



AGENDA
Committee on Public Safety
Thursday, December 5, 2019 @ 3:30 p.m.
Tony Benavides Lansing City Council Chambers, 10th Floor

Council Member Wood, Chair
Council Member Spitzley, Vice Chair
Council Member Hussain, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**

- November 21, 2019

4. Public Comment on Agenda Items

5. Discussion:

- A.) DISCUSSION – Autumn Ridge Apartments; Health Safety Follow Up
- B.) ORDINANCE – Amendments to Chapter 404, Create Section 404.13; Permit for Residential Overnight Parking
- C.) DISCUSSION – Legal Opinion on Why there can be no Ordinance on Relocation Assistance from Landlords and Fines
- D.) City Staff Man-Hours on Continual Offenders/Landlords of Rental Properties-Requested 10/3/2019
- E.) DISCUSSION – Ordinance on Crime Prevention Through Environmental Design
- F.) DISCUSSION – Ordinance on Social Clubs
- G.) DISCUSSION – Ordinance for Guidance on Utility Shut-Offs
- H.) DISCUSSION – Communication from D. Wengelkowski
RE: Collection Bins

6. Other

- Status on Property Inquires: 3801 Walton

7. Adjourn



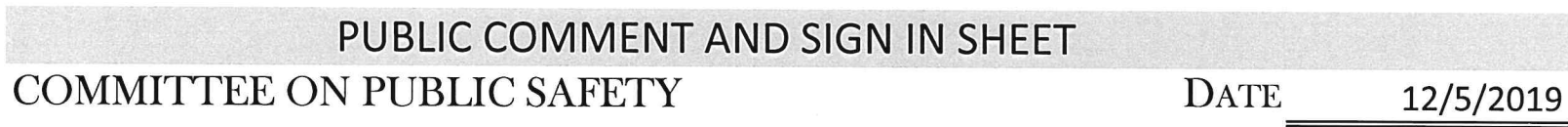
PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE ON PUBLIC SAFETY

DATE 12/5/2019

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NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
Ellen Bloomer	1424 Pettis St. Lansing 48910	Overnight parking	Ekbloomer@aol.com	(517) home # 485-404109
Lita Flower	900 Long Blvd #591	Resident	Lita.Flower@att.net	
Jonathan Flowers	900 Long Blvd #591 Lansing, Michigan 48911		Mail.com	1-517-889-5166
Ed Fowler	900 Long Blvd Lansing MI 48911	Resident	fowler@Michigan.gov	517-241-0171
Steve Rall	1608 W Shawnee 48915	"		
Carol Rall	1608 W Shawnee Lan 48915	Parking	Carolrall@sbcglobal.net	517 487.6467
Lushella Harris	900 Long	Residents	Harris Leth 32 @ Yahoo!com	517 719-0876
Emma Sturghill	900 Long Blvd 215	Resident	ergs215@gmail.com	517 703-3413
Andrea Parker	900 Long Blvd #234	Resident	Parker97@msu.edu	517-455-6179
Maudena Blythe	1612 Cooper Ave	Resident - Party	DENADRSBORN@ SBCGLOBAL.NET	517-303-4390
Deborah Mulvaney	1260 S. Genesee Dr	Overnight Party		517.372.3374
Vicky Wright	900 Long Blvd 587 Lansing 48911	Resident	vickylunnwright@ gmail.com	419-512-6933
Abbie + Lee Nelson	900 Long Blvd 669 Lansing 48911	Resident		615 772 7228
Ariana Parker	2173 Thriftway Pass Flint	Autumn Ridge	arianaparker@gmail	517 574 2291



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MINUTES **Committee on Public Safety** **Thursday, November 21, 2019 @ 3:30 p.m.** **City Council Conference Room, 10th Floor**

CALL TO ORDER

The meeting was called to order at 3:35 p.m.

ROLL CALL

Council Member Carol Wood, Chair
Council Member Patricia Spitzley, Vice Chair- unexcused
Council Member Adam Hussain, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Joseph Abood, Chief City Attorney
Council Member Jody Washington – left the meeting at 4:37 p.m.
Nancy Mahlow
Elaine Womboldt
Brandon Barrett
Donneca McIntosh
Scott Sanford, Code Compliance
Steve Swan, Building Official
Vicki Parker
Andrea Parker
Ariana Parker
Mary Ellen Purificato

Public Comment

No public comment.

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM NOVEMBER 18, 2019 AS PRESENTED. MOTION CARRIED 2-0.

Other

Autumn Ridge Apartments

Ms. McIntosh informed the Committee that as a resident of Autumn Ridge she currently does not have heat, no AC and leaking water throughout her unit.

Ms. Andrea Parker stated she has lived there since 2018 and currently has been dealing with raccoons in the attic above her, and have place multiple calls and complaints to management. However, management switch to a new system in September 2019 therefore none of her

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complaints from the previous year carried forward. Since the time she was able to file a complaint, management has taken out nine dead raccoons. Currently her issues include no garbage disposal, no heat since November 16, 2019, the heater has water coming out of it, and she did not have a working stove since January 2019. Regarding the complex, itself Ms. Parker stated there fallen trees, missing handrails and streetlights that do not work.

Ms. Vicki Parker commented on the living conditions and the lack of response from management. Ms. Parker was able to confirm there are 53 lights that do not work on the property, the garage doors have been broken for two years, and the lawn has not been moved all summer.

Mr. Barrett spoke as a contractor for Autumn Ridge who used to mow the property, however has ceased because he has not been paid and he is aware of other contractors on the property who also are not being paid.

Ms. Womboldt spoke in opposition to the living conditions at Autumn Ridge.

Ms. Purificato confirmed there has been a surge of wild animals in the City, and in her housing complex, their association has had to create a separate budget line item to address it.

Ms. Mahlow spoke in opposition to the current living conditions in Autumn Ridge.

Ms. McIntosh voiced her concern on the lack of lighting.

Council Member Wood distributed photos that were provided to Council Member Garza with the 2nd Ward. She also noted that she reached out to BWL and they were able to repair lights that sit outside the property, however any non-working lights on the property will have to be addressed by their management. Mr. Sanford was asked if there were any code updates on the property and he was able to provide information that the rental inspections were complete in October but the paperwork is still going through the process. He was just made aware of the furnace issues but he did speak to the district manager who informed him they were working with Hagar Fox to replace the furnaces which was planned for 11/22/2019 – 11/25/2019. There are 618 units, and Mr. Sanford was informed they found seven that did not work, and will replace. Mr. Sanford then offered to write up a separate complaint on the garages and the exterior complaints. His impression from his communications was that they are considering tearing down garages or if they should rebuild. An inspector will be back on site the week of 11/25/2019. Mr. Swan stated he had no additional information but was in communication with the mechanical inspector, and was informed that depending on the type of furnace they could all be installed in one day. Council Member Wood noted that there have been promises made in the past with management companies so she requested a copy of the purchase order with Hagar Fox and any other communications in writing. Mr. Sanford was then asked if the rental inspections were various random units or all the units, and Mr. Sanford it was a 100% inspection and were finished in mid-October and any violations that were written up still have not expired, but they will do weekly follow ups on the exterior. Council Member Wood asked for an update on the furnaces 11/22 or 11/25, and noted this item would be on the Committee agenda for 12/5/2019. Council Member Hussain asked Mr. Sanford who the owner and operator was and he was not able to provide any information. He was then asked if there is on-site management, and Ms. McIntosh stated there is however, they never respond. Council Member Wood asked Mr. Sanford whom with management did he speak to about the furnaces, and he stated the person he spoke to was at the complex today coordinating the replacement furnaces. Council Member Wood asked that a letter be sent to corporate to have them at the next meeting. Ms. Boak asked for contact from Mr. Sanford on who he spoke to but was not provided any details.

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Ms. McIntosh provided on photo of a leak above her furnace and was provided with Council staff email account to email any additional photos.

Ms. Andrea Parker stated that people are moving out and other moving in and the management is not addressing the rodent situation before that. Mr. Sanford stated he would add that to the complaints for the exterior of the building.

Ms. McIntosh confirmed she had heat, just not upstairs in her bedrooms or upstairs bathroom.

Council Member Wood encouraged Mr. Barrett to file a claim with small claims. She also informed the public that their next meeting is 12/5/2019 @ 3:30 p.m. but they Committee could also look into a meeting after 5 pm for those residents that work. The Committee offered to information flyers for the residents so they will know when the next meeting is and provide phone numbers and emails.

DISCUSSION/ACTION

RESOLUTION – Make Safe or Demolish; 818 Nipp Avenue

Mr. Sanford confirmed there has been no contact from the owner and they have begun some demolition. Council Member Wood asked if there was demolition permit and Mr. Sanford stated he had informed Building Safety. Council Member Wood confirmed there were not comments at the show cause hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 818 NIPP AVENUE IN 60 DAYS. MOTION CARRIED 2-0.

RESOLUTION – Make Safe or Demolish; 819 Cleveland

Mr. Sanford confirmed there had been no communications from the owners and Council Member Wood confirmed there were no comments at the show cause hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH 30 days FOR 819 CLEVELAND. MOTION CARRIED 2-0.

RESOLUTION – Make Safe or Demolish; 3309 Viking

Mr. Sanford confirmed his office had not received any communication from the owners, and are requesting 60-day make safe or demolish.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH FOR 3309 VIKING. MOTION CARRIED 2-0.

OTHER

Status on Property Inquires

3801 Walton

Mr. Abood had no OCA report. Mr. Sanford and Mr. Swan were asked if they had written any tickets to owner, and Mr. Swan confirmed that the Building Department had no outstanding issues and Mr. Sanford stated the same thing. Council Member Wood added to the 12/5/2019 Committee agenda for further details.

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DISCUSSION/ACTION

DISCUSSION - Ordinance on Relocation Assistance from Landlords and Fines City Staff Man-Hours on Continual Offenders/Landlords of Rental Properties- last discussion 10/3/2019

Mr. Abood informed the Committee that after reviewing the Jackson ordinance the OCA does not believe it will work for the City. Mr. Abood then added that the OCA has recently formed a Housing Enforcement Action Team that will meet twice a month and included Code, LPD, Fire, Building Safety and they will address the neighborhoods. Council Member Wood recapped a similar group that the Council had in 1994 in which they also had four neighborhoods throughout the City represented. Council Member Hussain asked if it would be the same as the 1994 group, and Mr. Abood admitted they had not started their meetings yet, but they will be working to enforce housing action and building efficiencies. Council Member Wood asked if the enforcement team was created since the OCA believes that the Jackson ordinance is not something the City of Lansing can do, and Mr. Abood confirmed.

Council Member Hussain asked why the City of Jackson ordinance was struck down, and Mr. Abood admitted he had not read the opinion, so Council Member Wood asked Mr. Abood to forward the opinion and he agreed.

DISCUSSION – Ordinance on Social Clubs

Mr. Abood stated he was not aware of any draft ordinance from his office, and Council Member Wood noted that it was requested of Ms. Hagen and Ms. Bowen at the last Committee meeting. It was also noted that the Council was not aware that their Council Research Assistant, Ms. Hagen, was not going to be at the meetings today and it should be relayed to the City Attorney that Council should be made aware when she is out of the office and will not be attending Committee meetings. Ms. Womboldt stated she is having ongoing issues with Social Clubs, and Council Member Hussain confirmed he spoke to Chief Green about this as well, and the LPD is interested in establishing the ordinance and the tools to address it.

PLACE ON FILE – Communication from D. Wengelkowski

RE: Collection Bins

Council Member Wood recalled that the current collection bin ordinance states that if it is on private property, if the owners does not sign the agreement to have it there, then it can be removed if there is a complaint. Mr. Sanford confirmed there was an issue on S. Cedar, and it was cited 11/18/2019 and cleaned up. The City Clerk sent them a notice to register, but they did not comply or register, so an email was sent to code and public service to remove. Council Member Wood asked the City Clerk to be invited to the next meeting to detail their policies and procedures.

OTHER –

Ms. Mahlow asked the Committee to look at an ordinance that would encourage BWL and Consumers to work with residents before they turn off their service so that they can be provided with assistance information. Mr. Sanford confirmed that the City already does that; HRCS already offers assistance, and Code works with HRCS. If the cause is because they need funds for repairs, they are provided information and sent to EDP for potential CDBG funds. Ms. Mahlow then asked why was Autumn Ridge in the situation they are in if the assistance is there. Mr. Sanford stated in that case the City was not notified until it was in the media, and Council Member Wood added that also with Autumn Ridge the gas was not shut off to the furnaces, they do not work. Mr. Sanford noted that there are privacy issues with any notification that would require names and addresses to be provided to an outside entity, and Mr. Abood confirmed it would be an evasion of privacy. Council Member Hussain asked if an ordinance was created and in place would it be defensible. Mr. Abood stated he was not aware of on, but he would check into other communities in Michigan and bring something back to the Committee.

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Ms. Womboldt spoke in opposition to the new parking meters, stating that some people do not have smart phones and the app is discriminating against people. Ms. Mahlow added that the parking staff needs better education on the communication as well.

ADJOURN

Adjourned at 4:49 p.m.

Submitted by Sherrie Boak,

Recording Secretary

Lansing City Council

Approved as presented: _____



LANSING City Council

November 22, 2019

OPV Partners LLC
26711 Northwestern Highway
Suite 175
Southfield, MI 48033

RE: Autumn Ridge Apartments, 900 Long Blvd., Lansing, MI 48911

To Whom It May Concern;

Recently it was brought to City Council's attention the multiple issues of unsafe housing at your properties known as Autumn Ridge Apartments in Lansing.

We are asking you to attend a future Committee on Public Safety meeting on Thursday, December 5, 2019 @ 3:30 p.m. to provide an update to City Council on the steps you are taking to comply with building safety for our residents. The Committee was advised by our Code Compliance on November 21, 2019 that you are in the process of working with Hagar Fox for furnace replacement on the units. Please bring a copy of that work order along with a timeline on this project along with any other steps you have taken to address the multiple issues on the property.

Please contact me at the email or number below to confirm you or your representative will be in attendance to answer any questions the Committee might have.

Sincerely,

A handwritten signature in blue ink that reads "Sherrie Boak".

Sherrie Boak
City Council Office Manager
sherrie.boak@lansingmi.gov
517-483-7683

cc: Council Member Wood, Committee Chairperson
Council Member Spitzley, Committee Vice Chairperson
Council Member Hussain
Steve Swan, City of Lansing Building Official
City of Lansing Code Compliance
City Attorney

Tenth Floor City Hall
124 W. Michigan Ave.
Lansing, MI 48933
517-483-4177
Fax: 517-483-7630

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 404 OF THE LANSING CODIFIED ORDINANCES BY ADDING SECTION 404.13 TO PROVIDE FOR THE ISSUANCE OF ANNUAL AND TEMPORARY 2:00 A.M. TO 5:00 A.M. STREET PARKING PERMITS TO CITY OF LANSING RESIDENTS; AND TO PROVIDE FOR PERMIT APPLICATIONS, LIMITATIONS, AND FEES.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404 of the Lansing Code of Ordinances of the City of Lansing is hereby amended to add Section 404.13 as follows:

404.13 – ANNUAL AND TEMPORARY PERMIT FOR OVERNIGHT STREET PARKING
PERMISSION FOR STREET PARKING BETWEEN THE HOURS OF 2:00 A.M. AND 5:00 A.M. IS ALLOWED THROUGH ANNUAL AND TEMPORARY PERMITS ISSUED IN ACCORDANCE WITH THIS SECTION. A PERSON ISSUED A PERMIT UNDER THIS SECTION SHALL COMPLY WITH ALL THE TERMS, CONDITIONS AND RESTRICTIONS OF THE PERMIT AS PROVIDED IN THIS SECTION.

(A) ADMINISTRATION

PERMITTING FOR THE OVERNIGHT STREET PARKING PROGRAM SHALL BE UNDER THE SUPERVISION AND ADMINISTRATIVE CONTROL OF THE OFFICE OF THE PARKING MANAGER, INCLUDING PREPARATION OF FORMS, RECEIPT OF APPLICATIONS, ISSUANCE OF PERMITS, AND COLLECTION OF FEES. THE PARKING MANAGER SHALL WORK WITH THE PUBLIC SERVICE DEPARTMENT TO FACILITATE TEMPORARY SUSPENSION OF PERMITS AND / OR ACCOMMODATE

1 PARKING DURING SNOW REMOVAL, EMERGENCIES, OR CONSTRUCTION
2 PURPOSES.

3 (B) APPLICATION

4 A PERSON REQUESTING AN OVERNIGHT STREET PARKING PERMIT FOR A MOTOR
5 VEHICLE SHALL FIRST FULLY AND ACCURATELY PROVIDE A COMPLETED CITY
6 APPLICATION FORM AND, UPON REQUEST, SUPPLY THE CITY WITH SUPPORTING
7 SUPPLEMENTAL DOCUMENTATION. THE APPLICATION FORM SHALL REQUIRE AT
8 A MINIMUM THE FOLLOWING INFORMATION:

- 9 1. THE NAME OF THE OWNER OR OPERATOR OF THE MOTOR VEHICLE
10 TO BE PERMITTED;
- 11 2. THE PRIMARY RESIDENTIAL ADDRESS OF THE OWNER OR OPERATOR
12 OF THE MOTOR VEHICLE, WHICH FOR PURPOSES OF THIS SECTION IS
13 DEFINED TO INCLUDE UNIT OR APARTMENT, IF APPLICABLE;
- 14 3. THE EMAIL ADDRESS AND CELL PHONE NUMBER AND/OR LAND LINE
15 PHONE NUMBER OF THE OWNER OR OPERATOR OF THE MOTOR
16 VEHICLE TO BE USED FOR CONTACT IN CASE OF TEMPORARY
17 SUSPENSION FOR SNOW REMOVAL, EMERGENCIES, OR
18 CONSTRUCTION PURPOSES;
- 19 4. THE MOTOR VEHICLE'S MAKE, MODEL, VEHICLE IDENTIFICATION
20 NUMBER, AND LICENSE PLATE REGISTRATION NUMBER;
- 21 5. AN EXPLANATION BY THE APPLICANT OF THE NEED TO PARK ON A
22 RESIDENTIAL STREET WITHIN THE CITY OF LANSING BETWEEN THE
23 HOURS OF 2 A.M. AND 5 A.M.

1 SUPPORTING SUPPLEMENTAL DOCUMENTATION INCLUDES, BUT IS NOT LIMITED
2 TO:

3 1. AN EXECUTED LEASE OR OTHER REASONABLE PROOF EVIDENCING
4 THAT THE PERMIT APPLICANT'S PRIMARY RESIDENCE DWELLING
5 UNIT OR ADDRESS IS WITHIN THE CITY OF LANSING.

