

AGENDA

Committee on Public Safety November 25, 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. October 28, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish; 5210 S. Washington Ave.
 - C. RESOLUTION - Orders to Make Safe or Demolish to the owners of 6255 Marywood Ave.
 - D. RESOLUTION - Orders to Make Safe or Demolish to the owners of 509 Baker St.
 - E. RESOLUTION - Orders to Make Safe or Demolish to the owners of 906 Prospect St.
 - F. RESOLUTION - Set a Show Cause Hearing; Make Safe or Demolish to the owners of 810 Beulah St.
 - G. RESOLUTION - Establishment of Historic Study Committee; RE: 108 S. Martin Luther King Jr. Blvd.
- 6. Other**
- 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.

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MINUTES
Committee on Public Safety
Tuesday, October 28, 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
Lisa Hagen-Lawrence, OCA
Rawley Van Fossen, EDP
Patrick Abood, OCA
Joe Neller, SIMBTOB

MINUTES

Council Member Hussain asked if anyone had an update on Mr. Mulkey concerns, and Council Member Pehlivanoglu stated she reached out but did not hear back, and Council Member Kost stated he did work on it and they are getting a traffic trailer out there.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 14, 2025, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Mr. Neller referred to Item E on the agenda, and 12 items on the list. 1421 E. Kalamazoo was inspected on October 24, 2025 and passed for rental renewal. 1400 Georgetown, SIMTOB was contracted with a 3rd party and they were not satisfied with 3rd party and terminated that, and on November 4th they are waiting on their rental certificate.

DISCUSSION

RESOLUTION – Introduce and Set Public Hearing; Zoning Amendment 1240.04 Define “Liquor Store”

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE SO THAT DISCUSSION CAN CONTINUE. MOTION CARRIED 3-0.

Council Member Pehlivanoglu noted at the last meeting there were four points in the EDP minutes, and Committee asked OCA if there was a reason or possibility to add them. These four points were also in the next item as well. The following points were:

- Add “Liquor Store” to the allowable use table or specify in which districts “Liquor Store” should require a special land use.

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- Additional distance requirements from other land uses such as schools, child care centers, parks, places of worship, libraries, or places of assembly. Currently liquor stores are restricted 500 feet from a school or place of worship. (Code of Ordinance 830.03).
- Restrict drive-through or walk-up windows from building.
- Additional site development or architectural standards.

OCA and EDP was asked for their opinion on incorporating those points. Ms. Hagen Lawrence stated that following the last meeting, OCA was working directly with EDP, and it is not as easy as inserting, they need to map out the City and make sure the proposals are not inclusionary. They hope to have a draft with EDP incorporating points within the next council weeks.

Council Member Kost asked for an exact time, and Ms. Hagen-Lawrence stated she could not promise something, and EDP is actively working on with OCA, and they are motivated to get to Committee quickly. Council Member Kost asked if they can move on with this and then amend later. Ms. Hagen-Lawrence stated their option is to set hearing and move forward, and if there are amendments, it would have to go back to Planning Commission, public hearing, and then back to Council Committee, public hearing, etc. Council Member Kost asked if drive-thru liquor stores are illegal per State law, and Ms. Hagen-Lawrence stated she would have to check on that. Council Member Pehlivanoglu acknowledged clarity would be good, and asked the Committee if they feel it is worth moving forward on all the points. Council Member Pehlivanoglu considered getting all details out first before moving forward in the process. Council Member Hussain spoke on past experience where the Council has moved forward and then amended and it was not clear for the public.

MOTION BY COUNCIL MEMBER KOST TO TABLE FOR A FUTURE MEETING UNTIL THE OCA AND ADMINISTRATION HAS REVIEWED THE PROPOSED FOUR POINTS. MOTION CARRIED 3-0.

Council Member Hussain referred to a statement by the City Clerk on publishing Ordinances and 9 days, at the Council meeting 10/27/2025, and asked if “immediate effect” be placed in the ordinance initially to avoid the clerk not publishing immediately. Ms. Hagen-Lawrence stated that effective date is per Charter 30 day after adopted, and needs to be published to be effective. An ordinance requires 5 votes, and action for immediate effect is 6 votes, and she would brainstorm to see what can be done. Council Member Hussain stated his struggles, but there seems to be issuing with City Pulse publishing once a week. Council Member Kost asked if Charter says Clerk has to publish, and Ms. Hagen-Lawrence stated the Charter does say the City Clerk has to publish. Council Member Hussain reiterated his frustration that Council does all this action, but the Clerk is determining when to publish. He then asked Council leadership to work with the City Clerk, and Council Member Kost stated they can look at other publications. Council Member Pehlivanoglu asked if it has to be in a physical newspaper or something online. Ms. Hagen-Lawrence stated the Charter speaks to a “newspaper” in general circulation.

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

Council Member Pehlivanoglu stated that since this is a companion to Agenda item B, this will remain tabled for the same reason.

DISCUSSION – City Attorney Update on Ordinance Amendments to Chapter 654-Noise

Council Member Pehlivanoglu referred to a draft 4 that Committee just received today after 3pm. Ms. Hagen-Lawrence was asked to go over the Draft 4, and with that she noted this draft takes away from decibel readings and requirements, adopts a plainly audible standard, and what something has to be at certain times of day to be a violation. The definitions did not change, she highlighted “plainly audible” on page 4. There were changes to the motor vehicle section on page 8, with b. and c. speaks to the large discharge from vehicles; d. and e. are noise of a vehicle, sound in a vehicle and music. On

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page 9 speaks to violation and that the owner of the vehicle is responsible for the violation. With 654.07, it is used generally for enforcement and the changes began on page 10-11 of the draft. The new portions provides for an instance where there are not separate properties and they are in a multi family dwelling. The only change is in line 7 on page 11 "in excess of fifteen consecutive minutes". Council Member Pehlivanoglu asked if this addresses a noise disturbance, and when LPD arrives it is not a disturbance anymore. Ms. Hagen-Lawrence stated she is waiting on more comprehensive feedback, and this situation would allow for someone in the apartment and take a video for 15 minutes and submit a complaint and that could be used. Council Member Pehlivanoglu asked if this would allow a neighbor to submit a video to LPD, because hearing from residents that was not sufficient. Ms. Hagen-Lawrence stated what that does lacking is who is making the noise. Ms. Hagen-Lawrence continued going through the draft, page 12 speaks to loading and unloading. They standardized the times in the document because there were multiple timing breakdowns. Regarding the time in domestic power tools they could change to 8 pm to 7 am. There was an exemption for public facilities and schools.

