

AGENDA

Committee on Public Safety AGENDA FOR JUNE 16, 2022 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.

Council Member Wood, Chairperson
Council Member Daniels, Vice Chairperson
Council Member Brown, Member

1. Call to Order

2. Roll Call

3. Minutes

A. May 19, 2022

4. Public Comment on Agenda Items (Up to 3 Minutes)

5. Discussion/Action:

- B. ORDINANCE - Ordinance to Amend Chapter 1460, Section 1, and the International Property Maintenance Code, adopted by reference, to provide for the issuance of trash, weed, and grass violation notices and compliance orders, declare uncorrected violations, nuisances, provide for appeals process and permit the City to abate uncorrected violations and recover costs
- C. RESOLUTION - Orders to Make Safe or Demolish to the owners of property located at 3337 Viking Road
- D. RESOLUTION - Set Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of 1224 Dakin Street
- E. RESOLUTION - Set Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of 5017 Hughes Road
- F. RESOLUTION - Set Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of 5019 Pleasant Grove Road
- G. RESOLUTION - Set Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of 3025 Maloney Street
- H. DISCUSSION - Electric Scooters
- I. DISCUSSION - Mutual Aid; LFD

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, May 19, 2022 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Carol Wood, Chair
Council Member Brian Daniels, Vice Chair
Council Member Jeffrey Brown, Member

OTHERS PRESENT

Renee Richmond, Council Staff
Lisa Hagen, OCA
Mary Bowen, OCA
Amanda O'Boyle, OCA
Brian McGrain, Director of EDP
Scott Sanford, Code Compliance
Andy Kilpatrick, Director of Public Service Dept.
Vicki Miller, Colonial Townhouses
Timothy Lee, Colonial Townhouses
Paula Simon, resident

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES MAY 5, 2022, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Vicki Miller from Colonial Townhouses spoke on the road conditions by the Community and introduced Tim Lee the new property manager. She stated the road have not been fixed in years, they do use Lansing Connect in reporting them, there has been damage to vehicles, and the members have complained and take pride in keeping their property and area taken care of and work hard to keep it nice. Ms. Miller continued that there are 248 townhouses so approximately 500 cars in the community, she understands they are on a list but is asking if anything can be done. Councilmember Wood informed the Committee that Director Kilpatrick will be joining the meeting so we will let him communicate what he knows.

Paula Simon spoke on the electric scooters all around the area and that they are not monitored. She spoke that a person came into the street between two vehicles, and she almost hit him. Ms. Simon inquired about the Michigan law and Lansing ordinance on age, helmet requirement and where they are allowed to ride them, she sees no enforcement. Councilmember Wood stated she would like to add

this to the next meeting agenda and have LPD and the Clerk's office attend for clarification. Ms. Simon wanted to thank Kristi at EPD as she was wonderful in assisting her.

DISCUSSION/ACTION ITEMS

RESOLUTION – Setting a Public Hearing in consideration of an Ordinance to Amend Chapter 1460, Section 1 and the International Property Maintenance Code, adopted by reference, to provide for the issuance of trash, weed, and grass violation notices and compliance orders, declare uncorrected violations nuisances, provide for appeals process and permit the City to abate uncorrected violations and recover costs

Councilmember Wood informed the Committee that this ordinance was previously proposed by former Councilmember Betz and Amanda from OCA has been working on it, then asked Ms. O'Boyle to explain the ordinance. Ms. O'Boyle explained that mechanisms were currently in place through court, but it became unique when the owner was deceased or unclear. She added they have implemented a city process for grass/trash and on page 2 of the ordinance line 17-22 gives the definition of the Claims Review Committee that was created by resolution and consists of a representative from the offices of City Attorney, Mayor, and City Council, if the amount is over \$2,500 it goes directly to Council for referral to Committee and not the CRC who can make a determination on approval or denial, or adjust the bill and the claimant can still appeal through the process.

Ms. O'Boyle then referenced page 4 line 15, that goes over weeds and long grass along with trash/garbage and that over 8 inches of long grass is prohibited. She added that a letter is sent and if not corrected they can abate, and if it is the backyard they have to go to court and in the meantime, it continues to grow, if a tenant would have the ability to appeal and same if not corrected, we could abate. Councilmember Wood asked if a tenant could file an appeal the person charged is the property owner who might not know. Ms. O'Boyle stated the notice goes to the property owner, and Councilmember Wood said maybe in the lease it states the tenant is responsible for cutting grass, and Ms. O'Boyle said that is a contractual agreement with them, but the owner is still responsible for it.

Ms. O'Boyle referenced Page 6 beginning with line 2 that outlines the appeal process as it relates to trash/grass. Councilmember Wood asked about a memo from Mr. Sanford to Mr. McGrain and it states an Appeal Board within Code Enforcement, both indicated there is no board that was an error, it is just the appeals process, and they support this. Mr. O'Boyle added the urgency for the grass which is an ongoing issue, and Councilmember Wood then asked the claimant still has the right to go to circuit court if the Committee/Council denies, and Ms. O'Boyle confirmed.

Councilmember Brown mentioned the city charged someone a fine but had no pictures and asked if this was in the ordinance, Mr. Sanford said the department had a meeting and reminded that when writing a violation that code and the contractor have to take pictures. Mr. McGrain also reiterated that he informed them that notes in the comments section and enforced it has to be done.

Ms. O'Boyle again referenced page 6, line 9, stating an appeal must be received not more than 3 days after the compliance date ordered on the notice, and concluded that on page 10, line 9 begins definitions for clarification.

Councilmember Brown asked if it is appropriate to request to add in that there needs to be proper evidence, like he stated previously on an instance there were no pictures for verification. Councilmember Wood asked law to respond, and Ms. O'Boyle responded that is something written in a policy and not an ordinance but amending a policy would be sufficient. Councilmember Wood ask Mr. McGrain if between now and passage if he could provide the Committee with a copy of the policy and he agreed.

MOTION BY COUNCILMEMBER BROWN TO APPROVE THE RESOLUTION FOR SETTING A PUBLIC HEARING IN CONSIDERATION OF AN ORDINANCE TO AMEND CHAPTER 1460, SECTION 1, AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, ADOPTED BY

REFERENCE, TO PROVIDE FOR THE ISSUANCE OF TRASH, WEED, AND GRASS VIOLATION NOTICES AND COMPLIANCE ORDERS, DECLARE UNCORRECTED VIOLATIONS NUISANCES, PROVIDE FOR APPEALS PROCESS AND PERMIT THE CITY TO ABATE UNCORRECTED VIOLATIONS AND RECOVER COSTS. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing in consideration of Orders to Make Safe or Demolish to the owners of property located at 3337 Viking Road

Scott Sanford stated the building permit expired, electrical was issued but no activity since 8/30/2021, mechanical final inspection was 10/15/2021 but the basement has since flooded and needs replacement, plumbing permit expired and requests 60 days MSD.

MOTION BY COUNCILMEMBER DANIELS TO APPROVE THE RESOLUTION FOR SETTING A PUBLIC HEARING IN CONSIDERATION OF ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 3337 VIKING ROAD. MOTION CARRIED 3-0.

Mr. Sanford asked when this will go to Council, Ms. Richmond stated 05/23/2022 to set the hearing and the hearing will be on 6/13/2022.

DISCUSSION – Communication from Vicki Miller regarding street conditions in Colonial Townhouses Community

Councilmember Wood reiterated public comment for Mr. Kilpatrick regarding Colonial Townhouses and the road conditions. Mr. Kilpatrick stated the roads are rated on a scale from 1-10, and are prioritized based on asset management, planning with the state and that majority of the money spent on roads that have not deteriorated as bad. He continued that as far as prioritizing they look at areas they can collaborate with BW&L like with sewer projects or other areas. Mr. Kilpatrick added he does not believe the Colonial Townhouses area is on the current construction project for this year, but a discussion with Council can be done if they want to look at the street condition map with the ratings. Councilmember Wood asked what the cost is to reconstruct one mile and Mr. Kilpatrick said their average cost is ½ million dollars a mile for local and one million for major roads, adding curbs and etc. right now is about double.

Councilmember Daniels asked what determinations goes into fixing potholes, Mr. Kilpatrick acknowledged the city has a significant number of potholes and they are out frequently doing skim patch vs. perm fixes and those only last 3-5 years pending the volume of traffic on streets. Mr. Kilpatrick again stated that our rating scale is 1-10 with 10 being a new road, their average rating is below a 3. Councilmember Brown asked how they are communicating to the residents like at Colonial Townhouses, and Mr. Kilpatrick informed the Committee that there is a condition rating map on the city website, and Ms. Hagen added that she googled it and it is the first thing that comes up. Councilmember Daniels asked if they update the potholes that are fixed, Mr. Kilpatrick stated regarding potholes they look at the whole block which could have 2-50 and look at cost. He also added that with ACT 51 is how the money gets distributed for county, city/village, etc. for non-maintenance with a minimum 50% coming from local funds, even if they get some from the state they always need more.

Councilmember Wood concluded that this is a lengthy discussion on how expensive it is, and unless city council wants to pick the winners/losers the way public service is handling sounds like the best method. Councilmember Wood asked Mr. Kilpatrick if someone could drive out to Colonial Townhouses and look at the issues and try to solve since it is an on-going issue. Mr. Kilpatrick acknowledged and added this year is the highest level in 2-3 years, they also have a 5-year plan with BWL and will see if it is on that map and look at sewer projects.

Ms. Miller acknowledged they us Lansing Connect and they are responsive. Councilmember Brown asked who is responsible for Lansing Connect and closing them out, Mr. Kilpatrick said there are many factors with the variety in Lansing Connect, they can't move to another status unless they close it out and then recreate another. He continued he will research a few of the complaints and search by type

and view the comments. Councilmember Wood indicated she would also speak to Councilmember Hussain and see if it's something to bring up in COW or Council.

OTHER

ADJOURN

Adjourned at 5:08pm
submitted by Renee Richmond,
Administrative Assistant, Lansing City Council
Approved by the Committee on

DRAFT

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend the Lansing codified ordinances by amending Chapter 1460, Section 1, and the International Property Maintenance Code, adopted by reference, to provide for issuance of trash, weed, and grass violation notices and compliance orders, and that uncorrected violations are nuisances; and to provide an appeals process, and to permit the City to abate uncorrected violations and recover costs.