6 2. THE CURRENT, VALID REGISTRATION FOR THE MOTOR VEHICLE FOR
7 WHICH THE PERMIT IS BEING APPLIED;

8 a. IF THE APPLICANT FOR AN OVERNIGHT STREET PARKING
9 PERMIT IS THE OWNER OF THE VEHICLE SOUGHT TO BE
10 REGISTERED AND HIS/HER PERMANENT RESIDENCE IS AT THE
11 ADDRESS FOR WHICH THE PERMIT IS SOUGHT, THEN SAID
12 VEHICLE SHALL BE REGISTERED AT THE PERMANENT
13 ADDRESS AND SHALL HAVE VALID STATE OF MICHIGAN
14 MOTOR VEHICLE PLATES; OR

15 b. IF THE APPLICANT FOR AN OVERNIGHT STREET PARKING
16 PERMIT HAS HIS/HER PERMANENT RESIDENCE AT THE
17 ADDRESS FOR WHICH THE PERMIT IS SOUGHT BUT THE
18 VEHICLE UNDER HIS/HER CONTROL INDICATES ANOTHER
19 ADDRESS OF RESIDENCE FOR THE OWNER OF SAID VEHICLE,
20 THE APPLICANT SHALL BE REQUIRED TO CERTIFY THAT SAID
21 VEHICLE IS KEPT BY THE APPLICANT AND ONLY AT THE
22 ADDRESS FOR WHICH THE PERMIT IS REQUESTED AND THAT IT

1 WILL NOT BE KEPT AT ANY OTHER LOCATION FOR THE
2 DURATION OF THE PERMIT'S VALIDITY.

3 THE PARKING MANAGER IS NOT REQUIRED TO GRANT A PERMIT TO ANY
4 APPLICANT.

5 (C) ANNUAL PERMIT

6 THE ISSUANCE OF AN ANNUAL OVERNIGHT STREET PARKING PERMIT IS SUBJECT
7 TO ALL THE FOLLOWING REQUIREMENTS:

8 1. THE ANNUAL PERMIT IS VALID ONLY FOR THE MOTOR VEHICLE FOR
9 WHICH IT IS ISSUED;

10 2. THE ANNUAL PERMIT SHALL DISPLAY THE MOTOR VEHICLE'S
11 LICENSE PLATE NUMBER AND EXPIRATION DATE;

12 3. THE ANNUAL PERMIT SHALL BE IN A PHYSICAL FORMAT APPROVED
13 BY THE PARKING MANAGER, THAT IS NOT A HANGTAG AND IS NOT
14 EASILY REMOVED, AND MUST BE AFFIXED IN A VISIBLE PLACE ON
15 THE PERMITTED MOTOR VEHICLE AS SPECIFIED BY THE PARKING
16 MANAGER AT THE TIME THE PERMIT IS GRANTED;

17 4. THE ANNUAL PERMIT IS VALID ONLY WHEN VISIBLY AND PROPERLY
18 DISPLAYED ON THE VEHICLE;

19 5. THE ANNUAL FEE FOR ANY ANNUAL PERMITS SHALL BE SET BY
20 RESOLUTION OF COUNCIL, AND SHALL BE FOR THE PERIOD OF JULY
21 1, UNTIL JUNE 30 OF THE NEXT YEAR;

22 6. AN ANNUAL PERMIT IS ONLY VALID FOR AS LONG AS THE OWNER OR
23 OPERATOR OF THE PERMITTED MOTOR VEHICLE CONTINUES TO

1 HAVE AS HIS OR HER PRIMARY RESIDENCE AN ADDRESS THAT IS
2 WITHIN THE CITY OF LANSING;

3 7. THE ANNUAL FEE SHALL BE PAID AT THE BEGINNING OF THE PERMIT
4 YEAR OR WHEN THE APPLICATION IS GRANTED, EXCEPT THAT A
5 PAYMENT PLAN MAY BE SET UP AT THE DISCRETION OF THE
6 PARKING MANAGER;

7 8. A REPLACEMENT ANNUAL PERMIT MAY BE ISSUED ONLY IF ALL OR
8 PART OF THE ORIGINAL PERMIT IS PRODUCED AT THE TIME THAT A
9 REPLACEMENT PERMIT IS APPLIED FOR, OR IF PROOF OF THEFT OF
10 THE VEHICLE IS DEMONSTRATED TO THE SATISFACTION OF THE
11 PARKING MANAGER;

12 9. THE FEE FOR ANY REPLACEMENT ANNUAL PERMIT SHALL BE SET BY
13 RESOLUTION OF CITY COUNCIL.

14 10. NO MORE THAN ONE ANNUAL PERMIT MAY BE GRANTED PER
15 RESIDENTIAL ADDRESS AT ANY GIVEN TIME.

16 (D) TEMPORARY PERMIT

17 TEMPORARY OVERNIGHT STREET PARKING PERMITS MAY BE ISSUED BY THE
18 OFFICE OF THE PARKING MANAGER. TEMPORARY PERMITS FOR PERSONS WHO DO
19 NOT LIVE IN THE CITY OF LANSING, AND THEIR VEHICLES, MUST BE APPLIED FOR
20 BY AN APPLICANT WITHIN THE CITY OF LANSING WHO IS WILLING TO SPONSOR
21 THE PERSON WHO WILL USE THE TEMPORARY PERMIT. THE ISSUANCE OF A
22 TEMPORARY OVERNIGHT STREET PARKING PERMIT IS SUBJECT TO ALL THE
23 FOLLOWING REQUIREMENTS:

1. THE TEMPORARY PERMIT IS VALID ONLY FOR A PERIOD OF 72 HOURS;
2. THE TEMPORARY PERMIT SHALL DISPLAY THE ADDRESS OF THE APPLICANT AS WELL AS THE START DATE AND END DATE OF THE 72 HOUR PERIOD;
3. THE TEMPORARY PERMIT SHALL BE A HANGTAG WITH ALL RELEVANT INFORMATION FILLED IN PRIOR TO ITS ISSUANCE AND MUST BE HUNG FROM THE REAR VIEW MIRROR OF THE VEHICLE;
4. THE TEMPORARY PERMIT IS VALID ONLY WHEN VISIBLY AND PROPERLY DISPLAYED ON THE VEHICLE,;
5. THE FEE FOR ANY TEMPORARY PERMITS SHALL BE SET BY RESOLUTION OF COUNCIL, AND MUST BE PAID PRIOR TO ISSUANCE OF THE TEMPORARY PERMIT.
6. AT ANY GIVEN TIME, NO MORE THAN 42 TEMPORARY PERMITS MAY BE GRANTED ~~TO A RESIDENT SPONSOR PER TWELVE MONTH PERIOD~~ IN THE SAME 72 HOUR PERIOD TO THE SAME RESIDENTIAL ADDRESS.

(E) CONDITIONS ON THE PERMIT AND PERMIT HOLDER

THE USE AND VALIDITY OF AN ANNUAL OR TEMPORARY OVERNIGHT STREET PARKING PERMIT IS SUBJECT TO ALL THE FOLLOWING CONDITIONS:

1. A PERMIT MAY BE USED ONLY BY THE PERMIT HOLDER TO WHOM IT IS ISSUED, OR IN THE CASE OF A TEMPORARY PERMIT, BY THE SPONSORED USER;

- 1 2. A PERMIT SHALL NOT BE ISSUED FOR RECREATIONAL VEHICLES,
2 MOBILE HOMES, TRAILERS, BOATS, OR MOTOR VEHICLES WITH MORE
3 THAN TWO AXLES;
- 4 3. A PERMIT SHALL NOT GUARANTEE OR RESERVE TO THE HOLDER A
5 STREET PARKING SPACE;
- 6 4. A PERMIT SHALL NOT EXEMPT THE HOLDER FROM THE OBSERVANCE
7 OF ANY PARKING OR TRAFFIC REGULATION OR ORDINANCE, OTHER
8 THAN THE 2:00 A.M. TO 5:00 A.M. PARKING PROHIBITION IN SECTION
9 404.01(J) OF THIS CODE;
- 10 5. THE CITY MAY TEMPORARILY SUSPEND PERMITS FOR SNOW
11 REMOVAL, EMERGENCIES, OR CONSTRUCTION PURPOSES;
- 12 6. A PERMIT SHALL BE COMPLETELY REMOVED FROM A VEHICLE UPON
13 ITS EXPIRATION OR TERMINATION;
- 14 7. IN THE EVENT A VALID ANNUAL PERMIT HOLDER SELLS, TRANSFERS,
15 OR OTHERWISE DISPOSES OF THE MOTOR VEHICLE FOR WHICH A
16 PERMIT IS GRANTED, THE PERMIT SHALL TERMINATE
17 AUTOMATICALLY;
- 18 8. AN ANNUAL PERMIT HOLDER WHO DESIRES TO TRANSFER THEIR
19 VALID PERMIT TO A DIFFERENT VEHICLE MUST MAKE A
20 SUPPLEMENTAL APPLICATION TO THE PARKING MANAGER
21 INDICATING THE CHANGE IN VEHICLE, AND MUST TURN IN ALL OR A
22 PART OF THE ORIGINAL PERMIT AS PROOF THAT IT HAS BEEN

1 REMOVED FROM THE MOTOR VEHICLE FOR WHICH THE PERMIT WAS
2 PREVIOUSLY GRANTED;

3 9. IF A PERMIT HOLDER COMMITS THREE PARKING VIOLATIONS
4 BETWEEN THE HOURS OF 2:00 A.M. TO 5:00 A.M., THE PERMIT, UPON
5 REVIEW, MAY BE REVOKED BY THE PARKING MANAGER;

6 10. IF A PERMIT HOLDER VIOLATES ANY OF THE CONDITIONS IN THIS
7 SECTION, THE PERMIT SHALL AUTOMATICALLY BECOME VOID AND
8 BE TERMINATED AND REVOKED WITHOUT NOTICE.

9 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
10 inconsistent with the provisions hereof are hereby repealed in their entirety and shall be null and
11 void and of no effect.

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

15 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
16 immediate effect by City Council, and pursuant to Section 3-307 of the City Charter, this Chapter
17 shall expire December 31, 2028.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 404 OF THE LANSING CODIFIED ORDINANCES BY ADDING SECTION 404.13 ~~TO PROVIDE FOR CREATION OF OVERNIGHT STREET PARKING ZONES IN PRIMARILY RESIDENTIAL DISTRICTS; TO PROVIDE FOR HOURS OF USE FOR OVERNIGHT STREET PARKING ZONE~~ TO PROVIDE FOR THE ISSUANCE OF ANNUAL AND TEMPORARY 2:00 A.M. TO 5:00 A.M. STREET PARKING PERMITS TO CITY OF LANSING RESIDENTS; AND TO PROVIDE FOR PERMIT APPLICATIONS, PERMITTING, LIMITATIONS, AND PAYMENT RATES FEES FOR OVERNIGHT STREET PARKING ZONES.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404 of the Lansing Code of Ordinances of the City of Lansing is hereby amended to add Section 404.13 as follows:

404.13 – ANNUAL AND TEMPORARY PERMIT FOR OVERNIGHT STREET PARKING ~~IN PRIMARILY RESIDENTIAL DISTRICTS~~

~~OVERNIGHT PERMIT PARKING ZONE REGULATIONS AND RESTRICTIONS, INCLUDING LOCATION, TIME PERIODS, AND OFFICIAL SIGNAGE, SHALL BE ESTABLISHED BY ORDINANCE AND CONFIRMED BY ISSUANCE OF TRAFFIC CONTROL ORDERS IN COMPLIANCE WITH UTC R28.1153 (RULE 153). THE CITY ISSUANCE OF PERMITS FOR OVERNIGHT PARKING ON STREETS SHALL BE IN ACCORDANCE WITH THIS SECTION. PERMISSION FOR STREET PARKING BETWEEN THE HOURS OF 2:00 A.M. AND 5:00 A.M. IS ALLOWED THROUGH ANNUAL AND~~

1 TEMPORARY PERMITS ISSUED IN ACCORDANCE WITH THIS SECTION. A PERSON
2 ISSUED A PERMIT UNDER THIS SECTION SHALL COMPLY WITH ALL THE TERMS,
3 CONDITIONS AND RESTRICTIONS OF THE PERMIT AS PROVIDED IN THIS SECTION.

4 (A) ADMINISTRATION

5 PERMITTING FOR THE OVERNIGHT STREET PARKING PROGRAM SHALL BE UNDER
6 THE SUPERVISION AND ADMINISTRATIVE CONTROL OF THE OFFICE OF THE
7 PARKING MANAGER, INCLUDING PREPARATION OF FORMS, RECEIPT OF
8 APPLICATIONS, ISSUANCE OF PERMITS, AND COLLECTION OF FEES. THE PARKING
9 MANAGER SHALL WORK WITH THE PUBLIC SERVICE DEPARTMENT TO
10 FACILITATE TEMPORARY SUSPENSION OF PERMITS AND / OR ACCOMMODATE
11 PARKING DURING SNOW REMOVAL, ~~EMERGENCY~~EMERGENCIES, OR
12 CONSTRUCTION PURPOSES.

13 (B) APPLICATION

14 A PERSON REQUESTING AN OVERNIGHT STREET PARKING PERMIT FOR A MOTOR
15 VEHICLE SHALL FIRST FULLY AND ACCURATELY PROVIDE A COMPLETED CITY
16 APPLICATION FORM AND, UPON REQUEST, SUPPLY THE CITY WITH SUPPORTING
17 SUPPLEMENTAL DOCUMENTATION. THE APPLICATION FORM SHALL REQUIRE AT
18 A MINIMUM THE FOLLOWING INFORMATION:

- 19 1. THE NAME OF THE OWNER OR OPERATOR OF THE MOTOR VEHICLE
20 TO BE PERMITTED;
- 21 2. THE PRIMARY RESIDENTIAL ADDRESS OF THE OWNER OR OPERATOR
22 OF THE MOTOR VEHICLE;

1 3. THE EMAIL ADDRESS AND CELL PHONE NUMBER AND/OR LAND LINE
2 PHONE NUMBER OF THE OWNER OR OPERATOR OF THE MOTOR
3 VEHICLE TO BE USED FOR CONTACT IN CASE OF TEMPORARY
4 SUSPENSION FOR SNOW REMOVAL, ~~EMERGENCY-EMERGENCIES~~, OR
5 CONSTRUCTION PURPOSES;

6 4. THE MOTOR VEHICLE'S MAKE, MODEL, VEHICLE IDENTIFICATION
7 NUMBER, AND LICENSE PLATE REGISTRATION NUMBER;

8 5. AN EXPLANATION BY THE APPLICANT OF THE NEED TO PARK ON A
9 RESIDENTIAL STREET WITHIN THE ~~ZONE-CITY OF LANSING~~ BETWEEN
10 THE HOURS OF 2 A.M. AND 5 A.M.

11 SUPPORTING SUPPLEMENTAL DOCUMENTATION INCLUDES, BUT IS NOT LIMITED
12 TO:

13 1. AN EXECUTED LEASE OR OTHER REASONABLE PROOF EVIDENCING
14 THAT THE PERMIT APPLICANT'S PRIMARY RESIDENCE DWELLING
15 UNIT OR ADDRESS IS WITHIN THE ~~ZONE FOR WHICH THE PERMIT IS~~
16 ~~SOUGHT~~ CITY OF LANSING.

17 2. THE CURRENT, VALID REGISTRATION FOR THE MOTOR VEHICLE FOR
18 WHICH THE PERMIT IS BEING APPLIED;

19 a. IF THE APPLICANT FOR AN OVERNIGHT STREET PARKING
20 PERMIT IS THE OWNER OF THE VEHICLE SOUGHT TO BE
21 REGISTERED AND HIS/HER PERMANENT RESIDENCE IS AT THE
22 ADDRESS FOR WHICH THE PERMIT IS SOUGHT, THEN SAID
23 VEHICLE SHALL BE REGISTERED AT THE PERMANENT

1 ADDRESS AND SHALL HAVE VALID STATE OF MICHIGAN
2 MOTOR VEHICLE PLATES; OR

3 b. IF THE APPLICANT FOR AN OVERNIGHT STREET PARKING
4 PERMIT HAS HIS/HER PERMANENT RESIDENCE AT THE
5 ADDRESS FOR WHICH THE PERMIT IS SOUGHT BUT THE
6 VEHICLE UNDER HIS/HER CONTROL INDICATES ANOTHER
7 ADDRESS OF RESIDENCE FOR THE OWNER OF SAID VEHICLE,
8 THE APPLICANT SHALL BE REQUIRED TO CERTIFY THAT SAID
9 VEHICLE IS KEPT BY THE APPLICANT AND ONLY AT THE
10 ADDRESS FOR WHICH THE PERMIT IS REQUESTED AND THAT IT
11 WILL NOT BE KEPT AT ANY OTHER LOCATION FOR THE
12 DURATION OF THE PERMIT'S VALIDITY.

13 THE PARKING MANAGER IS NOT REQUIRED TO GRANT A PERMIT TO ANY
14 APPLICANT.

15 (C) ANNUAL PERMIT

16 THE ISSUANCE OF AN ANNUAL OVERNIGHT STREET PARKING PERMIT IS SUBJECT
17 TO ALL THE FOLLOWING REQUIREMENTS:

- 18 1. THE ANNUAL PERMIT IS VALID ONLY FOR THE MOTOR VEHICLE FOR
19 WHICH IT IS ISSUED;
- 20 2. THE ANNUAL PERMIT SHALL DISPLAY THE MOTOR VEHICLE'S
21 LICENSE PLATE NUMBER AND EXPIRATION DATE, ~~AND THE ZONE~~
22 ~~WHERE THE PERMIT IS VALID;~~

- 1 3. THE ANNUAL PERMIT SHALL BE IN A PHYSICAL FORMAT APPROVED
2 BY THE PARKING MANAGER, A STICKER THAT IS NOT A HANGTAG
3 AND IS NOT EASILY REMOVED, AND MUST BE AFFIXED IN A VISIBLE
4 PLACE ON ~~THE FRONT DRIVER SIDE WINDSHIELD OF~~ THE PERMITTED
5 MOTOR VEHICLE AS SPECIFIED BY THE PARKING MANAGER AT THE
6 TIME THE PERMIT IS GRANTED;
- 7 4. THE ANNUAL PERMIT IS VALID ONLY WHEN VISIBLY AND PROPERLY
8 DISPLAYED ON THE VEHICLE, ~~WHEN PARKED IN THE DESIGNATED~~
9 ~~ZONE WHERE THE RESIDENT LIVES~~;
- 10 5. THE ANNUAL FEE FOR ANY ~~OVERNIGHT STREET PARKING~~
11 ~~ZONE~~ ANNUAL PERMITS SHALL BE SET BY RESOLUTION OF COUNCIL,
12 AND SHALL BE FOR THE PERIOD OF JULY 1, UNTIL JUNE 30 OF THE
13 NEXT YEAR;
- 14 6. AN ANNUAL PERMIT IS ONLY VALID FOR AS LONG AS THE OWNER OR
15 OPERATOR OF THE PERMITTED MOTOR VEHICLE CONTINUES TO
16 HAVE AS HIS OR HER PRIMARY RESIDENCE ~~THE~~ AN ADDRESS THAT IS
17 WITHIN THE ~~DESIGNATED OVERNIGHT STREET PERMIT PARKING~~
18 ~~ZONE~~ CITY OF LANSING;
- 19 7. THE ANNUAL FEE SHALL BE PAID AT THE BEGINNING OF THE PERMIT
20 YEAR OR WHEN THE APPLICATION IS GRANTED, EXCEPT THAT A
21 PAYMENT PLAN MAY BE SET UP AT THE DISCRETION OF THE
22 PARKING MANAGER;

1 8. A REPLACEMENT ANNUAL PERMIT MAY BE ISSUED ONLY IF ALL OR
2 PART OF THE ORIGINAL PERMIT IS PRODUCED AT THE TIME THAT A
3 REPLACEMENT PERMIT IS APPLIED FOR, OR IF PROOF OF THEFT OF
4 THE VEHICLE IS DEMONSTRATED TO THE SATISFACTION OF THE
5 PARKING MANAGER;

6 9. THE FEE FOR ANY REPLACEMENT ANNUAL PERMIT SHALL BE SET BY
7 RESOLUTION OF CITY COUNCIL.

8 9.10. NO MORE THAN ONE ANNUAL PERMIT MAY BE GRANTED PER
9 RESIDENTIAL ADDRESS AT ANY GIVEN TIME.

