



MINUTES
Committee on Public Safety
Tuesday, May 13, 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
Tina Reader, EDP
Jordan Creagh
Joy Gleeson

MINUTES

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE MINUTES FROM APRIL 8, 2025 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION – Orders to Make Safe or Demolish; 1044 Ontario Street

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

Mr. Van Fossen confirmed that as of today, drywall approved, final mechanical this week, and once inspections are complete then they could have a final building. Mr. Van Fossen asking to discharge back to the department or make 60 days decision.

Mr. Creagh stated he is sticking to his timeline and hopes to have a final inspection soon.

Council Member Hussain acknowledged Mr. Creagh for sticking to the timeline.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 1044 ONTARIO IN 60 DAYS. MOTION CARRIED 3-0.

RESOLUTION –Introduction and Set Public Hearing; Amend Chapter1460, Section 1460.49(a) to require rental dwellings have insurance covering tenant relocation costs

Council Member Kost explained that OCA worked with Council Members over a couple years, and creates a safe guard for tenants if something becomes unsafe and they have to leave and go to a hotel. The fee process will cover those costs. This would give them 30 days, and give them time if the owner does not fix the life safety issue the City can take them to court. This one is specific to the insurance department, there was research on the rider that is available to landlords on their insurance policy to cover them. If there is not coverage then the fee would come into play, if it were to become red tagged. Ms. Hagen- Lawrence stated in order to get a certificate of compliance on the rental the owner needs to prevent proof of the insurance. Council Member Kost referred to line 14 which stated that violation of the ordinance would not prevent issuance of a certificate. Ms. Hagen-Lawrence stated she would have to discuss with the City Attorney, when a person applies the insurance is year to year, and if lapses, then red tagged, and no valid insurance in place, then fee comes in. Council Member Hussain noted that his understanding was they could not do this without it. The Committee continued discussions on “either/or”. Ms. Hagen – Lawrence stated they are setting the hearing today, and can get them answers. Council Member Kost proposed amending the draft ordinance on page 13 adding “or understands Section 1460.51 Tenant Relocation Fee”.

Council Member Pehlivanoglu, what type of insurance rider is this; is it widely available, is there an average scale of costs of the rider to be added on. Ms. Hagen – Lawrence stated it is understood it is widely established that it is a standard policy provision, common as part of the homeowners insurance policy.

Mr. Van Fossen spoke to two landlords and they were told it is not a common provision but not in Michigan. They have seen it on tenants renters insurance, but not owners, and that might be good to know what is the impact on the landlord. Council Member Pehlivanoglu noted in discussions she has had where the question was asked, what about requiring tenants have to have renters insurance. Ms. Hagen-Lawrence, cannot provide an answer now but will need to look into more research.

Council Member Kost changing line 13 will address it, and there is strong landlord input in the city but very few safety for the tenants. Council Member Hussain noted he is comfortable to move as is with the option language will change based on the OCA research. Ms. Hagen-Lawrence stated she can get the answers and asked how to proceed after that.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING TO AMEND CHAPTER1460, SECTION 1460.49 (a) FOR JUNE 9, 2025. MOTION CARRIED 3-0.

RESOLUTION –Introduction and Set Public Hearing to Amend Chapter 1460 adding new Section 1460.51 to create tenant relocation fee and renumbering the existing Section 1460.51.

Council Member Kost noted they worked with HRCS on the cost and will be set by Council each year with the budget as they do other fees. The City will collect the cost up front.

Ms. Hagen- Lawrence stated the amount is in the ordinance itself. Council Member Hussain can that be changed so that the fees can be change by Council annually. Mr. Van Fossen asked if there is an administrative fee added to the effort. That is an operational question with HRCS, Council and Administration. After hours EDP is called out to determine for red tag, and then they reach out to Red Cross depending on the conditions then encourage for them to reach out family and during the day time they reach out to HRCS. Council Member Pehlivanoglu asked what happens if there is no connection made, Mr. Van Fossen stated he is not sure what happens to the people. Council Member Kost stated he believes in the past it was Advent House or Holy Cross. Council Member Hussain asked if OCA these need to be pulled back because this resolution now needs to look at adding with admin. Fee, annual fees with Council. Ms. Hagen-Lawrence supported pulling everything back until the next meeting. Ms. Boak confirmed the next meeting date of May 27th.

MOTION BY COUNCIL MEMBER HUSSAIN TO WITHDRAW HIS MOTION TO INTRODUCE THE RESOLUTION AMENDING 1460, SECTION 1460.49 (a). MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING TO AMEND CHAPTER 1460, SECTION 1460.49 (a). MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING TO AMEND CHAPTER 1460, TO CREATE SECTION 1460.51. MOTION CARRIED 3-0.

RESOLUTION – Introduction and Set Public Hearing to Amend 1460 Section 1460.50 to Update References

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING TO AMEND CHAPTER 1460 SECTION 1460.50. MOTION CARRIED 3-0.

