

AGENDA

Committee on City Operations April 9, 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 or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Pehlivanoglu, Chairperson
Council Member Martinez, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. March 26, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Claim Appeal; Claim #2230, Charles Haynes for \$550 in trash fees at 817 Prospect St.
 - C. RESOLUTION - Claim Appeal; Claim #2225, Najah Nona for \$345 in grass fees at 2215 Greencroft Rd.
 - D. RESOLUTION - Claim Appeal; Claim #2234, Jeremiah Hepner for \$840 in rental registration violation fees at 800 W. Ionia St.
 - E. RESOLUTION - Noise Special Permit; Michigan Paving and Materials Company request to allow for major reconstruction on Pennsylvania Ave., Mt. Hope Ave., and Jolly Rd.
 - F. RESOLUTION - Noise Special Permit; Granger Construction request to allow for the Tecumseh River Road Pump Station (TRRPS) Project
 - G. RESOLUTION - Traffic Control Order No. 24-57; regulate parking along Kensington Rd.
 - H. RESOLUTION - Traffic Control Order No. 24-62; regulate parking along Markley Pl.
 - I. RESOLUTION - Traffic Control Order No. 25-27; regulate parking along Cascade Blvd.
 - J. RESOLUTION - Traffic Control Order No. 26-02; regulate parking along the 100 block of W. Elm St.
- 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.



MINUTES
Committee on City Operations
Thursday, March 26, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Clara Martinez, Vice-Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Luke Bingaman, Legislative Analyst
Lisa Hagen-Lawrence, OCA
Keith Goodwin, OCA
Brian Baer
Patrick Howe - virtually
Cathleen Edgerly, DLI Director
James Lenon, Old Town Commercial Assoc. Director
Andy Kilpatrick, Public Service Director
Deya Nevarez Martinez
Chris Swope, City Clerk
Ernesto Mireles
Natalia Reyes
Marcia Garcia
Bradly Rakowski
Dale Schrader

MINUTES

MOTION BY COUNCIL MEMBER MARTINEZ TO APPROVE THE MINUTES FROM MARCH 12, 2026 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Mr. Mireles is a resident of Lansing and urged the Committee and Council to give 90 days to the community to process everything, allowing them to have conversations as well.

Ms. Reyes reiterated Mr. Mireles' 90 day consideration and noted the community in that area is mostly Mexican and they deserve to process everything.

Ms. Garcia echoed giving the community time to heal, mourn, and have conversations. She continues to support and honor the movement itself.

Mr. Rakowski owns Bradley's HG in Old Town and spoke on the financial aspect of name changes, vendors, business cards, deliveries, etc. Wants both communities working together the businesses and the Latino community. Agree to slow down and open to multiple voices.

Mr. Schrader owns 4 properties on Cesar Chavez Ave, and agrees changeover is difficult. Take a lot of consideration if/when changing.

Discussion/Action

RESOLUTION – Reappointment; Brian Baer as a member of the Capital Area District Library Board for a term to expire April 15, 2030

Mr. Baer spoke on enjoying being on the board, nice connection between city and outer lining areas. Strong advocate for the city, spoke on a section of the library moving. Councilmember Martinez asked what the biggest achievement has been. Mr. Baer noted the downtown building is falling apart, the flexion in the basement, and another building was located unfortunately could not find one in the city. Councilmember Kost asked where the property was, Mr. Baer responded Meridian Township. Councilmember Kost noted the two are neighbors and Mr. Baer is doing a fantastic job, also asked if he still believed a downtown location is needed, Mr. Baer whole heartily agreed.

MOTION BY COUNCIL MEMBER MARTINEZ TO APPROVE THE RESOLUTION FOR REAPPOINTMENT; BRIAN BAER AS A MEMBER OF THE CAPITAL AREA DISTRICT LIBRARY BOARD FOR A TERM TO EXPIRE APRIL 15, 2030. MOTION CARRIED 3-0.

RESOLUTION – Liquor License; Shake Shack Michigan LLC for a SDM and Class C license, SDM Sunday Sales PM, on Premises Sunday Sales (AM/PM), Outdoor Service at 3106 E. Saginaw St., Suite A

Councilmember Pehlivanoglu noted the Committee received the documents, and Mr. Howe was joining virtually. Mr. Howe stated they have a total of seven locations in the Metro Area and branching out in Michigan, with a few select beverages offering beer, wine, and mixed cocktails, as well as a special shake meister. There is specialty beer you can only get at a Shake Shack. Councilmember Kost asked if it is currently open, Mr. Howe confirmed.

MOTION BY COUNCIL MEMBER MARTINEZ TO APPROVE THE RESOLUTION FOR LIQUOR LICENSE; SHAKE SHACK MICHIGAN LLC FOR A SDM AND CLASS C LICENSE, SDM SUNDAY SALES PM, ON PREMISES SUNDAY SALES (AM/PM), OUTDOOR SERVICE AT 3106 E. SAGINAW ST., SUITE A. MOTION CARRIED 3-0.

RESOLUTION – Special Assessment; Principal Shopping District 2026 Roll

Ms. Edgerly spoke that Downtown Lansing Inc. (DLI) oversees the Principal Shopping District (PSD) in collaboration with Old Town, where District B falls under the Old Town Commercial Association (OTCA) with James Lenon. District A covers per by laws/ordinance the maintenance and marketing for the district, then asked Mr. Lenon if he wanted to add anything for District B. Mr. Lenon included the PSD supports historic preservations collaborative marketing and beautification efforts, whether it is foot or vehicle traffic.

Councilmember Pehlivanoglu stated she will state the name of the person appealing and the Committee will review and take action on each appeal.

Councilmember Pehlivanoglu noted Amee O'Leary is appealing one parcel.

MOTION BY COUNCILMEMBER MARTINEZ TO DENY THE APPEAL FOR AMEE O'LEARY. MOTION CARRIED 3-0.

Councilmember Pehlivanoglu noted CATA is appealing three parcels, adding they do have documentation that they are exempt.

MOTION BY COUNCILMEMBER MARTINEZ TO APPROVE THE APPEAL FOR CAPITAL AREA TRANSPORTATION AUTHORITY (CATA). MOTION CARRIED 3-0.

Councilmember Pehlivanoglu noted Amy's Catering is appealing one parcel.

MOTION BY COUNCILMEMBER MARTINEZ TO DENY THE APPEAL FOR AMY'S CATERING. MOTION CARRIED 3-0.

Councilmember Pehlivanoglu noted Emanuel First Lutheran Church is appealing three parcels, noting this roll is not tied to church exemptions, they already receive a 25% reduction.

MOTION BY COUNCILMEMBER MARTINEZ TO DENY THE APPEAL FOR EMANUEL FIRST LUTHERAN CHURCH. MOTION CARRIED 3-0.

Councilmember Pehlivanoglu noted the appeal from Foster Swift law firm for Friedland Industries (two parcels), Bass-Rifkin Properties (9 parcels), and L2ETC Properties (six parcels).

MOTION BY COUNCILMEMBER MARTINEZ TO DENY THE APPEALS FOR FRIEDLAND INDUSTRIES, BASS-RIFKIN PROPERTIES, AND L2ETC PROPERTIES. MOTION CARRIED 3-0.

Councilmember Pehlivanoglu noted two appeals from Kaynick Properties via Matthews Law PLC.

MOTION BY COUNCILMEMBER MARTINEZ TO DENY THE APPEAL FOR KAYNICK PROPERTIES. MOTION CARRIED 3-0.

Councilmember Pehlivanoglu noted Ryan's Auto Care is appealing four parcels.

MOTION BY COUNCILMEMBER MARTINEZ TO DENY THE APPEAL FOR RYAN'S AUTO CARE. MOTION CARRIED 3-0.

Councilmember Pehlivanoglu asked Ms. Richmond who was the appeal at the public hearing, Ms. Richmond responded Steve Dean appealing one parcel. Councilmember Kost stated he spoke to Mr. Dean and everything is all set.

MOTION BY COUNCILMEMBER KOST TO DENY THE APPEAL FOR STEVE DEAN. MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER MARTINEZ TO APPROVE THE RESOLUTION TO REFLECT THE AMENDED ROLL FOR THE SPECIAL ASSESSMENT; PRINCIPAL SHOPPING DISTRICT 2026 ROLL. MOTION CARRIED 3-0.

Councilmember Kost noted a lot of the appeals are from the new District B, and suggested OTCA might want to highlight what the money is used for. Mr. Lenon agreed.

RESOLUTION – Special Assessment; Glenburne Commons, Trash & Grass Abatement

Councilmember Kost stated since Councilmember Hussain isn't on this committee he will note this is assessment is yearly, the area struggled with trash and grass and years ago the city began to maintain, and seems the prices are pretty level.

MOTION BY COUNCIL MEMBER MARTINEZ TO APPROVE THE RESOLUTION FOR SPECIAL ASSESSMENT; GLENBURNE COMMONS, TRASH & GRASS ABATEMENT. MOTION CARRIED 3-0.

RESOLUTION – Wet Weather Control Program Project Plan Amendment

Mr. Kilpatrick noted in order to qualify for state revolving fund loans they have to have a project plan and when they want to change it they must submit an amendment. They held a public hearing and had one person show up but not comment on the amendment. Resolution allows them to apply for funding for the project. Councilmember Pehlivanoglu inquired to also keep the city in compliance with EGLE, Mr. Kilpatrick answered they are not out of compliance, just maintaining, and offered the Committee a tour of the WWTP.

MOTION BY COUNCIL MEMBER MARTINEZ TO APPROVE THE RESOLUTION FOR WET WEATHER CONTROL PROGRAM PROJECT PLAN AMENDMENT. MOTION CARRIED 3-0.

DISCUSSION – Renaming E. Cesar E. Chavez Avenue

Councilmember Kost noted this is just a listening and discussion point, and that involving the community, business owners, and residents is necessary. Noting that Old Town is also LGBTQ oriented so having both communities with goals come together is important.

Councilmember Pehlivanoglu mentioned maybe looking at what other cities might be doing, and consensus of the Committee is to pause for 90 days.

MOTION BY COUNCILMEMBER MARTINEZ TO TABLE THE DISCUSSION ON RENAMING E. CESAR E. CHAVEZ AVENUE FOR 90 DAYS. MOTION CARRIED 3-0.

Other

Adjourn

Adjourned at 5:01pm

Submitted by Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

Claim #2230

817 Prospect, Lansing MI 48912

\$550

Parcel No. 33-01-01-15-305-111

B. Incident Date (per claim application) – 11-14-2025

C. Incident Date (per code report) – 10-03-2025

D. Taxes – 2025 Winter

E. Filed Claim – 03-26-2026

F. Claims Review Committee Hearing – Unknown

G. Claims Review Committee Letter – 03-06-2026

H. Referred to City Council – 03-26-2026

I. Referred to Committee on City Operations - 04-06-2026



City of Lansing

OFFICE OF THE CITY ATTORNEY

2230

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: CHARLES HAYNES DATE: DEC 08, 2025
 MAILING ADDRESS: 817 PROSPECT EMAIL: HAYNESCHARLES059@GMAIL.COM
 CITY: LANSING STATE: MI ZIP CODE: 48912
 TELEPHONE: Home (517) 512-0126 (cell) Work () NA

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 817 PROSPECT PARCEL NO. 33-01-01-15-305-111
 DATE OF INCIDENT: THE INVOICE IS DATED 11-26-2025 AMOUNT YOU WERE BILLED: \$550.00
 "SERVICE DATE 11-14-2025"
 TOTAL AMOUNT YOU ARE CONTESTING: \$550.00
 TYPE OF ASSESSMENT: TRASH - ADMIN FEE AND TRASH - CONTRACTOR CHARGE

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

SEE ACCOMPANYING 4p APPEAL LETTER

I DON'T KNOW PARCEL #. MY TAX BILL SAYS "PROP # 33-01-01-15-305-111"

OTHER INFO: ENFORCEMENT NUMBER E25-21397
INVOICE NUMBER 00297514 11-26-2025

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 11/26/2025

Enforcement Number: E25-21397

Enforcement Category: Trash

Location: 817 PROSPECT ST

Pay by Account in Full



Total Balance Due: \$550.00

HAYNES CHARLES
817 PROSPECT ST
LANSING, MI 48912-1431

"Enforcement Nov 13"

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00297514	11/26/2025 1	12/26/2025 1	\$0.00	\$0.00	<u>\$550.00</u>
	Service date was 11/14/2025					
	Quantity	Category	Description		Billed	
	1.00	Code Compliance	Trash - Admin Fee		\$250.00	
	300.00	Code Compliance	Trash - Contractor Charge		\$300.00	
Total Balance Due:						\$550.00

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Sulte C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web addresss: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

WHO AM I APPEALING TO?

I COULDN'T NAVIGATE YOUR WEBSITE TO READ ABOUT THE APPEALS PROCESS. IT IS NOT CLEAR TO ME WHETHER I AM APPEALING TO A NEUTRAL THIRD PARTY, OR APPEALING TO CODE ENFORCEMENT WHO LEVIED THIS FINE. IN THIS APPEAL, I WILL ASSUME I AM APPEALING TO CODE ENFORCEMENT.

I AM HEREBY APPEALING THE \$300 "CONTRACTOR CHARGE" AND THE \$250 "ADMIN FEE." TOTAL: \$550.

YOUR BILL CALLS THIS A "NUISANCE" FEE. IT IS NOT A NUISANCE FEE TO US, IT IS A LOT OF MONEY TO US. AS I WILL EXPLAIN LATER, IT PUTS US AT RISK OF LOSING OUR HOUSE TO FORECLOSURE AND BECOMING PART OF THE CITY'S HOMELESS PROBLEM.

WE COMPLIED WITH THE ORIGINAL CLEAN-UP ORDER ON TIME.

IT IS NOT CLEAR TO US THAT AN INSPECTOR EVER CAME BACK TO CHECK ON OUR CLEANUP. IF THEY DID, WE WERE NOT AWARE THEY WERE HERE. DID THEY KNOCK ON THE DOOR OR MAKE ANY ATTEMPT TO SPEAK WITH US?

BY THE DEADLINE, ALL THE TRASH ON YOUR LIST WAS IN A DUMPSTER, WHICH WAS PICKED UP AND HAULAWAY ON THE DUE DATE.

YOUR "TRASH" LIST INCLUDED EVERYTHING THAT WAS IN OUR BACKYARD, WHETHER IT WAS TRASH OR NOT. WE KEPT 3 ITEMS ON THE LIST, ALL OF WHICH BELONG IN A NORMAL BACKYARD, AND ARE NOT TRASH:

1. OUR GRILL, WHICH WE COOK-OUT ON.
2. TWO ANTIQUE LAWN CHAIRS I INHERITED FROM MY PARENTS, WHICH WE USE TO SIT ON (ONE NEEDS A SCREW REPLACED).
3. OUR WOODPILE, WHICH WE USE FOR FIRES TO SIT AROUND, TOAST MARSHMELLOWS, ETC. AT EVENING GATHERINGS.

