

AGENDA

Committee on Public Safety May 13, 2025 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Pehlivanoglu, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. April 8, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish; 1044 Ontario Street
 - C. RESOLUTION - Introduction & Set Public Hearing; Amend Chapter 1460, Section 1460.49(a) to require that rental dwellings have insurance covering tenant relocation costs
 - D. RESOLUTION - Introduction & Set Public Hearing; Amend Chapter 1460, adding a new Section 1460.51 to create a tenant relocation fee and renumbering the existing Section 1460.51
 - E. RESOLUTION - Introduction & Set Public Hearing; Amend Chapter 1460, Section 1460.50 to update and correct internal references
 - F. RESOLUTION - Introduction & Set a Public Hearing; Amend Chapter 1060, Section 1060.08 to authorize the Code Official to abate nuisances
 - G. DISCUSSION - Zoning Code 1250.02.08 and Michigan Public Health Code
6. **Other**
 - H. Status UPDATES - Demolition, Permits and/or Made Safe on the following MSD Orders by Council:
 - 1326 N Jenison - MSD Order March, 2024 - EDP to bid Spring 2025
 - 1342 N Walnut - MSD Order August, 2024 - EDP to bid Spring 2025
 - 122 S Grand - MSD Order December, 2024 - 60 Days = 2/13/2025
 - 1612 Martin Street - 21 Days = 4/15/2025
 - 204 E Cavanaugh - 21 Days = 4/15/2025
 - 5141 S Martin Luther King Jr. Blvd - 60 Days = 5/9/2025
 - 308 E Cesar Chavez Ave. - 60 Days = 5/9/2025

1300 W Maple - 60 Days = 5/9/2025
1232 N Washington Avenue - 60 Days = 5/9/2025

7. Adjourn

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES

Committee on Public Safety

Tuesday, April 8, 2025 @ 4:00 p.m.

City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Rawley Van Fossen, EDP Director
Meredith Johnson, EDP
Tina Reader, EDP
Michael Morrofski, Colonial Village
Andrew Jubara
Ken Oguendipe
Hamin Jaff

MINUTES

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE MINUTES FROM MARCH 25, 2025 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Mr. Morrofski submitted an email and photos on issues with nuisance at 1121 Woodbine that was sent to Tim Smith and Tom Barry with Code compliance. He then spoke on traffic/speeding issues on his street recently that occurred for 3 hours due to an intersection near Gordon and MLK. He voiced his concerns on the traffic and speeding near MLK intersections, and concerned with the speed limit.

Mr. Andrew Jubara, 2008 Turner, spoke about his property where he had a fire. His residence was red tagged, and not able to monitor it due an injury. His concerns were the red tag and monitoring fees; securing and monitoring to what extent. During the monitoring he has had squatters, and breaking and enterings, so questions the validity of the details of "monitoring", and believes this is a large concern and "over the top". The property is under remodel and he has pulled all the appropriate permits.

Council Member Pehlivanoglu asked if he has contacted the staff at EDP. Mr. Jubara stated he has spoking to Code Compliance, tried reaching out but difficult to make calls at work. Mr. Van Fossen and Ms. Reader stated they can talk to him after. The appeal process is done with Claims Review, and there is an application with the City Attorney office.

DRAFT

Council Member Hussain asked who Mr. Jubara spoke to the person in the Mayor's office, and Mr. Jubara stated it was an assistant, liaison with the Mayor office. Council Member Hussain asked Mr. Van Fossen to find out who in the Mayor's office to send them to this Committee and provide them the correct direction.

DISCUSSION/ACTION

RESOLUTION – Orders to Make Safe or Demolish; 108 S Martin Luther King Jr. Blvd.

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION CARRIED 3-0.

Mr. Van Fossen referred to notes provided at the beginning of the meeting. The owner replied on March 17, 2025 with a scope of work and timeline. On April 7, 2025 the office reached out to the owner, but has not heard back. The contractor did note work is making progress, and without owner present in this meeting recommendation of 60 days make safe or demolish because there is work instead of the 30 day for fire damage.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 108 S MARTIN LUTHER KING JR. BLVD IN 60 DAYS. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1212 Park View Avenue

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION CARRIED 3-0.

Mr. Van Fossen referred to notes he submitted at the meeting, then noted that building cannot be finale until other permits are finale. Per the inspector they were not ready for inspections. The department is recommending 60 days.

Ken Oguendipe, owner of property, spoke on the progress and would agree with 60 days.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 1212 PARK VIEW AVENUE IN 60 DAYS. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 3134 Viking Road

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION CARRIED 3-0.

Mr. Van Fossen referred to notes distributed earlier. They have made attempts to reach owner with no response. There are a list of trade permits, but expired, and clear work done, and no recent inspection requests. It was original fire damage, but recommend 60 day since some work done.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 3134 VIKING ROAD IN 60 DAYS. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 2407 Dunlap

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION CARRIED 3-0.

Mr. Van Fossen noted the house is nearly done, all permits pulled, inspections throughout the process, and at this time recommend 60 days

Mr. Jaff provided updates and offered more photos.

DRAFT

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 2407 DUNLAP IN 60 DAYS. MOTION CARRIED 3-0.

Mr. Van Fossen informed that it will be back to Council on April 21 and after that the 60 days will begin and on the 61st day EDP will make the determination if it is safe.

OTHER

Council Member Hussain asked EDP who code and premise is for Colonial Village, and Kelsey. Ms. Reader stated Premise is Tim Smith and Code Shane Grinnell. The delineation line for lead inspectors is Mt. Hope, per Ms. Reader it will be her. Mr. Van Fossen noted the property at Woodbine, and enforcement is in progress. On April 10th there is an inspection to see any progress, and if not then they will be sent a violation for clean up.

Council Member Hussain asked about the document marked "internal" that was handed out at the beginning of the meeting. Mr. Van Fossen stated they are internal notes, and working with Council Member Pehlivanoglu about what can be put into the record. Want to work on a document. Council Member Hussain stated that once a document is submitted in an open meeting and read from him into the record, it is part of the record.

ADJOURN

Adjourned at 4:25 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	1044 ONTARIO ST.
PARCEL NUMBER:	33 01 01 08 276 081

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2024-001

LISTED TAXPAYER:	CREAGH, JORDAN
INTERESTED PARTIES:	
SEV INFORMATION:	\$32,100.00
LAND VALUE:	\$2,700.00
BUILDING VALUE:	\$29,400.00
LOT SIZE:	35 X 110.50

HOUSING CODE VIOLATION LTR:	7/19/2016 & 3/27/2024
ORIGINAL RED TAG DATE:	7/19/2016
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$71,253.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 280 NORTH HIGHLAND SUB
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CURRENT PERMIT ACTIVITY

ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	5/23/2024
ORDER:	MAKE SAFE OR DEMOLISH BY 7/23/24
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	DAVE MUYLLE

BUILDING:	N
ELECTRICAL:	N
MECHANICAL:	ON HOLD 5/14/2024
PLUMBING:	N
DEMOLITION:	N

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	7/23/2024	Demo Board Orders
City Council	09/09/24	Referred - Committee Public Safety
Committee on Public Safety	09/10/24	Set Show Cause Hearing
City Council	09/23/24	Set Show Cause Hearing
City Council	09/30/24	Hold Show Cause Hearing
Committee on Public Safety	10/08/24	Tabled for Activity Confirmation with EDP
Committee on Public Safety	10/22/24	Tabled for 30 days
Committee on Public Safety	11/26/24	Tabled for additional 90 days
Committee on Public Safety	02/25/25	Tabled for additional 60 days
Committee on Public Safety	05/13/25	