The Committee spoke briefly and the cleanup which addresses a lot of the complaints the Council is hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO INTRODUCE AND SET PUBLIC HEARING FOR NOVEMBER 17, 2025 TO AMEND CHAPTER 654. MOTION CARRIED 3-0.

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

Council Member Kost stated he did a ride-along with Code, and it makes sense while list is long. They visited 2 houses in 4 hours, and it takes time. Just because it "sent letter" doesn't mean no other action was taken, and this report is just giving a glimpse of said action.

Mr. Van Fossen stated he had nothing to add.

OTHER

No other topics at this time.

ADJOURN

Adjourned at 4:35 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	5210 S. Washington Ave
PARCEL NUMBER:	33-01-05-05-227-221

MSD HEARING DATE:	7/31/2025
MSD HEARING RESULTS:	60-Day MSD by 9/2/2025

LISTED TAXPAYER:	Schmidt Duane W & Schmidt Helen O
INTERESTED PARTIES:	
SEV INFORMATION:	\$44,700.00
LAND VALUE:	\$18,000.00
BUILDING VALUE:	
LOT SIZE:	66x297.49

HOUSING CODE VIOLATION LTR:	6/25/2024
ORIGINAL RED TAG DATE:	6/25/2024
ZONING:	A-1 RES
ESTIMATE OF REPAIRS:	\$77,699.23
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP
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PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Duane & Helen Schmidt	10229 Pollard Rd Haslett MI 48840	517-605-4689-no service
	Council office call attempt 9/24 - ltr sent	517-339-2430/989-339-2430 call declined

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

Confirmed attendance by Greg Freeman representing estate

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council Meeting	Monday, September 22, 2025	Referred
Committee on Public Safety	Tuesday, October 14, 2025	Set Show Cause Hearing
City Council Meeting	Monday, October 27, 2025	Set Show Cause Hearing
City Council Meeting	Monday, November 10, 2025	Show Cause Hearing
Committee on Public Safety	Tuesday, November 25, 2025	

5210 S. WASHINGTON

- RED TAGGED 6/5/24
- OWNER DECEASED IN DWELLING.
- DWELLING HAD TO BE SHORED UP BY LFD TO SAFELY REMOVE BODY
- BACK WALL WAS DETERIORATED TO THE POINT THAT IT COULD BE PUSHED DOWN
- BUILDING SAFETY WAS CALLED IN TO ADVISE ON SHORING
- HOUSE IS A BIO-HAZARD DUE TO THE AMOUNT OF DECAY FROM THE DECEASED
- PARTS OF THE CEILING COLLAPSED INTO THE BATHROOM
- ROOFING WAS SEVERELY DETERIORATED
- LFD INCIDENT REPORT ON FILE DESCRIBING THE WORK THAT HAD TO BE DONE

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF SHIWASSEE

LETTERS OF AUTHORITY FOR
PERSONAL REPRESENTATIVE

FILE NO.
23-40777-DA

Estate of Duane W. Schmidt

TO:

Name and address

Gregory Freeman
1989 N. M52
Owosso, MI 48867

Telephone no.

You have been appointed and qualified as personal representative of the estate on 08/15/2025. You are authorized to perform all acts authorized by law unless exceptions are specified below. Date

Your authority is limited in the following way:

- You have no authority over the estate's real estate or ownership interests in a business entity that you identified on your acceptance of appointment.
- Other restrictions or limitations are:

THERE SHALL BE NO SALE OR TRANSFER OF REAL ESTATE WITHOUT PRIOR APPROVAL FROM THE PROBATE COURT.

These letters expire: n/a
Date
09/03/2025
Date

Matthew S. McKone

Judge (formal proceedings)/Register (informal proceedings)
Matthew McKone

P62998
Bar no.

SEE NOTICE OF DUTIES ON SECOND PAGE

Curtis Zaleski P53534
Attorney name (type or print) Bar no.
535 E. Main Street
Address
Owosso, MI 48867 (989) 723-8166
City, state, zip Telephone no.

I certify that I have compared this copy with the original on file and that it is a correct copy of the original, and on this date, these letters are in full force and effect.

9-3-25
Date

Amanda Shattuck
Deputy register

Do not write below this line - For court use only

FILED
SEP 03 2025

Probate Register
AMANDA SHATTUCK

MCL 700.3103, MCL 700.3307, MCL 700.3414,
MCL 700.3504, MCL 700.3601,
MCR 5.202, MCR 5.206, MCR 5.307, MCR 5.310



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

November 17, 2025

Duane and Helen Schmidt
10229 Pollard Road
Haslett, Michigan 48840

RE: Make Safe or Demolish at 5210 S. Washington, Lansing, Michigan

The property at 5210 S Washington went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board. The City Council held their show cause hearing on November 17, 2025 and the Committee on Public Safety will meet at the date and time below, and determine any action on the Make Safe or Demolish process:

Tuesday, 11/25/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 11/24/2025.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

<p>CITY OF LANSING</p> <p>MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO.</p> <p>D2025 - 0002</p>
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Matter of the building/structure at 5210 S. WASHINGTON which is a dwelling garage other

1. Date of hearing: **JULY 31, 2025** Hearing Officers: JOSEPH VITALE
2. RAWLEY VAN FOSSEN, CODE OFFICIAL 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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.
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$44,700.00
7. The cost to repair the building or structure to make it safe is \$77,699.23
8. The real estate is described as follows:


Parcel Number: 33-01-05-05-227-221

LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP

IT IS ORDERED THAT:

- The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.
- The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer



Chris Swope

Lansing City Clerk

NOTICE

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 5210 S Washington Ave., Lansing MI 48911

Hearing Date and Time: Monday, November 10, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

A handwritten signature in black ink that reads "Chris Swope".