10 (D) TEMPORARY PERMIT

11 TEMPORARY OVERNIGHT STREET PARKING PERMITS MAY BE ISSUED BY THE
12 OFFICE OF THE PARKING MANAGER ~~IF IT IS DETERMINED THAT CAPACITY EXISTS~~
13 ~~WITHIN THE APPLICANT'S ZONE.~~ TEMPORARY PERMITS FOR PERSONS WHO DO
14 NOT LIVE IN THE ~~APPLICANT'S ZONE~~ CITY OF LANSING, AND THEIR VEHICLES,
15 MUST BE APPLIED FOR BY AN APPLICANT WITHIN THE ~~ZONE~~ CITY OF LANSING
16 WHO IS WILLING TO SPONSOR THE PERSON WHO WILL USE THE TEMPORARY
17 PERMIT. THE ISSUANCE OF A TEMPORARY OVERNIGHT STREET PARKING PERMIT
18 IS SUBJECT TO ALL THE FOLLOWING REQUIREMENTS:

- 19 1. THE TEMPORARY PERMIT IS VALID ONLY FOR A PERIOD OF 72 HOURS;
- 20 2. THE TEMPORARY PERMIT SHALL DISPLAY THE ADDRESS OF THE
21 APPLICANT AS WELL AS THE START DATE AND END DATE OF THE 72
22 HOUR PERIOD;

3. THE TEMPORARY PERMIT SHALL BE A HANGTAG WITH ALL
RELEVANT INFORMATION FILLED IN PRIOR TO ITS ISSUANCE AND
MUST BE HUNG FROM THE REAR VIEW MIRROR OF THE VEHICLE;

4. THE TEMPORARY PERMIT IS VALID ONLY WHEN VISIBLY AND
PROPERLY DISPLAYED ON THE VEHICLE, ~~WHEN PARKED IN THE
DESIGNATED ZONE WHERE THE APPLICANT LIVES;~~

~~5.~~ THE FEE FOR ANY TEMPORARY ~~OVERNIGHT STREET PARKING ZONE~~
PERMITS SHALL BE SET BY RESOLUTION OF COUNCIL, AND MUST BE
PAID PRIOR TO ISSUANCE OF THE TEMPORARY PERMIT.

~~5.6.~~ AT ANY GIVEN TIME, NO MORE THAN 4 TEMPORARY PERMITS MAY
BE GRANTED TO A RESIDENT SPONSOR PER TWELVE MONTH PERIOD.

(E) CONDITIONS ON THE PERMIT AND PERMIT HOLDER

THE USE AND VALIDITY OF AN ANNUAL OR TEMPORARY OVERNIGHT STREET
PARKING ~~ZONE~~ PERMIT IS SUBJECT TO ALL THE FOLLOWING CONDITIONS:

~~1. A PERMIT MAY BE USED ONLY IN THE OVERNIGHT STREET PARKING
PERMIT ZONE FOR WHICH IT HAS BEEN ISSUED;~~

~~2.1.~~ A PERMIT MAY BE USED ONLY BY THE PERMIT HOLDER TO WHOM IT
IS ISSUED, OR IN THE CASE OF A TEMPORARY PERMIT, BY THE
SPONSORED USER;

~~3.2.~~ A PERMIT SHALL NOT BE ISSUED FOR RECREATIONAL VEHICLES,
MOBILE HOMES, TRAILERS, BOATS, OR MOTOR VEHICLES WITH MORE
THAN TWO AXLES;

~~4. NO MORE THAN ONE ANNUAL PERMIT AND ONE TEMPORARY PERMIT
MAY BE GRANTED PER RESIDENTIAL PARCEL WITHIN A PERMIT ZONE
AT ANY GIVEN TIME; NO MORE THAN 4 TEMPORARY PERMITS MAY
BE GRANTED PER CALENDAR YEAR;~~

~~5.3.~~ A PERMIT SHALL NOT GUARANTEE OR RESERVE TO THE HOLDER A
STREET PARKING SPACE ~~IN THE PERMIT ZONE;~~

~~6.4.~~ A PERMIT SHALL NOT EXEMPT THE HOLDER FROM THE OBSERVANCE
OF ANY PARKING OR TRAFFIC REGULATION OR ORDINANCE, OTHER
THAN THE ~~SPECIFIED OVERNIGHT~~ 2:00 A.M. TO 5:00 A.M. PARKING
~~RESTRICTION~~ PROHIBITION IN SECTION 404.01(J) OF THIS CODE;

~~7.5.~~ THE CITY MAY TEMPORARILY SUSPEND ~~A PERMIT~~ S FOR SNOW
REMOVAL, ~~EMERGENCY~~ EMERGENCIES, OR CONSTRUCTION
PURPOSES;

~~8.6.~~ A PERMIT SHALL BE COMPLETELY REMOVED FROM A VEHICLE UPON
ITS EXPIRATION OR TERMINATION;

~~9. A PERMIT HOLDER MAY NOT TRANSFER A PERMIT TO ANY OTHER
PERSON OR VEHICLE;~~

~~10.7.~~ IN THE EVENT A VALID ANNUAL PERMIT HOLDER SELLS,
TRANSFERS, OR OTHERWISE DISPOSES OF THE MOTOR VEHICLE FOR
WHICH A PERMIT IS GRANTED, THE PERMIT SHALL TERMINATE
AUTOMATICALLY;

~~11.8.~~ AN ANNUAL PERMIT HOLDER WHO DESIRES TO TRANSFER
THEIR VALID PERMIT TO A DIFFERENT VEHICLE MUST MAKE A

SUPPLEMENTAL APPLICATION TO THE PARKING MANAGER INDICATING THE CHANGE IN VEHICLE, AND MUST TURN IN ALL OR A PART OF THE ORIGINAL PERMIT AS PROOF THAT IT HAS BEEN REMOVED FROM THE MOTOR VEHICLE FOR WHICH THE PERMIT WAS PREVIOUSLY GRANTED;

~~12.9.~~ IF A PERMIT HOLDER COMMITS THREE PARKING VIOLATIONS ~~IN THE OVERNIGHT PARKING ZONE FOR WHICH THE PERMIT HAS BEEN ISSUED~~ BETWEEN THE HOURS OF 2:00 A.M. TO 5:00 A.M., THE PERMIT, UPON REVIEW, MAY BE REVOKED BY THE PARKING MANAGER;

~~13.10.~~ IF A PERMIT HOLDER VIOLATES ANY OF THE CONDITIONS IN THIS SECTION, THE PERMIT SHALL AUTOMATICALLY BECOME VOID AND BE TERMINATED AND REVOKED WITHOUT NOTICE.

~~(F) — OVERNIGHT STREET PARKING ZONE 1~~

~~1. [DESCRIBE THE STREETS IN THE ZONE]~~

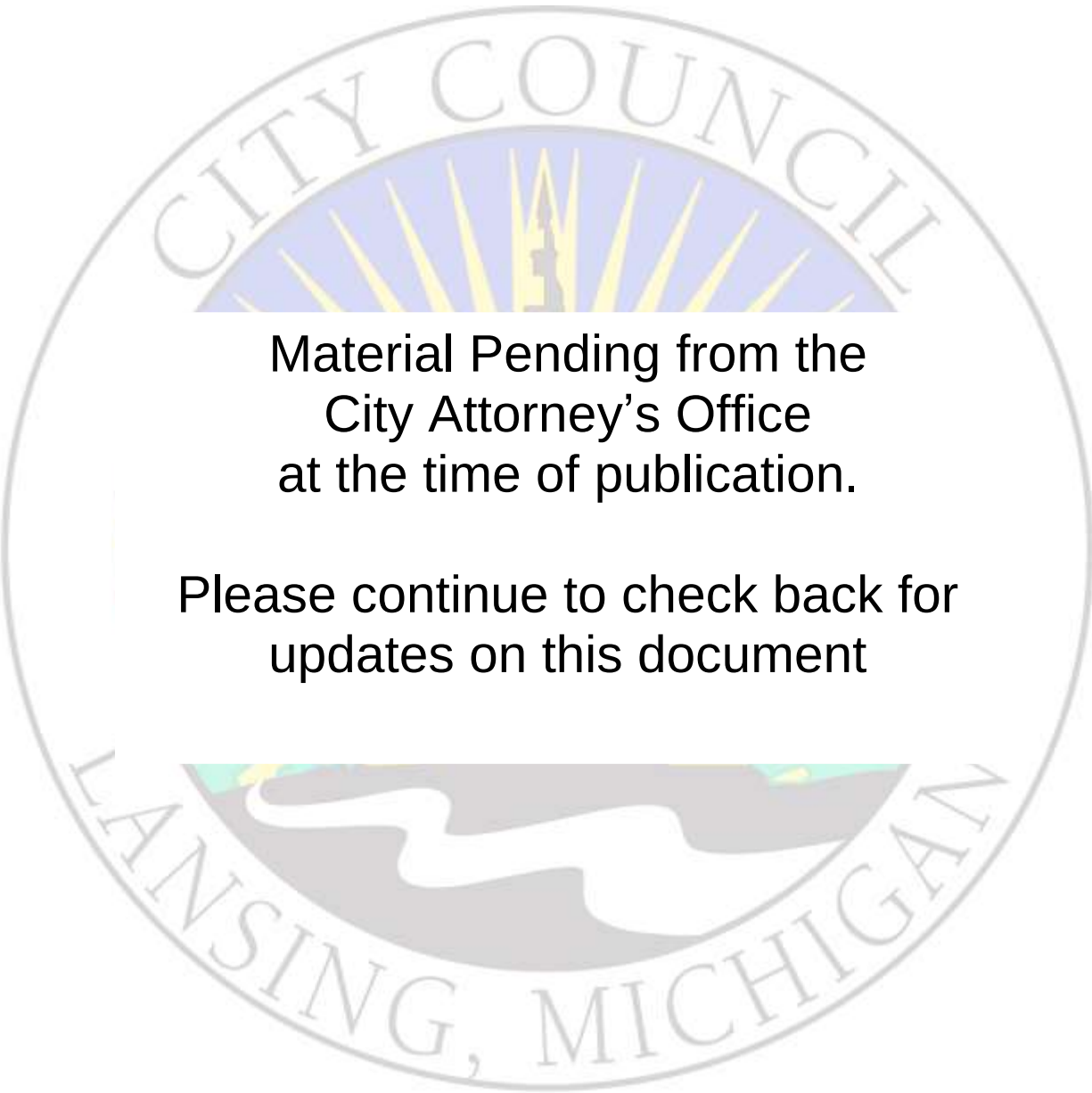
~~(G) — OVERNIGHT STREET PARKING ZONE 2~~

~~1. [DESCRIBE THE STREETS IN THE ZONE]~~

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed in their entirety and shall be null and void and of no effect.

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

- 1 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
- 2 immediate effect by City Council.



Material Pending from the
City Attorney's Office
at the time of publication.

Please continue to check back for
updates on this document



**Material Not Available at the time the
packet was published.
Please continue to check back for
updates on this document**

AN ORDINANCE TO ADD CHAPTER 175 ENTITLED "CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)" TO TITLE IX POLICE REGULATIONS OF THE CODE OF THE CITY OF GRAND RAPIDS

ORDINANCE NO. 2019-__

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Chapter 175, Title IX of the Code of the City of Grand Rapids be added, to read as follows:

"CHAPTER 175 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ORDINANCE

ARTICLE 1 TITLE, PURPOSE, AND SCOPE.

Section 9.929. Title.

These regulations shall be known as the "CPTED" Ordinance of the City of Grand Rapids, Michigan. Should a mention of who will be impacted by this ordinance mentioned here "liquor stores, stores operating past midnight.."?

Section 9.930. Purpose and Intent.

A. Crime Prevention through Environmental Design, known as CPTED (pronounced "sep-ted"), is a philosophy of crime prevention that utilizes a multidisciplinary approach to the built environment that is intended to deter criminal behavior, foster improved quality of life, assist in achieving community-policing goals, and facilitate self-policing by the community. CPTED draws on passive strategies incorporated into the normal planning, design, and management of the built environment. This ordinance focuses on goals that relate to the physical built environment and generally addresses the following key elements of CPTED philosophy:

1. Natural access management for the physical guidance of people and vehicles;
2. Natural surveillance to promote and maximize visibility;
3. Territorial reinforcement to delineate space and express a positive sense of ownership; and
4. Physical maintenance and management for the general upkeep of a building or area.

B. CPTED enhances community-policing, self-policing by the community, and collaboration between property owners, businesses, residents and neighborhoods in the following ways: While this definition holds true, in this ordinance, CPTED is only applied to certain businesses.

I think that the language should be clearer as we should be careful not to promise a wider impact on the neighborhood. CPTED applied to liquor stores and business past midnight will certainly be effective on assault, robbery, shooting and other violent crimes. CPTED extended to residential has a wider impact on theft, larceny and breaking and entering. Perhaps, this sentence could start by saying "Generally speaking, CPTED enhances"

reduce fear of crime

landscaping, architecture

1. The creation of a safe environment, both real and perceived, is coupled with place-making to foster community belonging and ownership that discourages criminal behavior. ^{social cohesion}
2. In healthy and safe communities, people are able to generate and implement practical solutions to neighborhood issues because residents are able to coordinate and communicate when not under environmental stress.
3. Human-scaled, pedestrian-oriented environments allow for face-to-face social interaction, relationship building, the self-management of behaviors and community accountability.
4. A relationship-based community can help encourage and maintain community self-policing efforts to reduce the need for City resources and police intervention in places that may be sensitive to a police presence.

C. These provisions are intended to maintain and enhance the attractiveness and economic vitality of business districts and commercial areas by providing a comprehensive approach focused on establishments that sell tobacco, alcohol for off-premises consumption, and marijuana; ~~therapeutic massage facilities~~ ^{bodyworks facilities} and those potentially engaged in the illicit ~~massage adult sexual services~~ industry; and businesses that are open past midnight, subject to certain conditions, in the implementation of CPTED principles to create a safe environment for Grand Rapidsians in the following ways:

Alignment of Provisions with CPTED Principles					
Ordinance Provisions	Elements	Access Management	Natural Surveillance	Territorial Reinforcement	Property Maintenance
Visibility	Window coverage, interior fixtures, window transparency, security devices, parking lots, cash register viewing window, video surveillance	xxx	x	xxx	
	Customer entrances	x			
Lighting	Sharp cut-off lighting, architectural lighting ^{security lighting, perimeter lighting}		x		
	Exterior doors and parking area	x	x	x	
Property Maintenance	Trash, litter, graffiti ^{trash bins}			x	x
	Vegetation maintenance to maintain vision, lighting, removal, maintain safe passage for pedestrians and vehicles	x	x	x	x

Window coverage, interior fixtures (wide aisles/ lower above eye level shelves), window transparency, security devices, parking lots, cash register viewing windows, direct line of sight from cash register to entry/ exterior, clear signage, video surveillance (complement natural surveillance), open stairways and elevator

- D. The provisions of this Chapter are deemed to be the minimum requirements necessary for the promotion of the public health, safety and general welfare of the people of Grand Rapids. In addition to the standard requirements of this ordinance, enhanced measures are also provided to reduce recurring issues on sites of chronic non-compliance.
- E. These regulations should be used in conjunction with the associated relevant chapters of City Code, including the Zoning Ordinance, Nuisance Code, and Building Maintenance Code.

Section 9.931. Definitions.

The following definitions shall apply for purposes of this Chapter. Terms not defined in this Chapter shall be given their ordinary and common meaning. Where not otherwise evident, terms shall have the meaning given in the latest edition of Merriam Webster's Collegiate Dictionary.

ACCENT LIGHTING

Lighting which serves to provide visual emphasis and attract attention rather than illuminate space for human activity.

ALCOHOL RETAIL SALES

A retail establishment licensed by the State of Michigan for the sale of beer, wine, liquor and other alcoholic beverages (also known as package goods) for consumption off-premises holding a Specially Designated Merchant (SDM) or Specially Designated Distributor (SDD) license. Restaurants shall be exempt from the requirements of this Ordinance.

BODYWORKS

Any personal service that is not licensed by the State of Michigan and uses one or more of the following practices: the use of touch, words, or directed movement to deepen awareness of patterns of movement in the body (including the Feldenkrais method and the Trager approach); the affectation of the human energy system or acupoints or qi meridians of the human body (including polarity therapy, Asian bodywork therapy, Reiki, and Shiatsu); reflexology; or structural integration. Bodyworks does not include massage therapy.

CASH REGISTER VIEWING WINDOW.

A window through which the cash register for a convenience or package goods store shall be clearly visible from the street. The viewing window shall have a contiguous area of at least twenty (20) square feet of clear glass, minimum dimension of three (3) feet on any side, and have an unobstructed view into the store.

CHRONIC NUISANCE ESTABLISHMENT

An establishment that has been the subject of four (4) compliance letters, orders, or citations for violations of any state or local law issued by the City within any one-hundred eighty (180) day period or, within a twenty-four (24) month period data demonstrates that the establishment contributes to impaired safety within the immediate vicinity which necessitates the deployment of additional city resources.

CLEAR GLASS

Clear or lightly tinted glass in windows, doors, and display windows with a glass that meets Visible Light Transmittance (VLT) and Visible Light Reflectance (VLR) standards. See TRANSPARENCY.

CONVENIENCE STORE

A retail establishment with a limited sales area which may be a freestanding use or associated with another principal use.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Architectural design, site design, and landscape design principles and standards intended to reduce the fear and incidence of crime, and to improve quality of life.

CUSTOMER ENTRANCE

The doorway into a building used for customers or patrons of the business establishment.

ESTABLISHMENT

A place of business that is licensed by the State of Michigan for tobacco, alcohol (off-premises consumption) and marijuana; provides "bodyworks" personal services; and businesses engaged in retail sales and assembly uses that have hours that extend past midnight.~~business that is licensed by the State of Michigan for tobacco, alcohol (for off-premises consumption), marijuana; provides therapeutic massage or "bodyworks"; businesses that have hours that extend past midnight for retail sales and assembly uses;~~ or businesses where repeated zoning, nuisance, building and other public safety issues arise that may benefit from the application of CPTED provisions. Retail businesses that are greater than 25,000 square feet in size ~~with assigned security personnel~~ shall be exempt from the requirements of this Ordinance.

EXTERIOR DOORS

Doorways that allow ingress to or egress from a building.

GLARE

The condition that results from insufficiently shielded light sources or areas of excessive light within the field of view.

GRAFFITI

Any inscription, design, word, figure, or mark of any type drawn, marked, painted, tagged, etched, scratched, or written upon any building, bridge, fence, gate, rock, structure, tree, wall, or other property that defaces, damages, or destroys any public or private, real or personal property, without the privilege to do so.

IES

Illuminating Engineering Society.

MARIJUANA PROVISIONING CENTER OR MARIJUANA RETAIL SALES

An establishment licensed by the State of Michigan for the sale of medical marijuana or adult-use marijuana.

MESSAGE ~~BUSINESS~~ THERAPY

~~Any business that provides massage services, including massage establishments licensed by the State of Michigan for therapeutic massage or those that purport to provide "bodyworks" services. Full-service salons that include hair, makeup and nails open to the general public shall be exempt from the requirements of this Ordinance.~~ Message Therapy means the "practice of massage therapy" as that term is defined and regulated in the Public Health Code, Public Act 368 of 1978, Part 179A, MCL 333.17951 et seq. Only state-licensed massage therapists shall conduct massage therapy.

PARKING AREA, PARKING LOT

A paved area not within the right-of-way of any public or private street dedicated to vehicular ingress and egress, off-street parking, parking aisles, internal travel ways, fire lanes, and other areas dedicated to vehicular use, but not including vehicular storage or display areas.

RESPONSIBLE PERSON

Any person or persons related ~~of to~~ the use or development of the land, including participating, assisting, directing, creating, causing, or maintaining a condition that results in a violation of this Chapter. The responsible person may include the property or land owner, tenant or occupant, agent, or any other person who has control over, or responsibility for, the property. Synonymous with responsible party.

RETAIL SALES

Establishments primarily engaged in the sale of goods and materials to the general public.

RIGHT-OF-WAY

Any public street or other public place used for street or sidewalk purposes, including the area between the sidewalk and curb line.

SECONDARY LOCATION

A secondary business operation of the holder of an SDM license that has a primary building of 25,000 square feet or larger and an ancillary gas station as the secondary business, located on the same lot or adjacent lots, shall be considered as one integrated development and exempt from this Ordinance so long as the businesses remain under common ownership; including as a subsidiary or affiliate.

SIGN

Any name, number, symbol, identification, description, display, illustration, object, graphic, sign structure, or part thereof, whether permanent or temporary, which is affixed to, painted on, represented directly or indirectly upon, or projected onto a building, structure, lot, or other device, whether mobile or affixed to the ground, and which directs attention to any object, product, place, activity, person, institution, organization, or business.

TRANSPARENCY

The ability to see through with clarity. An opening in the building wall allowing light and views between interior and exterior. Measured as clear glass areas for buildings and as open areas for parking structures. Compare to CLEAR GLASS.

WINDOW SIGN

Any sign affixed to or within twelve (12) inches of the interior or exterior of a window and which is intended to be seen by the public from the outside.