1044 ONTARIO ST.

- Original Red Tag Date

- 7/19/2016

- Submitted Into Make Safe Or Demolish Process

- 5/11/2023

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
- Repairs exceed building SEV

- Title Information

- JORDAN CREAGH

1044 ONTARIO ST.

Property Value Information

- SEV

- \$32,100.00 (*as of 8/12/2024*)

- Structure

- \$29,400 (*as of 8/12/2024*)

- Land

- \$2,700.00 (*as of 8/12/2024*)

- Estimate of Repairs

- \$71,253.00

1044 ONTARIO ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 07/19/2016

- 03/27/2024

- Code Compliance Letter Written

- 07/19/2016

- 03/27/2024

- Code Compliance Due Date

1044 ONTARIO ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 1/25/2024

- 3/28/2024

- 5/23/2024

- Order by Demolition Board

- MS or D by 7/23/2024

Request Sent To City Council for Show Cause Hearing

- 08/12/2024

1044 ONTARIO ST.

City Council Actions

- Show Cause Hearing Held
 - 00/00/00
- Public Safety Committee Meeting
 - 00/00/00
- Resolution passed by City Council
- Extension Requested By Owner

1044 ONTARIO.

General Comments

- None of the required permits have been issued as of 8/12/2024.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.



Mayor Virg Bernero

Lansing Fire Department

Fire Marshal's Office

Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 07/19/2016

Unsafe and Dangerous Correction Notice

Inspection Type:	Safety
Inspection Date:	07/19/2016
Compliance Due Date:	08/18/2016

FUTURE CAPITAL HOLDINGS L L C
40960 CALIFORNIA OAKS RD # 266
MURRIETA, CA 92562-5747

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	1044 ONTARIO ST
Parcel No:	33-01-01-08-276-081

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 308.1 Accumulation of trash - debris - combustibles - feces - soiled clothing - deteriorated furniture - deteriorated appliances throughout the dwelling - in basement - in garage - in yard

Sec 505.4 Hot running water lacking at plumbing fixtures.

Sec 108.1.3 Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.

SEC 305.3 Uncleanliness of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

Sec 304.2 Soffit and/or the fascia is deteriorated.

Sec 304.7 Roof on house is deteriorated and damaged. Replace all deteriorated wood and shingles.

Section 304.6 Siding - trim is deteriorated - damaged - missing.

Sec 304.10 Steps are deteriorated - damaged at front porch.

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4380 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Cameron Priest

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: FUTURE CAPITAL HOLDINGS L L C, 40960 CALIFORNIA OAKS RD # 266, MURRIETA, CA 92562-5747



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 03/27/2024

Safety Inspection Correction Notice – Re-Inspection Required

CREAGH JORDAN
3923 TREBOR WAY
LANSING, MI 48911

Inspection Type: Safety
Inspection Date: 03/27/2024
Compliance Due Date: 04/26/2024

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	1044 ONTARIO ST
Parcel No:	33-01-01-08-276-081

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

At the request of the property owner, a safety inspection was performed on this dwelling. I was not able to do a complete inspection as all utilities are not on and kitchen and bathroom are completely gutted; all corrections must be completed before any further occupancy of the dwelling will be allowed.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction. Or you may contact the following inspectors directly by email with any questions or concerns: Building Inspector, Scott.Webb@lansingmi.gov, Electrical Inspector, Chris.Blackburn@lansingmi.gov, Plumbing Inspector, Dave.Burton@lansingmi.gov, Mechanical Inspector, Brian.Shields@lansingmi.gov

AREA: Basement

Sec 605.1 Permit for service panel / electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. Please call the Building Safety Office, ph. 483-4355, or you can email the Electrical Inspector at Chris.Blackburn@lansingmi.gov with any questions or concerns.

INSPECTOR COMMENTS: Dated 2010 and 2015.

Sec 504.1 Water heater base - jacket is deteriorated.

INSPECTOR COMMENTS: The entire water heater is deteriorated and/or damaged.

Sec 504.1 Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

INSPECTOR COMMENTS: Bathroom and Kitchen are gutted. New supply and waste piping needed.

Sec 504.1 Plumbing permit may be required for new water heater / water supply piping / waste piping. Please contact the Building Safety Office at 517-483-4355, or you can email the Chief Plumbing Inspector at Dave.Burton@lansingmi.gov to verify if needed.

INSPECTOR COMMENTS: Most of the supply piping has been removed. Some of the waste piping is missing and water heater needs to be replaced.

Sec 607.1 Duct work is missing, deteriorated, damaged, and/or disconnected.

Sec 603.1 Furnace: Due to age and or condition, have a licensed mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust, and corrosion. Inspect furnace casing, check for proper venting, and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance.

Sec 603.1 Equipment doors - panels on furnace are missing. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance

Sec 307.1 Lack of guardrail at the open side of the basement stairs.

Sec 307.1 Handrail is missing at the basement stairs.

Sec 304.5 Foundation has deteriorated mortar - blocks - bricks.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

INSPECTOR COMMENTS: Missing smoke detector in the basement.

AREA: Exterior

Sec 304.2 Soffit and/or the fascia is deteriorated and/or damaged.

Section 304.13.1 Window glass is broken and/or missing at the attic windows.

Section 304.6 Siding - trim is deteriorated - damaged - missing.

Section 304.2 Paint or protective coating is missing and deteriorated at siding and/or trim on house and garage.

Sec 304.5 Foundation has deteriorated mortar - blocks - bricks.

Sec 302.7 All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

INSPECTOR COMMENTS: Retaining wall at driveway/garage is deteriorated and/or damaged.

AREA: Interior

Sec 305.3 Wall and ceiling covering has been replaced in multiple locations. One of the bedrooms has all new drywall without tape or mud.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

INSPECTOR COMMENTS: Missing smoke detectors inside and outside of bedrooms.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction. Or you may contact the following inspectors directly by email with any questions or concerns: Building Inspector, Scott.Webb@lansingmi.gov, Electrical Inspector, Chris.Blackburn@lansingmi.gov, Plumbing Inspector, Dave.Burton@lansingmi.gov, Mechanical Inspector, Brian.Shields@lansingmi.gov

INSPECTOR COMMENTS: Both the kitchen and the bathroom are completely gutted.

Sec 108.1.3 Lack of required utilities to the dwelling. The gas and water service is turned off. The dwelling lacks sanitary / heating facilities.

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those

repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Amy Castillo amy.castillo@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107 – Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: CREAGH JORDAN, 3923 TREBOR WAY, LANSING, MI 48911

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2024-001
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Matter of the building/structure at 1044 ONTARIO ST., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: MAY 23, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$33,000.00
8. The cost to repair the building or structure to make it safe is \$71,253.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 08 276 081

LOT 280 NORTH HIGHLAND SUB, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before 7/23/24
- ☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

5/23/24
Date

Paul L. Mylles
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

August 27, 2024

Jordan Creagh
3923 Trebor Way
Lansing, MI 48911

Re: Make Safe or Demolish
1044 Ontario St. Lansing Michigan

Jordan Creagh,

City Council has been provided the make safe or demolish case from the City Demolition Board on your property located at 1044 Ontario Street, Lansing Michigan.

This went before the Demolition Board on 5/23/2024 and it was determined it should be made safe or demolished by 7/23/2024. That deadline was not met, and therefore they referred the case on 8/26/2024 to the City Council Committee on Public Safety for their action.

The Committee on Public Safety will meet on:
Tuesday, September 10th, 2024 @ 4:00 p.m.
City Hall, 124 W. Michigan Avenue, 10th Floor

At this meeting they will review the case and set a Show Cause Hearing.