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131
www.lansingmi.gov/clerk city.clerk@lansingmi.gov

Resolution #2025-###

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 , 5210 S. WASHINGTON, 33-01-05-05-227-221, LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP, City of Lansing, Ingham County, Michigan, as recorded in 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 JUNE 25th, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on JULY 31st, 2025, 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 02nd, 2025 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 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 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 5210 S. WASHINGTON, 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 days from the date of this resolution, , 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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	6255 Marywood Ave
PARCEL NUMBER:	33-01-05-08-227-091

LISTED TAXPAYER:	Leroy A. Ferris
INTERESTED PARTIES:	
SEV INFORMATION:	\$33,800.00
LAND VALUE:	\$12,600.00
BUILDING VALUE:	
LOT SIZE:	50x192.30

LEGAL DESCRIPTION:	LOT 31 MARYWOOD
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	7/31/2025
MSD HEARING RESULTS:	60-Day MSD by 9/2/2025

HOUSING CODE VIOLATION LTR:	7/7/2022
ORIGINAL RED TAG DATE:	7/7/2022
ZONING:	
ESTIMATE OF REPAIRS:	\$101,472.88
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Leroy A. Ferris	6255 Marywood Ave Lansing MI 48911	517-484-1814; 517-927-1135- disconnected
	Council office call attempt 9/24 - ltr sent	517-455-3368 - left message 9/24

517-326-9366- no longer his #

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	Monday, September 22, 2025	Referred
Committee on Public Safety	Tuesday, October 14, 2025	Set Show Cause Hearing
City Council	Monday, October 27, 2025	Set Show Cause Hearing
City Council	Monday, November 10, 2025	Show Cause Hearing
Committee on Public Safety	Tuesday, November 25, 2025	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
7/31/2025 @ 5:30 PM



Andy Schor, Mayor

6255 Marywood Ave

Title Information:

- Ferris Leroy A

Original Red Tag Date:

- 07/07/2022

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- The home is dangerous and has significant fire damage.

SEV & Cost of Repairs:

- SEV is \$33,800.00
- Cost of repairs is \$101,472.88

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos



<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 - 0001</p>
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Matter of the building/structure at 6255 MARYWOOD AVENUE which is a dwelling garage other

1. Date of hearing: JULY 31, 2025 Hearing Officers: JOSEPH VITALE
2. RAWLEY VAN FOSSEN, CODE OFFICIAL 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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.
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$33,800.00
7. The cost to repair the building or structure to make it safe is \$101,472.88
8. The real estate is described as follows:

Parcel Number: 33-01-05-08-227-091

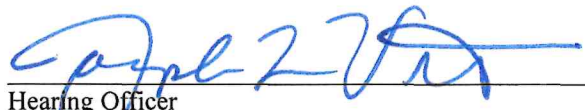
LOT 31 MARYWOOD

IT IS ORDERED THAT:

The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


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

November 17, 2025

Leroy Ferris
6255 Marywood Avenue
Lansing, Michigan 48911

RE: Make Safe or Demolish at 6255 Marywood, Lansing, Michigan

The property at 6255 Marywood went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board. The City Council held their show cause hearing on November 17, 2025 and the Committee on Public Safety will meet at the date and time below, and determine any action on the Make Safe or Demolish process:

Tuesday, 11/25/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 11/24/2025.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

Resolution #2025-###

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 , 6255 MARYWOOD AVENUE, 33-01-05-08-227-091, Lot 31 Marywood, City of Lansing, Ingham County, Michigan, as recorded in 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 JULY 07th, 2022; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on JULY 31st, 2025, 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 02nd, 2025 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 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 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 6255 MARYWOOD AVENUE, 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 [REDACTED] days from the date of this resolution, [REDACTED], 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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	509 Baker
PARCEL NUMBER:	33-01-01-21-427-057

LISTED TAXPAYER:	Theodore Johnson
INTERESTED PARTIES:	
SEV INFORMATION:	\$18,000.00
LAND VALUE:	\$5,600.00
BUILDING VALUE:	
LOT SIZE:	37x80.38

LEGAL DESCRIPTION:	W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD
---------------------------	---

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	7/31/2025
MSD HEARING RESULTS:	60-Day MSD by 9/2/2025

HOUSING CODE VIOLATION LTR:	6/23/2023
ORIGINAL RED TAG DATE:	6/23/2023
ZONING:	
ESTIMATE OF REPAIRS:	\$133,944.95
PICTURES:	YES
OTHER:	

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Theodore Johnson	1204 Shepard St. Lansing MI 48912	
	Council office call attempt 9/24 - ltr sent	517-894-4315 - no longer his #

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION
City Council Meeting	Monday, September 22, 2025	Referred
Committee on Public Safety	Tuesday, October 14, 2025	Set Show Cause Hearing
City Council Meeting	Monday, October 27, 2025	Set Show Cause Hearing
City Council Meeting	Monday, November 10, 2025	Show Cause Hearing
Committee on Public Safety	Tuesday, November 25, 2025	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
, 7/31/2025 @ 5:00 PM



Andy Schor, Mayor

509 Baker

Title Information:

- Theodore Johnson

Original Red Tag Date:

- 6/23/23

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure. 50% Fire damaged dwelling.