The City of Lansing ordains:

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

1460.01. - Property Maintenance Code.

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

(a)When used in the IPMC:

(1)"[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."

(2)"International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."

(3) "International Mechanical Code" is replaced with "the Mechanical Code, as adopted in Chapter 1426 of the Lansing Codified Ordinances."

(4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter 1424 of the Lansing Codified Ordinances."

(5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part Twelve of the Lansing Codified Ordinances."

(6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter 1610 of the Lansing Codified Ordinances."

(7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted in Chapter 1422 of the Lansing Codified Ordinances."

(8) "Department of Property Maintenance Inspection" and "Department" are replaced with "Office of Code Compliance."

(9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and "legal counsel of the jurisdiction" are replaced with "City Attorney."

(10) "Appointing authority" and "Chief Appointing Authority" are replaced with "Mayor."

(11) "Appeals Board" is replaced with "Building Board of Appeals."

(12) "Claims Review Committee" is added as created by Resolution 1987-0253 and amended by Resolution 2014-045, consisting of a representative from the following offices: City Attorney, Mayor, and City Council, and shall act as the appeal body for violations of Section 308.

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

1 (b) The following language is added to Section 102.6 after the word "designated": By the
2 Federal, State, or local government.

3 (c) Section 103.2 is deleted.

4 (d) The text of Section 103.3 is replaced with the following: The Code Official has the authority
5 to appoint Code Compliance Officers and to delegate to any of them any of his or her duties or
6 functions under this Code.

7 (e) The text of Section 103.5 is replaced with the following: The fees for services performed by
8 the Office of Code Compliance under this Code shall be established by Council Resolution.

9 (f) The following language is added to the end of Section 104.1: The Office of Code Compliance
10 is responsible for enforcing this Code and acts as the Local Health Department under Part 24 of
11 the Public Health Code, PA 368 of 1978. The Office of Code Compliance may also enforce any
12 provision of the Housing Law of Michigan, PA 167 of 1917.

13 (g) The following language is added to the end of Section 106.1: Unless otherwise provided, a
14 property's owner is responsible for violations of this Code occurring on the property, even where
15 this Code imposes an additional duty on the occupant or where the owner has imposed
16 responsibility on the occupant by agreement.

17 (h) The text of Section 106.3 is replaced with the following: The Code Official and all Code
18 Compliance Officers are hereby designated as authorized City Officials for the purpose of
19 issuing municipal civil infraction notices directing alleged violators to appear at the City of
20 Lansing Municipal Ordinance Violations Bureau or a local court of competent jurisdiction.

21 Unless otherwise provided in this Code or by State law, any person in violation of any provision
22 of this Code is responsible for a municipal civil infraction and subject to a \$500.00 fine and all

1 other penalties and remedies allowed by law. Any person in violation of Section 108.4.1 or
2 Section 108.5, **as provided in subsection (m) of this Section**, is responsible for a misdemeanor
3 and subject to the penalties provided in Section 202.99(b) of the Lansing Codified Ordinances
4 and all other penalties and remedies allowed by law. If a violation of this Code is not corrected
5 as required by the notice of violation given pursuant to Section 107, the Code Official may
6 institute the appropriate proceeding at law or in equity to restrain, correct, or abate such
7 violation; or to require the removal or termination of any unlawful occupancy of the structure.

8 With the exception of the 30 days within which a vacant structure must be closed pursuant to
9 Section 108.2, the Code Official has the authority to grant an extension of the time specified in
10 the notice of violation, upon request by the person responsible for the violation, provided that the
11 person agrees to correct the violation within the extended time period to be granted and the Code
12 Official determines that a condition dangerous to life or property will not be created or
13 perpetuated by granting such extension. No such extension of time for the correction of a
14 violation will extend the time for filing an appeal.

15 (i) Section 106.6 is added, to read as follows: Violations of Section 302.4, **prohibiting weeds**
16 **and long grass**, and violations of Section 308, **prohibiting the accumulation of trash and**
17 **garbage**, are hereby declared to be nuisances and ~~may be abated by the City if not corrected~~
18 ~~within the time provided in the notice given pursuant to Section 107.~~ **must be corrected or**
19 **abated within the time allotted and as directed in the Section 107 notice or as determined in**
20 **an appeal taken under subsection (k). However, if the owner or party in interest whose**
21 **name appears on the City's real property tax assessment records fails or neglects to comply**
22 **with the notice or appeal determination, the City may enter the property and take all**

necessary actions to cause the abatement of the nuisance, including the incurring of costs.

The cost of abating the nuisance includes, but is not limited to, costs of any title search or real property commitment used to determine the parties in interest in the subject property, recording fees for notices and liens filed with the county Register of Deeds, contractor fees, transportation and dumping charges, and costs of the collection of the charges authorized under this Section. The cost of abating the nuisance incurred by the City shall be reimbursed to the City by the owner or party in interest in whose name the property appears on the City's real property tax assessment records. The owner or party in interest whose name the property appears upon the last local tax assessment records shall be notified by the Assessor of the amount of the cost of the nuisance abatement by first class mail at the address shown on the records. ~~Any expense incurred in abating a nuisance pursuant to this section, including an administrative service fee, shall be paid by the owner or party in interest whose name appears on the City's real property tax assessment records. The owner or party in interest whose name appears on the City's real property tax assessment records shall be notified of the amount owed by first class mail at the address shown on the City's real property tax assessment records. After 30 days, any unpaid amount shall be reported to the City Assessor for placement~~ Any cost remaining unpaid after 30 days, shall be placed by the Assessor on the next tax roll of the City and ~~impose imposition of~~ a lien against the property on which the nuisance was located, as permitted by State law.

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

(k) In Section 107.2 is modified as follows:

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

(2) The following is added as new Section 107.7: Appeals.

(i) When a notice has been issued under this section 107, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order as follows: (a) appeals under Section 302.4 shall be filed in writing to the Manager of the Office of Code Compliance, (b) appeals under Section 308 shall be filed in writing to the Office of the City Attorney, (c) appeals of any other violation are addressed under subsection (h) and (q). The Appeal must be received not more than 3 days after the compliance date ordered as set forth in the notice. Appeals of costs assessed incurred due to abatement by the City of Lansing will handled in accordance with process adopted by the Claims Review Committee and Resolution 2014-045. ~~The text of number 6 is replaced with the following: Inform the property owner that, when permitted by law, a lien may be imposed upon the property.~~

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

1 **(iii) Failure to file an appeal within the required time shall constitute a waiver of the right**
2 **to contest the notice and compliance order, and, waive a hearing or adjudication of the**
3 **notice and order, or any portion thereof.**

4 **(iv) Only those matters or issues specifically raised by the Appellant in a written appeal**
5 **shall be considered in the hearing on the appeal.**

6 **(v) The enforcement of the notice violation and compliance order timely appealed shall be**
7 **stayed during the pendency of the appeal.**

8 **(vi) At the appeal hearing, the Appellant shall be given the opportunity to show cause why**
9 **the notice violation and compliance order should not be enforced. The Claims Review**
10 **Committee shall hear and decide the issues raised in the appeal and shall either approve,**
11 **disapprove, or modify the compliance order. If the Claims Review Committee approves or**
12 **modifies the compliance order, it shall determine a new date by which the order of**
13 **compliance shall be completed.**

14 **(vii) If the appeal under subsection (i) is made to contest a grass or weed violation of**
15 **Section 302.4, the written appeal shall be reviewed and determined within 5 days of receipt**
16 **by the Manager of Code Compliance, or the Manager's designee, except that the designee**
17 **shall not be the Code Official who issued the notice. In addition to any other information**
18 **contained in the written appeal, for the appeal to be effective, it must also contain an**
19 **electronic address or telephone number where the results of the appeal determination can**
20 **be transmitted to the appellant or the appellant's agent in message form. The Manager, or**
21 **designee, shall consider the grounds, information and explanation contained in the written**
22 **appeal and based thereon, shall either affirm, modify or rescind the notice and order of**

compliance; and may grant an extension of time, not to exceed 7 days from the date of determination, for compliance. The determination shall be transmitted forthwith in message form to the appellant. Failure of the Appellant or Appellant's agent to personally receive the determination of the appeal shall not affect the time for compliance nor affect the City's ability to abate the violation as provided in Section 1460.01(i).

(l) The following language is added to the end of Section 108.1.1: Any structure that is a "dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is also an unsafe structure.

(m) The text of Section 108.5 is replaced with the following: Any structure condemned and placarded by the Code Official shall be vacated. No person shall occupy any such structure or allow any domestic animal to occupy any such structure. No person shall operate equipment condemned and placarded by the Code Official. Repairs required by a correction order may be made during the hours of 8 am and 5 pm on Mondays through Fridays or at other times for which the Code Compliance Office has granted permission. The Code Compliance Office shall grant permission for repairs to be made at other reasonable times set by Department policy if the person seeking permission has obtained all permits necessary for the work to be done and provides documentation indicating that the work cannot be performed between 8 am and 5 pm on Mondays through Fridays.

(n) Section 108.8 is added, to read as follows: The owner of any structure placarded for more than 90 days pursuant to Section 108.4 is responsible for paying a monthly, non-refundable administrative fee while the placard remains on the structure. The administrative fee shall be established by Council resolution in an amount sufficient to defray the cost incurred by the City

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

7 (o) Section 108.9 is added, to read as follows: The Code Official may request permission to
8 inspect any structure intended to be used as a dwelling when that structure has remained vacant
9 for 180 days. If permission to inspect is denied, the Code Official may seek a warrant from a
10 court of competent jurisdiction.

11 (p) Section 110 is deleted. In its place, MCL 125.538-125.542, with the exception of MCL
12 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917, are hereby
13 adopted by reference. Pursuant to MCL 125.534(6), regardless of whether or not the cost of
14 repair of a structure exceeds its state equalized value, the Code Official may bring a court action
15 to remove or rehabilitate it if (1) it is an unsafe structure pursuant to Section 108.1.1, (2) it
16 remains vacant or boarded, and (3) a significant attempt has not been made to rehabilitate it for a
17 period of 24 consecutive months.