Section 9.932. Administration.

The City Manager or designee is responsible for the administration of this Chapter.

Section 9.933. Severability.

If any provision of this Chapter or application thereof to any person or circumstance is held invalid by any court, other provisions or applications of the Ordinance which can be given effect without the invalid provision or applications shall not be affected, and to this end the provisions of the Ordinance.

Section 9.934. Fees.

Fees associated with the administration of this Chapter shall be set from time to time by resolution of the City Commission.

ARTICLE 2 - GENERAL REQUIREMENTS APPLICABLE TO ESTABLISHMENTS THAT SELL TOBACCO, ALCOHOL, AND MARIJUANA; MESSAGE BUSINESSES; AND ESTABLISHMENTS OPEN LATER THAN MIDNIGHT.

Section 9.935. Applicability.

The requirements of this Article apply to a place of business that is licensed by the State of Michigan for tobacco, alcohol (off-premises consumption) and marijuana; provides ~~therapeutic massage or~~ "bodyworks" personal services; and businesses engaged in retail sales and assembly uses that have hours that extend past midnight. Businesses where repeated zoning, nuisance, building and other public safety issues arise that meet this Chapter's criteria of a chronic nuisance and where the public would benefit from the application of this Ordinance for reasons of health, safety and welfare shall also be considered eligible.

Section 9.936. Contact Information.

Establishments meeting the requirements of this Ordinance shall provide 24-hour contact information to the City of Grand Rapids Planning Department. This information shall contain the contact name of the responsible party for the business, legal identification, mailing address, email and phone number. This information shall be updated annually.

Section 9.937. Visibility.

- A. Purpose and Intent. The following regulations employ natural surveillance, natural access management, and territorial reinforcement techniques to establish a safe and comfortable environment. These regulations are intended to facilitate a clear, unobstructed view into and out of establishments, ensure customers can see and be seen when entering and leaving the premises, provide physical orientation and a

pedestrian-friendly environment, and to discourage would-be offenders by making noncompliance obvious.

B. Effective date.

1. All existing windows shall comply with window coverage, interior fixture, window treatment, transparency, entrance identification, and security device requirements of this Section after the effective date of this Ordinance.
2. Improvements to customer entrances and parking areas, as described in this Section, shall be installed within three (3) years after the effective date of this Ordinance. Glass replacement at customer entrances in order to meet transparency requirements shall comply after the effective date of this Ordinance.

C. Identification. Customer entrances shall be clearly identifiable by means of signage, architectural features, awnings, lighting, or other means, as otherwise permitted by other City codes and ordinances.

D. Window Coverage. The view from outside of the building through windows, doors or other transparent surfaces shall not be obstructed or blocked by more than twenty-five percent (25%) by any painted, stenciled, applied sign or film; bars or other security device; interior display, shelving, cooler, furniture; or other solid fixtures or covering, separately or in combination, except as outlined below. Window panes separated by muntins shall not be counted separately as windows but shall be included in the cumulative total square footage of window area.

E. Interior fixtures. Movable fixtures including but not limited to interior displays, shelving, coolers, furniture, or other solid, movable fixtures above three (3) feet in height located on the interior of the establishment shall be set back a minimum of five (5) feet from the window. Interior fixtures closer than five (5) feet from the window shall be considered window coverage.

F. Window treatments. Shades, blinds, curtains or other window treatments shall allow visibility into the establishment from the outside during business hours but may be used to temporarily filter or block direct sunlight during hours of operation.

G. Transparency.

1. Glass in ground floor windows, doors, and display windows shall be transparent or lightly tinted, maintain a visible light transmittance measurement of at least sixty-eight percent (68%), and have a reflectivity value of no greater than twelve percent (12%) from both inside and outside. Mirrored or darkly tinted glass is not permitted.

4.2. The area of the front and sides of a building between two (2) and eight (8) feet above the sidewalk (or ground level adjacent to the building if a sidewalk is not present) shall be used to measure transparency.

G.H. Customer Entrance.

1. Doors used for customer entry and exit shall be transparent or contain a transparent viewing window. The viewing window shall be located in the upper half of the door, be at least thirty percent (30%) of the area of the door and be situated in a manner that promotes visibility from both sides of the door. Completely solid or opaque doors are not permitted.
2. The primary building entrance shall be in the front façade parallel to the street and readily visible from the public right-of-way. At least one (1) main building entrance shall be located on the primary street.

H.I. Security Devices.

1. Steel barriers, shutters, hurricane curtains and other similar security devices are not permitted on the exterior of the building. If located inside the building, they may not be visible from the public sidewalk or right-of-way during business hours.
2. Security bars or other similar devices are permitted, subject to Section B, above. Security bars count against window coverage.

I.J. Parking area. A parking area abutting and associated with an establishment shall be readily viewed from inside the building by means of either a camera part of a functioning video surveillance system, or by a transparent window of at least six (6) square feet in area for every forty (40) linear feet or portion thereof of the wall(s) of a building that faces the parking area.

J.K. Administrative Departures.

1. An administrative departure may be granted for interior fixtures where minimum building transparency requirements listed in Building Elements tables of Articles 5, 6 and 7 of the Zoning Ordinance are satisfied.
2. An administrative departure may be granted from window coverage, window treatment, or transparency requirements for non-compliant existing windows if another existing window is increased in size, or a new window is added, on the building façade commensurate with the area of the existing window that shall remain covered or non-transparent due to the operating needs of the business.
3. An administrative departure may be granted for the placement of the customer entrance door if the building entrance is located within five (5) feet of a front corner of the building so long as the corner area of the entrance is at least sixty percent (60%) transparent on the street-facing side and situated in a manner that promotes visibility from the public right-of-way.

Section 9.938. Lighting.

A. Purpose and Intent. The following regulations are intended to establish lighting standards based on IES-recommended best practices to promote safety, utility, security, productivity, commerce, and meet energy constraints with the following CPTED-related objectives: facilitate the visual ability of those performing security or enforcement functions; provide a clear view of an area from a distance, and enable anyone moving in or immediately around it to be easily seen and recognized; remove potential hiding places; permit identification and create the perception that those in the area are identifiable; complement other security devices; provide deterrence and aid in apprehension; and maintain visibility by minimizing and controlling the amount and type of lighting that tends to create glare.

B. Effective date.

1. All outdoor lighting installed after the effective date of this Ordinance shall comply with these requirements. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.
2. Existing outdoor lighting installed prior to the effective date of this Ordinance that does not comply with these requirements shall be improved to within three (3) years after the effective date of this Ordinance in a sufficient manner to meet the intent of this Section.

C. Conformance with All Applicable Codes. All outdoor lighting shall be installed in conformance with the provisions of this Ordinance, applicable Electrical and Energy Codes, and applicable sections of the Building Code.

D. Hours of Operation. All lighting regulated by this Section shall operate from dusk to dawn.

E. General Standards.

1. Lighting types. All outdoor lighting regulated by this Ordinance shall be full cut-off and fully shielded as defined by IES and directed downward to prevent off-site glare and illumination. No portion of the lamp, reflector, lens, or refracting system may extend beyond the housing or shield, with the exception of pedestrian walkway ground lighting. The use of barn lights, non-shielded wall packs, floodlights, or lights not aimed downward is prohibited.
[Boundary/ Bollards/ Perimeter Lighting should be encouraged](#)
2. Solid-state luminaires (high-intensity discharge or LED modules) shall be used in an effort to maintain a unified lighting standard. [, improve color rendition, and eliminate shadows](#)
3. Uniformity Ratios. To maintain uniformity in light levels and prevent or minimize dark areas, the ratio of maximum to minimum lighting levels on a given lot is measured in footcandles at ground level and shall not exceed a ratio of fifteen-to-

Points 1 to 7 should
be grouped under the
header Lighting

one (15:1). Parking lots shall maintain the same uniformity ratios as the main building or principal use served. [This section should be moved to parking area header \(point 10 below\)](#)

4. Intensity. The intensity of light within a site shall not exceed ten (10) footcandles within any part of the site and one (1) footcandle at any lot line, except where it abuts or faces a Residential Zone District or residential use, a maximum of 0.5 footcandles is permitted.
5. Interior Lighting. Any establishment in which the interior of the premises remains visually unobstructed after the close of business shall be illuminated with a low-level night light or equipped with a motion detector sensor.
6. Automatic Switching Requirements. Any lighting required by this Chapter shall be equipped with controls that automatically extinguish all outdoor lighting when sufficient daylight is available.
7. Illumination of recessed areas. Alcoves and other recessed areas of buildings or property that are capable of human concealment shall be illuminated during the hours of darkness.
8. Accent Lighting.
 - a) Unshielded decorative lighting that causes glare, including, but not limited to luminous tube (neon), string, rope, tape, LED, fluorescent, or other similar lighting, is prohibited.
 - b) Landscaping lighting shall not generate excessive light levels, cause glare, or direct light beyond the landscaping intended to be featured.
 - c) Holiday lighting, or decorative lighting approved by the Planning Director, may be allowed in accordance with the Zoning Ordinance.
9. Exterior Doors. Each exterior door shall be illuminated so that entry and exit activity is made clearly visible.
10. Parking Area. A parking area abutting and associated with an establishment shall be illuminated in its entirety at an intensity of at least two (2) foot-candles per square foot at eighteen (18) inches as measured horizontally at the surface on which the light is mounted. Lighting reduction requirements of the Zoning Ordinance for parking areas containing a minimum of four (4) light poles apply.
[I suggest listing here the lighting required for parking lots even though it was mentioned above](#)

Section 9.939. Property Maintenance.

- A. Purpose and Intent. Regular property upkeep expresses ownership, communicates a space is cared for and protected, and allows for the continued use of a space for its intended purpose. Furthermore, proper maintenance promotes natural surveillance by minimizing the likelihood of landscaping obscuring views of outdoor areas from inside of the structure, enhances wayfinding and orientation, and serves as an additional expression of territoriality and ownership. [and presence of guardianship](#)
- B. Effective date. The properties of all establishments shall comply with the property maintenance requirements of this Section after the effective date of this Ordinance.

C. General.

1. All exterior areas of a property shall remain sanitary and free of trash, garbage and litter.
2. A trash receptacle shall be provided within five (5) feet of the exterior of the customer entrance, except if a business district trash receptacle is provided within ten (10) feet of the customer entrance. Trash should be emptied prior to overflowing and properly secured to prevent access to animals
3. Commercial waste receptacles and enclosures shall not allow for easy concealment, nor create blind spots or hiding areas.
4. Graffiti shall be removed within twenty-four (24) hours of its appearance on any surface on the subject property.
5. The establishment and property shall be in compliance with all state, local and city ordinances.

D. Vegetation.

1. Views of windows, building address numbers, walkways and the line of vision to the establishment from the public right-of-way shall not be obstructed by vegetation. Follow the 2'/6' rule where shrubs are under 2' and tree canopies/ branches are above 6'
2. Reasonable pruning, trimming, or other suitable and acceptable methods shall be used to control vegetation. Vegetation and landscape areas shall be maintained substantially debris-free, neat and orderly in appearance, and in healthy growing condition. Dead vegetation shall be removed or replaced.
3. Vegetation shall not interfere or obstruct any lighting required by this Chapter.
4. The passage or movement of pedestrians or vehicles on any sidewalk, driveway, parking lot, or any other area intended for the use of pedestrians or vehicles shall not be obstructed or interfered with by vegetative overgrowth.

Section 9.940. Rules Pertaining to ~~Massage-Bodyworks~~ Businesses.

- A. Purpose and Intent. Increased access, improved visibility, and operations requirements for ~~massage-bodyworks~~ establishments can reduce or prevent sex trafficking, commercial sexual exploitation, and labor trafficking/exploitation. In addition to the provisions of this Chapter, the following rules are intended to deter illicit ~~massage-adult sexual services~~ businesses.
- B. Effective date. All ~~massage-bodyworks~~ establishments shall comply with the rules of this Section after the effective date of this Ordinance in addition to all other provisions contained herein.

- C. Hours of operation. ~~Massage–Bodyworks~~ businesses shall maintain reasonable hours of operation; operating hours may begin at 7am and conclude by ~~9~~10pm. Twenty-four–hour operations are prohibited.
- D. Customer entry. Customer access to the building entry shall only be through the front door of the primary building entrance facing the public right-of-way.
- E. Occupancy and doors. No person or persons shall be permitted to reside on the premises of a ~~massage–bodyworks~~ business. Interior doors, other than those for restrooms, customer records and fire doors, shall not contain locks or locking mechanisms. ~~The residency prohibition in this section shall not apply to a Massage Business operating under a home occupation license issued under Chapter 61 of this Code.~~
- F. Licensure. Only licensed massage therapists shall be allowed to operate as a massage business within the City of Grand Rapids. All valid, unexpired licenses shall be displayed at the front ~~entry~~entrance of the business for each massage therapist employed. To verify that a massage therapist is licensed, an establishment shall produce the employee, legal identification and therapist's State of Michigan license for inspection. An establishment is not a bodyworks establishment where the principal use is to provide massage therapy by a licensed massage therapist, in compliance with Chapter 61 of the City Code, Zoning Ordinance. Bodyworks, as defined in this Ordinance, is considered to be a separate use for personal services and is not designated or implied to be massage or massage therapy.

ARTICLE 3 ENHANCED MEASURES FOR COMMERCIAL CHRONIC NUISANCE ESTABLISHMENTS.

Section 9.941. Purpose.

Business establishments that accumulate several violations are particularly resource intensive on City departments and deleterious to the neighborhood surrounding the property. It is the determination of the City Commission that additional enforcement remedies are necessary to address the public health, safety, and welfare issues created by establishments with chronic incidents in a coordinated way. Corrective measures that protect these establishments' employees, their customers, and the neighborhoods in which they are located can assist in reducing adverse impacts the quality of life for neighboring businesses and residents.

Section 9.942. Applicability.

One of the following shall constitute the finding that an establishment is a chronic nuisance. Declaration of the establishment as a public nuisance shall subject it to the requirements of this Article.

- A. The establishment has been the subject of four (4) compliance letters, orders, or citations for violations of any state or local law issued by the City within any one-hundred eighty (180) day period (calendar days), ~~and which letters, orders or citations remain uncorrected.~~
- B. Data indicators within a twenty-four (24) month period demonstrate that the establishment contributes to ~~an increase in~~ criminal incidents (e.g. assaults, robberies) within the immediate vicinity resulting in increased calls for service, additional deployment of police resources for the protection of persons and property or investigations, and disinvestment or failure to thrive of nearby properties.

Is this the same
in Lansing?
I can work with
LPD on this

Section 9.943. Procedure.

- A. The City Manager may declare the property is a nuisance, as defined in this Chapter, by issuing a Notice.
- B. Notice to the ~~property owner or principal operator~~responsible person/s shall include:
 - 1. Street Address or a legal description sufficient for identification of the property;
 - 2. Declaration that the City Manager or designee has declared the property a nuisance with a concise statement specifying the conditions which constitute the nuisance;
 - 3. Demand that the ~~owner and principal operator~~responsible person respond to the City Manager or designee within seven days of service of the notice to discuss a course of action to correct the conditions; and
 - 4. Notice that, if the responsible person ~~in charge~~ does not respond to the City Manager or designee as required in this section, or if the matter is not voluntarily corrected satisfactorily, the City may file an action to abate the property as a chronic nuisance property pursuant to this Chapter or take any other legal action against the ~~property or person in charge~~responsible person.
- C. When a notice is issued pursuant to this section to a ~~principal operator~~responsible person, other than an owner or owner's agent, who has permitted a property to become a chronic nuisance property, a copy of which notice shall also be sent by first-class mail or personally served on the owner of the property, and a copy shall be sent by certified mail.
- D. If either of the following occurs, the City Manager may refer the matter to the City Attorney for initiation of proceedings pursuant to Article 5 of this Ordinance:
 - 1. The agreed course of action does not result in the abatement of safety violations to the satisfaction of the City Manager or designee within 30 days of issuance of the notice or within such longer period as permitted in writing; or
 - 2. The person fails to respond as required by the notice.

Section 9.944. Abatement and Enhanced Measures.

A. Pursuant to the issuance of a notice as described in Article 4, the City Manager or his/her designee may require a chronic nuisance establishment to engage in one or more corrective actions. Enhanced measures to ensure public safety, reduce unlawful incidents, and facilitate compliance are identified below. A written Correction Agreement, as provided in this Ordinance, may be used as a tool to implement corrective actions and ensure all requirements are met.

1. CPTED Plan. Develop a CPTED Plan in coordination with City staff and, accordingly, implement recommendations of the Plan; agree to a final inspection of the property to ensure compliance.
2. Good Neighbor Plan. Produce and implement a Good Neighbor Plan, a written program relative to litter control, property and landscape maintenance, and neighborhood communication. Good Neighbor Plan requirements are contained in Article 12 of the Zoning Ordinance.
3. Cash register viewing window. Install a window that allows a clear and unobstructed view of the cash register and sales transaction area from outside the building and in a normal line of sight. The viewing window shall be at least twenty (20) square feet in size, minimum dimension of three (3) feet on any side, and consist of clear glass. No signs shall be posted on the viewing window.
4. Age verification ID scanner. Utilize an age verification identification scanner for age-restricted sales and uses.
5. Surveillance system. Install and maintain a functioning video surveillance system capable of recording and retrieving a digital image to assist in offender identification and apprehension. Cameras associated with the system shall be positioned to capture images of alcohol display areas, the cash register; the customer entrance, and all exterior sides of the building. Enroll in the Police Department Security Camera Registration Program. This should also apply to gas stations, convenient stores and businesses that handle cash also
6. Maximum display shelving height. Limit shelving height to five (5) feet on the sales floor when not located alongside a perimeter wall.
7. Height markers at the entrance. Locate markers which display height measures at customer exit doors.
8. Silent alarm. Equip the establishment with a functioning silent alarm to law enforcement or a private security agency, unless an application for an exemption is made to and granted by the City.
9. Drop safe/depository safe. Utilize a drop safe or depository safe and limit the amount of cash kept on the premises after 11:00 p.m.

10. Crime prevention training plan. The ~~owner or principal operator~~responsible person of ~~a retail establishment~~the business shall prepare and submit a crime deterrence and safety training prevention plan for approval by the City. The establishment's manager and point of sale employees shall be trained on the curriculum within sixty (60) days of employment. Existing employees shall receive training within six (6) months of the ~~effective date of this ordinance~~date of notice. Will the city provide resources to business owners to help them create a plan?!
11. Sales training plan. The ~~owner or principal operator of an establishment engaged in the sale of tobacco, alcohol and/or marijuana~~responsible person of the business shall prepare and submit a training curriculum covering laws regarding sales, identification verification, declining sales, conflict de-escalation and addressing customer behavior issues for approval by the City. The establishment's manager and point of sale employees shall receive training within sixty (60) days of employment. Existing employees shall receive training within six (6) months of the ~~effective date of this ordinance~~date of notice.

- B. The remedies available in this section are in addition to any other remedies available in this Chapter. Any other measure reasonably related to abate the chronic nuisance, when done as part of a Correction Agreement shall be permitted. Items related to the unique circumstances associated with the property and neighborhood in which it is situated, including in a Good Neighbor Plan, may be included.

Section 9.945. Correction Agreement.

A Correction Agreement is a contract between the City and the responsible person ~~in charge~~ of the chronic nuisance establishment in which such person agrees to promptly take all lawful and reasonable actions, which shall be set forth in the agreement to abate the nuisance conditions within a specified time and according to specified conditions. The agreement shall be signed by the ~~principal operator~~responsible person and, if different, the owner. The agreement shall be executed by the City Manager or designee in a form approved by the City Attorney. In no case shall the term of a Correction Agreement exceed one year. The agreement shall include the following:

- A. The name and address of the responsible persons ~~in charge~~ of the property;
- B. The street address or a description sufficient for identification of the property, building, structure, or land upon or within which the nuisance is occurring;
- C. A description of the nuisance conditions;
- D. The necessary corrective action to be taken, and a date or time by which correction must be completed;
- E. An agreement by the responsible person ~~in charge~~ that the City may inspect the property as may be necessary to determine compliance with the correction agreement;

- F. An agreement by the responsible person ~~in charge~~ that the City may abate the nuisance and recover its costs and expenses and monetary penalties pursuant to this Chapter from the responsible person ~~in charge~~ for the nuisance if the terms of the correction agreement are not met; and
- G. When a ~~principal operator~~ responsible person, other than an owner or an owner's agent, has permitted a property to be a chronic nuisance property, an agreement by the owner to promptly take all acts and pursue all remedies requested by the City Manager or designee.
- H. An agreement that the City will not engage in any Additional Enforcement Remedies as long as the parties remain compliant with the terms and conditions of the Correction Agreement.
- I. An agreement that the terms and conditions contained in a Correction Agreement are not subject to appeal.

