

**Meeting of
January 21, 2020**

Record of the proceedings of the Boyne City Dangerous Building Hearing held at Boyne City Hall, 319 North Lake Street, on Tuesday, January 21, 2020 at 4:30 pm.

Call to Order

Hearing called to order at 4:29 p.m.

Roll Call

Present: Don Gilmet, Hearing Officer

Meeting Attendance

City Officials/Staff: Planning and Zoning Administrator Scott McPherson and Recording Secretary Pat Haver
Public Present: 7

**Citizen comments on
Non-Agenda Items**

None

New Business

**Dangerous Building
Hearing for 806 Thompson
Street.
Tax ID 15-051-381-038-00**

Planning Director McPherson reviewed the reason for the hearing. Staff has received several complaints about the condition of the structure and property at 806 Thompson St. investigated and determined that it met the requirements of a dangerous building and a hearing was scheduled. Staff provided a copy of his report to the owner. The structure is a single family dwelling built in 1966 and has been vacant since 2008. There were obvious signs of exterior neglect and dilapidation and animal infestation. Due to the removed or disconnected utilities, age, dilapidation and overall neglect of the building, it makes the structure uninhabitable and was deemed to meet the definition of a Dangerous Structure as per section 14-19 of the City of Boyne City Dangerous Buildings and Structure Ordinance. Staff read through the statement of facts and document of records which included his reports, assessment cards, copy of the Boyne City water meter card, notice of hearing, tax history, signed certified return receipts, photographs, email communications from the owner and staff and a demolition permit obtained by the owner. Based on the provided record of facts, documents and photographs and testimony received regarding the condition of the property, city staff respectfully requests that the property be classified as a dangerous structure and the owners be ordered to take all necessary actions to completely abate the hazard and maintain the adjoining grounds to include the maintenance of lawns, trees, shrubs in the next 6 months. Staff did have the opportunity to speak with the homeowner and it appears as if he is currently pursuing ways to correct the condition with plans and actively contacting contractors, even though a demolition permit was obtain in the spring of 2019. Yard clean-up work was done in the summer of 2019, and it appears as if items were removed from the interior, however, no obvious repairs have been made to the structure to remedy the condition.

Don Gilmet – Hearing Officer – I had an opportunity to check out the structure and adjacent yard, there are obvious signs of animal infestation under the structure, and possibly not so obvious signs through the soffits and fascia’s. From your testimony, I understand that the neglect has been dragging out for several years,
McPherson – yes

Gilmet – Do you believe that the owner will be compliant?

McPherson – I believe him to be sincere when he talks about wanting to take care of the situation, I believe that it is just a timing issue living 4 hours away, he indicated to me that he is getting second opinions and cost estimates, and seems willing to move forward with actions.

Robert Melvany owner – My intentions are good to remedy the situation. I do know that it has been quite a while since any attention has been given to the

structure. When it was brought to my attention that the roof was in disrepair, we did correct that. The previous owner used old materials that obviously are not holding up. From my observation, there is no interior animal infestation, and the interior is solid. The foundation seems solid for the hodge podge add on that was done. My thoughts are to tear most of it down, and rebuild on the foundation bringing it up to current standards. The only spot in the interior that may give us some problems are the old skylights that are leaking around the perimeters. He indicated that he removed a lot of garbage, junk items from the house and shed this past summer and fall.

Gilmet – The studs are in good shape?

Melvany – Yes, the skylight is the only area for potential problems, the exterior looks far worse than the interior. My goal is to refurbish the home, however, time and monetary resources are limited, but we are working on that also.

Gilmet – Moving forward how available are you going to be to get up here to take care of the animal infestation, structure and maintain the yard for compliance?

Melvany – In the spring and summer it is easier for me, I work the road clean-up crew downstate during the winter. My thoughts are to hire someone to take care of trapping the animals, whether it is an exterminator or local animal control officer get the holes closed in, continue to get opinions on the structure and foundation and get the interior taken care of.

Gilmet – Seriously, the exterior and yard should be the priority and not the interior.

Melvany – I understand and ask that I am given through the summer to get things taken care of, we are investigating contractor time frame.

Gilmet – If we give you until August 1st 2020, what do you think can be done in that time frame?

Melvany – Partial or total demolition, we would like to add onto the footprint in order to use as a future place of residence.

Gilmet – If we give you 8 months, we need to feel comfortable that work will progress.

Melvany – Mr. McPherson has been very understanding of my situation, and my dropping the ball will not happen again; it is overwhelming, but we are committed to taking care of the problem.

Gilmet – Constant communication is necessary

There were no comments from the audience members in attendance.

Gilmet – I have 5 days to make my decision. I will give my decision to the city with a time frame for work to be completed, which will be sent to all interested parties. If the order is not complied with, we will have to go back to the city commission and will have to proceed with court actions.

Melvany – He apologized to the adjacent homeowners, will make contact with someone to get the animals taken care of and will communicate with Mr. McPherson.

2020-01-21-4

The January 21, 2020 Dangerous Building Hearing was adjourned at 5:02 pm

Adjournment



Pat Haver, Recording Secretary