Please plan to attend this meeting to speak on your behalf for this case.

If you have any questions, please feel free to contact me at (517) 483-7683 or sherrie.boak@lansingmi.gov.

Sincerely,

Sherrie Boak
City Council Officer Manager

1044 Ontario St.



1044 Ontario St.

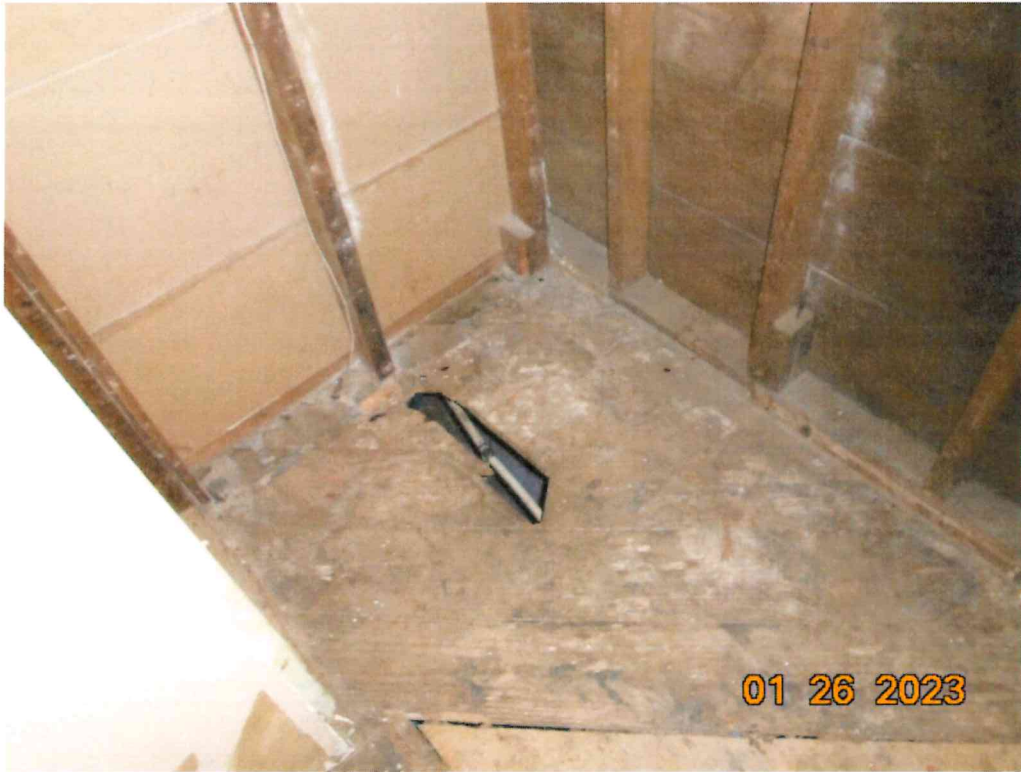




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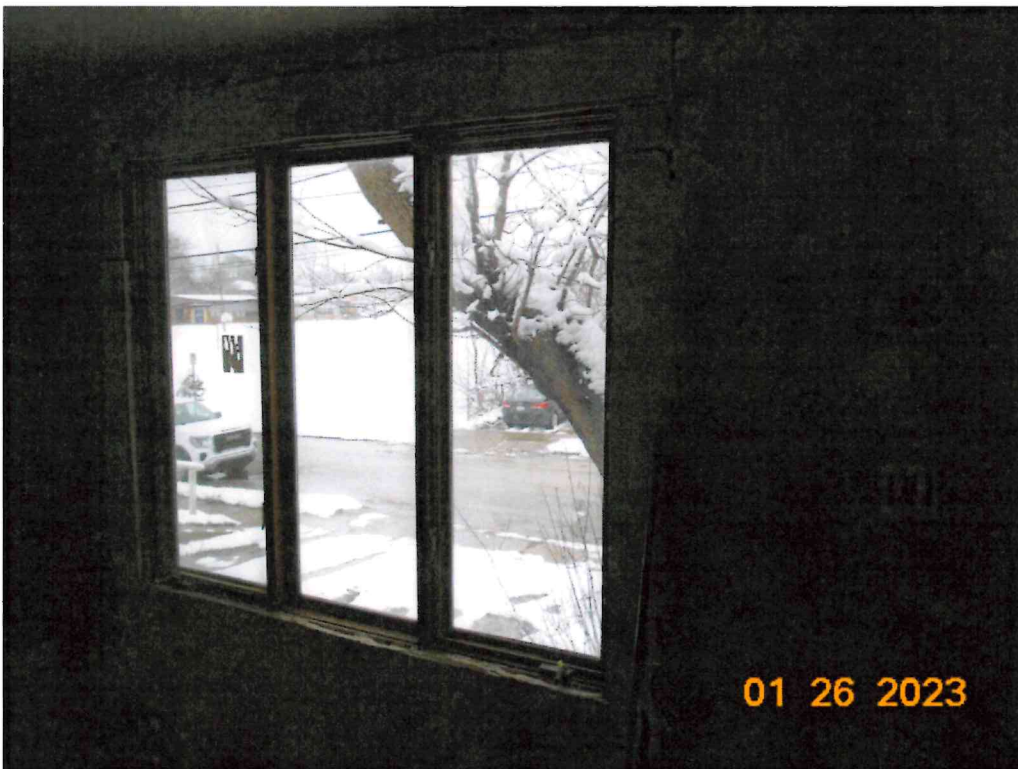
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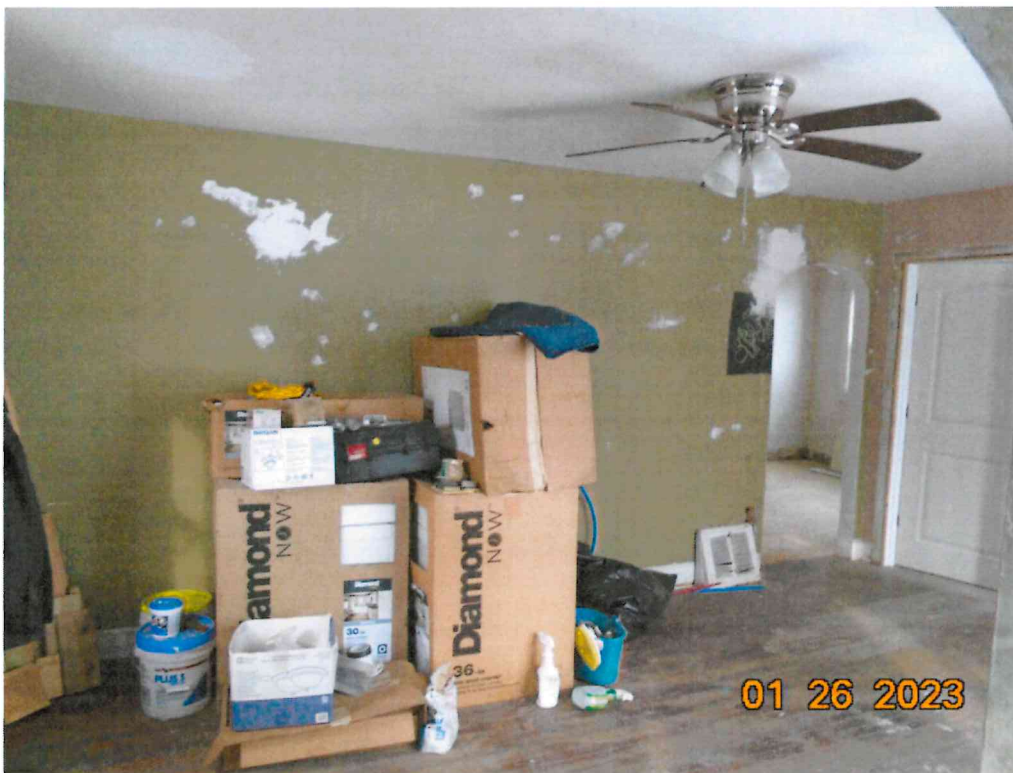
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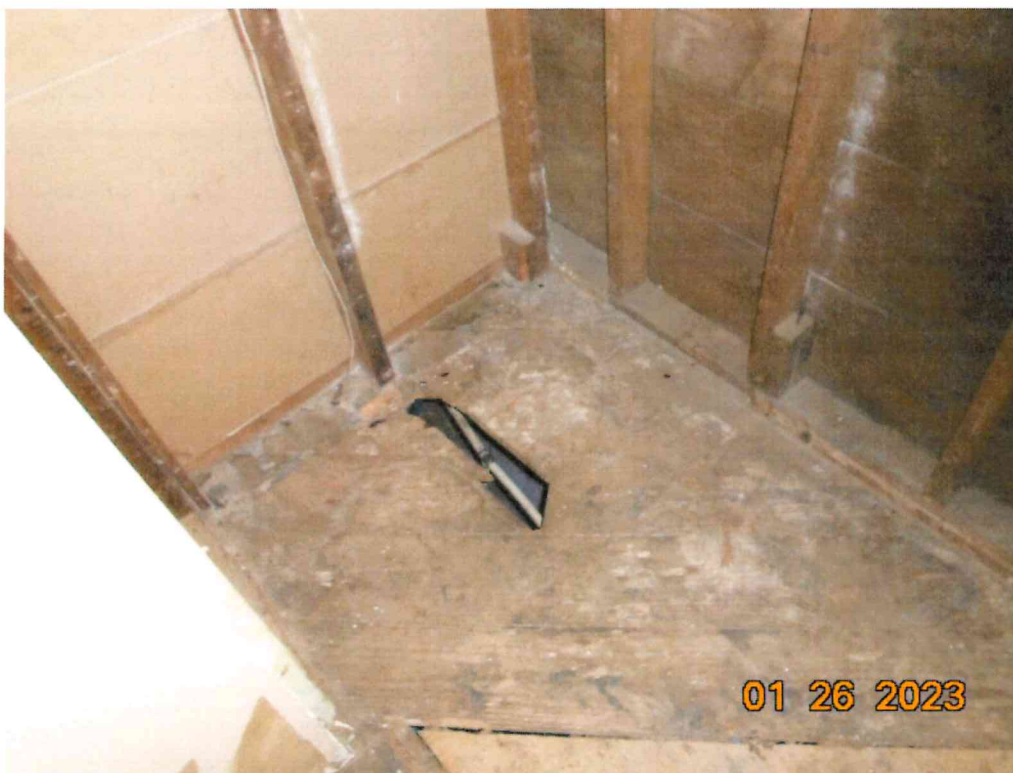