18 (q) Section 111.1 is replaced with the following: Appeal of a decision that a structure is a
19 dangerous building pursuant to MCL 125.542 shall follow the procedures described in the
20 Housing Law of Michigan, PA 167 of 1917, and adopted in subsection (p). **Except for appeals**
21 **as provided under subsection (k)(2),** Any person directly affected by any other decision of the
22 Code Official or notice or order issued under this Code may appeal to the Building Board of

1 Appeals. The Code Official shall be an ex-officio member of the Building Board of Appeals
2 when it hears appeals brought under this Code, but the Code Official shall have no vote on any
3 matter before the Board. Written application for an appeal must be filed within 20 days of
4 service of the decision, notice, or order being appealed. An application for appeal must be based
5 on a claim that the true intent of this Code or the rules legally adopted thereunder have been
6 incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this Code's
7 requirements are adequately fulfilled by other means.

8 (r) Sections 111.2—111.8 are deleted.

9 (s) The following definition replaces that provided in Section 202:

10 *Person.* Any legal entity.

11 (t) The definitions of "cost of such demolition or emergency repairs," "inoperable motor
12 vehicle," and "operator" are deleted.

13 (u) The following definitions are added to Section 202:

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

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

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

18 ***Junk.* Any object that is worn-out, unusable because it is deteriorated, broken or**
19 **incomplete, or that has been discarded, or is inoperable, and any parts thereof, including**
20 **but not limited to items such as stoves, refrigerators, appliances, fixtures, boats, campers,**
21 **inoperable or unregistered motor vehicles as defined in this subsection (u) of this Section,**

household goods, furniture, tires, mattresses, batteries, machinery, broken toys and bicycles, broken lawn furniture, remnants of wood and building materials, and equipment.

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

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

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

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

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

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

(w) The first paragraph of Section 302.4 is replaced with the following: All premises shall be maintained free of weeds and of grass eight inches or more in height.

(x) The text of Section 302.8 is replaced with the following: No motor vehicle that is inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may be kept on any exterior premises. Motor vehicles may be removed from private property in accordance with the towing

regulations established by the State as the "special anti-theft laws" sections of Division II of the Michigan Vehicle Code, MCL 257.252—MCL 257.254.

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

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

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council and shall expire December 31, 2030.

Approved as to form:

City Attorney

Dated: _____

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

ADDRESS:	3337 VIKING RD.
PARCEL NUMBER:	33-01-01-30-478-041

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	

LISTED TAXPAYER:	AEC REAL ESTATE LLC
INTERESTED PARTIES:	AEC REAL ESTATE LLC
SEV INFORMATION:	\$47,500.00
LAND VALUE:	\$31,355.00
BUILDING VALUE:	\$87,018.00
LOT SIZE:	70 X 186.5

HOUSING CODE VIOLATION LTR:	5/10/2019 & 10/06/2020
ORIGINAL RED TAG DATE:	5/10/2019
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$127,960.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 438 PLEASANT GROVE SUB NO 1
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	4/22/2021
ORDER:	MAKE SAFE OR DEMOLISH BY 6/20/2021
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	5/5/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	EXPIRED
ELECTRICAL:	ISSUED NOT ACTIVITY SINCE 8/30/2021
MECHANICAL:	FINALED HOWEVER BASEMENT FLOOD NEEDS TO REPLACE
PLUMBING:	EXPIRED
DEMOLITION:	na

3337 VIKING RD.

- Original Red Tag Date

- 5/10/2019

- Submitted Into Make Safe Or Demolish Process

- 4-5-2021

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- AEC REAL ESTATE LLC

3337 VIKING RD.

Property Value Information

● SEV

● \$54,300.00 (*as of 5/05/2022*)

● Structure

● \$87,018.00 (*as of 5/05/2022*)

● Land

● \$21,679.00 (*as of 5/05/2022*)

● Estimate of Repairs

● \$127,960.00 (AS OF 4-5-2021)

3337 VIKING RD.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 5/10/2019 & 10/06/2020

- Code Compliance Letter Written

- 5/10/2019 & 10/06/2022

- Code Compliance Due Date

- 6/10/2019 & 11/06/2020

3337 VIKING RD.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 04/25/2021

- Order by Demolition Board

- MS or D by 06/20/2021

- Request Sent To City Council for Show Cause Hearing

- 5/05/2022

3337 VIKING 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

3337 VIKING RD.

General Comments

- NEW OWNER PURCHASED HOME 6-11-2021 PULLED MULTIPLE PERMIT ALL EXPIRED EXCEPT ELECTRICAL NO INSPECTIONS ON ALL PERMITS SINCE 8/30/2021.
- SENDING THE PROPERTY TO BE HEARD DUE TO ALL WORK ON THE PROPERTY HAS STOPPED FOR SEVERAL MONTHS

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. D2021-004
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Matter of the building/structure at 3337 VIKING ROAD, which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: April 22, 2021 Hearing Officers: DAVE MUYLLE, JOSEPH 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)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, 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 \$53,500.00
8. The cost to repair the building or structure to make it safe is \$92,563.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 30 478 041

LOT 438 PLEASANT GROVE SUB NO 1, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☒ The building/structure shall be made safe or demolished on or before 6-20-2021
☐ 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 4/22/2021


Hearing Officer



















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

WHEREAS, the Code Compliance Officer has determined that the building located at 3337 VIKING RD., Parcel # 33-01-01-30-478-041 legally described as LOT 438 PLEASANT GROVE SUB NO 1, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on May 10, 2019; and

WHEREAS, a hearing was held by the Lansing Demolition Board on April 22, 2021, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by June 20, 2021; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on June 13, 2022, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 3337 Viking Road, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, June 27, 2022.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the

amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

ADDRESS:	1224 DAKIN STREET
PARCEL NUMBER:	33-01-01-22-256-201

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-003

LISTED TAXPAYER:	PIERCE, JOHN & JOAN PEOPLES
INTERESTED PARTIES:	PIERCE, JOHN & JOAN PEOPLES
SEV INFORMATION:	\$29,800.00
LAND VALUE:	\$5,529.00
BUILDING VALUE:	\$54,013.00
LOT SIZE:	49.5 X 123.750

HOUSING CODE VIOLATION LTR:	5/20/2020
ORIGINAL RED TAG DATE:	5/20/2020
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$63,974.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 208 & N 1/2 LOT EXCELSIOR LAND COMPANYS SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	3/24/2022
ORDER:	MAKE SAFE OR DEMOLISH BY 5/24/2022
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	DAVE MUYLLE

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	5/25/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

1224 DAKIN ST.

- Original Red Tag Date

- 5/20/2020

- Submitted Into Make Safe Or Demolish Process

- 2/24/2022

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
 - Repairs exceed building SEV

- Title Information

- Pierce, John (deceased 2022)
 - Peoples, Joan

1224 DAKIN ST.

Property Value Information

● SEV

● \$20,099.00 (*as of 5/24/2022*)

● Structure

● \$54,013 (*as of 5/24/2022*)

● Land

● \$5,529.00 (*as of 5/24/2022*)

● Estimate of Repairs

● \$63,974.00

1224 DAKIN ST.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 5/20/2020

● 5/24/2022

● Code Compliance Letter Written

● 5/20/2020

● 5/24/2022

● Code Compliance Due Date

1224 dakin.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 10/25/2018

- Order by Demolition Board

- MS or D by 05/24/2022

- Request Sent To City Council for Show Cause Hearing

- 05/25/2022

1224 DAKIN ST.

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

1224 DAKIN ST.

General Comments

- None of the required permits have been pulled as of 05/24/2022.
- Owner John Pierce deceased 2022.
- \$12,208.80 owing in assessments outside of taxes due to multiple board ups trash & grass abatements.

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. D2022-003
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Matter of the building/structure at 1224 DAKIN ST., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH 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)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, 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 \$26,500.00
8. The cost to repair the building or structure to make it safe is \$63,974.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 22 256 201

**Lots 208 & N ½ LOT 207 EXCELSIOR LAND COMPANYS SUB
City of Lansing**

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before May 24 2022
- ☐ 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

