

# AGENDA

## Committee on Public Safety March 5, 2026 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](mailto: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>

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Council Member Spadafore, Chairperson  
Council Member Hussain, Vice Chairperson  
Council Member Martinez, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
  - A. February 19, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
  - B. RESOLUTION; Orders to Make Safe or Demolish; 3126 Maloney St.
  - C. RESOLUTION - Orders to Make Safe or Demolish; 904 E. Kalamazoo St
  - D. RESOLUTION - Orders to Make Safe or Demolish; 408 Norman St.
  - E. RESOLUTION - Orders to Make Safe or Demolish; 408 Sawyer Rd.
  - F. RESOLUTION -Orders to Make Safe or Demolish; 2112 N. High St.
  - G. RESOLUTION - Orders to Make Safe or Demolish; 1004 Cady Ct.
  - H. RESOLUTION- Introduce & Set Public Hearing; Zoning Amendment Chapter 1240 Section 1240.04 Define "Liquor Store"
  - I. RESOLUTION - Introduce & Set Public Hearing; Zoning Amendment; Chapter 1250, Section 1250.02; Liquor License Location Proximity
  - J. RESOLUTION - Introduce & Set Public Hearing; Zoning Amendment, Chapter 1243 Table 1243.03; add "Liquor Store" to the Commercial Mixed-Use Districts Allowable Use Table
  - K. RESOLUTION - Introduce & Set Public Hearing; Zoning Amendment Chapter 1245 Table 1245.03; add "Liquor Store" to the Special Districts Allowable Use Table
  - L. ORDINANCE - Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code
  - M. ORDINANCE - Amend Chapter 1460; Add Section 1460.05 to establish a unified system of violation notices

N. ORDINANCE -Amend Chapter 1460; Amend Sections 1460.44 - 1460.52 and add Section 1460.53 to clarify and update the regulation and certification of rental properties

**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.

DRAFT



**MINUTES**  
**Committee on Public Safety**  
**Thursday, February 19, 2026 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

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

**PRESENT**

Council Member Peter Spadafore, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Clara Martinez, Member

**OTHERS PRESENT**

Renee Richmond, Recording Secretary  
Luke Bingaman, Legislative Analyst  
Daniel DuChene, OCA  
Floresio Hernandez  
Andrew Fedewa, EDP  
Farhan Sheikh-Omar

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM FEBRUARY 5, 2026, AS PRESENTED. MOTION CARRIED 3-0.

**PUBLIC COMMENT**

No comment at this time.

**DISCUSSION**

RESOLUTION – Appointment; Floresio Hernandez, 1<sup>st</sup> Ward Member of the Police Commissioners; Term to Expire June 30, 2029

Mr. Hernandez referenced an updated resume that was added to the packet and republished on the website and summarized his work experience. Councilmember Hussain stated the current meetings are primarily held at the LPD headquarters, there have been criticism with accessibility and parking how would you enhance that. Mr. Hernandez answered he is an advocate in moving meetings around to accommodate residents and being transparent and a voice for the community. Councilmember Hussain asked if he was approached by the administration for this appointment, Mr. Hernandez said no by community members.

Councilmember Martinez ask about his perspective in his social justice background and how it could be utilized. Mr. Hernandez again reference trust, transparency, and was born and raised in Lansing and trust in building relationships. Councilmember Martinez asked how he plans to bring people together, Mr. Hernandez responded it depends on context of scenario, and would like to see the city thrive. Look at commonality and common issues of each other but may not know it.

## DRAFT

Councilmember Hussain stated for the record that he also wanted to thank the previous Commissioner Farhan Sheikh-Omar for his service and commitment, and Mr. Hernandez for his experience.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO APPOINT FLORENSIO HERNANDEZ AS THE 1<sup>ST</sup> WARD MEMBER OF THE POLICE COMMISSIONERS. MOTION CARRIED 3-0.

Mr. Hernandez asked what type of complaints the Commissioner Investigator oversees. Councilmember Spadafore mentioned it is separate from Internal Affairs and more so investigating social media things involving a Police Officer. Councilmember Hussain believes they are hired by the Commission not LPD and housed in HRCS, and asked Mr. Sheikh-Omar to explain, he confirmed the Commission hires the investigator who conducts interviews and submits findings for determination.

### DISCUSSION- Introduce and Set Public Hearing; Zoning Amendment Chapter 1240 Section 1240.04 Define "Liquor Store"

Councilmember Spadafore noted this and the next three items were together and asked Councilmember Hussain to speak since he was on last year's Committee.

Councilmember Hussain summarized last year's Committee, and some Councilmembers were opposed to some liquor license transfers and centered around density of stores, and proximity to schools, parks, etc. and wanted to focus on the local level and zoning code. So these would define a liquor store and proximity from store to store and then modifies some allowable use tables. Mr. Fedewa added it was reviewed twice by the Planning Commission, and most important was the allowable use table came out of that. Mr. DuChene stated that a liquor store is defined as proposed as specially designated merchant or distributor, or both that is primarily engaged in the sale of tobacco, vapor, and alternative nicotine products, and packaged alcoholic liquor, beer, spirits, and wine for consumption off the premises of the building. So when sales of both are equal to half of volume of sales then defined as liquor store. Once you have that you determine how far away they can be. Councilmember Hussain asked how 2500 feet was landed. Mr. DuChene noted there was a case on whether municipality can buffer, and it was upheld by Michigan courts, so they felt safe using that distance. Councilmember Spadafore asked about existing establishments. Mr. DuChene answered they would be grandfathered in on the Ordinance. Councilmember Hussain asked if the license runs with the property, and if the business closes and license goes into escrow someone buys it do they get the license. Mr. DuChene noted it depends on the property, but in the end MLCC has the say.

Mr. DuChene added there was a discussion about drive thru liquor stores and those are not permitted according to the liquor control codes. Councilmember Hussain asked how they are inventoried, Mr. Fedewa responded they went through LARA on if defined as supermarket or liquor store, would have to look at sales volume.

Councilmember Spadafore thanked the Committee for the discussion and these would continue to the next meeting.

### DISCUSSION- Introduce and Set Public Hearing; Zoning Amendment Chapter 1250 Section 1250.02 Liquor License Location Proximity

### DISCUSSION- Introduce and Set Public Hearing; Zoning Amendment Chapter 1243 Table 1243.03 add "Liquor Store" to the Commercial Mixed Use Districts Allowable Use Table

### DISCUSSION- Introduce and Set Public Hearing; Zoning Amendment Chapter 1245 Table 1245.03 add "Liquor Store" to the Special Districts Allowable Use Table

# DRAFT

## **OTHER**

No other topics at this time.

## **ADJOURN**

Adjourned at 4.27p.m.

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	3126 Maloney
<b>PARCEL NUMBER:</b>	33-01-01-30-476-401

<b>LISTED TAXPAYER:</b>	Florence Bartley
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	\$63,400.00
<b>LAND VALUE:</b>	\$24,400.00
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	77.85x191

<b>LEGAL DESCRIPTION:</b>	LOT 386 PLEASANT GROVE SUB NO 1
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**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	NA
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>MSD HEARING DATE:</b>	11/24/2025
<b>MSD HEARING RESULTS:</b>	MSD 12/29/2025

<b>HOUSING CODE VIOLATION LTR:</b>	
<b>ORIGINAL RED TAG DATE:</b>	3/26/2025
<b>ZONING:</b>	R-1
<b>ESTIMATE OF REPAIRS:</b>	\$130,117.21
<b>PICTURES:</b>	YES
<b>OTHER:</b>	

<b>PROPERTY OWNER CONTACT INFORMATION</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
FLORENCE BARTLEY (DECEASED)	3126 MALONEY	

<b>CURRENT CITY COUNCIL ACTIVITY</b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	1/26/2026	Referral
Committee on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Committee on Public Safety	3/5/2026	Determination on MSD

# 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  
Monday, 11.24.25 @ 5:00 PM



Andy Schor, Mayor

# 3126 Maloney

## **Title Information:**

- Bartley, Florence
- 33-01-01-30-476-401
- LOT 386 PLEASANT GROVE SUB NO 1

## **Original Red Tag Date:**

- 03/26/2025
- 6/30/25 moved to red tag monitoring. Invoiced \$832.00

## **Reasons for Red Tag**

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure. Building safety has reviewed the structure and advised that the west wall is separating from the structure and the plumbing is not to code.

## **Property Activity:**

- Owner passed away, Next Of Kin not interested in property.
- No permit activity

## **SEV & Cost of Repairs:**

- SEV is \$63,400
- Cost of repairs is \$130,117.21

## **City Recommendation:**

- 30 days to make safe or demolish.



Andy Schor, Mayor

# 3126 Maloney

## Damage Report Information:

- Back part of dwelling foundation has settled, causing separation issues on the walls, Building Safety also inspected and confirmed our findings. Owner had altered and improvised plumbing lines.

## Permits needed:

- Building
- Electrical
- Plumbing
- Mechanical

## Owner interaction

- no other contact has been had since day of tagging.

## Other violation activity

- 2025
  - 2 grass – resolved



# Inspection Photos

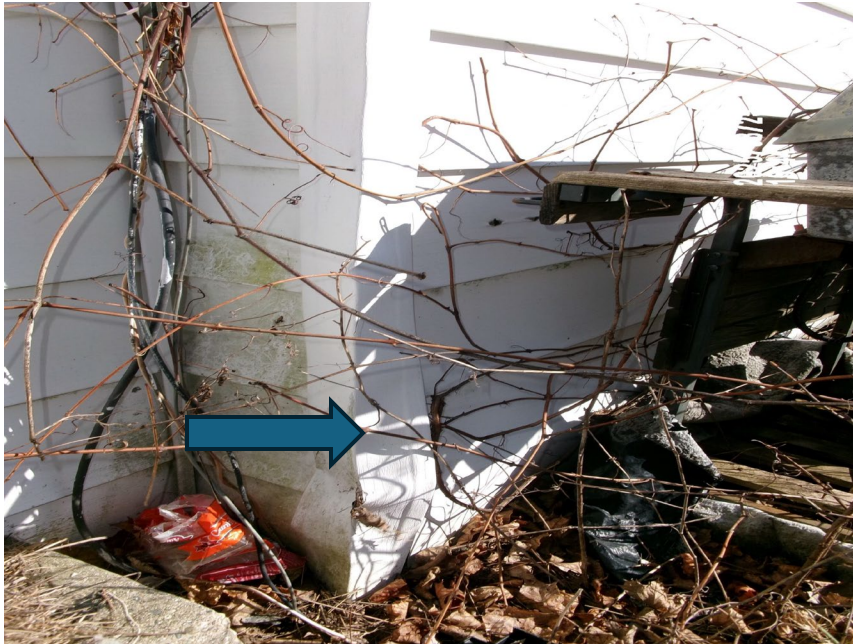


Front View



Rear View

# Inspection Photos



Rear of house signs of rear wall separation from structure



Andy Schor, Mayor

# Inspection Photos



(above) rear wall separating from house.



(right) Window level, however wall is not



Andy Schor, Mayor

# Inspection Photos

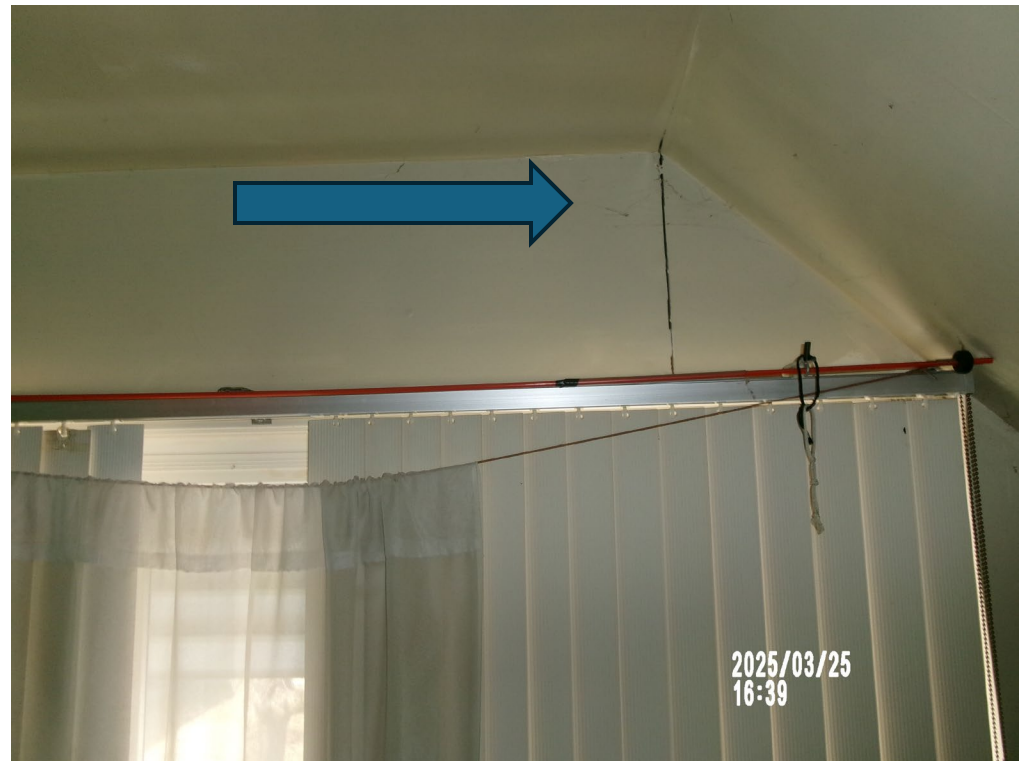


Inside home evidence of shifting



Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



Hole in Kitchen floor, water hose hooked directly to plumbing/meter area



Andy Schor, Mayor

# Inspection Photos



Garden hose used for plumbing



Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



Garden hose ran from one side of the kitchen, to the other side, used to supply sink with fresh water



Andy Schor, Mayor

# Inspection Photos



Garden hose coming from floor, on to kitchen counter



Andy Schor, Mayor

# Inspection Photos



Hose clamped on counter with C clamp



Andy Schor, Mayor

# Inspection Photos



Flexible wire used to supply power to a light fixture in the kitchen area



Andy Schor, Mayor

# Inspection Photos



Water damage evidence from inside the structure at wall/ceiling area.



Andy Schor, Mayor

# Inspection Photos



<p style="text-align: center;">CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p style="text-align: center;"><b>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</b></p>	<p>FILE NO. <b>D2025 - 11.24.25 #3</b></p>
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Matter of the building/structure at 3126 MALONEY ST. which is a  dwelling  garage  other

1. Date of hearing: NOVEMBER 24, 2025 Hearing Officers: JOE VITALE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER 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 \$63,400.00
7. The cost to repair the building or structure to make it safe is \$130,117.21
8. The real estate is described as follows:

**Parcel Number: 33-01-01-30-476-401**

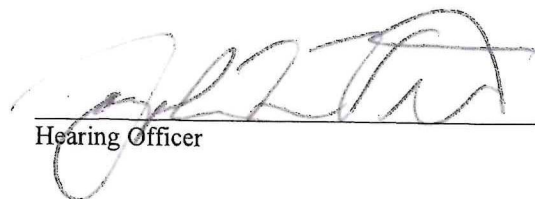
**LOT 386 PLEASANT GROVE SUB NO 1**

**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 December 29, 2025

11/24/25  
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: **3126 Maloney St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 3126 Maloney St**
  - **City, State, Zip, county: Lansing, MI 48911**
  - **Legal Description: LOT 386 PLEASANT GROVE SUB NO 1**
  - **Parcel #: 33-01-01-30-476-401**

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: Monday November 24, 2025**
- **Time: 5:00 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 , 3126 Maloney Street, 33-01-01-30-476-401, Lot 386 Pleasant Grove Sub No, 1 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 MARCH 26<sup>TH</sup>, 2025; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 24<sup>TH</sup>, 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 DECEMBER 29<sup>TH</sup>, 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 February 23, 2026 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 3126 Maloney Street, 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, March 9, 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.

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	904 E Kalamazoo
<b>PARCEL NUMBER:</b>	33-01-01-15-352-251

<b>LISTED TAXPAYER:</b>	Adam Valleau & Eugene Valleau
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	\$50,900.00
<b>LAND VALUE:</b>	\$7,200.00
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	39.50x120

<b>LEGAL DESCRIPTION:</b>	LOT 7 BLOCK 3 LANSING IMPROVEMENT COMPANYS ADD
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**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	NA
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>MSD HEARING DATE:</b>	11/18/2025
<b>MSD HEARING RESULTS:</b>	MSD 12/18/25

<b>HOUSING CODE VIOLATION LTR:</b>	7/11/2019, 8/25/23
<b>ORIGINAL RED TAG DATE:</b>	10/11/2024
<b>ZONING:</b>	R-MX
<b>ESTIMATE OF REPAIRS:</b>	\$142,873.80
<b>PICTURES:</b>	YES
<b>OTHER:</b>	

<b>PROPERTY OWNER CONTACT INFORMATION</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
Adam & Eugene Valleau	904 E. Kalamazoo St Lansing MI 48912	

<b>CURRENT CITY COUNCIL ACTIVITY</b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	1/26/2026	Referral
Comm. on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Comm. on Public Safety	3/5/2026	Determination on MSD

# 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  
Tuesday, 11/18/2025 @ 5:00 PM



Andy Schor, Mayor

# 904 E Kalamazoo

## Title Information:

- Adam Valleau & Eugene Valleau

## Original Red Tag Date:

- 10/11/24

## Reasons for Red Tag

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

## Property Activity:

- No current repairs being made.

## SEV & Cost of Repairs:

- SEV is \$50,900
- Cost of repairs is \$142,873.80

## City Recommendation:

- 30 days to make safe or demolish.



# Inspection Photos





# Inspection Photos





# Inspection Photos



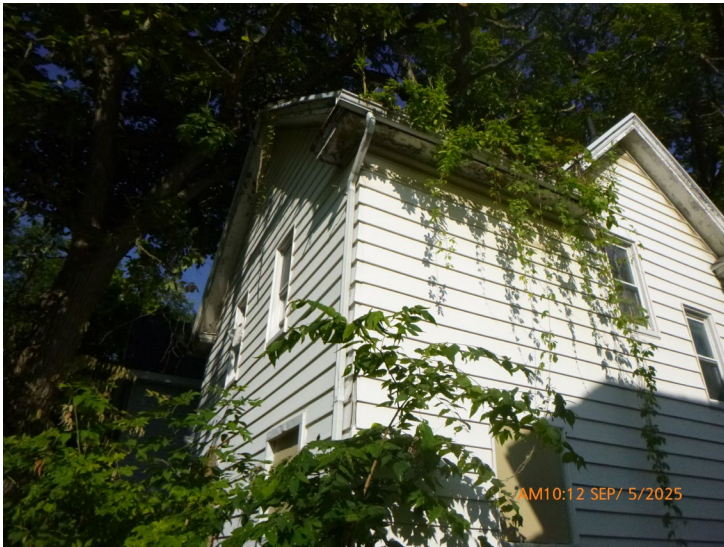


# Inspection Photos





# Inspection Photos





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





# Inspection Photos





# Inspection Photos





# Inspection Photos





# Inspection Photos



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	<b>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</b>	FILE NO. <b>D2025 - 11.18.25 #1</b>
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Matter of the building/structure at 904 E KALAMAZOO, which is a  dwelling  garage  other

1. Date of hearing: NOVEMBER 18, 2025 Hearing Officers: DAVE MUYLLE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER 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 \$50,900.00
7. The cost to repair the building or structure to make it safe is \$142,873.80
8. The real estate is described as follows:

**Parcel Number: 33-01-01-15-352-251**

**LOT 7 BLOCK 3 LANSING IMPROVEMENT COMPANYS 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 Dec. 18 2025

11/18/25  
Date

David Muelle  
Hearing Officer



## **Notice of Hearing Regarding Unsafe Structure Within the City of Lansing**

This notice is to inform you that the building located at: **904 E. Kalamazoo St.** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 904 E. Kalamazoo St**
  - **City, State, Zip, county: Lansing, MI 48912**
  - **Legal Description: LOT 7 BLOCK 3 LANSING IMPROVEMENT COMPANYS ADD**
  - **Parcel #: 33-01-01-15-352-251**

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: Tuesday November 18, 2025**
- **Time: 4:00 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 , 904 E. Kalamazoo St, 33-01-01-15-352-251 , Lot 7 Block 3 Lansing Improvement Companys 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 OCTOBER 11<sup>TH</sup>, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 18<sup>th</sup>, 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 DECEMBER 18<sup>th</sup>, 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 February 23, 2026 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 904 E. Kalamazoo 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, March 9, 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.

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	<b>408 Norman</b>
<b>PARCEL NUMBER:</b>	<b>33-01-01-21-463-052</b>

<b>LISTED TAXPAYER:</b>	<b>D'Haene Management Group</b>
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	<b>\$29,500.00</b>
<b>LAND VALUE:</b>	<b>\$2,300.00</b>
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	<b>46x49</b>

<b>LEGAL DESCRIPTION:</b>	<b>COM'NE COR LOT 67, TH W ALONG N LOT LINE 57.9FT, S TO PT ON S'LY LINE LOT 67 46.6FT NW'LY OF SE COR, SE'LY TO SE COR, NE'LY</b>
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**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	<b>NA</b>
<b>ELECTRICAL:</b>	<b>N/A</b>
<b>MECHANICAL:</b>	<b>N/A</b>
<b>PLUMBING:</b>	<b>N/A</b>
<b>DEMOLITION:</b>	<b>N/A</b>

<b>MSD HEARING DATE:</b>	<b>11/19/2025</b>
<b>MSD HEARING RESULTS:</b>	<b>MSD 12/19/25</b>

<b>HOUSING CODE VIOLATION LTR:</b>	
<b>ORIGINAL RED TAG DATE:</b>	<b>9/4/2019</b>
<b>ZONING:</b>	<b>R-3</b>
<b>ESTIMATE OF REPAIRS:</b>	<b>\$77,815.19</b>
<b>PICTURES:</b>	<b>YES</b>
<b>OTHER:</b>	

<b>PROPERTY OWNER CONTACT INFORMATION</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
D'Haene Management Group Inc	6971 W. Willow Hwy Lansing MI 48917	

<b>CURRENT CITY COUNCIL ACTIVITY</b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	1/26/2026	Referral
Committee on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Committee on Public Safety	3/5/2026	Determination on MSD

# 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  
Friday, 10/25/2024 @ 5:00 PM



Andy Schor, Mayor

# 408 Norman St

## **Title Information:**

- D'HAENE MANAGEMENT GROUP INC

## **Original Red Tag Date:**

- 9/4/2019

## **Reasons for Red Tag**

- This dwelling constitutes threats to the life, health, and/or safety of the persons living near or visiting the dwelling. It was tagged on 9/4/2019 for unsafe, dilapidated, and unsanitary dwelling.

## **Property Activity:**

- No activity to repair has been done .
- No permits have been pulled to start repairs.

## **SEV & Cost of Repairs:**

- SEV is \$29,500
- Cost of repairs is estimated at \$ 77,815.19

## **City Recommendation:**

- 30 days to make safe or demolish.