Section 9.946. Certificate of Compliance.

A Certificate of Compliance shall be provided once the conditions of the Correction Agreement are satisfied. The compliance period shall be good for two (2) years during which the establishment shall be considered under probation and subject to bi-annual inspections. Failure to perform during that period may result in a revocation of the Certificate of Compliance and the creation of a new Correction Agreement or the commencement of enforcement activities.

ARTICLE 4 – ENFORCEMENT PROCEDURES AND APPEALS.

Sec. 9.947. Enforcement Process.

- A. Reasonable Entry. Upon presentation of proper credentials and when permission is granted by a person who represents he or she has authority to grant permission, inspections may be conducted within the business, premises or accessory structures during reasonable hours. Entry without consent of an owner or an occupant shall require an administrative search warrant or order issued by a court of competent jurisdiction.
- B. Access. Every occupant of a building, premises or accessory structure shall give the ~~owner~~ Inspector access to any part of the building, premises or accessory structure thereto at all reasonable times for the purposes of making an inspection and any ~~building alterations or repairs~~ documentation, such as licenses, as are necessary to comply with the Ordinance.
- C. Basis of Inspections. Inspections shall be made to obtain and maintain compliance with the provision of this Chapter for one (1) or more of the following purposes:
 - 1. To determine conformity with a permit, zoning approval, or other approval provided in this Chapter, as well as any special conditions imposed.
 - 2. To determine compliance with a notice or an order issued by the City.

3. To verify a complaint received by the City, indicating that there is a violation of the provisions of this Chapter.
 4. To verify an observation by the City of a violation of the provisions of this Chapter or to investigate compliance with the provisions of this Chapter.
 5. To determine if an emergency is observed or reasonably believed to exist.
 6. To fulfill a request for an inspection made by the owner or responsible person.
 7. To inspect a designated area where all dwellings, accessory building, yards, and/or signs are to be inspected uniformly or intensively or for specific violations.
- D. Content of Written Notices of Violation. Written notices of violation authorized by this Chapter shall include the following information:
1. A description of the real estate and/or project name sufficient for identification.
 2. A statement of the violation or violations.
 3. A correction order allowing a reasonable time to correct the violation and bring the property into compliance. If the written notice is a Notice to Abate, the notice shall indicate that the City may act to abate the violation if not brought into compliance.
 4. A statement that failure to comply with the Notice may result in further enforcement action.
 5. A statement that a fee shall be charged for the issuance of the Notice. If the written notice is a Notice to Abate, the cost of City action to abate the violation shall be a personal debt of the owner, which may be assessed as a lien against the property until paid.
 6. A description of the right to appeal, as applicable.
- E. Method of Service. The written notice of violation shall be deemed to be properly served in one (1) of the following ways:
1. Delivered personally;
 2. Sent by first-class mail addressed to the last known address of the responsible person; or
 3. Any other method authorized for the service of process by court rule or State statute.
- F. Posting. After issuing a written notice of violation, the City, at its discretion, may post a copy of the written notice and/or a placard on the property.
- G. Administrative Extension. A request may be submitted by the property owner for an administrative extension to correct violations cited in a written notice of violation. The extension period shall be determined by the designated enforcement officer; but

shall not exceed ~~two-six~~ (62) months. An extension may be considered under the following circumstances.

1. The extension will not adversely affect adjacent properties nor pose a health or safety hazard to the occupants or others.
2. The owner or responsible person is making significant progress in correcting the violation(s); or
3. There are clearly established extenuating circumstances delaying compliance which are beyond the control of the owner or responsible person.

Section 9.948. Enforcement Appeals.

Except as otherwise provided in this Chapter, any person issued a notice by the City in the course of enforcing the provisions of this Chapter may appeal the decision or interpretation made by the City.

A. Written Notice. An appeal of a written notice, order or ruling regarding a violation shall be made in writing within twenty (20) days of the date of the notice, order or ruling. However, if a notice, order, or ruling requires the correction of a cited violation within a shorter period of time, the appeal must be made within such shorter period.

B. Prohibited Appeals. Appeals governed by this Chapter of the following orders, notices or rulings are prohibited:

1. A determination that an emergency or hazard is present.
2. A ruling, decision, opinion or action of the City Attorney or imposed by a Court of Law, or a civil infraction ticket.
3. Conditions attached to an approved permit.
4. A Correction Agreement.

5. A Declaration of Nuisance and/or a Notice to Abate.

5-6. State licensure definitions, requirements and rules.

C. The ~~Building—Maintenance~~Crime Prevention Through Environmental Design (CPTED) Appeals Board is authorized to hear and decide appeals concerning the application or interpretation of the provisions of this Chapter:

1. All appeals shall be filed, heard and decided in accordance with the provisions set forth in Chapter 135, Article 5.
2. No other extensions or further extensions from that allowed for under an Administrative Extension shall be permitted except by order of the ~~Building Maintenance~~CPTED Appeals Board for good cause.

3. Extensions may be granted no more than three (3) times the length of time provided with the original Notice. The Board shall not permit more than one (1) extension.
4. Extensions may be allowed when the Board finds that the time allowed is unreasonable, circumstances have prevented a good faith effort to comply, or substantial work has been completed and additional time is warranted.
5. In making its determination, The ~~Building Maintenance~~CPTED Appeals Board shall read the Purpose and Intent of this Chapter and any associated articles that reflect on intent prior to making its decision.

Section 9.949. Transfer of Ownership.

An owner or responsible person transferring ownership of a property notified as being in violation of a provision of this Chapter shall notify the City in writing within ten (10) days of the transfer with the name, address and telephone number of the new owner and the effective date of the transfer of ownership. The City shall issue a new Notice of Violation to any person assuming the ownership or the status of responsible person for any condition, building or structure which has been cited in a Notice of Violation.

ARTICLE 5 – VIOLATIONS, PENALTIES, AND REMEDIES.

Section 9.950. Violations.

Except as otherwise provided in Section 9.951(E)(3), a violation of this Chapter shall be a municipal civil infraction punishable by a fine as established in Chapter 170 of the City Code for the first offense. All subsequent offenses shall be a misdemeanor punishable by a fine of up to \$500, or imprisonment for up to 90 days, or both such fines and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense and a separate violation subject to enforcement action.

Section 9.951. Enforcement Powers.

- A. The City may use any lawful remedy or enforcement powers against the owner or responsible person for any violation of this Chapter, including, without limitation, one (1) or more of the actions of this Section. Remedies may be pursued simultaneously or sequentially and the pursuit of a single remedy does not foreclose the simultaneous or subsequent pursuit of other remedies. The remedies are cumulative and the City shall have all power granted from time to time under all applicable federal, state and local laws, rules and regulations:
- B. Uncorrected Violations.
 1. Withhold Permit. The City may deny or withhold any and all permits or other forms of authorization from an applicant on any property where there is an uncorrected violation of a provision of this Chapter or a condition or stipulation of approval for a permit or other authorization previously granted by the City. This

enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.

2. Permit Approved with Conditions. In addition to denying or withholding a permit or other authorization, the City may grant any permit or other authorization subject to the condition that the violation ~~be~~is corrected.

C. License Revocation.

1. The City may institute an action to suspend, revoke, deny, or not renew any city license required by City Code.
2. Revocation, denial, or nonrenewal of State licensing may be sought for noncompliance of a recognized chronic nuisance establishment. The City reserves the right to notify the Michigan Liquor Control Commission (MLCC), Michigan Department of Licensing and Regulatory Affairs (LARA) and any other appropriate state agency required to engage with the subject business.
3. Action taken under this subsection is not subject to appeal.

D. Court Order. The City Attorney may bring and prosecute an action in any court of competent jurisdiction to:

1. Enjoin the owner or responsible person from continuing operations of the business establishment; and/or
2. Comply with the requirements of this Chapter.

E. Municipal Civil Infraction and Misdemeanor Penalties.

1. Municipal Civil Infractions. Enforcement of violations and application of Municipal Civil Infraction fees shall follow the procedures and schedule of fines established in Chapters 67 and 170 of the City Code, respectively.
2. Except as provided in E.1., above, a violation of this Chapter shall, until the fourth offense, constitute a Municipal Civil Infraction, which upon an admission or finding of responsibility shall result in fines established in Chapter 170 Municipal Civil Infractions of the City Code.
3. A fourth offense shall be a misdemeanor punishable by a fine of up to five-hundred dollars (\$500.00), or imprisonment for up to ninety (90) days, or both.
4. Proceedings may be instituted pursuant to Chapter 170 of the City Code. In addition, anyone pleading or found responsible shall pay the costs of enforcement and prosecution.
5. In addition to civil fines, the District Court shall have equitable jurisdiction to enforce any judgment, writ or order necessary to enforce any provision of this Chapter, including but not limited to order the abatement or correction of the offending action or condition or by granting injunctive relief.

F. Declaration of Nuisance and Notice to Abate.

1. A violation of this Chapter is a nuisance per se and the City may institute appropriate actions or court proceedings to correct, or abate any violation of the provisions of this Chapter. If the owner or responsible person fails to abate a violation, the City may take action to abate the violation.
2. The abatement may be performed by the City, by a contract vendor, or by other means determined by the City, the actual cost which shall include an administrative fee, shall be a personal debt of the owner, and may be assessed as a lien against the property until paid.
3. Upon observing a violation of the provisions of this Chapter, the City may issue a Notice to Abate. The Notice to Abate shall include:
 - a) The nature and location of the violation.
 - b) The time within which the violation must be abated.
 - c) Notice that the City may act to abate the violation if it is not abated by the owner or ~~principal operator~~responsible person within a reasonable time stated in the Notice, but which may not exceed fifteen (15) days. If physical alterations of a building structure are required, the abatement period may be extended through the use of a correction agreement.
 - d) Notice that the cost of such action by the City, plus an administrative fee, shall be a personal debt of the owner, which may be assessed as a lien against the property until paid.
 - e) Notice that any refusal to allow the City to abate an uncorrected violation shall be a separate violation under this Code.

Section 9.952. Commencement of Legal Action.

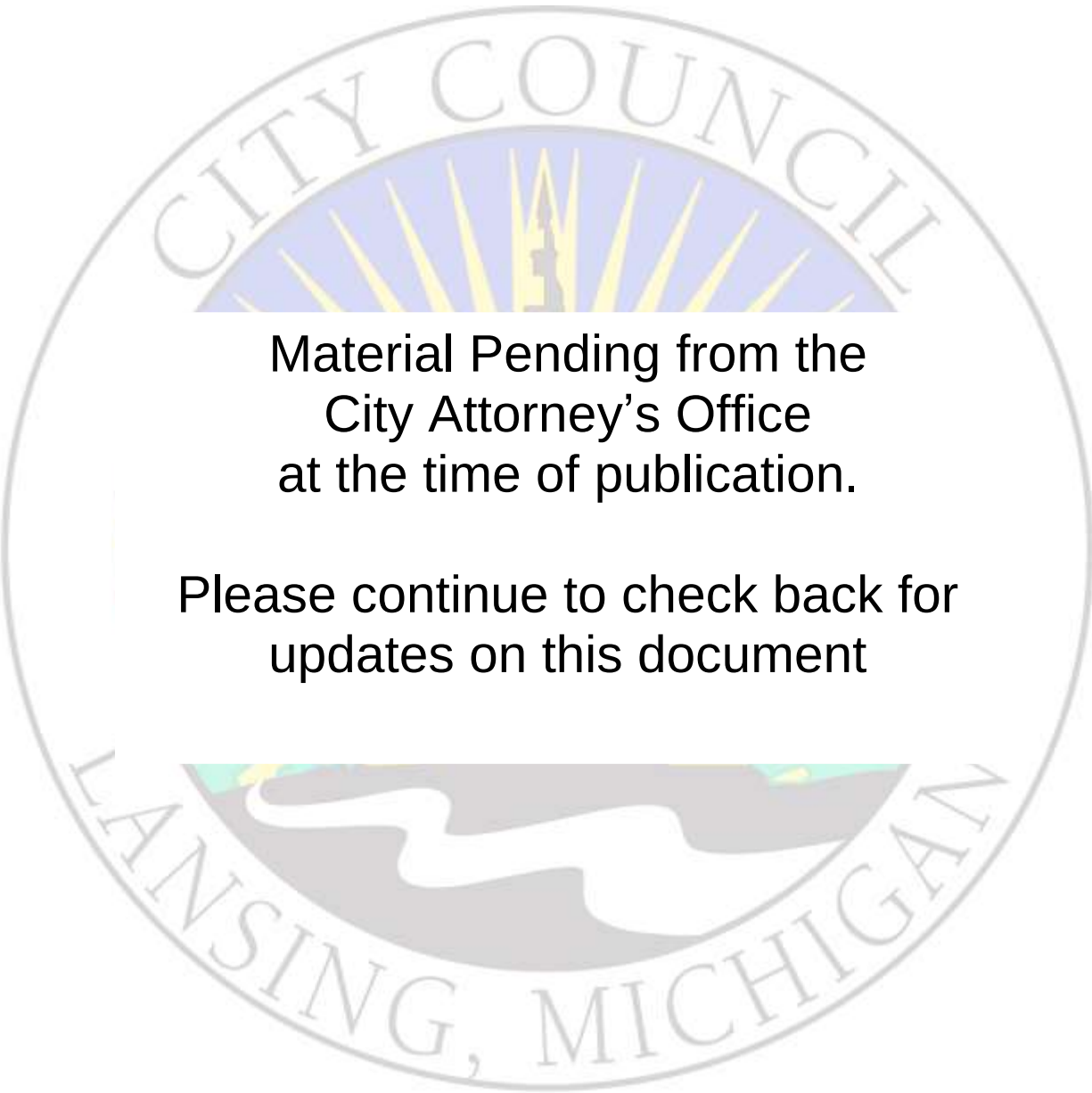
Upon referral by the City Manager, the City Attorney may initiate an action in any court of competent jurisdiction to abate violations of this article, to impose penalties pursuant to this chapter, to seek alternative remedies under city or state laws and seek any other relief authorized by law.

Section 9.953. Lien.

All of the costs of Code enforcement activities provided for in this Code and incurred by the City shall be billed to the ~~owner of the property, principal operator, or other~~ responsible person, and shall be paid within 30 days of mailing. All costs for abatement-related and Code enforcement activities shall be a personal debt owed to the City by the person billed for the public nuisance and, if the public nuisance is attributable to the use, occupancy, care, control, dominion or ownership of any land or premises, shall also, in addition to being a personal debt, be charged against such premises and the owner thereof and shall be a lien on the property until paid.

Section 9.954. Remedies Severable.

Any action taken by the City to abate any public nuisance under the provisions of this Chapter, or any other provision of the City Code, shall not affect the right of the City to institute other legal or administrative proceedings against the person committing, creating, permitting or maintaining any public nuisance for violation of this Chapter nor affect the imposition of the penalty or remedy prescribed or imposed for such violation. Upon application by the City to any court of competent jurisdiction, the court may order the public nuisance abated and/or the violation or threatened violation restrained and enjoined.”



Material Pending from the
City Attorney's Office
at the time of publication.

Please continue to check back for
updates on this document



**Material Not Available at the time the
packet was published.
Please continue to check back for
updates on this document**

November 2, 2019

Mr. Chris Swape
Lansing City Clerk
124 W. Michigan Avenue
Lansing, Michigan 48933

RECEIVED

2019 NOV -6 PM 1:22

LANSING CITY CLERK

Mr. David Menglowski
6335 Timberland Drive
Dimondale, Michigan 48821
(517) 719-2888
dawenger@comcast.net

Mr. Swape,

We have a property on Cedar Street, between Mundy and the I-96 overpass. It is a vacant property and it is posted. An organization placed donation bins without permission. We received notice of possible fines and a \$200 fee, should the City remove the bins. Though I am working toward removing the bins (neither of my calls to the charity were returned and they removed); this seems improper and unfair to Lansing property owners. The property owner is the "victim", not the "perpetrator". The basic problems are:

1. My partner Mr. Stanton is retired and doesn't live in Lansing.
2. The owner didn't give permission and wasn't notified.
3. The notices only gave two days for compliance; as it apparently it took almost a week to have your office, go through the postal system, and arrive at our Jackson office. (I simply think that a longer compliance period should be used).
4. The actual company at fault wasn't contacted?

I suggest that the City Council should adjust the code; in order to penalize the proper entities. We had a similar issue ~~last~~ year with same results.

Thank you,
David Menglowski
Stanton and Associates, Inc.

Boak, Sherrie

From: Marylee Wilson <nunny1200@yahoo.com>
Sent: Thursday, December 5, 2019 1:06 PM
To: City Council
Subject: [EXTERNAL] Autumn Ridge Apartments

I am unable to attend the meeting today, so sending this email with my concerns.

The garages are unsafe, with rotting wood, roofs close to collapsing and fascia coming apart. Garage doors are broken. In my particular area, there is no electricity to the garages so no lights work, which is a safety concern to me.

The sidewalks have cracks and are crumbling.

In general, there is a total lack of upkeep.

Thank you

[Sent from Yahoo Mail on Android](#)

Boak, Sherrie

From: Stadt, Jennifer <STADTJEN@hr.msu.edu>
Sent: Wednesday, December 4, 2019 8:37 AM
To: City Council
Subject: [EXTERNAL] Autumn Ridge Townhomes

Good Morning!

I got your note on my front door this morning and am unable to attend the meeting tomorrow so I thought I would reach out instead via email.

I greatly appreciate that the city is taking the time to look into these matters.

My family has been residents of Autumn Ridge since 2010. It was a great community to live in and we enjoyed it, except for the last few years.

Over the years we had loud neighbors and matters were taken with the office to work on that. We had a washing machine and dishwasher that both broke and were replaced within 24 hours. Each winter our heat stops working for whatever reason and within hours someone has been there to fix it.

Now fast forward from about mid 2017 to current. Lots of issues. We had:

- A mold spot/rotting wall next to our tub due to where the wall and the faucet is and it took MONTHS and MANY excuses to get it fixed. They said they were waiting for management, waiting on parts, waiting on something different every day. After calling EVERY day, because I called every day, they finally fixed it with a small piece of dry wall and nothing else.
- The property is atrocious. It took months for the grass to be mowed this summer.
- I called over the summer regarding the gutters on the property which are filled with grass, plants and leaves and was told they could do nothing about it and my gutters are still filled with debris (and we pay a lot of money to live there, and I expect things like would be done by grounds maintenance)
- I also called over the summer regarding the condition of the garages on the property. Falling apart, rotting, really nasty. And was again told they could do nothing about.
- Reported glass in the parking lot of our townhome (twice) with nothing done about it. We have many kids that live where we are so my husband and I ended up sweeping it all up because of the danger it presented.
- Staff has high turnover, and can be very lazy and rude. The only time in the last 2 years they were quick to fix issues we were having was when we were about to renew our lease (which we will not be doing again in the fall). They don't want to do anything for you, but are quick to collect when they need something from you (i.e rent).
- They boast like they are this great property, community events and deals on rent, but I can't imagine why anyone who doesn't already live there would want to because they place looks like a dump outside.
- Ant problems all summer long, nothing was done, had to hire an outside person to come and take care of the ant issues.
- I am fearful something will happen to our heat and it will not be fixed. We have a 9 year old daughter and cannot be without heat.