3/24/22

Hearing Officer

David L Myller



10/17/2021 21:35



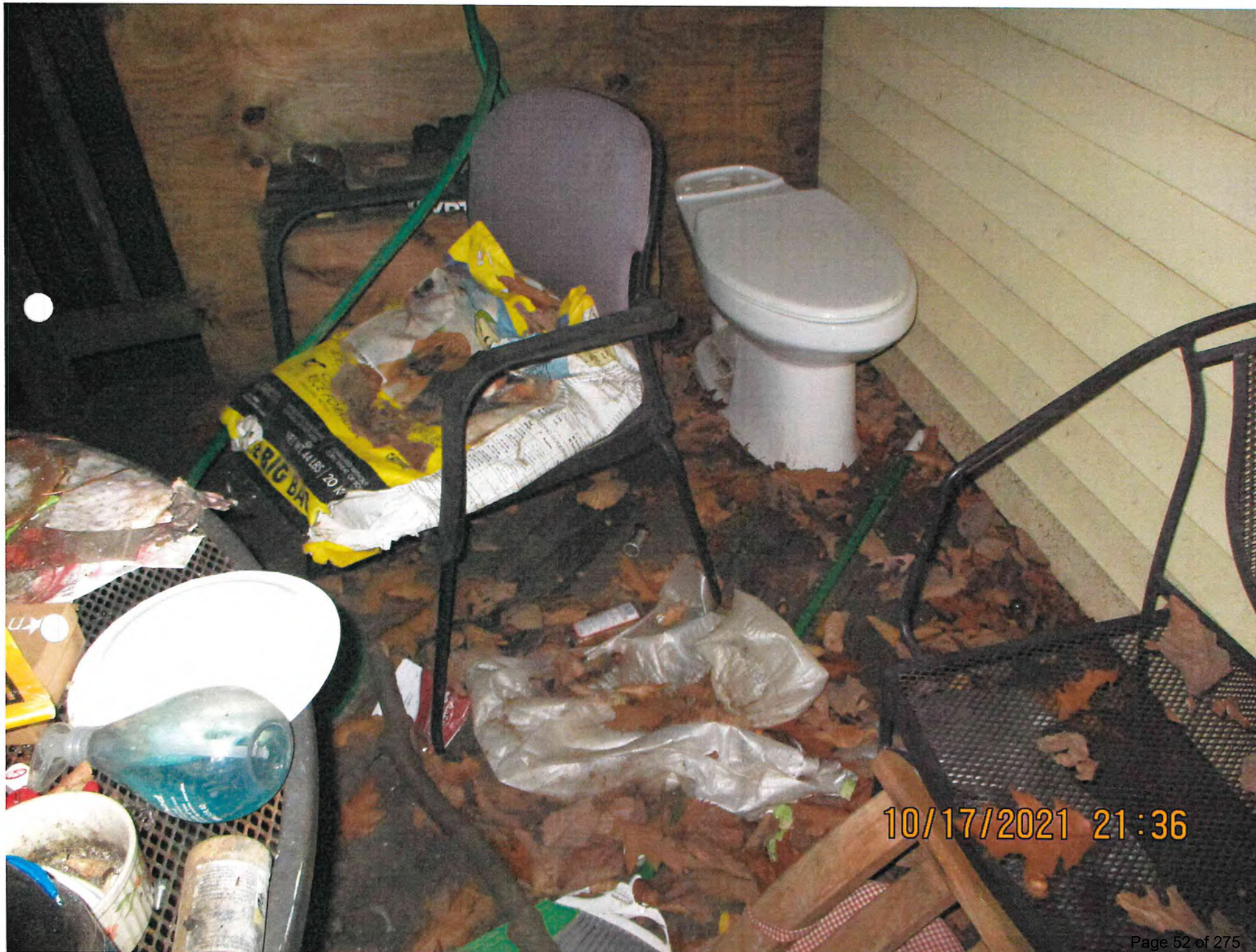


12/22/2020 19:24



01/14/2021 22:09





10/17/2021 21:36



10/17/2021 21:36





10/17/2021 21:35





12/22/2020 19:32



12/22/2020 19:32



12/22/2020 19:34



12/22/2020 19:35



12/22/2020 19:42



12/22/2020 19:23





01/14/2021 22:06



01/14/2021 22:06



01/14/2021 22:06



01/14/2021 22:07





01/14/2021 22:07



01/14/2021 22:08



01/14/2021 22:08



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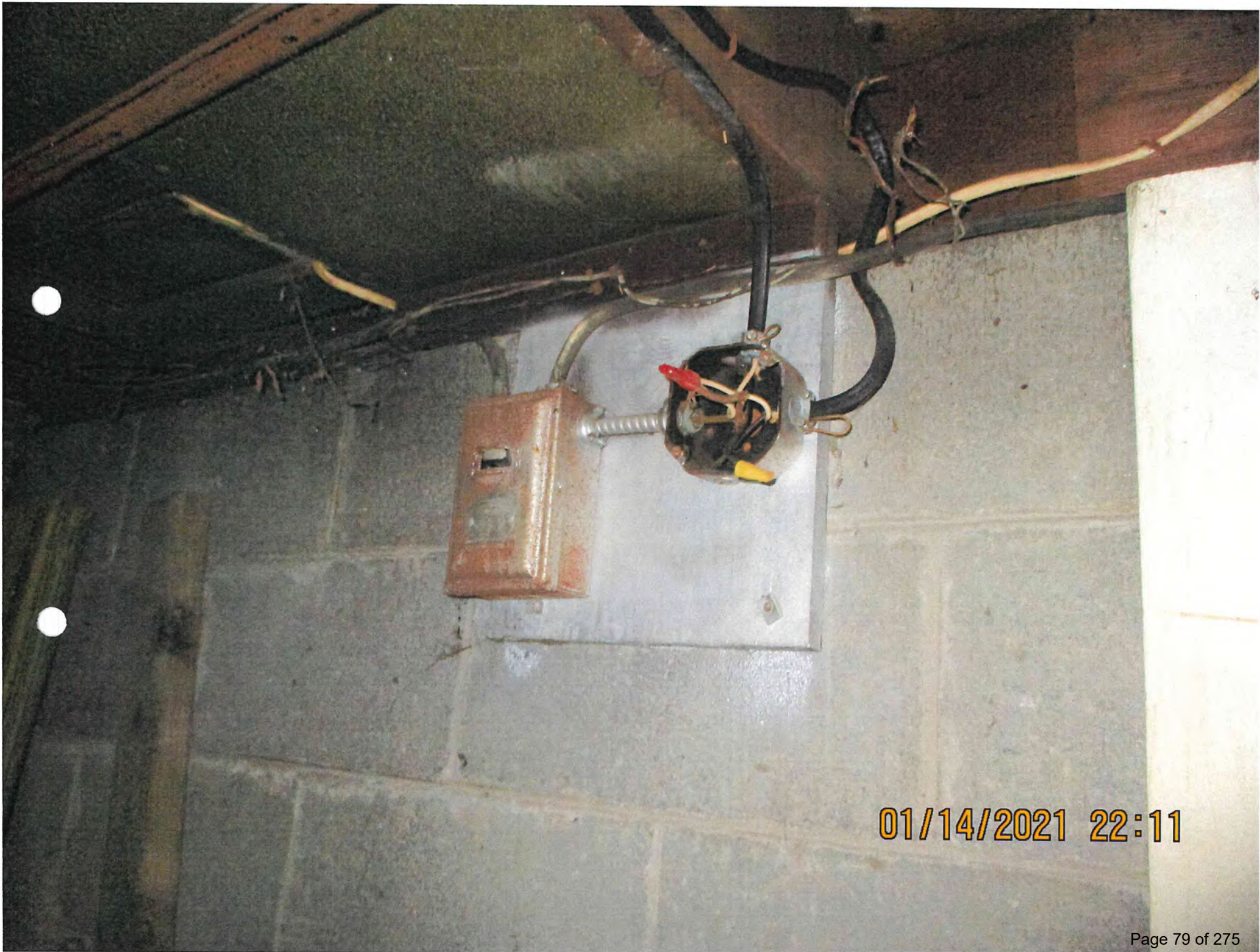


01/14/2021 22:10





01/14/2021 22:11



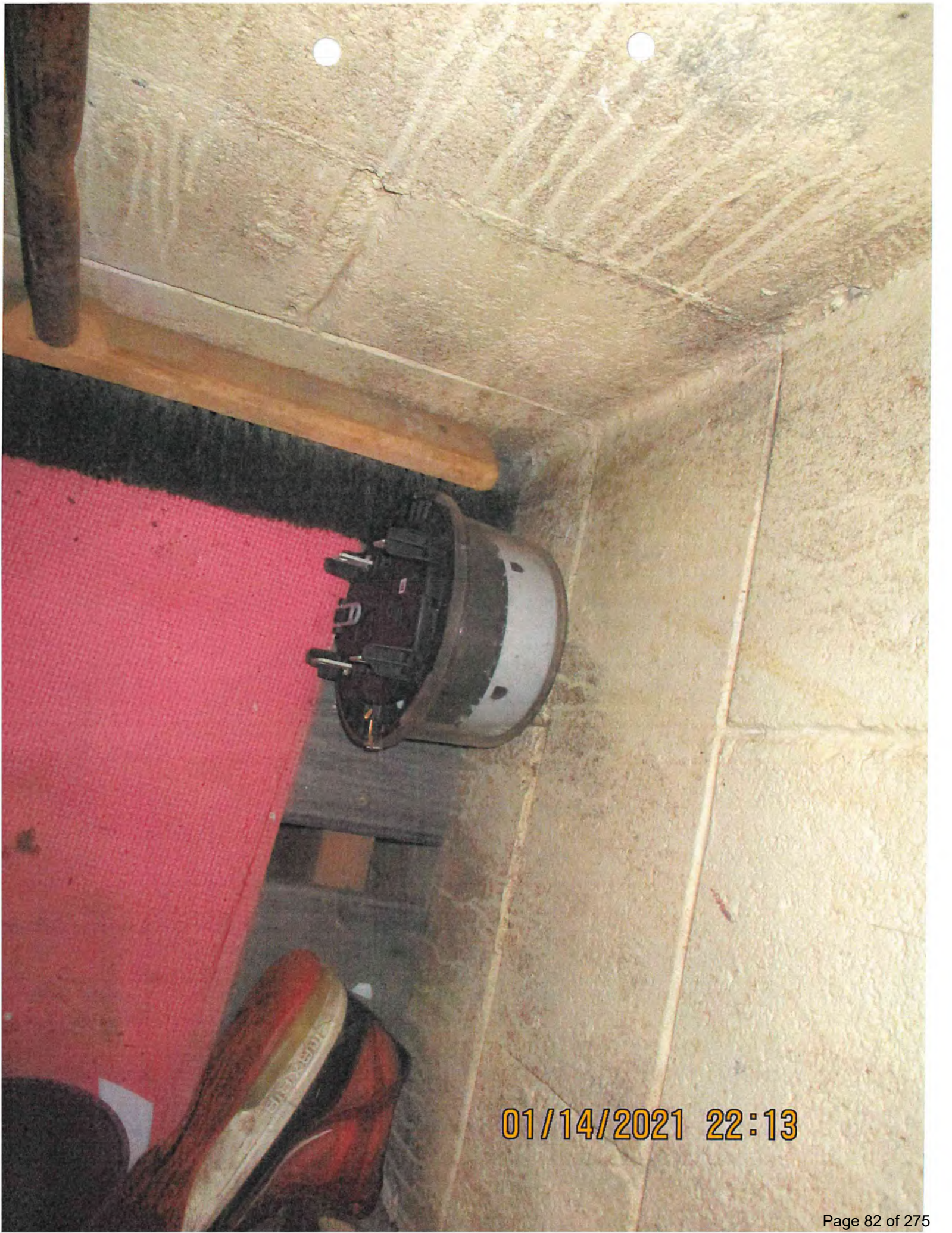
01/14/2021 22:11



01/14/2021 22:11



01/14/2021 22:12



01/14/2021 22:13



01/14/2021 22:04



01/14/2021 22:05



01/14/2021 22:05



01/14/2021 22:05

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1224 DAKIN ST., Parcel # 33-01-01-31-22-256-201, legally described as: LOT 208 & N ½ LOT 207 EXCELSIOR LAND COMPANYS SUB, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on May 20, 2020 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on March 24, 2022, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by May 24, 2022; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, July 11, 2022 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1224 Dakin Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