CONTRACTOR, AND THE ASSOCIATED "ADMIN FEE"

TO THE BEST OF OUR KNOWLEDGE, THERE HAS BEEN NO CONTRACTOR ON OUR LAND, AND THERE WOULD HAVE BEEN NOTHING FOR A CONTRACTOR TO DO IF ONE HAD SHOWN UP. THE TRASH WAS GONE. SO BOTH THESE FEES WERE FOR SOMETHING THAT WAS UNNECESSARY AND NEVER TOOK PLACE.

THIS WHOLE PROCESS WAS UNNECESSARY

OUR "TRASH" WAS NOT VISIBLE EXCEPT FROM OUR OWN YARD AND DRIVEWAY.

OUR NEIGHBOR AT 815 PROSPECT ABANDONED 2 VEHICLES, ONE IN HIS BACKYARD AND ANOTHER IN THE SHARED DRIVEWAY, IN APPARENT VIOLATION OF THE SHARED-DRIVEWAY LAW. WE HAVE NOT BEEN ABLE TO CONTACT HIM ALL YEAR, NOR, APPARENTLY, HAVE YOU. OR YOU WOULDN'T HAVE HAD TO BREAK DOWN HIS DOOR. IF WE COULD HAVE CONTACTED HIM, WE WOULD HAVE WARNED HIM THAT THE VEHICLES WOULD DRAW THE ATTENTION OF CODE ENFORCEMENT, AND HE WOULDN'T LIKE THE CONSEQUENCES.

IT FEELS TO US LIKE YOU CAME INTO OUR PROPERTY BECAUSE OF HIS VEHICLES AND THEN DECIDED TO WRITE US UP WHILE YOU WERE THERE. IT FEELS LIKE YOU ARE STANDING ON OUR NECK BECAUSE YOU CAN'T FIND HIM!

OUR TRASH WAS A VIOLATION, BUT WASN'T BOTHERING ANYBODY, INCLUDING THE CITY, BECAUSE NOBODY COULD SEE IT.

NO ATTEMPT TO TALK TO US

YOU DON'T SEEM TO HAVE MADE ANY EFFORT TO TALK TO US, THAT COULD AVOID POSSIBLE MISUNDERSTANDINGS. OUR ONLY CONTACT WITH YOU HAS BEEN TWO SNAIL-MAIL LETTERS: THE CLEAN-UP ORDER AND THE FINE ANNOUNCEMENT/BILL.

IN FACT, WE HAVE NO EVIDENCE THAT YOU EVER CAME BACK TO SEE WHETHER OR NOT WE COMPLIED WITH THE CLEAN-UP ORDER.

YOU DID HAVE THE CHANCE TO TALK TO ME, BUT DID NOT CHOOSE TO, WHEN YOU WERE HERE BREAKING INTO THE NEIGHBOR'S HOUSE, BECAUSE I CAME OUT AND WATCHED THAT.

IF YOU HAD TALKED TO US, YOU WOULD HAVE LEARNED ABOUT OUR SITUATION, AND PROBABLY WOULD NOT HAVE ASSESSED US THAT FINE.

EXTENUATING CIRCUMSTANCES

JESUS TOOK HOME THE MOM OF OUR FAMILY, AND ONE OF OUR TWO WAGE-EARNERS, IN SEPTEMBER (MELANOMA). AS WE MOURN JENNIFER, WE FACE ECONOMIC HARDSHIP.

WE HAVE NOT BEEN ABLE, YET, TO PAY OUR AUGUST 2025 PROPERTY TAXES. THE DUMPSTER WE HAD TO RENT WAS A DISASTER, AS IT TOOK \$400 THAT WAS SUPPOSED TO GO TOWARD OUR PROPERTY TAX.

NOT IN THE CITY'S BEST INTEREST TO COLLECT THIS \$550 IN FINES

BY TAKING \$550 MORE FROM US, THE CITY MAY RENDER US UNABLE, EVER, TO PAY OUR AUGUST TAXES. IT IS NOT IN OUR BEST INTEREST, OR THE CITY'S, TO PUSH US INTO FORECLOSURE AND RENDER US HOMELESS. I'M 80, THERE'S DAD, RUDY, AND 2 CHILDREN: KIRA 21 (IN LCC) AND KIRT 12 (PATTENGILL).

MERCY

WE BEG FOR MERCY, WE MADE AN HONEST AND TIMELY EFFORT TO COMPLY.
TO THE BEST OF OUR KNOWLEDGE, WE DID COMPLY COMPLETELY AND ON TIME.
PLEASE DON'T PUNISH US LIKE THIS, AND PUSH US TOWARDS FORECLOSURE.
I HAVE OUTLIVED MY MONEY, AND RUDY IS OUR ONLY INCOME (+ SMALL
PENSION AND SOCIAL SECURITY).

Charles Haynes

H Mr. Charles Haynes
817 Prospect St.
Lansing, MI 48912

LANSING SCHOOL DISTRICT (RETIRED '06)

p 4



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

March 6, 2026

Charles Haynes
817 Prospect St.
Lansing, MI 48912

Re: Claim – 817 Prospect St.

Dear Mr. Haynes:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$550.00 for a trash violation for property located at 817 Prospect St., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you wish to appeal, you must submit your appeal in writing no later than thirty (30) days from the date of this letter. Appeals received after the 30-day deadline cannot be accepted.

Submit your written appeal to:
Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Your appeal will then be placed on the Council's agenda. You will be contacted regarding the review of your appeal.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2230

March 19, 2026
HAYNESCHARLES05@GMAIL.COM

MAR 26 26 11 AM CLERK

DEAR CITY COUNCIL MEMBER(S)

I NEED TO APPEAL THE NON-COMPLIANCE FINE CODE ENFORCEMENT PUT ON US. MY APPEAL TO THE CITY ATTORNEY WAS DENIED,

WE WERE WRONG, AND I APOLOGISE FOR ALL THE TROUBLE WE HAVE CAUSED TO CODE ENFORCEMENT, CITY ATTORNEY, AND YOU. (IT WOULD HELP A LOT, TO KEEP FROM REPEATING OUR MISTAKES, IF YOU COULD GET CODE ENFORCEMENT, THE CITY ATTORNEY, OR BOTH TO TALK TO ME AND EXPLAIN WHAT AND HOW WE DID WRONG.)

I AM AN OLD MAN WHO HAS OUTLIVED HIS MONEY AND IS JUST TRYING TO DIE IN HIS OWN HOUSE INSTEAD OF SOME HOMELESS SHELTER. MY FAMILY ARE POOR, AND JENNIFER'S DEATH FROM MELANOMA IN SEPTEMBER MADE US EVEN POORER.

I HAVE NEVER BEEN BEHIND ON PROPERTY TAX BEFORE, BUT NOW I'M STILL STRUGGLING TO PAY LAST SUMMER'S TAX AND THIS WINTER'S TAX. HEAVING THIS FINE ON TOP COULD KEEP ME FROM EVER CATCHING UP! AND WE STILL HAVEN'T PAID THE \$415 FOR THE DUMPSTER WE HAD TO RENT. AND OUR WASHING MACHINE (\$200?) WAS CONFISCATED.

I AM NOT ARGUING THAT WE DON'T DESERVE THE FINE (ALREADY DID THAT, AND I WAS WRONG), THIS IS A PLEA FOR MERCY, IF YOU COULD GET CODE ENFORCEMENT TO REDUCE THE FINE BY 50%, WE WOULD HAVE A CHANCE TO PAY OUR TAX AND NOT GET FORECLOSED AND HOMELESS.

894-6563
(BORROWED PHONE)
TEXT OK

H Mr. Charles Haynes
817 Prospect St.
Lansing, MI 48912

Charles Haynes
PS I WANT TO COOPERATE WITH
CODE ENFORCEMENT, NOT FIGHT WITH THEM

DATE: 12/18/2025

2230

PPN: 33-01-01-15-305-111
 DATE SUBMITTED: 12/15/2025
 ADDRESS OF VIOLATION: 817 PROSPECT ST
 LISTED TAXPAYER OF RECORD: CHARLES HAYNES
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: CHARLES HAYNES
 CLAIMANT'S ADDRESS: 817 PROSPECT
 LANSING MI 48912

TYPE OF ACTIONS CONTESTED: TRASH VIOLATION
 VIOLATION DATE: OCTOBER 03, 2025
 NOTIFICATION DATE: OCTOBER 03, 2025
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$550.00
 CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM: \$550.00
 MEMO DATE - INVOICE NO.:

ADDITIONAL ACTIONS CONTESTED:
 VIOLATION DATE:
 NOTIFICATION DATE:
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT:
 CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER-INVOICE
 #00297514 - 11/26/2025-
 \$550.00
 AMOUNT OF CLAIM:
 MEMO DATE - INVOICE NO.:

HISTORY: NONE

CITATIONS IN PREVIOUS YEAR: NONE

CLAIMANT'S CIRCUMSTANCES: **See Attached**

CODE OFFICER'S NOTES: This property was cited for a trash violation 11/03/2025 with a compliance due date of 11/10/2025. The officer returned on 11/12/2025 and the property was still out of compliance. The trash was then submitted to the contractor to abate. The contractor arrived on 11/14/2025 and the trash was still in violation, the contractor then cleaned up the trash. This office recommends denial of the claim.



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

TRASH AND DEBRIS CORRECTION NOTICE

**HAYNES CHARLES
817 PROSPECT ST
LANSING, MI 48912-1431**

**Violation Date: 11/3/2025
Violation Location: 817 PROSPECT ST
Parcel No: 33-01-01-15-305-111
Compliance Due Date: 11/10/2025**

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Trash found in bags/boxes/barrels

Violation: Deteriorated building materials

INSPECTOR COMMENTS:

White lattice, plywood, saw horses, etc.

Violation: Deteriorated Appliance(s)

Violation: Plastic Container(s) debris

INSPECTOR COMMENTS:

Green children's pool/sandbox, jugs, bottles, buckets, bags, etc.

Violation: Deteriorated furniture

INSPECTOR COMMENTS:

Baby carrier.

Violation: Barrel/Bucket/Crate debris

Violation: Clothing/Cloth Products

INSPECTOR COMMENTS:

Tarp(s)

Violation: Deteriorated metal product

INSPECTOR COMMENTS:

Wagon, grill, etc.

Loose trash and debris

INSPECTOR COMMENTS:

Scattered debris, unidentifiable items in back and front yard. Including garden hose(s).

Please cleanup all debris.

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$250.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess a fee of \$215.00 for each time there is an additional premise violation at the violation address above, during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Daniel Crawford at Daniel.crawford@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
817 PROSPECT ST
LANSING, MI 48912-1431

Violation Date: 11/3/2025
Violation Location: 817 PROSPECT ST
Parcel No: 33-01-01-15-305-111
Compliance Due Date: 11/10/2025

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Trash found in bags/boxes/barrels

Violation: Deteriorated building materials

INSPECTOR COMMENTS:

White lattice, plywood, saw horses, etc.

Violation: Deteriorated Appliance(s)

Violation: Plastic Container(s) debris

INSPECTOR COMMENTS:

Green children's pool/sandbox, jugs, bottles, buckets, bags, etc.

Violation: Deteriorated furniture

INSPECTOR COMMENTS:

Baby carrier.

Violation: Barrel/Bucket/Crate debris

Violation: Clothing/Cloth Products

INSPECTOR COMMENTS:

Tarp(s)



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238

(517) 483-4361

Trash Authorization Form – East Side

Submitted to: Eric Crutcher on 11/13/2025

TAXPAYER: HAYNES CHARLES, 817 PROSPECT ST LANSING, MI 48912-1431

Location of Work:

Enf Num: E25-21397

Address: 817 PROSPECT ST

Lot No:

Description:

Parcel No: 33-01-01-15-305-111

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes/barrels

Violation: Deteriorated building materials

INSPECTOR COMMENTS:

White lattice, plywood, saw horses, etc.

Violation: Deteriorated Appliance(s)

Violation: Plastic Container(s) debris

INSPECTOR COMMENTS:

Green children's pool/sandbox, jugs, bottles, buckets, bags, etc.

Violation: Deteriorated furniture

This action is authorized by the Manager of Code Compliance

INSPECTOR COMMENTS:

Baby carrier.

Violation: Barrel/Bucket/Crate debris

Violation: Clothing/Cloth Products

INSPECTOR COMMENTS:

Tarp(s)

Violation: Deteriorated metal product

INSPECTOR COMMENTS:

Wagon, grill, etc.

Loose trash and debris

INSPECTOR COMMENTS:

Scattered debris, unidentifiable items in back and front yard. Including garden hose(s).

Please cleanup all debris.

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 1

Warning Comment: Likely just the washing machine is left, maybe a small box of trash. The fence is not an indicator of the property line...and the house next door is vacant and red tagged, anyway..

Submitted By: Daniel Crawford (517) 483-4335

This action is authorized by the Manager of Code Compliance

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 12/18/2025

Enforcement Number: E25-21397

Enforcement Category: Trash

Location: 817 PROSPECT ST

Pay by Account in Full



Total Balance Due: \$550.00

HAYNES CHARLES
817 PROSPECT ST
LANSING, MI 48912-1431

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00297514	11/26/2025 1	12/26/2025 1	\$0.00	\$0.00	<u>\$550.00</u>
Service date was 11/14/2025						
Quantity	Category	Description			Billed	
1.00	Code Compliance	Trash - Admin Fee			\$250.00	
300.00	Code Compliance	Trash - Contractor Charge			\$300.00	
Total Balance Due:						\$550.00

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

INVOICE

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901

Runway38@comcast.net
+1 (517) 290-7350

City of Lansing Code Enforcement Section

Bill to

Economic Development & Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

Invoice details

Invoice no.: 7925
Terms: Net 30
Invoice date: 11/23/2025
Due date: 12/23/2025

property address: 817 Prospect St
Parcel number: 33-01-01-15-305-111

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1hour 3 yards	first hour and 3 cubic yards	1	\$300.00	\$300.00
2.			11/14/25 Daniel Crawford 3 yards 4 man crew 20yd trucks			

Total

\$300.00

Ways to pay

BAPIX

[View and pay](#)



































817 PROSPECT ST

LANSING, MI 48912
Parcel #33-01-01-15-305-111
Customer Name: HAYNES CHARLES



⚠️ Important Message

Owner and Taxpayer Information

Owner	HAYNES CHARLES 817 PROSPECT ST LANSING, MI 48912-1431
-------	---

Amount Due

Current Taxes: \$2,181.84

Taxpayer	SEE OWNER INFORMATION
----------	-----------------------

Legal Description

W 2 R OF S 26 FT LOT 7 & W 2 R LOTS 9 & 11 BLOCK 7 GREEN OAK ADD

Tax History

****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

⚠️ The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County.

