



MINUTES
Committee on Public Safety
Tuesday, October 14, 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 Staff
Patrick Abood, OCA-, left the meeting at 4:45 p.m.
Lisa Hagen-Lawrence, OCA
Rawley Van Fossen, EDP
Douglas Mulkey
Tom Berry, EDP
Brady Diller, 906 Prospect -Financial Mortgage Holder
Gregory Freeman, 5210 S Washington – Estate Representative

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM SEPTEMBER 23, 2025, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Council Member Pehlivanoglu noted that if someone is present and representing an agenda item they can speak at that time, but if not, they can speak at this time.

Mr. Mulkey spoke on the vehicular speeding on Clemens Avenue in the 300-500 block; there are schools in the vicinity, and properties have seen damage due to this. Mr. Mulkey then referred to a recent accident that is a danger to the residents. On S. Clemens the City did install speed bumps and they seem to be helping and asked Council Committee to look into a result. Council Member Pehlivanoglu stated she would follow up with Mr. Mulkey after the meeting.

DISCUSSION

RESOLUTION – Set Show Cause Hearing; Orders to Make Safe or Demolish; 5210 S Washington Avenue

Mr. Freeman stated he is the representative for the estate, and Council Member Pehlivanoglu asked OCA if that was appropriate. Mr. Freeman stated he is the second representative with a probate order allowing him, and Ms. Hagen-Lawrence confirmed he can, and Council Member Pehlivanoglu asked for that document to be submitted via email.

Kost stepped away at 4:04 p.m.

Mr. Van Fossen summarized the case overview sheet. The hearing held with his office was 7/31/2025 with a 30-day order issue, and the sheet is incorrect with 60 days. There was no attempt to make it safe after 30 days, and he then referred to the photos.

Council Member Kost returned to the meeting at 4:06 p.m.

Mr. Van Fossen stated their recommendation is 30 days to make safe or demolish.

Mr. Freeman asked for clarification, he is a new representative for the estate, and needs to know more about the process and demolition. He was appointed August 15th, and most of the MSD activity occurred before his time. Mr. Van Fossen explained the process; administrative hearing, if not met that date, then referred to Council. Today Committee will decide on if there is a show cause hearing in front of all Council, then back to this Committee for final decision, which is the final decisions on make safe or demolish. If it is not made safe, then the City will come in and begin the demolition. Certainly the entity owning today, can come in and start making renovations to make safe. Mr. Freeman asked if it is out for bid now. Mr. Van Fossen stated, after the show cause hearing. Council Member Pehlivanoglu stated the show cause hearing would be November 10, 2025. There is a portion in that meeting he could attend and speak, and can also submit comments in writing. At that time it is sent back to this Committee, typically 2 weeks. This is not an extension, but there is a timeline and this is the beginning of the process of this council. Mr. Freeman asked for a copy of the checklist that needs to be met, and Mr. Van Fossen provided his card so they can connect and review the list of items.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION SET THE SHOW CAUSE HEARING FOR NOVEMBER 10, 2025 FOR 5210 S WASHINGTON AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Set Show Cause Hearing; Orders to Make Safe or Demolish; 906 Prospect Street

Mr. Diller stated they are the mortgage holder, and were just briefed on this today.

Mr. Van Fossen provided the case overview, referenced the photos of structural differences. The hearing was held July 31, 2024 and at that time made a 30 day order, and after inspection, there were no attempts to make safe or demolition. The recommendation was 30 day make safe.

Mr. Diller stated that he understands the owner is living in a van on the property, and no one could not confirm. He was also told they are in the foreclosure process, so this limits when they can get on property. Mr. Van Fossen stated the owner information was that they live in Florida, and is letting the home go back to the bank, and there were also squatters in which they have been removed. He then asked if the bank is in foreclosure process, what that time line is, and would that be a timeline to put up for sale or to make safe. Council Member Pehlivanoglu asked OCA, if there is a property going to foreclosure or threshold is there opinion, or does that not have bearing today. Ms. Hagen- Lawrence stated they are in their legal authority to proceed with this, just the same as if a property in landbank, and that question asked is not something she can answer.

Council Member Kost suggested moving forward with the 30 day recommended, because this takes time.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION SET THE SHOW CAUSE HEARING FOR NOVEMBER 10, 2025 FOR 906 PROSPECT STREET. MOTION CARRIED 3-0.

Council Member Pehlivanoglu stated there is virtual comment option, and he can participate that way in the future.

RESOLUTION – Set Show Cause Hearing; Orders to Make Safe or Demolish; 6255 Marywood Avenue
No owner or representatives were present.

Mr. Van Fossen went through the case overview; there was a hearing with a 30 day MSD, and at that inspection there was no action to remedy to make safer or tear down. Mr. Van Fossen stated he would recommend 21 day make safe or demo because it is a fire.

