

AGENDA

Committee on Public Safety December 17, 2025 at 4:30 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. December 9, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
 - B. Public Comment Via Email A. Peeler 12.14.2025
5. **Discussion/Action:**
 - C. RESOLUTION - Make Safe or Demolish; 810 Beulah
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, December 9, 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
Rawley Van Fossen, EDP
Lisa Hagen-Lawrence, OCA
Bill Castaner, Historical Society
Alesha Flowers, 108 S MLK
James Flowers, 108 S MLK
Roy Plowman, Mayor's Office
Dale Shrader
John McGraw, River Caddis
Rob Crowe, Christman Co.
Marty Ruitter, Hobbs and Black
Dan Wisinski, River Caddis

MINUTES

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

PUBLIC COMMENT

No comment at this time.

DISCUSSION

PLACE ON FILE – Public Project Quarterly Update, Third Quarter 2025

John McGraw spoke on the project, Dan Wisinski, River Caddies, Rob Crowe with Cristman. They have way through on the procurement side, and 90% with bids. Operationally they have had ribbon cutting Fire Station 2, and #9 is 50% complete, and the large complex on time. They are on budget and on schedule.

Council Member Kost asked if the budget is spending all the bond, and it was confirmed.

Council Member Pehlivanoglu asked about the first quarter, and Mr. McGraw stated that as of the update referred in November which was dated October, they do have more percentage complete. Council Member Pehlivanoglu asked if it would be complete before end of schedule. Mr. McGraw

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stated it is everyone's hope to be done on schedule. Council Member Pehlivanoglu asked about cost of materials and how they plan with cost of tariff and cost of materials. Mr. Crowe with Christman spoke on this, and Mr. McGraw stated that based on the contracts they have it will not affect. Mr. Crowe explained their job is to make sure they stay on budget, and this project has a majority of bids and procured. In the budget planning the anticipated spending was in their plan, and they do not see a risk.

Council Member Hussain asked Mr. Crowe, that since procured, they have not seen a substantial change out of the plan. Mr. Crowe confirmed.

Council Member Hussain asked for recap on the completion percentage. Fire Station 9 at 50%, fire training center is at 15%, 63% for the combined building. Fire police out buildings are renovations on existing storage buildings from SWOC. Fire Station 8 has not begun yet and will be scheduled to start early 2026. Mr. McGraw stated there will be an update on these in the 4th quarter update. Mr. Plowman stated there is an RFP from the City on Station #8 currently and on progress.

MOTION BY COUNCIL MEMBER HUSSAIN TO PLACE ON FILE. MOTION CARRIED 3-0.

ORDINANCE – Amend Chapter 654, Noise Ordinance, applicability and enforcement

Council Member Pehlivanoglu asked for any further comments from Committee and noted there was a discussion and questions at the Council meeting during the public hearing.

Council Member Kost concurred with the format this was written is what Council was looking for.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE TO AMEND CHAPTER 654, NOISE ORDINANCE. MOTION CARRIED 3-0.

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

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

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

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

Ms. Hagen-Lawrence spoke on both ordinance amendments. She recapped that OCA has been working with EDP on some additional conditions and have settled on an option that EDP agrees makes sense and OCA has no objection. This would not change the definition ordinance as proposed but looking at proximity ordinance they are looking at something to address outside seating. They are also looking at another amendment that speaks to certain liquor stores under permit. The proposal of both EDP and OCA makes sense, that since these are such a substantive change, if Committee is comfortable with those options, they can take those to Planning Commission in January and then back to Committee with those options.

Council Member Pehlivanoglu asked if some liquor stores have outside seating currently, and Mr. Fedewa stated not that he is aware of it, but they did not want to craft that would be pre-empted by the State, but if this Committee thinks this is okay, Committee can take as originally proposed and changes can come later.

Council Member Kost asked OCA, if with liquor store is there a separate license for off-premise, and Ms. Hagen-Lawrence confirmed. There are some liquor stores that have picnic tables or seating areas, so the newly proposed amendment is to discourage unofficial consumption. If this is added they are dealing with the properties directly not the people who patronize. OCA recommendation is to deal with

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all together if they are considering the outside seating option. If they do not want to, in the draft of the 1250.02 error, that would need to be corrected, and then these two can be moved forward.

Council Member Hussain stated he would concur to wait and see the amendment for the seating. Council Member Kost concurred to wait as well.

Ms. Hagen-Lawrence stated they would finalize the drafts and have ready for the Planning Commission in January; January 6, 2026.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE RESOLUTIONS ON ORDINANCE AMENDMENTS TO 1240.04 AND 1250.02. MOTION CARRIED 3-0.

Council Member Hussain asked OCA if ever found out if drive thru liquor stores were permitted by State law.

RESOLUTION – Establishment of Historic Study Committee: RE 108 S. Martin Luther King Jr. Blvd.
Council Member Pehlivanoglu stated Mr. Van Fossen is out sick, and no other staff from his department could attend today. As a follow up from the last meeting, Mr. Van Fossen confirmed an email from the “Ingham County Treasurer that no historic convenient was recorded for the property. Regarding the if renovation work could proceed during a study process if a committee is formed – per Mr. Van Fossen under Section 1220.03 Procedures for Establishment of a committee in subsection (g) outlines the path if any pending work would cause irreparable harm. Based on the building plans already submitted and approved, he did not see any work of theirs that would cause irreparable harm. Ownership has shared a desire to honor the homes original architect.”