Year Season	Total Amount	Total Paid Last Paid	Total Due
2025 Winter	\$408.33	\$0.00	\$408.33 ** Read Note(s) Above

General Information for 2025 Winter Taxes

School District	33020
Taxable Value	\$24,642
Property Class	401 - RESIDENTIAL-IMPROVED
PRE/MBT	0.0000%
S.E.V.	\$50,800
Assessed Value	\$50,800
Tax Bill Number	No Data to Display
Last Payment Date	No Data to Display
Last Receipt Number	No Data to Display
Number of Payments	0
Base Tax	\$393.76
Admin Fees	\$2.68
Interest Fees	\$11.89
Total Tax & Fees	\$408.33
Base Paid	\$0.00
Admin Fees Paid	\$0.00
Interest Fees Paid	\$0.00
Total Paid	\$0.00
Renaissance Zone	Not Available

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Mortgage Code Not Available


[Terms of Use](#)



Tax Bill Breakdown for 2025 Winter
By continuing to use this website you agree to the .

Year Season	Total Amount	Total Paid Last Paid	Total Due	
Taxing Authority		Millage Rate	Amount	Amount Paid
INGHAM COUNTY		5.661400	\$139.50	\$0.00
AIRPORT AUTH.		0.699000	\$17.22	\$0.00
CATA		2.988600	\$73.64	\$0.00
CADL-LIBRARY		1.558600	\$38.40	\$0.00
RCYCL/YARD		0.000000	\$125.00	\$0.00
Admin Fees			\$2.68	\$0.00
Interest Fees			\$11.89	\$0.00
2025 Summer	\$1,773.51	\$0.00	\$1,773.51	** Read Note(s) Above
2024 Winter	\$387.12	\$387.12 02/18/2025	\$0.00	
2024 Summer	\$1,670.34	\$1,670.34 07/25/2024	\$0.00	
2023 Winter	\$357.22	\$357.22 02/27/2024	\$0.00	
2023 Summer	\$1,638.54	\$1,638.54 09/26/2023	\$0.00	
2022 Winter	\$333.12	\$333.12 02/09/2023	\$0.00	
2022 Summer	\$1,481.56	\$1,481.56 10/03/2022	\$0.00	
2021 Winter	\$343.75	\$343.75 01/19/2022	\$0.00	
2021 Summer	\$1,387.00	\$1,387.00 07/13/2021	\$0.00	

How can I help you today?

 Terms of Use

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Claim #2225

2215 Greencroft Road, Lansing, MI 48910

\$345

Parcel No. 33-01-01-28-126-091

B. Incident Date (per claim application) – 10-07-2025

C. Incident Date (per code report) – 10-06-2025

D. Taxes – No

E. Filed Claim – 12-05-2025

F. Claims Review Committee Hearing – Unknown

G. Claims Review Committee Letter – 03-06-2026

H. Referred to City Council – 03-23-2026

I. Referred to Committee on City Operations - 04-06-2026



2225

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Najah Nona DATE: 12/5/2025

MAILING ADDRESS: 2303 Shawnee Trl EMAIL: najah_nona@yahoo.com

CITY: Okemos STATE: MI ZIP CODE: 48864

TELEPHONE: Home () 517 819-5885 Work () _____

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 2215 Greencroft Rd PARCEL NO. 33-01-01-28-126-091

DATE OF INCIDENT: 10/7/2025 AMOUNT YOU WERE BILLED: \$345.00

TOTAL AMOUNT YOU ARE CONTESTING: \$345.00

TYPE OF ASSESMENT: Grass Violation

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Tenant hadn't mowed yet; it was about 6 inches high, so I went over to the residence to mow
it but it had already been mowed by the city. The grass had not gotten to violation height yet.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

March 18, 2026

MAR23'26 4PMCLERK

Najah Nona
2303 Shawnee Trail
Okemos, MI 48864

Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Re: Appeal of Claims Review Committee Decision — Claim No. 2225, 2215 Greencroft Road, Lansing, MI

Dear Members of the Lansing City Council:

I am writing to formally appeal the decision of the Claims Review Committee dated March 6, 2026, which denied my claim in the amount of \$345.00 relating to a grass height violation and subsequent City mowing service at my property located at 2215 Greencroft Road, Lansing, Michigan. I respectfully submit that the charge was assessed in error, as the grass had not reached the eight (8) inch violation threshold at the time the City mowed.

Background

My tenant at 2215 Greencroft Road observed that the grass had not been mowed and informed me that, in their assessment, it had not yet reached violation height. The tenant then attempted to mow the property themselves, but upon going out to do so, discovered that the City had already mowed and that the \$345.00 charge had been issued.

Basis for Appeal

The City of Lansing provided a photograph purporting to document the grass height at my property. However, this photograph does not include any measurement tool, ruler, or scale reference that would allow the grass height to be objectively verified. A photograph alone, without any means of confirming actual height, is insufficient to establish that the grass met or exceeded the eight (8) inch threshold required to constitute a violation. I do not believe this photograph constitutes adequate evidence that a violation existed at the time of the City's mowing.

Relief Requested

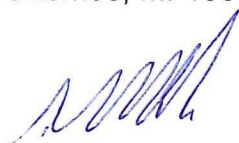
I respectfully request that the Lansing City Council overturn the decision of the Claims Review Committee and remove the \$345.00 charge from my account. The City's only

supporting evidence is a photograph with no measurable reference, and I have a witness who can attest that the grass was not at violation height. Assessing this charge under these circumstances is not justified.

I appreciate the City Council's time and consideration of this appeal and welcome the opportunity to provide any additional information that may be helpful. I can be reached at the address above.

Sincerely,

Najah Nona
2303 Shawnee Trail
Okemos, MI 48864

A handwritten signature in blue ink, appearing to read 'Najah Nona', is written below the typed name and address.



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

March 6, 2026

Najah Nona
2303 Shawnee Trail
Okemos, MI 48864

Re: Claim – 2215 Greencroft Road

Dear Ms.Nona:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$345.00 for a grass violation for property located at 2215 Greencroft Rd., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you wish to appeal, you must submit your appeal in writing no later than thirty (30) days from the date of this letter. Appeals received after the 30-day deadline cannot be accepted.

Submit your written appeal to:
Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Your appeal will then be placed on the Council's agenda. You will be contacted regarding the review of your appeal.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2225

DATE: 12/16/2025

#2225

PPN: 33-01-01-28-126-091

DATE SUBMITTED: 12/16/2025

ADDRESS OF VIOLATION: 2215 GREENCROFT RD

LISTED TAXPAYER OF RECORD: STEVE LLC & BROWN DIMITRI

OTHER TAXPAYER OF RECORD:

CLAIMANT: NAJAH NONA (OWNER OF STEVE LLC)

CLAIMANT'S ADDRESS: 2303 SHAWNEE TRL
OKEMOS MI 48864

TYPE OF ACTIONS CONTESTED: GRASS VIOLATION

VIOLATION DATE: OCTOBER 6, 2025

NOTIFICATION DATE: OCTOBER 6, 2025

2ND NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT: \$345.00

CONTRACTOR NAME - INVOICE NO. - DATE:

AMOUNT OF CLAIM: \$345.00

MEMO DATE – INVOICE NO.:

ADDITIONAL ACTIONS CONTESTED:

VIOLATION DATE:

NOTIFICATION DATE:

2ND NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT:

CONTRACTOR NAME - INVOICE NO. - DATE: TOMLINSON-INVOICE
#00294694 – 10/23/2025

AMOUNT OF CLAIM: \$345.00

MEMO DATE – INVOICE NO.:

HISTORY: NONE

CITATIONS IN PREVIOUS YEAR: NONE

CLAIMANT'S CIRCUMSTANCES: **See Attached**

CODE OFFICER'S NOTES: This property was cited for a grass violation 10/06/2025 with a compliance due date of 10/14/2025. The officer returned on 10/15/2025 and the property was still out of compliance. The grass was then submitted to the contractor to abate. The contractor arrived on 10/16/2025 and the grass was still in violation; the contractor then cut the grass. This office recommends denial of the claim.



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

GRASS AND WEEDS CORRECTION NOTICE

**STEVE L L C & BROWN DIMITRI
PO BOX 11051
LANSING, MI 48901-1051**

Violation Date: 10/6/2025

Violation Location: 2215 GREENCROFT RD

Parcel No: 33-01-01-28-126-091

**Compliance Due
Date: 10/14/2025**

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY AREA at the above referenced location.

Description:

Grass & Weeds: Entire Yard
Grass and weeds must be below the 8" maximum allowed length.

INSPECTOR COMMENTS:

Mow/cut all listed areas of grass and weeds.

Grass & Weeds: Front Yard
Grass and weeds must be below the 8" maximum allowed length.

Grass Weeds: Side Yard
Grass and weeds must be below the 8" maximum allowed length.

Grass Weeds: Between Curb and Sidewalk
Grass and weeds must be below the 8" maximum allowed length.

Grass & Weeds: Back Yard
Grass and weeds must be below the 8" maximum allowed length.

Grass & Weeds: Next to Building
Grass and weeds must be below the 8" maximum allowed length.

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 302.4 shall be filed in writing to the Office of



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

GRASS AND WEEDS CORRECTION NOTICE

**STEVE LLC
PO BOX 11051
LANSING, MI 48901-1051**

Violation Date: 10/6/2025

Violation Location: 2215 GREENCROFT RD

Parcel No: 33-01-01-28-126-091

**Compliance Due
Date: 10/14/2025**

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY AREA at the above referenced location.

Description:

Grass & Weeds: Entire Yard

Grass and weeds must be below the 8" maximum allowed length.

INSPECTOR COMMENTS:

Mow/cut all listed areas of grass and weeds.

Grass & Weeds: Front Yard

Grass and weeds must be below the 8" maximum allowed length.

Grass Weeds: Side Yard

Grass and weeds must be below the 8" maximum allowed length.

Grass Weeds: Between Curb and Sidewalk

Grass and weeds must be below the 8" maximum allowed length.

Grass & Weeds: Back Yard

Grass and weeds must be below the 8" maximum allowed length.

Grass & Weeds: Next to Building

Grass and weeds must be below the 8" maximum allowed length.

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 302.4 shall be filed in writing to the Office of



**Economic Development & Planning
Code Enforcement Office**
316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

GRASS AND WEEDS CORRECTION NOTICE

Occupant
2215 GREENCROFT RD
LANSING, MI 48910

Violation Date: 10/6/2025

Violation Location: 2215 GREENCROFT RD

Parcel No: 33-01-01-28-126-091

Compliance Due Date: 10/14/2025

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY AREA at the above referenced location.

Description:
Grass & Weeds: Entire Yard
Grass and weeds must be below the 8" maximum allowed length.

INSPECTOR COMMENTS:

Mow/cut all listed areas of grass and weeds.

Grass & Weeds: Front Yard
Grass and weeds must be below the 8" maximum allowed length.

Grass Weeds: Side Yard
Grass and weeds must be below the 8" maximum allowed length.

Grass Weeds: Between Curb and Sidewalk
Grass and weeds must be below the 8" maximum allowed length.

Grass & Weeds: Back Yard
Grass and weeds must be below the 8" maximum allowed length.

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Grass and weeds must be below the 8" maximum allowed length.

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 302.4 shall be filed in writing to the Office of



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Weeds Authorization Form

Submitted to: David B Tomlinson on 10/15/2025

TAXPAYER:

Location of Work:

Enf Num: E25-20393

Address: 2215 GREENCROFT RD

Lot No:

**Description: LOT 218 & COM NE COR LOT 218, TH E 25 FT, S 167.4 FT, W
25 FT TO SE COR LOT 218, N 167.4 FT TO BEG; GREENCROFT SUB**

Parcel No: 33-01-01-28-126-091

Violation:

Grass and weeds must be below the 8" maximum allowed length.

INSPECTOR COMMENTS:

Mow/cut all listed areas of grass and weeds.

Grass and weeds must be below the 8" maximum allowed length.

Grass and weeds must be below the 8" maximum allowed length.

Grass and weeds must be below the 8" maximum allowed length.

Grass and weeds must be below the 8" maximum allowed length.

Grass and weeds must be below the 8" maximum allowed length.

Estimated Time required to complete work: 1

Warning Comment: lived in/ mow entire front side, back /Tim 898-8536

Submitted By: Timmie Smith (517) 483-4487

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 12/16/2025

Enforcement Number: E25-20393

Enforcement Category: Grass/Weed

Location: 2215 GREENCROFT RD

Pay by Account in Full

Total Balance Due: \$0.00

STEVE L L C & BROWN DIMITRI
PO BOX 11051
LANSING, MI 48901-1051

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00294694	10/23/2025 1	11/22/2025 1	\$0.00	\$345.00	<u>\$0.00</u>
	Service date was 10/16/2025					
Quantity	Category	Description			Billed	
					Total Balance Due:	\$0.00

owner paid \$345.00 on 12/4/2025

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Date work completed: 10-16-2025

From:
David Tomlinson
2500 Pinch Hwy.
Charlotte, MI 48813

Bill To:
City Of Lansing
Office of Code Compliance
316 North Capitol Avenue
Lansing, MI 48933-1238

Vendor Number: V001476

Purchase Order No: 92750

Location Description:

Violation Type:	Grass and Weeds
Invoice Number:	25-G023
Work Authorized:	Entire Lot
Location:	2215 GREENCROFT RD
Parcel Number:	33-01-01-28-126-091