Property Activity:

- No activity, no permits since 2016

SEV & Cost of Repairs:

- SEV is \$18,000.00
- Cost of repairs is \$133,944.95

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos



Andy Schor, Mayor

Lansing Fire Department
120 E. Shiawassee Street
Lansing, MI 48933
(517) 483-4200
Fax (517) 483-4488
www.lansingmi.gov



Mark Burger
Fire Marshal

Fire Department Incident Summary

Date: 06-23-2023

Time: 05:36

FD Incident #: 2023-0012393

Address: 509 Baker St

Type of Structure: Wood-frame, 2-Story Single Family Dwelling

Incident Description: Moderate fire to the living room extending to the 2nd floor bathroom and load bearing beam in basement. Living Room floor presented partial collapse of the floor. Possible electrical malfunction.

Utilities: Gas: OFF

Electric: OFF

Rental: Yes

Vacant: No

Type of Damage: Structural, Electrical, Mechanical, Water, Smoke

Estimated Percentage of Damage: 50%

Ongoing Scene Investigation: No

Cause: Undetermined

Red Tagged: Yes – Mike Morrison

Occupant Displaced: Yes – American Red Cross

Civilian Injury: No

Firefighter Injury: No

Investigator: D. Barber #454

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 - 0005</p>
--	--	---

Matter of the building/structure at 509 BAKER which is a dwelling garage other

1. Date of hearing: JULY 31, 2025 Hearing Officers: JOSEPH VITALE
2. RAWLEY VAN FOSSEN, CODE OFFICIAL 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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.
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$18,000.00
7. The cost to repair the building or structure to make it safe is \$133,944.95
8. The real estate is described as follows:

Parcel Number: 33-01-01-21-427-057

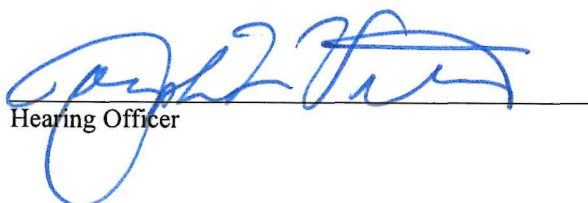
W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD

IT IS ORDERED THAT:

The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer

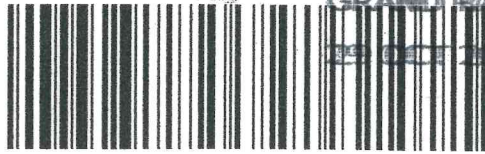
Chris Swope
City Clerk



Ninth Floor, City Hall
124 W. Michigan Ave.
Lansing, MI 48933-1612

CERTIFIED MAIL

GRAND RAPIDS MI 493



19 OCT 2025PM 4 L

9589 0710 5270 1338 6900 52

RDC 99



Retail

48912



S2324H503

\$10.2

U.S. POSTAGE PAID
FCM LETT
LANSING,
OCT 28, 20

Theodore Johnson
1204 Shepard St.
Lansing MI 48912

NIXIE

482 DE 1

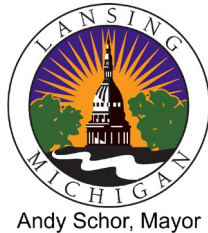
0011/03/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 48933164699

*1464-05290-29-28

VAC
48933164699



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **509 Baker St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 509 Baker St**
 - **City, State, Zip, county:** Lansing, MI 48910
 - **Legal Description:**
The West 37 feet of the East 103 feet of Lots 10 and 11, Rollin H. Person Addition Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 3 of Plats, Page 47, Ingham County Records.
 - **Parcel #:** 33-01-01-21-427-057

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Thursday July 31, 2025
- **Time:** 5:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.



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

November 17, 2025

Theodore Johnson
1204 Shepard Street
Lansing, MI 48912

RE: Make Safe or Demolish at 509 Baker, Lansing, Michigan

The property at 509 Baker went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board. The City Council held their show cause hearing on November 17, 2025 and the Committee on Public Safety will meet at the date and time below, and determine any action on the Make Safe or Demolish process:

Tuesday, 11/25/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 11/24/2025.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

Resolution #2025-###

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 , 509 BAKER, 33-01-01-21-427-057, W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD, City of Lansing, Ingham County, Michigan, as recorded in 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 JUNE 23rd, 2023; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on JULY 31st, 2025, 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 02nd, 2025 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 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 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 509 BAKER, 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 days from the date of this resolution, 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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	906 Prospect St
PARCEL NUMBER:	33-01-01-15-311-252

LISTED TAXPAYER:	Alice Fall
INTERESTED PARTIES:	
SEV INFORMATION:	\$59,000.00
LAND VALUE:	\$16,400.00
BUILDING VALUE:	
LOT SIZE:	82.50x123.75

LEGAL DESCRIPTION:	LOT 4 ALSO N 1/2 OF E 16.5 FT OF LOT 5 BLOCK 15 GREEN OAK ADD
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CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	7/31/2025
MSD HEARING RESULTS:	60-Day MSD by 9/2/2025

HOUSING CODE VIOLATION LTR:	8/2/2024
ORIGINAL RED TAG DATE:	8/2/2024
ZONING:	C RESID
ESTIMATE OF REPAIRS:	\$144,961.25
PICTURES:	YES
OTHER:	

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Alice Fall	906 Prospect St Lansing MI 48912	517-485-5553/517-775-8001 call declined
	Council office call attempt 9/24 - ltr sent	

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION
City Council Meeting	Monday, September 22, 2025	Referred
Committee on Public Safety	Tuesday, October 14, 2025	Set Show Cause Hearing
City Council Meeting	Monday, October 27, 2025	Set Show Cause Hearing
City Council Meeting	Monday, November 10, 2025	Show Cause Hearing
Committee on Public Safety	Tuesday, November 25, 2025	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
, 7/31/2025 @ 5:30 PM



Andy Schor, Mayor

906 Prospect

Title Information:

- Alice Fall

Original Red Tag Date:

- 8/2/24

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- No permits.