Mr. Castaner stated that the Historic Society of Lansing acknowledged that Mr. Moon is a significant architect in the City of Lansing, and they believe that any Moon house is worth saving, and this one he lived in. Another unique object is it was a duplex, and anything that can help the owners, would be good. They do not anything reputable has been done to impact the historic nature. He invited Mr. Schrader to attend as well to speak on historic construction.

Mr. Schrader spoke in support of preserving a historical home and asked if he could speak to what has been done and what to bring it back.

Council Member Pehlivanoglu noted there was work done to the window, and if that work does it place it into another category. Mr. Schrader explained that in old days there were mullion- small squares and those were removed and they put in new windows. He submitted photos that represent someone painting the windows to look like they are historic windows. Some windows were not done to historic, and since they are vinyl you can make them look like they are real. The Committee reviewed photos of the exterior where wide trim was removed but can be replaced. The porch can be amended with spindles, he was not sure if the porch was original. He noted that with historical it is the exterior and not what they do on the inside.

Mr. Castaner noted Walter French had to follow to “the letter”, there are no lockers, they are painted, and that was negotiated with Historic Preservation of the United States, and when you are restoring things are negotiable. It would be important to have that advice, and he believes that the City of Lansing should offer that advice for free.

Council Member Hussain asked them if the City Council needs to make sure they keep the historic integrity intact, create the study on this home, and establish a district. It appears that with the plans there is no plan for reputable harm. Mr. Castaner stated he believes you need to be more pragmatic, and establishing a committee could take a lot of time, and Council needs to determine the time and money. There are at least 20 structures in the City that they need to be in front of. Council Member Kost stated he sent the Historic District Commission 10 properties this summer. He continued by

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stating that he heard Ms. Flowers did not want to tear it down, and did some research on architect Moon, and spoke to OCA about if creating this Historic Study Committee would be preserve this property. He understands the Ms. Flowers hears is in the right place but what about 30 years. Mr. Castaner stated that if you want to put something in place to say it is preserved for the future, and he would concur with that reasoning for a study to make sure that. Mr. Van Fossen email made it clear this would not stop the work on the property, stated Council Member Kost, and so I his opinion based on the experts here today on historic preservation, and Council thinking of what happens in 50 years, the City has done this with 13-16 buildings that are Historic Districts. Mr. Castaner stated if the plan to do this is for long term preservation they would support that.

Council Member Pehlivanoglu asked about “negotiations on updates to be made”, and when hearing that what if the property owner can’t make the updates, but not cost effective, or if those updates need to be made but the cost of those materials or obtaining those materials are not possible. She asked those present what experience they have with encountering that. Mr. Schrade stated he has not encountered that and has done it voluntarily, and one of his properties he is considering making it a historical district. He then spoke to Ms. Flowers about options for her exterior window fixes where she can find comparable materials. Council Member Kost spoke to Ms. Flowers about an earlier letter she submitted about a grant she received in a significant amount, and so there should be funds to fix the house. Ms. Flower presented Council Member Kost with her phone with photos.

Ms. Flowers spoke on her passion for the house, and wanting a historic district, but doesn’t want it done today. She then referenced photos she has that show a wrap around porch, and original windows. She noted that some of the work was to secure the house, not take away the integrity of it.

Council Member Hussain stated the goals are to make sure the historic nature is impacting the integrity. The reason this is to show this is something different and unprecedented. He recapped what she stated, that she wants it to be a historic district, and per Mr. Van Fossen they can keep working, and why not have it happen now. Ms. Flowers stated she does not trust. Council Member Hussain asked who, and Ms. Flowers stated everyone, and the Council does not trust her.

Mr. Schrader noted that a historic district protects a house from being destroyed, and told Ms. Flowers this is not a bad thing and keep the housing from being demolished. Ms. Flowers said she does not see it that way. Council Member Hussain stated it is to protect the house, and the plan was to save the home and safe guard the City. The can’t be arbitrary and can’t make rash decisions. Ms. Flowers stated she wants to work the way she wants it without someone telling her no, and wants the City to trust her to make it beautiful.

Council Member Pehlivanoglu acknowledges that Council unanimously made the decision to revoke the Make Safe Order and save the property. She then noted that the study is to the exterior only, and if she brings forth the wrap around porch, and the study is ongoing when she wants to do the porch, what does that effect the historic study. Mr. Schrader stated if want to do a wrap around porch, it would have to go to the historic committee with plans.

Council Member Hussain asked OCA if Council paused this, and she does work, and then Council creates a Historic Study, and if they determine things she has done effect the integrity, what happens to those things and historic status. Mr. Fedewa stated that with 1220.03(f) and (g), per resolution as written, there are permits pulled and will not be subject to historic commission. If they pull a new permit, for a porch, that would not go. If this study comes out now or later, they will look at historic materials, make it into the study noting when things were part of the home, when it was contributing aspect, but no power to remove, or no recourse. It could be used as a rational that the integrity is no longer there, and not designated as Historic. Since there are permits already pulled they can work concurrent. He then supported the Historic District Commission aware of changes.

