



Andy Schor, Mayor

ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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OFFICIAL PROCEEDINGS OF THE CITY OF LANSING DEMOLITION BOARD Held at 316 N. Capitol Ave. at 6:00 pm, September 23, 2021

The September 23, 2021 meeting of the City of Lansing Demolition Board was called to order at 6:01 p.m. by D. Muylle. The following members were in attendance: Joe Vitale, Dave Muylle

MEMBERS ABSENT:

STAFF PRESENT: Scott Sanford; Lynne Puente, Jerry Dunham

PUBLIC PRESENT: Ronnie Ford, Jeanne Fangboner, Carl Fangboner, Adam Hussain, Veronica Wade

OLD BUSINESS: None

NEW BUSINESS:

Case No.: 2021-D007 **Address: 2206 W. Jolly Road:**

Scott Sanford read the case overview sheet for the property and noted the owner/representative were not present for the meeting. The property has had an outstanding BSO Correction notice since 2016 and was recently severely fire damaged. D. Muylle asked why it took so long for the Building Department to take action and Jerry Dunham responded that he could have taken the property down the day of the fire and at any time after however the manager of the Building Safety Department Steve Swan told him no and to turn the property over to Code Enforcement and have it heard at our demolition board meeting.

D. Muylle ruled 30 days make safe or demolish.

Case No: 2021-D008

Address: 3601 Deerfield Avenue

S. Sanford read the case overview sheet and noted there is a hole in the roof and that water has been getting in the structure for some time. Veronica Wade is here on her mother Mary G. Wade's behalf. Mary has cancer and is currently receiving treatments and is unable to attend. They are working with case worker Jessica Weaver at CACS to see if they can get assistance for repairs on the home. Mr. Vitale asked her about the hole in the roof and the tarp is not covering the hole. She stated her brother has covered it several times however they are having problems with raccoons and possums getting in the structure and tearing up the tarp. Her family has lost 2 siblings to cancer in the last year and half and they are all having financial difficulties and cannot afford another tarp at this time. D. Muylle stated he would be willing to hold off on the demolition order to give her time to find out if CACS will do the repairs to the home and will table the property to be heard at the December 2, 2021 demolition board meeting. Lynne Puente stated she would change the property to a no bill status until the property is heard again at the December 2, 2021 demolition board meeting.

D. Muylle ruled: Table until the December 2, 2021 meeting.

Case No: 2021-D009

Address: 4808 Ingham Street

S. Sanford read the case overview sheet for the property and noted the owner of the property is not present and also noted the property is severely delinquent on property taxes. This property has been Red Tagged since 2008. Building Inspector Jerry Dunham stated that work is getting done on the property he has stopped several times and told the workers to stop work and they must get the necessary permits for the work that is being done. Lynne Puente noted this owner purchased several properties at the Ingham County Tax Sale and rehabbed and sold a couple of properties without permits. Jerry Dunham informed the board that the property is gutted inside and there are no floor sheathings.

D. Muylle ruled: 60 Days make safe or demolish

Case No: 2021-D010

Address: 5016 Conners Avenue

S. Sanford read the case overview sheet for the property and noted the property had a significant fire in December of 2019 the City of Lansing is not holding fire damage monies and there has been no permit activity on the property. One of the owners of the property Ronnie Ford is present for the meeting along with two of the neighbors Jeanne and Carl Fangboner. Ronnie stated that the Fire Marshal investigated the fire and found no evidence of an intentional fire however the claims adjuster for the home owners company is trying to say the owner intentionally set the fire. He is now in litigation with the insurance company and hopes to have resolution by the end of the year. He said COVID severely impacted the claim he had to seek outside legal counsel to fore the insurance company to release the funds and repair the home. He stated after the fire he started receiving DAMV and trash notices for the property and that the City of Lansing has cleaned the property twice and had one of his vehicles towed from the property. He was not aware that he could not store items in the carport and all his belongings that he was storing were removed. Mr. Muylle asked if anyone else would like to speak and the neighbors of the property said that he does take good care of the property and keeps the yard mowed and in good shape. Several of the properties that are being heard tonight are near their property and they came to see what the outcome was and wanted to see for themselves how the board worked. D. Muylle asked the owner if he thought he would have resolution with the insurance company by the end of the year and the owner indicated that he should have an answer late November early December. Mr. Muylle agreed to table the property until the January 2022 meeting and by that time he should have an answer or we will need to proceed with the demolition process.

D. Muylle ruled tabled until the January 27th 2022 demolition board meeting.

PUBLIC COMMENT: City Councilman Adam Hussain attended the meeting, all of the properties being heard at tonight's meeting are in his area and he is frustrated at why some of these properties have not been heard earlier. S. Sanford responded one of the properties being heard is commercial and Code Enforcement has no jurisdiction and that we are all frustrated that 2206 W. Jolly was not handled thru the Building Safety Department. COVID and meeting regulations hampered new properties being put thru the process last year and that our office finished up properties that had already been started prior to the COVID shut down earlier this year and we are now starting to put more properties thru the process. S. Sanford explained the ordinance, timelines, and that the properties and that the repairs must be equal to at least 50% of the value of the home. S. Sanford also expressed frustration on the fact that our office has multiple vacant positions open and he cannot get the positions posted we will shortly be down to one Premise Officer as two of the Premise Officer are working as Code Officer out of class. A study was conducted a few years back that stated a Code Officer not only pays for themselves and resulting legacy costs but still brings in revenue for the City of Lansing.

Councilman Hussain stated he was well aware of what the ordinance says and what the repairs must be in correlation to the value of the home. All the properties being heard tonight are thorns in his side and he is always getting complaints regarding the properties. He feels horrible for the people that live around these homes and that is drags the property values down of neighboring homes. Councilman Hussain was not happy that 2 of the properties were tabled and felt they should continue thru the process.

J. Vitale and D. Muylle said they are a volunteer board they the go between for the City of Lansing and the property owners. They tabled two of the properties to allow time for the owners to complete their paperwork on the properties. The properties are only brought to their attention when they receive the agenda packets. By allowing someone a couple more months to work thru the process on their end lets the owners know they are being heard. At the next meeting the properties are slated to be heard at if work has not commenced or they do not have a resolution to what is holding up the repair plans for the property the board will rule to make safe or demolish. The board excused themselves from the meeting.

S. Sanford, Lynne Puente and Councilman Hussain continued the discussion of what are department is dealing with. S Sanford expressed frustration on the fact that our office has multiple vacant positions open and he cannot get the positions posted we will shortly be down to one Premise Officer as two of the Premise Officer are working as Code Officer out of class. A study was conducted a few years back that stated a Code Officer not only pays for themselves and resulting legacy costs and still brings in revenue for the City of Lansing.

The Code Office was moved under the Fire Department then back to Economic Development and Planning. We have had a change in director and recently the department was almost moved under the management of Steve Swan the Building Safety Manager. All of the above is affecting the ability of our office to conduct business.

ADJOURNMENT: At 8:00 PM, S. Sanford adjourned the meeting.

Respectfully submitted,

Lynne Puente
Administrative Secretary
Code Enforcement Section

Draft date: October 5, 2021
Approved date: October 11, 2021
Sent to Clerk's Office: October 11, 2021

cc:

City Clerk's Office
File