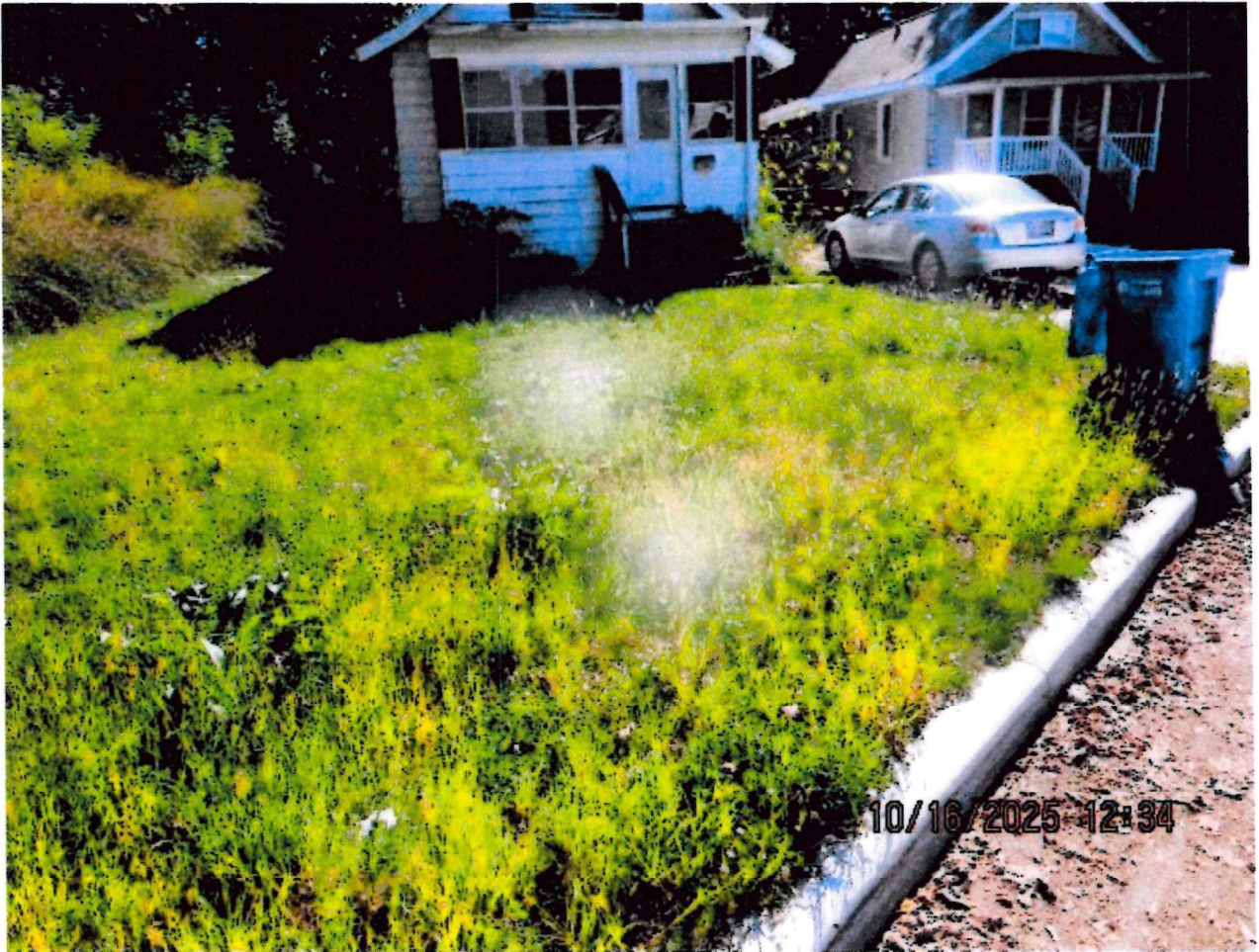
Mowing Done by Tomlinson

TOTAL INVOICE \$95.00















Claim #2234

800 W. Ionia, Lansing, MI 48915

\$840

Parcel No. 33-01-01-17-277-111

B. Incident Date (per claim application) –	<u>09-16-2025</u>
C. Incident Date (per code report) –	<u>12-19-2025</u>
D. Taxes –	<u>N/A</u>
E. Filed Claim –	<u>12-19-2025</u>
F. Claims Review Committee Hearing –	<u>Unknown</u>
G. Claims Review Committee Letter –	<u>03-06-2026</u>
H. Referred to City Council –	<u>03-23-2026</u>
I. Referred to Committee on City Operations -	<u>04-06-2026</u>



City of Lansing

OFFICE OF THE CITY ATTORNEY

2234

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Jeremy Hepner DATE: 12/19/25
 MAILING ADDRESS: 3921 Moonlight Ln EMAIL: hep48025@yahoo.com
 CITY: Holt STATE: MI ZIP CODE: 48842
 TELEPHONE: Home () 2486358189 Work () NA

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 800 W Ionia PARCEL NO. 33-01-01-17-277-111
 DATE OF INCIDENT: 9/16/25 AMOUNT YOU WERE BILLED: \$840.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$600
 TYPE OF ASSESSMENT: Fees + rental registration

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

when I purchased this house, I updated the address with the city assessors office. I did not realize that their database is not synced with the rental registration office. Therefore, I did not receive the rental renewal notice. The house was pink tagged and I immediately contacted the city and took all the steps needed to get back in compliance. In this process, I was charged the new rental registration fee of \$475 instead of \$240 for a renewal. I was also charged \$365 in fees. This is an excessive cost for updating my address in the wrong database.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

March 6, 2026

Jeremiah Hepner
3921 Moonlight Ln
Holt, MI 48842

Re: Claim – 800 W. Ionia Street

Dear Mr. Hepner:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$840.00 for rental registration violations for property located at 800 W. Ionia St., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you wish to appeal, you must submit your appeal in writing no later than thirty (30) days from the date of this letter. Appeals received after the 30-day deadline cannot be accepted.

Submit your written appeal to:
Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Your appeal will then be placed on the Council's agenda. You will be contacted regarding the review of your appeal.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2234

March 19, 2026

Lansing City Council,

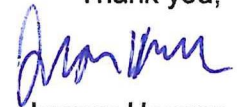
I am appealing the decision of the Claims Review Committee on the denial of claim 2234 that I filed with the City of Lansing for extra rental renewal fees and fines that were charged for 800 W Ionia. I received their letter on March 6, 2026. MAR23'26 4PMCLERK

I failed to transfer the property into my name with the City of Lansing in the correct database. I purchased the home in October of 2023 and realized my mistake in March of 2025. I messaged Barb Battle from the City assessor's office on March 6, 2025, notifying them that the property should be transferred into my name, and I also provided them with my contact information and address. I later realized that the City's databases are not synced together, and the City Code Enforcement Office never knew that the property had transferred into my name. They were sending correspondence to my tenants at 800 W Ionia the entire time. It wasn't until I received a pink tag on September 16, 2025, about a failure to renew my rental certificate that I was aware of this problem. As soon as I discovered this, I immediately worked with the City of Lansing Code Enforcement to get back into compliance.

The fees that were charged to me, totaling \$840, appear to be correct based on the current laws around rental property license renewals. However, I am appealing some of the fees based on the fact that they are exorbitant. If I had received the notice to renew my rental license, I would have filled out the appropriate paperwork and scheduled my inspection. I would have been charged \$55 for the registration, and \$240 for the inspection. This totals \$295. Instead, I was charged \$235 for a new registration, \$240 for the inspection, \$115 for a failure to comply, \$150 for a failure to register, and \$100 for a lack of certificate. This amount totals \$840. The difference between renewing my certificate and the amount I was charged is \$545. This is excessive for the simple mistake of forgetting to transfer the property into my name (even though I tried but did so with the wrong department). I understand that these fees are meant to punish those that try to rent properties without property authority from the City. But I had no intention to hide this rental from the city, and my history proves this. I have three other rentals in the City of Lansing that are and have always been in compliance.

There appears to be four fees for basically the same mistake. I should have been charged for this mistake one time. Instead, I was charged four times for the same error on my part; failure to comply (\$115), failure to register (\$150), lack of certificate (\$100), and the difference between a registration for a rental renewal vs a new rental registration (\$55 vs \$235, \$180 difference). Those are four different charges for the same mistake. Please consider refunding me some or all the extra fees that were assessed.

Thank you,



Jeremy Hepner

248-635-8189

hep48085@yahoo.com

DATE: 01/22/2026

#2234

PPN: 33-01-01-17-277-111
DATE SUBMITTED: 12/19/2025
ADDRESS OF VIOLATION: 800 W. IONIA ST
LISTED TAXPAYER OF RECORD: JEREMIAH HEPNER
OTHER TAXPAYER OF RECORD:
CLAIMANT: JEREMIAH HEPNER
CLAIMANT'S ADDRESS: 3921 MOONLIGHT LN
HOLT MI 48842
TYPE OF ACTIONS CONTESTED: ENFORCEMENT &
RENTAL
REGISTRATION FEES
VIOLATION DATE: MULTIPLE DATES
(SEE OFFICER'S
NOTES BELOW)
NOTIFICATION DATE: MULTIPLE DATES
(SEE OFFICER'S
NOTES BELOW)
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$840.00
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM: \$840.00
MEMO DATE – INVOICE NO.:
ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE: INVOICE #00253143
5.15.2024, INVOICE
#00275341 3.17.2025,
INVOICE #00289878
9.16.2025
AMOUNT OF CLAIM:
MEMO DATE – INVOICE NO.:
HISTORY: NONE
CITATIONS IN PREVIOUS YEAR: NONE

CLAIMANT'S CIRCUMSTANCES:

See Attached

CODE OFFICER'S NOTES: The owner Jeremiah Hepner purchased this property September 23, 2025. When a property is purchased with the intent to use the property as a rental the new owner must put the current rental certificate into their name (if applicable) or register the property as a rental within 15 days of the sale/closing date. Mr. Hepner did not do that. On April 8th, 2024, our office mailed a failure to register letter, on February 26th, 2025, our office mailed a failure to comply letter, and on September 16th, 2025, our office mailed a lack of certificate letter and pink tagged the property due to no response. On September 17th, 2025, when Mr. Hepner was made aware of the pink tag (by tenants) he called the office to see what was needed to remove the pink tag. The clerk advised he would need to come in and register the property as a rental and the amount due would be \$475.00 Mr. Hepner registered the property and paid rental registration fees in the amount of \$475.00 on September 23, 2025. The remaining FTC, FTR, & LOC fees were paid October 15th, 2025.

FTC Fee: \$115.00

FTR Fee: \$150.00

LOC Fee: \$100.00

Rental registration fees \$235.00 registration + \$240.00 rental inspection fee for 4 units = \$475.00

115.00 + 150.00 + \$100.00 + 475.00 = \$840.00 is the total that the owner is appealing



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 04/08/2024

Failure to Register Notice

Occupant
800 W IONIA ST
LANSING, MI 48915

Inspection Type: Safety
Violation Date: 04/08/2024
Compliance Due Date: 05/08/2024

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	800 W IONIA ST
Parcel No:	33-01-01-17-277-111

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 1460 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

1460.44 (a) Please register this rental property and any others in the City of Lansing.

On July 1, 1987 the Mayor and City Council amended the Lansing Housing and Premises Code, Chapter 1460.44 to include the registration and inspection of all rental dwellings. As of this date, this office has not received the completed registration form and fee for the above referenced property. We ask that you register all of your rental dwellings by no later than the compliance due date.

Failure to comply or notify this office of the status of this property by the compliance due date will result in the property being posted to vacate in 30 days, or the issuance of a Municipal Civil Infraction Violation with Fines: \$500 per day for each violation.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact (517) 483 6078 Monday through Friday between the hours of 8-12 - AM or 1-4:30 - PM.

Administrative Assistant: Lynne Puente Lynne.Puente@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:
Taxpayer of Record: HEPNER JEREMIAH, 800 W IONIA ST, LANSING, MI 48915



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 04/08/2024

Failure to Register Notice

HEPNER JEREMIAH
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Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

FAILURE TO COMPLY LETTER

Notice Printed: 2/26/2025

HEPNER JEREMIAH
800 W IONIA ST
LANSING, MI 48915

Violation Date: 2/26/2025
Compliance Due Date: 3/28/2025

Violation Location: 800 W IONIA ST
Parcel No: 33-01-01-17-277-111

This letter is directed to the owner/agent of the above-mentioned property and as a courtesy a copy was sent to the occupants.

You are in violation of the Lansing Housing and Premises Code, Chapter 106.4 by failing to comply with a recent housing code correction notice. This has resulted, or may result in the issuance of a Municipal Civil Infraction Violation or our office vacating the property. **Comply with the following required actions by the compliance due date to avoid any further action from this office:**

1460.44 You have previously been sent a Failure to Register letter and our office has not received a response. Please register immediately upon receipt of this letter or contact this office with occupancy status.

FAILURE TO COMPLY WITHIN THE ALLOTTED TIME SHALL LEAVE THIS OFFICE NO ALTERNATIVE BUT TO ISSUE A CIVIL INFRACTION NOTICE OF VIOLATION (TICKET) WITH SET FINES DUE, AND/OR ISSUE A CIVIL INFRACTION CITATION WITH A REQUEST TO THE COURTS TO TAKE WHATEVER LEGAL ACTION IS NECESSARY TO SECURE COMPLIANCE.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions regarding this matter you may contact

Code Compliance Officer: David Puck David.Puck@lansingmi.gov

As specified by section 107 – Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: HEPNER JEREMIAH 800 W IONIA ST LANSING, MI 48915
Occupant: Occupant 800 W IONIA ST LANSING, MI 48915



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

FAILURE TO COMPLY LETTER

Notice Printed: 2/26/2025

Occupant
800 W IONIA ST
LANSING, MI 48915

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Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 09/16/2025

Lack of Certificate Notice

HEPNER JEREMIAH
3921 MOONLIGHT LANE
HOLT, MI 48842

Inspection Type: Safety
Inspection Date: 9/16/2025
Compliance Due Date: 10/16/2025

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	800 W IONIA ST
Parcel No:	33-01-01-17-277-111

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 1460 of the Code of Ordinances. **One or more of the violations are listed below and must be corrected by the compliance due date.**

Sec 1460.44 The owner or agent has failed to register the rental dwelling, pay the appropriate inspection fees; and or arrange a certification inspection.

This dwelling has been declared a Dangerous Structure as defined in section 108.1.5 of the Lansing Housing and Premises Code. **If vacant, or should it become vacant before it is brought into compliance, then it shall remain vacant until approved by this office. If the structure does not meet all the requirements as stated above before the compliance due date on this letter, this office will have no alternative but to VACATE said dwelling.**

If you have any questions or concerns about complying within the time indicated, you may contact **Officer: David Puck at David.Puck@lansingmi.gov**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

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Taxpayer of Record: HEPNER JEREMIAH, 3921 MOONLIGHT LANE, HOLT, MI 48842



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 09/16/2025

Lack of Certificate Notice

HEPNER JEREMIAH
800 W IONIA ST
LANSING, MI 48915

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Inspection Date: 9/16/2025
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Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 09/16/2025

Lack of Certificate Notice

Occupant
800 W IONIA ST
LANSING, MI 48915

Inspection Type: Safety
Inspection Date: 9/16/2025
Compliance Due Date: 10/16/2025

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:
Taxpayer of Record: HEPNER JEREMIAH, 3921 MOONLIGHT LANE, HOLT, MI 48842

RENTAL REGISTRATION FORM

City of Lansing, Code Compliance Office, 316 N. Capitol Ave., Suite C-2 Lansing, MI 48933-1238 (517) 483-4361 **DP**
 The Owner/Manager is responsible for scheduling all required inspections. Call (517) 483-4361 to schedule.

Lack of inspection can lead to fines, vacating the property and other penalties. Completing this form does not finish the registration process.