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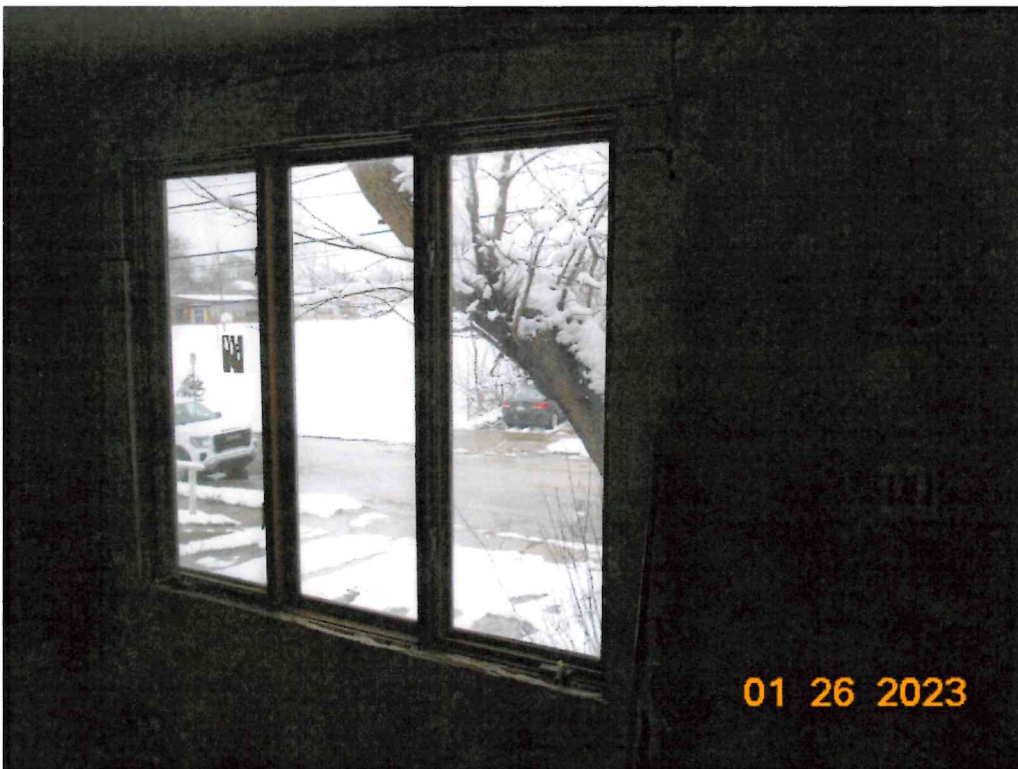
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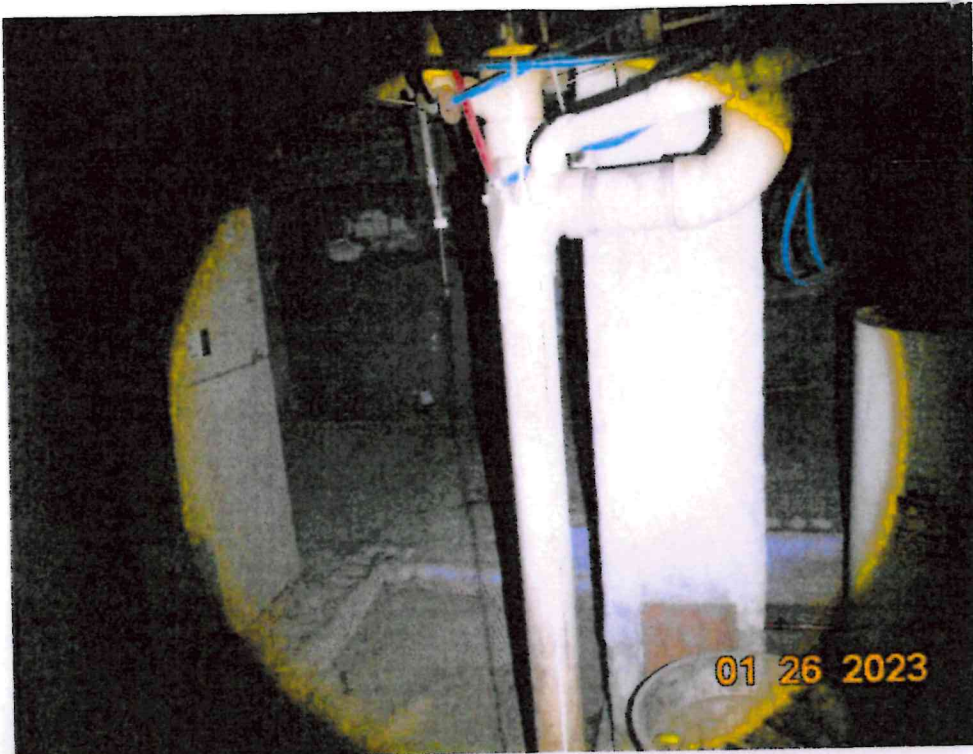