Andy Schor, Mayor

# Inspection Photos

## **Damage Report Information:**

Leaking roof, water damaged drywall in various parts of house

## **Permits needed:**

- Building
- Electrical
- Mechanical

## **Other violation activity**

- 15 Grass/Weed Enforcements since 2019 – 1 Complied/14 Resolved
- 11 Trash Enforcements since 2019 – 3 Complied/ 8 Resolved
- 4 Board Ups since 2019 –



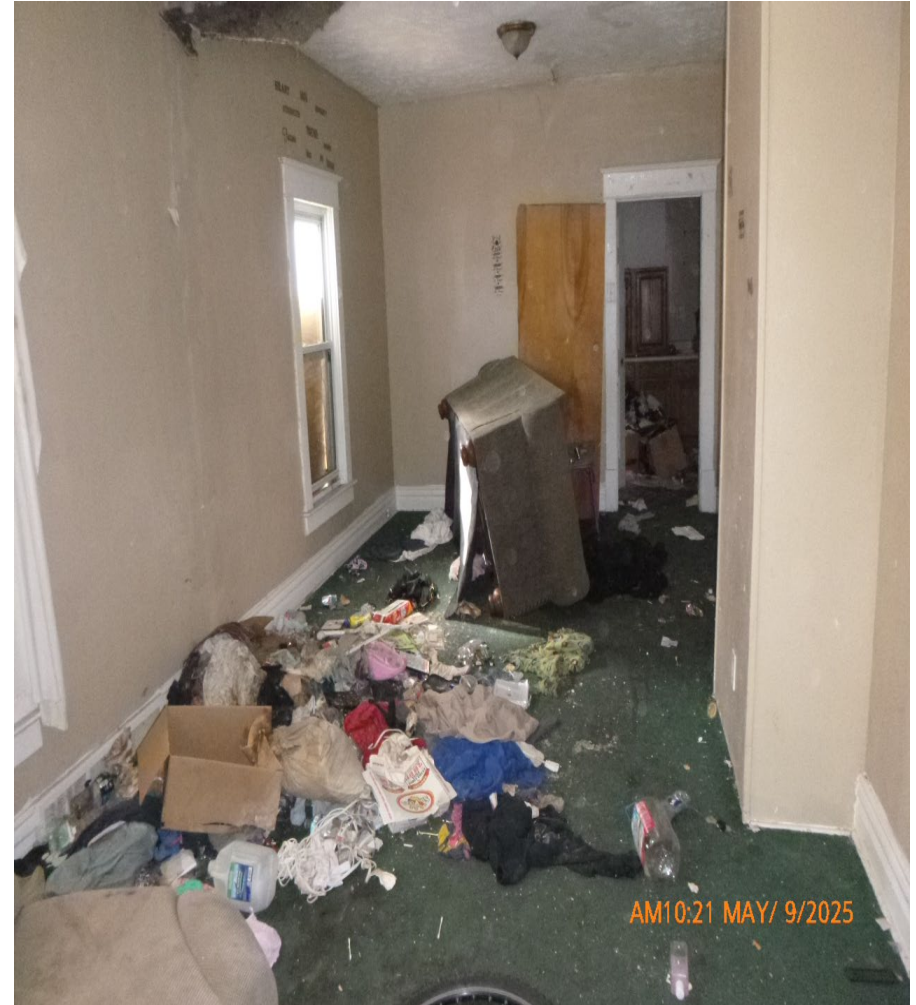
Andy Schor, Mayor

# Inspection Photos





# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	<b>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</b>	FILE NO. <b>D2025 – 11.19.25 #3</b>
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Matter of the building/structure at 408 NORMAN ST., which is a  dwelling  garage  other

1. Date of hearing: NOVEMBER 19, 2025 Hearing Officers: DAVE MUYLLE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER 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 \$29,500.00
7. The cost to repair the building or structure to make it safe is \$77,815.19
8. The real estate is described as follows:

**Parcel Number: 33-01-01-21-463-052**

**COM NE COR LOT 67, TH W ALONG N LOT LINE 57.9 FT, S TO PT ON S'LY LINE LOT 67 46.6 FT NW'LY OF SE COR, SE'LY TO SE COR, NE'LY TO BEG; REO PARK ADD**

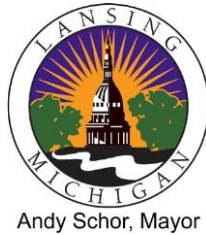
**IT IS ORDERED THAT:**

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 Dec. 1<sup>st</sup> 2025

11/19/25  
Date

David L Muelle  
Hearing Officer



## **Notice of Hearing Regarding Unsafe Structure Within the City of Lansing**

This notice is to inform you that the building located at: **408 Norman St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 408 Norman St**
  - **City, State, Zip, county: Lansing, MI 48910**
  - **Legal Description: COM NE COR LOT 67, TH W ALONG N LOT LINE 57.9 FT, S TO PT ON S'LY LINE LOT 67 46.6 FT NW'LY OF SE COR, SE'LY TO SE COR, NE'LY TO BEG; REO PARK ADD**
  - **Parcel #: 33-01-01-21-463-052**

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: Wednesday November 19, 2025**
- **Time: 5:00 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 , 408 Norman Street, 33-01-01-21-463-052, COM NE COR LOT 67, TH W ALONG N LOT LINE 57.9 FT, S TO PT ON S'LY LINE LOT 67 46.6 FT NW'LY OF SE COR, SE'LY TO SE COR, NE'LY TO BEG; REO PARK 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 SEPTEMBER 4<sup>TH</sup>, 2019; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 19<sup>TH</sup>, 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 DECEMBER 19<sup>TH</sup>, 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 February 23, 2026 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 408 Norman Street, 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, March 9, 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.

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	408 Sawyer
<b>PARCEL NUMBER:</b>	33-01-05-09-176-211

<b>LISTED TAXPAYER:</b>	Jacob Bryce Kolonich
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	\$36,713.00
<b>LAND VALUE:</b>	\$7,200.00
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	70X127.50

<b>LEGAL DESCRIPTION:</b>	W 70 FT OUTLOT E SUPERVISORS PLAT OF ELMWOOD FARMS
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**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	N/A
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>MSD HEARING DATE:</b>	11/19/2025
<b>MSD HEARING RESULTS:</b>	MSD 12/19/2025

<b>HOUSING CODE VIOLATION LTR:</b>	Exterior 7/11/24
<b>ORIGINAL RED TAG DATE:</b>	7/12/2024
<b>ZONING:</b>	R-1
<b>ESTIMATE OF REPAIRS:</b>	\$139,078.67
<b>PICTURES:</b>	YES
<b>OTHER:</b>	

<b><u>PROPERTY OWNER CONTACT INFORMATION</u></b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
Jacob Bryce Kolonich	408 Sawyer Rd Lansing MI 48911	N/A

<b><u>CURRENT CITY COUNCIL ACTIVITY</u></b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	1/26/2026	Referral
Committee on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Committee on Public Safety	3/5/2026	Determination on MSD

# 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  
Wednesday, 11/19/25 @ 5:00 PM



Andy Schor, Mayor

# 408 SAWYER RD

## **Title Information:**

- Jacob Bryce Kolonich
- 33-01-05-09-176-211
- W 70 FT OUTLOT E SUPERVISORS PLAT OF ELMWOOD FARMS

## **Original Red Tag Date:**

- 7/12/2024

## **Reasons for Red Tag**

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

## **Property Activity:**

- Home appears abandoned. Considerable structural damage to the home. The outer shell of the house is mostly all that remains. 75% of the floor joists are completely missing exposing the dirt crawl below.

## **SEV & Cost of Repairs:**

- SEV is \$36,713.00
- Cost of repairs is \$139,078.67

## **City Recommendation:**

- 30 days to make safe or demolish.



Andy Schor, Mayor

# Inspection Photos

## **Permits needed:**

- Building
- Electrical
- Plumbing
- Mechanical

## **Other violation activity since red tagged**

- 2025
  - 2 board ups
  - 4 grass violations – all resolved
- 2024
  - 3 grass violations – all resolved



Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





# Inspection Photos



# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p><b>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</b></p>	<p>FILE NO. <b>D2025 – 11.19.25 #1</b></p>
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Matter of the building/structure at 408 SAWYER RD., which is a  dwelling  garage  other

1. Date of hearing: NOVEMBER 19, 2025 Hearing Officers: DAVE MUYLLE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER 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 \$36,713.00
7. The cost to repair the building or structure to make it safe is \$139,078.67
8. The real estate is described as follows:

**Parcel Number: 33-01-05-09-176-211**

**W 70 FT OUTLOT E SUPERVISORS PLAT OF ELMWOOD FARMS**

**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 12/19/2025.

11/19/25  
Date

David L Muelle  
Hearing Officer



## **Notice of Hearing Regarding Unsafe Structure Within the City of Lansing**

This notice is to inform you that the building located at: **408 Sawyer Rd** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 408 Sawyer Rd**
  - **City, State, Zip, county: Lansing, MI 48911**
  - **Legal Description: W 70 FT OUTLOT E SUPERVISORS PLAT OF ELMWOOD FARMS**
  - **Parcel #: 33-01-05-09-176-211**

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: Wednesday November 19, 2025**
- **Time: 5:00 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 , 408 Sawyer Rd, 33-01-05-09-176-211, W 70 Ft Outlot E Supervisors Plat of Elmwood Farms, 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 12<sup>th</sup>, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 19<sup>TH</sup>, 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 DECMEBER 19<sup>TH</sup>, 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 February 23, 2026 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 408 Sawyer Rd, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within  days from the date of this resolution, March 9, 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.

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	2112 N High St
<b>PARCEL NUMBER:</b>	33-01-01-03-376-171

<b>MSD HEARING DATE:</b>	11/24/2025
<b>MSD HEARING RESULTS:</b>	MSD 12/29/25

<b>LISTED TAXPAYER:</b>	Bahaduri Daud Mohammad
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	\$50,100.00
<b>LAND VALUE:</b>	\$11,600.00
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	88.20x115.40

<b>HOUSING CODE VIOLATION LTR:</b>	
<b>ORIGINAL RED TAG DATE:</b>	7/22/2019
<b>ZONING:</b>	R-2
<b>ESTIMATE OF REPAIRS:</b>	\$141,134.27
<b>PICTURES:</b>	YES
<b>OTHER:</b>	

<b>LEGAL DESCRIPTION:</b>	LOT 59 & 60 PARK MANOR HEIGHTS
---------------------------	--------------------------------

<b>PROPERTY OWNER CONTACT INFORMATION</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
Bahaduri Daud Mohammad	2806 CYNWOOD, LANSING	

**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	N/A
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>CURRENT CITY COUNCIL ACTIVITY</b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	1/26/2026	Referral
Committee on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Committee on Public Safety	3/5/2026	Determination on MSD

# 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  
Monday 11.24.25 @ 5:00 PM



Andy Schor, Mayor

# 2112 N High

## **Title Information:**

- Bahaduri Daud Mohammad- purchased from Ingham County 10.20.22
- 33-01-01-03-376-171
- LOTS 59 & 60 PARK MANOR HEIGHTS

## **Original Red Tag Date:**

- 7/22/2019
- 12/5/2019 - red tag monitoring. Invoiced 9,601.00
- 

## **Reasons for Red Tag**

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

## **Property Activity:**

- No open permits, no permits pending. Property has changed ownership five times since it was red tagged, twice being owned by Ingham County.

## **SEV & Cost of Repairs:**

- SEV is \$50,100.00
- Cost of repairs is \$141,134.27

## **City Recommendation:**

- 30 days to make safe or demolish.



Andy Schor, Mayor

# 2112 N High

## **Damage Report Information:**

- Entire dwelling is dilapidated, decayed, damaged and structurally unsafe

## **Permits needed:**

- Building
- Electrical
- Plumbing
- Mechanical

## **Other violation activity**

- No premise violations since 2022

## **Request to Inspect**

- Performed on 6.13.25 with the owner



Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



2025/06/13  
10:45



Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





# Inspection Photos



<p style="text-align: center;">CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p style="text-align: center;"><b>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</b></p>	<p>FILE NO. <b>D2025 - 11.24.25 #1</b></p>
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Matter of the building/structure at 2112 N. HIGH ST., which is a  dwelling  garage  other

1. Date of hearing: NOVEMBER 24, 2025 Hearing Officers: JOE VITALE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER 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 \$50,100.00
7. The cost to repair the building or structure to make it safe is \$141,134.27
8. The real estate is described as follows:

**Parcel Number: 33-01-01-03-376-171**

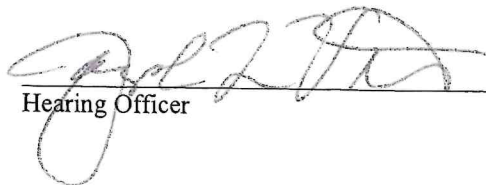
**LOT 59 & 60 PARK MANOR HEIGHTS**

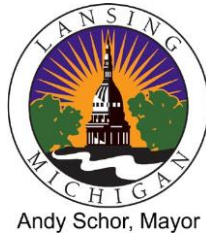
**IT IS ORDERED THAT:**

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 December 29, 2025

11/24/25  
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: **2112 N. High St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 2112 N. High St**
  - **City, State, Zip, county: Lansing, MI 48906**
  - **Legal Description: LOTS 59 & 60 PARK MANOR HEIGHTS**
  - **Parcel #: 33-01-01-03-376-171**

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: Monday November 24, 2025**
- **Time: 5:00 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 , 2112 N. High St, 33-01-01-03-376-171, Lots 59 & 60 Park Manor Heights, 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 22<sup>ND</sup>, 2019; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 24<sup>TH</sup>, 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 DECEMBER 29<sup>TH</sup>, 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 February 23, 2026 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 2112 N. High Street, 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, March 9, 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.

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	1004 Cady
<b>PARCEL NUMBER:</b>	33-01-01-10-329-131

<b>MSD HEARING DATE:</b>	11/24/2025
<b>MSD HEARING RESULTS:</b>	MSD 12/29/25

<b>LISTED TAXPAYER:</b>	Tarshua Evans
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	\$39,000.00
<b>LAND VALUE:</b>	\$6,000.00
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	49.50x48

<b>HOUSING CODE VIOLATION LTR:</b>	
<b>ORIGINAL RED TAG DATE:</b>	9/26/2018
<b>ZONING:</b>	R-2
<b>ESTIMATE OF REPAIRS:</b>	\$80,366.52
<b>PICTURES:</b>	YES
<b>OTHER:</b>	

<b>LEGAL DESCRIPTION:</b>	E 3 R LOT 4 BLOCK 2 NARMORES ADD
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<b>PROPERTY OWNER CONTACT INFORMATION</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
Tarshua Evans	1004 Cady Ct Lansing MI 48906	

**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	NA
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>CURRENT CITY COUNCIL ACTIVITY</b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	1/26/2026	Referral
Committee on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Committee on Public Safety	3/5/2026	Determination on MSD

# 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  
Monday 11/24/2025 @ 5:00 PM



Andy Schor, Mayor

# 1004 Cady Ct

## **Title Information:**

- Tarshua Evans
- 33-01-01-10-329-131
- E 3 R LOT 4 BLOCK 2 NARMORES ADD

## **Original Red Tag Date:**

- 9/26/2018
- 8/1/2019 – entered into red tag monitoring. Invoiced 10,365.00.

## **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 have been pulled.
- No work being done

## **SEV & Cost of Repairs:**

- SEV is \$39,000.00
- Cost of repairs is \$80,366.52

.



Andy Schor, Mayor

# 1004 Cady

## **Damage Report Information:**

- Property has been abandoned, dilapidated and damaged by critters.
- Has serious sanitation issues

## **Permits needed:**

- Licensed electrical, plumbing and mechanical contractors will need to review all systems and obtain permits as needed.

## **Owner interaction:**

- Request to Inspect on 6/13/2025 with owner

## **Other violation activity:**

- Since being red tagged the property has received eight grass violations, nine trash violations, and six board ups

## **City Recommendation:**

- 30 days to make safe or demolish



Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

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Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





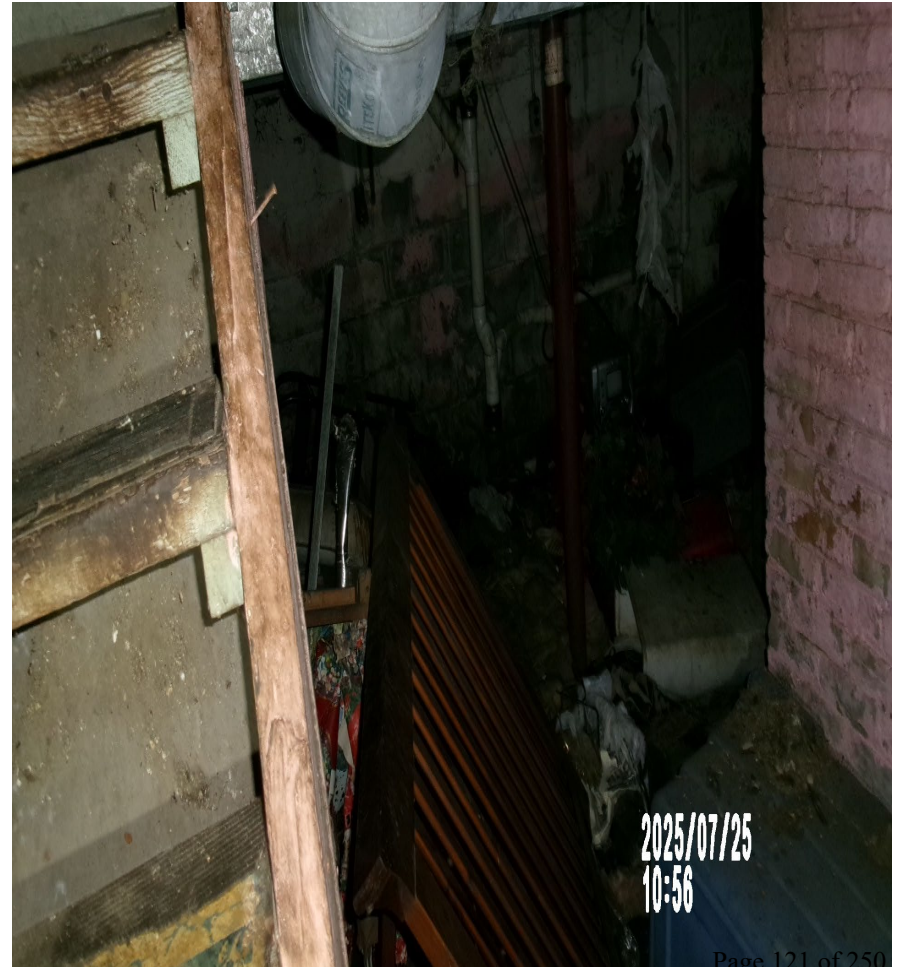
Andy Schor, Mayor

# Inspection Photos





# Inspection Photos



<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p><b>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</b></p>	<p>FILE NO. <b>D2025 - 11.24.25 #2</b></p>
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Matter of the building/structure at 1004 CADY CT. which is a  dwelling  garage  other

1. Date of hearing: NOVEMBER 24, 2025 Hearing Officers: JOE VITALE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER 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 \$39,000.00
7. The cost to repair the building or structure to make it safe is \$80,366.52
8. The real estate is described as follows:

**Parcel Number: 33-01-01-10-329-131**  
**E 3 R LOT 4 BLOCK 2 NARMORES ADD**

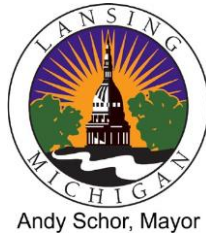
**IT IS ORDERED THAT:**

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 December 29, 2025

11/24/25  
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: **1004 Cady Ct** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 1004 Cady Ct**
  - **City, State, Zip, county: Lansing, MI 48906**
  - **Legal Description: E 3 R LOT 4 BLOCK 2 NARMORES ADD**
  - **Parcel #: 33-01-01-10-329-131**

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: Monday November 24, 2025**
- **Time: 5:00 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 , 1004 Cady Ct, 33-01-01-10-329-131, E 3 R Lot 4 Block 2 Narmores 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 SEPTEMBER 26<sup>TH</sup>, 2018; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 24<sup>TH</sup>, 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 DECEMBER 29<sup>TH</sup>, 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 February 23, 2026 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 1004 Cady Ct, 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, March 9, 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.

**Department of Economic  
Development and Planning**  
Rawley Van Fossen, Director



**Planning & Zoning Office**  
316 N. Capitol Avenue, Suite D-1  
Lansing, Michigan 48933  
PH: 517.483.4066  
[www.lansingmi.gov/planning](http://www.lansingmi.gov/planning)

## **MEMORANDUM**

**TO:** City of Lansing Council Committee on Public Safety

**FROM:** Planning & Zoning Office

**DATE:** October 8, 2025

**SUBJECT:** Planning Commission review of City Council drafted amendment to the Zoning Ordinance, Section 1240.02 Definitions add “Liquor Store”, and Subsection 1250.02.13 to provide for a limitation of proximity of liquor stores to each other

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On October 7, 2025, Planning Commission held a public hearing to consider the proposed zoning ordinance amendments to Section 1240.02 to include a new definition for “Liquor Store”, and to add Subsection 1250.02.13 that would provide for a limitation of proximity of liquor stores to each other.

One email from the public was included with the agenda’s communications.

No one from the public made comments to the Planning Commission.

Planning Commission recommended approval of the draft ordinance amendments, as proposed, with a unanimous vote (7-0). One member was absent. Draft meeting minutes are attached for review.



Andy Schor  
Mayor

**LANSING PLANNING COMMISSION**  
**Regular Meeting**  
**October 7, 2025 - 6:30 p.m.**  
**Neighborhood Empowerment Center**  
**600 W Maple Street, Lansing, MI**

**MINUTES – DRAFT**

**1. OPENING SESSION**

Mr. Klont called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox (arrived 6:37), Monte Jackson, Tim Klont, Shane Muchmore (arrived 6:36), Ted O'Dell, Spencer Lippert
- b. Absent: John Ruge (excused)
- c. Staff: Dan DuChene, Deputy City Attorney. Andy Fedewa, Planner.

Ms. Alexander made a motion, seconded by Mr. Jackson, to grant an excused absence for Mr. Ruge. On a voice vote, the motion carried unanimously.

**2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent.**

**3. COMMUNICATIONS –**

Mitch Rice, 2<sup>nd</sup> Ward resident and member of Board of Zoning Appeals, submitted an email in support of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

**4. PUBLIC HEARINGS & ITEMS FOR ACTION**

**A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

Mr. Fedewa introduced two proposed ordinance changes. One would add a specific definition for Liquor Store, as a specially designated merchant and/or distributor that primarily sells packaged liquor, beer, spirits, and wine, and may include the sale of tobacco products. Sales of these products would have to be more than 50% of gross sales. The second ordinance would provide a distance buffer of 2,500 feet between liquor stores, as defined, to limit their concentration and possible negative effects on neighborhoods and public safety. Mr. Fedewa clarified a question from the September meeting that the measurement would be taken from the closest property line of the first business to the nearest property line of the second business.

Mr. Fedewa explained that the Planning Commission was also able to recommend additional zoning changes, including:

- Adding ‘Liquor Store’ to the allowable use tables or specify in which districts ‘Liquor Store’ should require a special land use permit;

- 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 Ordinances §830.03);
- Restrict drive-through or walk-up windows from buildings; or
- Additional site development or architectural standards.

Mr. Fedewa stated that similar regulations have been adopted by other communities in Michigan.

Mr. O’Dell asked if there are existing stores that would be within the proposed 2,500 buffer from each other. Mr. Fedewa answered that the Planning and Zoning Office has not conducted a comprehensive survey but staff is aware of a few off-hand. These stores would be considered legally nonconforming and allowed to continue to exist per the Zoning Ordinance.

Mr. O’Dell asked who proposed these ordinance amendments. Mr. Fedewa answered that the ordinances originated from the Council Committee on Public Safety.

Mr. Jackson asked if a business had to sell both alcohol and tobacco products to be considered a liquor store. Mr. DuChene clarified that a store does not have to sell tobacco products, but tobacco products would be considered when determining the gross sales of those products stated in the definition, versus the sales of other products.

Mr. Klont opened the public hearing.

Seeing no one wishing to speak, Mr. Klont closed the public hearing.

**Mr. Muchmore made a motion, seconded by Mr. O’Dell to recommend approval of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

Mr. O’Dell asked if the proposed amendments would impact the various ‘social districts’ within the City. Mr. DuChene stated they do not anticipate any impacts as the various businesses in those social districts either sell other products like food or provide entertainment.

Ms. Alexander asked if other Commission members supported exploring additional requirements for landscaping, buffering, and safety plans. Mr. DuChene stated that applicants to the Michigan Liquor Control Commission for their licenses do have to include detailed safety plans. Mr. Fedewa stated that staff will obtain the requirement language from the Liquor Control Commission for Planning Commission’s review.

**On a voice vote the motion carried unanimously (7-0).**

5. **COMMENTS FROM THE AUDIENCE** – None
6. **RECESS** – Not taken.
7. **BUSINESS**

**A. Consent Items**

- (1) Minutes for approval September 2, 2025  
**The minutes from the September 2, 2025, Planning Commission meeting were approved without objection.**

**B. Old Business – None****C. New Business****(1) Election of Board of Zoning Appeals Representative**

Mr. O'Dell nominated Mr. Jackson for Planning Commission representative on the Board of Zoning Appeals. Hearing none further, the nominations were closed. On a voice vote, Mr. Jackson was unanimously elected representative.

**8. REPORT FROM PLANNING & ZONING OFFICE – None**

**9. COMMENTS FROM THE CHAIRPERSON – None**

**10. COMMENTS FROM COMMISSION MEMBERS – None**

**11. PENDING ITEMS: FUTURE ACTION REQUIRED – None**

**12. ADJOURNMENT – The meeting was adjourned at 6:49 p.m.**

**MINUTES**  
**Committee on Public Safety**  
**Tuesday, October 14, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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

Mr. Fedewa summarized they had introduced to the Planning Commission the draft ordinance from the Committee and the hearing was held October 7, received one email and no one from the public was at the actual hearing/meeting. Mr. Fedewa acknowledged that staff did outline other options which Committee can see in the Planning Commission minutes in the packet, however the Planning Commission was comfortable with the work Council Committee had already done.