SEV & Cost of Repairs:

- SEV is \$59,000.00
- Cost of repairs is \$144,961.25

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

Inspection Photos





Inspection Photos





Inspection Photos





Inspection Photos





Andy Schor, Ma

Inspection Photos



<p>CITY OF LANSING</p> <p>MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO.</p> <p>D2025 - 0004</p>
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Matter of the building/structure at 906 PROSPECT STREET, which is a dwelling garage other

1. Date of hearing: JULY 31, 2025 Hearing Officers: JOSEPH VITALE
2. RAWLEY VAN FOSSEN, CODE OFFICIAL 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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.
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$59,000.00
7. The cost to repair the building or structure to make it safe is \$144,961.25
8. The real estate is described as follows:

Parcel Number: 33-01-01-15-311-252

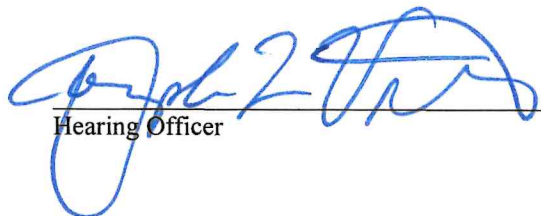
LOT 4 ALSO N ½ OF E 16.5 FT OF LOT 5 BLOCK 15 GREEN OAK ADD

IT IS ORDERED THAT:

The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **906 Prospect** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 906 Prospect**
 - **City, State, Zip, county:** Lansing, MI 48912
 - **Legal Description:**
Lot 4, and the East 1 rod of the North 1/2 of Lot 5, Block 15, Green Oak Addition, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 51 of Plats, Page 522, Ingham County Records.
 - **Parcel #:** 33-01-01-15-311-252

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Thursday July 31, 2025
- **Time:** 5:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.



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

November 17, 2025

Alice Fall
906 Prospect St.
Lansing, Michigan 48912

RE: Make Safe or Demolish at 906 Prospect, Lansing, Michigan

The property at 906 Prospect went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board. The City Council held their show cause hearing on November 17, 2025 and the Committee on Public Safety will meet at the date and time below, and determine any action on the Make Safe or Demolish process:

Tuesday, 11/25/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday 11/24/2025.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	810 Beulah St
PARCEL NUMBER:	33-01-01-22-304-031

LISTED TAXPAYER:	Stefan & Tamara Farrell
INTERESTED PARTIES:	
SEV INFORMATION:	\$18,700.00
LAND VALUE:	\$5,600.00
BUILDING VALUE:	
LOT SIZE:	33x99

LEGAL DESCRIPTION:	LOT 30 CLARKS SUB
---------------------------	-------------------

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	
ZONING:	
ESTIMATE OF REPAIRS:	
PICTURES:	
OTHER:	

PROPERTY OWNER CONTACT INFORMATION	
NAME	ADDRESS
Stefan & Tamara Farrell	PO Box 244 Dewitt MI 48820
	5130 E Pratt Road, St. Johns 48879

CURRENT CITY COUNCIL ACTIVITY	
MEETING	DATE
City Council Meeting	Monday, October 27, 2025
Committee on Public Safety	Tuesday, November 25, 2025
City Council Meeting	
City Council Meeting	

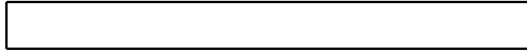
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7/31/2025
60-Day MSD by 9/29/2025

10/28/2022
10/28/2022
\$81,642.18
YES

INFORMATION
PHONE and/or E-MAIL
Ltr sent 10.29.2025
Ltr sent 10.29.2025

ACTION
Referred to Committee
Set Show Cause Hearing



City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
, 7/31/2025 @ 5:30 PM



Andy Schor, Mayor

810 Beulah St

Title Information:

- Tamara & Stefan Farrell

Original Red Tag Date:

- 10/28/22 unsafe
- 1/31/23 fire

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- PE23-1024 Expired electrical permit for service. Power restore approved 7/25/23

SEV & Cost of Repairs:

- SEV is \$18,700.00
- Cost of repairs is \$81,642.18

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

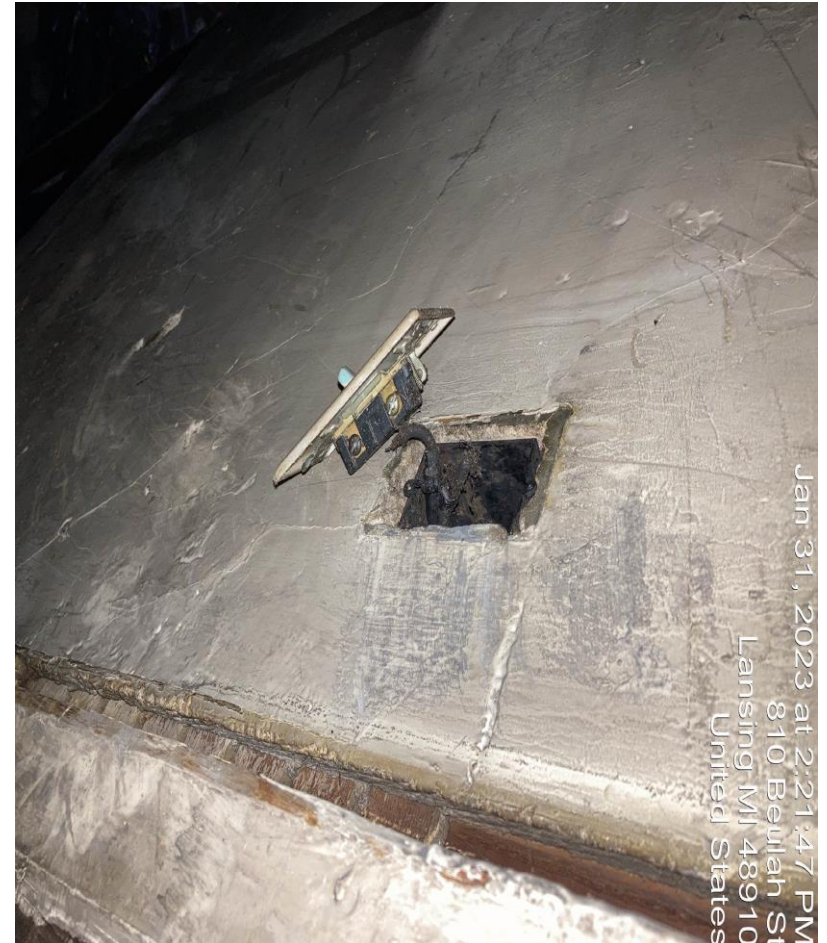
Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