Fill out items 1-8 completely. PLEASE PRINT

1. New Registration <input checked="" type="checkbox"/> New Owner <input type="checkbox"/> Change of Address, etc. <input type="checkbox"/>		Date: <u>9/17/2025</u>	
2. Rental Address: <u>800 W Ionia St</u> NUMBER N S E W STREET NAME & Ave, Ct, Sq, Dr, Row, Way, Place, Circle St, Blvd, Lane, Etc		3a. Single Building <input checked="" type="checkbox"/> (Check One) Single Family Dwelling <input type="checkbox"/> Duplex <input type="checkbox"/> Owner Occupied <input checked="" type="checkbox"/> (circle one) 3 or More Units <input type="checkbox"/> Multiple Dwelling <input checked="" type="checkbox"/> (3 or more units) Boarding House <input type="checkbox"/> Residential Care Facility <input type="checkbox"/>	3b. Complex <input type="checkbox"/> For a complex a separate form is required for each building in the complex. Complex Name: _____ Number of Buildings: _____
Regarding Rental Address Above: Is a Homestead claimed at the Assessor's Office? Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/> A box must be checked! If you don't know please call the Assessor's Office at (517) 483-7624. If there is a homestead on it ask them how to rescind it.			
4. Owner(s) Name(s): <u>Jeremiah Hepner</u> Business Name: _____ (if applicable) Mailing Address: <u>3921 Moonlight Ln.</u> <u>Holt, MI 48842</u> (Do NOT give PO Box) Phones: Day <u>(248) 635 8189</u> Ext _____ / Evening (____) _____ Ext _____ Phones Emergency: (if different from above) (____) _____ Ext _____ Phones: Cell <u>(248) 635-8189</u> / Fax (____) _____ Ext _____ Email: <u>hep48085@yahoo.com</u>		5. Agent's Name(s): _____ (if different from Owner) Business Name: _____ (if applicable) Mailing Address: _____ (Do NOT give PO Box) Phones: Day (____) _____ Ext _____ / Evening (____) _____ Ext _____ Phones Emergency: (if different from above) (____) _____ Ext _____ Phones: Cell (____) _____ / Fax (____) _____ Ext _____ Email: _____	
6. No. of Guest Rooms _____ No. of Efficiency Units _____ No. of 1 Bedroom Units _____ No. of 2 Bedroom Units _____ No. of 3 Bedroom Units _____ No. of 4 or More Bdrm Units _____ TOTAL NO. OF UNITS: <u>3</u>	7. Send Correspondence / Billings to: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent (Circle One) Contact for Inspection Appointment: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent (Circle One)	Office Use Only PLEASE SEND FEES WITH THIS APPLICATION Make checks payable to: CITY OF LANSING Registration Fee Due: <u>\$235.00</u> Inspection Fee Due: <u>\$240.00</u> Change of Owner Fee Due: _____ TOTAL AMOUNT DUE: <u>\$475.00</u> + \$9.23.25	

If this is a NEW REGISTRATION, an inspection is required *immediately*. Payment and the Registration form must be received prior to an inspection being scheduled. The Owner/Manager must contact (517) 483-4361 to schedule the inspection. If statements made in this document are found to be inaccurate by the Zoning, Code Compliance or other City of Lansing Departments, the owner will be liable for unpaid fees and/or other consequences. If you no longer own this building, notify this office with the name and address of the new owner and the status of the dwelling.

8. I do hereby swear or affirm that all statements made by me in this application are correct to the best of my knowledge.

Signature of Owner or Representative [Signature]

Date 9/17/25

For Office Use Only: Rec'd by: _____ Area #: _____ Entered by: _____ To Zoning: _____
 White - Office Copy Yellow-Inspector's Copy Pink-Owner's Copy Revised 06/2016

CITY OF LANSING

124 W MICHIGAN

316 N Capitol Ave, Suite C, Lansing, MI, 48933

517-483-4361

Print Date: 01/22/2026

Certificate Number: CM25-0593

Certificate Type: Rental Multiple Dwelling

Location: 800 W IONIA ST

Pay by Account in Full

Total Balance Due: \$0.00

HEPNER, JEREMIAH
3921 MOONLIGHT LANE
HOLT, MI 48842

Quantity	Category	Description	Billed
1.00	Standard Item	New Registration	\$235.00
3.00	Standard Item	Multiple Dwelling	\$240.00

Total Balance Due: \$0.00

*Pd \$ 475.00
9.23.25*

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 01/22/2026

Enforcement Number: E24-03363

Enforcement Category: Failure to Register

Location: 800 W IONIA ST

Pay by Account in Full

Total Balance Due: \$0.00

HEPNER JEREMIAH
800 W IONIA ST
LANSING, MI 48915

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00253143-CD	5/15/2024 12:	6/14/2024 12:	\$0.00	\$150.00	\$0.00
Quantity	Category	Description			Billed	
Total Balance Due:					\$0.00	

pd 10.15.2025

Payment Information:

- Pay online at: www.bsaonline.com
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Code Compliance Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 01/22/2026

Enforcement Number: E25-12560

Enforcement Category: Failure to Comply

Location: 800 W IONIA ST

Pay by Account in Full

Total Balance Due: \$0.00

HEPNER JEREMIAH
800 W IONIA ST
LANSING, MI 48915

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00275341	3/17/2025 12:	4/16/2025 12:	\$0.00	\$115.00	<u>\$0.00</u>
Quantity	Category	Description			Billed	
				Total Balance Due:	\$0.00	

↓ PD
10-15-2025

Payment Information:

- Pay online at: www.bsaonline.com
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Code Compliance Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
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- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 01/22/2026

Enforcement Number: E25-19612

Enforcement Category: Lack of Certificate

Location: 800 W IONIA ST

Pay by Account in Full

Total Balance Due: \$0.00

HEPNER, JEREMIAH
3921 MOONLIGHT LANE
HOLT, MI 48842

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00289878	9/16/2025	12: 10/16/2025 1	\$0.00	\$100.00	\$0.00
Quantity	Category	Description			Billed	
Total Balance Due:					\$0.00	

Handwritten: PD 10.15.2025

Payment Information:

- Pay online at: www.bsaonline.com
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Code Compliance Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

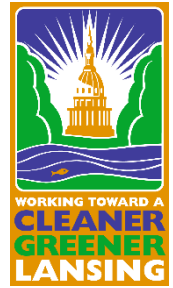
Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail




Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

7th Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4455
www.lansingmi.gov/pubserv



To: Andy Schor, Mayor

From: Scott D. Cook, Assistant City Engineer 

Date: February 27, 2026

Subject: Major Street Project: Pennsylvania Ave – Mt Hope Ave – Jolly Rd
Reconstruction and Rehabilitation JN’s 215549, 215992, 215995
Contractor Request for a Noise Waiver

Michigan Paving and Materials Company, the Contractor for the Major Streets Reconstruction and Rehabilitation project, has requested a noise waiver for the project. This project is for the reconstruction of Pennsylvania Avenue from Mt Hope Avenue to Fayette Street, the rehabilitation of Mt Hope Avenue from Pennsylvania Avenue to Aurelius Road, and reconstruction and rehabilitation of Jolly Road from Cedar Street to Pennsylvania Avenue. The noise waiver would allow the contractor to work on Saturdays between 8:00 am and 5:00 pm from April 1, 2026, through November 14, 2026. The noise waiver would assist in limiting the amount of time that vehicle traffic will be detoured, limit the duration businesses along Pennsylvania, Mt Hope, and Jolly would be directly impacted during construction and keep the project on schedule with the uncertainty of weather impacts. The sewer and roadway Contractor (Sub) is planning to work M-F, although they are requesting the ability to work Saturdays to maintain the schedule, if weather delays occur. The paving Contractor (Prime) is requesting the ability to pave on Saturdays, if needed to maintain the schedule, if weather delays occur.

The Public Service Department recommends the Contractor be granted the requested noise waiver.

If you have any questions, please let me know.

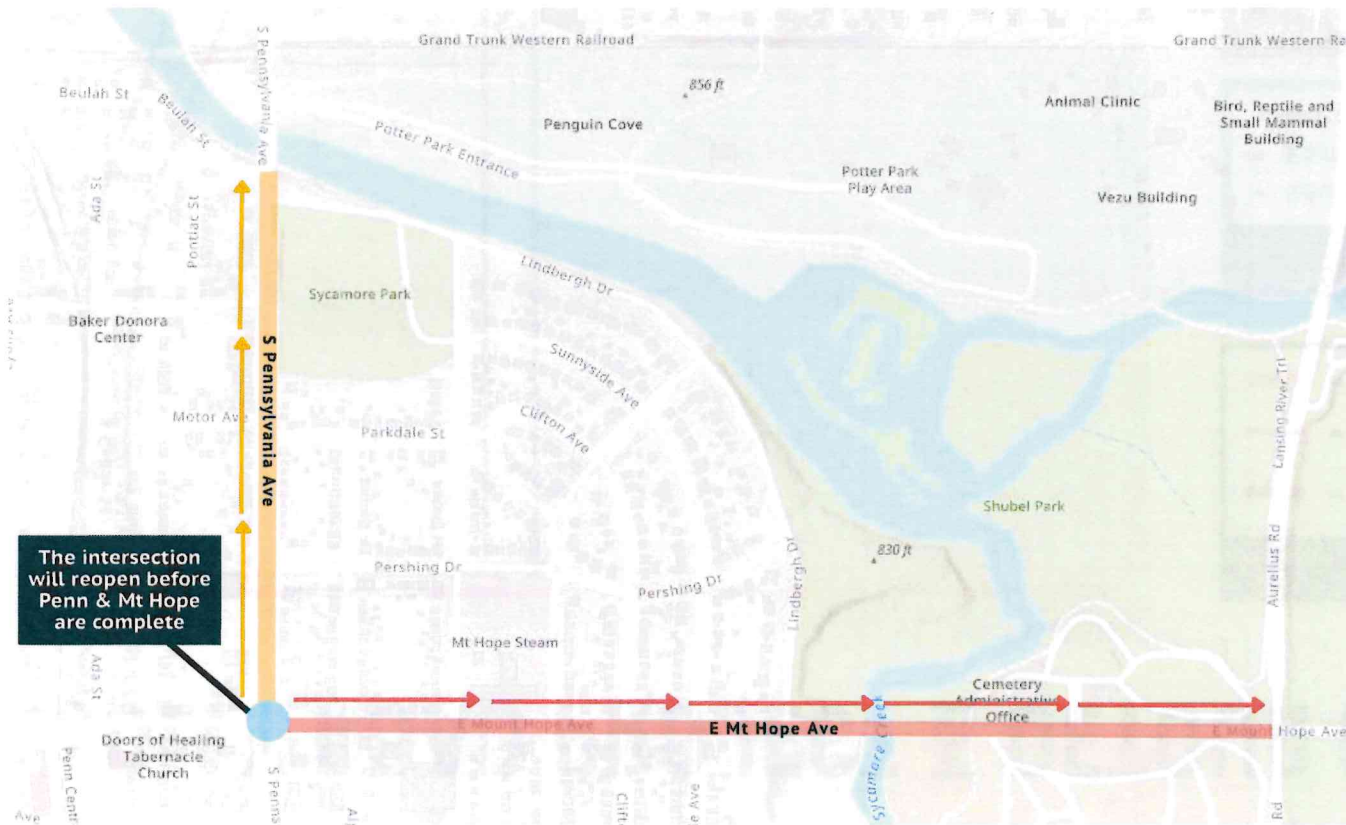
Date: 2-27-26

Nicole McPherson, PE, City Engineer

Date: 3-2-26

Andy Kilpatrick, PE, Director of Public Service

PHASING OF MT. HOPE AVENUE & PENNSYLVANIA AVENUE



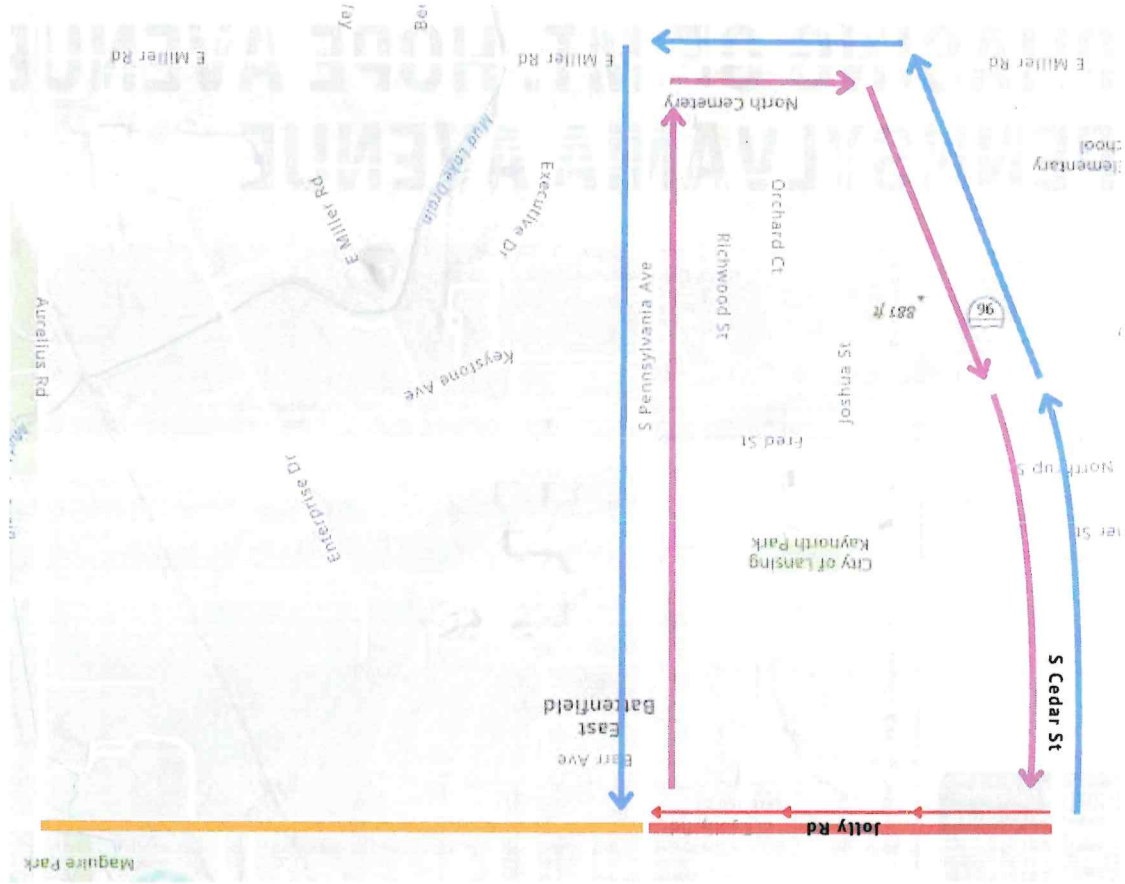
The intersection will reopen before Penn & Mt Hope are complete