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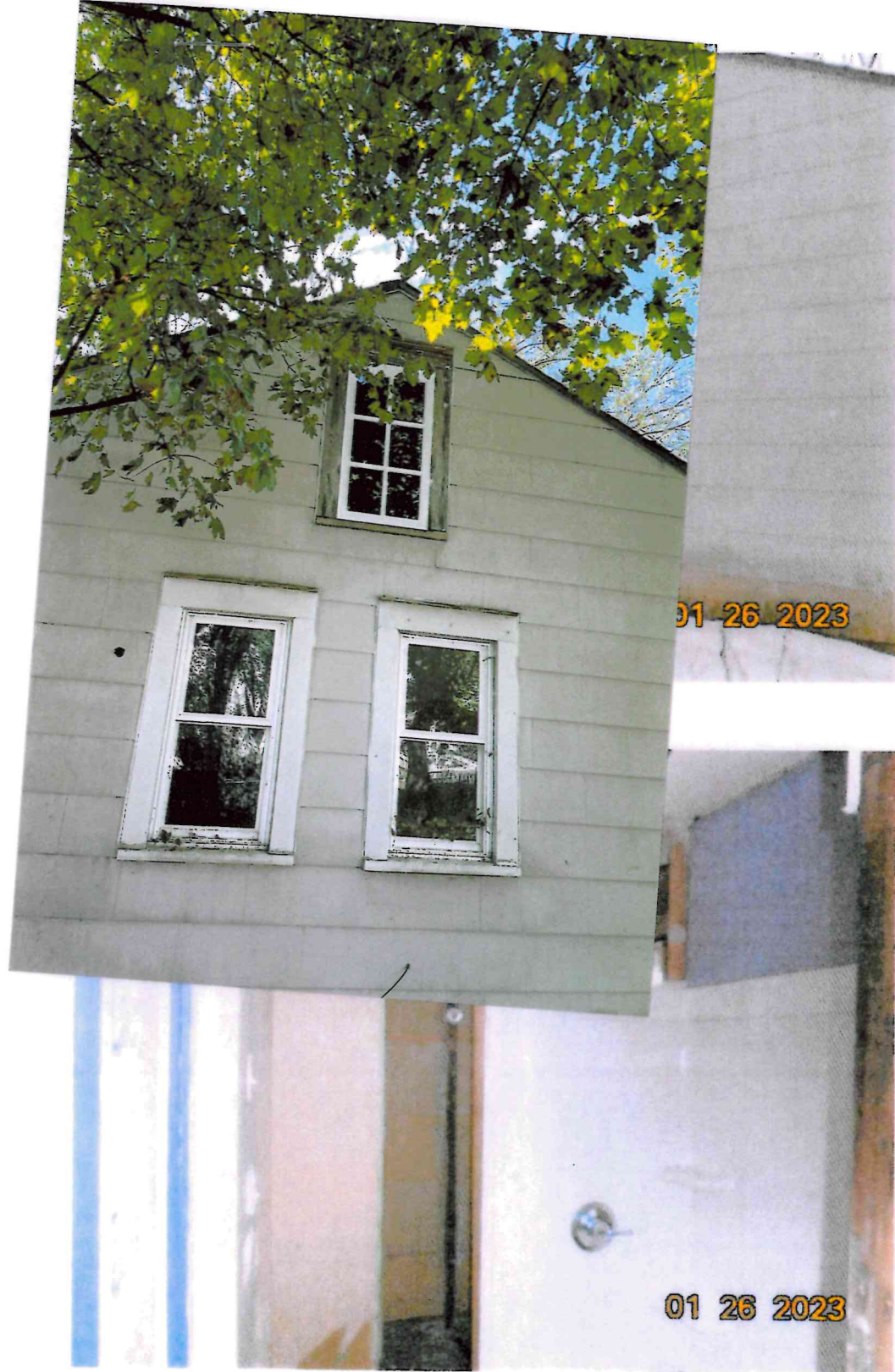
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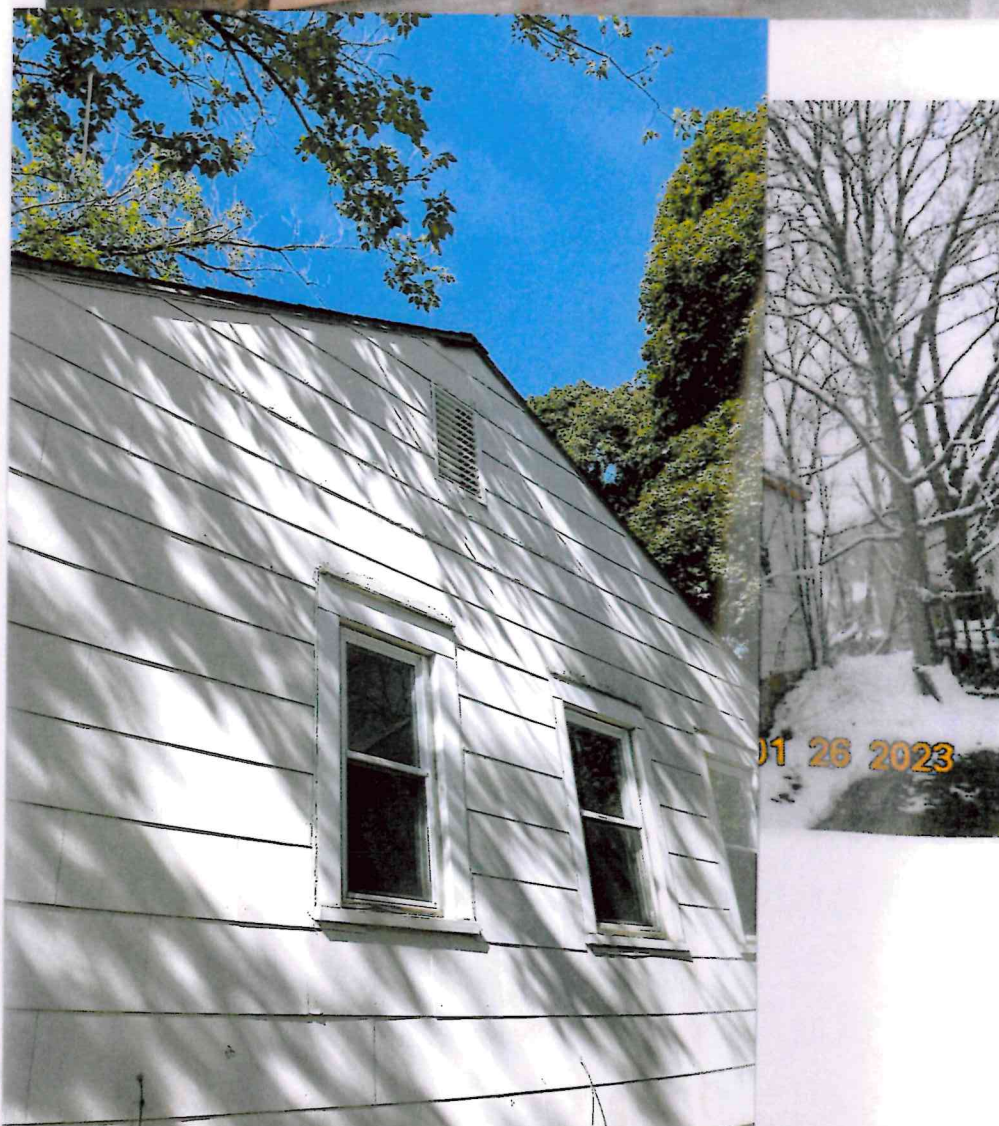
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1044 Ontario St.