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

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

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

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

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

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

MOTION CARRED 3-0.

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

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

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

**MINUTES**  
**Committee on Public Safety**  
**Tuesday, October 28, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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.
- 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 form a school or place of worship. (Code of Ordinance 830.03).
- Restrict drive-through or walk-up windows from building.
- Additional site development or achitectural 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.

**MINUTES**

**Committee on Public Safety**

**Tuesday, November 25, 2025 @ 4:00 p.m.**

**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**NO ACTIVITY**

**MINUTES**

**Committee on Public Safety**

**Tuesday, December 9, 2025 @ 4:00 p.m.**

**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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 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.



1 1979, and rules promulgated by the State Department of Human Services,  
2 providing foster care to adults. It includes facilities and foster care homes for  
3 adults who are aged, mentally ill, developmentally disabled, or physically  
4 handicapped who require supervision on an ongoing basis, but do not require  
5 continuous nursing care. An adult foster care facility does not include nursing  
6 homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation  
7 center, or a residential center for persons released from or assigned to a  
8 correctional facility.

9 (2) *Adult day-care facility.* A facility other than a private residence, which provides  
10 care for more than six adults for less than 24-hour period.

11 (3) *Adult foster care family home.* A private home with the approved capacity to  
12 receive six or fewer adults to be provided with foster care for 24 hours a day for  
13 five or more days a week and for two or more consecutive weeks. This may  
14 include adult day care for six or fewer adults. The adult foster care family home  
15 licensee must be a member of the household and an occupant of the residence.

16 (4) *Adult foster care large group home.* A private home with approved capacity to  
17 receive at least 13 but not more than 20 adults to be provided supervision,  
18 personal care, and protection, in addition to room and board, for compensation,  
19 for 24 hours a day, five or more days a week, and for two or more consecutive  
20 weeks. This may include adult day care for 20 or fewer adults.

21 (5) *Adult foster care small group home.* A private home with the approved capacity to  
22 receive more than six but not more than 12 or fewer adults who are provided

1 supervision, personal care, and protection in addition to room and board, for 24  
2 hours a day, five or more days a week, and for two or more consecutive weeks for  
3 compensation. This may include adult day care for 12 or fewer adults.

4 (6) *Adult congregate care facility.* A private home with the approved capacity to  
5 receive more than 20 adults for 24 hours a day, five or more days a week, and for  
6 two or more consecutive weeks.

7 (7) *Convalescent or nursing home.* A structure with sleeping rooms, where persons  
8 are housed or lodged and are furnished with meals, nursing and limited medical  
9 care.

10 *Adult uses.* See definitions related to adult uses in Chapter 1250.

11 *Alley* means any dedicated public right-of-way affording a secondary means of access to  
12 abutting property.

13 *Animal hospital* means a structure or lot where animals are given medical or surgical care  
14 or treatment.

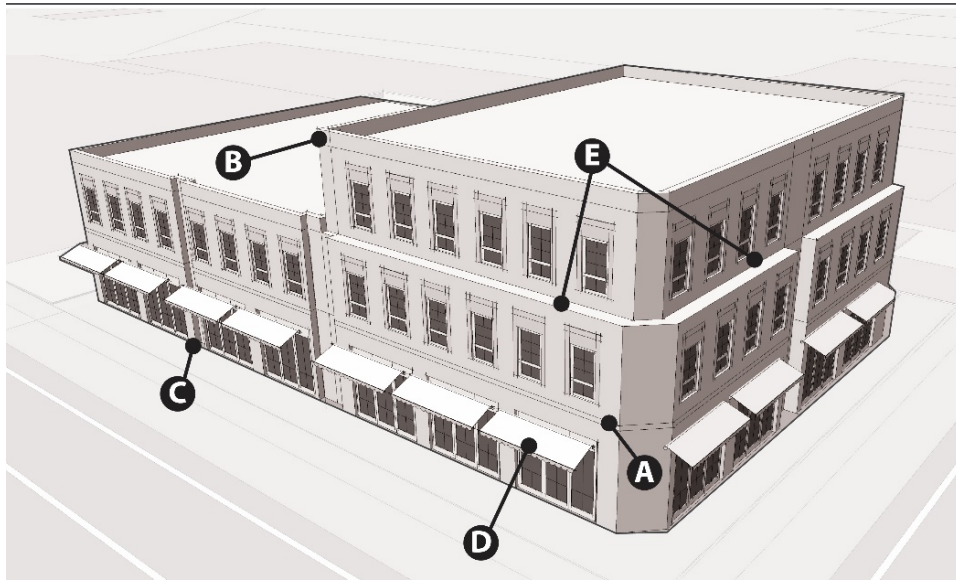
15 *Applicant* means a person having a legal, equitable or leasehold interest in a lot, or a  
16 representative of such person, who is making a request pursuant to this Zoning Code.

17 *Architectural elements* means physical features that relate to building architecture and  
18 character such as, but not limited to:

- 19 (1) Belt courses;
- 20 (2) Cornices/moldings;
- 21 (3) Columns or recesses;
- 22 (4) Awnings/canopies; and

1 (5) Step-backs; as depicted below.

2 Figure 1



11 *Articulation* means architectural variations in a building wall that accentuates details of  
12 the building design and can define a building base, middle and top, and variety along the facade.  
13 Horizontal and vertical articulation is achieved by using changes in architectural elements to  
14 promote varied front building lines and interesting, non-uniform and non-repetitive facade  
15 designs.

16 *Bar.* See "Restaurant: Bar/lounge/tavern."

17 *Basement or cellar* means that portion of a structure between floor and ceiling which is  
18 partly below and partly above grade. A basement is so located that the vertical distance from  
19 grade to the floor below is less than the vertical distance from grade to ceiling. A cellar is that  
20 portion of a structure between floor and ceiling which is wholly or partly below grade and so  
21 located that the vertical distance from grade to the floor below is equal to or greater than the  
22 vertical distance from grade to ceiling.

1           *Bed and breakfast inn* means any dwelling in which overnight accommodations are  
2 provided or offered for transient guest for compensation, including provision for a morning meal  
3 only for the overnight guest only. A bed and breakfast is distinguished from a motel in that a bed  
4 and breakfast establishment shall have only one set of kitchen facilities, employ only those living  
5 in the house or up to one additional employee, and have facade style that is compatible with  
6 surrounding homes.

7           *Bedroom* means a room within a dwelling unit that meets the following criteria:

- 8           (1)     It is intended to be used, or is used, for sleeping purposes.  
9           (2)     It contains a floor area of not less than 70 square feet.  
10          (3)     It is not the only room in the dwelling unit (e.g.: an efficiency dwelling unit).

11          *Berm* means an earthen mound designed to separate one area from another.

12          *Block face* means the cumulative property on one side of a street exhibiting one of the  
13 following characteristics:

- 14          (1)     The property lying between two intersecting streets or public rights-of-way;  
15          (2)     The property lying between an intersecting street and railroad right-of-way, river  
16                   or stream; or  
17          (3)     The property lying between a public right-of-way, railroad right-of-way, river or  
18                   stream and the corporate boundaries of the City.

19          *Boundary line* means the dividing line between zoning districts and/or subdivisions.

20          *Buffer* means a land area that separates one land use from another. Such area may be  
21 landscaped and may also contain a berm, fence or other screening material.

1           *Building* means an independent structure having a roof supported by columns or walls,  
2 intended and/or used for shelter or enclosure of persons or chattels. When any portion of a  
3 structure is completely separated from every other part by division walls from the ground up, and  
4 without openings, each portion of such structure shall be deemed a separate structure. This refers  
5 to both temporary and permanent structures, and includes tents, sheds, garages, stables,  
6 greenhouses or other accessory structures. A building does not include such structures with  
7 interior areas not normally accessible for human use, such as gas holders, tanks, smoke stacks,  
8 grain elevators, coal bunkers, oil cracking towers or similar structures.

9           *Building Code* means the Stille-Derossett-Hale-Single State Construction Code Act, Act  
10 230 of 1972, known as the Michigan Building Code, with amendments, adopted by reference as  
11 part of these Codified Ordinances.

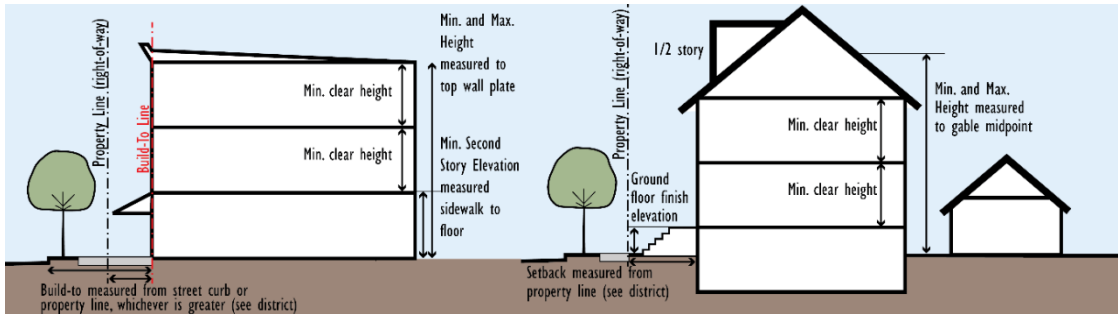
12           *Building frontage* means the percentage of the building facade that adjoins the front  
13 setback or build-to line.

14           *Building height* means the vertical distance from the grade at the front of a structure to  
15 the highest point of the coping of a flat roof; the average height between the eaves and a ridge or  
16 to the deckline of a mansard roof; or the average height between the plate and ridge of a gable,  
17 hip or gambrel roof; in all cases, excluding minor projections such as finials, chimneys, vent  
18 pipes, aerials, or other appurtenance of similar scale.

19           *Build-to line* means the building line to which a building must be constructed as  
20 measured from the property line. When a front parking lot is present on site, the build-to line is  
21 measured from the rear edge of the parking lot including the sidewalk used to access the  
22 building. Similar to setback, a build-to line runs parallel to the right-of-way and is established to

1 create a generally consistent building line along a street. The build-to line designates the specific  
2 location or range within which the front building line must be located.

3 Figure 2



4  
5  
6  
7  
8  
9 *Business* means an office, commercial or industrial use entered into for the purpose of  
10 financial gain, earning a livelihood or improving a person's economic conditions and desires.

11 *Canopy* means an ornamental or roof-like structure which is fastened to a structure and  
12 used for protection.

13 *Carport* means an accessory structure used primarily to shelter private motor vehicles. A  
14 carport is attached to the principal structure and is completely open on not less than two sides.

15 *Child care/residential care facilities* means:

16 (1) Child care facility. A facility for the care of children under 18 years of age, as  
17 licensed and regulated by the State under Michigan Public Act 116 of 1973 and  
18 the associated rules promulgated by the State Department of Human Services.

19 (2) Child care centers, nursery schools, and day nurseries. A facility, other than a  
20 private residence, receiving pre-school or school age children for group care for  
21 periods of less than 24 hours a day, and where the parents or guardians are not  
22 immediately available to the child. It includes a facility which provides care for

1 not less than two consecutive weeks, regardless of the number of hours of care per  
2 day. The facility is generally described as a child care center, day care center, day  
3 nursery, nursery school, parent cooperative preschool, play group, or drop-in  
4 center. "Child care center" or "day care center" does not include a Sunday school  
5 conducted by a religious organization where children are cared for during short  
6 periods of time while persons responsible for such children are attending religious  
7 services.

8 (3) Family day care home (six or fewer children less than 24 hours per day). A  
9 private home in which not more than six minor children are received for care and  
10 supervision for periods of less than 24 hours a day, unattended by a parent or legal  
11 guardian, except children related to an adult member of the family by blood,  
12 marriage or adoption. It includes a home that gives care to an unrelated child for  
13 more than four weeks during a calendar year.

14 (4) Group day care home (seven to 12 children less than 24 hours per day). A private  
15 home in which more than six but not more than 12 children are given care and  
16 supervision for periods of less than 24 hours a day unattended by a parent or legal  
17 guardian, except children related to an adult member of the family by blood,  
18 marriage or adoption. It includes a home that gives care to an unrelated child for  
19 more than four weeks during a calendar year.

20 (5) Foster family group home. A private home in which more than four but less than  
21 seven children, who are not related to an adult member of the household by blood,  
22 marriage, or adoption, are provided care for 24 hours a day, for four or more days

1 a week, for two or more consecutive weeks, unattended by a parent or legal  
2 guardian.

3 (6) Foster family home. A private home in which one but not more than six minor  
4 children, who are not related to an adult member of the household by blood,  
5 marriage, or adoption, are given care and supervision for 24 hours a day, for four  
6 or more days a week, for two or more consecutive weeks, unattended by a parent  
7 or legal guardian.

8 *Church.* See "Places of assembly."

9 *Clear height,* within a structure, means the distance between the floor and ceiling. For  
10 entrances and other external building features, the unobstructed distance from the ground to the  
11 bottom of the lowest element above.

12 *Clinic* means an establishment where human patients who are not lodged overnight are  
13 admitted for examination and treatment by physicians, dentists, or similar professionals. A  
14 medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary  
15 for its operation or to the service of its patients, but may not include facilities for overnight  
16 patient care or major surgery. A clinic includes, but is not limited to, a medical/drug testing  
17 facility and blood/plasma donation centers.

18 *Comprehensive plan* means a master plan described by Public Act 33 of 2008, as  
19 amended.

20 *Construction* means the putting together of materials to build a new structure or to  
21 restore, reconstruct, extend, enlarge or repair an existing structure. This definition does not apply  
22 to Section 1250.06.

1           *Construction, start of* means the first placement of permanent construction of a structure,  
2 other than a mobile home, on a site, such as the pouring of slabs or footings or any work beyond  
3 the stage of excavation. "Permanent construction" does not include land preparation, such as  
4 clearing, grading and filling; the installation of streets and/or walkways; excavation for a  
5 basement, cellar, footings, piers or foundations or for the erection of temporary forms; or the  
6 installation on the property of accessory structures, such as garages or sheds, not occupied as  
7 dwelling units or part of the main structure. For a structure, other than a mobile home, without a  
8 basement, cellar or poured footings, "start of construction" includes the first permanent framing  
9 or assembly of the structure or any part thereof on its piling or foundation. For premanufactured  
10 homes, "start of construction" means the affixing of the premanufactured home to its permanent  
11 site. For mobile homes within mobile home parks or mobile home subdivisions, "start of  
12 construction" is the date on which the construction of facilities for servicing the site on which the  
13 mobile home is to be affixed, including, at a minimum, the construction of streets, either final  
14 site grading or the pouring of concrete pads and the installation of utilities is completed.

15           *Contiguous* means abutting.

16           *Cumulative* means increasing or enlarging by successive addition through all points in  
17 time.

18           *Damaged* means an item that still functions as it was intended, but is missing parts or has  
19 parts that have suffered some degree of destruction.

20           *Department* means the Department of Economic Development and Planning, or its  
21 successor.

1           *Deteriorated* means an item which still functions as it was intended, but is missing parts  
2 or requires substantial maintenance.

3           *Development agreement* means a contract between a local jurisdiction and a property  
4 owner within the jurisdiction detailing a development plan for the property.

5           *Drive-through [thru] business* means a business establishment so developed that its retail  
6 or service character is wholly or partly dependent on providing a driveway approach and service  
7 windows or facilities for vehicles in order to serve patrons food and beverages in a ready-to-  
8 consume state from a drive-through window to patrons in motor vehicles. A drive-through  
9 restaurant may or may not also have indoor seating.

10           *Driveway* means that space specifically designated and used for the movement of motor  
11 vehicles, trailers, and watercraft to or from a lot.

12           *Duplex*. See "Dwelling, two-family."

13           *Dwelling, multiple* means a structure or portion of a structure which contains three or  
14 more dwelling units, including fraternities and sororities.

15           *Dwelling, one-family* means a structure designed and/or used exclusively for residential  
16 purposes for one family only and containing one dwelling unit.

17           *Dwelling, two-family* means an attached or semidetached structure used for residential  
18 occupancy by two families living independently of each other. Such dwelling is also known as a  
19 "duplex dwelling."

20           *Dwelling unit* means a structure or a portion of a structure on a permanent foundation  
21 with one or more rooms, including a bathroom and complete kitchen facilities, which rooms are  
22 arranged, designed or used as living quarters for one family.

1           *Dwelling unit, efficiency* means a dwelling unit of not more than one room in addition to  
2 a kitchen and bathroom.

3           *Elevation, secondary* means the building elevation built along the build-to line on the  
4 secondary frontage.

5           *Emergency services facility*, includes, but is not limited to, public or private civil defense,  
6 ambulance or fire service.

7           *Excavation* means any breaking of ground, except for agricultural purposes, ground care  
8 and landscaping.

9           *Extension* means an addition to the floor area of an existing structure, an increase in the  
10 intensity of a use, an enlargement of land area utilized by a specific use or an increase in the  
11 activity of a use.

12           *Facade, primary* means the building elevation built along the build-to line on the primary  
13 frontage.

14           *Fair market value* means an estimate of the actual worth of a lot, structure or combination  
15 thereof, which estimate is made by a licensed real estate broker or assessor experienced and  
16 qualified in the appraisal of real estate using appropriate appraisal techniques, as determined by  
17 the City Assessor.

18           *Family* means any one of the following (see also "family, functional" hereof):

- 19           (1)    An individual;
- 20           (2)    An individual or two or more persons related by blood, marriage or adoption,  
21           together with not more than two other persons as roomers; or

1           (3)     Two or more persons related by blood, marriage, or adoption, with not more than  
2                           two of the unrelated persons as roomers.

3           *Family, functional* means a group of persons, but not more than three adults, which group  
4 does not meet the definition of "family" above hereof, living in a dwelling unit as a single  
5 housekeeping unit and intending to live together as a group for the indefinite future. "Functional  
6 family" does not include a fraternity, sorority, club, hotel or other group of persons whose  
7 association is temporary or commercial in nature.

8           *Fence* means any wall (except a retaining wall), screen, partition or similar structure  
9 existing on a yard or parcel of land, which structure encloses land, divides land into distinct  
10 portions, separates contiguous properties, obstructs the passage of light or air into adjacent land  
11 or obstructs the vision of motorists on or near public roads. Barbed wire shall not be considered  
12 part of a fence for purposes of determining the height thereof.

13           *Fenestration* means openings in the building wall, including windows, doors and open  
14 areas. When measuring fenestration, framing elements (such as muntins) with a dimension less  
15 than one inch are considered part of the opening.

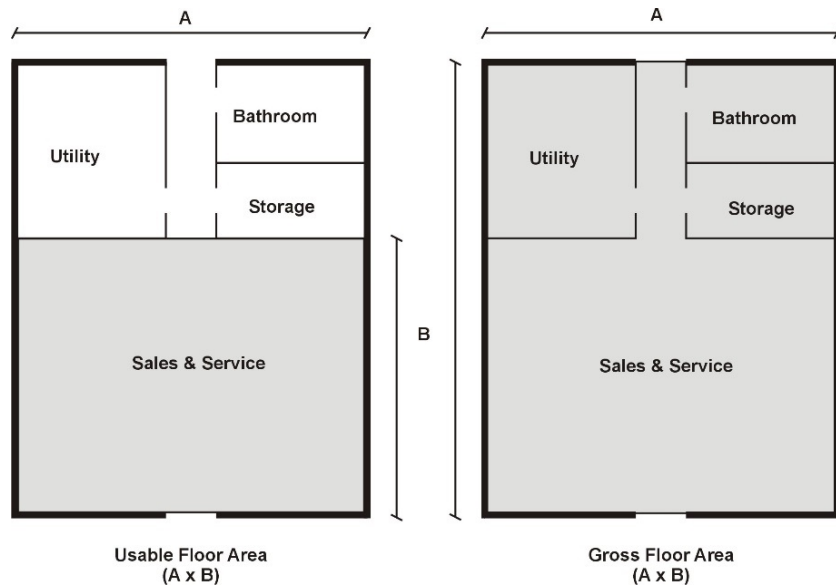
16           *Filling* means the permanent depositing or dumping of any matter onto or into the  
17 ground, except for agricultural purposes, ground care or landscaping.

18           *Floor area* means the sum of the horizontal areas of each story of a structure measured  
19 from the exterior faces of the exterior walls.

20           *Floor area, usable*, for the purpose of computing parking, means that area used for or  
21 intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or  
22 customers. Such floor area which is used or intended to be used for hallways, stairways, elevator

1 shafts, utility or sanitary facilities or the storage or processing of merchandise shall be excluded  
2 from this computation of "usable floor area." Measurement of usable floor area shall be the sum  
3 of the horizontal areas of each story of a structure measured from the interior faces of the  
4 exterior walls.

5 Figure 3



*Footcandle* means a unit of luminance amounting to one lumen per square foot.

*Frontage* means the front part of a property that faces the street, as measured in linear feet.

*Frontage, primary* means the primary frontage applies to parcels that front on more than one street. The primary frontage shall be considered the property line that abuts the street that either:

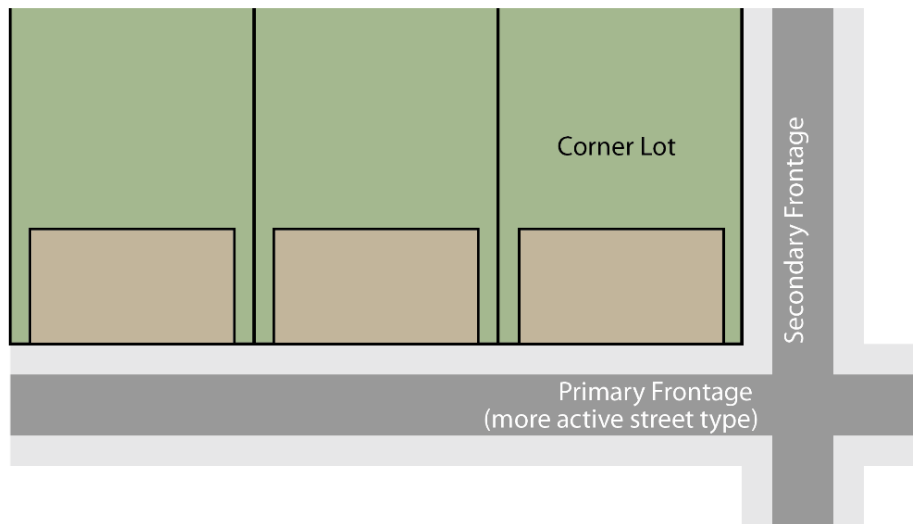
- (1) Is envisioned to be the most pedestrian-oriented, according to the street typologies described in the Comprehensive Plan and defined in this ordinance (see "street

1 types"). In these cases the primary frontage should be considered the more active  
2 street type per the list in Section 1242.03.

- 3 (2) Or, in the case where the above is not clear or where both streets are the same  
4 type, the applicant may decide which frontage is the primary.

5 *Frontage, secondary* applies to parcels that front on more than one street. The secondary  
6 property lines are those which are not the primary frontage (see "Frontage, primary").

7 Figure 4



16 *Frontage types* means the design for the front facade of a building type, as described  
17 below:

- 18 (1) *Porch*. A porch is a frontage type applicable to lower density residential buildings  
19 and designed to provide covered, outdoor seating space for residents. Porches can  
20 project beyond the setback line towards the right-of-way and/or can wrap around  
21 the side of the building. An "enclosed porch" is surrounded on all sides by glass,

1 screen, wood, brick, plastic, or other materials permitted by the Building Code.

2 An "open porch" is one that is not enclosed.

3 (2) *Stoop*. A stoop is a small elevated landing space above the sidewalk level which  
4 provides entry into the building. Stoops may be covered or uncovered and may  
5 project beyond the building setback line towards the right-of-way.

6 (3) *Storefront*. A frontage type appropriate for the ground floor of commercial/retail  
7 buildings. Storefronts provide large windows with transparent views into the  
8 building interior. Awnings may be incorporated into the frontage design,  
9 projecting beyond the building setback line.

10 (4) *Permanent outdoor seating*. an area that involves the sale or delivery of any  
11 prepared food or beverage for consumption in a defined area on the premises but  
12 outside of the building in which it is prepared. Examples of defined areas include,  
13 but are not limited to, a deck, patio, mall, garden, or balcony.

14 *Funeral home* means a structure used and occupied by a professional licensed mortician  
15 for burial preparation and funeral services.

16 *Garage* means an accessory structure for the storage of motor vehicles.