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Ms. Flowers asked what would this study Committee have for guidelines. Mr. Fedewa stated with SHPO guidelines, existing exhibits that applicant or staff have, such as assessing records, plans, etc. Ms. Flowers stated she installed the new windows based on the design of the windows, and could they say they are not double hung sash, but it is a vinyl and based on design of original. Mr. Fedewa state that work was done under a valid permit so that would not fall under their purview to review. Ms. Flowers stated based on that she is wanting to finish before a Historic Committee. Mr. Fedewa stated that it would become part of the report, not a subsequent decision. Council Member Pehlivanoglu stated it is just a study and finding. The study will not have authority to tell what windows to put in, because they were installed under the permit. It does not count against the progress, since permits all pulled.

Council Member Kost went back to Ms. Flowers statement of not trusting, when Committee on Public Safety for the Make Safe, they rely on the department, and the EDP told them no permits and made the recommendation for demolish, and then 8 months later Council decided to reverse. It was always noted there was a historic covenant on the property, and that is why the MSD revoked. He asked again why she does not feel comfortable, noting again he is concerned with 50 years in the future to preserve the home then.

Ms. Flower asked Mr. Schrader if she can get the work done first then get the study. Mr. Schrader stated it would not make difference, but in his opinion they should do the historic district on it first, and he personally will be doing it, and does not think it would make a difference.

Council Member Pehlivanoglu noted when she first came to this Committee she asked for 6 months, and recently concurred she would want the historic district study and asked if the Committee had an interested to table for 6 months. Council Member Kost asked why delay 6 months, since Mr. Fedewa stated that if doing this, nothing changes to what is happening now, and this is just the study group, and the set in stone after the study establishes a recommendation. Mr. Fedewa stated that the Committee when established would have 6 months for a recommendation. Based on the request from the owner that she does not wish for a Historic District, there is not need.

MOTION BY COUNCIL MEMBER KOST MADE MOTION TO DENY THE RESOLUTION.

Ms. Hagen-Lawrence stated it would die in Committee, so if they want a discussion with the full council, they would have to act today, and then action at Council.

MOTION BY COUNCIL MEMBER KOST WITHDREW THE MOTION.

MOTION BY COUNCIL MEMBER KOST TO MOVE THE MOTION. MOTION FAILED 0-3.

OTHER

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

Council Member Pehlivanoglu stated that Mr. Van Fossen is not present if they have questions, they can reach out to him directly.

ADJOURN

Adjourned at 5:08 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on

*Improving Public Safety
Responsiveness & Restoring
Community Trust*

Prepared by: Alison Peeler Peeler Ranch Lansing LTD &
Residents of the 300 Block of Paris Avenue

For Public Distribution – December 2025

Executive Summary

For nearly three years, residents of the 300 block of Paris Avenue have experienced repeated disturbances, inconsistent public safety responses, and confusion surrounding Neighborhood Watch processes.

This report summarizes the system-level patterns affecting the block and presents constructive, forward-looking solutions aimed at building stronger community safety partnerships between residents, Lansing Police Department (LPD), and city leadership.

This is a neutral, factual, public-safe summary designed to promote transparency, understanding, and collaboration.

Background

Community Concerns

Residents have documented:

- More than 50 disturbance calls over nine months
- Inconsistent enforcement and unclear thresholds
- Difficulty obtaining timely communication or follow-up
- Confusion around the removal and reinstatement process for Neighborhood Watch

Why This Matters

Small unresolved issues escalated into larger conflicts, creating stress, tension, and preventable disruption for the neighborhood.

Purpose of This Public Report

This document is intended to:

- Summarize the patterns residents experienced
- Highlight opportunities for improved communication
- Present clear, constructive requests
- Support transparent, collaborative problem-solving
- Inform the broader community about the situation without assigning blame

This is *not* an accusation against any individual.

Documented Pattern of Concern

1. Repeated Disturbance Calls

Residents report:

- Over 50 calls within a year
- Continued disturbances involving the same locations
- No consistent resolution
- LPD officers allowed to not respond to calls at all

2. Communication Challenges

Residents experienced:

- Unanswered emails
- Delayed or unreturned communications
- Difficulty receiving clarification on decisions

3. Neighborhood Watch Confusion

Residents felt unclear about:

- Why their Watch was removed
- How decisions were made
- What rules applied
- How reinstatement works

The lack of transparency increased frustration and uncertainty.

System-Level Impact

Public Safety

- Preventable escalation
- Fatigue among residents
- Higher strain on officers responding repeatedly

Community Well-Being

- Stress and anxiety
- Neighbor-to-neighbor conflict
- Erosion of trust in processes

Civic Efficiency

- Many repeated calls with no long-term resolution
- Duplication of effort for officers and dispatch

Community Goals

Residents of Paris Avenue are not seeking special treatment — only:

1. Clear, written policies
2. Consistent enforcement
3. Improved communication
4. Transparency in Neighborhood Watch processes
5. Partnership between residents and the city

Community Requests

We respectfully request that the City of Lansing provide:

1. Written Criteria for Officer Discretion

So residents understand how disturbances are evaluated and escalated.