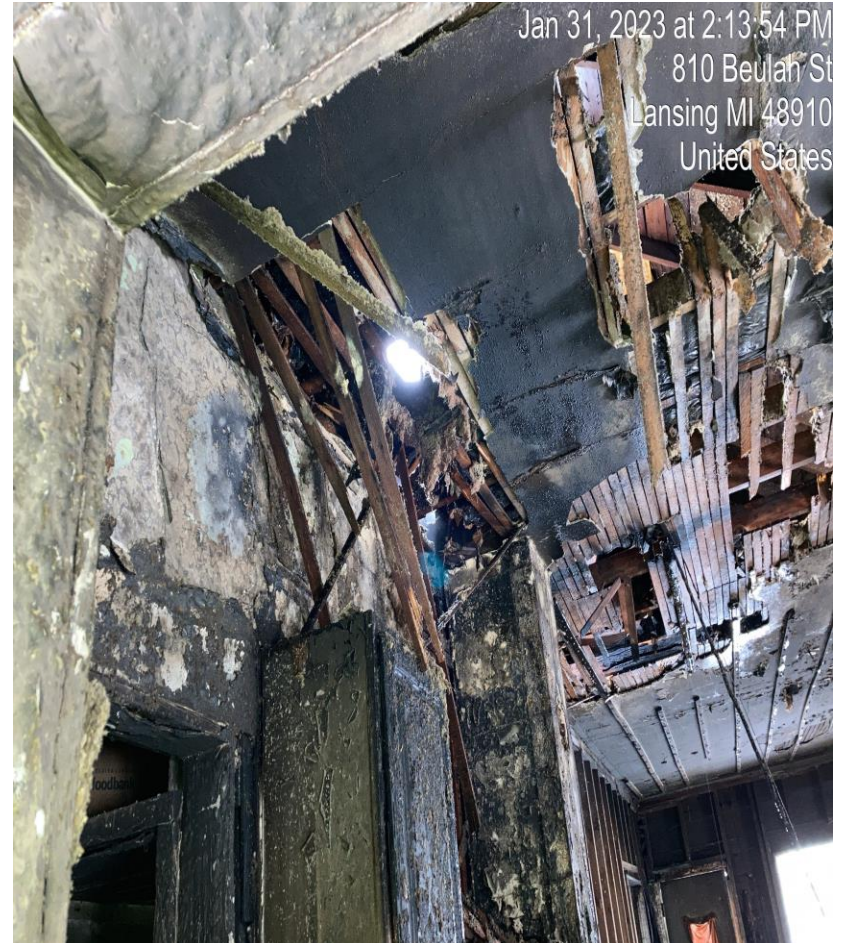
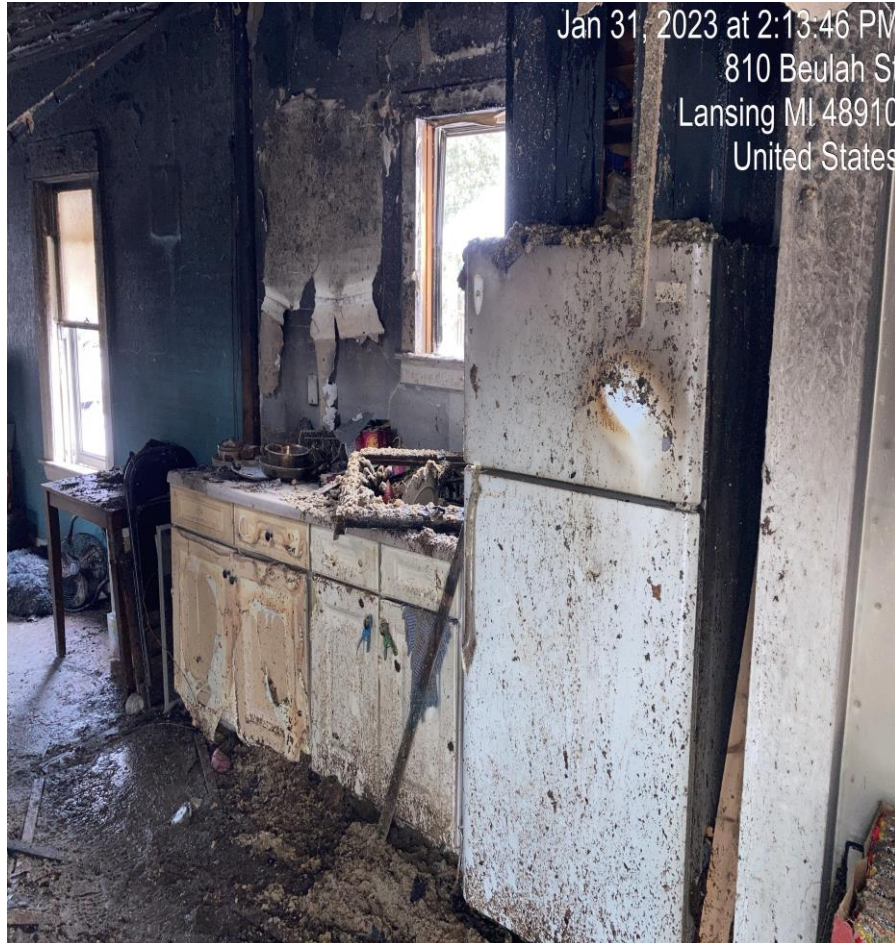
Inspection Photos





