

AGENDA

Committee on Public Safety AGENDA FOR NOVEMBER 18, 2021 AT 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.

**Based on the recommendations from the Centers for Disease Control (CDC)
City Council President Spadafore is requesting members of the public, City Staff and Council Members
wear face coverings at meetings of the City Council and their Committees.**

Council Member Garza, Chairperson
Council Member Wood, Vice Chairperson
Council Member Jackson, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. October 28, 2021
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of property located at 2206 West Jolly Road
 - C. DISCUSSION - Follow up on 1428 New York Avenue
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on Public Safety
Thursday, October 28, 2021 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Jeremy Garza, Chair
Council Member Carol Wood, Vice Chair
Council Member Brian T. Jackson, Member

OTHERS PRESENT

Renee Richmond, Council Staff
Mary Bowen, OCA
Scott Sanford, Code Compliance
Council Member Betz
Kyle Kaminski

MINUTES

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE MINUTES OCTOBER 14, 2021, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time

DISCUSSION/ACTION ITEMS

RESOLUTION – Orders to Make Safe or Demolish to the owners of property located at 4108 Deerfield Avenue

Scott Sanford stated this was tagged due to fire damage and tabled multiple times as they said they were going to pull permits. There have been three different builders now the owners are on a fourth, but there as been no permits, inspections or action. All previous permits have expired, we recommend MSD 30 days. Council Member Garza asked if they asked for extensions and Mr. Sanford confirmed they were granted three. Mr. Sanford continued that his office received a call from the electrical contractor and cancelled his permit citing concerns that Mrs. Titus couldn't handle the repairs and process. He also stated that they've spoke with Mrs. Titus several times and have posted the notice and still no work being done. Council Member Garza asked Mr. Sanford to follow up one last time with her so we are doing out due diligence and Mr. Sandford confirmed the notice will be posted on the building and sent out to the property owners. Council Member Wood asked Mr. Sanford that once he reaches out and if she responds, can he make sure she understands the requirements for funding, timeline and permits pulled and paid for. Mr. Sanford confirmed.

MOTION BY COUNCILMEMBER WOOD TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 4108 DEERFIELD AVENUE. MOTION CARRIED 3-0.

DISCUSSION – 1428 New York Avenue

Council Member Garza informed the Committee that at the Council meeting on the 11th, two handwritten statements were presented regarding 1428 New York Avenue. Ms. Monroe's statement included that she lives across the street from the home, and this house is used for drugs, parties and to verbally abuse neighbors. Cars are lined up everywhere on both sides of the street, people can't get to their own homes. People pass out in lawns and walk through front and back yards that are not theirs. There was a red tag on it and they ripped it off and keep living there. Mr. Sanford confirmed it was red tagged on 10/23/2019 with an outstanding tax bill over \$3,000. It was owned by Leonard and Andrea Sklar and they sold to Ameil Moore, who the Department haven't seen or heard from. Council Member Garza noted that it a neighbor said there is no electricity, and the people are running a generator and Mr. Sanford confirm they continue to rip off the red tags, that this is a LPD issue and not a code issue. Council Member Wood indicated the first issue is there are reports of drugs, gambling and prostitution, OCA needs to send a letter registered mail to the owner or record. There is a timeline in which this needs to be done and then LPD can investigate so it can be deemed a nuisance, also maybe an alarm put on it so when they try to get in it would be trespassing. Mary Bowen said that when LPD responds it needs to be cited as a red tag trespass, it has to be specific. Council Member Wood asked if it would be possible to get the owner for a meeting with Code, OCA, LPD and explain what is going to happen. Council Member Garza noted that the last paid taxes were Summer of 2019. Council Member Garza asked about a letter regarding trash and Mr. Sanford said a letter went out and was submitted on 10/25 and boarded up again, if the guys can get on the property but people staying there are telling code officers they can't be there and are being verbally abusive. Mr. Sanford stated that a few issues are that LPD is not enforcing when called out to the property, and there are a lot of young officers that just don't know the process and what they are able to do. Council Member Garza requested a follow up at the next meeting and to include OCA/Code/LPD, and Brian McGrain. Council Member Jackson mentioned that OCA once did a training and when LPD goes out to a house and gives a warning the first time and can inform them that subsequent visits could result in an arrest that might help. Council Member Betz concurred this is being used as a drug house, it was boarded up and the continue to break in the back of the house. Council Member Betz mentioned 2304 Forest Avenue and that Mr. Sanford hit it on the head that Code and LPD keep sending it back to each other. Mr. Sanford explained that 2304 Forest is a parking issue not a code issue therefore it goes to LPD to handle, and they were told to move the vehicle. Council Member Wood added that a commercial vehicle cannot park in a residential area, Mr. Sanford added that there was no plate or registration and Council Member Wood commented to tag it abandoned. Mr. Sanford said LPD informed the person if it wasn't disabled to move it. Council Member Bets added that the guy is running a business out of his home, there is a woodchipper, and other equipment. Mr. Sanford concluded that they met with the owner and all ID come back to that home, he is paying utilities, it used to be a rental and is not anymore, so this is a LPD issue not Code. Council Member Betz mentioned the zoning code for commercial and Mr. Sanford stated zoning code covers property

OTHER

Council Member Garza asked Mr. Sanford about a property on Mt. Hope between Cedar and Washington across from Forest, that is a two story and the status and wasn't sure on the address. Mr. Sanford indicated there was one currently in Demo on Mt. Hope and would look into the status.