It is very unfortunate how quickly it went downhill. When the switch was made from Oak Park Village to Autumn Ridge you could see how things were starting to get bad. It has always been reasonably priced and in a good location. And then it started to go so downhill, with nothing being done for residents and they gave us all a 3% rent hike, made us start paying for water and we have to pay for parking to live on a crappy, deteriorating property.

I put in a service request today for issues we are having with our kitchen sink. I will be curious to see how long it takes.

Thank you for taking the time to let us voice concerns with city.

Jen Stadt

HR Analyst

HR Information Technology

MSU Human Resources

Phone: 517-884-8739

Email: stadtjen@hr.msu.edu



Human Resources
MICHIGAN STATE UNIVERSITY

Boak, Sherrie

From: SHAMIKA <mikadg@comcast.net>
Sent: Wednesday, December 4, 2019 2:50 PM
To: City Council
Subject: [EXTERNAL] Autumn Ridge

I currently stay there and my issues are: mold in the laundry room, no lights in entrance ways of apartments hallways, apartments hallways have not been clean in over a year- I called and complained several times and no response.

Sent from Xfinity Connect App

Boak, Sherrie

From: Kelley, Denise
Sent: Wednesday, December 4, 2019 11:38 AM
To: Wood, Carol; Hussain, Adam; Spitzley, Patricia
Cc: Boak, Sherrie
Subject: Rober "Bob" Cavin would like a call today regarding Autumn Ridge

Robert "Bob" Cavin cannot attend the meeting tomorrow since he has to work. He would like a call before 5pm today if possible at 517-505-6974. He lives in townhouse #381 to discuss this with you.
He called about the postcard he received in his door last night (12/3).

Denise Kelley

Boak, Sherrie

From: Kelley, Denise
Sent: Wednesday, December 4, 2019 10:31 AM
To: Wood, Carol; Spitzley, Patricia; Hussain, Adam
Cc: Boak, Sherrie
Subject: Neca McIntosh would like a call before today's meeting regarding Autumn Ridge Apts

Carol, Adam and Patricia,
Donneca "Neca" McIntosh called and would like a call back before the meeting this afternoon regarding Autumn Ridge Apts. Her number is 517-449-6588. She attended the last meeting and sent some emails with pictures but has not had any response. She is unable to attend today's meeting due to picking up her children from school at this time.

Sherrie asked me to have her resend the email to her. She has done so, we are waiting to see if they come thru.

Have a great day!
Denise Kelley

Boak, Sherrie

From: Neca Cartwright <necacw@yahoo.com>
Sent: Wednesday, December 4, 2019 3:24 PM
To: Boak, Sherrie
Subject: [EXTERNAL] Fwd: 900 Long apt 390 photos
Attachments: IMG_4556.mov; IMG_4560.mov

Sent from my iPhone

Begin forwarded message:

From: Neca Cartwright <necacw@yahoo.com>
Date: November 22, 2019 at 5:19:48 PM EST
To: sherrie.book@lansingmi.gov
Subject: Fwd: 900 Long apt 390 photos

Sent from my iPhone

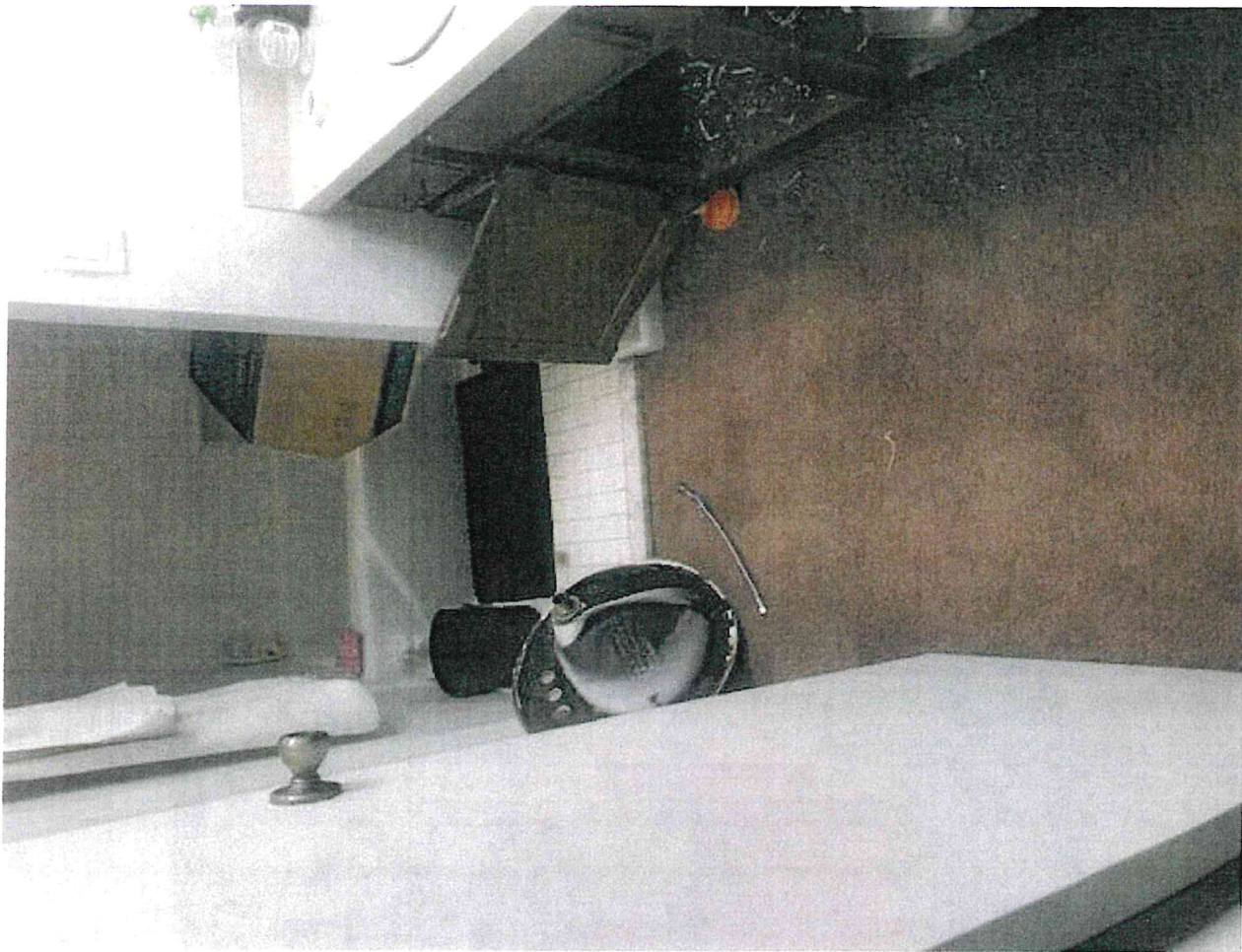
Begin forwarded message:

From: Phil McIntosh <damaks05@yahoo.com>
Date: November 22, 2019 at 9:37:02 AM EST
To: Wifey <necacw@yahoo.com>
Subject: 900 Long apt 390 photos

Video of my shower



One of the registers I had to clean



How my bathroom was left without me being aware of them coming

Register



My sons foot front something poking out of steps
I have more photos and videos coming soon

Sent from my iPhone

Boak, Sherrie

From: Andrea Stiles <jabeds14@comcast.net>
Sent: Wednesday, December 4, 2019 9:54 PM
To: City Council
Cc: Joey
Subject: [EXTERNAL] Autumn Ridge Committee Meeting

Hello, we received a postcard in our door this morning about a City Council meeting Dec 5. Unfortunately my husband and I both work during the day so we are unable to attend the meeting. We would however, like to share with you some of our experiences we have had while living in a townhome at Autumn Ridge over the last few years. If you have not done so already, you should drive through the complex and you will be able to see for yourself some of the issues listed in this message.

While we love our townhouse, and have made it a nice home for our family there are multiple things we have run into that have made us hesitant on renewing our lease over. Unfortunately it is hard to find other rentals with this amount of space, for the same price, in such a convenient location.

When we moved into our townhome at Autumn Ridge it was under different management. We have seen the quality of maintenance and upkeep go down over the last few years. The garages are structurally unsound, as they have trees growing out of them, are rat infested (exact words from the office when we asked about rodents), the roofs leak and are caving in on some. There are multiple garages around the complex that are open, with garbage spilling out.

The landscaping on the grounds seem to be up to the tenants to take care of, except the lawnmowing which is done once every two weeks (if we are lucky) during the summer. The main roads have had trees trimmed, mulch laid down, etc. Off the main roads has been up to us to mulch, rake leaves, trim bushes and trees, etc. While we don't mind taking care of our own property, we don't feel this should be up to the tenants, especially since we have been told multiple times that the property management will take care of it.

Multiple street lights have been burnt out since we moved in. You can drive down a couple of the side roads and it will be pitch black in some spots. This is a little unnerving as some of us have to walk from our garage to our unit after dark. We have made multiple complaints about the street lights, but have not seen any improvements. When our front porch lights burn out we have been replacing them ourselves, it isn't even worth calling the office.

When we do call the office about things we need their help on, they open tickets that either don't get resolved, or take an absurd amount of time to get a resolution on. When they do come into the unit they rarely leave a note, so we don't know anything has been done unless we notice the mess they leave behind or we call the office. One example of non-response that has us concerned just happened last week. Thursday morning our upstairs bathroom got clogged and we were unable to plunge it or get it to go down. There were feces in our toilet, and when we called the office they said that they would call somebody to come look at it. When we didn't hear anything we called back, and were then told that since it is not our only toilet they would not send anybody to look at it until their next business day... Which was Monday Dec 2. It is now Dec 4 and have not heard from anybody about this. Huge thank you to our family who gave us a new plunger that finally worked.

Mid-November we received a letter on our door stating we owed a late fee, because our rent was not paid on time. We knew we were not late, so we called the office. As soon as we told them about the letter they knew exactly what we were talking about and said that it was an error and that they would take care of the late fee for us. I am not confident that if we would not have called, that they would have refunded this to us. I wonder how many other tenants are paying fees that are not owed.

We have a couple neighbors who we have spoken to about the maintenance problems, and they shared with us the fact that they have standing water in their basements. The office wont do anything about it, except to say that they should keep their belongings off the ground so they don't get ruined. That is unacceptable, and unsanitary.

We hope this information is what you are looking for in your research, and that this will bring to light a lot of issues that need to be addressed. If our current local management company is unwilling to provide a clean and safe environment for their tenants then I hope this meeting and the news articles will bring it to the attention of the Corporate office. While we wish to stay anonymous in the public eye, we are willing to speak to anybody on City Council or to answer any questions you may have.

Thank you,

Joe & Andrea Stiles
517-242-4994
900 Long Blvd # 294
Lansing, MI 48911

Boak, Sherrie

From: Dawn Andrews <hersheygirl0612@yahoo.com>
Sent: Wednesday, December 4, 2019 5:15 PM
To: City Council
Subject: [EXTERNAL] Autumn Ridge Apartments

I have been a tenant since 2016

Since 2016 they have upped my rent 90.00

MOST of the street lights do not work. I live in the apartments facing the play ground. Playground is dark no lighting at all.

Last winter was terrible on snow and ice maintenance . I leave for work at 8:15 a m I was dressed appropriately in boots and jacket. sidewalks had not been cleared or slated. I fell and landed on my back. Had a concussion. went to the er. I was told they would pay for the any bills. they did not.

I had problems with my electrical took some one 4 times to fix it and they broke my stove so I wound up with a new stove that I did not need. the electrical had nothing to do with the stove. to begin with. for whatever the reason they kept messing with my stove. I was not home during repairs.

Last November my dishwasher expelled water all over my kitchen floor on a sunday night. I was told it was NOT an emergency. I said there is over two inches of water on my floor!
Still NOT an emergency.

they replaced my dishwasher gave me a brand new one . I ran it four times before I realized it had expelled water again! into my utility closet and hallway. I tried to clean up and dry it out.
I reported it to the office. at first they did nothing. a week later they brought me blowers. day before thanksgiving they came and disconnected the water line.

a week after that they fixed it bad water line. why was that not fixed in the first place when they replaced the dishwasher?

They refused to replace the carpet or padding. I had used carpet when I moved in. By this time I had been there two years. I was concerned about mold because the drywall in the closed got wet. I do have pics to support all this.

They set up to have my carpets cleaned. Confirmed with office the day before it was to be done. I took the day off for this cleaning.

Come to find out they never set up the carpet cleaning. I called the company my self and they came right out.

They are lights out in the hallways in most of the apartment buildings this should be a safety issue! No weather stripping on the entry door so all the cold and snow blow into the hallways.

No one is cleaning the buildings lawn maitenience was minimal this year. I know one town house has a blue tarp on their roof.

They started charging us for water now. they gave us 48 hours to get rid of grills last year when it was in our lease we could have them. I have a copy of that letter too if you need it.

W/D use to come standard in the town homes now they charge rent for them.

most of the washer and dryers in the apartment do not work properly and autumn ridge needs to give permission to the leasing company to change them out.

I was in the office this summer and the past mgr told a manitience worker there was no money for supplies and he needed a water line and he was to pay for it out of his pocket. that she had already put 400 dollars of her own money into the place and that RESCO wanted her to pay the phone bill out of her pocket. and the there was no money for light bulbs.

They have had multiple managers in the last three years. The place has gone down hill dramactically I use to feel safe but no longer. I have seen multiple drug deals go down in the play ground.

I hope this helps and I appreciate your help Dawn Andrews

Boak, Sherrie

From: Wood, Carol
Sent: Thursday, December 5, 2019 9:15 AM
To: Spitzley, Patricia; Hussain, Adam
Cc: Boak, Sherrie
Subject: Fw: [EXTERNAL] Maintenance Issues & Concerns - Autumn Ridge Apartments - Unit# 381
Attachments: Autumn Ridge_Maintenance Issues.docx

FYI for the meeting.

From: Cavin Robert Jr. <cavinrobertjr@yahoo.com>
Sent: Thursday, December 5, 2019 8:06 AM
To: Wood, Carol <Carol.Wood@lansingmi.gov>
Subject: [EXTERNAL] Maintenance Issues & Concerns - Autumn Ridge Apartments - Unit#381

Good Morning Carol,

Per our conversation on Wednesday, December 4, 2019, my wife (Fonda Cavin & I), have included an attachment that provides in date order that lists missing items, maintenance, response & comments. Please review the attachment & let me know if you need any additional information prior to your Committee on Public Safety Meeting today at 3:30 p.m.?

Thanking you in advance for your consideration & support of the tenants at Autumn Ridge Apartments!

Sincerely,

Bob

Robert & Fonda Cavin
900 Long Blvd., Unit#381
Lansing, MI 48911
(517) 505-6974

DATES	MISSING ITEMS	MAINTENANCE	FOLLOW UP	COMMENTS
Dec. 7, 2018	Inspected unit w/leasing agent #381 prior to move on Dec. 8, 2018 Washer, Dryer, Vanity, some blinds on patio door missing	Leasing agent stated she would have those things fixed immediately.	On Dec. 8, 2018 the washer & dryer had been installed.	Vanity and blinds still needed. The blinds were replaced within a few weeks. However it took 7 months to receive the wall mirror and a vanity counter w/o drawers that they stated were on order. This took 3 months. To date the vanity still does not have drawers.
Dec. 8, 2018	Garage and door opener	On move in date we were assigned the wrong garage. We noticed someone else using this garage & contacted the leasing office.	After 2 weeks they admitted the mistake & assigned us garage #107 without a remote that we were paying for, stating there were now no garages with a automatic door opener. We did not receive a garage w/door opener #111 after 7 months which had broken door. Our rent was adjusted for garage charges.	On garage #111 the door would not close completely, maintenance came to repair July 2019 fixing the top broken part but then they broke the bottom of the door and have not repaired it to date after many requests. We now have cats continuously entering our garage & walking on vehicle leaving footprints.
Dec. 8, 2018 To date	Many stray cats	Upon move in date we noticed a lot of stray cats coming on our front porch, sitting under our cars, on top of our cars, & even on top of the townhouse roof.	We have complained continuously & were told animal control had been called & they said there was nothing they could do.	Landscapers mow the grass often but don't clean up the leaves.

Dec. 8, 2018 To date	Leaves/Trees	The leaves are never picked up or blown aside. Trees limbs are hanging down near head level & are not trimmed.	The parent of one of our neighbors was so disgusted, he brought his truck & ladder to clean the leaves/tree branches out of her gutters	
May 20, 2019	Locked out of Townhome	A bldg.. inspection was done while we were on vacation. Upon our return we could not get into our unit #381 at 10:30pm.	Maintenance was called & let us in around 11:30pm. He had reversed our lock to enter our unit & forgot to turn it back.	

Boak, Sherrie

From: Kelly Gearhart <kellyjogearhart22@gmail.com>
Sent: Thursday, December 5, 2019 12:02 PM
To: City Council
Subject: [EXTERNAL] Autumn Ridge Townhomes

To whom it may concern:

I am a resident at Autumn Ridge Townhomes. I have lived here since October 2018. When I moved in my Master bathroom door would not shut and it still does not shut even after maintenance came out. Also, my dryer has been broken since I moved in. It only dries the clothes in one setting, Cotton, which shrinks my clothes. And the top cover is broke and so are the knobs. I have to flip the over forward to turn the dryer setting and then turn it on a certain way because the knob is broke. And I often get shocked. My dishwasher also does not work properly (again, it's been broke since I moved in) and it does not dry the dishes. When the cycle is done I have to open the dishwasher and pull the dishes out and let them air dry. My fridge does not keep my food cold enough and things spoil quickly. I have also complained of this. And my oven has caught fire twice. I have put in several maintenance requests, the last one being about 3-4 weeks ago and they still haven't been out to fix anything. And we had to pay a \$250 maintenance fee when we moved in. I'm wondering what for when maintenance never comes out. They will often say they did and close out the orders when really they didn't. They even lied and tried to say they replaced my dryer at one point.

There is also a problem with the landscaping and snow removal. And this past spring and summer they lost their landscaper because they could not afford the bill. The place looks terrible! And in the winter months they do not fully clear the sidewalks or parking lot. Nor do they salt properly or not at all. Several people have fallen.

And the garages are deteriorating and falling apart. The townhomes and garages clearly need new roofs. And the insulation in the townhomes is poor. It is always freezing. I put plastic on the windows last year and it was still very cold.

Also, the rent is way to high for what these townhomes are worth and they have a high late fee of \$75 if not paid by the 3rd and then another late fee if not paid by the 6th or 8th. And even though I paid my rent one month but couldn't afford the late fee at that time, they tacked on \$300 in court fees. Why would they take me to court if I paid my rent?!

The staff is rude and They hardly ever return phone calls either. Once when I was talking to one of the office staff I heard someone in the background say "oh that Kelly Maldonado called again!" I responded by telling them that I wouldn't have to call all the time if they did their jobs.

Also, there is not enough parking for the number of units they have. I pay \$1136 to live there and half the time I don't have a parking space. And they say there are no garages available, yet half of them are empty or falling apart. But to be honest, I wouldn't be able to afford to pay the \$35 for a garage anyway.

Thank you for listening to my concerns.

Sincerely,
Kelly Maldonado
900 Long Blvd. #392
Lansing, MI 48911

517-489-7661

Boak, Sherrie

From: Arthur Kress <akress@ressco.com>
Sent: Thursday, December 5, 2019 12:08 PM
To: Boak, Sherrie
Cc: Allison Wirtjes
Subject: [EXTERNAL] Attendance today? - RE: City of Lansing City Council Invite RE: Autumn Ridge

Sherrie,

Thank you for following up with us regarding the concerns brought to your committee by a few of our residents at Autumn Ridge Townhomes and Apartments. We are committed to ensuring that all of our resident work orders are resolved in a timely manner. Please know that we are dependent on our residents to communicate any unresolved or new work orders directly to our on-site team through any number of direct forms of communication including the ability to enter work orders in real time through our resident online portal. Should there be any immediate needs expressed by any of our residents please direct them back to our management team at the site, so we can generate a work order and track the close out of their concerns.