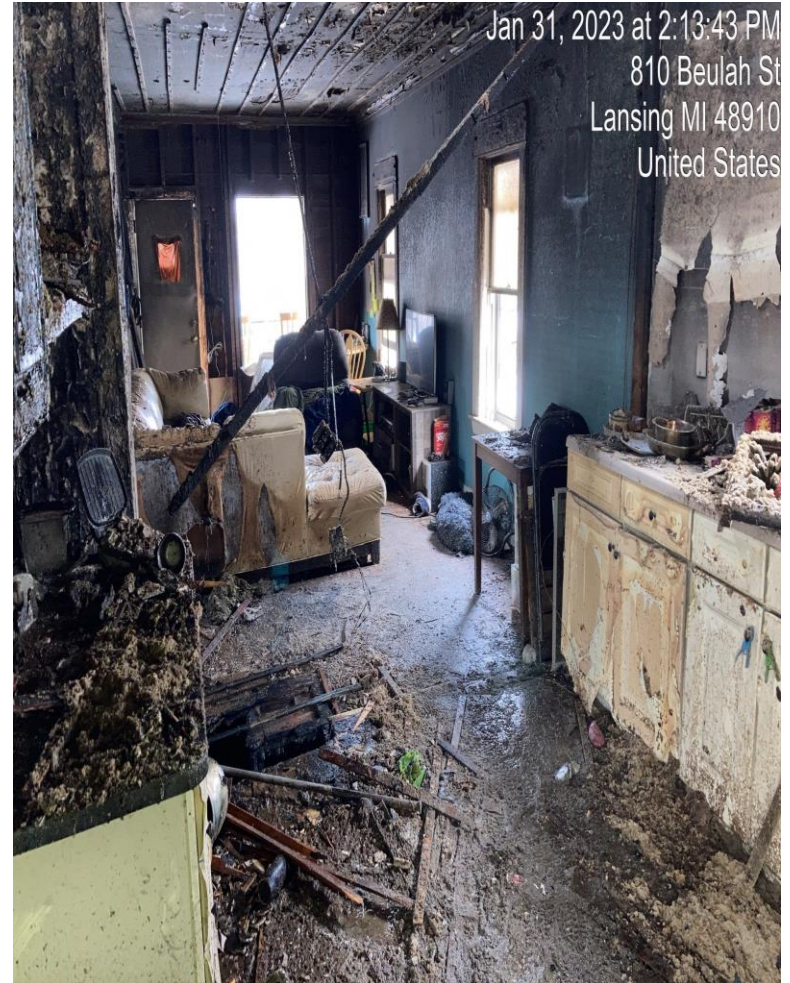
Andy Schor, Mayor

Inspection Photos





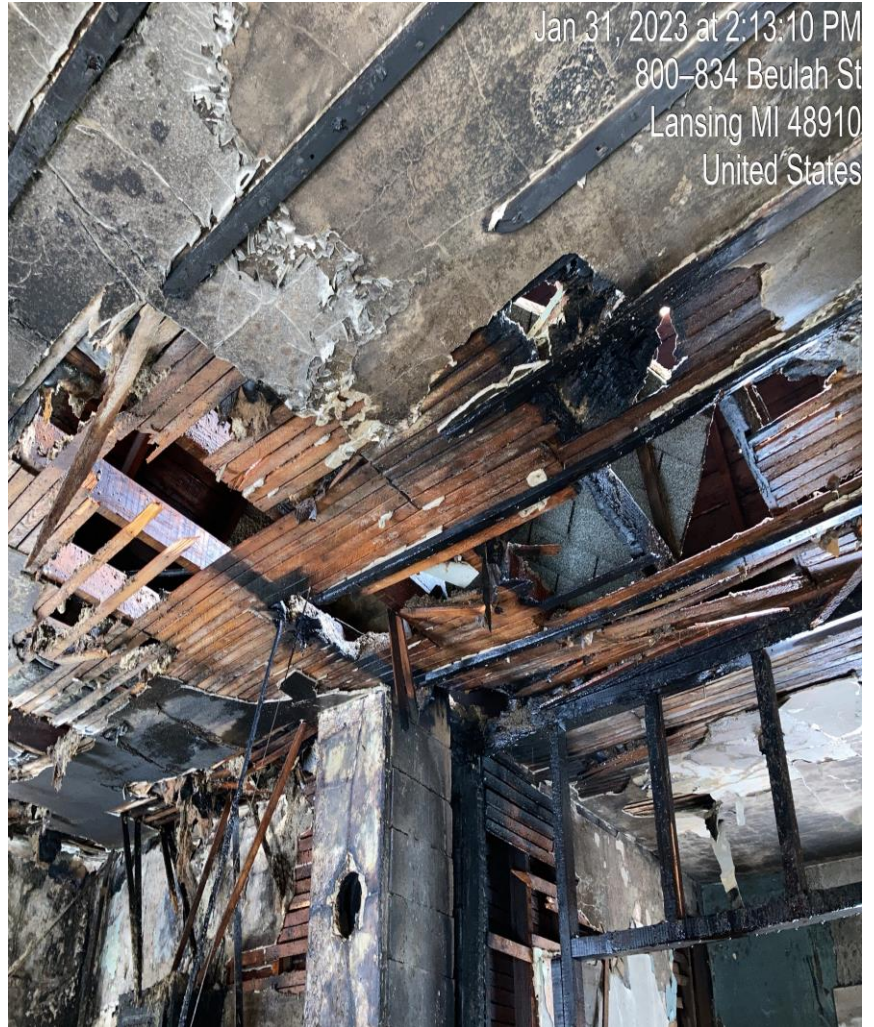
Inspection Photos





Andy Schor, Mayor

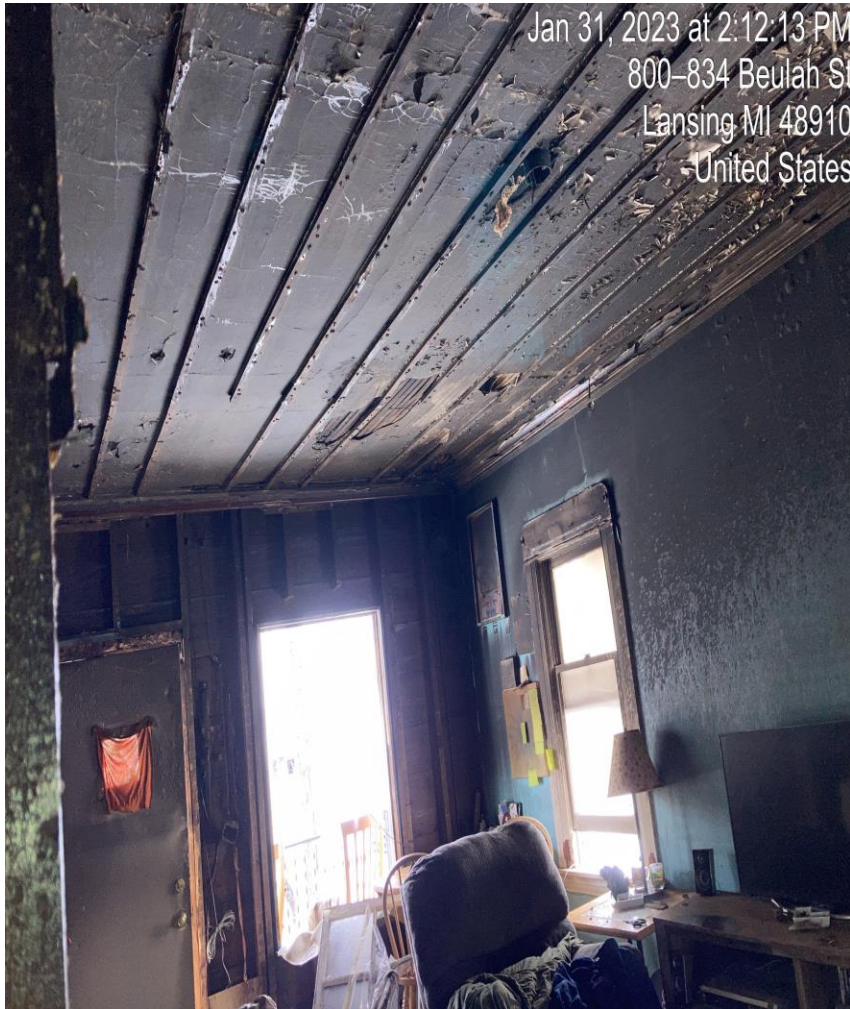
Inspection Photos

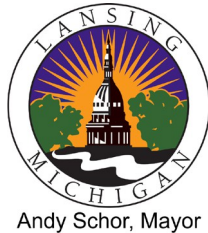




Andy Schor, Mayor

Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **810 Beulah St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 810 Beulah St**
 - **City, State, Zip, county:** Lansing, MI 48910
 - **Legal Description:**
Lot 30, Clark's Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 5 of Plats, Page 17, Ingham County Records.
 - **Parcel #:** 33-01-01-22-304-031

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Thursday July 31, 2025
- **Time:** 5:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.



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

October 29, 2025

Stefan & Tamara Farrell
5130 E Pratt Road
St. Johns, Michigan 48879

RE: Make Safe or Demolish at 810 Beulah, Lansing, Michigan

Recently the property you own at 810 Beulah went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 11/25/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Thursday, 11/20/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 810 Beulah St, 33-01-01-22-304-031, Lot 30 Clarks SUB, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on OCTOBER 28TH, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31ST, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 29TH, 2025; and

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

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that 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.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, **INSERT DATE**, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 810 Beulah St, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

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

Establishment of Historic District Study Committee – 108 S. Martin Luther King Jr. Blvd

WHEREAS, through adoption of the Local Historic District Act, the Michigan Legislature has declared historic preservation a public purpose and has empowered the City Council of the City of Lansing to adopt an ordinance to “regulate the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the” City of Lansing (MCL 399.202); and