2. A Clear, Transparent Neighborhood Watch Process Including:

- How block captains are approved
- How issues are reviewed
- How reinstatement decisions are made

3. Predictable Response Timelines

So residents know when to expect replies from city departments.

4. Confirmation of Officer Attendance at Requested Community Meetings

As reflected in LPD's community policing materials.

5. A Written Response Within 10 Business Days

To acknowledge these concerns and outline next steps.

The Path Forward

Paris Avenue residents are prepared to work collaboratively with:

- Lansing Police Department
- City Council
- The Office of the Mayor
- The Public Safety Committee
- Community partners

We want to build a safer, more consistent, more connected neighborhood — together.

Conclusion

This report is designed to:

- Highlight community experiences
- Provide a constructive roadmap
- Encourage partnership
- Restore trust and clarity

Every Lansing resident deserves predictable, reliable public safety support.

We look forward to building a stronger, safer community through transparent, solution-oriented collaboration.

Contact

For questions or follow-up, the residents of Paris Avenue request official written acknowledgment by:

December 27, 2025

TO: Alison Peeler

alipeeler61@gmail.com

3-Minute Public Comment

Good evening. My name is Alison Peeler, and I am speaking today because our neighborhood has reached a point where silence is no longer an option.

For nearly three years, the residents of the 300 block of Paris Avenue have lived with a level of instability that no community should have to tolerate — not in Lansing, not anywhere. What began as ordinary disturbance calls escalated into an ongoing cycle of disruption, sleepless nights, neighbor conflict, and avoidable fear. And throughout this time, the systems designed to protect and support us simply did not function.

More than fifty disturbance calls were made over nine months. Fifty. And not a single long-term solution came out of them. The same problems continued, the same houses were involved, the same people were calling for help — and nothing changed.

Residents were left in a position where they were doing everything right, following every step they were told to follow, and still had no clarity, no consistency, and no resolution.

This is not a policing problem.

This is not a community problem.

This is a systems problem.

When communication breaks down, when policies aren't transparent, when thresholds for enforcement aren't clear, and when residents cannot even get a reliable response to an email or a meeting request — trust erodes. And once trust erodes, the entire relationship between residents and the city begins to collapse.

We also experienced a deeply confusing and destabilizing situation surrounding Neighborhood Watch. It was removed without a transparent explanation, without a written process, and without a clear path forward. When residents asked for clarification, they received inconsistent information. A community program that should build safety instead created confusion and frustration.

We're not here to point fingers.

We're not here to attack employees or leadership.

We are here to say, plainly and firmly: this cannot continue.

This is not sustainable for residents, and it is not sustainable for the city.

Our community is requesting five simple, reasonable, absolutely necessary things:

1. Clear written criteria for officer discretion.

People deserve to know how enforcement decisions are made.

2. A transparent, consistent Neighborhood Watch process.

Rules should be written, accessible, and applied equally.

3. Predictable communication standards.

Residents should not wait weeks or months for a basic response.

4. Guaranteed officer attendance at requested community meetings.

This is already part of Lansing's community policing model.

5. A written response within 10 business days.

This creates accountability and allows us to move forward.

We want partnership.

We want clarity.

We want stability.

But we also want it understood that the residents of this city cannot bear the weight of systemic issues that should have been addressed years ago.

We are ready to collaborate — today, right now — to fix what is broken.

We ask the city to meet us with that same level of seriousness and urgency.

Thank you.

SYSTEMIC PUBLIC SAFETY FAILURES

Investigative Summary & Corrective Action Framework

Alison Peeler - Peeler Ranch Lansing Ltd Community Organization - 300 Block of Paris Ave

Objective

To present documented patterns, resident-reported allegations and system-level failures affecting public safety, enforcement consistency, and Neighborhood Watch Administration

Scope Includes:

- Verified timelines
- Resident-submitted evidence
- FOIA-referenced materials (summaries)
- Allegations requiring formal review
- Systemic analysis & corrective demands

Methodology

Data Sources:

- 50+ call-for-service incidents (FOIA and resident-documented)
- Body-Camera statements and video (FOIA)
- Policy references from LPD and City of Lansing
- Resident testimony

Analytic Framework:

- Pattern recognition
- Administrative consistency review
- Risk escalation tracking

Key Finding 1:

Response Failure Pattern

Documented Pattern:

- 50+ noise-related calls over 9 months
- 0 citations
- Ongoing disturbance from same properties
- Escalation from nuisance —> confrontation —> violence
- Legal/Investigative Assessment:
- Clear failure of early intervention
- Undefined thresholds for enforcement
- Insufficient supervisory oversight on repeat calls

Legal Exhibit A:

“Officer Discretion” Breakdown

Resident-Reported Allegations:

- Discretion invoked to decline enforcement
- No written criteria provided
- No appeal mechanism
- No documentation of escalation protocol

Risk:

- Arbitrary enforcement
- Potential unequal treatment
- Reduced legitimacy of police action

Key Finding 2:

Administrative Irregularities in Neighborhood Watch Removal

Resident Claims (Neutral):

- Removal conducted without clear procedural basis
- Mixed explanations across LPD personnel
- Use of bylaws not applicable to Block Captains
- A “mediation meeting” allegedly repurposed for disciplinary action

Investigative Concern:

Transparency and due process appear inconsistent with best practices.