Please note that when these concerns are brought to our attention we track the inbound work orders which may require materials or third party services. When this happens, sometimes the fix is quick and sometimes it takes longer due to part availability, etc. That being said, the concerns we discussed during our call are either resolved or are in the bidding process to be resolved. Below is a brief recap of the concerns we discussed:

1. Furnaces: All reported furnace issues have been resolved and 7 replacements have taken place throughout the month of November and December.
2. Racoons: We have a professional third party service that has addressed any reported concerns, and there are no open items reported.
3. Light Fixtures: This is an ongoing project for the property which requires third party assistance and we are assisting the best course of action to resolve the concern.
4. Reported Leaks: There are three reported issues being bid out for third party assistance, and our site team has implemented any immediate preventive measures that can be conducted in the interim.
5. Landscaping: Landscaping services are conducted through a third party vendor, and our fall clean up is being scheduled around the unforeseen snow we've received.

Although we appreciate the extended invitation to attend today's meeting, we do respectfully decline the invite. However, I would like to reiterate that we are committed to the full resolution of the expressed concerns that may have been brought to your attention.

Art Kress
Vice President of Operations
RESSCO
26711 Northwestern Hwy – Suite 175
Southfield, MI 48033

248-440-1888 phone
248-440-1882 fax
www.ressco.com



Vicky Lynn <vickylynnwright@gmail.com>

Autumn Ridge issues

1 message

Hussain, Adam <Adam.Hussain@lansingmi.gov>

Fri, Aug 18, 2017 at 10:35 AM

To: Vicki Lynn <vickylynnwright@gmail.com>

Cc: Sarah Anthony <santhony@ingham.org>

Vicki,

My name is Adam Hussain and I serve the Southwest end of the city on Council. Sarah Anthony reached out to see if I could assist in getting some of the issues you referenced in your emails to Jacob abated. I'd be more than happy to learn and then work towards a plan to improve things for you and your neighbors.

Please give me a ring anytime after 11 am today. 517-282-1352.

Thanks so much!

Adam

Sent from my iPhone

A handwritten signature in cursive script that reads 'Submittlee @mtg'.



Vicky Lynn <vickylynnwright@gmail.com>

Re: Nuisance Complaint 900 Long Blvd.

1 message

Hussain, Adam <Adam.Hussain@lansingmi.gov>

Tue, Aug 22, 2017 at 11:26 AM

To: Vicki Lynn <vickylynnwright@gmail.com>

Cc: Sarah Anthony <santhony@ingham.org>

Quick update:

I intended to visit Autumn's Ridge Friday after chatting with you, Vicki. About 20 minutes after I got off the phone with you, my sister called to inform us her water broke and she was on the way to the hospital. Very happy time for the family. With that being said, I wasn't able to get up to the property until yesterday. I spent about 30 minutes documenting some of what I observed and then visited with the property manager (Allison Wirtjes). Allison informed me that she has only been on the property for the last 6 weeks and she is trying to get acclimated while also dealing with a loaded plate. With that being said, I let her know the lighting, coupled with the inoperable garage doors, are an absolute nightmare in terms of public safety. We brainstormed some ideas and discussed some unique challenges.

Allison stated that they do not rent their poles from BWL and that based on her experience on other multi-family properties, she doesn't believe her property would qualify to do so. I have already engaged Calvin Jones with the board and we are going to consider options. To add to the problem, she stated that she has had a very difficult time getting vendors out to bid the project. Hopefully the BWL path works out and we can get moving on lighting- I will keep you updated.

Regarding garage doors, Allison is meeting with her maintenance supervisor this week and will be discussing options. She understands that the combination of very little lighting and dark spaces like opened garage units creates a very scary situation for residents. She is supposed to be contacting me after her meeting to discuss what came of said meeting and next steps.

Lastly, she was completely amenable to having Kasha Osborn with the LPD out to the property. Kasha will be conducting a public safety assessment of the property and making several suggestions that the management company can do to make the property a safer place to be, particularly at night.

There are no quick fixes but we will continue to push this and I hope that together, we can take care of some of the issues you referenced when we chatted.

Thanks so much for bringing this to our attention!

Adam

Sent from my iPhone

On Aug 17, 2017, at 11:25 PM, Anthony, Sarah <SAthony@ingham.org> wrote:

Hi Adam,

Can you take a look at this complaint and see if there's anything you can do?

Sarah Anthony

Q

Begin forwarded message:

From: Vicky Lynn <vickyllynwright@gmail.com>
Date: August 17, 2017 at 5:50:35 PM EDT
To: jacob.odom@lansingmi.gov
Cc: santhony@ingham.org
Subject: Re: Nuisance Complaint 900 Long Blvd.

Hi Jacob,
This is Vicky again at 900 Long Blvd, Lansing, MI. I'm fairly certain that I live in the area that you oversee. If I do not, please kindly respond to my email to let me know so I can quit bothering you.

This will be my 4th attempt at contacting you via email. As a reminder, I am very concerned about the lack of lighting in our parking areas in my apartment complex--actually there is no lighting whatsoever. I'm also quite concerned about the empty garages with doors that do not shut, creating a very dark area where there is no light to begin with. The management at Autumn Ridge seems to either not care about it, or every time I bring it up, say they aren't aware of the problem because they don't live here.

I know this is probably quite low on your lists of things to follow up on and do, but I do request an email response from you--the least you can do for me at this moment. Thank you for your time.
Vicky

On Mon, Jul 24, 2017 at 6:31 PM, Vicky Lynn <vickyllynwright@gmail.com> wrote:

Hi Jacob,
I hope that you are receiving my emails as I have not heard from you.
I would like to share that one of the bushes I spoke about has been cut back (but only 1).
They have also since fixed the website so I can see work order submissions.

I'm still quite concerned about lighting in our parking area and garage doors that maintain the up position. This is quite unsafe. I've contacted office management and the only thing they told me was that they are waiting on a bid. There has been no communication to me as a resident. I'm not sure that this information is accurate. I sent in my request in June 1st. Other residents spoke to them about the issue months before then.

Please, I ask that you respond to my emails and voicemails to let me know that you have received them and that you are the correct person to whom I should be speaking to about my concerns. If you aren't, I would much rather be emailing someone who will hear me concerns and respond.

Feel free to call me at 419-512-6933.
Thank you for your time,
Vicky

On Mon, Jul 10, 2017 at 9:23 PM, Vicky Lynn <vickyllynwright@gmail.com> wrote:

Hi Jacob,
I'm following up from my email I sent on June 16th.
The only item that has been taken care of is the red mini van that was parked in our parking lot. I'm still very concerned about the lack of lighting in our parking area and the open garages that are extremely dark at night. I have to walk by one every night to get to my apartment. I've noticed other areas in our community also lack lighting in the parking area. I've contacted management about this and have received no response. I also put in a maintenance request and up until I checked it today, it was still open. Currently, I have no resident access to the Autumn Ridge website (<http://autumnridgeapts-mi.com/resident-access/>), so I am unable to see open work order requests.

Again, I am hoping you can help with this situation as it continues. Please let me know that you have received my email as I am unsure if you saw my first one given I did not receive a response. I'm copying City Commissioner, Sarah Anthony, in hopes that if you have questions, you can ask her.

Thank you for your time!
Vicky

On Fri, Jun 16, 2017 at 1:54 PM, Vicky Lynn <vickylynnwright@gmail.com> wrote:

Hi Jacob,

I left you a voicemail on Friday June 16th at 1:40 pm.

I am a tenant at Autumn Ridge Apartments located at [900 Long Blvd, Lansing, MI 48911](#). I have asked for our outside lights in our parking area to be replaced/turned on with no response from management. It's quite dark when I come home late at night and there is no lighting in our parking spaces. On top of this, there are several garage spaces in which the doors don't work so they are up, providing more darkness inside the garage. I've shared with management that I am uncomfortable and that it is unsafe to not have lighting in our parking area and to have spaces like the garages where people can hide in. My neighbor has also complained to them, however, they told her there is a fuse out and that it's been like this for a long time and no one has turned them in to the city officials for it. I live in unit 587. Each living area seems to be a bit different so sharing that with you might be helpful.

Also, while on the City Ordinance website, I found there are several other things that are considered nuisances. I've also requested that the bushes be trimmed back in our parking area and especially the one in front of my apartment. The bush there is so big that it's hitting the roof and growing underneath my eaves because there is no place for it to go.

Another nuisance is the red mini-van that has been parked in the same location since I moved in mid February. All of the tires are flat and there's a bunch of stuff inside it. I took a picture of it one day. It's a MI plate # DKM 3661. It expires this month. See attachment.

I also recently acquired cockroaches. This is one thing I haven't shared with management because I have a dog. The last time I submitted a maintenance request, they went into my apartment without asking or providing notice. I saw it unfold on my camera I have inside my apartment. My dog went ballistic because he wasn't crated and someone was entering his home. I'm also concerned about pesticides inside my living area. I've put bait traps out everywhere hopefully to get rid of them. I know my neighbor has indicated she has had problems with them too.

I'm quite tired of living in a place that does not provide me with this type of safety or care when their tenants bring up issues or concerns. I worked at several colleges and universities in the Housing and Residential Life offices and Student Affairs, so I know what is required for institutions to provide students to make sure they are living in a safe and comfortable environment. This management company is definitely not doing any of this.

My lease isn't up until next February or I would move out. I'm hoping you can help with these issues. Please contact me so I know you received my email.

Thank you so much for your time!

Vicky

--

Vicky L. Wright

[Find me on LinkedIn!](#)

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Vicky L. Wright

[Find me on LinkedIn!](#)

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Vicky L. Wright

[Find me on LinkedIn!](#)

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Vicky L. Wright
[Find me on LinkedIn!](#)

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Vicky Lynn <vickylynnwright@gmail.com>**Re: Nuisance Complaint 900 Long Blvd.**

1 message

Vicky Lynn <vickylynnwright@gmail.com>

Tue, Aug 22, 2017 at 5:06 PM

To: "Hussain, Adam" <Adam.Hussain@lansingmi.gov>, santhy@ingham.org

Hi Adam,

Congratulations on becoming a new Uncle! It's always exciting--I'm an aunt to 9 nephews and they bring joy to me every single day.

Thank you so much for the work you have already put into this and looks like you will continue to put into this for me and my neighbors. I appreciate it greatly. I understand Allison is fairly new to our property, but has overseen properties with this company for some time now so I'm hoping her experience can help move things along.

Thanks for keeping me updated on the progress. If there's anything I can do, please let me know.

Have a wonderful week!

Vicky

On Tue, Aug 22, 2017 at 11:26 AM, Hussain, Adam <Adam.Hussain@lansingmi.gov> wrote:

Quick update:

I intended to visit Autumn's Ridge Friday after chatting with you, Vicki. About 20 minutes after I got off the phone with you, my sister called to inform us her water broke and she was on the way to the hospital. Very happy time for the family. With that being said, I wasn't able to get up to the property until yesterday. I spent about 30 minutes documenting some of what I observed and then visited with the property manager (Allison Wirtjes). Allison informed me that she has only been on the property for the last 6 weeks and she is trying to get acclimated while also dealing with a loaded plate. With that being said, I let her know the lighting, coupled with the inoperable garage doors, are an absolute nightmare in terms of public safety. We brainstormed some ideas and discussed some unique challenges.

Allison stated that they do not rent their poles from BWL and that based on her experience on other multi-family properties, she doesn't believe her property would qualify to do so. I have already engaged Calvin Jones with the board and we are going to consider options. To add to the problem, she stated that she has had a very difficult time getting vendors out to bid the project. Hopefully the BWL path works out and we can get moving on lighting- I will keep you updated.

Regarding garage doors, Allison is meeting with her maintenance supervisor this week and will be discussing options. She understands that the combination of very little lighting and dark spaces like opened garage units creates a very scary situation for residents. She is supposed to be contacting me after her meeting to discuss what came of said meeting and next steps.

Lastly, she was completely amenable to having Kasha Osborn with the LPD out to the property. Kasha will be conducting a public safety assessment of the property and making several suggestions that the management company can do to make the property a safer place to be, particularly at night.

There are no quick fixes but we will continue to push this and I hope that together, we can take care of some of the issues you referenced when we chatted.

Thanks so much for bringing this to our attention!

Adam

Sent from my iPhone

On Aug 17, 2017, at 11:25 PM, Anthony, Sarah <SAntonhy@ingham.org> wrote:

Hi Adam,

Can you take a look at this complaint and see if there's anything you can do?

Sarah Anthony

Q

Begin forwarded message:

From: Vicky Lynn <vickylynnwright@gmail.com>
Date: August 17, 2017 at 5:50:35 PM EDT
To: jacob.odom@lansingmi.gov
Cc: santhony@ingham.org
Subject: Re: Nuisance Complaint 900 Long Blvd.

Hi Jacob,
This is Vicky again at 900 Long Blvd, Lansing, MI. I'm fairly certain that I live in the area that you oversee. If I do not, please kindly respond to my email to let me know so I can quit bothering you.

This will be my 4th attempt at contacting you via email. As a reminder, I am very concerned about the lack of lighting in our parking areas in my apartment complex--actually there is no lighting whatsoever. I'm also quite concerned about the empty garages with doors that do not shut, creating a very dark area where there is no light to begin with. The management at Autumn Ridge seems to either not care about it, or every time I bring it up, say they aren't aware of the problem because they don't live here.

I know this is probably quite low on your lists of things to follow up on and do, but I do request an email response from you--the least you can do for me at this moment. Thank you for your time.
Vicky

On Mon, Jul 24, 2017 at 6:31 PM, Vicky Lynn <vickylynnwright@gmail.com> wrote:

Hi Jacob,
I hope that you are receiving my emails as I have not heard from you.
I would like to share that one of the bushes I spoke about has been cut back (but only 1). They have also since fixed the website so I can see work order submissions.

I'm still quite concerned about lighting in our parking area and garage doors that maintain the up position. This is quite unsafe. I've contacted office management and the only thing they told me was that they are waiting on a bid. There has been no communication to me as a resident. I'm not sure that this information is accurate. I sent in my request in June 1st. Other residents spoke to them about the issue months before then.

Please, I ask that you respond to my emails and voicemails to let me know that you have received them and that you are the correct person to whom I should be speaking to about my concerns. If you aren't, I would much rather be emailing someone who will hear me concerns and respond.

Feel free to call me at [419-512-6933](tel:419-512-6933).
Thank you for your time,
Vicky

On Mon, Jul 10, 2017 at 9:23 PM, Vicky Lynn <vickylynnwright@gmail.com> wrote:

Hi Jacob,
I'm following up from my email I sent on June 16th.
The only item that has been taken care of is the red mini van that was parked in our parking lot. I'm still very concerned about the lack of lighting in our parking area and the open garages that are extremely dark at night. I have to walk by one every night to get to my apartment. I've noticed other areas in our community also lack lighting in the parking area. I've contacted management about this and have received no

response. I also put in a maintenance request and up until I checked it today, it was still open. Currently, I have no resident access to the Autumn Ridge website (<http://autumnridgeapts-mi.com/resident-access/>), so I am unable to see open work order requests.

Again, I am hoping you can help with this situation as it continues. Please let me know that you have received my email as I am unsure if you saw my first one given I did not receive a response. I'm copying City Commissioner, Sarah Anthony, in hopes that if you have questions, you can ask her.

Thank you for your time!
Vicky

On Fri, Jun 16, 2017 at 1:54 PM, Vicky Lynn <vickylynnwright@gmail.com> wrote:

Hi Jacob,

I left you a voicemail on Friday June 16th at 1:40 pm.

I am a tenant at Autumn Ridge Apartments located at 900 Long Blvd, Lansing, MI 48911. I have asked for our outside lights in our parking area to be replaced/turned on with no response from management. It's quite dark when I come home late at night and there is no lighting in our parking spaces. On top of this, there are several garage spaces in which the doors don't work so they are up, providing more darkness inside the garage. I've shared with management that I am uncomfortable and that it is unsafe to not have lighting in our parking area and to have spaces like the garages where people can hide in. My neighbor has also complained to them, however, they told her there is a fuse out and that it's been like this for a long time and no one has turned them in to the city officials for it. I live in unit 587. Each living area seems to be a bit different so sharing that with you might be helpful.

Also, while on the City Ordinance website, I found there are several other things that are considered nuisances. I've also requested that the bushes be trimmed back in our parking area and especially the one in front of my apartment. The bush there is so big that it's hitting the roof and growing underneath my eaves because there is no place for it to go.

Another nuisance is the red mini-van that has been parked in the same location since I moved in mid February. All of the tires are flat and there's a bunch of stuff inside it. I took a picture of it one day. It's a MI plate # DKM 3661. It expires this month. See attachment.

I also recently acquired cockroaches. This is one thing I haven't shared with management because I have a dog. The last time I submitted a maintenance request, they went into my apartment without asking or providing notice. I saw it unfold on my camera I have inside my apartment. My dog went ballistic because he wasn't crated and someone was entering his home. I'm also concerned about pesticides inside my living area. I've put bait traps out everywhere hopefully to get rid of them. I know my neighbor has indicated she has had problems with them too.

I'm quite tired of living in a place that does not provide me with this type of safety or care when their tenants bring up issues or concerns. I worked at several colleges and universities in the Housing and Residential Life offices and Student Affairs, so I know what is required for institutions to provide students to make sure they are living in a safe and comfortable environment. This management company is definitely not doing any of this.

My lease isn't up until next February or I would move out. I'm hoping you can help with these issues. Please contact me so I know you received my email.

Thank you so much for your time!
Vicky

--

Vicky L. Wright
[Find me on LinkedIn!](#)

12/4/2019

Gmail - Re: Nuisance Complaint 900 Long Blvd.

--
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--
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Vicky Lynn <vickylynnwright@gmail.com>

Fwd: Follow up

1 message

Hussain, Adam <Adam.Hussain@lansingmi.gov>
To: Vicki Lynn <vickylynnwright@gmail.com>

Thu, Aug 31, 2017 at 6:25 PM

FYI-

Conversations are on-going. I will continue to push the issue moving forward.

Sent from my iPhone

Begin forwarded message:

From: Calvin Jones <Calvin.Jones@LBWL.COM>
Date: August 28, 2017 at 3:30:35 PM EDT
To: "Hussain, Adam" <Adam.Hussain@lansingmi.gov>
Subject: RE: Follow up

Adam,

No problem.

Thanks,

Calvin

-----Original Message-----

From: Hussain, Adam [<mailto:Adam.Hussain@lansingmi.gov>]
Sent: Monday, August 28, 2017 3:25 PM
To: Calvin Jones <Calvin.Jones@LBWL.COM>
Subject: Re: Follow up

Thanks so much, Calvin. I'll follow up in a few days.

Adam

Sent from my iPhone

On Aug 28, 2017, at 9:30 AM, Calvin Jones <Calvin.Jones@LBWL.COM> wrote:

Adam,

Called her at 9:25 a.m. this morning and left a voice message.

Just waiting for her to call me back.

Thanks,

Calvin

-----Original Message-----

From: Hussain, Adam [mailto:Adam.Hussain@lansingmi.gov]

Sent: Thursday, August 24, 2017 4:19 PM

To: Calvin Jones <Calvin.Jones@LBWL.COM>

Subject: Follow up

Calvin,

Hope all is well. Not sure if you recall, but I promised I'd get with you later in the week to discuss a constituent issue. I had a very concerned woman call me from the Autumn's Ridge Townhomes. She stated that the lighting was terrible and that with the lack of lighting combined with inoperable garage doors and the resulting dark spaces for potential predators to hide, she was very leery about going to and from her car at night.

I visited the property the next night and agreed, the lighting, or lack thereof, was a major issue. A few days later, I visited with Allison Wirtjes, the property manager. She stated that she new lighting was issue and that they have been unable to get anyone on the property to bid the work. I asked her if she rented her poles from BWL and she said no. She followed that up with a statement about how she had just come from another property and had tried to work with the BWL to improve lighting. She went on to say that BWL representatives informed her that her property didn't qualify for the help she was seeking and they could do nothing for her. I asked her if she would be willing to receive a call from a BWL representative to discuss this and the potential to collaborate on fixes for her property's lighting problems. She said "absolutely".

With that being said, I am hoping you can get someone to contact her to discuss possibilities and maybe have another from your protective lighting division weigh in as well. Allison can be reached at 517-295-0000.