WHEREAS, pursuant to this statutory authority, the City of Lansing has adopted Chapter 1220 of the Code of Ordinances, the purpose for which is “to provide for the recognition, preservation and protection of historical and architectural sites, buildings, structures, objects, open spaces and features, hereinafter referred to as district resources, which may be organized into Historic Districts significant to the cultural, social, economic, political and architectural heritage of the City”; and

WHEREAS, Section 1220.03(b) of the Code of Ordinances provides that any person or legal entity may make a request to establish a Historic District within the City of Lansing; and

WHEREAS, upon request and prior to establishing a Historic District, City Council “must first, by resolution, approve the formation of a Historic District Study Committee; and

WHEREAS, appointments to the Historic District Study Committee are to be made by the Mayor, with Council approval; and

WHEREAS, City Council believes that certain property located at 108 S. Martin Luther King J. Blvd in the City of Lansing (below – hereinafter the “Proposed Historic District”), and the buildings, structures, objects, open spaces, and features located therein, is significant to the cultural and social heritage of the City of Lansing; and

WHEREAS, the specific reasons the Proposed Historic District is of such significance are as follows:

- first ever designed by prominent late 19th century architect Darius Moon. He built more than 250 buildings in the Lansing area, most of which are no longer standing.
- It has massive historical significance in the City of Lansing, it was built in 1874 and is one of a handful of houses left of that era and its loss would damage the history of Lansing forever; and

WHEREAS, the Proposed Historic District is legally described as:

LOT 46; ASSESSORS PLAT NO 8

Parcel ID #: 33-01-01-17-401-320;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby waives the optional public hearing on this proposal, which would have been held prior to the establishment of the historic district study committee, due to the fact that the proposed district is a single property district.

BE IT FURTHER RESOLVED, the City Council hereby establishes the 108 S. Martin Luther King Jr. Historic District Study Committee pursuant to Chapter 1220 of the Lansing Code of Ordinances with the powers and duties thereunder to conduct studies and make reports and recommendations regarding the Proposed Historic District.

BE IT FINALLY RESOLVED that the Historic District Study Committee make its reports and recommendations to the Council within 180 days after all its members have been appointed by the Mayor and confirmed by City Council.