Tentative Phasing Schedule

- = Pennsylvania Ave begins March 9, 2026, estimated to be complete by mid-July
- = Intersection of Penn & Mt Hope begins once frost laws lift, estimated to be complete after 5-6 weeks
- = Mt Hope begins once frost laws lift, estimated to be complete by mid-August
- = Construction work flow/progression

Submitted @ Mtg

JOLLY ROAD PROJECT & DETOUR MAP



Tentative Phasing Schedule

- = Jolly Road tentatively scheduled to start mid-June 2026 and to be completed by early-October 2026
- ← = Construction work flow/progression
- = Additional roadway that will be restriped

Eastbound Detour

- South on Cedar Street
- East on Miller Road
- North on Pennsylvania Avenue back to Jolly Road

Westbound Detour

- South on Pennsylvania Avenue
- West on Miller Road
- North on Cedar Street back to Jolly Road

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing Department of Public Service is planning to reconstruct Pennsylvania Avenue from Mt Hope Avenue to Fayette Street, rehabilitate Mt Hope Avenue from Pennsylvania Avenue to Aurelius Road, and reconstruct and rehabilitate Jolly Road from Cedar Street to Pennsylvania Avenue (collectively the "Project"); and

WHEREAS, this project includes underground sewer work on all 3 roadway segments and water main work on the Mt Hope Avenue segment; and

WHEREAS, from April 1, 2026 through November 14, 2026, Michigan Paving and Materials, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

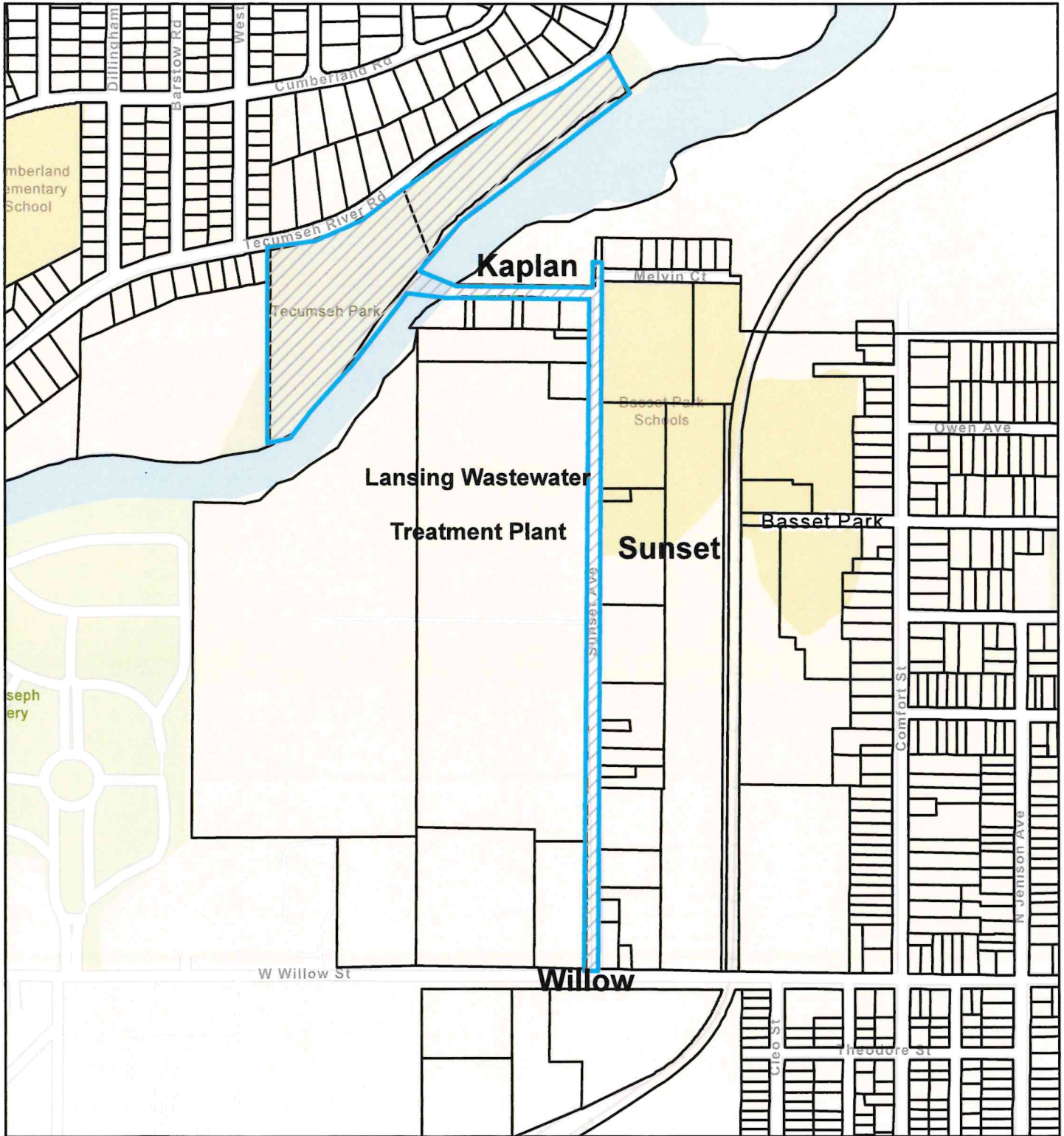
- Limit the amount of time that vehicle traffic will be detoured; and
- Limit the duration businesses along Pennsylvania Avenue, Mt Hope Avenue, and Jolly Road would be directly impacted during construction; and
- Keep the project on-schedule with uncertainty of weather impacts; and

WHEREAS, a public hearing was held on Monday, April 6, 2026, in consideration of the request by Michigan Paving and Materials Company, for issuance of a waiver of the noise ordinance in the Project area on Saturdays from 8:00 AM to 5:00 PM from April 1, 2026 through November 14, 2026; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period.

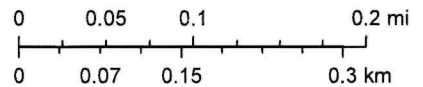
NOW THEREFORE BE IT RESOLVED that the City Council grants a waiver of the noise ordinance for construction noise in the Project area on Saturdays from 8:00 AM to 5:00 PM from April 1, 2026, through November 14, 2026.

TRRPS Noise Waiver Request Area



3/11/2026

1:9,437



Submitted @ Mtg

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

	Location	CITY	STATE	ZIP_CODE
Occupant	1620 SUNΞ	LANSING,	MI	48917
Occupant	2102 SUNΞ	LANSING,	MI	48917
Occupant	2025 MEL\	LANSING,	MI	48906
Occupant	1520 SUNΞ	LANSING,	MI	48917
Occupant	1818 BASS	LANSING,	MI	48915
Occupant	1801 BASS	LANSING,	MI	48915
Occupant	1820 SUNΞ	LANSING,	MI	48917
Occupant	1811 SUNΞ	LANSING,	MI	48917
Occupant	1625 SUNΞ	LANSING,	MI	48915
Occupant	1800 BASS	LANSING,	MI	48915
Occupant	2110 MEL\	LANSING,	MI	48917
Occupant	1900 W WI	LANSING,	MI	48917
Occupant	2104 MEL\	LANSING,	MI	48917
Occupant	1710 SUNΞ	LANSING,	MI	48917
Occupant	2310 CUMI	LANSING,	MI	48906
Occupant	2110 BARΞ	LANSING,	MI	48906
Occupant	2337 CUMI	LANSING,	MI	48906
Occupant	2411 TECL	LANSING,	MI	48906
Occupant	2214 TECL	LANSING,	MI	48906
Occupant	2028 MEL\	LANSING,	MI	48917
Occupant	2203 WES`	LANSING,	MI	48906
Occupant	2329 CUMI	LANSING,	MI	48906
Occupant	2311 CUMI	LANSING,	MI	48906
Occupant	2209 WES`	LANSING,	MI	48906
Occupant	2334 TECL	LANSING,	MI	48906
Occupant	2212 WES`	LANSING,	MI	48906
Occupant	2501 TECL	LANSING,	MI	48906
Occupant	2224 TECL	LANSING,	MI	48906
Occupant	2314 TECL	LANSING,	MI	48906
Occupant	2113 WES`	LANSING,	MI	48906
Occupant	2024 MEL\	LANSING,	MI	48917
Occupant	2301 CUMI	LANSING,	MI	48906
Occupant	2344 TECL	LANSING,	MI	48906
Occupant	2218 WES`	LANSING,	MI	48906
Occupant	2241 CUMI	LANSING,	MI	48906
Occupant	2321 CUMI	LANSING,	MI	48906
Occupant	2119 WES`	LANSING,	MI	48906
Occupant	2206 WES`	LANSING,	MI	48906
Occupant	2110 WES`	LANSING,	MI	48906
Occupant	1900 KAPL	LANSING,	MI	48917
Occupant	2116 BARΞ	LANSING,	MI	48906
Occupant	2324 TECL	LANSING,	MI	48906
Occupant	2260 TECL	LANSING,	MI	48906
Occupant	1827 SUNΞ	LANSING,	MI	48917
Occupant	2104 WES`	LANSING,	MI	48906
Occupant	2304 TECL	LANSING,	MI	48906
Occupant	2234 TECL	LANSING,	MI	48906
Occupant	2103 WES`	LANSING,	MI	48906
Occupant	2252 TECL	LANSING,	MI	48906
Occupant	2407 CUMI	LANSING,	MI	48906
Occupant	2322 CUMI	LANSING,	MI	48906

Occupant 2018 MEL\ LANSING, MI 48917
Occupant 2251 CUMI LANSING, MI 48906
Occupant 1829 SUNE LANSING, MI 48917
Occupant 2202 WES` LANSING, MI 48906
Occupant 1904 KAPL LANSING, MI 48917
Occupant 2244 TECL LANSING, MI 48906
Occupant 2107 WES` LANSING, MI 48906
Occupant 2104 BAR E LANSING, MI 48906
Occupant 2014 MEL\ LANSING, MI 48917
Occupant 1825 SUNE LANSING, MI 48917
Occupant 2116 WES` LANSING, MI 48906
Occupant 2222 WES` LANSING, MI 48906
Occupant 2233 CUMI LANSING, MI 48906

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, a public hearing was held on Monday, April 6, 2026, in consideration of the request by Granger Construction., the construction contractor for the Tecumseh River Road Pump Station (TRRPS) Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the period of April 11, 2026 through October 31, 2026; and

WHEREAS, the waiver is requested for a project area generally bounded by Tecumseh River Park on the northside, Tecumseh River Park and the Lansing Wastewater Treatment Plant on the westside, Willow Street on the southside, and Sunset Drive on the eastside; and

WHEREAS, the large amount of construction required for this project will encompass all of the 2026 and 2027 construction season; and

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area; and

WHEREAS, for the period of April 11, 2026, through October 31, 2027 the construction contractor, Granger Construction., has requested a waiver of the noise ordinance on Saturdays from 7:00 AM to 3:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver for selected Saturday work during critical path activities in order to:

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work some Saturdays when necessary for completion of critical work activities; and
- Keep the project on-schedule based on weather days.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Granger Construction while the company is conducting work as part of the Tecumseh River Road Pump Station (TRRPS) Project on Saturdays from 7:00 AM to 3:30 PM for the period of April 11, 2026, through October 31, 2027.

ENGINEERS REPORT #24-15

PARKING REGULATION SURVEY: KENSINGTON ROAD

The Public Service Department received a request via City Sourced to prohibit parking along one side of Kensington Road. In response to this request the Public Service Department sent a parking survey to residents along Kensington Road with the following options:

Option 1: No Change to existing parking regulations.

“Unrestricted parking along both sides of Kensington Road from the northern intersection of Washington Avenue to Wayburn Road. Prohibited parking between 7am and 10 am except on Saturdays and Sundays along both sides of Kensington Road from Wayburn Road to the southern intersection of Washington Avenue.”

Option 2: Change parking regulations.

“Prohibit parking on one side of Kensington Road.”

The parking survey was sent to 47 properties along Kensington Road. The Public Service Department received 13 responses. Of these responses 6 (46%) were in favor of Option 1 – No Change, and 7 (54%) were in favor of Option 2 – Change.

City of Lansing Code of Ordinances requires a majority of property owners along a street in question to be in favor of changing existing parking restrictions.

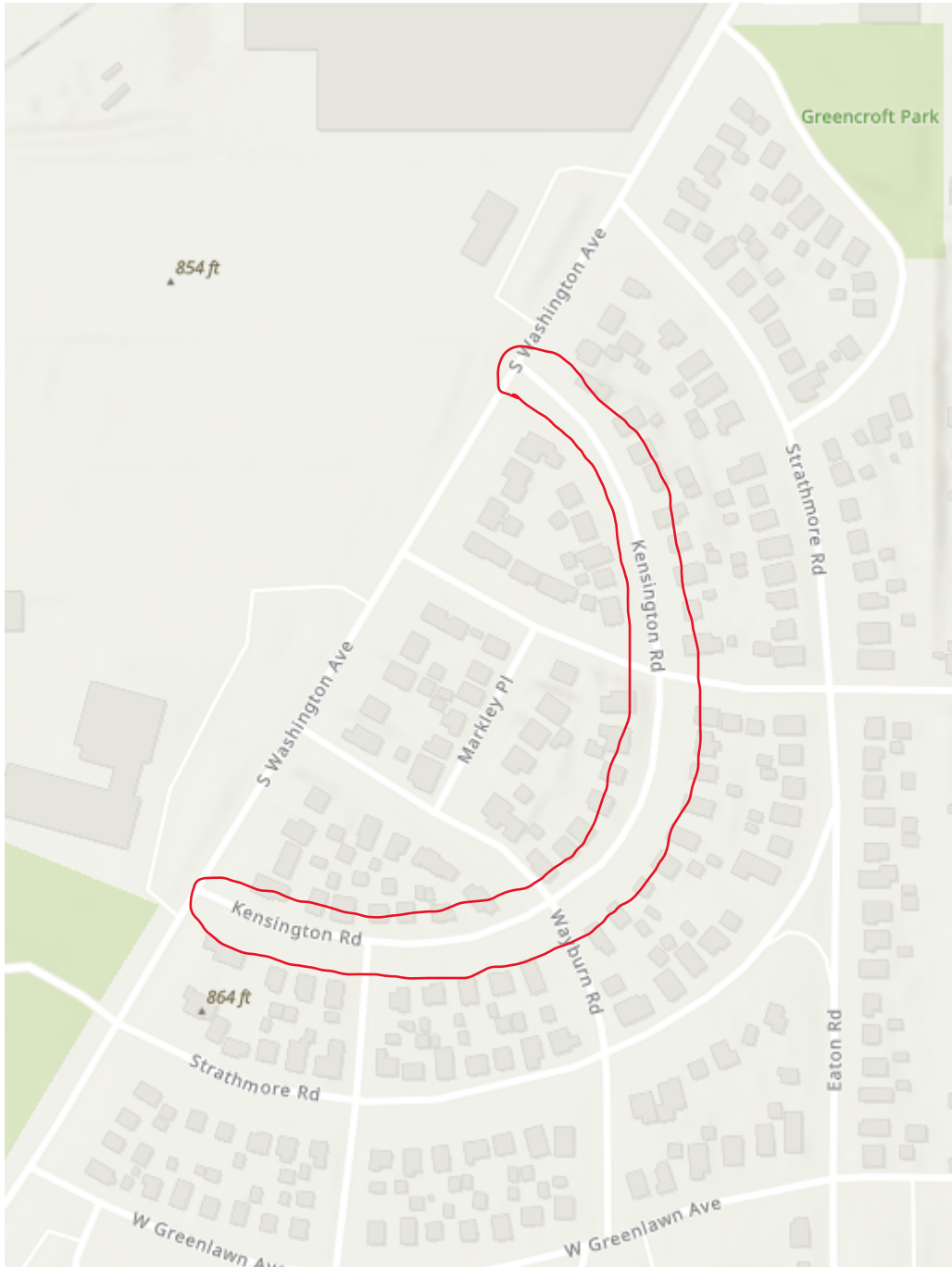
Kensington Road is 25 feet wide with curb and gutter. Parking is currently unrestricted along both sides of Kensington Road from the northern intersection of Washington Avenue to Wayburn Road (2300 and 2400 blocks). Parking is prohibited between 7am and 10 am except on Saturdays and Sundays along both sides of Kensington Road from Wayburn Road to the southern intersection of Washington Avenue (300 blocks).

