

WINDSOR CHARTER TOWNSHIP BOARD OF TRUSTEES  
PUBLIC HEARING – OCTOBER 23, 2018  
DANGEROUS BUILDING – 9995 BILLWOOD HWY  
MEETING ROOM – 7:00 PM

Present: Braman, Rumsey, Fritts, Myers, Piper and Pray  
Absent: Slucter

**The Public Hearing for the Dangerous Building, located at 9995 Billwood Hwy, was called to order by Supervisor Braman at 7:00 pm.**

Supervisor Braman gave an overview of the history on the house located at 9995 Billwood Hwy. Also he gave a summarization of the Dangerous Building Hearing that took place on July 19, 2018, after which the hearing officer gave a 60 day notice for the house to be demolished. There was no appeal filed and the time for complying with the notice has run out without compliance. This hearing is for public input to assist the Township Board in determining how to proceed from here going forward.

Matt Jankoviak, new owner of 9995 Billwood Hwy, presented a copy of his recorded Land Contract showing proof of recently acquiring ownership of property. Mr. Jankoviak explained he is a long time resident of Windsor Township. He plans to turn property into a canoe and kayak rental business. Mr. Jankoviak gave an overview of his previous experience with this type of business. Would like to turn property into almost like a park style experience with picnic tables and grills. He understands the building needs to be dealt with but hopes to salvage the first floor of the house for use in business. Mr. Jankoviak has already done some safety measures on the home, he has boarded up a sliding glass door where glass has been broken out on the river side of the house, new lock on the front door and installed security lighting in a few areas around the house.

A start date for work on proposed use was asked. Mr. Jankoviak responded he would like to start as soon as he can and elaborated on his finances and timeline of his cash flow. His goal is to complete the demolition by end of January but might go into February 2019.

Inquiry was made if Mr. Jankoviak had contacted the DNR or DEQ on their requirements. Mr. Jankoviak's response was not yet, but will be contacting them soon.

A suggestion was made that possibly some type of penalty should be imposed, if the board allows additional time for demolition, when schedule is not met. Past experience with previous owner was reviewed.

**William Fabijancic, Jr., 6224 Creyts Road** - Asked if property was zoned for proposed use and if there will be additional cost to property owner for rezoning or special use permit fees. Supervisor Braman responded currently there is nothing in our ordinances for canoe rental. Will need to look into what changes that are going to have to be made, in order for our zoning ordinance, to accommodate this type of business.

FEMA Floodplain and Floodway was discussed and how the property relates now. The floodplain history of the house was reviewed and the ramifications of a total demolition.

The township board will need to consider whether to order the demolition of the house now or grant additional time to the new owner to take the necessary action in demolishing the house and make the property more feasible on the private sector. Mr. Jankoviak is aware and is planning to demolish the house with hopes in keeping the first floor, but would like the opportunity to do the work himself to keep his cost down. Supervisor Braman commented that it appears, by visual inspection, that the foundation is solid and agrees that the first floor is probably salvageable, but everything above that needs to go.

Out of respect for neighboring properties, the consensus of the township board is not to have the demolition drag on for another year. Mr. Jankoviak agreed and stated he would like to be up and running by April 2019.

It is being recommended that a project plan be provided to the township board that would include proposed use, timeline and projected cost, backed up by professionals. Also, information from DNR and DEQ be included in plan, as they may or may not have some control over what is being proposed so close to the river. Possibly allowing four weeks to get plan together. If township board grants additional time for plan to be implemented, there should be some type of triggers that if certain timelines are not kept, the township board would move forward and order the demolition of the house.

**Judette Bryant, 6601 E. Galway** – Commented that she would love to see something constructive at that property. She feels just tearing down the house and being left is not a great idea. Also, canoe rental for the property has been talked about for a while and it's a wonderful idea. It might even keep people from parking along the shoulder. Supervisor Braman shared a previous conversation with Mr. Jankoviak shortly after he acquired property was about what a great idea it would be to have a couple of docks, so people aren't standing on the shoulder of the road.

**With no more comments or questions from the public, Supervisor Braman closed the public hearing for the Dangerous Building – 9995 Billwood Hwy at 7:32 pm.**

Lisa A. Rumsey, Clerk  
Windsor Charter Township