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

ADDRESS:	5017 HUGHES RD.
PARCEL NUMBER:	33-01-01-32-353-201

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-002

LISTED TAXPAYER:	A BETTER WAY L L C
INTERESTED PARTIES:	A BETTER WAY L L C
SEV INFORMATION:	\$33,400.00
LAND VALUE:	\$14,565.00
BUILDING VALUE:	\$52,153.00
LOT SIZE:	75 X 165

HOUSING CODE VIOLATION LTR:	4/11/2016
ORIGINAL RED TAG DATE:	4/11/2016
ZONING:	"A"
ESTIMATE OF REPAIRS:	\$74,991.11
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	S 75 FT OF N 120 FT OF PARCEL COM 58.5 R E OF SW COR SEC 32, TH N 20 R, E 10 R, S 20 R, W 10 R TO BEG; SEC 32 T4N R2W
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	
ORDER:	
REASON/CONDITIONS:	
HEARING OFFICER:	

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY

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

5017 HUGHES RD.

- Original Red Tag Date

- 4/11/2016

- Submitted Into Make Safe Or Demolish Process

- 1/14/2022

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- A BETTER WAY L L C

5017 HUGHES RD.

Property Value Information

● SEV

● \$33,400.00 (*as of 5/25/2022*)

● Structure

● \$52,153.00 (*as of 5/25/2022*)

● Land

● \$14,565.00 (*as of 2/01/19*)

● Estimate of Repairs

● \$74,991.105

5017 HUGES RD.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 04/11/2016

● Code Compliance Letter Written

● 04/11/2016

● Code Compliance Due Date

● 9/30/2016

5017 HUGHES RD.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 10/25/2018

- Order by Demolition Board

- MS or D by 03/24/2022

- Request Sent To City Council for Show Cause Hearing

- 5/26/2022

5017 HUGHES 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

5017 HUGHES RD.

General Comments

- None of the required permits have been pulled as of 5/25/2022.

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.



Mayor Virg Bernero

Lansing Fire Department

Fire Marshal's Office

Code Enforcement Section

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

Notice Printed: 04/11/2016

Unsafe and Dangerous Correction Notice

Inspection Type: Safety
Inspection Date: 04/11/2016
Compliance Due Date: 05/11/2016

BORGMAN ROGER
5818 STINE RD
OLIVET, MI 49076

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

Violation Location: 5017 HUGHES RD
Parcel No: 33-01-01-32-353-201

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

07 April 2016: At 3:00pm, a safety inspection was conducted with the permission & in the presence of the owner, Roger Borgman. All noted housing code violations to be corrected, any trades permits issued/approved & a re-inspection from this office before occupancy can occur. The following housing code violations were noted:

AREA: Basement

Sec 704.2 Lack of a minimum 5 year battery operated smoke detector in the basement.

Sec 603.1 The furnace has been installed without the benefit of a mechanical permit, a licensed mechanical contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

Sec 605.1 Electrical wiring & work has been conducted throughout the basement. An electrical permit is required for the work, a licensed electrical contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

Sec 504.1 The installation of the electric water heater, sump pump, soil waste, water distribution & laundry stand pipe requires a plumbing permit, a licensed plumbing contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

Sec 305.4 Carpet at stairway is loose - deteriorated - damaged.

Sec 305.2 Six (6) first floor joist have been altered/repaired. These joist to be brought to code with the benefit of a building permit & inspection/approval from the City of Lansing Building Safety Office.

AREA: Exterior

Sec 304.7 The roof to the house has been re-done without the benefit of a building permit & inspection. This work requires a building permit with final inspection/approval from the City of Lansing Building Safety Office.

Other exterior work not noted on this safety letter could be conducted at a later date - i.e.- garage door, rear garage window & garage siding.

AREA: First Floor

Sec 704.2 Lack of a minimum 5 year battery operated smoke detector at the first floor.

703.1 Window has been installed at the shared wall of the garage & kitchen - remove immediately!

Sec 504.1 The plumbing work for the kitchen sink & the bathroom require a plumbing permit, a licensed plumbing contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

AREA: Garage

Sec 304.7 Deteriorated roof wood members, roof sheathing & roof covering at the garage. This work may require a building permit with final inspection/approval from the City of Lansing Building Safety Office.

AREA: Second Floor

Sec 704.2 Lack of a minimum 5 year battery operated smoke detector at the second floor.

Sec 404.4.5 Sleeping rooms in attic do not meet code. Ceiling height is less than 7' and/or lacks an appropriate window or exterior door approved for emergency egress or rescue which is operable from the inside to provide a full clear opening without the use of separate tools. (Existing egress or rescue windows must have a minimum net clear opening of five square feet, with a minimum net clear opening height dimension of twenty-two inches and a maximum sill height of forty-eight inches.) The use of this area as a sleeping room must be authorized by the Building Board of Appeals.

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

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

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 7620 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Greg Scrimger

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

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

Taxpayer of Record: BORGMAN ROGER, 5818 STINE RD, OLIVET, MI 49076

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-002
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Matter of the building/structure at 5017 HUGHES RD., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH 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)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, 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 \$30,300.00
8. The cost to repair the building or structure to make it safe is \$74,991.105
9. The real estate is described as follows:

Parcel Number: 33 01 01 32 353 201

S 54.8 FT OF W 1/3 LOT 11 BLOCK 92 ORIG PLAT
City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before May 24 2022
- ☐ 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 _____.