Council Member Kost asked for clarification because the case overview says 60, and Mr. Van Fossen stated that was an error, it should have been 30.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION SET THE SHOW CAUSE HEARING FOR NOVEMBER 10, 2025 FOR 6255 MARYWOOD AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Set Show Cause Hearing; Orders to Make Safe or Demolish; 509 Baker Street
No owner or representatives were present.

Mr. Van Fossen went through the case overview; was a fire damaged and there are concerns for partial collapse. The hearing at MSD Board in July with 30, and after inspection there were no permits, no activity. There are issues with squatters they have been dealing with as well. Their recommendation would be 21 days dues to fire damage.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION SET THE SHOW CAUSE HEARING FOR NOVEMBER 10, 2025 FOR 509 BAKER STREET. MOTION CARRIED 3-0.

Mr. Van Fossen the spoke briefly on other Make Safe or Demolish properties stated that they are making progress; they have 10 in the process, and agree that they will see more progress. Council Member Kost spoke on property on 1004 Cady, and if it will appear next to Demo Board. Mr. Van Fossen stated he could not give a date but would let the Committee know.

Council Member Hussain asked for 108 S MLK Update. Mr. Van Fossen stated it is ready to bid out for demolition, but his understanding is that there are some Council Members who want to change the timeline, and his understanding is if the resolution is introduced they will stop and not move forward at their end. Council Member Kost stated under the MCL, after the Council decision the owners have 20-30 days to appeal to Circuit Court, so how can Council reconsider since action was take earlier in 2025 on this property. Ms. Hagen-Lawrence stated her understanding is that there has been some information provided to Council Members, and Council Member Pehlivanoglu confirmed she has received updates from the owner including additional streams of revenue, a time table for further work, property committing to pull permits and continue the work. She added she can not say today that it would provide her with enough information to reconsider, but getting the information does not stop EDP from continuing. Council Member Pehlivanoglu assured the Committee members that she has not made any steps on that referenced resolution. Council Member Kost stated he has not been made aware, and if Council considers a reconsideration on this one, then they then have to reconsider all of them, and if there is an order by State law that they have to appeal to Circuit Court there is an issue. Ms. Hagen-Lawrence stated they are orders pursuant to State law. Council Member Hussain stated there are questions in regard to legal, and EDP needs to proceed fairly because there is someone saying they might propose a resolution. He stated this particular applicant had time, and it appears they are given leverage that others are not. He continued by stating that OCA should be advising Council, but this idea is a slippery slope Council should not go down. Council Member Pehlivanoglu stated she too understands the ramifications, and it is a slippery slope. Ms. Hagen-Lawrence stated this is a discussion on a property that is not on the agenda.

Council Member Hussain stated that it appears the discussions have already been done with other Council Members. Ms. Hagen-Lawrence stated it can be talked about at this meeting, but deliberations cannot be done since it is not on the agenda. Council Member Hussain and Council Member Kost asked who was proposing this resolution that was mentioned, and it should not have been brought up

by EDP, and EDP should be proceeding as no resolution was brought up. Council Member Pehlivanoglu stated she did not believe EDP had stopped, and she herself met with the property owner, she submitted information and passed it along, understanding this might not be enough. She had asked questions of legal if there is specific information unique to a property, can it be pursued. There is nothing materialized enough to come to leadership yet, but if there was something she had materialized and felt confident in she would have. Council Member Kost asked for clarification on an earlier statement on “something had been written and vetted by legal”. Council Member Pehlivanoglu stated there was a draft. Council Member Kost then asked EDP if they have paused it, and Mr. Van Fossen stated it has not been provided to him. Council Member Pehlivanoglu stated the draft did not speak to the information that was provided by the application and nothing solid to move forward. Council Members Hussain stated the implication from Mr. Van Fossen stated earlier “it is ready to go out to bid but a resolution....”, he then asked EDP to proceed the path based on the adopted resolution. Council Member Pehlivanoglu stated she has submitted information forward to EDP and they have continued conversations, and the process is continuing as this time. She then asked Council Member Kost if there is a different way for leadership to present during a process, she would like to speak. Council Member Kost apologized for speaking loudly so the Council Member Hussain could hear, and based on statements made at the table it sounds like progress was made.

Council Member Kost then referred to the property on Viking where they came to Council last week not knowing what was happening. There needs to be clarification on this, and there is a MCL to appeal to a circuit court, and if they do not appeal, that should be it. But it now sounds like there is a legal option to revisit and take up at a later date. Ms. Hagen-Lawrence asked them to speak to Mr. Venker. Council Member Pehlivanoglu stated it appears applicants might not be aware that they have circuit court, and it should be brought up at Committee at the final decisions.