1044 Ontario St.



MINUTE EXCERPT
Committee on Public Safety
Tuesday, October 22, 2024 @ 4:00 p.m.

RESOLUTION – Make Safe or Demolish; 1044 Ontario

MOTION BY COUNCIL MEMBER SPADAFORE TO REMOVE FROM THE TABLE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 1044 ONTARIO. MOTION CARRIED 3-0.

Council Member Kost recapped it was tabled at the last meeting to see progress.

Mr. Montry confirmed the building permit was applied for and under review. Once that is approved, the mechanical permit is ready to go. Mr. Van Fossen did tour, the red tag was not lifted, not livable yet, but do not believe it should be a make safe or demolish at this time. Council Member Kost asked if 60 days make safe or demolish is adequate, and Mr. Montry stated it would be better 90 days.

Mr. Craig confirmed he has been in contact with general contractors and sub-contractors; has not signed contracts but is making progress. He acknowledged he could use the 90 days. Mr. Venker stated with business days, it would include holidays. Mr. Montry stated he could suggest tabling 90 days and come back.

Council Member Spadafore stated his understanding would be to move forward with make safe or demolish in 90 days, would those 90 days be sufficient. Council Member Kost stated that if he is at the finish line and would give him the 90 days. Mr. Craig asked them to consider tabling 60 days for progress check.

Council Member Spadafore stated the Committee could consider tabling 30 days then take action in 30 days. Council Member Kost asked if they have been assessed the fee, and Mr. Montry confirmed once it goes to Council.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO TABLE TO THE NOVEMBER 26TH, 2024 COMMITTEE MEETING. MOTION CARRIED 3-0.



MINUTES
Committee on Public Safety
Tuesday, November 26, 2024 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Kost called the meeting to order at 4:00 pm

PRESENT

Council Member Ryan Kost, Chair
Council Member Trini Pehlivanoglu, Vice Chair
Council Member Peter Spadafore, Member - excused

OTHERS PRESENT

Renee Richmond, Administrative Assistant
Lisa Hagen-Lawrence, OCA
Jordan Creagh
Nick Montry, EDP Deputy Director
Rawley Van Fossen, EDP Director

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM NOVEMBER 12, 2024, AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

ORDINANCE – Amending Chapter 404; Provide for designated Electric Vehicle (EV) parking space regulations

Councilmember Kost asked OCA if they reviewed the language requested from the previous meeting, Ms. Hagen-Lawrence stated the language is acceptable due to public spaces.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE ORDINANCE TO AMEND CHAPTER 404 FOR ELECTRIC VEHICLE PARKING REGULATIONS. MOTION CARRIED 2-0.

RESOLUTION – Make Safe or Demolish; 1044 Ontario St.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO REMOVE THE ITEM FROM THE TABLE. MOTION CARRIED 2-0.

Mr. VanFossen stated the owner has pulled and paid for a building permit which has been issued, plumbing is in the planning phase, and it is the department recommendation to either table or move to Council to vote out.

Mr. Creagh noted the date for plumbing in middle of next week then the rest is mostly finished going forward. Councilmember Kost asked if they tabled for 90 days does he believe he'd be done, Mr. Creagh believes so. Councilmember Kost noted that this pushed into the 2025 year and the Committee members and date/time will be different.

Councilmember Pehlivanoglu noted she is happy with the progress and asked the department if they believe 90 days is sufficient to get the permits, work, schedule inspections given the holidays and short staffed. Mr. VanFossen noted they always have one inspector for each trade on hand.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO TABLE THE RESOLUTION FOR 90 DAYS FOR MAKE SAFE OR DEMOLISH 1044 ONTARIO STREET WITHIN. MOTION CARRIED 2-0.

DISCUSSION- 30 Oldest NEAT Properties and their Status – Economic Development and Planning

Councilmember Kost referenced 603 Shepard and if that has been heard at Demo, Mr. Montry answered they have over 500 homes currently in NEAT. Mr. VanFossen indicated that he believes that was recently heard the past week and is up for reinspection, should be referred on 12/16.

Councilmember Kost asked for a little light on the process for when they are considered for hearing. Mr. VanFossen noted their staffing shortages but have their strongest two lead housing inspectors to help on the timeliness but are just catching up from August with two key staff out at the same time but shall be caught up by 12/16.

Councilmember Kost asked he is assuming they look at oldest properties first, like 603 Shepard and it's from 2008. He asked if there is a process or what could they do to help the department and the resident to get ahead of being on this list so long. They may not be teardowns but just minor things, the goal is to not have an empty lot. Mr. VanFossen stated they are relooking at the tags and possibly doing different levels/colors. Councilmember Kost noted residents see a red tag and immediately think it's a safety concern and it may not be.

Mr. VanFossen lastly stated he will update Council on the list as 14 should be coming off for the 12/16 meeting.

PUBLIC COMMENT

Councilmember Pehlivanoglu suggested since a member of the public came in late that we hear what they have to say, Councilmember Kost concurred.

Ms. Fitzpatrick state she liked what Mr. VanFossen is trying to accomplish and spoke on houses that are red tagged without due process.

OTHER

ADJOURN

Adjourned 4:27p.m.

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on December 10, 2024

Projected Timeline

- Complete **plumbing, cabinets, countertops, doors, trim and drywall repairs** (first 30-60 days).
- **Paint, trim, flooring** (30-60 days).
- **Install fixtures and finishes** (30 days).
- Schedule **inspections** to close out permits and address any city concerns.

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Officer has determined that the building located at 1044 ONTARIO ST., 33-01-01-08-276-081 LOT 280 NORTH HIGHLAND SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 7/19/2016; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 05/23/2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 07/23/2024; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on September 30, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1044 ONTARIO ST., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building _____ from the date of this resolution, May 19, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the

City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

1 **An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified**
2 **Ordinances, Chapter 1460, section 1460.49(a), to add a requirement that rental dwellings**
3 **have insurance covering tenant relocation costs prior to issuance of a Certificate of**
4 **Compliance.**

5 Section 1. That Chapter 1460, section 1460.49, of the Codified Ordinances of the City of
6 Lansing, Michigan, be and hereby is amended as follows:

7 1460.49 – Certificates of compliance

8 (a) *General.* Rental dwellings or units required by this Code to be registered shall not be occupied
9 unless a Certificate of Compliance has been issued by the Office of Code Compliance. The
10 Certificate of Compliance shall be issued only after an inspection of the premises has been
11 conducted by the Office of Code Compliance; appropriate fees have been paid; **the owner or their**
12 **agent has provided proof of a valid insurance policy providing coverage for tenant relocation**
13 **costs;** and there are no delinquent real property taxes owed upon the premises. A violation of this
14 Code shall not prevent the issuance of a certificate, but the Office of Code Compliance shall not
15 issue a certificate when the existing conditions constitute a hazard to the health or safety of those
16 who may occupy the premises. Two copies of the certificate shall be issued within 30 days after
17 written application has been made, an inspection has been conducted and a determination has been
18 made that the property meets the requirements of this Code. One copy of the certificate shall be
19 prominently displayed in the front entrance area of the rental dwelling in dwellings containing one
20 or more rental units when any rental unit in the dwelling is vacant. If both rental units are rented
21 then the certificate need only be kept on the premises and made available at the request of tenants

1 or government officials. Any rental property with three or more rental units must prominently
2 display the certificate in the front entrance area of the rental dwelling.