Legal Exhibit B:

Communication Failures

Residents Reports:

- Unanswered emails to city offices
- Delayed or absent responses to meeting requests
- Conflicting guidance from different department

Operational Impact:

- Loss of opportunity for early conflict mitigation
- Heightened escalation risk
- Perceived institutional disregard

Key Finding 3:

Supervisory Oversight Gaps

Indicators:

- Repeated calls with no enforcement escalation
- Discretion applied inconsistently across shifts
- No documented review despite recurring complaints

Legal/Investigative Relevance:

Failure to apply consistent enforcement can constitute a systemic issue, not officer-level error.

Resident Allegations (Neutral Summary)

Allegation included in resident documentation:

- Procedural misrepresentation during meetings
- Pressure to direct harassment reports
- Apparent preferential enforcement
- Miscommunications between units

Important: These are claims, not findings.

Formal review required.

Systemic Risk Analysis

Risk Domains Identified:

1. Public Safety Risk — escalation to violence
2. Administrative Risk — inconsistent + excess resource usage
3. Legal Risk — potential violation of procedural norms
4. Community Risk — loss of trust, degraded cooperation

Required Corrective Actions (Formal)

1. Publish written criteria for officer discretion
2. Restore Neighborhood Watch or issue written procedural justification
3. Implement required response time standards
4. Mandate officer attendance for requested community meetings
5. Launch an independent procedural review
6. Provide formal written response with 10 business days

Compliance Deadline Table

Issue	Required Action	Deadline
Neighborhood Watch	Restore or justify	10 business days
Discretion Policy	Per Legal Exhibit A: Publish standards	30 days
Community Meetings	Mandatory attendance record	Immediate
Communication Failures	Implement response protocol	30 days
Dispatch Review	Pattern analysis	45 days

Conclusion

The document pattern reflects:

- Repeated missed intervention points
- Administrative inconsistency
- Communication lapses
- Procedural ambiguity

Immediate corrective action is required to restore public trust and reduce systemic risk.

Appendix Overview

- Resident Evidence Packet
- Timeline Documentation
- Bodycam Summaries (FOIA-Referenced)
- Applicable LPD Policy Statements
- Neighborhood Watch Governance Materials

Closing

Requested: Written Response by December 27, 2025

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
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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 9/29/2025

HOUSING CODE VIOLATION LTR:	10/28/2022
ORIGINAL RED TAG DATE:	10/28/2022
ZONING:	
ESTIMATE OF REPAIRS:	\$81,642.18
PICTURES:	YES
OTHER:	

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Stefan & Tamara Farrell	PO Box 244 Dewitt MI 48820	Ltr sent 10.29.2025
	5130 E Pratt Road, St. Johns 48879	Ltr sent 10.29.2025

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION
City Council Meeting	Monday, October 27, 2025	Referred to Committee
Committee on Public Safety	Tuesday, November 25, 2025	Set Show Cause Hearing
City Council Meeting	Monday, December 8, 2025	Set Show Cause Hearing
City Council Meeting	Monday, December 15, 2025	Show Cause Hearing
Committee on Public Safety	Wednesday, December 17, 2025	
City Council Meeting	Monday, January 12, 2026	

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

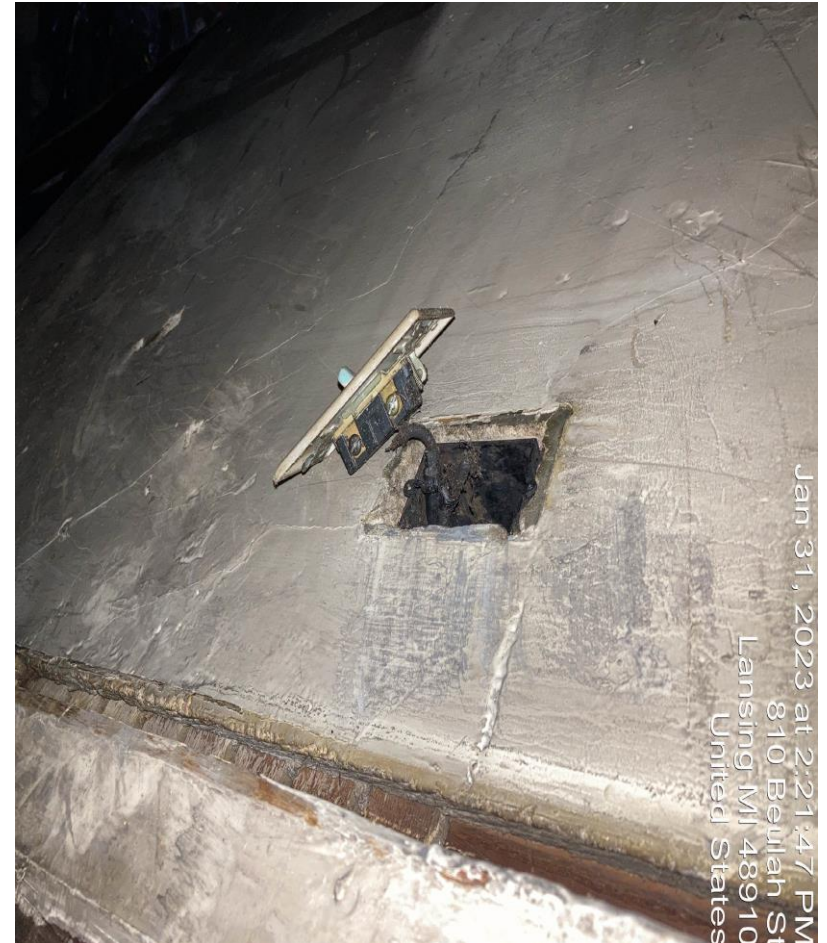
Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