RESOLUTION- Introduction and Set Public Hearing to Amend Chapter 1060 Section 1060.08 to authorize Code Official to abate nuisances

Council Member Kost noting this was a working product addressing the trash between curb and sidewalk. This will allow code compliance to address this instead of public service. Essentially this puts in writing that they can; it was past practice but changed, and now is in the ordinance to make it the practice.

Council Member Hussain confirmed with Mr. Van Fossen that in the case of this ordinance he is “the code officer”, and Mr. Van Fossen confirmed, and if this passes Code Compliance can enforce this.

Council Member Hussain asked about enforcement of bin enforcement. Mr. Van Fossen stated if they get the complaint they will forward to Public Service.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING TO AMEND CHAPTER 1060 SECTION 1060.08 FOR JUNE 9, 2025. MOTION CARRIED 3-0.

DISCUSSION – Zoning Code 1250.02.08 and Michigan Public Health Code

Council Member Pehlivanoglu acknowledged that she did reach out to EDP and OCA for the conversation. Mr. Van Fossen stated they did look at it; in initial form it is not permitted, only for storage. The use of the recreational vehicle is not permitted on any property. Outside of zoning to be changed, the additional concern is what is monitoring look like, the permitting, the disposal of waste, the electrical hook up, etc. Per OCA statement, if zoning was changed it would make them all subject to all housing laws and codes for sufficient connections and disposal. Ms. Hagen-Lawrence had not other comments. Council Member Pehlivanoglu noted the resident did submit photos to the Council.

Council Member Kost noted there are communities in northern Michigan where they keep them year round, and how do they do that. Mr. Van Fossen assumed it was sanitary has more permanent hook up similar to a mobile home park, and can research more if they have municipalities to look into. Council Member Kost asked for research into what else is on the books. Mr. Van Fossen stated that if this moves forward this is zoning, and this would require if there is something in non-compliance it would require them to go to court.

Ms. Gleeson spoke briefly on State law, that any government unit can allow up to three (3) RV on a property without having to become a camp ground, and not commercial. She believes the State is not restrictive of this, and she is aware of an area in Saginaw. She then asked about the permanence of the utilities, having the appropriate electrical connection, but the sewage connection she believes it cannot be permanent.

OTHER

Status UPDATES - Demolition, Permits and/or Made Safe on the following MSD Orders by Council:

Mr. Van Fossen went through the list.

- 1326 N Jenison - MSD Order March, 2024 - EDP to bid Spring 2025
Mr. Van Fossen stated this was awarded to MCS Excavating, and waiting on utility cut-offs. Once those signed off, then can get permit.
- 1342 N Walnut - MSD Order August, 2024 - EDP to bid Spring 2025
Tax foreclose April 1st with Ingham County, and City will continue to proceed with demolition this summer. If done before August auction they will incorporate into the cost. Therefore this will bid in May.
- 122 S Grand - MSD Order December, 2024 - 60 Days = 2/13/2025
Abatement has been done by owner, and they have begun demolition process by themselves. This is commercial and has required abatement. They did apply for demolition last week, and under department review. Council Member Kost asked if they are trying to save foundation and it was confirmed they cannot do that. They have remediation included in their contract and sidewalks. Council Member Kost asked if they are looking for a Brownfield, and Mr. Van Fossen stated nothing has been brought to the Board at this point.
- 1612 Martin Street - 21 Days = 4/15/2025
No communications since order and in next round for out to bid for demolition over the next month. Council Member Kost asked for the date for the bids. Mr. Van Fossen stated he could get him that and then spoke briefly on the process.
- 204 E Cavanaugh - 21 Days = 4/15/2025
This property passed a building inspection on 4/15, and still waiting on final and if not done will be in June packet.
- 5141 S Martin Luther King Jr. Blvd - 60 Days = 5/9/2025
Department just started the process, and a survey on abatement was submitted to the department today. They have made attempts to pull demolition permits, and owner cannot pull. The licensed demo contractor in the City has to also be a licensed builder. Will continue to work with the owner. Council Member Kost asked if BWL is paying the owner to store vehicles and materials for staging on their south side project, and Mr. Van Fossen was not aware if they are and Council Member Kost stated he would reach out to Mr. Peffley. Council Member Pehlivanoglu asked if they continue and keep communications with owners, but it does not stall the efforts and Mr. Van Fossen confirmed they do continue with the due diligence.
- 308 E Cesar Chavez Ave. - 60 Days = 5/9/2025
There has been no communication and tax foreclosed, and process started.
There has been no communication and tax foreclose, and process started. The demolition order is recorded with register of deeds, and the new owners do not start over in the process. The tax foreclosure order will have the make safe demolition order in the packet.
Council Member Kost asked if tax foreclose, who pays, and Mr. Van Fossen stated the invoice to the County and add it to the tax foreclosure invoice.
- 1300 W Maple - 60 Days = 5/9/2025
Final plumbing today and final building scheduled and if it passes, then they will be in compliance.
- 1232 N Washington Avenue - 60 Days = 5/9/2025
No activity on this or communications.

ADJOURN

Adjourned at 5:01 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on May 27, 2025