17 *Garage, private* means an accessory structure which is used primarily for the parking of  
18 private motor vehicles operated as accessory uses. A private garage has access through an  
19 overhead door and has a hard-surfaced driveway leading to the structure from a property line.

20 *Garage, public* means any garage other than a private garage.

21 *Garden* means the growing of plants for human consumption, including berries, herbs,  
22 vegetables, seeds, or other similar products incorporated into, and used as food and flowers, but

1 not including plants grown for commercial sale or purposes. Gardens that are accessory to a  
2 primary permitted use are allowed by right in all residential districts. Gardens that are the  
3 primary use of a lot are permitted in all residential districts, subject to compliance with all  
4 applicable standards of the Lansing zoning ordinances and sign ordinance, including, but not  
5 limited to setback, building height, placement and lot coverage, landscape, screening and  
6 buffering and sign restrictions; and also subject to all other applicable State laws and City  
7 ordinances, including, but not limited to, noise and other nuisances as defined by City ordinance,  
8 except that vegetation as described in a defined garden may exceed eight inches in height.

9 *Garden structure* means a structure used for the purpose of enclosing a garden, including  
10 the incidental use and storage of gardening implements, machinery, equipment and  
11 appurtenances used in the onsite gardening activities. Garden structures are permitted in all  
12 residential districts, subject to compliance with setback, lot coverage, building height and all  
13 other applicable requirements of the zoning ordinance and building codes.

14 *Gardening* means the growing of a garden or the act of working in a garden.

15 *Golf course* means a comparatively large, unobstructed acreage involving enough room  
16 over which to walk or ride, point to point, over a generally prescribed course, and to strive to  
17 send a ball long distances with variable accuracy, all without unreasonably endangering other  
18 players or intruding upon them.

19 *Governmental entity* means the Federal Government, this State or any of its  
20 instrumentalities; a county, city, township, village, school district, community college district or  
21 community hospital district; any agency authorized to exercise a governmental function in a  
22 limited geographical area or other political subdivision; any instrumentality of one or more of

1 such units; or any of such units and one or more other states or political subdivision of such  
2 states.

3 *Grade* means the lowest point of elevation within the area between the exterior surface of  
4 the structure and the property line. If the property line is more than five feet from the exterior  
5 surface of the structure, "grade" means the lowest point of elevation between the exterior surface  
6 of the structure and a line five feet from the exterior surface of the structure.

7 *Green building* means a structure that uses practices and materials that are  
8 environmentally responsible and resource-efficient throughout a building's life-cycle, from siting  
9 to design, construction, operation, maintenance, renovation, and demolition. Although new  
10 technologies are constantly being developed to complement current practices in creating greener  
11 structures, the common objective is that green buildings are designed to reduce the overall  
12 impact of the built environment on human health and the natural environment by:

- 13 (1) Efficiently using energy, water, and other resources.
- 14 (2) Protecting occupant health and improving employee productivity.
- 15 (3) Reducing waste, pollution and environmental degradation.

16 *Greenhouse, commercial* means a glass or less than opaque enclosure which exceeds 150  
17 square feet in floor area and is designed or used for the cultivation or protection of plants; or a  
18 glassed enclosure, regardless of size, designed or used for the cultivation or protection of plants  
19 for commercial purposes.

20 *Hedge* means a dense row of low branching trees, shrubs, vines or other plants which  
21 encloses land, divides land into distinct portions, separates contiguous properties, obstructs the

1 passage of light and air into adjacent land or obstructs the vision of motorists on or near public  
2 roads.

3 *Home occupation* means a business conducted in a dwelling unit by a person with legal  
4 or equitable interest in the dwelling unit.

5 *Hospital* means a health facility offering in-patient, overnight care and services for  
6 observation, diagnosis and active treatment of human patients with a medical, surgical, obstetric,  
7 chronic or rehabilitative condition requiring the daily direction or supervision of a physician.

8 *Horizontal mixed-use*. See "Mixed-use, horizontal."

9 *Hotel* means a building or part of a building, with a common entrance or entrances, in  
10 which the dwelling units or rooming units are used primarily for transient occupancy, and/or in  
11 which one or more of the following services are offered: maid service, furnishing of linen,  
12 telephone, secretarial or desk service, and bellboy service. A hotel may contain within it a  
13 restaurant or cocktail lounge, public banquet halls, or meeting rooms.

14 *Incentive* means regulatory flexibility, reductions, or rewards that may be granted to a  
15 development or project that provides certain recognized benefits or elements that go beyond the  
16 minimum requirements. The level of incentive granted is relative to the extent of the recognized  
17 benefit provided.

18 *Integrated parking* means a feature of a building that utilizes a portion of the ground level  
19 for vehicle storage and parking.

20 *Intensity of use* means the amount of activity associated with a specific use. Intensity of  
21 use shall be determined by the Economic Development and Planning Department based on the  
22 following criteria:

- 1           (1)     Amount of vehicular traffic generated;
- 2           (2)     Amount of pedestrian traffic generated;
- 3           (3)     Noise, odor and air pollution generated;
- 4           (4)     Potential for litter or debris;
- 5           (5)     Type and storage of materials connected with the use;
- 6           (6)     Total residential units and density if residential; and
- 7           (7)     Total structure coverage and structure height on the parcel.

8           *Junk* means any of the following products which are stored in the open and which are  
9     damaged or deteriorated or are in such a condition that the product cannot be used for the  
10    purpose for which it was manufactured:

- 11           (1)     Machinery;
- 12           (2)     Appliances;
- 13           (3)     Merchandise with missing parts;
- 14           (4)     Scrap metal; and
- 15           (5)     Scrap materials, including, but not limited to, rags, paper or building materials.

16           *Junk vehicle* means a vehicle which cannot be driven upon the public streets for reasons  
17    including, but not limited to, being wrecked, abandoned, in a state of disrepair, or incapable of  
18    being moved under its own power.

19           *Junkyard* means a lot used to store or process junk and junk vehicles.

20           *Kennel* means the keeping on a lot for commercial purposes of four or more dogs, cats or  
21    other household pets which are more than six months old. Keeping includes, but is not limited to,  
22    boarding, breeding or training.

1           ***Liquor store*** means a retail store licensed by the Liquor Control Commission as a  
2 specially designated merchant, specially designated distributor, or both, that is primarily  
3 engaged in the sale of tobacco products, vapor products, and alternative nicotine products  
4 and packaged alcoholic liquor, beer, spirits, and wine for consumption off of the premises  
5 of the business. For the purposes of this definition:

- 6           **(1)** A retail store is primarily engaged in the sale of tobacco products, vapor  
7 products, and alternative nicotine products and alcoholic liquor, beer, spirits,  
8 and wine when more than 50 percent of the gross sales of the business are  
9 from the sale of any combination of such products as determined by visual  
10 inspection, sales records, purchase records, counting of stockkeeping units,  
11 or other inventory or accounting recordkeeping methods that are customary  
12 or reasonable.
- 13           **(2)** Businesses licensed by the Liquor Control Commission as suppliers and  
14 manufacturers are not included within the definition of a liquor store.
- 15           **(3)** Restaurants, bars, lounges, taverns, hotels, and motels, as those terms are  
16 defined by this Section of the Code of Ordinances, are not included within  
17 the definition of a liquor store.
- 18           **(4)** The terms “specially designated merchant” and “specially designated  
19 distributor” are defined by Section 111 of the Michigan Liquor Control Act  
20 (MCL 436.1101 et seq); the terms “supplier” and “manufacturer” are  
21 provided for by Section 603 of the Michigan Liquor Control Act; the terms  
22 “tobacco product,” “vapor product,” and “alternative nicotine product” are

1           **defined by Section 4 of the Youth Tobacco Act (MCL 722.641 et seq); and the**  
2           **terms “alcoholic liquor,” “beer,” “spirits,” and “wine” are defined by**  
3           **Chapter 830 of this Code of Ordinances.**

4           *Loading space or area* means an off-street space on the same lot with a structure or group  
5 of structures for the temporary parking of a commercial vehicle while loading and unloading  
6 merchandise or materials, and having direct and unobstructed access to a public street or alley.  
7 "Unobstructed" does not preclude the use of security devices.

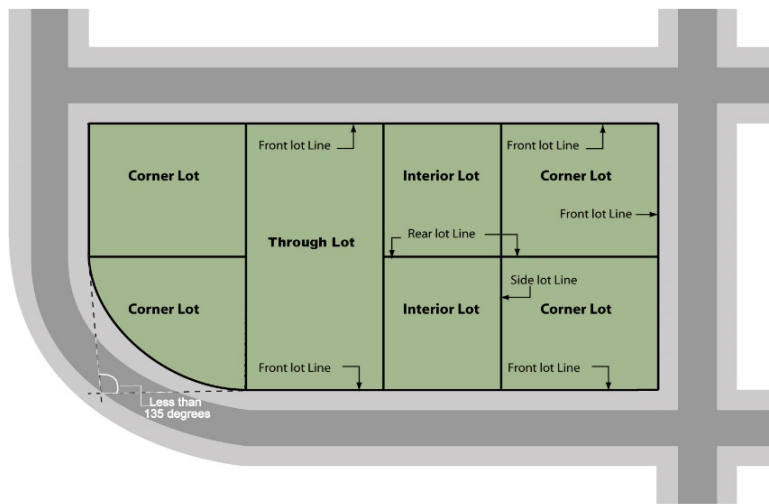
8           *Lodging facility* means building(s) or part of a building, where by prearrangement  
9 transient or extended-stay guests are provided a sleeping room and a bathroom in return for  
10 payment. A lodging facility has staff on-site or on-call 24 hours a day and may include, but is not  
11 limited to, a boarding or rooming house, hotel, motel or motor lodge, or hostel.

12           *Lot* means a parcel of land consisting of one or more lots of record occupied or intended  
13 to be occupied by a principal structure or use and any accessory structure or by any other use or  
14 activity permitted on the parcel of land. Lot includes the open spaces and yards required under  
15 this Zoning Code and has its frontage on a public street or road either dedicated to the public or  
16 designated on a recorded subdivision plat. Corner, interior and through lots are described as  
17 follows:

- 18           (1)    *Corner lot.* A lot where the interior angle of two adjacent sides at the intersection  
19                   of two streets is less than 135 degrees. A lot abutting upon a curved street is a  
20                   corner lot if the radius of the arc is less than 150 feet and the tangents to the curve  
21                   at the two points where the lot lines meet the curve or the straight street line  
22                   extended form an interior angle of less than 135 degrees.

- (2) *Interior lot.* A lot other than a corner lot.
- (3) *Through lot.* An interior lot having frontage on two more or less parallel streets.

Figure 5



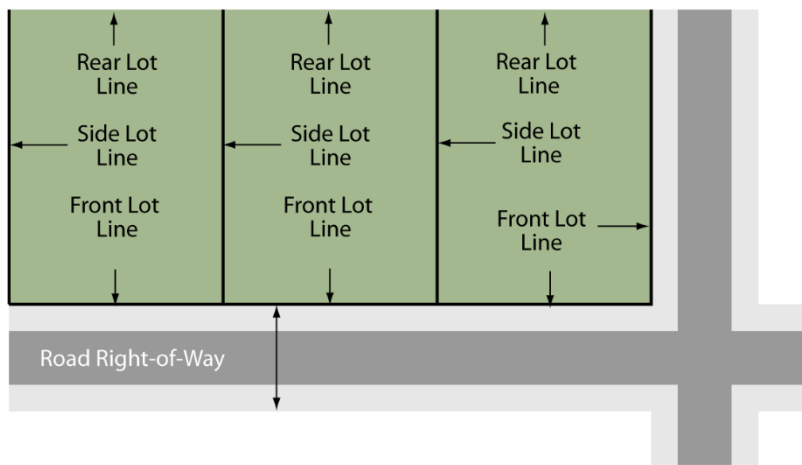
*Lot area* means the total horizontal area within the lot lines of the lot.

*Lot coverage* means the part or percentage of lot area, not including right-of-way, occupied by buildings, structures and hard-surfaced parking areas.

*Lot depth* means the horizontal distance between front and rear lot lines, measured along the median between the side lot lines.

*Lot line* means any of the lines bounding a lot.

Figure 6



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*Lot line, front* means the line separating a lot from the right-of-way line of a street.

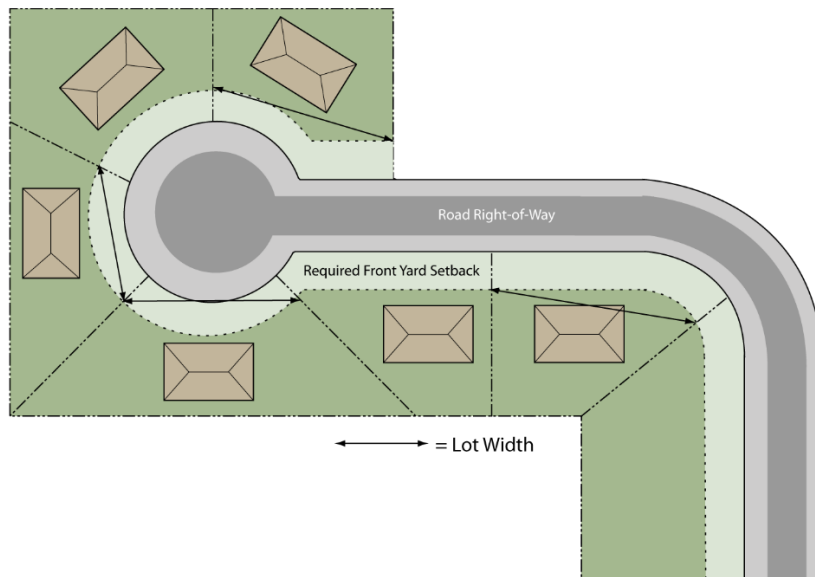
*Lot line, rear* means a lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall be only one rear lot line. In the case of a lot converging toward the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten feet long and wholly within the lot.

*Lot line, side* means any lot line not a front lot line or a rear lot line.

*Lot of record* means a parcel of land which is part of a subdivision, the dimension and configuration of which has been recorded on a map in the office of the Register of Deeds for the appropriate county, or a parcel described by metes and bounds in any instrument of conveyance recorded at the appropriate Register of Deeds.

*Lot width* means the horizontal distance from one side lot line to the opposite side lot line, beginning and ending where the side lot lines meet the required setback from the front lot line.

Figure 7



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*Low impact development* means land development that uses nature, through preserving or recreating natural landscape features and minimizing effective imperviousness, to reduce, reuse and/or manage stormwater thereby protecting water quality.

*Maintenance of structure* means to keep up, to keep from change, to preserve, to hold or keep in any particular state or condition or to support what has already been brought into existence.

*Mid-rise and high-rise* means a medium to large size structure that can incorporate a mixture of uses and may often have integrated parking. Mid-rise buildings are typically four to eight floors in height, and high-rise buildings are nine or more floors in height.

*Mixed-use* means a development that blends a combination of residential and nonresidential where those functions are physically and functionally integrated. Mixed-use development typically uses a combination of vertical and horizontal mixed-use development practices.

(1) *Mixed-use, horizontal.* Horizontal mixed-use refers to development patterns where uses within a development site or along a block are mixed along the extent of the building and/or development. Horizontal mixed-use can be combined with vertical mixed-use.

(2) *Mixed-use, vertical.* Vertical mixed-use refers to development patterns where uses within a building are mixed, often with retail or active commercial uses on the ground and lower floors, and office or residential uses on the upper floors.

1           *Mobile home* means a structure, transportable in one or more sections, which is built on a  
2 chassis and designed to be used as a dwelling, with or without a permanent foundation, when  
3 connected to the required utilities, and includes the plumbing, heating, air conditioning and  
4 electrical systems contained in the structure.

5           *Mobile home park* means a parcel or tract of land under the control of a person upon  
6 which three or more mobile homes are located on a continual, non-recreational basis and which  
7 is offered to the public for that purpose regardless of whether a charge is made therefor, together  
8 with any building, structure, enclosure, street, equipment, or facility used or intended for use  
9 incident to the occupancy of a mobile home.

10          *Motel* means a series of attached, semidetached or detached rental units containing a  
11 bedroom and a bathroom. A motel provides for overnight lodging which is offered to the public  
12 for compensation and caters primarily to the public traveling by motor vehicle.

13          *Motor vehicle* means any self-propelled vehicle, whether operable or not, and includes,  
14 but is not limited to, an automobile, bus, truck, pickup truck, truck tractor, van, wrecker or  
15 construction equipment such as loaders/backhoes, bulldozers, rollers and forklifts.

16          *Motor vehicle repair station* means a use where minor repairs (as defined in "Motor  
17 vehicle service station") are performed and any of the following major repairs are performed:  
18 Bumping, vehicle painting, replacement of body parts and collision service, engine repair, engine  
19 rebuilding or replacement, replacement of transmission or internal transmission parts, and  
20 rebuilding or reconditioning of motor vehicles.

21          *Motor vehicle service station* means a use for supplying gasoline, oil and minor  
22 accessories at retail directly to the customer and which performs minor repairs. "Minor repairs"

1 means: Engine tune up, alternator or generator replacement, battery replacement, fan belt  
2 replacement, radiator hose replacement, radiator repair or replacement, tire and strut repair or  
3 replacement, wheel balancing, oil change, windshield repair or replacement, brake repair or  
4 replacement, muffler and exhaust system replacement, front end alignment, and automobile  
5 washing and detailing.

6 *Nonconformity* means a use, structure or lot which does not conform with a use or  
7 dimensional provision or any combination of a use or dimensional provision of this Zoning  
8 Code, but which use, structure or land was lawfully established prior to the effectiveness date of  
9 such use or dimensional provision.

10 *Nonresidential* use means any use not a residential use.

11 *Nursery* means any land used to raise trees, shrubs, flowers and other plants for sale or  
12 for transplanting.

13 *Nursing home*. See "Adult care facilities."

14 *Occupant* means a person who takes or enters upon possession of all or part of a building,  
15 parcel, or lot.

16 *Off-street parking facility* means an off-street parking surface lot or an off-street parking  
17 structure.

18 *Off-street parking structure* means a structure which provides for vehicular parking  
19 spaces, along with drives and aisles for maneuvering, so as to provide access for entrance and  
20 exit for the parking of two or more vehicles.

1           *Off-street parking surface lot* means the use of an area for vehicular parking spaces,  
2 along with drives and aisles for maneuvering, so as to provide access for entrance and exit for the  
3 parking of more than two vehicles on the surface of a lot.

4           *Office* means a structure in which a person transacts his or her business or carries on his  
5 or her stated occupation.

6           *Open space* means the ground area, and the space above such ground area, which is  
7 unimpeded from the ground to the sky by any structure, except that the area may be used for  
8 landscaping, gardening or recreational purposes such as swimming, shuffleboard, tennis or  
9 similar uses. Parking lots and storage areas for vehicles and material shall not be considered as  
10 open space.

11           *Open storage* means any of the following items which are stored in the open and which  
12 are inoperable, damaged and/or deteriorated in such a condition that any such item cannot be  
13 used for the purpose for which it was manufactured, or is not reasonably associated with the  
14 principal use of the lot itself, including but not limited to, motor vehicles, machinery, appliances,  
15 motor vehicle parts; and other materials, including, but not limited to, metal, pipes, rags, papers  
16 or building materials.

17           *Outdoor play space* means the outside area on a lot reserved at a day care or group day  
18 care home for outside exercise, large motor skill development and play space of children.

19           *Outdoor storage* means the keeping, in an unroofed area, of any goods, junk, junk  
20 vehicles, material, merchandise or vehicles in the same place for more than 24 hours.

21           *Panelized structure* means a structure consisting of preconstructed units for walls, roofs,  
22 and floors, which may include structural framing, windows, doors, exterior finishes, interior wall

1 finishes, installed wiring, plumbing and insulation, which is brought on-site and erected thereon  
2 on a permanent foundation.

3 *Parcel* means a tract of land officially described and registered under one ownership.

4 *Parking space* means an area of defined length and width for the parking of motor  
5 vehicles. Such area shall be exclusive of drives, aisles or entrances giving access thereto.

6 *Peak hour parking demand* means the number of parking spaces required during the  
7 highest intensity of use.

8 *Perimeter line or boundary line* means the exterior limits of a lot.

9 *Personal service establishment* means any premises or business in which collaborative  
10 creative workspace or services for persons are performed, including, but not limited to,  
11 'Makerspace', shoe repair, tailoring, beauty parlors, nail salons, tanning salons, barbershops.

12 *Places of assembly* means any structure wherein persons regularly gather for  
13 entertainment, social, educational or recreational activities, or political purposes including, but  
14 not limited to, theaters, fraternal organizations, community centers, and trade union halls.

15 *Places of worship* means any structure wherein persons regularly gather for religious  
16 activity including, but not limited to, churches, synagogues, mosques, and temples, and the usual  
17 accessory structures and uses, such as convents, rectories, parsonages, monasteries, and church  
18 halls.

19 *Planned unit development* means an office, residential, commercial, industrial or mixed  
20 complex developed as a single entity, which complex contains more than one structure on a lot,  
21 not including accessory structures, and which is planned and developed as an integral unit in a  
22 single development operation according to the requirements of Chapter 1264.

1            *Plot plan* means a diagram depicting the existing and proposed structures, lot lines,  
2 setbacks, parking areas and the location of any known wells.

3            *Porch*. See "Frontage type."

4            *Premanufactured unit* means an assembly of materials or products intended to comprise  
5 all or part of a building or structure, and that is assembled at other than the final location of the  
6 unit of the building or structure by a repetitive process under circumstances intended to ensure  
7 uniformity of quality and material content.

8            *Primary facade*. See "Facade, primary."

9            *Primary frontage*. See "Frontage, primary."

10           *Principal use means* the primary, major, main, leading, outstanding or chief use which a  
11 lot serves or is intended to serve.

12           *Probate* means the period of probate, as defined in Public Act 386 of 1998, as amended,  
13 being MCL 700.1101 et seq.

14           *Production facilities* means facilities for the production of consumer goods such as food,  
15 beverages, art, clothing, textiles, etc. and have a minimum of 20 percent floor area dedicated to  
16 retail sales.

17           *Public utility* means electric light and power companies, whether private, public,  
18 corporate or cooperative; gas companies; water, telephone, telegraph, oil, gas and pipeline  
19 companies; motor carriers; and all public transportation and communication agencies other than  
20 railroads and railroad companies.

21           *Real property* means a lot, plot or parcel of land recorded and located in the City of  
22 Lansing.

1           *Recognized benefit* means the provision of certain elements or improvements that are  
2 desired by the City, as either expressed in the Comprehensive Plan or as stated in the Zoning  
3 Ordinance, or that go beyond the minimum requirements.

4           *Reconstruction* means the act of rebuilding a structure to meet the standards of the  
5 Building Code or Housing Code.

6           *Recreational equipment* means a watercraft, vehicle, or other conveyance designed to be  
7 used primarily off of public streets and roads, and not regulated by the Michigan Vehicle Code,  
8 including by way of example, but not limited to: Snowmobiles; boats and boat trailers; jet skis,  
9 floats and rafts, including transportation equipment.

10           *Recreational facility* means a structure or open space which provides activities, including  
11 but not limited to, swimming, racquet sports, exercise and fitness rooms or areas, and  
12 gymnasiums.

13           *Recreational vehicle* means a vehicle primarily designed and used as temporary living  
14 quarters for recreational, camping, or travel purposes, including a vehicle having its own motor  
15 power or a vehicle mounted on or drawn by another vehicle. This includes by way of example,  
16 but is not limited to: Travel trailers; camp trailers; tent trailers; campers, pop-up campers, and  
17 pickup campers; folding tent trailers; and utility trailers.

18           *Repair* means to restore to a sound or good state after decay, injury, dilapidation or  
19 partial destruction.

20           *Residential use* means a use all or part of a lot, parcel, or building as a single-family, two-  
21 family or multifamily residence, or residential child care facility, and accessory uses thereto.

1           *Restaurant* means an establishment serving foods and/or beverages to a customer in a  
2 ready-to-consume state. The method of operation may be characteristic of a carry-out, drive-in,  
3 drive-through, fast food, standard restaurant, or lounge/tavern, or combination thereof, as defined  
4 below:

- 5           (1)   *Restaurants with outdoor seating.* A use that involves the sale or delivery of any  
6 prepared food or beverage for consumption in a defined area on premises but  
7 outside of the building in which it is prepared. Examples of defined areas include  
8 an external deck, patio, mall, garden, balcony or sidewalk.
- 9           (2)   *Carry-out restaurant.* A use that involves the sale of food, beverages, and/or  
10 desserts in disposable or edible containers or wrappers in a ready-to-consume  
11 state for consumption mainly off the premises. A carry out restaurant differs from  
12 a drive through restaurant in that a customer must park and walk up to the  
13 restaurant or an employee must exit the restaurant and deliver the food to a  
14 customer in a parked car.
- 15           (3)   *Drive-in restaurant.* A use that involves delivery of prepared food so as to allow  
16 its consumption within a motor vehicle while parked on the premise.
- 17           (4)   *Drive-through restaurant.* A use that involves the delivery of prepared food to the  
18 customer within a vehicle, typically passing through a pass-through window, for  
19 consumption off of the premises.
- 20           (5)   *Standard restaurant.* A standard restaurant is a use that involves either of the  
21 following:

1 a. The delivery of prepared food by waiters and waitresses to customers  
2 seated at tables within a completely enclosed building.