Thanks so much,

Adam Hussain

Sent from my iPhone

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For more information please visit <http://www.symanteccloud.com>

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Vicky Lynn <vickylynnwright@gmail.com>

Fwd: Autumn's Ridge

1 message

Hussain, Adam <Adam.Hussain@lansingmi.gov>

Fri, Sep 1, 2017 at 1:52 PM

To: Vicki Lynn <vickylynnwright@gmail.com>Cc: Sarah Anthony <santhony@ingham.org>

Vicki,

This means Allison is now working with the BWL on lighting issues and the LPD on other issues of concern. I will continue to follow up with Calvin and Kasha regarding progress. I hope these relationships result in forward movement for your property.

Talk soon,

Adam

Sent from my iPhone

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From: "Osborn, Kasha" <Kasha.Osborn@lansingmi.gov>**Date:** September 1, 2017 at 12:43:29 PM EDT**To:** "Hussain, Adam" <Adam.Hussain@lansingmi.gov>**Subject:** RE: Autumn's Ridge

Hi Adam,

Sorry, for the delay, I did make contact with Allison in regards to the situation and there's something in the works.

Kasha

-----Original Message-----

From: Hussain, Adam

Sent: Wednesday, August 30, 2017 10:46 AM

To: Osborn, Kasha

Subject: Autumn's Ridge

Did you get my email about Autumn's Ridge?

Adam

Sent from my iPhone

Vicky Lynn <vickylynnwright@gmail.com>

Re: Autumn's Ridge

1 message

Vicky Lynn <vickylynnwright@gmail.com>
To: "Hussain, Adam" <Adam.Hussain@lansingmi.gov>
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Fri, Sep 1, 2017 at 2:05 PM

Hi Adam,
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Enjoy your long weekend!
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Vicky L. Wright

Vicky Lynn <vickylynnwright@gmail.com>

Re: Autumn's Ridge

1 message

Vicky Lynn <vickylynnwright@gmail.com>
To: "Hussain, Adam" <Adam.Hussain@lansingmi.gov>

Tue, May 1, 2018 at 10:21 AM

Hi Adam,
I know it's been a while, but I'm curious if you might have any further information on lighting in my community and if BWL has ever come out to look at the electrical issues. It's been 8 months and I know things take time to complete, but I thought I would see some progress by now.
We still don't have lighting in our community and it's very concerning. I've put in another phone call to the managers at Autumn Ridge and I'm waiting to hear back.
Thanks for all your help!
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Tue, May 1, 2018 at 3:29 PM

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Vicki,

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Calvin/Kasha, do you have any updates for us regarding this property?

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Vicky Lynn <vickyllynnwright@gmail.com>

Re: Autumn's Ridge

1 message

Vicky Lynn <vickyllynnwright@gmail.com>

Mon, May 7, 2018 at 9:06 AM

To: "Hussain, Adam" <Adam.Hussain@lansingmi.gov>Cc: "Osborn, Kasha" <Kasha.Osborn@lansingmi.gov>, "clj@lbwl.com" <clj@lbwl.com>, "Garza, Jeremy" <Jeremy.Garza@lansingmi.gov>

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I agree. Calvin, let us know what you find out. Also, I'll get with Councilman Garza on this and maybe we can walk the property and meet with the mgmt. company in the near future.

Adam

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Vicky L. Wright

[dōTERRA Wellness Advocate](#)

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RE: Autumn's Ridge

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Adam,

Called Allison again today at 10:10 A.M. this morning. Justin said, she was out checking properties and would call me back later today."

Just keeping you in the loop.

Calvin

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Calvin/Kasha, do you have any updates for us regarding this property?

Adam

From: Vicky Lynn [vickylynnwright@gmail.com]

Sent: Tuesday, May 01, 2018 10:21 AM

To: Hussain, Adam

Subject: Re: Autumn's Ridge

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Thanks for all your help!

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Enjoy your long weekend!

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Subject: RE: Autumn's Ridge

Hi Adam,

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Subject: Autumn's Ridge

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[Find me on LinkedIn!](#)

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Vicky L. Wright

[dōTERRA Wellness Advocate](#)



Vicky Lynn <vickylynnwright@gmail.com>

FW: Autumn's Ridge

1 message

Hussain, Adam <Adam.Hussain@lansingmi.gov>
To: "vickylynnwright@gmail.com" <vickylynnwright@gmail.com>

Mon, May 7, 2018 at 12:27 PM

FYI

From: Calvin Jones [Calvin.Jones@LBWL.COM]
Sent: Monday, May 07, 2018 11:16 AM
To: Hussain, Adam; Osborn, Kasha; Garza, Jeremy; Boak, Sherrie
Cc: Stephen Serkaian
Subject: RE: Autumn's Ridge

Adam,

Autumn Ridge is conducting a meeting tomorrow with corporate to discuss the lighting issue.

The lighting of the private property remains a high priority for Autumn Ridge.

-
Autumn Ridge has agreed to keep me advised.

Calvin

From: Hussain, Adam [<mailto:Adam.Hussain@lansingmi.gov>]
Sent: Monday, May 07, 2018 9:23 AM
To: Vicky Lynn <vickylynnwright@gmail.com>
Cc: Osborn, Kasha <Kasha.Osborn@lansingmi.gov>; Calvin Jones <Calvin.Jones@LBWL.COM>; Garza, Jeremy <Jeremy.Garza@lansingmi.gov>
Subject: RE: Autumn's Ridge

I agree. Calvin, let us know what you find out. Also, I'll get with Councilman Garza on this and maybe we can walk the property and meet with the mgmt. company in the near future.

Adam

From: Vicky Lynn [vickylynnwright@gmail.com]
Sent: Monday, May 07, 2018 9:06 AM
To: Hussain, Adam
Cc: Osborn, Kasha; clj@lbwl.com; Garza, Jeremy
Subject: Re: Autumn's Ridge

Thank you everyone!

I'm hoping something can get resolved soon. We have a lot of children and families in our community. Adequate lighting is very important for the safety of all of our residents.

Warmest regards,

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[dōTERRA Wellness Advocate](#)

Vicky Lynn <vickylynnwright@gmail.com>

Re: Autumn's Ridge

1 message

Garza, Jeremy <Jeremy.Garza@lansingmi.gov>

Mon, May 7, 2018 at 2:12 PM

To: Calvin Jones <Calvin.Jones@lbwl.com>Cc: "Hussain, Adam" <Adam.Hussain@lansingmi.gov>, Vicky Lynn <vickylynnwright@gmail.com>, "Osborn, Kasha" <Kasha.Osborn@lansingmi.gov>

Thank you for looking into this Adam and Calvin.

I read through your emails, it looks like you've been dealing with this for quite some time Vicky. I will talk to Adam this evening and our council meeting to get brought up to speed on this matter.

Thank you

Sent from my iPhone

On May 7, 2018, at 10:24 AM, Calvin Jones <Calvin.Jones@LBWL.COM> wrote:

Adam,

Called Allison again today at 10:10 A.M. this morning. Justin said, she was out checking properties and would call me back later today."

Just keeping you in the loop.

Calvin

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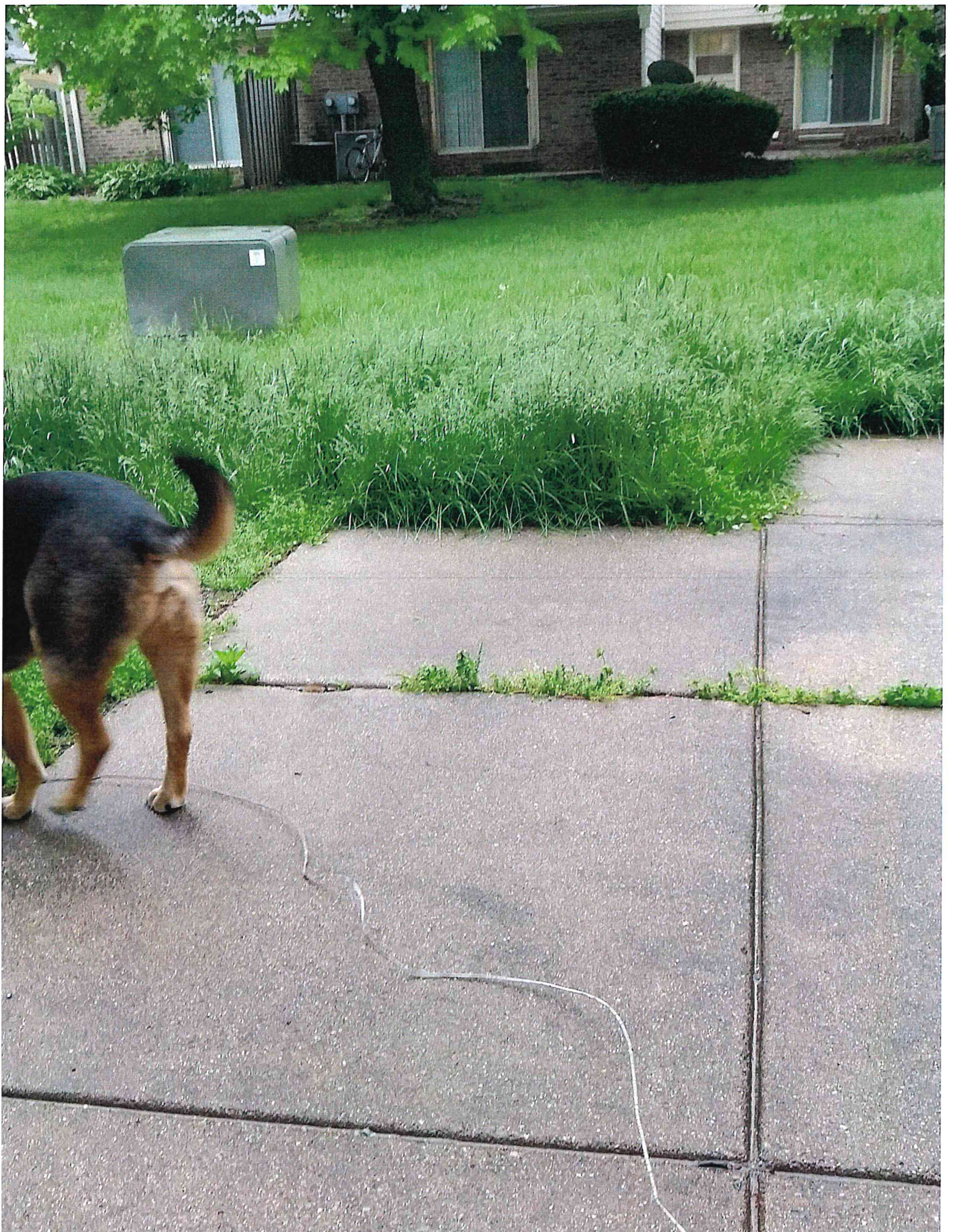
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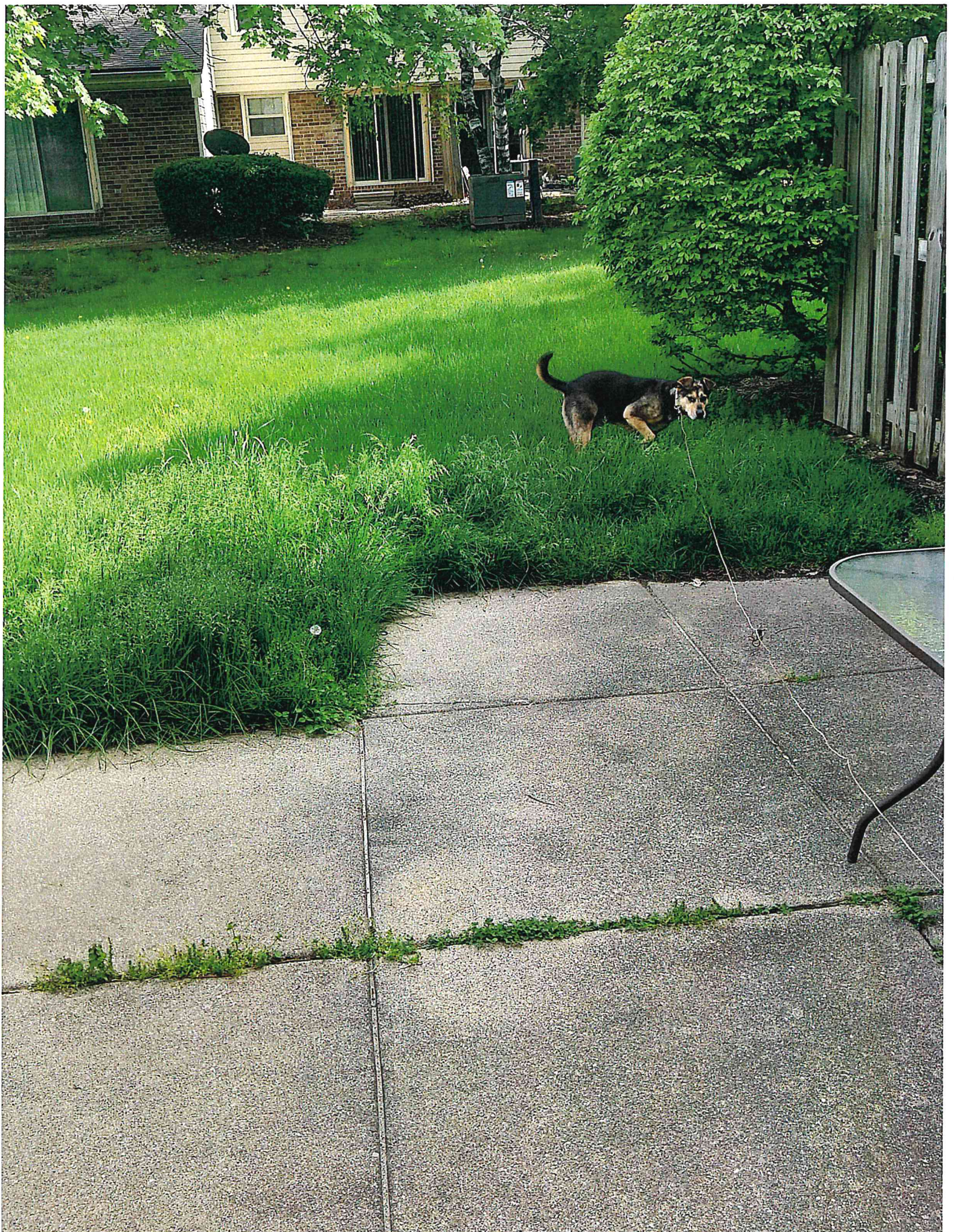




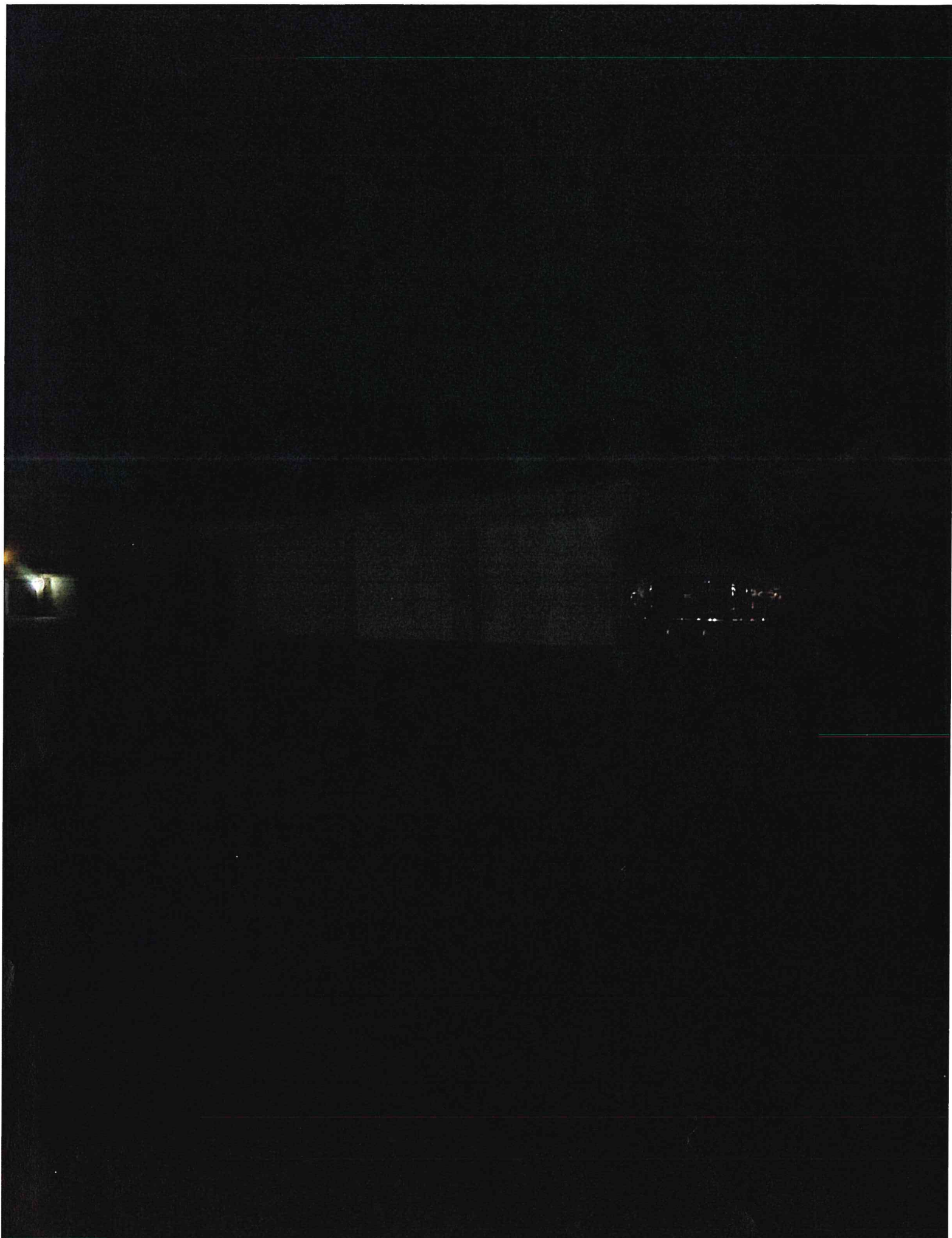
















City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

March 18, 2019

Bruce Kruger
7721 Williams Rd.
Lansing, MI 48911

RE: 3801 Walton

Dear Mr. Kruger,

The purpose of this letter is to summarize the remedial steps you have agreed to take with respect to 3801 Walton, as committed to at our March 6, 2019 meeting held in the City Attorney conference room. You agreed that the following will occur by March 31, 2019:

- A walk-through of the premises with Councilmember Garza and Chief Building Inspector Steve Swan including an inspection by Mr. Swan
- Provide LPD Officer Jillian Colby a tenant list and update it every six months.
- Continue the eviction process for the two tenants you mentioned during the meeting.
- Install functioning lights on all four corners of the building and arrange for the back light to be repaired.
- Connect three operational surveillance cameras and work with LPD Officer Jillian Colby on placement and to get them registered with SCRAM.
- Arrange for pest control on a monthly basis and ensure access to tenant apartments.
- Continue contact with LPD Officer Jillian Colby.
- Update and file with LPD all No Trespass letters.
- LPD Officer Jillian Colby will arrange for a risk assessment and you will cooperate with her.

Thank you for your cooperation. Please indicate acceptance and agreement below and return in the enclosed self-addressed stamped envelope.

Sincerely,

James D. Smiertka
City Attorney

Accepted and agreed:

Bruce Kruger

RECEIVED APR 04 2019

ATT. JAMES SMIENTKA

#1 WALK Thru STEED SWAN
just cosmetic repairs smoke detectors
smoke Detector Done Immediately

#2 LEADS to Jillian

#3 1 Eviction Done
1 Done April 4th

#4 5 CAMERAS Installed
From total surveillance

#5 ORKIN still goes every month
+ told all tenants to let them in.

#6 updated all no trespass with LPD

#7 called Haeefines to KASTA OSBORN
to arrange Risk Assessments But
no call back

THESE HAVE ALL BEEN DONE
But #7