3 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
4 inconsistent with the provisions are repealed.

5 Section 3. Should any section, clause or phrase of this ordinance be declared to be
6 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
7 other than the part so declared to be invalid.

8 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
9 immediate effect by City Council, and shall expire December 31, 2033.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Lansing Codified Ordinances, Chapter 1460, section 1460.49(a), to add a requirement that rental dwellings have insurance covering tenant relocation costs prior to issuance of a Certificate of Compliance.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, , 2025, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan for the purpose of considering:

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, section 1460.49(a), to add a requirement that rental dwellings have insurance covering tenant relocation costs prior to issuance of a Certificate of Compliance.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, June 9, 2025, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering amending Lansing Codified Ordinances, Chapter 1460, section 1460.49(a), to add a requirement that rental dwellings have insurance covering tenant relocation costs prior to issuance of a Certificate of Compliance.

1 **An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified**
2 **Ordinances, Chapter 1460, to renumber 1460.51 to 1460.52; to add a new section 1460.51 to**
3 **create a tenant relocation fee; to provide that the fee only be assessed when the City pays for**
4 **a tenant's relocation resulting from a required vacation from residential premises because**
5 **of a condition making the premises unsafe to occupy; to provide for fee waiver when the**
6 **relocation costs are otherwise covered by insurance; and to provide for calculation, billing,**
7 **and collection of the fee.**

8 Section 1. That Chapter 1460, section 1460.51, of the Codified Ordinances of the City of
9 Lansing, Michigan, be and hereby is renumbered to 1460.52, as follows:

10 ~~1460.51~~**1460.52** – Remedies.

11 Nothing in this Code shall limit or eliminate any right of action at common law or under
12 statute that the City may otherwise have when enforcing the requirements of this Code.

13
14 Section 2. That Chapter 1460, Section 1460.51, of the Codified Ordinances of the City of
15 Lansing, Michigan, be and hereby is added as follows:

16 **1460.51 Tenant Relocation Fee**

17 **(a) Fee Responsibility**

18 **The owner or party in interest whose name appears on the City's real property tax**
19 **assessment records for a rental premises shall be responsible for and pay to the City the**
20 **tenant relocation fee, as provided in subsection (b), in the event of all the following:**

1 **(1) The City Office of Code Compliance determines the tenant or tenants of a rental**
2 **unit or structure governed by the regulations and requirements of this Chapter**
3 **1460 must vacate the rental premises for their health and safety as a result of the**
4 **rental premises being declared unsafe and uninhabitable;**

5 **(2) At the time it is vacated, the rental structure is legally inhabited pursuant to this**
6 **Chapter 1460;**

7 **(3) At the time the tenants vacate the rental structure or unit, the owner, tenant,**
8 **interested party, or landlord does not have a valid insurance policy in place that**
9 **covers tenants' relocation costs in a sum that is equal to or exceeds \$2,550 and**
10 **upon request, provides proof within 24 hours of the request of the insurance**
11 **policy and coverage in acceptable form to the Manager of Code Compliance;**
12 **and**

13 **(4) The City provides, at the City's initial cost and expense, immediate temporary**
14 **replacement relocation housing for the tenant or tenants.**

15 **(b) Tenant Relocation Fee**

16 **The tenant relocation fee shall be the total sum expended by the City to pay for temporary**
17 **replacement relocation housing for any and all tenants relocated under subsection (a),**
18 **except that the fee reimbursement amount shall not be greater than \$85 per day, shall not**
19 **be for more than 30 days, and shall not exceed the amount the City actually pays for the**
20 **housing.**

21 **(c) Collection**

1 **Upon final determination of the tenant relocation fee, the City department responsible for**
2 **arranging the payment for the temporary replacement relocation housing shall report the**
3 **amount of the payment to the City Treasurer who shall bill the owner or party in interest**
4 **by first class mail at the address shown on the City Assessor's records. The full payment of**
5 **the tenant relocation fee shall be due and payable within 30 days of the mailing. Any**
6 **portion of the tenant relocation fee remaining unpaid after 30 days from the date of billing**
7 **shall be a debt subject to collection as provided by law. The owner or interested party shall**
8 **also be in default to the City until the full amount has been paid.**

9
10 Section 3. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
11 inconsistent with the provisions are repealed.

12 Section 4. Should any section, clause or phrase of this ordinance be declared to be
13 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
14 other than the part so declared to be invalid.

15 Section 5. This ordinance shall take effect on the 30th day after enactment, unless given
16 immediate effect by City Council, and shall expire December 31, 2033.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend the ordinance of the City of Lansing, Michigan, to the Lansing Codified Ordinances, Chapter 1460, to renumber 1460.51 to 1460.52; to add a new section 1460.51 to create a tenant relocation fee; to provide that the fee only be assessed when the City pays for a tenant's relocation resulting from a required vacation from residential premises because of a condition making the premises unsafe to occupy; to provide for fee waiver when the relocation costs are otherwise covered by insurance; and to provide for calculation, billing, and collection of the fee.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

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An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, to update and correct internal references located in Section 1460.44, subsections (a) and (i), and 1460.50.

Section 1. That Chapter 1460, section 1460.44, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

1460.44 – Registry

(a) *General.* All rental properties in the City of Lansing, except owner-occupied single-family dwellings, are subject to Sections 1460.44 through ~~1460.51~~**1460.52** of this Code. Owners and agents of rentals subject to this Code shall register their names, telephone numbers and place of residence or usual places of business, and the location of the premises regulated by this Code, with the Office of Code Compliance, all absentee landlords shall have a registered agent in Lansing. An absentee landlord is the owner of property that is leased, assigned or rented to another and who lives more than 40 miles from the Lansing City Limits.

...

(i) *Certificate Issued on Condition.* A Certificate of Compliance shall be issued on the condition that the premises remain in a safe, healthful and fit condition for occupancy. If, upon reinspection, the Manager of Code Compliance determines that conditions exist which are in violation of this Code. The certificate shall be immediately revoked and the premises may be vacated as provided in Section ~~1460.08~~**1460.01(m)** (~~Substandard structures, or premises~~) and/or Section ~~1460.09~~**1460.01(l)** (~~Unsafe premises or structure~~).

Section 2. That Chapter 1460, section 1460.50, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

1460.50 – Notice, reinspection and revocation of certificate.

(a) *General*. If, upon inspection, the premises or any part thereof are found to be in violation of any of the provisions of this Code, the violation shall be recorded by the Office of Code Compliance in the housing violation letters database.

(b) *Notice to be Sent*. The taxpayer of record, registered owner, the registered agent and, at the discretion of the Office of Code Compliance, the occupants, shall be notified, in writing as per **Section 1460.07107 of the IPMC as adopted in Section 1460.01 of this Chapter** (~~Notices and orders~~), of the existence of the violation and shall be ordered to correct the violation as provided in this Code.

(c) *Reinspections*. The Office of Code Compliance shall reinspect after a reasonable time for the purpose of ascertaining whether or not the violation has been corrected.

(d) *Revocation of Certificate of Compliance*. If any Certificate of Compliance for occupancy is revoked because of the condition of any dwelling unit, the registered owner or agent may appeal such revocation under **Section 1460.12 (Means of appeal)111.1 of the IPMC as adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection 1460.01(q)**, ~~except that such an appeal shall be in addition to and shall not change in any way the procedure contained in Section 1460.09 (Unsafe).~~

1 Section 3. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
2 inconsistent with the provisions are repealed.

3 Section 4. Should any section, clause or phrase of this ordinance be declared to be invalid,
4 the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the
5 part so declared to be invalid.