3 b. The prepared food is acquired by customers at a cafeteria line and is  
4 subsequently consumed by the customers within a completely enclosed  
5 building.

6 (6) *Bar/lounge/tavern.* A bar, lounge or tavern is a type of restaurant that is operated  
7 primarily for the dispensing of alcoholic beverages. The preparation and sale of  
8 food or snacks to customers may be permitted.

9 *Restoration* means to put back into original or historic condition.

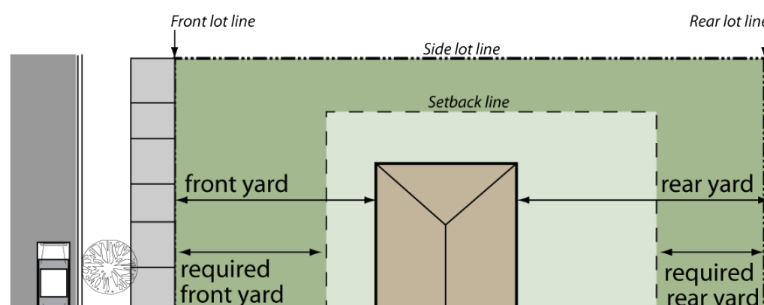
10 *Resumption* means to begin the use of a nonconformity after it has been previously  
11 discontinued from use.

12 *Retail store* means an establishment which primarily serves the surrounding  
13 neighborhood and includes, but is not limited to, the following: Limited service food store, drug  
14 store, hardware store, laundry or cleaners pickup, jewelry store, florist, gift shop, book store,  
15 clothing store, photographer, and bakery whose products are sold only on the premises.

16 *Salvage yard* means a lot where any product, including, but not limited to, any of the  
17 following, is taken apart in such a way that the usable parts are separated from the nonusable:  
18 Motor vehicles, machinery, appliances, fixtures, goods, and merchandise.

19 *Setback* means the minimum horizontal distance measured from the lot line, as required  
20 under this ordinance, for the front, side, or rear property line as appropriate.

21 Figure 8



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*Shared parking* means a parking facility that serves two or more parcels of land or multiple uses under different ownership. A recorded shared parking agreement is generally used.

*Sheltered care facility* means a governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "Sheltered care facility" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A sheltered care facility does not include any of the following:

- (1) A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
- (2) A hospital licensed under Article 17 of Public Act 368; or
- (3) A hospital for the mentally ill or a facility for the developmentally disabled operated by the Department of Mental Health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106.

1           *Shopping center* means a grouping of two or more business establishments developed in  
2 accordance to an overall plan and designed and built as an interrelated project. Buildings  
3 constructed on outlots shall not be considered part of the shopping center unless access and  
4 parking easements are provided.

5           *Site plan* means a plan that conforms to the requirements contained in Chapter 1260.

6           *Stable* means a structure used to keep horses for commercial purposes.

7           *Stoop*. See "Frontage types."

8           *Storage* means the holding or safekeeping of goods to await the happening of some future  
9 event or contingency which will call for the removal of the goods.

10          *Storefront*. See "Frontage types."

11          *Street* means a public thoroughfare, avenue, road, highway, boulevard, parkway, way,  
12 drive, lane or court which affords the principal means of access to abutting property.

13          *Street, private* means a street which is not public.

14          *Street type* means a classification or typologies for streets that considers the  
15 characteristics of vehicle travel (speed and volume), the street's function in the transportation  
16 network (types of travel accommodated: Through traffic, cross-town, connections to highways or  
17 local), the extent of pedestrian and bicycle accommodation, typical types of land uses served, the  
18 design context (block length, building setbacks), and access system design. In many cases, a  
19 streets classification may change as it traverses different zoning districts. The following street  
20 types are illustrated on the official Street Typology Map:



1 trunklines or roads in adjacent communities. May also be referred to as  
2 principal or major arterials.

3 e. *Neighborhood connector.* Minor residential collector streets that link local  
4 streets with higher classes of streets. Neighborhood connectors are  
5 designed for lower traffic volumes and speeds to complement the  
6 character of the neighborhoods served. Dedicated bike facilities may be  
7 provided.

8 (3) *Local street.* Lowest traffic streets providing access to residents. Lanes are  
9 typically unmarked with on-street parking and stop-controlled intersections.

10 *Structural alteration* means any change in the supporting members of a building, such as  
11 bearing walls, columns, beams or girders, or any substantial changes in the roof and exterior  
12 walls.

13 *Structure* means that which is built or constructed, an edifice or building of any kind or  
14 any piece of work artificially built up or composed of parts joined together in some definite  
15 manner.

16 *Structure, minor* means a structure having a replacement cost of not more than \$5,000.00.

17 *Structure, temporary* means a structure which is located on a lot for less than one year,  
18 or, if the structure is connected with a construction activity on a lot, until the construction  
19 activity is completed.

20 *Substitution* means to put in place of another.

21 *Tavern.* See "Restaurant: Bar/tavern."

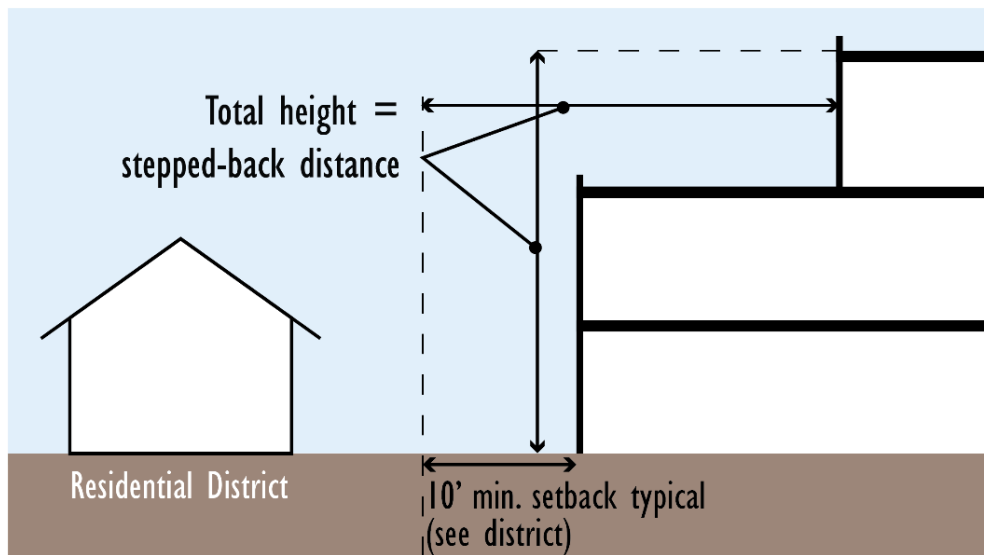
1 *Temporary use* means any use that is not permitted as a principal use, accessory use or a  
2 conditional use in a zoning district, and which is limited in its duration.

3 *Townhouse* means a group of dwellings having party walls with each other and located  
4 side by side.

5 *Trailer* means a vehicle with or without motive power, other than a pole-trailer, designed  
6 for carrying property or persons and for being drawn by a motor vehicle and so constructed that  
7 no part of its weight rests upon the towing vehicle. As defined in this Code, trailer is not  
8 exclusive of recreational vehicles.

9 *Upper floor setbacks, for the elevation adjacent to a residential district (R-1 through R-  
10 6),* means the floors above the second story shall be tiered-back so that the highest point of the  
11 building is setback from the adjacent residential district a distance at least equal to the height of  
12 the building.

13 Figure 9



*Use means:*

1 (1) Any purpose for which a structure or lot may be designed, arranged, intended,  
2 maintained or occupied; or

3 (2) Any activity, occupation, business or operation carried on in a structure or on a  
4 lot.

5 *Vertical mixed-use.* See "Mixed-use, vertical."

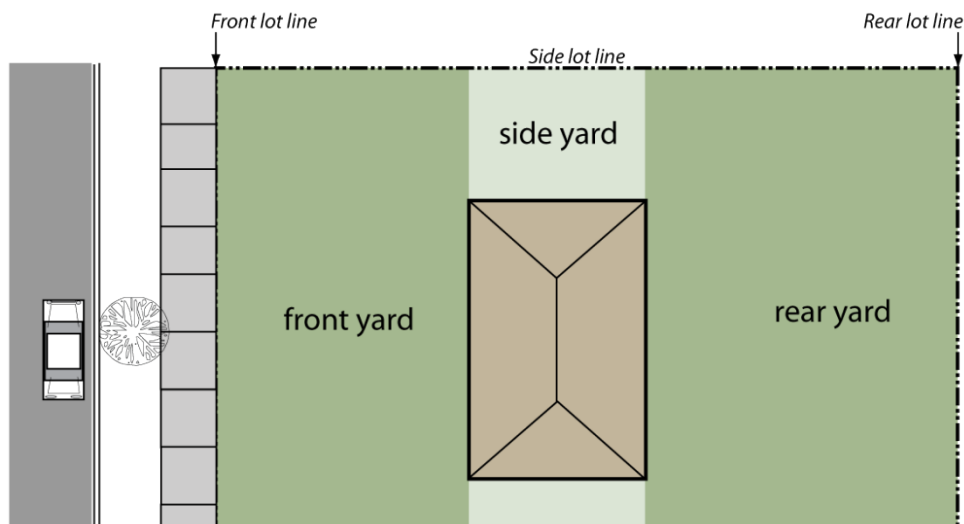
6 *Yard* means a space on a lot with a structure, which space is unobstructed and unoccupied  
7 from the ground upward, except as occupied or obstructed as permitted in this Zoning Code.

8 (1) *Front yard* means a yard extending across the full width of a lot between the front  
9 lot line of the structure containing the principal use and the front lot line.

10 (2) *Rear yard* means a yard extending the full width of a lot between the rearmost  
11 structure containing the principal use and the rear lot line, the depth of which is  
12 the least distance between the rear lot line and the rear of the structure containing  
13 the principal use.

14 (3) *Side yard* means a space within a lot between a side lot line and a structure  
15 containing the principal use or an attached accessory structure, whichever is  
16 closer to the side lot line. A side yard extends on each side of a lot from the front  
17 line of the structure to the rear line of the structure.

18 Figure 10



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*Zoning variance* means a modification of the strict letter of this Zoning Code granted by the Board of Zoning Appeals when, by reason of exceptional conditions, the strict application of this Zoning Code results in peculiar, exceptional or practical difficulties or unnecessary hardship to the owner of the lot.

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

Approved as to form:

\_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, April 6, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

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

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

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

## **INTRODUCTION OF ORDINANCE**

Council Member Spadafore introduced:

An ordinance of the City of Lansing, Michigan, to amend Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for April 6, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

**Department of Economic  
Development and Planning**  
Rawley Van Fossen, Director



**Planning & Zoning Office**  
316 N. Capitol Avenue, Suite D-1  
Lansing, Michigan 48933  
PH: 517.483.4066  
[www.lansingmi.gov/planning](http://www.lansingmi.gov/planning)

## **MEMORANDUM**

**TO:** City of Lansing Council Committee on Public Safety

**FROM:** Planning & Zoning Office

**DATE:** October 8, 2025

**SUBJECT:** Planning Commission review of City Council drafted amendment to the Zoning Ordinance, Section 1240.02 Definitions add “Liquor Store”, and Subsection 1250.02.13 to provide for a limitation of proximity of liquor stores to each other

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On October 7, 2025, Planning Commission held a public hearing to consider the proposed zoning ordinance amendments to Section 1240.02 to include a new definition for “Liquor Store”, and to add Subsection 1250.02.13 that would provide for a limitation of proximity of liquor stores to each other.

One email from the public was included with the agenda’s communications.

No one from the public made comments to the Planning Commission.

Planning Commission recommended approval of the draft ordinance amendments, as proposed, with a unanimous vote (7-0). One member was absent. Draft meeting minutes are attached for review.



Andy Schor  
Mayor

**LANSING PLANNING COMMISSION**  
**Regular Meeting**  
**October 7, 2025 - 6:30 p.m.**  
**Neighborhood Empowerment Center**  
**600 W Maple Street, Lansing, MI**

**MINUTES – DRAFT**

**1. OPENING SESSION**

Mr. Klont called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox (arrived 6:37), Monte Jackson, Tim Klont, Shane Muchmore (arrived 6:36), Ted O'Dell, Spencer Lippert
- b. Absent: John Ruge (excused)
- c. Staff: Dan DuChene, Deputy City Attorney. Andy Fedewa, Planner.

Ms. Alexander made a motion, seconded by Mr. Jackson, to grant an excused absence for Mr. Ruge. On a voice vote, the motion carried unanimously.

**2. APPROVAL OF AGENDA** – The agenda was approved by unanimous consent.

**3. COMMUNICATIONS** –

Mitch Rice, 2<sup>nd</sup> Ward resident and member of Board of Zoning Appeals, submitted an email in support of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

**4. PUBLIC HEARINGS & ITEMS FOR ACTION**

**A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

Mr. Fedewa introduced two proposed ordinance changes. One would add a specific definition for Liquor Store, as a specially designated merchant and/or distributor that primarily sells packaged liquor, beer, spirits, and wine, and may include the sale of tobacco products. Sales of these products would have to be more than 50% of gross sales. The second ordinance would provide a distance buffer of 2,500 feet between liquor stores, as defined, to limit their concentration and possible negative effects on neighborhoods and public safety. Mr. Fedewa clarified a question from the September meeting that the measurement would be taken from the closest property line of the first business to the nearest property line of the second business.

Mr. Fedewa explained that the Planning Commission was also able to recommend additional zoning changes, including:

- Adding ‘Liquor Store’ to the allowable use tables or specify in which districts ‘Liquor Store’ should require a special land use permit;

- 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 Ordinances §830.03);
- Restrict drive-through or walk-up windows from buildings; or
- Additional site development or architectural standards.

Mr. Fedewa stated that similar regulations have been adopted by other communities in Michigan.

Mr. O’Dell asked if there are existing stores that would be within the proposed 2,500 buffer from each other. Mr. Fedewa answered that the Planning and Zoning Office has not conducted a comprehensive survey but staff is aware of a few off-hand. These stores would be considered legally nonconforming and allowed to continue to exist per the Zoning Ordinance.

Mr. O’Dell asked who proposed these ordinance amendments. Mr. Fedewa answered that the ordinances originated from the Council Committee on Public Safety.

Mr. Jackson asked if a business had to sell both alcohol and tobacco products to be considered a liquor store. Mr. DuChene clarified that a store does not have to sell tobacco products, but tobacco products would be considered when determining the gross sales of those products stated in the definition, versus the sales of other products.

Mr. Klont opened the public hearing.

Seeing no one wishing to speak, Mr. Klont closed the public hearing.

**Mr. Muchmore made a motion, seconded by Mr. O’Dell to recommend approval of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

Mr. O’Dell asked if the proposed amendments would impact the various ‘social districts’ within the City. Mr. DuChene stated they do not anticipate any impacts as the various businesses in those social districts either sell other products like food or provide entertainment.

Ms. Alexander asked if other Commission members supported exploring additional requirements for landscaping, buffering, and safety plans. Mr. DuChene stated that applicants to the Michigan Liquor Control Commission for their licenses do have to include detailed safety plans. Mr. Fedewa stated that staff will obtain the requirement language from the Liquor Control Commission for Planning Commission’s review.

**On a voice vote the motion carried unanimously (7-0).**

5. **COMMENTS FROM THE AUDIENCE** – None
6. **RECESS** – Not taken.
7. **BUSINESS**

**A. Consent Items**

- (1) Minutes for approval September 2, 2025  
**The minutes from the September 2, 2025, Planning Commission meeting were approved without objection.**

**B. Old Business – None**

**C. New Business**

**(1) Election of Board of Zoning Appeals Representative**

Mr. O’Dell nominated Mr. Jackson for Planning Commission representative on the Board of Zoning Appeals. Hearing none further, the nominations were closed. On a voice vote, Mr. Jackson was unanimously elected representative.

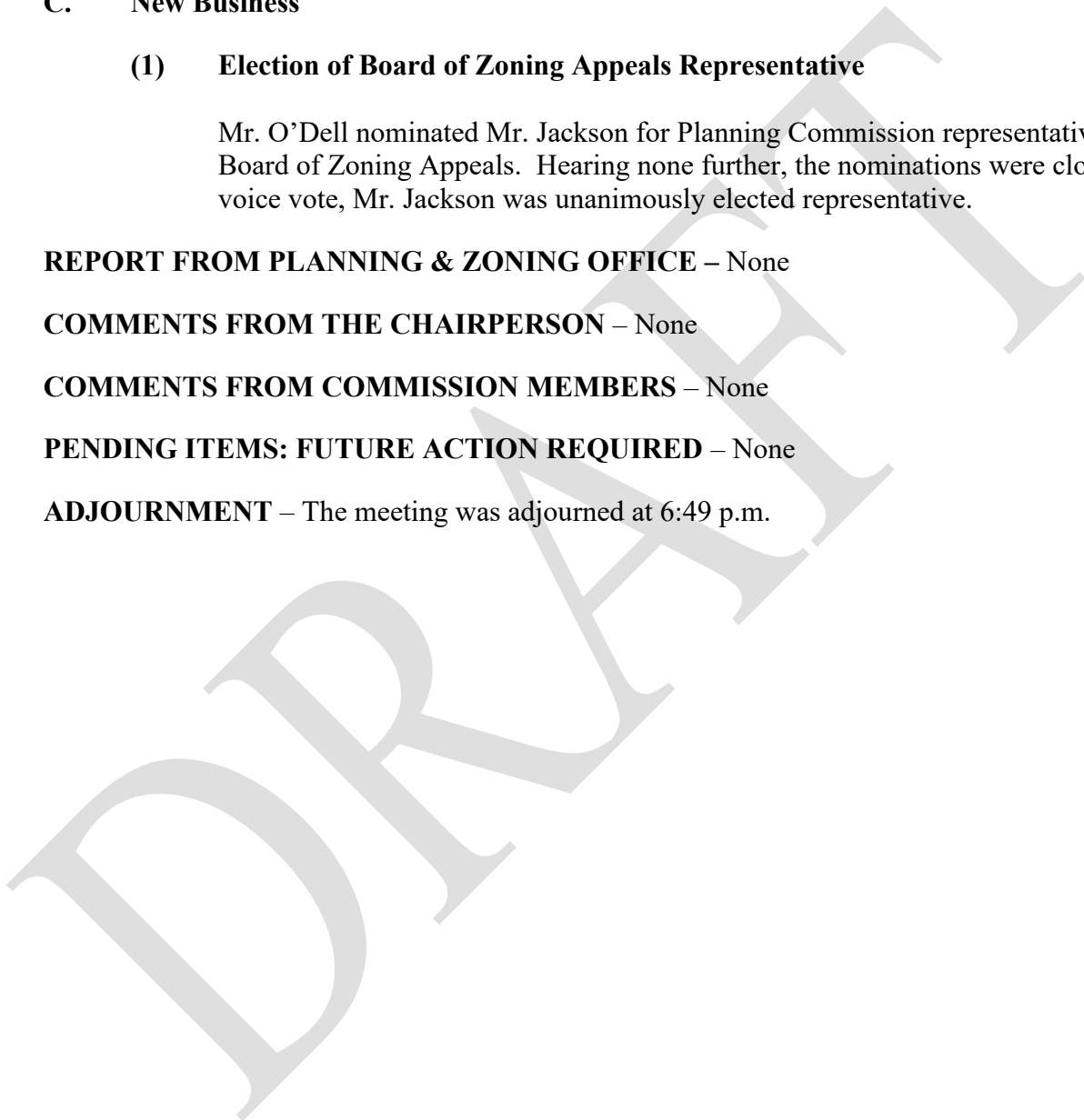
**8. REPORT FROM PLANNING & ZONING OFFICE – None**

**9. COMMENTS FROM THE CHAIRPERSON – None**

**10. COMMENTS FROM COMMISSION MEMBERS – None**

**11. PENDING ITEMS: FUTURE ACTION REQUIRED – None**

**12. ADJOURNMENT – The meeting was adjourned at 6:49 p.m.**



**MINUTES**  
**Committee on Public Safety**  
**Tuesday, October 14, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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

Mr. Fedewa summarized they had introduced to the Planning Commission the draft ordinance from the Committee and the hearing was held October 7, received one email and no one from the public was at the actual hearing/meeting. Mr. Fedewa acknowledged that staff did outline other options which Committee can see in the Planning Commission minutes in the packet, however the Planning Commission was comfortable with the work Council Committee had already done.

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

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

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

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

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

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

MOTION CARRED 3-0.

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

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

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

**MINUTES**  
**Committee on Public Safety**  
**Tuesday, October 28, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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.
- 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 form a school or place of worship. (Code of Ordinance 830.03).
- Restrict drive-through or walk-up windows from building.
- Additional site development or achitectural 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.

**MINUTES**

**Committee on Public Safety**

**Tuesday, November 25, 2025 @ 4:00 p.m.**

**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**NO ACTIVITY**

**MINUTES**

**Committee on Public Safety**

**Tuesday, December 9, 2025 @ 4:00 p.m.**

**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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 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.

ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

**THE CITY OF LANSING ORDAINS:**

Section 1. That Chapter 1250, Section 1250.02, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to add a new Subsection 1250.02.13 to read as follows:

**1250.02.13. -Liquor stores.**

**No liquor store shall be located within 2,500 feet of another liquor store. The distance between liquor stores shall be measured by the shortest straight line between the respective lots in which each liquor store is located, from the two points of each lot line closest to the other lot.**

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

Approved as to form:

\_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, April 6, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

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

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

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

## **INTRODUCTION OF ORDINANCE**

Council Member Spadafore introduced:

An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for April 6, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to

ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Table 1243.03 of the Lansing Codified Ordinances to add “Liquor Store” to the Commercial Mixed-Use Districts Allowable Use Table of the Zoning Ordinance.**

**THE CITY OF LANSING ORDAINS:**

Section 1. That Chapter 1243, Table 1243.03, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

Table 1243.03 Commercial Mixed-Use Districts Allowable Use Table							
P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	MX-C	MX-1	MX-2	DT-1	DT-2	DT-3	Conditions
Commercial/Office							
Retail sales and Personal Services	P	P	P	C	P	P	Permitted on non-local streets. Permitted on local street only within 50’ of a non-local street.
Professional/business offices	P	P	P	P	P	P	
Active / Recreational Commercial	C	C	C	C	C	C	1. Permitted on non-local streets. 2. Any facilities or operations held outdoors shall be set back a minimum of 50’ from all property lines and shall be screened from view of all public rights-of-way and residential parcels of land by a six (6) foot-high opaque wood or vinyl fence, decorative screen wall or landscaped berm.
Animal Hospital	C	C	C	C	C	C	All operations must be completely enclosed in a soundproof building in such a way as to not produce any objectionable noises or odors at the lot lines.
Bank	P	P	P	P	P	P	
Boarding House	C	C	C	S	C	C	1. Permitted on non-local streets. 2. Staff must be on-site or on-call 24 hours a day
Clinic	C	C	C	C	C	C	At least one property line abutting and all points of ingress/egress directly to a non-local street
Consumer Goods Delivery	C		C				Not permitted on Activity Corridor street type.
Funeral Home	C		S		C	S	1. Assembly area for funeral procession shall be provided in addition to off-street parking requirements. 2. At least one property line abutting and all points of ingress/egress directly to a non-local street
Kennel, Animal Day Care	C	C	C		C		1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Outside exercise run or treatment area must be located at least 100 feet from all lots lines and at least 400 feet from an adjacent residential lot line. 3. All operations must be controlled in such a way as to not produce any objectionable noises or odors at the lot lines.
Laundromat, dry cleaner	P	P	P		P	P	
<b>Liquor Store</b>	<b>P</b>	<b>S</b>	<b>P</b>		<b>P</b>	<b>S</b>	<b>See Section 1250.02.13</b> <b>1. Outdoor Seating shall not be installed.</b>

Lodging Facility	P	P	P	S	P	P	
Mobile Food Vending (Food trucks and carts)	C	C	C		C		See Section 1250.02.10
Nursery, commercial greenhouse	C				C		1. The outdoor storage of landscape materials, other than plants, shall be screened from view of all public rights-of-way and residential parcels of land by a six (6) foot high opaque wood or vinyl fence, decorative screen wall or landscaped berm.
Parking facility	S	S	S	S	S	S	1. On Activity Corridors, the first floor of a parking structure shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with an upper story minimum clear height of 9'. 5. Parking Facilities shall conform with the requirements of Chapter 1252.
Place of Assembly	C	C	C	S	C	C	1. At least one property line abutting a non-local street. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Restaurant, bar, tavern	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street
Studio (dance, health, music, etc)	P	P	P	P	P	P	
Drive-thru, as accessory use	C	C	C	S	S		1. A drive-thru business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation. 2. No parking is allowed in the front yard. 3. The drive-through window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site will be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress shall be directly onto one of the aforementioned street types. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
<b>Residential Uses</b>							
Single-Family detached	C	C	C	P			Permitted only on local street
Two-Family dwelling				P	P		
Multi-Family dwelling	P	P	P	P	P	C	Ground floor multiple-family dwelling units not permitted on the frontage of Activity Corridor and Arterial Corridor street types.