3/24/22
Date

David L Muelle
Hearing Officer





10/27/2020 09:55





10/27/2020 09:56



10/27/2020 09:57

WILSON 09:04 10/27/2020 09:57

10/27/2020 09:57



10/27/2020 09:58



10/27/2020 09:59



10/27/2020 09:59



10/27/2020 09:59



12/21/2021 10:59



12/21/2021 10:56



12/21/2021 10:57



12/21/2021 10:57



12/21/2021 10:57

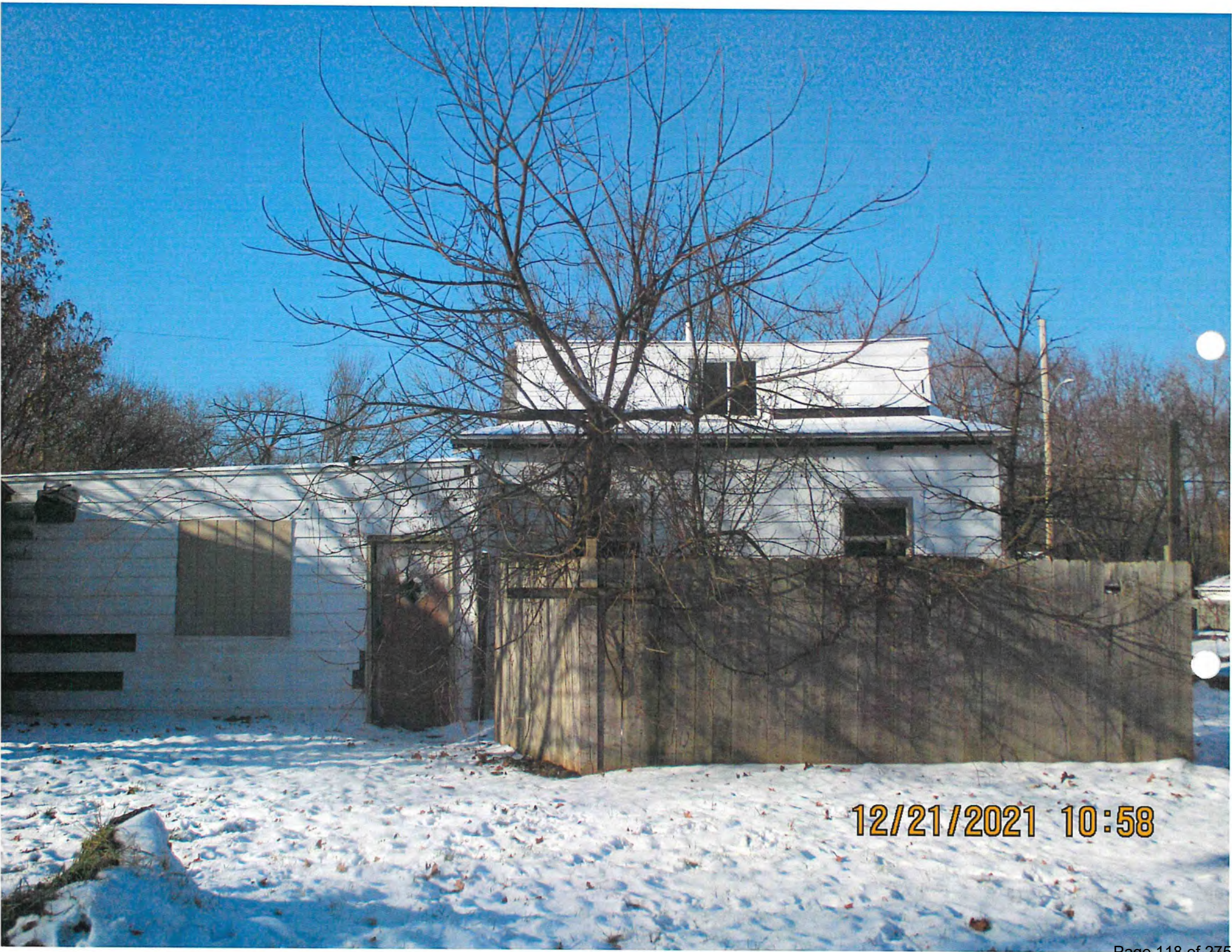


12/21/2021 10:57

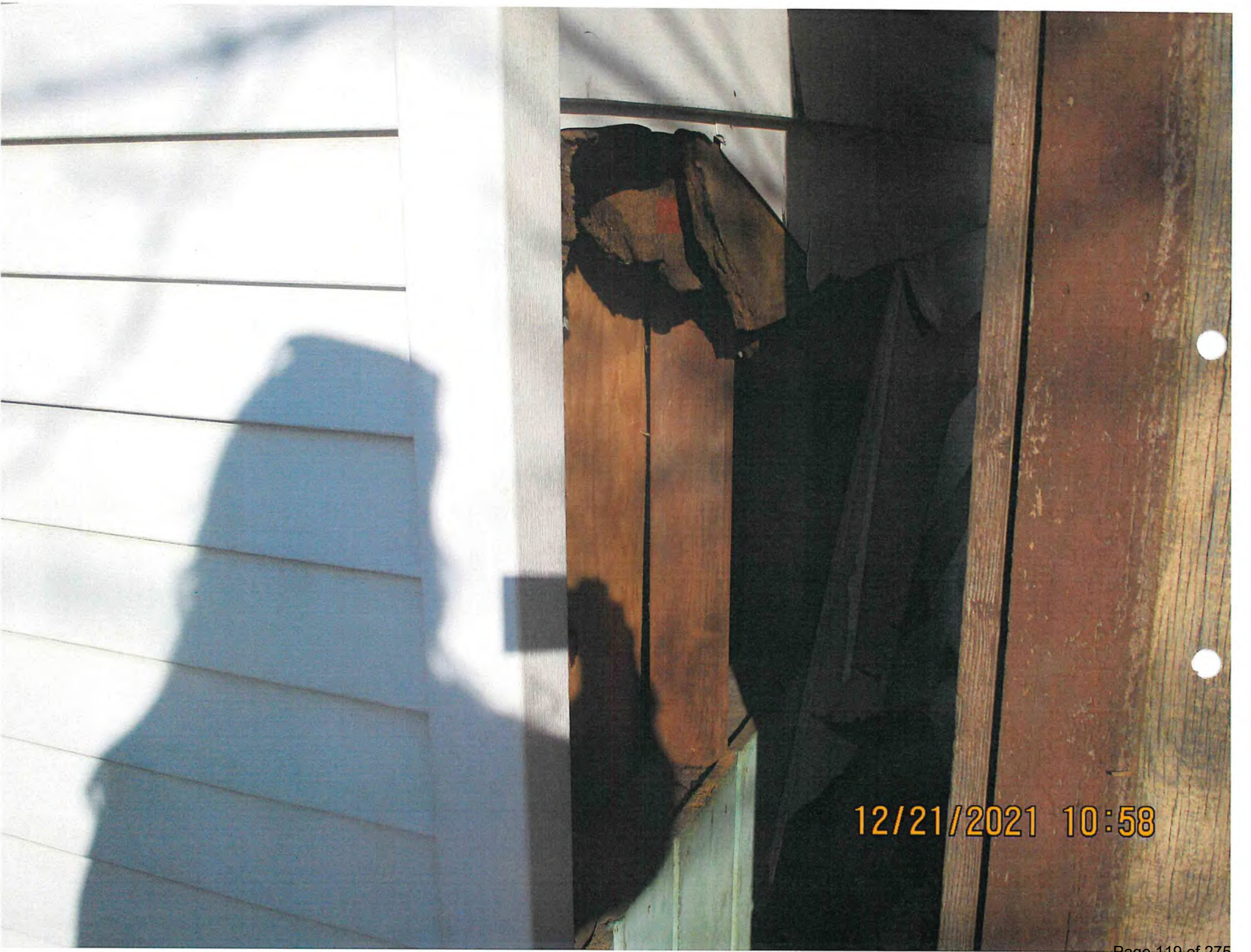


12/21/2021 10:57





12/21/2021 10:58



12/21/2021 10:58

Serial No.	GE Q421310515	
Model No.	GE40M06AAG	
Manufacture Date.	15OCT2013	
Cap. U.S. Gals.	40	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

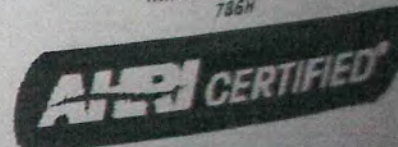
Manufactured under trademark
license by Rheem Mfg. Co.,
Montgomery, Alabama 36117 USA



Manufacturer's Rating Label



LISTED
HOUSEHOLD STORAGE
TANK WATER HEATER
786H



MADE IN MEXICO



WARNING

ELECTRIC WATER HEATER

CAUTION

FOR SAFE INSTALLATION AND OPERATION - Follow the instructions in the Use and Care Manual provided. A replacement copy may be obtained by writing the manufacturer.

The appliance must be installed in accordance with the manufacturer's instructions, local codes, utility company requirements, and/or in the absence of local codes, the latest edition of the National Electrical Code.

DO NOT store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance. Keep rugs and other combustibles away.

Water heater increases the risk of scald injury. See use and Care Manual for instructions on adjusting the temperature setting.

For maximum safety, always use 120 V. may cause severe burns and consume energy.

⚠ DANGER

10/27/2020 09:54



10/27/2020 09:55



10/27/2020 09:55

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

WHEREAS, the Code Compliance Officer has determined that the building located at 5017 HUGHES RD., Parcel # 33-01-01-32-353-201 legally described as S 54.8 FT OF W 1/3 LOT 11 BLOCK 92 ORIG PLAT., City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on April 11, 2016; and

WHEREAS, a hearing was held by the Lansing Demolition Board on March 24, 2022, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by May 24, 2022; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on July 11, 2022, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 5017 Hughes Road, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, _____ 2022.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the

City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

ADDRESS:	5019 PLEASANT GROVE RD.
PARCEL NUMBER:	33-01-01-32-351-171

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-004

LISTED TAXPAYER:	MERCADO, DAVID A & FELECIA Z
INTERESTED PARTIES:	MERCADO, DAVID A & FELECIA Z
SEV INFORMATION:	\$39,600.00
LAND VALUE:	\$20,796.00
BUILDING VALUE:	\$58,335.00
LOT SIZE:	120 X 131.4

HOUSING CODE VIOLATION LTR:	2/15/2019
ORIGINAL RED TAG DATE:	2/15/2019
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$79,170.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 7, 8 & 9 PLEASANT GROVE SUB
---------------------------	---------------------------------

ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	
ORDER:	
REASON/CONDITIONS:	
HEARING OFFICER:	

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	FURNACE & WATER HEATER 2019 APPROVED
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY

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

5019 PLEASANT GROVE RD.

- Original Red Tag Date

- 2/15/2019

- Submitted Into Make Safe Or Demolish Process

- 2/02/2022

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
 - Repairs exceed building SEV

- Title Information

- MERCADO, DAVID A & FELECIA Z

5019 PLEASANT GROVE RD.

Property Value Information

● SEV

● \$39,600.00 (*as of 5/27/2022*)

● Structure

● \$58,355.00 (*as of 5/27/2022*)

● Land

● \$20,796.00 (*as of 5/27/2022*)

● Estimate of Repairs

● \$79,170.00

5019 PLEASANT GROVE RD.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 2/15/2019

● Code Compliance Letter Written

● 2/15/2019

● Code Compliance Due Date

● 3/18/2019

5019 PLEASANT GROVE RD.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 3/24/2022

- Order by Demolition Board

- MS or D by 5/24/2022

- Request Sent To City Council for Show Cause Hearing

- 5/27/2022

5019 PLEASANT GROVE 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

5019 PLEASANT GROVE RD.

General Comments

- None of the required permits with the exception of a 2019 Mechanical Permit have been pulled as of 5/27/2022.

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.



Economic Development & Planning Code Enforcement Office

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

Notice Printed: 02/17/2019

Unsafe and Dangerous Correction Notice

MERCADO DAVID A & FELECIA Z
5019 PLEASANT GROVE RD
LANSING, MI 48910-5005

Inspection Type: Safety
Inspection Date: 02/15/2019
Compliance Due Date: 03/17/2019

Warning:

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

Violation Location: 5019 PLEASANT GROVE RD
Parcel No: 33-01-01-32-351-171

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

At the request of LPD a Safety Inspection was performed on this Dwelling. Due to the amount of clutter and debris in the dwelling I was not able to do a complete inspection. Please contact Officer Meredith Johnson at 483-6849 to schedule a complete inspection; all corrections must be completed before any further occupancy of the dwelling will be allowed.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 605.1 Service entrance cable - raceway is not secured to structure.

Sec 304.15 Door jamb - door sill is deteriorated and/or damaged to the rear door.

Sec 304.2 Soffit and/or the fascia is deteriorated.

Sec 304.10 Steps are deteriorated - damaged - unstable - tipped and are not level.

INSPECTOR COMMENTS: At rear.

Section 304.6 Siding - trim is deteriorated - damaged - missing.

Section 304.13 Windows and/or trim around the windows are deteriorated and need to be repaired or replaced.

Sec 302.7 All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

AREA: Interior

Sec 603.1 Furnace is inoperable. Lack of heating facilities capable of maintaining a room temperature of sixty eight degrees Fahrenheit at a point three feet above the floor in all habitable rooms.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.3 Water heater shows signs of having been / is submerged in water / sewage. Have a licensed qualified contractor that is registered with the City of Lansing ensure safe and proper operation. Submit results in writing to the Code Compliance Office.

SEC 504.1 Temperature control dial is missing / damaged at water heater.

Sec 505.4 Discharge pipe from T.P. relief valve at water heater is improper length - missing - improper material - leaking.

Sec 504.1 Plumbing work has been done without a permit and inspection. Bring the plumbing up to code.

SEC 505.4 Hot water temperature at plumbing fixtures is less than requirements of the Plumbing Code.

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: No smoke detectors throughout this dwelling.

Sec 605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Sec 604.3 Wiring is deteriorated and/or unsafe. Have a licensed contractor check the wiring, bring it up to code, and submit a copy of their report to our office.

Sec 605.1 Service panel lacks proper access. Maintain a three feet clearance in front of the service panel for emergency access.

INSPECTOR COMMENTS: *No access to service panel.*

Sec 305 Kitchen cabinet/countertop is deteriorated/damaged and/or loose from the wall.

Sec 305.3 Walls are deteriorated - damaged with holes - bowed - leaning.

Sec 305.3 Wall and/or ceiling covering is loose and hanging - deteriorated and/or damaged.