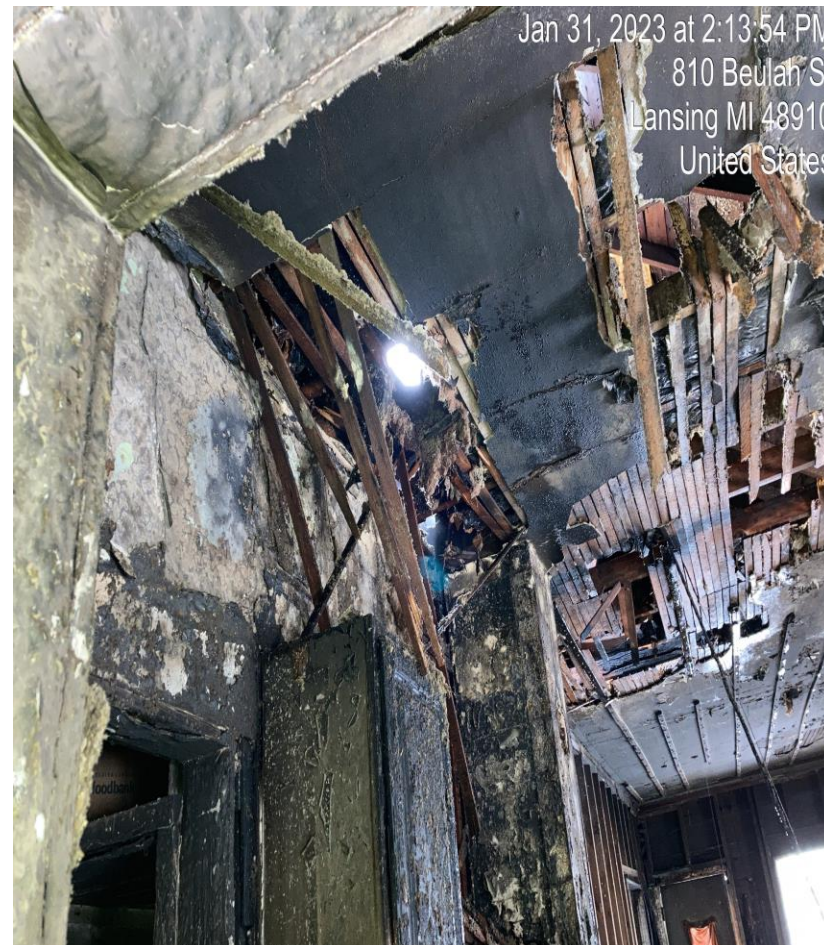
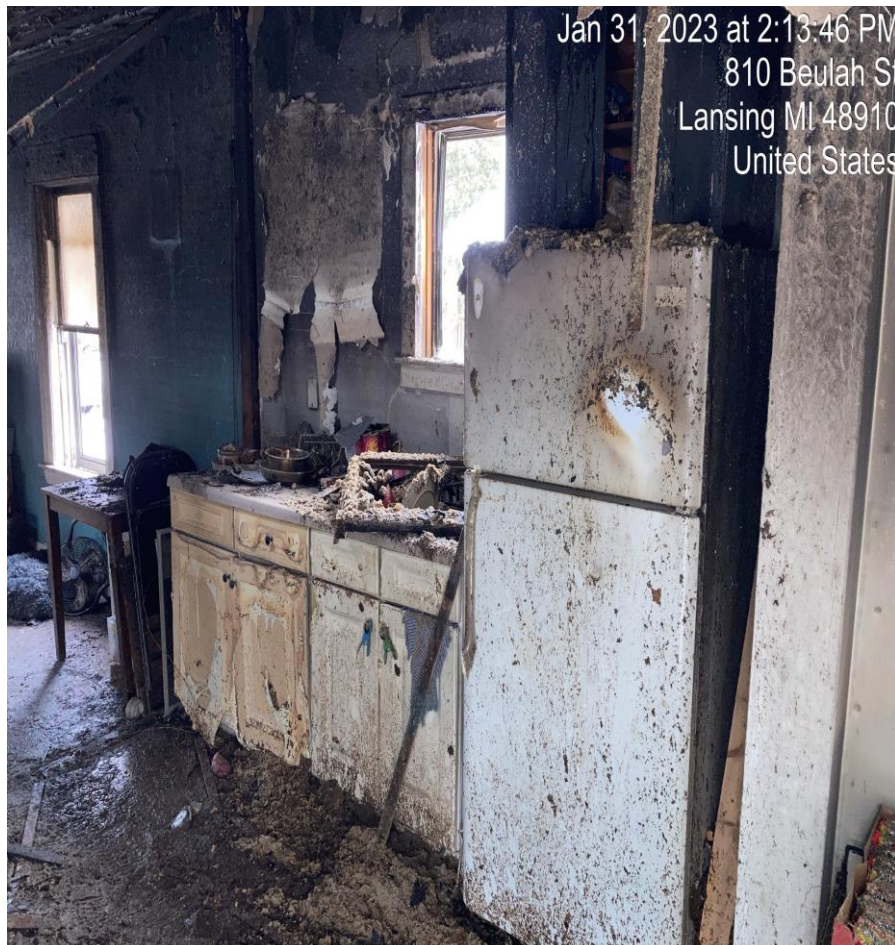
Inspection Photos