Bed and Breakfast			C	C	C		1. Must be the principal residence of the owner and the owner shall live on the premises when in operation. 2. Must provide one surfaced off-street parking spot per guest room in addition to standard parking for residence. In MX-2 parking requirements are not exempt under Section 1254.01.04 (f)
Cottage Court, 3 to 6 bldgs.				C			See 1250.04.07
Housing Cooperative	C	C	C	C	C	C	See 1250.02.11
Rooming House				C			
Short-Term Rental				C			
<b>Human Care Facilities</b>							
Adult Day Care Facility				P	P		
Adult Foster Care ( ≤ 6 )				P			
AFC small group home ( ≤ 12 )				P	P		
AFC large group home (13-20)				S	S		
Child Care centers, preschools, and commercial day care	P	P	P	P	P	P	
Group Day Care Home (7-12 children, <24 hours/day)	C	C	C	C	C		1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space. 2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use. 3. One person, other than a member of the family residing in the dwelling, may be employed, so long as that person is not the primary caregiver. 4. No change occurs in the outside appearance of the dwelling. 5. No signs are permitted. 6. The outdoor play space shall be fenced. This requirement can be waived by approval of the Planning Office if the specified outdoor area is common open space shared with other dwelling units.
Sheltered Care Facility	S				S		1. At least one property line abutting a Major Arterial street type 2. The proposed Sheltered Care Facility shall be located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
<b>Institutional</b>							
Hospital	C	C	C	C	C	C	Permitted on non-local street type
Library	P	P	P	P	P	P	
Museum				P	P	P	
Park, open space, plaza	P	P	P	P	P	P	
Places of Worship	S	S	S	S	S	S	
Schools	P	P	P	P	P	P	
Trade school	P	P	P	P	P	P	
<b>Industrial</b>							
Cleaning, processing, servicing, or repair of any product	P	C	C		P	C	1. At least one property line abutting a non-local street. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.

Logistics Terminal, Wholesale and Warehouse uses	S				S		<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p>
Industrial: Assembly, Fabrication, Manufacturing, Production, and Recycling	C				C		<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p>
Non-Hazardous Assembly, Fabrication, Production, and Manufacturing of consumer goods, with retail sales	C	C	C		C	C	<p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p>
Motor vehicle repair station	C				S		<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p> <p>3. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.</p>
Vehicle sales, vehicle leasing, and other outdoor sales facility	C		S		S		<p>1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete.</p> <p>2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets.</p> <p>3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed building.</p> <p>4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way.</p> <p>5. Lighting shall be confined within and directed onto the parking area only.</p> <p>6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08.</p> <p>7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.</p>
Motor vehicle service station	C	C	C		C		<p>1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district.</p> <p>2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line.</p> <p>3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'.</p> <p>4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels.</p> <p>5. Vehicle sales or leasing shall not be accessory to the principal use.</p> <p>6. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.</p>
Research laboratory	P	S	P	S	P	P	

Self-Storage Rental	S						
Infrastructure	S	S	S	S	S	S	
Adult Business Uses	S						See 1250.02.09
Accessory Uses							
Solar Energy Systems	P	P	P	P	P	P	
Solar Energy Systems - Storage	P	P	P	P	P	P	
Urban Agriculture	P	P	P	P	P	P	
Self-Storage Rental, as an accessory use	C					C	1. Permitted on non-local streets. 2. All activities conducted, and materials stored shall be within an enclosed structure. 3. Storage operations shall not exceed 50% of the principal building's gross floor area. 4. No storage activities or floor area shall be located along the primary frontage. 5. No storage activities, operations, or storage pods may be located on the exterior of the parcel.

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

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

6 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
7 immediate effect by City Council, and shall expire December 31, 2035.

8 Approved as to form:

9  
10 \_\_\_\_\_  
City Attorney

11 Dated: \_\_\_\_\_



Andy Schor  
Mayor

## LANSING PLANNING COMMISSION

### Regular Meeting

January 6, 2026 - 6:30 p.m.

Neighborhood Empowerment Center

600 W Maple Street, Lansing, MI

## MINUTES – DRAFT

### 1. OPENING SESSION

Mr. Klont called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Monte Jackson, Tim Klont, Spencer Lippert, Shane Muchmore (arrived at 6:35), Ted O’Dell (arrived at 6:35), John Ruge
- b. Absent: Tony Cox
- c. Staff: Sue Stachowiak, Zoning Administrator; Andy Fedewa, Planner; Dan DuChene, Deputy City Attorney

2. **APPROVAL OF AGENDA** – The agenda was approved by unanimous consent.

3. **COMMUNICATIONS** – None

4. **PUBLIC HEARINGS & ITEMS FOR ACTION**

- A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” Table 1243.03 to include Liquor Store in the Allowable Use Table, and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other – Version 2**

Mr. Fedewa stated that Planning Commission previously reviewed draft amendments to the zoning ordinance to provide a new definition for ‘Liquor Store’ and a regulation prohibiting liquor stores from being within 2,500 feet of an existing liquor store to limit over-concentration. While Planning Commission members considered other recommendations the body ultimately decided to recommend approval of the draft amendment as written. Upon discussion with the Council Committee on Public Safety, committee members agreed with Planning and Zoning Office staff to amend the Allowable Use Table and make land use category for ‘Liquor Store’ thereby determining the appropriate zoning districts for them, rather than continuing to classify them as general ‘Retail Sales and Personal Services’.

Mr. Ruge asked why liquor stores are not recommended to be allowed in DT-1 Downtown Edge. Mr. Fedewa stated that DT-1 is a residential district bordering the downtown core. The only other use of note in DT-1 besides residential is professional offices. There are few if any commercial retail businesses.

Mr. Klont opened the public hearing.

Seeing no one wishing to speak Mr. Klont closed the public hearing.

**Ms. Alexander made a motion, seconded by Mr. Jackson, to recommend approval of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” Table 1243.03 to include Liquor Store in the Allowable Use Table, and**

**Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other**

**On a voice vote the motion carried unanimously (7-0).**

**B. Z-1-2026, 500 S Martin Luther King Jr. Blvd., Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex.**

Ms. Stachowiak presented the request from the Union Missionary Baptist Church to rezone 500 S MLK Jr. Blvd. from “DT-1” to “DT-2” Urban Flex and for a Special Land Use permit for a ‘Sheltered Care Facility’ in the DT-2 district. The property is buffered by the split of S MLK Jr. Blvd., a three-lane state trunkline, and I-496. This location makes it somewhat separated from the adjacent neighborhoods to the east and west. To meet the immediate need for shelter service, the building has been inspected by the Building Safety Office and the Lansing Fire Department, and has received temporary, 30 day to 30 day approval. The church is currently providing shelter for up to 50 users, specifically children and their families. Cots and privacy screens are set up on the gymnasium. Ms. Stachowiak spoke on the city-wide need for shelter facilities and that the need is greater than current capacity of other shelters. The Comprehensive Plan and the Zoning Ordinance maintain that the downtown core should be conducive to high density commercial and residential uses, but that downtown edge areas are appropriate for a shelter so that users can still access the services and resources they need in the downtown area. This site has a large parking lot, is serviced by CATA bus routes, and is within walking distance of the downtown core, making this an appropriate site. Staff recommends approval of both applications.

Mr. Ruge asked how close the nearest grocery store is. Ms. Stachowiak stated that there are two corner stores a few blocks north on MLK Jr. Blvd.

Mr. O’Dell asked if the Letts Community Center allows overnight sheltering. Joe McDonald, City of Lansing Housing Ombudsman, answered that Letts is only a warming center during Code Blue events.

Mr. O’Dell asked the City and the applicant for a statement about the overall need within the City and for more information about the current operations.

Mr. Jackson asked if the City has an estimate of the current unhoused population. Kim Coleman, Director of Human Relations & Community Services, stated that the City is gearing up for the annual point in time count, but last year’s count was 2,300 persons over the course of the year. The City estimates that there are 400-600 unhoused persons at any given time since the number fluctuates based on changing circumstances.

Mr. Muchmore asked how far the church site is to the City Rescue Mission. They are a half mile from each other.

Pastor Kenny Craig spoke on a meeting Mayor Schor held with leaders of area places of worship about what assistance could be offered to Lansing families in need. Advent House highlighted a priority need for 50 children and their families that were resorting to stay in motor vehicles without shelter. UMBC met the necessary criteria for fire and life safety to

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, April 6, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend Chapter 1243 Table 1243.03 of the Lansing Codified Ordinances to add "Liquor Store" to the Commercial Mixed-Use Districts Allowable Use Table of the Zoning Ordinance.

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

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

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

## **INTRODUCTION OF ORDINANCE**

Council Member Spadafore introduced:

An ordinance of the City of Lansing, Michigan, to amend Table 1243.03 of the Lansing Codified Ordinances to add 'Liquor Store' to the Allowable Use Table.

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for April 6, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Table 1243.03 of the Lansing Codified Ordinances to add 'Liquor Store' to the Allowable Use Table.

**An ordinance of the City of Lansing, Michigan, to amend Table 1245.03 of the Lansing Codified Ordinances to add “Liquor Store” to the Special Districts Allowable Use Table of the Zoning Ordinance.**

**THE CITY OF LANSING ORDAINS:**

Section 1. That Chapter 1245, Table 1245.03, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

Table 1245.03: Special Districts Allowable Use Table			
P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	IND-1	INST-1	Conditions
<b>Industrial</b>			
Cleaning, processing, servicing, or repair of any product	P		
Dry cleaning plants	C		1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare. 2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.
Industrial metal forming and scrap metal processing	P		
Logistics Terminal, Wholesale and Warehouse uses	P		
Industrial: Assembly, Fabrication, Manufacturing, Production, and Recycling	C		1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare. 2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.
Non-Hazardous Assembly, Fabrication, Production and Manufacturing of consumer goods, with retail sales	C		
Motor vehicle repair station	C		1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare. 2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required. 3. Materials, junk, or junk vehicles shall be stored on-site and shall be within an enclosed building or on a hard surface in the rear yard and screened by a 6' opaque fence.

Motor Vehicle sales, vehicle leasing, and other outdoor sales facility; general	C		<ol style="list-style-type: none"> <li>1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete.</li> <li>2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets.</li> <li>3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed structure.</li> <li>4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way.</li> <li>5. Lighting shall be confined within and directed onto the parking area only.</li> </ol>
Sales and leasing of: commercial or industrial vehicles, equipment, and machinery; recreational vehicles and equipment	C		<ol style="list-style-type: none"> <li>6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08.</li> <li>7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.</li> </ol>
Motor Vehicle Service Station	C		<ol style="list-style-type: none"> <li>1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district.</li> <li>2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line.</li> <li>3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'.</li> <li>4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels.</li> <li>5. Vehicle sales or leasing shall not be accessory to the principal use.</li> <li>6. Materials, junk, or junk vehicles shall be stored on-site and shall be within an enclosed building or on a hard surface in the rear yard and screened by a 6' opaque fence.</li> </ol>
Power plants, Solar Array	P		
Research laboratory	P	P	
Salvage Yards / Junk Yards / Open Storage; Lumber Yard, Vehicle Towing and Storage	C		<ol style="list-style-type: none"> <li>1. The materials shall be enclosed by a structure or a fence, not less than eight feet in height, that obstructs vision from all property lines.</li> <li>2. The materials stored within 30 feet of the fence shall not exceed the height of the fence.</li> <li>3. A plan is submitted to and approved by the Zoning Administrator, which shows the type and location of the fence.</li> <li>4. No outdoor burning occurs on the lot on which the salvage yard is located.</li> <li>5. No objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare shall extend past the subject property lines.</li> </ol>
Sanitary land fill	S		
Self-Storage Rental	P		
Tool, die, and machine shops	P		
Infrastructure	P	S	

Wireless Communications Towers	S		
Adult Business Uses	S		See 1250.02.09
Residential Uses			
Two-Family dwelling		P	
Multi-Family dwelling	C	P	In Industrial Districts, multiple-family only as part of renovation of or addition to an existing structure.
Human Care Facilities			
Adult Day Care Facility		S	
AFC Foster Care (≤ 6 )		P	
AFC small group home		P	
AFC large group home (13-20)		S	
AFC Congregate Care		S	
Child Care centers, preschools, and commercial day care	P	P	At least one property line abutting an arterial, suburban or activity corridor
Convalescent or Nursing Home		P	
Sheltered Care Facility		S	1. At least one property line abutting a Major street type. 2. The proposed Sheltered Care Facility is located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
Institutional			
Hospital		P	
Museum	C	P	1. Front, rear and side yards are not less than 25 feet, except as provided below. 2. If a front, rear or side yard abuts a Commercial Mixed-Use District, then the yard which abuts such District shall meet the dimensional requirements of the District which abuts such front, rear or side yard.
Library	C	P	3. No parking exists in the front yard. 4. No accessory structure is located in the front yard.
Schools		C	All education facilities, except elementary or middle schools, must have at least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor
Trade school	C	C	
Park, open space, plaza	P	P	
Places of Worship	S	S	
Commercial/Office			
Retail Sales and Personal Services	P	P	
Professional/Businesses Offices	P	P	
Active / Recreational Commercial	P	P	
Animal Hospital	C	C	All operations must be completely enclosed in a soundproof building in such a way as to produce no objectionable noises or odors at the lot lines
Bank	P	P	

Boarding House		P	1. Permitted on non-local streets. 2. Staff must be on-site or on-call 24 hours a day
Clinic	P	P	
Funeral Home	P	P	
Kennel	C		1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Outside exercise run or treatment area shall be screened and must be located at least 100 feet from all lot lines and at least 300 feet from an adjacent residential lot line. 3. All operations must be controlled in such a way as to produce no objectionable noises or odors at the lot lines.
Laundromat, dry cleaner	P	P	
<b>Liquor Store</b>	<b>P</b>		<b>See Section 1250.02.13</b> <b>1. Outdoor Seating shall not be installed.</b>
Lodging Facility	P	C	Permitted on non-local streets
Mobile Food Vending (Food trucks and carts)	C	C	See Section 1250.02.10
Nursery, commercial greenhouse	P		
Parking facility	S	S	1. On Activity Corridors, the first floor shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with an upper story minimum clear height of 9'. 5. Parking facilities shall conform with Chapter 1252.
Places of Assembly	C	C	Permitted on non-local streets
Restaurant, bar, tavern	C	C	Permitted on non-local streets.
Studio (dance, health, music, etc.)	P	P	
Drive-thru, as accessory use	C		1. A drive-through business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation 2. No parking is allowed in the front yard. 3. The drive-through window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site must be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress will be directly onto said street type. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
Accessory Uses			
Solar Energy Systems	P	P	
Solar Energy Systems Storage	P	P	
Urban Agriculture	P	P	

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

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

6 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
7 immediate effect by City Council, and shall expire December 31, 2035.

8 Approved as to form:

9 \_\_\_\_\_  
10 City Attorney

11 Dated: \_\_\_\_\_



Andy Schor  
Mayor

## LANSING PLANNING COMMISSION

### Regular Meeting

January 6, 2026 - 6:30 p.m.

Neighborhood Empowerment Center  
600 W Maple Street, Lansing, MI

## MINUTES – DRAFT

### 1. OPENING SESSION

Mr. Klont called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Monte Jackson, Tim Klont, Spencer Lippert, Shane Muchmore (arrived at 6:35), Ted O’Dell (arrived at 6:35), John Ruge
- b. Absent: Tony Cox
- c. Staff: Sue Stachowiak, Zoning Administrator; Andy Fedewa, Planner; Dan DuChene, Deputy City Attorney

2. **APPROVAL OF AGENDA** – The agenda was approved by unanimous consent.

3. **COMMUNICATIONS** – None

4. **PUBLIC HEARINGS & ITEMS FOR ACTION**

- A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” Table 1243.03 to include Liquor Store in the Allowable Use Table, and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other – Version 2**

Mr. Fedewa stated that Planning Commission previously reviewed draft amendments to the zoning ordinance to provide a new definition for ‘Liquor Store’ and a regulation prohibiting liquor stores from being within 2,500 feet of an existing liquor store to limit over-concentration. While Planning Commission members considered other recommendations the body ultimately decided to recommend approval of the draft amendment as written. Upon discussion with the Council Committee on Public Safety, committee members agreed with Planning and Zoning Office staff to amend the Allowable Use Table and make land use category for ‘Liquor Store’ thereby determining the appropriate zoning districts for them, rather than continuing to classify them as general ‘Retail Sales and Personal Services’.

Mr. Ruge asked why liquor stores are not recommended to be allowed in DT-1 Downtown Edge. Mr. Fedewa stated that DT-1 is a residential district bordering the downtown core. The only other use of note in DT-1 besides residential is professional offices. There are few if any commercial retail businesses.

Mr. Klont opened the public hearing.

Seeing no one wishing to speak Mr. Klont closed the public hearing.

**Ms. Alexander made a motion, seconded by Mr. Jackson, to recommend approval of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” Table 1243.03 to include Liquor Store in the Allowable Use Table, and**

**Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other**

**On a voice vote the motion carried unanimously (7-0).**

**B. Z-1-2026, 500 S Martin Luther King Jr. Blvd., Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex.**

Ms. Stachowiak presented the request from the Union Missionary Baptist Church to rezone 500 S MLK Jr. Blvd. from “DT-1” to “DT-2” Urban Flex and for a Special Land Use permit for a ‘Sheltered Care Facility’ in the DT-2 district. The property is buffered by the split of S MLK Jr. Blvd., a three-lane state trunkline, and I-496. This location makes it somewhat separated from the adjacent neighborhoods to the east and west. To meet the immediate need for shelter service, the building has been inspected by the Building Safety Office and the Lansing Fire Department, and has received temporary, 30 day to 30 day approval. The church is currently providing shelter for up to 50 users, specifically children and their families. Cots and privacy screens are set up on the gymnasium. Ms. Stachowiak spoke on the city-wide need for shelter facilities and that the need is greater than current capacity of other shelters. The Comprehensive Plan and the Zoning Ordinance maintain that the downtown core should be conducive to high density commercial and residential uses, but that downtown edge areas are appropriate for a shelter so that users can still access the services and resources they need in the downtown area. This site has a large parking lot, is serviced by CATA bus routes, and is within walking distance of the downtown core, making this an appropriate site. Staff recommends approval of both applications.

Mr. Ruge asked how close the nearest grocery store is. Ms. Stachowiak stated that there are two corner stores a few blocks north on MLK Jr. Blvd.

Mr. O’Dell asked if the Letts Community Center allows overnight sheltering. Joe McDonald, City of Lansing Housing Ombudsman, answered that Letts is only a warming center during Code Blue events.

Mr. O’Dell asked the City and the applicant for a statement about the overall need within the City and for more information about the current operations.

Mr. Jackson asked if the City has an estimate of the current unhoused population. Kim Coleman, Director of Human Relations & Community Services, stated that the City is gearing up for the annual point in time count, but last year’s count was 2,300 persons over the course of the year. The City estimates that there are 400-600 unhoused persons at any given time since the number fluctuates based on changing circumstances.

Mr. Muchmore asked how far the church site is to the City Rescue Mission. They are a half mile from each other.

Pastor Kenny Craig spoke on a meeting Mayor Schor held with leaders of area places of worship about what assistance could be offered to Lansing families in need. Advent House highlighted a priority need for 50 children and their families that were resorting to stay in motor vehicles without shelter. UMBC met the necessary criteria for fire and life safety to

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, April 6, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend Chapter 1245 Table 1245.03 of the Lansing Codified Ordinances to add "Liquor Store" to the Special Districts Allowable Use Table of the Zoning Ordinance.

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

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

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

## **INTRODUCTION OF ORDINANCE**

Council Member Spadafore introduced:

An ordinance of the City of Lansing, Michigan, to amend Table 1245.03 of the Lansing Codified Ordinances to add 'Liquor Store' to the Allowable Use Table.

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for April 6, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Table 1245.03 of the Lansing Codified Ordinances to add 'Liquor Store' to the Allowable Use Table.

## PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEA	NAY
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	
Immediate Effect	<input type="checkbox"/> Yes	<input type="checkbox"/> No

ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.**

THE CITY OF LANSING ORDAINS:

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

**1460.01. Property Maintenance Code.**

For the purpose of regulating and governing the conditions and maintenance of all premises and any structures thereon; providing standards for supplied utilities and facilities, other physical aspects of structures, and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing a mechanism for condemnation of structures unfit for occupancy and use and the demolition of such structures, the ~~2015~~**2021** International Property Maintenance Code ("IPMC") is hereby adopted as if fully set forth herein, with the following additions, deletions, and alterations:

- (a) When used in the IPMC:
  - (1) "[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."
  - (2) "International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."

- 1 (3) "International Mechanical Code" is replaced with "the Mechanical Code, as  
2 adopted in Chapter 1426 of the Lansing Codified Ordinances."
- 3 (4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter  
4 1424 of the Lansing Codified Ordinances."
- 5 (5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part  
6 Twelve of the Lansing Codified Ordinances."
- 7 (6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter  
8 1610 of the Lansing Codified Ordinances."
- 9 (7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted  
10 in Chapter 1422 of the Lansing Codified Ordinances."
- 11 (8) ~~"Department of Property Maintenance Inspection"~~ **[Insert name of department]**  
12 and "Department" are replaced with "Office of Code Compliance."
- 13 (9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and  
14 "legal counsel of the jurisdiction" are replaced with "City Attorney."
- 15 (10) "Appointing authority" and "Chief Appointing Authority" are replaced with  
16 "Mayor."
- 17 (11) "Appeals Board" is replaced with "Building Board of Appeals."
- 18 (12) "Claims Review Committee" is added as created by Resolution 1987-0253 and  
19 amended by Resolution 2014-045, consisting of a representative from the

1 following offices: City Attorney, Mayor, and City Council, and shall act as the  
2 appeal body for violations of Section 308.

3 ~~(13) "Manager of the Office of Code Compliance" is added and shall be the final~~  
4 ~~arbiter of any appeal for violations of Section 302.4.~~

5 (b) The following language is added to Section ~~102.6~~**102.7** after the word "designated": By  
6 the Federal, State, or local government.

7 (c) Section 103.2 is ~~deleted~~ **replaced with the following: The Code Official shall be the**  
8 **individual appointed by the Mayor to be the director, or acting director, of the**  
9 **department within which the Office of Code Compliance is located.**

10 (d) The text of Section 103.3 is replaced with the following: ~~The Code Official has the~~  
11 ~~authority to appoint Code Compliance Officers, and to delegate to any of them any of~~  
12 ~~his or her duties or functions under this Code.~~ **“Deputies” In accordance with the**  
13 **prescribed procedures of this jurisdiction, the code official shall have the**  
14 **authority to designate one or more deputy code officials, code officers, premise**  
15 **officers, other related technical officers, inspectors, and other employees. Such**  
16 **employees shall have powers as delegated by the code official. Any reference in**  
17 **this code to “Code Compliance Officer” shall be understood to mean any**  
18 **subordinate employee as designated by the Code Official.**

19 (e) The text of Section ~~103.5~~ **104.1** is replaced with the following: The fees for services  
20 performed by the Office of Code Compliance under this Code shall be established by  
21 Council Resolution.

1 (f) The Code Official, or their designee, shall be the final arbiter of any appeal for  
2 violations of section 302.4

3 (g) Section 104.2 is deleted.

4 (f-h) The following language is added to the end of Section ~~104.1~~ **105.1**: The Office of Code  
5 Compliance is responsible for enforcing this Code and acts as the Local Health  
6 Department under Part 24 of the Public Health Code, PA 368 of 1978. The Office of  
7 Code Compliance may also enforce any provision of the Housing Law of Michigan,  
8 PA 167 of 1917.