Sec 305.3 Water damaged drywall on the walls and ceilings throughout the structure.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

Sec 304.7 Roof decking and support posts are deteriorated - damaged - sagging - leaning.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker where hoses may be attached and left in place.

INSPECTOR COMMENTS: *Flexible shower head.*

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

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

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 6849 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Meredith D Johnson Meredith.Johnson@lansingmi.gov

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

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

Taxpayer of Record: MERCADO DAVID A & FELECIA Z, 5019 PLEASANT GROVE RD, LANSING, MI 48910-5005

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-0024
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Matter of the building/structure at 5019 PLEASANT GROVE RD., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH 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)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, 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 \$36,100.00
8. The cost to repair the building or structure to make it safe is \$79,170.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 32 351 171

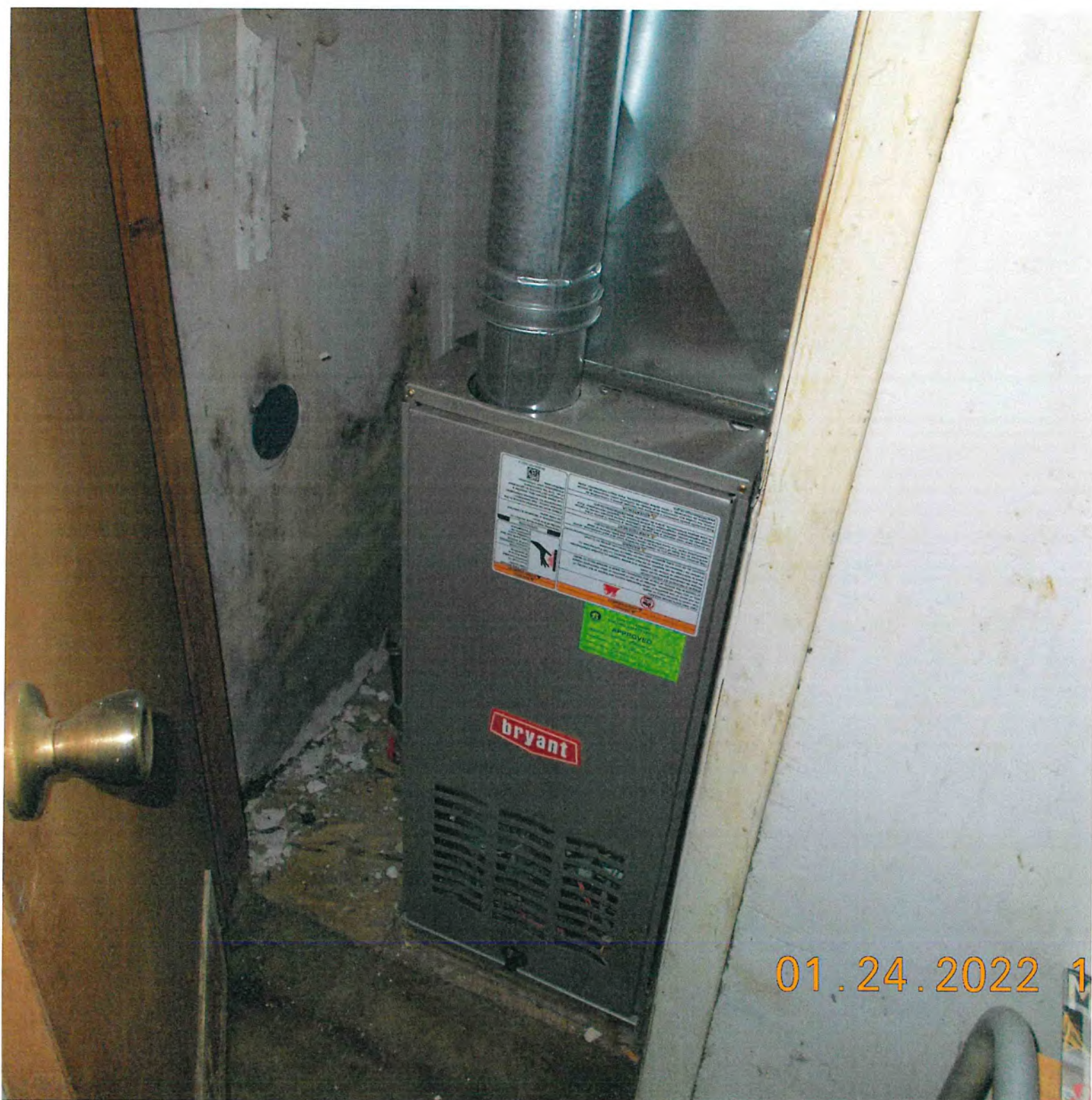
Lots 7, 8 & 9 PLEASANT GROVE SUB
City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☒ The building/structure shall be made safe or demolished on or before 5/24/2022
☐ 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 _____.