Based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Kensington Road to better meet the needs of residents / property owners.

ENGINEERS REPORT #24-15

PARKING REGULATION SURVEY: KENSINGTON ROAD

Location Diagram



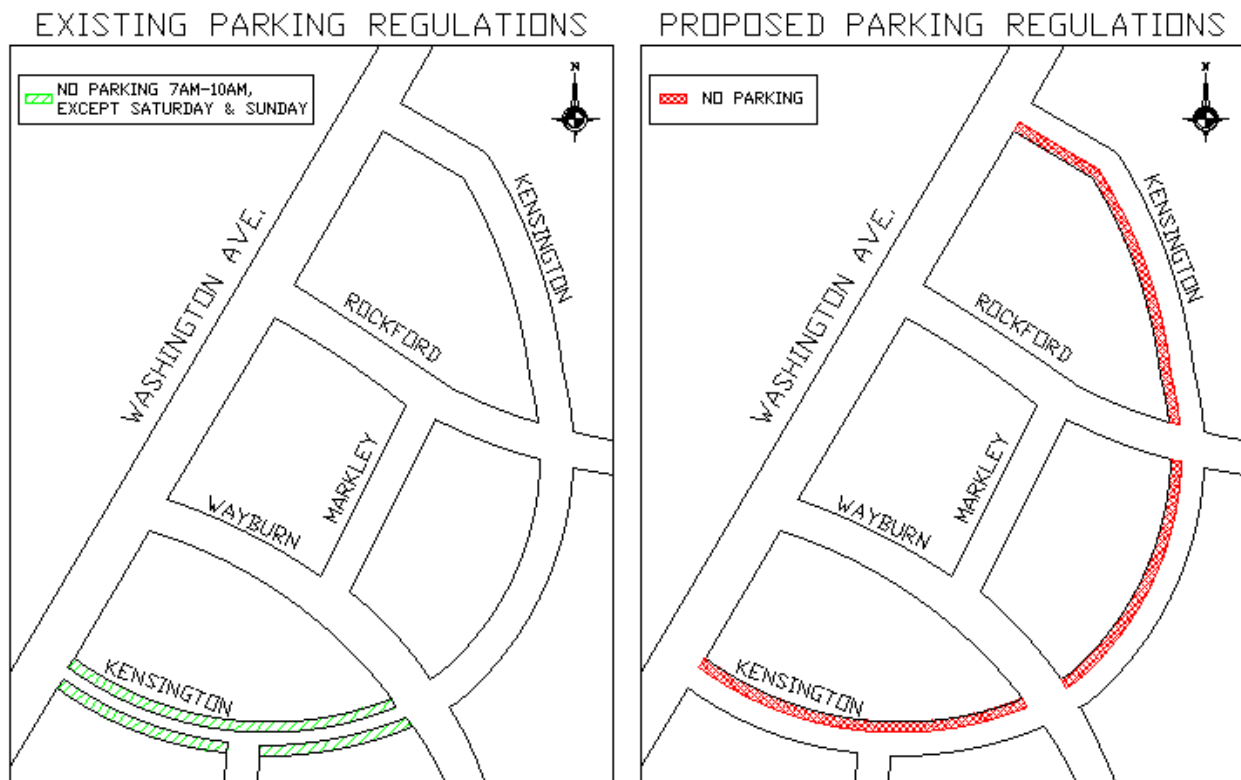
ENGINEERS REPORT #24-15

PARKING REGULATION SURVEY: KENSINGTON ROAD

Kensington Road – Street View



Kensington Road – Parking Regulations



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-57

FILE: Kensington Road

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Kensington Road has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited along the north side of KENSINGTON ROAD from Washington Avenue to Wakefield Avenue;

Parking shall be prohibited along the north side of KENSINGTON ROAD from Wakefield Avenue to Wayburn Road;

Parking shall be prohibited along the west side of KENSINGTON ROAD from Wayburn Road to Rockford Road;

Parking shall be prohibited along the west side of KENSINGTON ROAD from Rockford Road to Washington Avenue;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 96-010, 91-018, 88-103

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request via City Sourced to prohibit parking along one side of Kensington Road; and

WHEREAS, the Transportation and Non-Motorized Section sent a parking survey to residents along Kensington Road; and

WHEREAS, the parking survey was sent to 47 properties along Kensington Road. The Public Service Department received 13 responses. Of these responses 6 (46%) were in favor of Option 1 – No Change, and 7 (54%) were in favor of Option 2 – Change; and

WHEREAS, based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Kensington Road to better meet the needs of residents / property owners; and

WHEREAS, the Public Service Board concurs with the recommendation of the Public Service Department, and the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Committee on City Operations met on April 9, 2026, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 24-57, thereby authorizing the Assistant City Engineer to regulate parking along Kensington Road.

BE IT FINALLY RESOLVED that Traffic Control Order No. 24-57 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

ENGINEERS REPORT #24-20

PARKING REGULATION SURVEY: MARKLEY PLACE

The residential streets east of Washington Avenue and north of Greenlawn Avenue were reconstructed during the recent Combined Sewer Overflow (CSO) construction project. During the street construction some traffic signs were removed. As part of post construction traffic sign review the Public Service Department sent a parking survey to area residents to determine if the existing parking restrictions are still needed.

The parking regulation survey sent to residents along Markley Place had the following options:

Option 1: No Change to existing parking regulations.

“Prohibited parking between 7am and 10 am except on Saturdays and Sundays along both sides of Markley Place from Rockford Road to Wayburn Road.”

Option 2: Change parking regulations.

“Prohibited parking on one side of Markley Place and allow unrestricted parking on one side of Markley Place from Rockford Road to Wayburn Road.”

The parking survey was sent to 11 properties along Markley Place. The Public Service Department received 7 responses. Of these responses 3 (43%) were in favor of Option 1 – No Change, and 4 (57%) were in favor of Option 2 – Change.

City of Lansing Code of Ordinances requires a majority of property owners along a street in question to be in favor of changing existing parking restrictions.

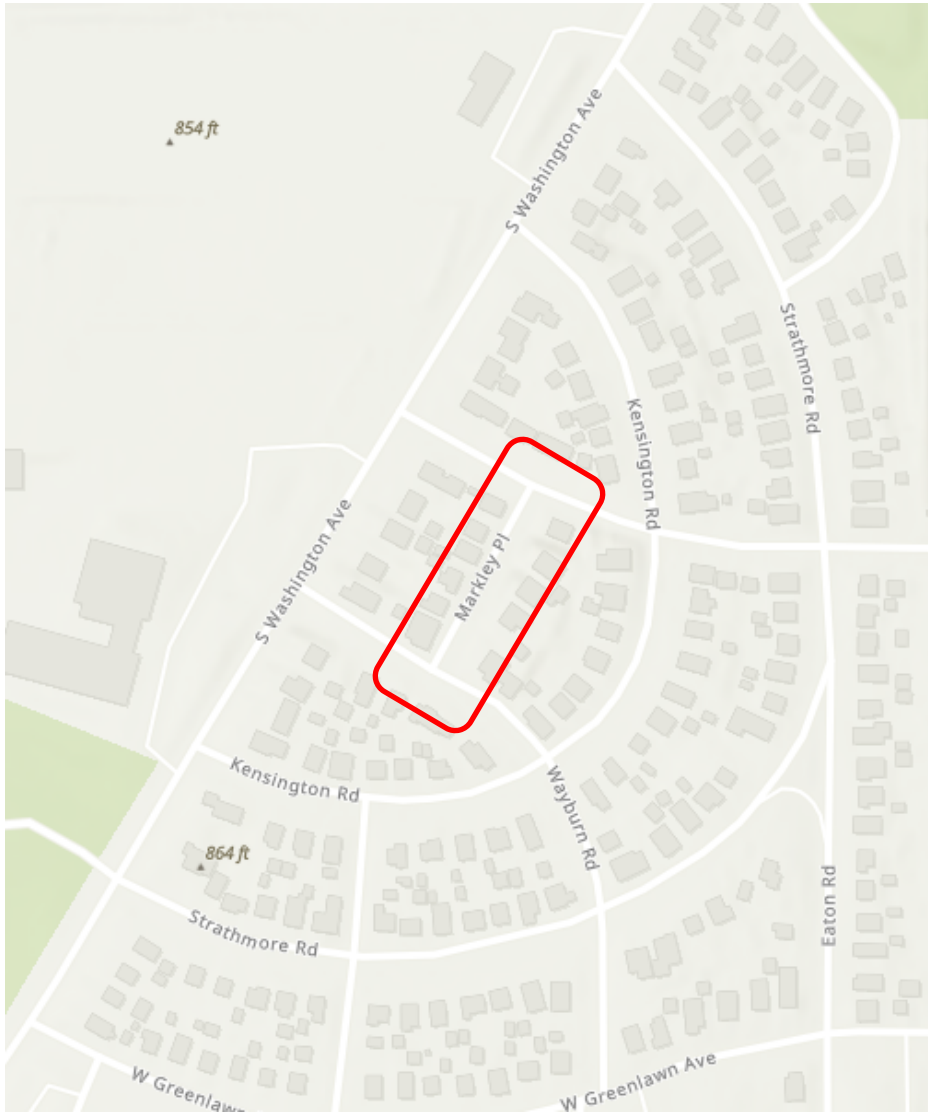
Markley Place is 25 feet wide with curb and gutter. Parking is currently prohibited between 7am and 10 am except on Saturdays and Sundays along both sides of Markley Place from Rockford Road to Wayburn Road.

Based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Markley Place to better meet the needs of residents / property owners.

ENGINEERS REPORT #24-20

PARKING REGULATION SURVEY: MARKLEY PLACE

Location Diagram



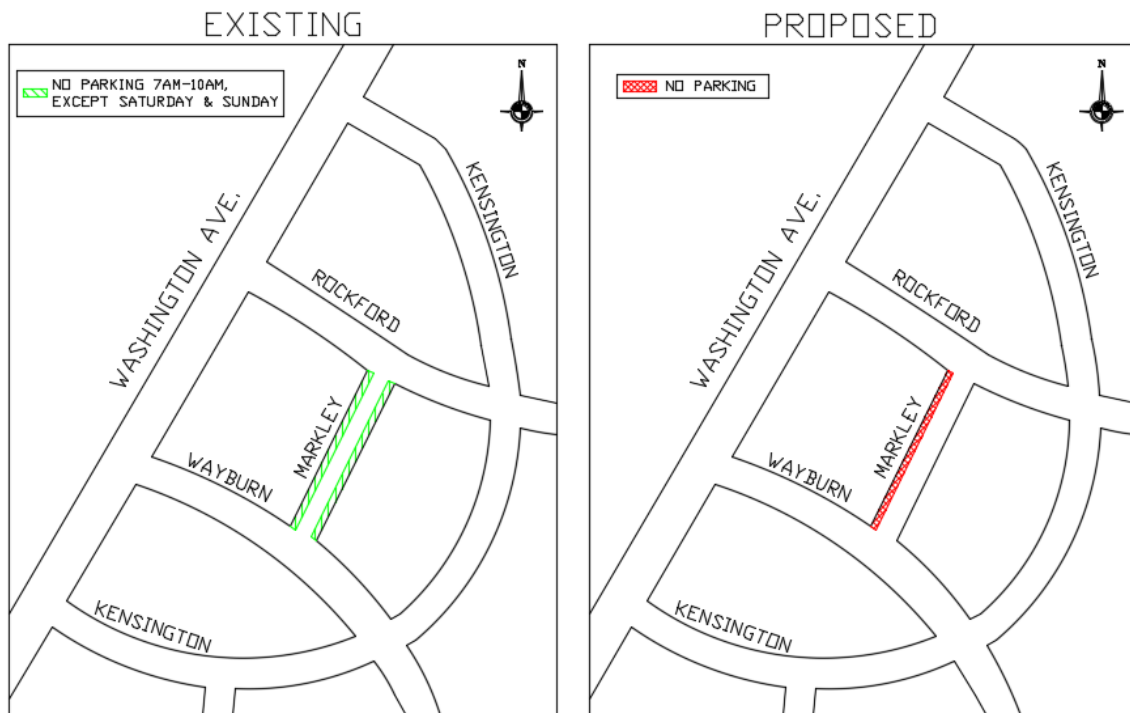
ENGINEERS REPORT #24-20

PARKING REGULATION SURVEY: MARKLEY PLACE

Markley Place – Street View



Markley Place – Parking Regulations



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-62

FILE: Markley Place

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Markley Place has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited along the west side of MARKLEY PLACE from Rockford Road to Wayburn Road;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 92-042

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the residential streets east of Washington Avenue and north of Greenlawn Avenue were reconstructed during the recent Combined Sewer Overflow (CSO) construction project. During the street construction some traffic signs were removed; and

WHEREAS, as part of post construction traffic sign review the Transportation and Non-Motorized Section of the Public Service Department sent a parking survey to area residents to determine if the existing parking restrictions are still needed; and

WHEREAS, the parking survey was sent to 11 properties along Markley Place. The Public Service Department received 7 responses. Of these responses, 3 (43%) were in favor of Option 1 – No Change, and 4 (57%) were in favor of Option 2 – Change; and

WHEREAS, based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Markley Place to better meet the needs of residents / property owners; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Committee on City Operations met on April 9, 2026, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 24-62, thereby authorizing the Assistant City Engineer to regulate parking along Markley Place.