RESOLUTION – Introduce and Set Public Hearing; Zoning Amendment 1240.04 Define “Liquor Store”
Mr. Fedewa summarized they had introduced to the Planning Commission the draft ordinance from the Committee and the hearing was held October 7, received one email and no one from the public was at the actual hearing/meeting. Mr. Fedewa acknowledged that staff did outline other options which Committee can see in the Planning Commission minutes in the packet, however the Planning Commission was comfortable with the work Council Committee had already done.

Mr. Van Fossen stated that when they looked at, in this case it was received after the fact that Council Committee had created it, and not the Planning Commission or EDP. He too referenced the Planning Commission minutes where it stated where the staff proposed points to add, but the Planning Commission did not accept those. Mr. Van Fossen asked the Committee to review them and consider them as well.

Council Member Kost asked if the OCA had reviewed the points proposed by EDP staff to the Planning Commission at their hearing, and Ms. Hagen-Lawrence stated they had not. The Committee reviewed the suggestions and considered having OCA review them for the ordinance. The Committee considered moving forward with setting the hearing, but They can also move forward with the process. Ms. Hagen-Lawrence asked if Committee was looking to change the ordinance. Council Member Kost stated OCA should review, and table this.

Council Member Kost stated the Senate should be proposing their portion of this within the week.

MOTION BY COUNCIL MEMBER KOST TO TABLE SO THAT OCA CAN REVIEW THE 4 SUGGESTIONS FROM EDP STAFF TO SEE IF THE ITEMS CAN BE INCLUDED IN THE ORDINANCE AMENDMENT, IF IN LEGAL OPINION IT IS APPROPRIATE TO DO SO, AND MEETS STANDARDS WILL BE APPROPRAITE TO HAVE IN THE ORDINACE. IF THERE IS ARE ANY OF THE ITEMS OCA DETERMINES SHOULD NOT BE INCLUDED IN THE ORDINANCE AMENDMENT, THE COMMITTEE WILL BE ADVISED AS TO WHY NOT. MOTION CARRIED 3-0.

Ms. Hagen-Lawrence could not provide a deadline to review and get through the OCA ordinance review committee. The Committee asked for it to be on the next meeting for at least a status update.

Council Member Hussain asked if it would be appropriate for Mr. Fedewa to work with OCA. Mr. Van Fossen stated that EDP can provide framework and work with OCA they can work with them.

MOTION CARRIED 3-0.

RESOLUTION – Introduce and Set Public Hearing; Zoning Amendment 1250.02, Liquor License Location Proximity

Council Member Pehlivanoglu referred back the Planning Commission minutes in packet which reflected the same four points as the previous ordinance amendment.

MOTION BY COUNCIL MEMBER KOST TO TABLE SO THAT OCA CAN REVIEW THE 4 SUGGESTIONS FROM EDP STAFF TO SEE IF THE ITEMS CAN BE INCLUDED IN THE ORDINANCE AMENDMENT, IF IN LEGAL OPINION IT IS APPROPRIATE TO DO SO, AND MEETS STANDARDS WILL BE APPROPRAITE TO HAVE IN THE ORDINACE. IF THERE IS ARE ANY OF THE ITEMS OCA DETERMINES SHOULD NOT BE INCLUDED IN THE ORDINANCE AMENDMENT, THE COMMITTEE WILL BE ADVISED AS TO WHY NOT. MOTION CARRIED 3-0.

DISCUSSION – Code Compliance – Corridor Enforcement- Economic Development Planning (EDP)

Mr. Van Fossen provided a report which included all enforcement from 1/1/2025 in the corridors, stating that their system (BS&A) does not identify “corridor”, so they used “commercial”.

Council Member Kost reviewed the report and asked about items that say “send letter” that are close to a year. Mr. Van Fossen stated if there was an extension that would not show up; a court order, and a combination of items.

Council Member Kost asked about 1421 E Kalamazoo and if there were red tags still because his understanding was that it was all cleared up. Mr. Berry stated there are 3 open safety letters, it is an apartment complex. There could have been a call for a safety inspection. Mr. Van Fossen stated “send letter” means it is still open. Mr. Berry stated it might say that but there might also be pink tag, request for inspection, and BS&A told them there is no way to tie those knots together.

Council Member Pehlivanoglu asked what the difference is between “complied” and “resolved”. Mr. Berry stated “resolved” is if the contractor came in, and “complied” is if owner took care of on own.

Council Member Pehlivanoglu stated it would appear on the next agenda so that the Committee has time to review the large list since it was just provided at the meeting.

OTHER

No other topics at this time.

ADJOURN

Adjourned at 4:56 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on October 28, 2025