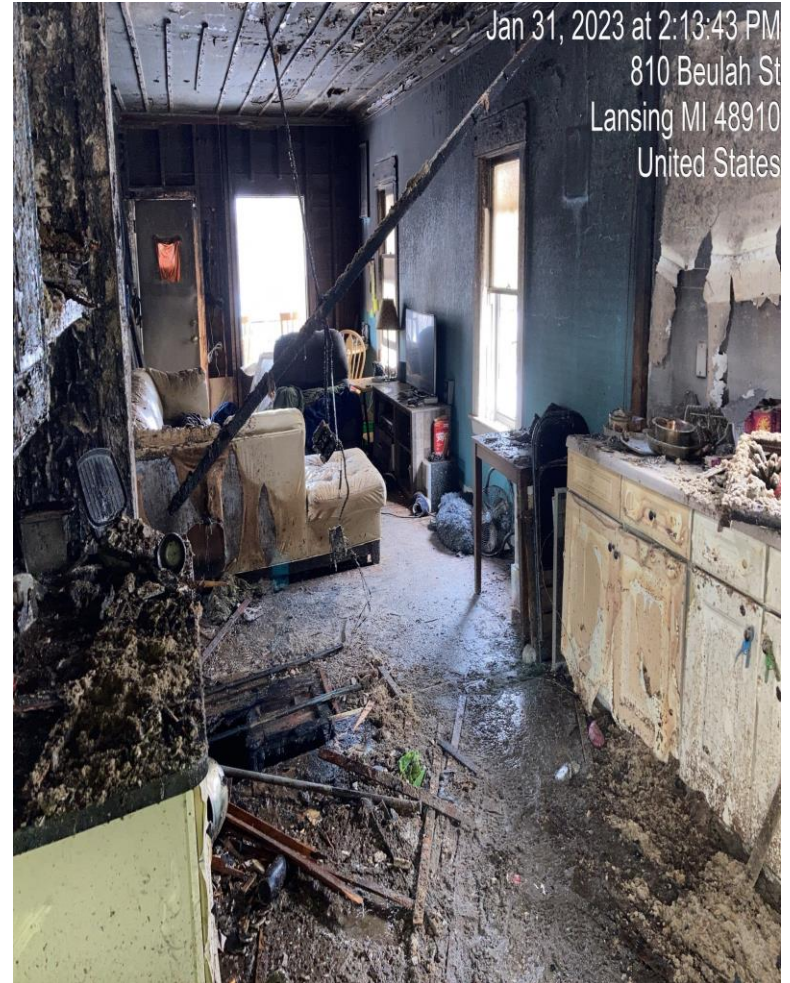
Andy Schor, Mayor

Inspection Photos





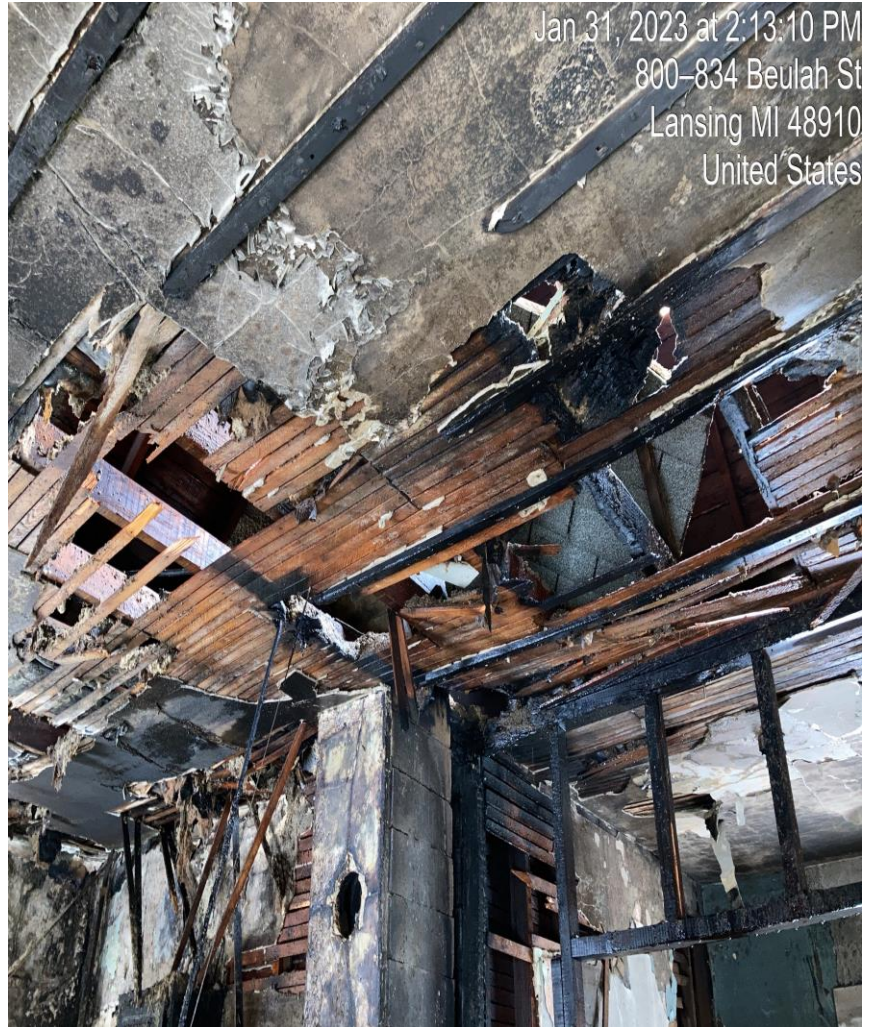
Inspection Photos





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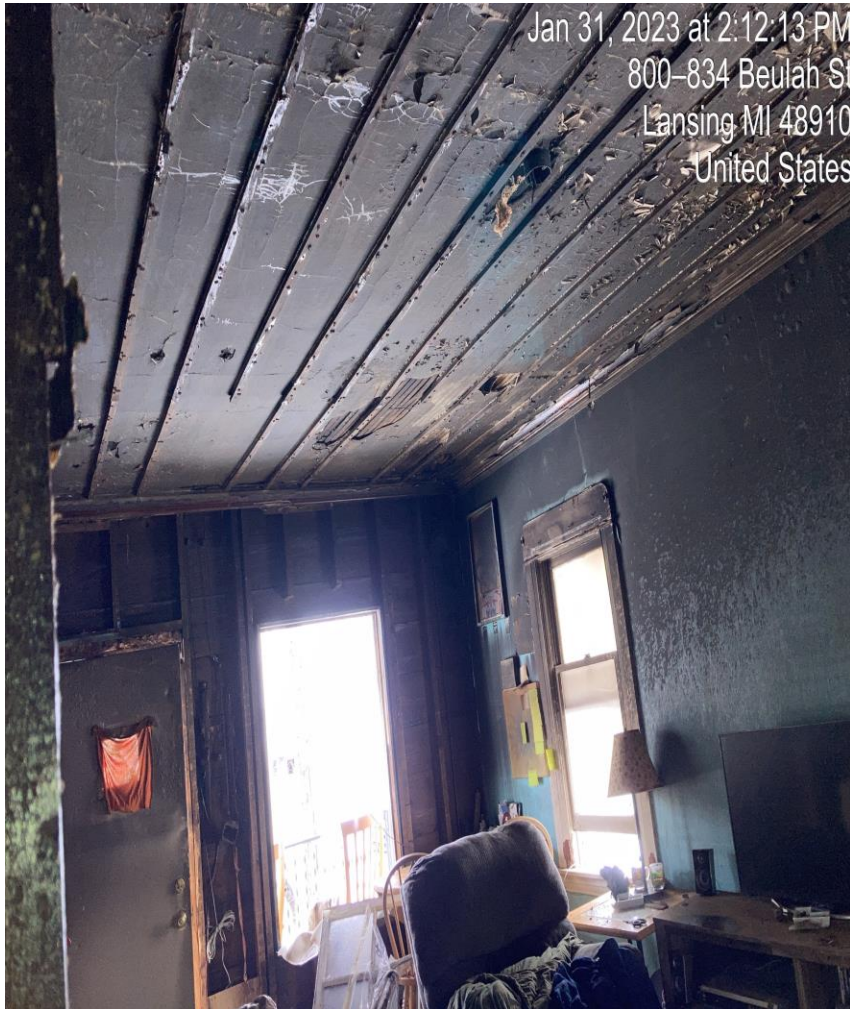
Inspection Photos





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<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 - 0006</p>
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Matter of the building/structure at 810 BEULAH 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 \$18,700.00
7. The cost to repair the building or structure to make it safe is \$81,642.18
8. The real estate is described as follows:

Parcel Number: 33-01-01-22-304-031

LOT 30 CLARKS SUB

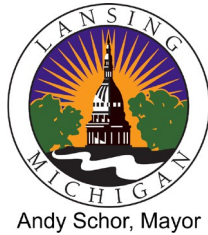
IT IS ORDERED THAT:

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 9-29-25.

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 **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.

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 , 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, 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 28, 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 29TH, 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 December 15, 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 Compliance 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 810 Beulah 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 _____ days from the date of this resolution, _____, 2026.

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 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.