9 (g-i) The following language is added to the end of Section ~~106.1~~ **109.1**: Unless otherwise  
10 provided, a property's owner is responsible for violations of this Code occurring on the  
11 property, even where this Code imposes an additional duty on the occupant, or where  
12 the owner has imposed responsibility on the occupant by agreement.

13 (h-j) The text of Section ~~106.3~~ **109.3** is replaced with the following: The Code Official, and  
14 all ~~Code Compliance Officers~~ **such employees as designated by the Code Official**,  
15 are hereby designated as authorized City Officials for the purpose of issuing municipal  
16 civil infraction notices directing alleged violators to appear at the City of Lansing  
17 Municipal Ordinance Violations Bureau or a local court of competent jurisdiction.  
18 Unless otherwise provided in this Code or by State law, any person in violation of any  
19 provision of this Code is responsible for a municipal civil infraction and subject to a  
20 \$500.00 fine and all other penalties and remedies allowed by law. Any person in  
21 violation of Section ~~108.4.1~~ **111.7.1** or Section ~~108.5~~ **111.8**, as provided in Subsection

1           ~~(o)(m)~~ of this section, is responsible for a misdemeanor and subject to the penalties  
2           provided in Section 202.99(b) of the Lansing Codified Ordinances and all other  
3           penalties and remedies allowed by law. If a violation of this Code is not corrected as  
4           required by the notice of violation given pursuant to Section ~~107~~**111.4**, the Code  
5           Official, **or their designee**, may institute the appropriate proceeding at law or in equity  
6           to restrain, correct, or abate such violation; or to require the removal or termination of  
7           any unlawful occupancy of the structure. With the exception of the 30 days within  
8           which a vacant structure must be closed pursuant to Section ~~108.2~~ **111.2**, the Code  
9           Official, **or their designee**, has the authority to grant an extension of the time specified  
10          in the notice of violation, upon request by the person responsible for the violation,  
11          provided that the person agrees to correct the violation within the extended time period  
12          to be granted and the Code Official, **or their designee**, determines that a condition  
13          dangerous to life or property will not be created or perpetuated by granting such  
14          extension. No such extension of time for the correction of a violation will extend the  
15          time for filing an appeal.

16          ~~(i-k)~~ Section ~~106.6~~ **109.6** is added, to read as follows: Violations of Section 302.4,  
17          prohibiting weeds and long grass, and violations of Section 308, prohibiting the  
18          accumulation of trash and garbage, are hereby declared to be nuisances and must be  
19          corrected or abated within the time allotted and as directed in the Section ~~107~~ **111.4**  
20          notice or as determined in an appeal taken under subsection (k). However, if the owner  
21          or party in interest whose name appears on the City's real property tax assessment  
22          records fails or neglects to comply with the notice or appeal determination, the City

1 may enter the property and take all necessary actions to cause the abatement of the  
2 nuisance, including the incurring of costs. The cost of abating the nuisance includes,  
3 but is not limited to, costs of any title search or real property commitment used to  
4 determine the parties in interest in the subject property, recording fees for notices and  
5 liens filed with the county Register of Deeds, contractor fees, transportation and  
6 dumping charges, administrative service fee to defray administrative expenses and  
7 costs of the collection of the charges authorized under this section. The cost of abating  
8 the nuisance incurred by the City shall be reimbursed to the City by the owner or party  
9 in interest in whose name the property appears on the City's real property tax  
10 assessment records. The owner, or party in interest, whose name the property appears  
11 upon the last local tax assessment records shall be notified by the Assessor of the  
12 amount of the cost of the nuisance abatement by first class mail at the address shown  
13 on the records. Any cost remaining unpaid after 30 days shall be placed by the  
14 Assessor on the next tax roll of the City and impose a lien against the property on  
15 which the nuisance was located, as permitted by State law.

16 (j) ~~When used in Section 107.1, "person" is replaced with "person(s)."~~

17 (kl) ~~In Section 107.2~~ **111.4** is modified as follows:

18 (1) The following language is added to the end of Section ~~107.2~~ **111.4.1(4)**: For  
19 violations of Section 302.4, the notice shall require correction within ~~7~~**10** days.

20 (2) **The following is added to Section 111.4.2(1): or by posting to the property**  
21 **itself.**

1           **(3) Section 111.4.2(2) is replaced by the following: A copy is sent via first class**  
2           **mail addressed to the last known address.**

3           ~~(2)~~**(4)** The following is added as new Section ~~107.7~~ **111.4.3**: Appeals.

4           (i) When a notice has been issued under this section ~~107~~ **111.4**, any person with  
5           a legal interest, who receives or has actual or constructive notice, may appeal  
6           the violation and compliance order as follows: (a) appeals under Section  
7           302.4 shall be filed in writing to the ~~Manager of the Office of Code~~  
8           ~~Compliance~~ **the Code Official or their designee**, (b) appeals under Section  
9           308 shall be filed in writing to the Office of the City Attorney, (c) appeals of  
10          any other violation are addressed under subsection (h) and (q). The Appeal  
11          must be received not more than 3 days after the compliance date ordered as  
12          set forth in the notice. Appeals of costs assessed incurred due to abatement  
13          by the City of Lansing will **be** handled in accordance with ~~the~~ process  
14          adopted by the Claims Review Committee and Resolution 2014-045.

15          (ii) Except as provided in subsection (vii), the Office of the City Attorney shall  
16          transmit the appeal to the Claims Review Committee and schedule the appeal  
17          to be heard at the next available meeting of the Claims Review Committee.  
18          Notice of the appeal hearing date, time, and place shall be given in the same  
19          manner as provided for in Section ~~107.3~~ **111.4.1**, or, in the alternative, by  
20          First Class mail addressed to the Appellant's address provided with the  
21          appeal, if any.

- 1 (iii) Failure to file an appeal within the required time shall constitute a waiver of  
2 the right to contest the notice and compliance order, and, waive a hearing or  
3 adjudication of the notice and order, or any portion thereof.
- 4 (iv) Only those matters or issues specifically raised by the Appellant in a written  
5 appeal shall be considered in the hearing on the appeal.
- 6 (v) The enforcement of the notice violation and compliance order timely  
7 appealed shall be stayed during the pendency of the appeal.
- 8 (vi) At the appeal hearing, the Appellant shall be given the opportunity to show  
9 cause why the notice violation and compliance order should not be enforced.  
10 The Claims Review Committee shall hear and decide the issues raised in the  
11 appeal and shall either approve, disapprove, or modify the compliance order.  
12 If the Claims Review Committee approves or modifies the compliance order,  
13 it shall determine a new date by which the order of compliance shall be  
14 completed.
- 15 (vii) If the appeal under subsection (i) is made to contest a grass or weed violation  
16 of Section 302.4, the written appeal shall be reviewed and determined within  
17 5 days of receipt by the ~~Manager of Code Compliance~~ **Code Official**, or the  
18 ~~Manager's designee~~ **Code Official's designee**, except that the designee shall  
19 not be the ~~Code Official~~ **same person** who issued the notice. In addition to  
20 any other information contained in the written appeal, for the appeal to be  
21 effective, it must also contain an electronic address or telephone number

1 where the results of the appeal determination can be transmitted to the  
2 appellant or the appellant's agent in message form. ~~The Manager Code~~  
3 **Official**, or designee, shall consider the grounds, information and  
4 explanation contained in the written appeal and based thereon, shall either  
5 affirm, modify or rescind the notice and order of compliance; and may grant  
6 an extension of time, not to exceed 7 days from the date of determination, for  
7 compliance. The determination shall be transmitted forthwith in message  
8 form to the appellant. Failure of the Appellant or Appellant's agent to  
9 personally receive the determination of the appeal shall not affect the time  
10 for compliance nor affect the City's ability to abate the violation as provided  
11 in Section 1460.01(i).

12 ~~(lm) The following language is added to the end of Section 108.1.1: Any structure that is a~~  
13 ~~"dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is~~  
14 ~~also an unsafe structure. Section 111.1.5 is replaced with the following: "Dangerous~~  
15 ~~Structure or premises" A Dangerous Structure or premises shall be defined by~~  
16 ~~reference to the definition of a Dangerous Building as established by the Housing~~  
17 ~~Law of Michigan, MCL 125.539.~~

18 **(n) The Following is added to the end of Section 111.7: Placard shall be defined as a**  
19 **public notice issued pursuant to City of Lansing Ordinance 1460.05(c) or (d).**  
20 **Placards under this section shall be consistent with the requirements established**  
21 **by City of Lansing Ordinance 1460.05(c) and (d).**

1 (~~m~~ o)Any occupied structure condemned and placarded by the Code Official, **or their**  
2 **designee**, shall be vacated as ordered by the Code Official, **or their designee**. No  
3 person shall occupy a placarded structure or operate placarded equipment. Any other  
4 person, including, but not limited to, any Owner, Owner's agent, or person responsible  
5 for the structure, who allows anyone to occupy a placarded structure or operate  
6 placarded equipment, shall be in violation of this section. No person shall allow any  
7 domestic animal to occupy any such structure. Repairs required by a correction order  
8 may be made during the hours of 8:00 a.m. and 5:00 p.m. on Mondays through Fridays  
9 or at other times for which the Code Compliance Office has granted permission in  
10 writing. The Code Compliance Office shall grant written permission for repairs to be  
11 made at other reasonable times set by Department policy if the person seeking  
12 permission has obtained all permits necessary for the work to be done and provides  
13 documentation indicating that the work cannot be performed between 8:00 a.m. and  
14 5:00 p.m. on Mondays through Fridays. **If permission is granted for repair activities**  
15 **outside of the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, a copy of**  
16 **the hours allowed shall be posted to the property in a conspicuous location.**

17 (~~n~~ p)Section ~~408.8~~ **111.10** is added, to read as follows: **“Placard Monitoring Fee”**

18 **(1)** The owner of any structure placarded for more than 90 days pursuant to Section  
19 ~~408.4~~ **111.7** is responsible for paying a monthly, non-refundable, administrative fee  
20 while the placard remains on the structure. The administrative fee shall be  
21 established by Council resolution in an amount sufficient to defray the cost  
22 incurred by the City to monitor the structure for the purpose of preventing public

1 safety hazards. The owner or party in interest whose name appears on the City's  
2 real property tax assessment records shall be notified of the amount owed by first  
3 class mail at the address shown on the City's real property tax assessment records.  
4 After 30 days, any unpaid amount shall be **deemed a default to the City of**  
5 **Lansing**, reported to the ~~City Assessor for placement on the next tax roll of the~~  
6 ~~City and imposition of a lien against the property, as permitted by State law. City~~  
7 **Treasurer, and is collectable as allowed by law.**

8 **(2) Waiver of the Placard Monitoring Fee:**

- 9 a. **The Placard Monitoring Fee may be waived at the discretion of the**  
10 **Code Official and consistent with the requirements of this section.**
- 11 b. **A property owner may request the Placard Monitoring Fee be waived.**  
12 **Such application for a waiver must: be made in writing to the Office of**  
13 **Code Compliance; establish that the owner is taking appropriate**  
14 **corrective actions; and be made for each and every calendar month for**  
15 **which the owner is requesting a waiver.**
- 16 c. **The Code Official shall respond to a request pursuant to section (b) in**  
17 **writing within 10 days of the request.**
- 18 d. **Examples of appropriate corrective action include, but are not limited**  
19 **to: having licensed contractors pull permits, scheduling trade**  
20 **inspections, passing trade inspections, securing the property against**

1 entry, and making such necessary repairs as listed in the inspection  
2 reports and/or notices issued pursuant to this code.

3 e. Any such waiver issued pursuant to this section shall be valid only for a  
4 single calendar month per application, to begin on the first of the next  
5 full month following approval.

6 f. All applications for a waiver for the next month must be submitted on  
7 or before the 15<sup>th</sup> of the current month. Any waiver applications  
8 received after the 15<sup>th</sup> of the current month shall be considered for the  
9 following waiver cycle.

10 (~~o q~~) Section ~~108.9~~ **111.11** is added, to read as follows: The Code Official, **or their**  
11 **designee**, may request permission to inspect any structure intended to be used as a  
12 dwelling when that structure has remained vacant for 180 days. If permission to inspect  
13 is denied, the Code Official, **or their designee**, may seek a warrant from a court of  
14 competent jurisdiction.

15 (~~p r~~) Section ~~110~~ **113** is deleted. In its place, MCL 125.538-125.542, with the exception of  
16 MCL 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917,  
17 are hereby adopted by reference. Pursuant to MCL 125.534(6), regardless of whether  
18 or not the cost of repair of a structure exceeds its state equalized value, the Code  
19 Official may bring an ~~enjoin~~ action to remove **the structure** or **to enjoin the property**  
20 **owner to** rehabilitate it if (1) it is an unsafe structure pursuant to Section ~~108.1.1~~

1           **111.1.5**, (2) it remains vacant or boarded, and (3) a significant attempt has not been  
2           made to rehabilitate it for a period of 24 consecutive months.

3           (~~q~~ s) Section ~~111.1~~ **107.1** is replaced with the following: Appeal of a decision that a  
4           structure is a dangerous building pursuant to MCL 125.542 shall follow the procedures  
5           described in the Housing Law of Michigan, PA 167 of 1917, and adopted in subsection  
6           ~~(p)~~(r). Except for appeals as provided under subsection ~~(k)(2)(l)(4)~~, any person directly  
7           affected by any other decision of the Code Official or notice or order issued under this  
8           Code may appeal to the Building Board of Appeals. The Code Official shall be an ex-  
9           officio member of the Building Board of Appeals when it hears appeals brought under  
10          this Code, but the Code Official shall have no vote on any matter before the Board.

11          Written application for an appeal must be filed within 20 days of service of the  
12          decision, notice, or order being appealed. An application for appeal must be based on a  
13          claim that the true intent of this Code or the rules legally adopted thereunder have been  
14          incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this  
15          Code's requirements are adequately fulfilled by other means.

16          (~~r~~ t) Sections ~~111.2—111.8~~ **107.2-107.4** are deleted.

17          (u) **Section 108 is deleted.**

18          (~~s~~ v) The following definition replaces that provided in Section 202:

19                 *Person.* Any legal entity.

20          (~~t~~ w) The definitions of "cost of such demolition or emergency repairs," "inoperable motor  
21          vehicle," and "operator" are deleted.

1       (~~u~~ x) The following definitions are added to Section 202:

2               *Absentee landlord.* Any owner of rental property whose principal residence is located  
3               more than forty miles from the corporate limits of the City.

4               *Code Compliance Officer.* Any duly authorized representative of the Code Official.

5               ***Cultivated Flowers.* Any flowering plant, apart from noxious weeds, kept, grown,  
6               and specifically cultivated and maintained.**

7               *Dwelling.* Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of  
8               1917.

9               ***Garden.* An area on any premises deliberately separated from the yard or other  
10              areas and maintained for the specific purpose of the cultivation of one or more  
11              types of decorative, native, flowering, or edible plants, except for noxious weeds.**

12              *Junk.* Any object that is worn-out, unusable because it is deteriorated, broken or  
13              incomplete, or that has been discarded, or is inoperable, and any parts thereof,  
14              including, but not limited to, items such as stoves, refrigerators, appliances, fixtures,  
15              boats, campers, inoperable or unregistered motor vehicles as defined in this Subsection  
16              (~~u~~ x) of this section, household goods, furniture, tires, mattresses, batteries, machinery,  
17              broken toys and bicycles, broken lawn furniture, remnants of wood and building  
18              materials, and equipment.

19              *Leasehold.* Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of  
20              1917.

1 *Motor vehicle.* Any "motor vehicle" as defined in the Michigan Vehicle Code, PA 300  
2 of 1949.

3 ***Noxious weeds.* Any plant defined as a noxious weed by MCL 247.62**

4 *Nuisance.* Any public nuisance, known as such at common law or in equity  
5 jurisprudence, or that has been included as a nuisance by statutes of the State of  
6 Michigan, and whatever is dangerous to human life or detrimental to health. Further,  
7 nuisance means any condition or activity which is unwholesome, dangerous, offensive  
8 or unhealthy, which constitutes a menace to the health and safety of the public, or any  
9 structure which, due to a structural defect or dilapidation, has become dangerous to life  
10 or property.

11 *Rental property.* Any premises, dwelling, dwelling unit, or rooming unit which is not  
12 occupied on a daily basis by the owner(s), and which is offered to let, to hire, or to  
13 assign for a period of more than 30 days to any person(s) for any or no consideration.

14 *Trash.* Any accumulation of junk, debris, **garbage**, or rubbish as defined in Section  
15 202.

16 (v y) The following language is added to the end of Section 302.1: No mattresses or indoor  
17 furniture shall be kept on exterior property or premises.

18 (w z) ~~The first paragraph of Section 302.4 is replaced with the following: All premises~~  
19 ~~shall be maintained free of weeds and of grass eight inches or more in height. When~~  
20 **used in Section 302.4 [JURISDICTION TO INSERT HIGHT IN INCHES] is**  
21 **replaced with 8 inches.**

1       (~~x~~ **aa**)     The text of Section 302.8 is replaced with the following: No motor vehicle that is  
2                   inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may  
3                   be kept on any exterior premises. Motor vehicles may be removed from private  
4                   property in accordance with the towing regulations established by the State as the  
5                   "special anti-theft laws" sections of Division II of the Michigan Vehicle Code, MCL  
6                   257.252—MCL 257.254.

7       (**y bb**)     When used in Section 304.14, "during the period from [date] to [date]" is replaced  
8                   with "between May and October."

9       (**z cc**)     In Sections 602.3 and 602.4, "during the period from [date] to [date]" is deleted.

10       (**dd**)     **Section 308 is modified as follows:**

11                **(i)     “Approved container” as used in section 308, shall be defined as an**  
12                   **exterior container for the disposal of garbage, rubbish, junk, debris,**  
13                   **or trash, provided or approved by the City of Lansing or other Waste**  
14                   **Hauler licensed as such by the City of Lansing.**

15                **(ii)    “Appropriate garbage receptacle” as used in section 308, shall be**  
16                   **defined as any commercially available, leakproof container designed**  
17                   **and marketed for the storage of garbage.**

18                **(iii)   Section 308.1 is amended to read “Accumulation of trash” Exterior**  
19                   **property and premises, and the interior of every structure, shall be**  
20                   **free from any accumulation of trash.**

1 (iv) Section 308.2 is replaced by the following: “Junk” Junk shall not be  
2 discarded, abandoned, or stored on any exterior property or premises.

3 (v) Section 308.3 is amended to read: “Disposal of Garbage” Every  
4 occupant of a structure shall dispose of garbage in a clean and  
5 sanitary manner by placing such garbage in an appropriate garbage  
6 receptacle. The owner of any structure, dwelling, or premises is  
7 required to ensure that the premises has proper garbage, rubbish,  
8 trash, and/or junk removal services.

9 (vi) Section 308.3.1 is amended to read: “Garbage facilities” All structures  
10 are required to have at least one approved container for the exterior  
11 storage of garbage, in addition to any additional approved containers  
12 as required by Lansing City Ordinance.

13 (vii) Section 308.3.2 is deleted.

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

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

19 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
20 immediate effect by City Council.

## PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEA	NAY
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	
Immediate Effect	<input type="checkbox"/> Yes	<input type="checkbox"/> No

ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 05, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

**1460.05 Posted Notices.**

**(a) Any dwelling, or portion thereof, that is being used as a residential rental and does not have a valid Certificate of Compliance pursuant to this Chapter shall be marked with a white notice titled “Uncertified Rental Property” which must contain, at a minimum, the following information:**

- (1) The owner has failed to properly register the property as a rental pursuant to Lansing Ordinance 1460.44, or a prior certificate has lapsed.**
- (2) The property does not have a valid Certificate of Compliance.**
- (3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General’s Office, or the City of Lansing Housing Ombudsman.**
- (4) It is unlawful for any vacant unit to be reoccupied or re-rented.**

1                   **(5) This notice shall not be removed until a valid Certificate of**

2                   **Compliance has been granted.**

3                   **(6) The registered owner or an agent of the Owner must register the**  
4                   **property and apply for the issuance of a Certificate of Compliance.**

5                   **(7) If the property has not been registered and a Certificate of**  
6                   **Compliance applied for, including the payment of registration and**  
7                   **inspection fees, within 30 days, each and every day after is a separate**  
8                   **municipal civil infraction, with a fine in the amount of \$500 per day**  
9                   **until the inspection is scheduled.**

10                   **(8) A current and valid phone number and email for the Office of**  
11                   **Code Compliance.**

12                   **(b) Any property inspected pursuant to this chapter that contains one or more**  
13                   **violations of this chapter that are not remedied pursuant to the required notice of**  
14                   **violations, but is not a structure unfit for human occupancy as defined in 1460.01(M) or a**  
15                   **dangerous building as defined in section 1460.01(M), shall be marked with a yellow notice**  
16                   **entitled “Failed Rental Inspection” which must contain, at a minimum, the following**  
17                   **information:**

18                   **(1) The property is in violation of the IPMC as adopted by the City of**  
19                   **Lansing, Chapter 1460.01**

20                   **(2) Due to the violations of the IPMC, the property does not have a**  
21                   **valid current Certificate of Compliance.**

1                   **(3) Resources regarding your rights as a tenant may be found by**  
2                   **contacting Legal Services of South Central Michigan, the Michigan**  
3                   **Attorney General’s Office, or the City of Lansing Housing**  
4                   **Ombudsman.**

5                   **(4) It is unlawful for any vacant unit to be reoccupied or rented.**

6                   **(5) This notice shall not be removed until a valid certificate of**  
7                   **compliance has been granted.**

8                   **(6) The registered owner, registered agent, or occupant may arrange**  
9                   **for a certification inspection.**

10                  **(7) If a certification inspection has not been scheduled, including the**  
11                  **payment of registration and inspection fees, within 30 days, each and**  
12                  **every day after is a separate municipal civil infraction, with a fine in**  
13                  **the amount of \$500 per day until the inspection is scheduled.**

14                  **(8) A current and valid phone number and email for the Office of**  
15                  **Code Compliance.**

16                  **(c) Any property that is a structure unfit for human occupancy, as defined by this**  
17                  **Code and the IPMC, shall be marked with a red placard entitled “Unfit for Human**  
18                  **Occupancy” which must contain, at a minimum, the following information:**

19                       **(1) The structure is condemned as being unfit for human occupancy.**

20                       **(2) The structure must be vacated immediately.**

1           **(3) Resources regarding your rights as a tenant may be found by contacting**  
2           **Legal Services of South Central Michigan, the Michigan Attorney General’s**  
3           **Office, or the City of Lansing Housing Ombudsman.**

4           **(4) Failure to vacate the structure is a misdemeanor violation of City of**  
5           **Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a**  
6           **\$500 fine.**

7           **(5) Allowing or encouraging another to occupy the structure is a**  
8           **misdemeanor violation of City of Lansing ordinance 1460.01(O) and is**  
9           **punishable by 90 days in jail and/or a \$500 fine.**

10           **(6) Removing the placard is a violation of Section 111.7.1 of the IPMC, as**  
11           **adopted by Ordinance 1460.01(j) and is a misdemeanor punishable by 90**  
12           **days in jail and/or a \$500 fine.**

13           **(7) The hours individuals may be inside the structure for the purpose of**  
14           **making necessary repairs.**

15           **(8) A current and valid phone number and email for the Office of Code**  
16           **Compliance.**

17           **(d) Any property that is a dangerous building, as defined in MCL 125.539, shall be**  
18           **marked with a black placard titled “Dangerous Building” which must contain, at a**  
19           **minimum, the following information:**

20                   **(1) The property is condemned as a dangerous building.**

21                   **(2) The structure must be vacated immediately.**

1           **(3) Resources regarding your rights as a tenant may be found by contacting**  
2           **Legal Services of South Central Michigan, the Michigan Attorney General’s**  
3           **Office, or the City of Lansing Housing Ombudsman.**

4           **(4) Failure to vacate the structure is a misdemeanor violation of City of**  
5           **Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a**  
6           **\$500 fine.**

7           **(5) Allowing or encouraging another to occupy the structure is a**  
8           **misdemeanor violation of City of Lansing ordinance 1460.01(O) and is**  
9           **punishable by 90 days in jail and/or a \$500 fine.**

10           **(6) Removing the placard is a violation of City of Lansing ordinance**  
11           **1460.01(O) and is punishable by 90 days in jail and/or a \$500 fine.**

12           **(7) The property will be entered into the make safe or demolish process**  
13           **pursuant to the Housing Law of Michigan, as adopted by the City of Lansing**  
14           **Ordinance 1460.01(R).**

15           **(8) A current and valid phone number and email for the Office of Code**  
16           **Compliance.**

17           **(e) Removal of a notice pursuant to sections (a) or (b) of this Chapter is a municipal**  
18           **civil infraction, punishable by a fine of \$500. Removal of a notice under sections (a) or (b)**  
19           **for the purpose of repair shall not be a defense unless the owner or occupant first contacts**  
20           **the Office of Code Compliance to inform them of the necessity of removal and replacement**  
21           **of the notice is scheduled.**

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

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

6           Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
7 immediate effect by City Council.

## PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEA	NAY
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	
Immediate Effect	<input type="checkbox"/> Yes	<input type="checkbox"/> No

ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by amending Sections 1460.44 through 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Sections 1460.44 through 1460.52, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1460.44. Registry.

(a) *General.* All rental properties in the City of Lansing, except owner-occupied single-family dwellings, are subject to Sections 1460.44 through 1460.53~~2~~ of this Code.

Owners and agents of rentals subject to this Code shall register their names, telephone numbers, **email**, ~~and~~ place of residence or usual places of business, and the location of the premises regulated by this Code, with the Office of Code Compliance, ~~and~~ **All** absentee landlords shall have a registered agent in Lansing. An absentee landlord is the owner of property that is leased, assigned or rented to another and who lives more than 40 miles from the Lansing City Limits.

(b) *Identification Required.* The owner of any rental properties shall provide proof or verification of his or her driver's license or State of Michigan Personal Identification

1 Card to the Office of Code Compliance. A corporation, limited liability company, trust,  
2 partnership, or D.B.A. registered with the State of Michigan or county shall provide  
3 such other information as may be required by the Office of Code Compliance. If the  
4 premises are managed or operated by an agent, the owners shall provide proof or  
5 verification of the agent's driver's license or State of Michigan Personal Identification  
6 Card to the Office of Code Compliance which shall be placed with the owner's name in  
7 the registry.

8 (c) *Time Allowed to Register Rental Property.* The owner(s) shall be responsible for  
9 registering a rental property within 30 days following the day on which the owner  
10 offers the premises, dwelling or unit for occupancy. If there is a transfer or change in  
11 any owner or agent required to register under this section, the new owner or agent  
12 shall, within 30 days of such transfer or change, notify, in writing, the Office of Code  
13 Compliance and provide the information required under this section.

14 (d) *Change of Owner or Agent's ~~Address or Phone~~ **Contact information.*** After  
15 registration, if the registered owner or registered agent changes residence, ~~or his or her~~  
16 usual place of business, ~~or his or her~~ telephone number(s), **or email address,** ~~The~~  
17 registered owner or agent shall provide, in writing, the new address(es), ~~and/or~~  
18 telephone number(s), **and/or email address,** to the Office of Code Compliance within  
19 15 days of such change. If there is a new agent or there is no longer an agent, the

1 registered owner shall provide, in writing, the required information to the Office of  
2 Code Compliance within 15 days of such change.

3 (e) *Transfer of Ownership.* If there is a transfer of ownership for any rental dwelling or  
4 unit required to be registered under this section, the registered owner or agent shall,  
5 within 15 days of such transfer or change, notify, in writing, the Office of Code  
6 Compliance and provide the name(s) and address of the new owner(s). If the registered  
7 owner or agent sells or transfers the property on a land contract or similar real estate  
8 installment sales contract, the registered owner or agent shall provide a copy of that  
9 entire land contract or agreement which has been recorded with the county register of  
10 deeds to the ~~office of code compliance~~**Office of Code Compliance** and the ~~city~~  
11 ~~assessor's office~~**City Assessor's Office** within 15 days of such sale or transfer. The  
12 registered owner or agent shall provide such additional information as may be required  
13 by the Office of Code Compliance. The property shall be presumed to be a rental if the  
14 documentation required pursuant to this subsection is not filed as provided herein.

15 (f) *Application for Certificate of Compliance.* An owner or agent shall apply for a  
16 Certificate of Compliance. Inspection and issuance of ~~certificates~~**Certificates** shall  
17 comply with the requirements of this Code and with the procedures established by the  
18 Office of Code Compliance. ~~If any owner or agent fails to make an application for a~~  
19 ~~Certificate of Compliance, the occupant of the dwelling may apply for a certificate.~~

1 (g) *Certificate of Compliance Withheld.* When a ~~certificate~~**Certificate** is withheld pending  
2 compliance or the rental dwelling is not registered, and premises is not occupied for  
3 dwelling purposes, the premises shall not be occupied until a Certificate of Compliance  
4 is obtained. ~~Those premises which are occupied for dwelling purposes may be ordered~~  
5 ~~vacated until reinspection and proof of compliance has been obtained.~~

6 (h) *Lack of Certificate of Compliance.* If a rental dwelling unit lacks a current Certificate  
7 of Compliance or is not registered within the required time stated in subsections (c)  
8 and (d) hereof, **each and every day after the expiration of the required time is a**  
9 **separate municipal civil infraction, with a fine in the amount of \$500 per day until**  
10 **the inspection is scheduled.** ~~the dwelling may be ordered vacated and the occupants~~  
11 ~~may pay the rent into an escrow account until a Certificate of Compliance is issued.~~  
12 The Office of Code Compliance may notify occupants when the Certificate of  
13 Compliance is issued. A nonrefundable administrative service fee, as established by  
14 City Council Resolution, shall be assessed in instances where the lack of a current  
15 certificate of compliance necessitates investigation by the Office of Code Compliance  
16 and noncompliance is found to exist.

17 (i) *Certificate Issued on Condition.* A Certificate of Compliance shall be issued on the  
18 condition that the premises remain in a safe, healthful and fit condition for occupancy.  
19 If, upon reinspection, the ~~Manager of Code Compliance~~ **Code Official, or their**  
20 **designee,** determines that conditions exist which are in violation of **Chapter 1460.01**

1 of this Code. ~~The,~~ **the** certificate shall be immediately revoked and the premises may  
2 be vacated as provided in Section 1460.01~~(m)~~**(o)**.

3 1460.45. Inspections.

4 (a) *General.* ~~The Manager of Code Compliance~~ **Code Official, or their designee, or Code**  
5 ~~Compliance Officers~~ shall inspect, on a periodic basis, all rental dwellings and units  
6 required to be registered under this Code. **The registered owner or agent shall**  
7 **ensure that the premises regulated by this section are accessible for inspection**  
8 **during normal working hours of the Office of Code Compliance. However, an**  
9 **occupant of the premises may allow inspection at any time.**

10 (b) *Method for Conducting Inspections.* Inspections shall be conducted in the best manner  
11 to secure compliance with this Code. Agents or employees of the ~~Department~~ **Office of**  
12 **Code Compliance** may request permission to enter any premises regulated by Section  
13 1460.44 (Registry) at reasonable hours to undertake an inspection. ~~Upon an~~  
14 ~~emergency, the Manager may enter at any time.~~ Inspections may be conducted on one  
15 or more of the following bases:

16 (1) When all regulated premises in a predetermined geographical area are inspected  
17 simultaneously or within a short period of time.

18 (2) When ~~a complaints of a violations are is inspected within a reasonable time~~  
19 **received by the Office of Code Compliance.**

1 (3) When premises are found to have a high incidence of recurrent or uncorrected  
2 violations ~~are~~ **the premises may be** inspected more frequently, or

3 (4) When the Certificate of Compliance has expired.

4 ~~The registered owner or agent shall ensure that the premises regulated by this section are~~  
5 ~~accessible for inspection during normal working hours of the Code Compliance Division.~~  
6 ~~However, an occupant of the premises may allow inspection at any time.~~

7 (c) *Two-Year Certificates.* ~~In no event shall the period between Certificate of Compliance~~  
8 ~~inspections be longer than two years for rental dwellings with three or more units or~~  
9 ~~rooming houses that have received any violations of this Code during the most recent~~  
10 ~~inspection of the premises.~~ **All rental properties consisting of three or more units**  
11 **shall be inspected not less than once every two years. Certificates of Compliance**  
12 **issued to any property consisting of three or more units shall be valid for not**  
13 **more than two years. Any property, regardless of number of units, which has**  
14 **received one or more violations of this code, either during its most recent**  
15 **inspection or in the period between inspections, shall be issued a Certificate of**  
16 **Compliance valid for not more than two years.**

17 (d) *Three-Year Certificates.* ~~In no event shall the period between Certificate of~~  
18 ~~Compliance inspections be longer than three years for rental dwellings with one or two~~  
19 ~~units or rental dwellings with three or more units, or rooming houses that have not~~  
20 ~~received any violations of this Code during the most recent inspection of the premises.~~

1       **All properties consisting of one or two rental units shall be inspected not less than**  
2       **once every three years. Any property containing one or two units that was found**  
3       **to have no violations of this code at its most recent inspection, and no violation(s)**  
4       **in the period between the prior and most recent inspections, shall be issued a**  
5       **Certificate of Compliance valid for not more than three years.**

6       (e) *Duties of Landlord.* Once notified of the Office of Code Compliance intent to inspect  
7       or reinspect a leasehold, a landlord, registered agent or property manager shall:

8       (1) Provide ~~Code Compliance Officers~~ **the Code Official, or their designee**, access to  
9       all leaseholds if the lease provides the owner, landlord, agent or manager a right of  
10      entry.

11      (2) Provide access to areas other than the leasehold or areas open to public view, or  
12      both.

13      (3) Notify tenants of the office's request to inspect the leasehold and make a good faith  
14      effort to obtain permission for an inspection from them, and arrange for the  
15      inspection. If a tenant has vacated a leasehold after the Office of Code Compliance  
16      has requested an inspection, the owner or manager shall notify the office of that  
17      fact within ten days after the leasehold is vacated.

18      (4) Provide access to the leasehold if a tenant of that leasehold has made a complaint  
19      to the Office of Code Compliance.

1 1460.46. Fees.

2 (a) *General.* The City shall charge nonrefundable fees for inspection and/or registration.

3 Inspection and reinspection fees shall be set by resolution of City Council and shall be  
4 paid at the time of registration and in advance of inspection. The fee for inspection  
5 covers the initial inspection and one complete reinspection. ~~If any subsequent~~  
6 ~~reinspections are required, City Council shall establish by resolution a reinspection fee~~  
7 ~~that shall increase at a progressively higher rate for each reinspection.~~ Failure on the  
8 part of the owner, owner's agent, or property manager to provide a 48-hour notice of  
9 inspection cancellation, and/or failure to keep a scheduled inspection time, may result  
10 in the assessment by the ~~Manager of Code Compliance~~ **Code Official, or their**  
11 **designee**, of a nonrefundable late fee, as established by City Council Resolution.

12 ~~(b) *Certificate Expires.* If the owner or registered agent fails to schedule a certification~~  
13 ~~inspection before the expiration of the existing Certificate of Compliance, the fee for~~  
14 ~~the certification inspection will be doubled.~~

15 ~~(b)~~ *Administrative Fee Added.* If any registered owner or registered agent fails to pay any  
16 fees required by this Code within 60 days after the Certificate of Compliance has  
17 expired, an administrative service fee as established by City Council resolution shall be  
18 assessed.

1 (dc) *Payment.* Any fee for required inspections or reinspections, including the  
2 administrative service fee, shall be paid by the owner whose name appears on the  
3 City's real property tax assessment records.

4 (ed) ~~*Lien on Property.* Any unpaid fees or costs assessed under this Code shall be a lien~~  
5 ~~against the real property and shall be reported to the City's Assessor for placement on~~  
6 ~~the real property tax assessment records. Unpaid fees and costs shall be collected as~~  
7 ~~allowed by law. **Unpaid fees. Any unpaid fee shall be considered a default to the**~~  
8 ~~**City and is collectable as provided by law. No certificate under this chapter shall**~~  
9 ~~**be granted while fees remain unpaid.**~~

10 (f) ~~*Notification to Add to Tax Roll.* The owner shall be notified of the amount of unpaid~~  
11 ~~fees by first class mail at the address shown on the City Assessor's records. If the~~  
12 ~~owner fails to pay the amount owed within 30 days after mailing of the notice, the City~~  
13 ~~Assessor shall add the amount to the next tax roll of the City and it shall be collected as~~  
14 ~~provided by law for the collection of City taxes.~~

15 1460.47. Warrants.

16 (a) ~~*General.* In a nonemergency situation, if~~ **if** the registered owner, registered agent or  
17 occupant demands a warrant for inspection of the premises, ~~the Manager of Code~~  
18 ~~Compliance shall obtain~~ a warrant for inspection **shall be obtained** from a court of  
19 competent jurisdiction **prior to entry into the premises.**

1 ~~(b) *Preparation of Warrant.* The Manager of Code Compliance shall prepare the warrant,~~  
2 ~~stating the address of the structure to be inspected, the nature of the inspection, as~~  
3 ~~defined in this Code or other applicable codes or statutes, and the reasons for the~~  
4 ~~inspection. It shall be appropriate and sufficient to set forth the basis for inspection~~  
5 ~~established in Section 1460.45 (Inspections). If the warrant is issued pursuant to~~  
6 ~~Section 1460.45, it shall state that it is for the purposes set forth in 1460.45.~~

7 ~~(c) *Warrant Shall be Issued.* If the court finds that the warrant is in proper form and in~~  
8 ~~accordance with this Code, it shall be issued forthwith.~~

9 ~~(d) *Emergency.* In the event of an emergency, no warrant shall be required.~~

10 1460.48. Procedures; inspection records and checklists.

11 (a) *Procedures.* The inspection procedures set forth in this Code are established, to secure  
12 the health and safety of the occupants of dwellings and of the general public.

13 (b) *Inspection Records.* The Office of Code Compliance shall keep a record of all  
14 inspections ~~in the housing violation letters database.~~

15 (c) *Checklists.* The Office of Code Compliance shall make available to the general public  
16 a checklist of commonly recurring violations found in examining premises offered for  
17 occupancy.

18 1460.49. Certificates of compliance.

1 (a) *General.* Rental dwellings or units required by this Code to be registered shall not be  
2 occupied unless a Certificate of Compliance has been issued by the Office of Code  
3 Compliance. ~~The Certificate of Compliance shall be issued only after an inspection of~~  
4 ~~the premises has been conducted by the Office of Code Compliance; appropriate fees~~  
5 ~~have been paid; the owner or their agent has provided proof of a valid insurance policy,~~  
6 ~~carried by the owner or tenant, providing coverage for tenant relocation costs; and~~  
7 ~~there are no delinquent real property taxes owed upon the premises. After inspection~~  
8 ~~the Office of Code Compliance shall not issue a certificate when the existing~~  
9 ~~conditions constitute a hazard to the health or safety of those who may occupy the~~  
10 ~~premises. If at the time of application, the owner does not have proof of insurance, a~~  
11 ~~certificate of compliance may be issued only with written acknowledgement by the~~  
12 ~~owner of the requirements and obligations of Section 1460.51 of this Code of~~  
13 ~~Ordinances. Two copies of the certificate shall be issued within 30 days after written~~  
14 ~~application has been made, an inspection has been conducted and a determination has~~  
15 ~~been made that the property meets the requirements of this Code. One copy of the~~  
16 ~~certificate shall be prominently displayed in the front entrance area of the rental~~  
17 ~~dwelling in dwellings containing one or more rental units when any rental unit in the~~  
18 ~~dwelling is vacant. If both rental units are rented then the certificate need only be kept~~  
19 ~~on the premises and made available at the request of tenants or government officials.~~  
20 ~~Any rental property with three or more rental units must prominently display the~~  
21 ~~certificate in the front entrance area of the rental dwelling.~~

1       **(b) *Requirements for Issuance of a Certificate of Compliance.*** The Certificate of  
2       **Compliance may not be issued until an inspection of the premises has been**  
3       **conducted by the Office of Code Compliance and the inspection does not reveal**  
4       **any violations of this Code; the owner or their agent has provided proof of a valid**  
5       **insurance policy, carried by the owner or tenant, providing coverage for tenant**  
6       **relocation costs; appropriate fees have been paid; there are no outstanding,**  
7       **delinquent, or forfeited real property taxes owed to either the City of Lansing,**  
8       **Eaton, or Ingham County; and the owner is not otherwise in Default to the City,**  
9       **as that term is defined in this or any other chapter of these ordinances. After**  
10       **inspection, the Office of Code Compliance shall not issue a certificate when the**  
11       **existing conditions constitute a hazard to the health or safety of those who may**  
12       **occupy the premises or the general public. If at the time of application, the owner**  
13       **does not have proof of insurance, a certificate of compliance may be issued only**  
14       **with written acknowledgement by the owner of the requirements and obligations**  
15       **of Section 1460.51 of this Code of Ordinances.**

16       **(c) *Issuance of a Certificate of Compliance; Display.*** After written application has  
17       **been made, an inspection has been conducted, and a determination has been made**  
18       **that the property meets the requirements of this Code, two copies of the**  
19       **certificate shall be issued within 30 days. All rental properties must prominently**  
20       **display the certificate in the front entrance area of the rental dwelling.**

1 (bd) *Occupancy if Violation is Found.* Upon a finding that there is a violation of this Code,  
2 but that the existing violation does not constitute any unsafe condition, **the property**  
3 **shall be posted as established in 1460.05(b), however,** occupancy may continue at  
4 ~~the discretion of the Manager of Code Compliance.~~ **If the violations are not**  
5 **remedied, each and every day after the expiration of the time to complete repairs**  
6 **as required on the notice issued by the Office of Code Compliance, is a separate**  
7 **municipal civil infraction, with a fine in the amount of \$500 per day until a**  
8 **reinspection is scheduled.** Allowing continued occupancy shall not nullify or  
9 otherwise effect the enforcement of any violations of this Code. **A valid Certificate of**  
10 **Compliance shall not be issued if there are outstanding violations of this Code. If**  
11 **the property is vacated, it may not be reoccupied until all violations have been**  
12 **corrected and a valid Certificate of Compliance issued.**

13 (ee) *No Certificate or Expiration of Certificate.* Prior to the issuance of initial certificate or  
14 the expiration of a Certificate of Compliance, the Office of Code Compliance shall  
15 notify by **email and** regular first class mail, the registered owner and the registered  
16 agent, to arrange for a certification inspection. The registered owner shall be  
17 responsible for arranging an initial certification inspection within the time specified to  
18 register the rental dwelling in Section 1460.44(c) (Time allowed to register). The  
19 registered owner shall also be responsible for arranging for all certification inspections  
20 required thereafter prior to the expiration date on the **Certificate.** ~~If the registered~~

1 owner fails to schedule a certification inspection before the expiration of the existing  
2 Certificate of Compliance, the fees for the certification inspection will be doubled.

3 (df) *Lack of Valid Certificate or ~~Unregistered~~ **Uncertified Rental Dwelling***. If the owner or  
4 agent has not registered the ~~rental dwelling~~**Rental Dwelling** or paid the appropriate  
5 fees or arranged an initial certification inspection, the Office of Code Compliance shall  
6 issue a notice of ~~lack of valid Certificate of Compliance~~**Uncertified Rental Dwelling**  
7 to the owner and the occupants of each unit. If the registered owner or registered agent  
8 has not paid the appropriate inspection fees, or arranged a certification inspection, after  
9 a valid Certificate of Compliance has expired, the Office of Code Compliance shall  
10 issue a notice of lack of valid Certificate of Compliance to the registered owner and  
11 registered agent and the occupant of each unit. The notice shall state **must contain, at**  
12 **a minimum, the following information:**

13 (1) That the dwelling ~~does not have a valid Certificate of Compliance~~ is an  
14 **Uncertified Rental Dwelling.**

15 (2) That it is unlawful for any vacant unit to be reoccupied or re-rented.

16 (3) ~~That current tenants may be entitled to escrow rent moneys as provided for under~~  
17 ~~state law.~~ **That information regarding the rights of tenants and/or the**  
18 **responsibilities of landlords may be found by contacting Legal Services of**  
19 **South Central Michigan, The Michigan Attorney General's Office, or the**  
20 **Lansing Department of Human Relations and Community Services.**

1 (4) That a ~~notice placard containing this information may be posted on the dwelling~~  
2 ~~and may not be removed until a new Certificate of Compliance is issued.~~  
3 **consistent with Ordinance 1460.05(a) shall be placed on the dwelling and**  
4 **may not be removed until a valid Certificate of Compliance is issued.**

5 (5) That the registered owner, ~~or registered agent or occupant~~ may arrange for a  
6 certification inspection.

7 (6) That if the certification inspection has not been scheduled and if the registration  
8 and inspection fees have not been paid, **each and every day after the expiration**  
9 **of the required time is a separate municipal civil infraction, with a fine in the**  
10 **amount of \$500 per day until the inspection is scheduled** ~~the Manager of Code~~  
11 ~~Compliance, order the structure vacated within 30 days.~~

12 1460.50. Notice, reinspection and revocation of certificate.

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

16 (b) Notice to be Sent. The taxpayer of record, registered owner, the registered agent and, ~~at~~  
17 ~~the discretion of the Office of Code Compliance,~~ the occupants, shall be notified, in  
18 writing as per Section ~~407~~ **111.4** of the IPMC as adopted in Section 1460.01 of this  
19 Chapter, of the existence of the violation and shall be ordered to correct the violation  
20 as provided in this Code.

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

3 (d) Revocation of Certificate of Compliance. If any Certificate of Compliance for  
4 occupancy is revoked because of the condition of any dwelling unit, the registered  
5 owner or agent may appeal such revocation under Section 111.1 of the IPMC as  
6 adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection  
7 1460.01(s).

8 **(e) A notice pursuant to Chapter 1460.05(b) shall be placed on any property which**  
9 **fails any rental reinspection but is not “Unfit for Human Occupancy” pursuant to**  
10 **the IPMC as adopted by Chapter 1460.01 or a “Dangerous Building” as defined**  
11 **by MCL 125.539, as adopted by Chapter 1460.01(m).**

12 1460.51 Tenant Relocation Fee

13 (a) Fee Responsibility

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

17 (1) The City Office of Code Compliance determines the tenant or tenants of a rental unit or  
18 structure governed by the regulations and requirements of this Chapter 1460 must

1 vacate the rental premises for their health and safety as a result of the rental premises  
2 being declared unsafe and uninhabitable;

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

5 (3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord  
6 does not have a valid insurance policy in place that covers tenants' relocation costs in a  
7 sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24  
8 hours of the request of the insurance policy and coverage in acceptable form to the  
9 ~~Manager of Code Compliance~~ **Code Official**; and

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

12 (b) Tenant Relocation Fee

13 The tenant relocation fee shall be the total sum expended by the City to pay for  
14 temporary replacement relocation housing for any and all tenants relocated under  
15 subsection (a), except that the fee reimbursement amount shall not be greater than an  
16 amount per day to be set by resolution of Council, shall not be for more than 30 days,  
17 and shall not exceed the amount the City actually pays for the housing.

18 (c) Collection

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

10 (d) Exemption

11 The owner or party in interest may be exempted from collection of a tenant relocation  
12 fee under subsection (c) if, within 10 days after a rental premises is vacated as  
13 described in subsection (a), the owner or party in interest demonstrates to the Office of  
14 Code Compliance, with review by the Office of the City Attorney, by clear and  
15 convincing evidence in writing that the conditions that caused the rental premises  
16 being declared unsafe and uninhabitable were directly attributable to the tenant or  
17 tenants.

18 1460.52. Remedies.

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

1       **1460.53. Information to be provided at occupancy.**

2       **(a) At the time occupancy is given to a tenant of a residential premises, the landlord**  
3       **shall provide each tenant with specific information regarding discrimination, and**  
4       **tenants' rights and responsibilities. Such specific information shall be approved**  
5       **by resolution of City Council. The City Clerk shall make the information**  
6       **approved by City Council available to local landlords and their agents to pick-up**  
7       **without charge for distribution by landlords to tenants. The City shall make**  
8       **available to landlords sufficient copies of the information to permit landlords to**  
9       **comply with this section. A landlord shall be deemed to have furnished a tenant a**  
10       **copy of the information if the landlord mails it to the tenant or gives a copy of the**  
11       **information to the tenant in person. Tenants and prospective tenants may also**  
12       **pick up a copy of the information at the city clerk's office without charge.**

13       **(b) The failure of a landlord to comply with this section shall not be construed to**  
14       **affect the validity of the lease or the enforcement of any provisions of a lease. A**  
15       **violation of this section shall be deemed a municipal civil infraction, subject to**  
16       **payment of a civil fine as set forth in section 203.06(a)(11).**

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

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

4           Section 4. This ordinance shall take effect on the 30th day after enactment, unless given  
5 immediate effect by City Council.

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Approved as to form:

\_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_