PUBLIC COMMENT

No public comment at this time.

ADJOURN

Adjourned at 4:24pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved as presented on

DRAFT

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	2206 W JOLLY
PARCEL NUMBER:	33-01-01-31-479-201

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	2021-D007

LISTED TAXPAYER:	THOMAS & ROBBYNE JONES
INTERESTED PARTIES:	
SEV INFORMATION:	\$51,600.00
LAND VALUE:	\$14,138.00
BUILDING VALUE:	\$89,108.00
LOT SIZE:	87 X 162.5

HOUSING CODE VIOLATION LTR:	4/8/2016
ORIGINAL RED TAG DATE:	6/8/2021
ZONING:	
ESTIMATE OF REPAIRS:	
PICTURES:	
OTHER:	

LEGAL DESCRIPTION:	S 162.5 FT LOT 116 ECO FARMS
---------------------------	------------------------------

ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	9/23/2021
ORDER:	MAKE SAFE OR DEMOLISH BY 10/23/2021
REASON/CONDITIONS:	FIRE DAMAGED
HEARING OFFICER:	DAVE MUYLLE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	Required, not yet pulled
ELECTRICAL:	Required, not yet pulled
MECHANICAL:	Required, not yet pulled
PLUMBING:	Required, not yet pulled
DEMOLITION:	Required, not yet pulled

2206 W. JOLLY RD.

- Original Red Tag Date

- 4/08/2016

- Submitted Into Make Safe Or Demolish Process

- 7/21/2021

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- THOMAS & ROBBYNE JONES

2206 W. JOLLY RD.

Property Value Information

● SEV

● \$51,600.00 (*as of 10/25/2021*)

● Structure

● \$89,108.00 (*as of 10/25/2021*)

● Land

● \$14,138.00 (*as of 10/25/2021*)

● Estimate of Repairs

● \$107,163.95.00

2206 W JOLLY RD.

Housing Code Correction Letters

● Building Safety Inspection Date

● 04/08/2016

● 01/23/2018 & 6/08/2021

● Building Safety Letter Written

● 04/08/2016, 1/23/2018, 6/08/2021

● Building Safety Due Date

● 05/08/2016

2206 W. JOLLY RD.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 09/23/2021

- Order by Demolition Board

- MS or D by 10/23/2021

- Request Sent To City Council for Show Cause Hearing

- 10/25/2021

2206 W. JOLLY RD.

City Council Actions

- Show Cause Hearing Held

- 00/00/00

- Public Safety Committee Meeting

- 00/00/00

- Resolution passed by City Council

- Extension Requested By Owner

2206 W. JOLLY RD.

General Comments

- None of the required permits have been pulled as of 10/25/2021.
- Property is 75% fire damaged as of 6/16/2021

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. 2021-D007
---	---	-----------------------

Matter of the building/structure at 2206 W JOLLY which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: September 23, 2021 Hearing Officers: DAVE MUYLLE, JOE VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ owners or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☒ fire ☐ wind ☐ flood
☐ other:
7. The state equalized value of the building/structure is \$51,600.00
8. The cost to repair the building or structure to make it safe is \$107,163.95
9. The real estate is described as follows:

Parcel Number: 33 01 01 31 479 201

S 162.5 FT LOT 116 ECO FARMS

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☐ The building/structure shall be made safe or demolished on or before 10-23-2021.
☐ The case be tabled until _____.
☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

Date

9/23/21

Hearing Officer

David L. Muelle























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

WHEREAS, the City of Lansing Code Enforcement Division has declared the building at 2206 W. JOLLY RD., Parcel # 33-01-01-31-479-201, legally described as: S 162.5 FT. LOT 116 ECO FARMS, to be unsafe and dangerous as defined in Section 108.1 of the Lansing Housing Code and the applicable laws of the State of Michigan and thus, ordered the building to be red tagged on April 8, 2016 as unsafe to occupy; and

WHEREAS, the Lansing Demolition Board, at its meeting held on September 23, 2021 declared the building to be unsafe and dangerous as defined in the Lansing Housing Code (1460.09) and the applicable laws of the State of Michigan (MCLA 125.539) and ordered the property to be made safe or demolished by October 23, 2021; and

WHEREAS, the Code Enforcement Division has determined that compliance with the order of the Demolition Board has not occurred; and

WHEREAS, the Lansing Housing Code and the applicable laws of the State of Michigan require that the City hold a hearing to give the property owner an opportunity to show cause as to why the building should not be demolished or otherwise made safe;

NOW THEREFORE, BE IT RESOLVED that a show cause hearing will be held during the City Council meeting on Monday, <<FutureHearingDate>> at 7:00 p.m. in consideration of issuing an order requiring the building at 2206 W. Jolly Rd. to be made safe or demolished within a specific period of time.

BE IT FINALLY RESOLVED that the Lansing City Council directs the Code Enforcement Division to notify the owner of 2206 W. Jolly Rd. of the opportunity to appear and present testimony at the hearing.