6 Section 5. This ordinance shall take effect on the 30th day after enactment, unless given
7 immediate effect by City Council, and shall expire December 31, 2033.

8

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 1460, to update and correct internal references located in Section 1460.44, subsections (a) and (i), and 1460.50.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

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Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
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ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 1060 of the Lansing Codified Ordinances by amending Section 1060.08 to clarify the procedures for nuisance abatement by adding the Code Official as authorized to abate.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1060, Section 8, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1060.08. Nuisances.

(a) *Removal or abatement.* Independent of and in addition to any other violations of this chapter, any solid waste, recyclable material and/or yard waste accumulated in a manner which is a public nuisance; any scattered solid waste, rejected items, recyclable material and/or yard waste; broken or open collection containers; yard waste collection or recyclable material containers in excess of 30 pounds; collection containers containing unacceptable materials; or collection containers placed in front of a residential site of generation contrary to any collection procedure referred to in Section 1060.05; or any bulk item accumulated beyond the time frame identified in Section 1060.12, or unacceptable bulk item or bulk item placed in front of a residential site of generation contrary to collection procedures referred to in Sections 1060.14 and 1060.15, is hereby declared to be a public nuisance and is subject to removal or abatement. If a violation of this chapter is not corrected within seven days after notice is given in the manner provided in Section 1060.07 or 1060.16, respectively, then the City, through its Public Service Director or authorized City official, the Code

1 **Official, as defined in the International Property Management Code adopted by the**
2 **City of Lansing pursuant to Ordinance 1460.01, or either of their** agents or designees,
3 may remove or abate the nuisance.

4 (b) *Expenses.*

5 (1) The complete expense, including the administration costs to the City, incurred in the
6 removal, abatement or preparation of materials for recycling shall be the sole
7 responsibility of the owner or party in interest of the property on which or in front of
8 which the condition existed, and shall be paid by the owner or party in interest in
9 whose name the property appears on the City's latest real property tax assessment
10 records. The expense shall be a penalty for income tax purposes.

11 (2) The complete expense incurred shall be a lien against the real property and shall be
12 reported to the City Assessor, who shall assess the same against the property on which
13 or in front of which the nuisance was located.

14 (3) The owner or party in interest in whose name the property appears upon the last local
15 tax assessment records shall be notified of the amount of such cost by first class mail at
16 the address shown on the records. If he or she fails to pay the same within 30 days after
17 mailing, ~~by the City Assessor,~~ of a notice of the amount thereof, the City Assessor
18 shall add the same to the next tax roll of the City, and such amount shall be collected in
19 the same manner in all respects as provided by law for the collection of taxes by the
20 City.

1 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
2 inconsistent with the provisions are repealed.

3 Section 3. Should any section, clause or phrase of this ordinance be declared to be
4 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
5 other than the part so declared to be invalid.

6 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
7 immediate effect by City Council, and shall expire December 31, 2033.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 1060 of the Lansing Codified Ordinances by amending Section 1060.08 to clarify the procedures for nuisance abatement by adding the Code Official as authorized to abate.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

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Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2024, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering amending the Lansing Codified Ordinances, Chapter 1060, Section 1060.08, to clarify the procedures for nuisance abatement by adding the Code Official as authorized to abate.

1250.02.08. Parking and storage of recreational vehicle and equipment in residential districts.

The following standards shall apply in all residential districts:

- (a) Recreational vehicles shall not be connected to sanitary facilities, shall not be occupied or inhabited, and shall be locked at all times.
- (b) Recreational vehicles and recreational equipment greater than eight feet in width or 25 feet in length must be parked on a paved surface or approved driveway in the side or rear yard and must be set back at least three feet from the side and rear property lines.
- (c) No more than two recreational vehicles or recreational equipment or a combination thereof, shall be stored on a residential lot.
- (d) One recreational vehicle or recreational equipment, not exceeding 25 feet in length, may be parked or stored on an approved driveway within the front or side yard of a residential lot.
- (e) Regardless of size, one recreational vehicle may be temporarily parked anywhere on a paved surface or on an approved driveway within a residential lot for up to 72 hours within a seven-day time period for the purpose of loading and unloading or for normal maintenance and cleaning.
- (f) Recreational vehicles and equipment may not be stored or parked on a residential lot for the purpose of making major repairs, refurbishing, or reconstruction of the recreational vehicle or equipment.

(Ord. No. 1295, § 1, 11-29-21)

Resolution #2024-052

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 1326 N. JENISON AVE., 33-01-01-08-251-151 N 40 FT LOT 27 BLOCK 2 ASSESSORS PLAT NO 10, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 7/25/2022; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 8/24/2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 10/26/2023; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on March 11, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1326 N. JENISON AVE., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 18, 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2024-187

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 1342 N. WALNUT ST., 33-01-01-09-180-011 S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 3/06/2014; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 05/23/2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 06/27/2024; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on August 12, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1342 N WALNUT ST., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 21 days from the date of this resolution, August 26, 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2024-281

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 122 S. GRAND AVENUE, 33-01-01-16-401-151, LOTS 9 AND 10, BLOCK 111, ORIGINAL PLAT, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on OCTOBER 20TH, 2016; and

WHEREAS, a hearing was held by the Lansing Demolition Board on AUGUST 28TH, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 23RD, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on November 18, 2024 and due to an error in posting a second show cause hearing was held on December 2, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 122 S. GRAND AVENUE, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, December 16, 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2025-076

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at 1612 MARTIN ST, 33-01-01-21-451-023, N 34.5 FT LOT 21 & E 17 FT OF N 34.5 FT LOT 22 ORCHARD HOME ADD, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on AUGUST 25TH 2023; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on March 10, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Enforcement Office has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1612 MARTIN ST, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 21 days from the date of this resolution, March 24, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2025-075

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at 204 E. CAVANAUGH RD, 33-01-01-33-401-171, LOT 2 & E 10 FT LOT 1 SUPERVISORS PLAT NO 2 LANSING TOWNSHIP, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JUNE 27TH 2022; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by OCTOBER 21ST, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on March 10, 2025, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 204 E, CAVANAUGH RD, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 21 days from the date of this resolution, March 24, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2025-071

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at 5141 S. Martin Luther King Jr. Blvd, 33 01 05 05 226 090, SE'LY 50 FT LOTS 11 & 12, ALSO LOTS 13 THRU 18 EXC PARTS USED AS M-99 R/W, LOT 40 EXC E 108.6 FT, ALSO W 130FT LOTS, 41 42 AND 43, AND ALSO LOT 44 ; SUPERVISOR'S PLAT OF PROSPERITY FARMS, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on August 30th, 2021; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on October 25TH, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by December 9th, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025 to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 5141 S. Martin Luther King Jr. Blvd., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to

avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2025-070

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at 308 E. Cesar E. Chavez, 33-01-01-09-404-031, E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1&2 BLOCK 13 ORIG PLAT, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on December 12, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on October 25th, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 26TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Officer of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 308 E. Cesar E. Chavez, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2025-069

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at , 1300 W. Maple Street, 33-01-01-08-407-061, Lot 122, Charles Kudner's Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, page 11, Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on OCTOBER 20TH, 2016; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on AUGUST 22nd, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 23RD, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1300 W. Maple, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to

avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2025-068

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at 1232 N. WASHINGTON AVE, 33-01-01-09-256-001, W 5 ½ R LOT 8 BLOCK 32 ORIG PLAT, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on June 27TH, 2011; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer's, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Officer of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1232 N. WASHINGTON AVE, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.