BE IT FINALLY RESOLVED that Traffic Control Order No. 24-62 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are removed and installed.

ENGINEERS REPORT #25-28

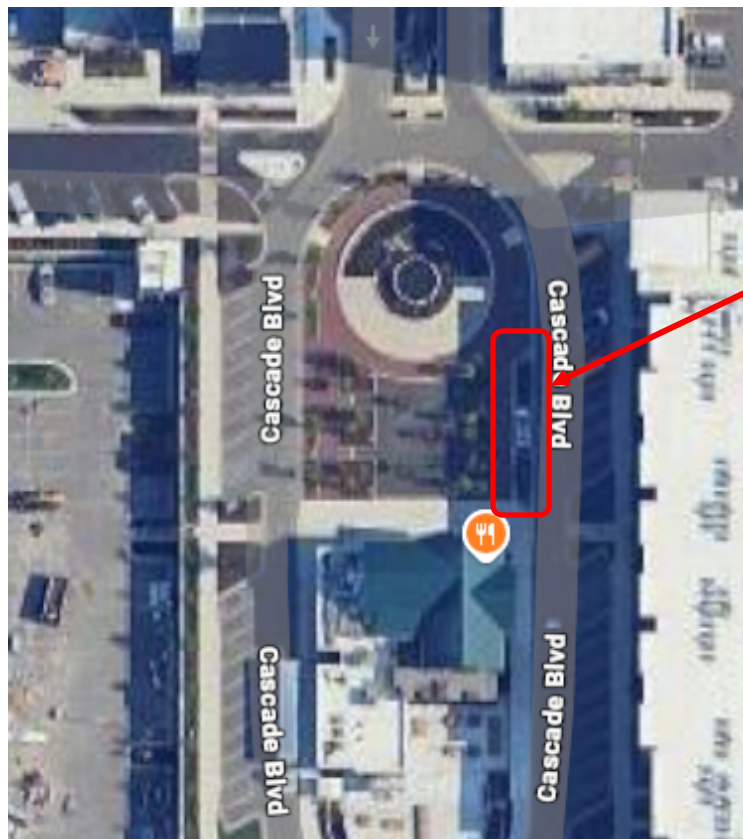
PARKING REGULATION SURVEY: CASCADE BOULEVARD

The Public Service Department received a request from the Parking Services Office to review the parking regulations and implement a load zone along Cascade Boulevard.

Cascade Boulevard from Michigan Avenue to Red Cedar Parkway is 19 feet wide in the non-parking areas and 35 feet wide within the designated on-street parking areas. Cascade Boulevard has curb and gutter with two-hour time limited parking along both sides of the street within the designated parking areas.

Based on this request, existing street geometrics and a field investigation of this area, the Public Service Department recommends that a no parking load zone be implemented in the parking area along the west side of northbound Cascade Boulevard south of Josephine Way. See diagrams below for more detail.

Cascade Boulevard – Location Diagram



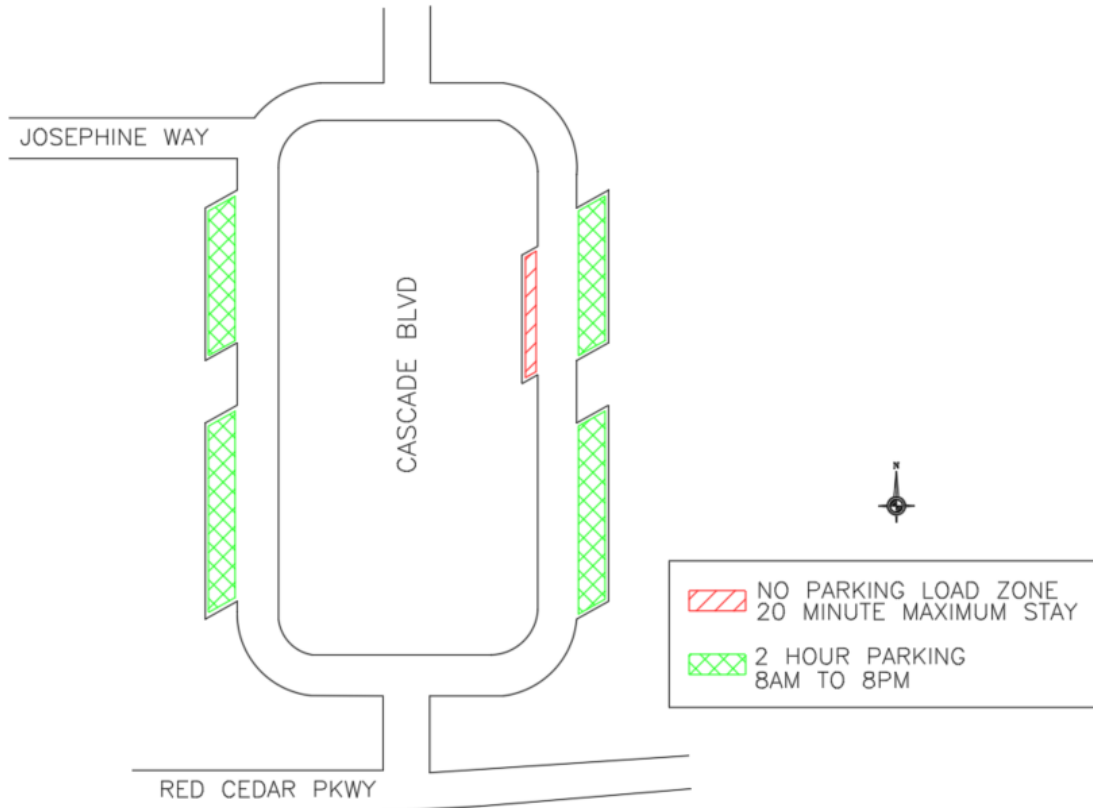
ENGINEERS REPORT #25-28

PARKING REGULATION SURVEY: CASCADE BOULEVARD

Street View – northbound Cascade Boulevard



Cascade Boulevard – Parking Regulations



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-27

FILE: Cascade Boulevard (page 1 of 3)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Cascade Boulevard has been made; and as a result of said investigation, it is hereby directed that:

When streets are marked or signed to permit angle parking, no person shall park a vehicle except within the lines so indicated upon the surface of the following streets or parts of streets:

On the east side of northbound CASCADE BOULEVARD, the following regulations shall apply:

Parking shall be prohibited from Red Cedar Parkway to 188 feet north of Red Cedar Parkway;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 am and 8:00 pm from 188 feet north of Red Cedar Parkway to 275 feet north of Red Cedar Parkway;

From 275 feet north of Red Cedar Parkway to 305 feet north of Red Cedar Parkway parking shall be limited to those vehicles displaying an approved handicapper designation;

Parking shall be prohibited from 305 feet north of Red Cedar Parkway to 335 feet north of Red Cedar Parkway;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 am and 8:00 pm from 335 feet north of Red Cedar Parkway to 440 feet north of Red Cedar Parkway;

Parking shall be prohibited from 440 feet north of Red Cedar Parkway to Michigan Avenue;

On the west side of northbound CASCADE BOULEVARD, the following regulations shall apply:

Parking shall be prohibited from Red Cedar Parkway to 325 feet north of Red Cedar Parkway;

Parking shall be prohibited except for vehicles loading and unloading for a period not to exceed twenty (20) minutes, from 325 feet north of Red Cedar Parkway to 390 feet north of Red Cedar Parkway;

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-27

FILE: Cascade Boulevard (page 2 of 3)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Cascade Boulevard has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited from 390 feet north of Red Cedar Parkway to Michigan Avenue;

On the east side of southbound CASCADE BOULEVARD, the following regulations shall apply:

Parking shall be prohibited from Michigan Avenue to Josephine Way;

Parking shall be prohibited from Josephine Way to Red Cedar Parkway;

On the west side of southbound CASCADE BOULEVARD, the following regulations shall apply:

Parking shall be prohibited from Michigan Avenue to Josephine Way;

Parking shall be prohibited from Josephine Way to 40 feet south of Josephine Way;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 am and 8:00 pm from 40 feet south of Josephine Way to 115 feet south of Josephine Way;

From 115 feet south of Josephine Way to 145 feet south of Josephine Way parking shall be limited to those vehicles displaying an approved handicapper designation;

Parking shall be prohibited from 145 feet south of Josephine Way to 175 feet south of Josephine Way;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 am and 8:00 pm from 175 feet south of Josephine Way to 280 feet south of Josephine Way;

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-27

FILE: Cascade Boulevard (page 3 of 3)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Cascade Boulevard has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited from 280 feet south of Josephine Way to Red Cedar Parkway.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 23-07

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date _____

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Public Service Department received a request from the Parking Services Office to review the parking regulations and implement a load zone along Cascade Boulevard; and

WHEREAS, the Public Service Department conducted a field investigation of this area; and

WHEREAS, Cascade Boulevard from Michigan Avenue to Red Cedar Parkway is 19 feet wide in the non-parking areas and 35 feet wide within the designated on-street parking areas. Cascade Boulevard has curb and gutter with two-hour time limited parking along both sides of the street within the designated parking areas; and

WHEREAS, the Public Service Department recommends that a no parking load zone be implemented in the parking area along the west side of northbound Cascade Boulevard south of Josephine Way, as depicted in diagrams contained in the staff report; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Committee on City Operations met on April 9, 2026, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-27, thereby authorizing the Assistant City Engineer to regulate parking along Cascade Boulevard.

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-27 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

ENGINEERS REPORT #26-02

PARKING REGULATION SURVEY: 100 WEST ELM STREET

The Public Service Department received a request from the Mayor to change the lane configuration along 100 West Elm Street to create additional long-term on-street parking.

The 100 block of West Elm Street is approximately 47 feet wide in this area with curb and gutter. Stopping, standing, parking is prohibited along both the north and south sides of Elm Street from Townsend Street to Washington Avenue.

A structural review from a consultant indicated the bridge could handle loads from parked vehicles.

Based on this request, review from a consultant, existing pavement markings and a field investigation of this area, the Public Service Department recommends that 100 block of West Elm Street be altered from 4 lanes to 2 lanes with parking along both the north and south sides of the street. See diagrams below for more detail.

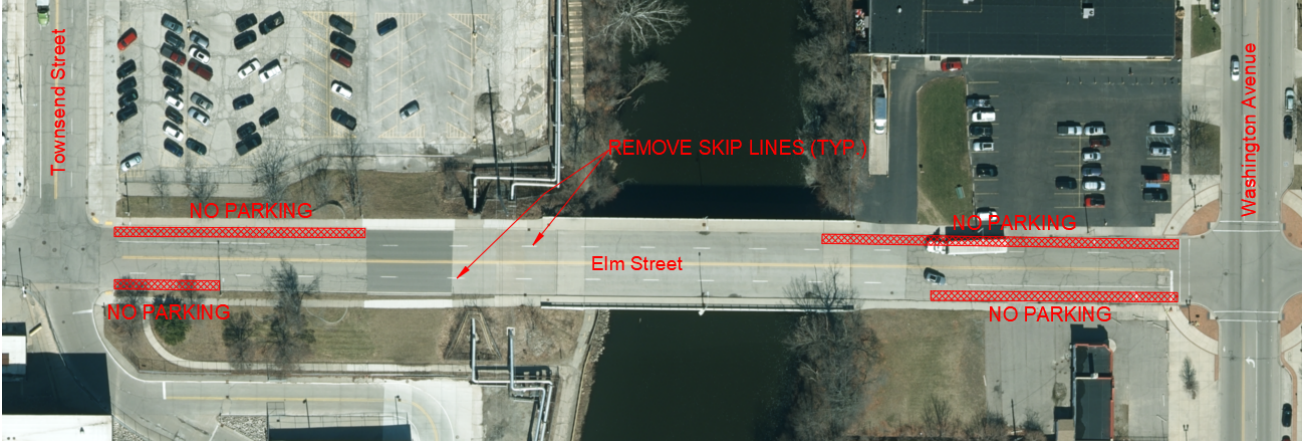
Street View - 100 block West Elm Street



ENGINEERS REPORT #26-02

PARKING REGULATION SURVEY: 100 WEST ELM STREET

100 West Elm Street – Proposed Parking Regulations



**CITY OF LANSING
TEMPORARY TRAFFIC CONTROL ORDER**

ORDER NUMBER: 26-01T

FILE: Elm Street (100 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Elm Street has been made; and as a result of said investigation, it is hereby directed that:

On the north side of ELM STREET the following regulations shall apply:

Parking shall be prohibited from Washington Avenue to 310 feet west of Washington Avenue;

Parking shall be prohibited from 220 feet east of Townsend Street to Townsend Street;

On the south side of ELM STREET the following regulations shall apply:

Parking shall be prohibited from Townsend Street to 120 feet east of Townsend Street;

Parking shall be prohibited from 225 feet east of Washington Avenue to Washington Avenue;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

This order shall expire 90 days from the date of filing.

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 26-02

FILE: Elm Street (100 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Elm Street has been made; and as a result of said investigation, it is hereby directed that:

On the north side of ELM STREET the following regulations shall apply:

Parking shall be prohibited from Washington Avenue to 310 feet west of Washington Avenue;

Parking shall be prohibited from 220 feet east of Townsend Street to Townsend Street;

On the south side of ELM STREET the following regulations shall apply:

Parking shall be prohibited from Townsend Street to 120 feet east of Townsend Street;

Parking shall be prohibited from 225 feet east of Washington Avenue to Washington Avenue;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Public Service Department received a request from the Mayor to change the lane configuration along 100 West Elm Street to create additional long-term on-street parking; and

WHEREAS, the Public Service Department conducted a field investigation of this area; and

WHEREAS, the 100 block of West Elm Street is approximately 47 feet wide in this area with curb and gutter. Stopping, standing, parking is prohibited along both the north and south sides of Elm Street from Townsend Street to Washington Avenue; and

WHEREAS, the Public Service Department recommends that the 100 block of West Elm Street be altered from 4 lanes to 2 lanes with parking along both the north and south sides of the street; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Committee on City Operations met on April 9, 2026, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 26-02, thereby authorizing the Assistant City Engineer to regulate parking along 100 block of West Elm Street.

BE IT FINALLY RESOLVED that Traffic Control Order No. 26-02 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are removed / installed.