3/24/22
Date

David L. Myller
Hearing Officer













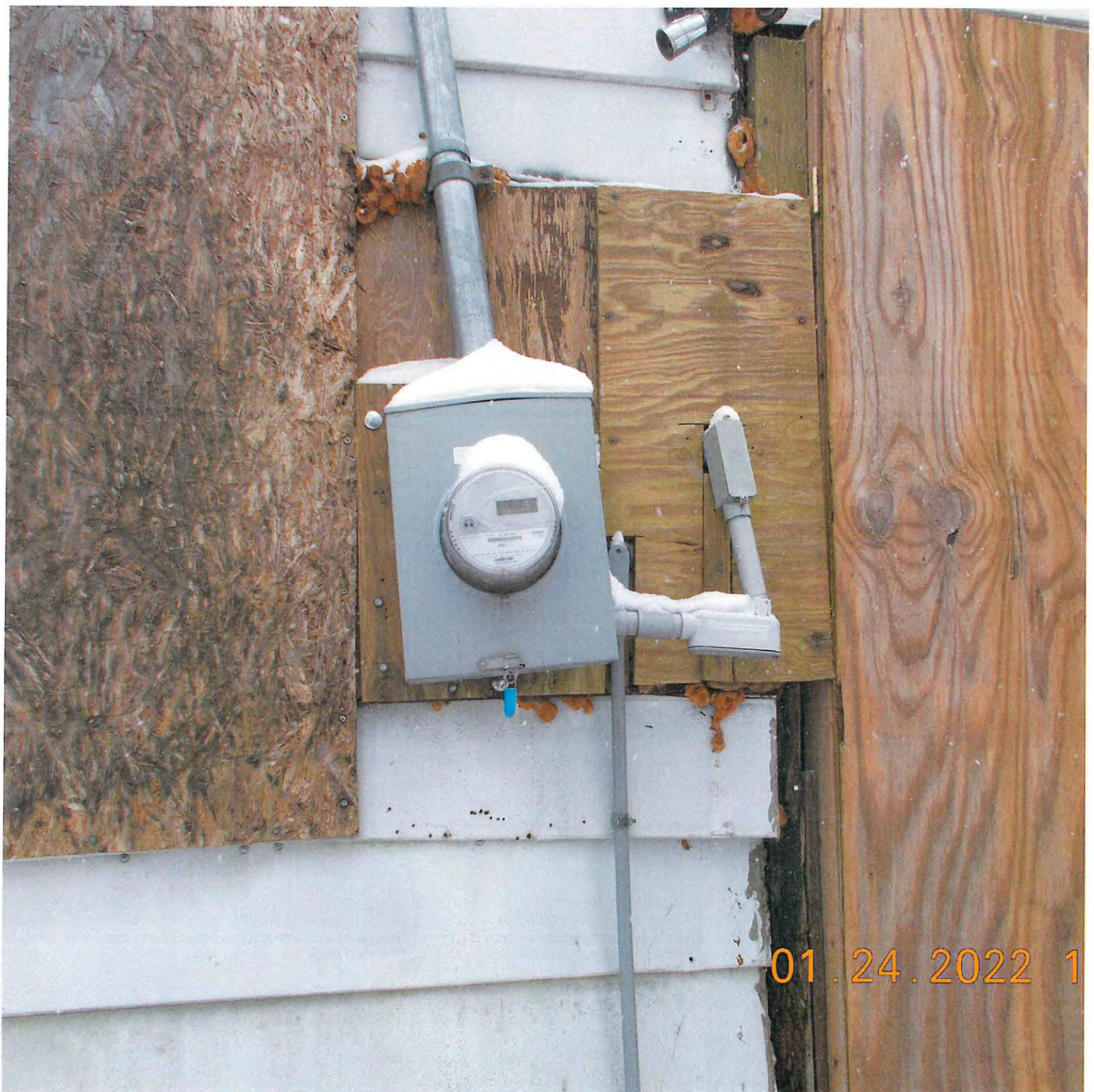




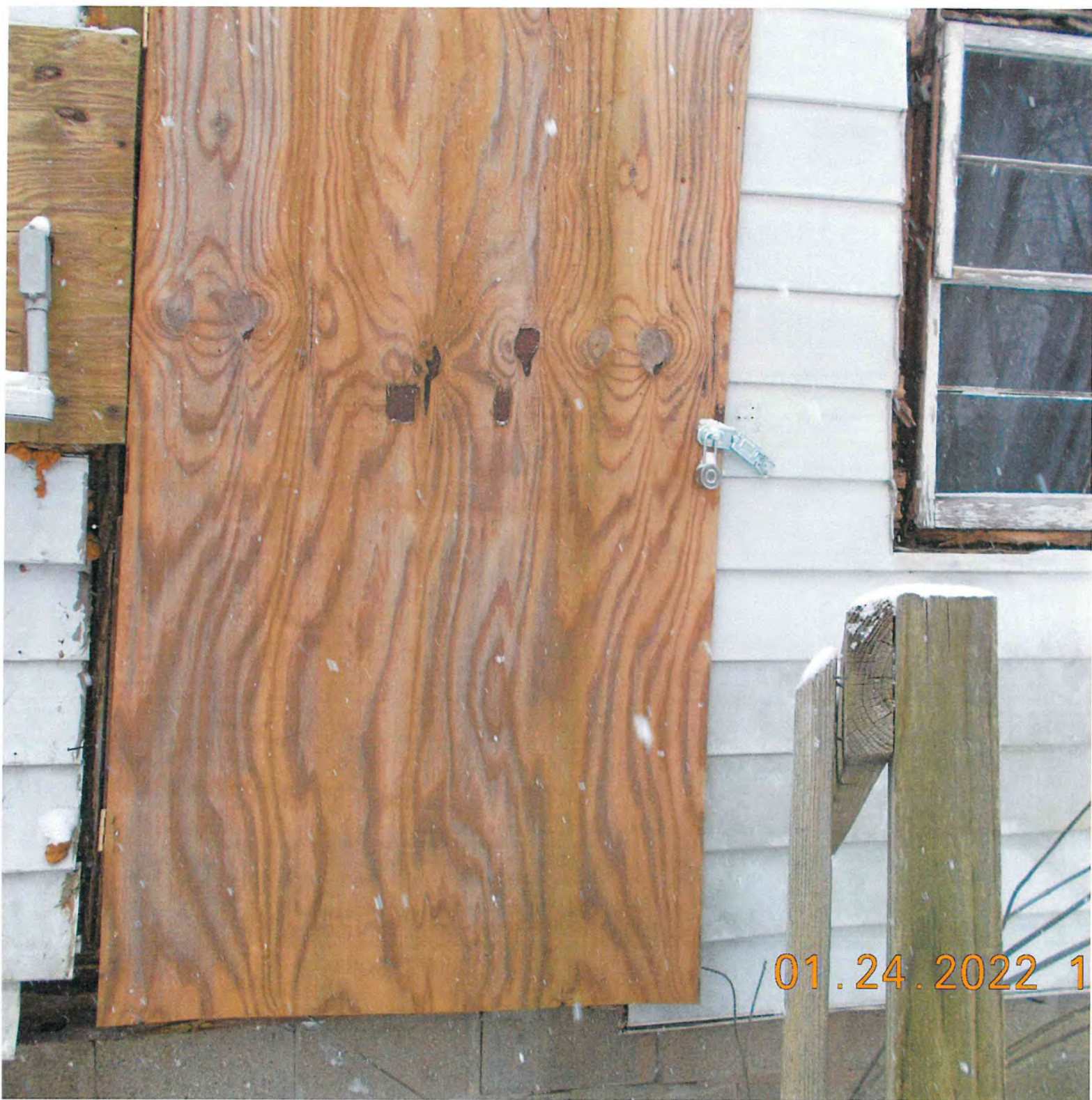














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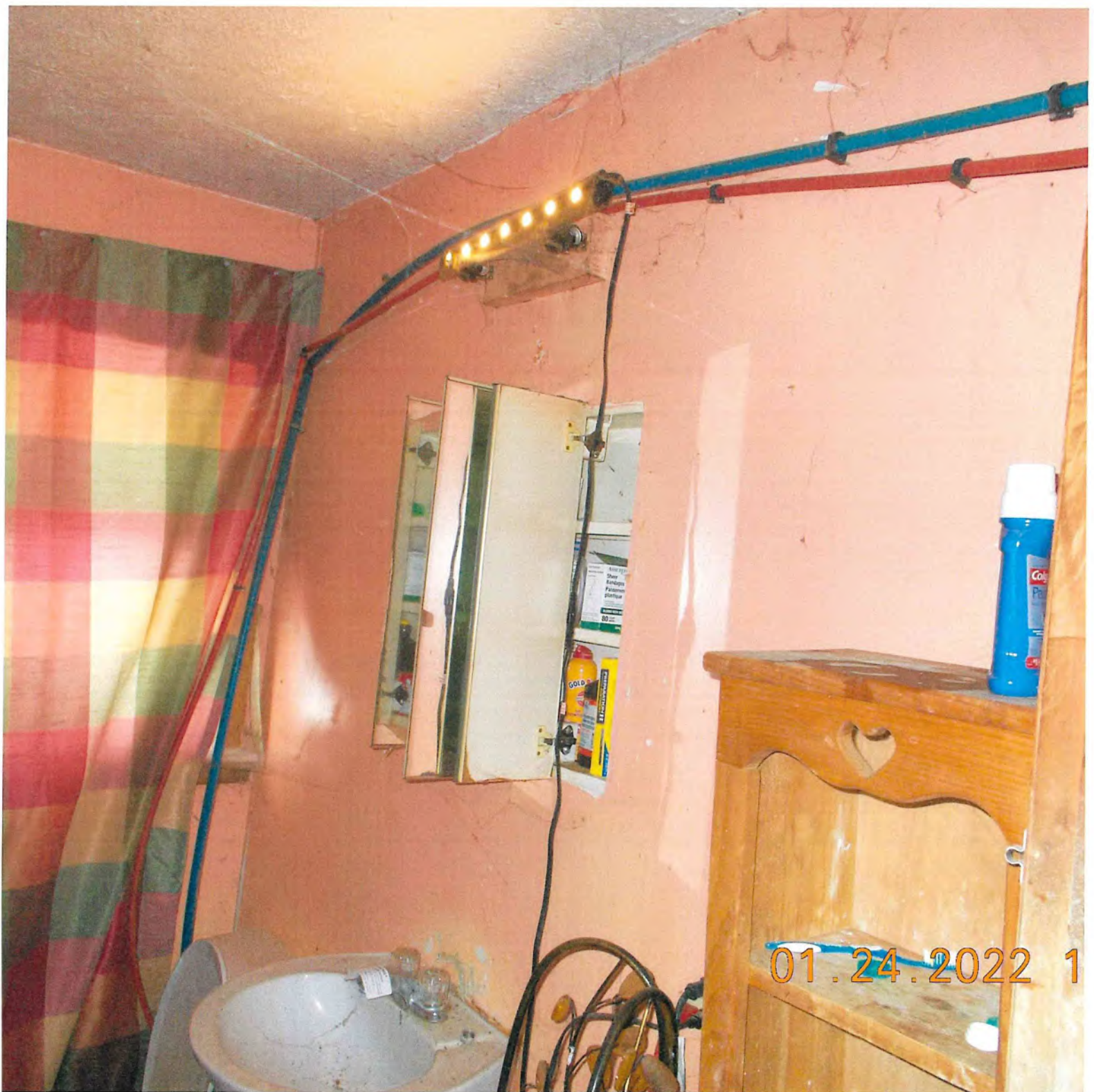
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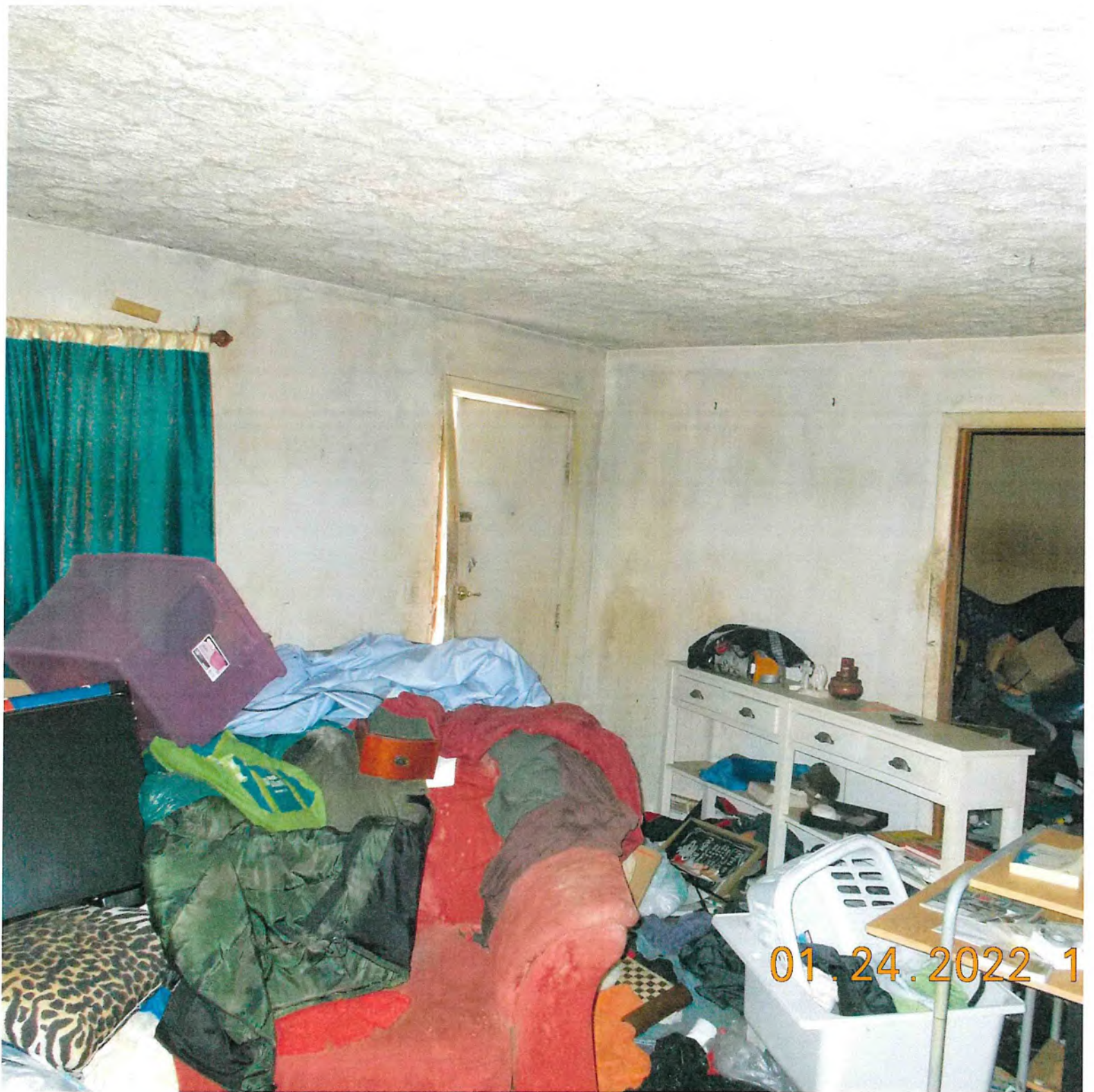




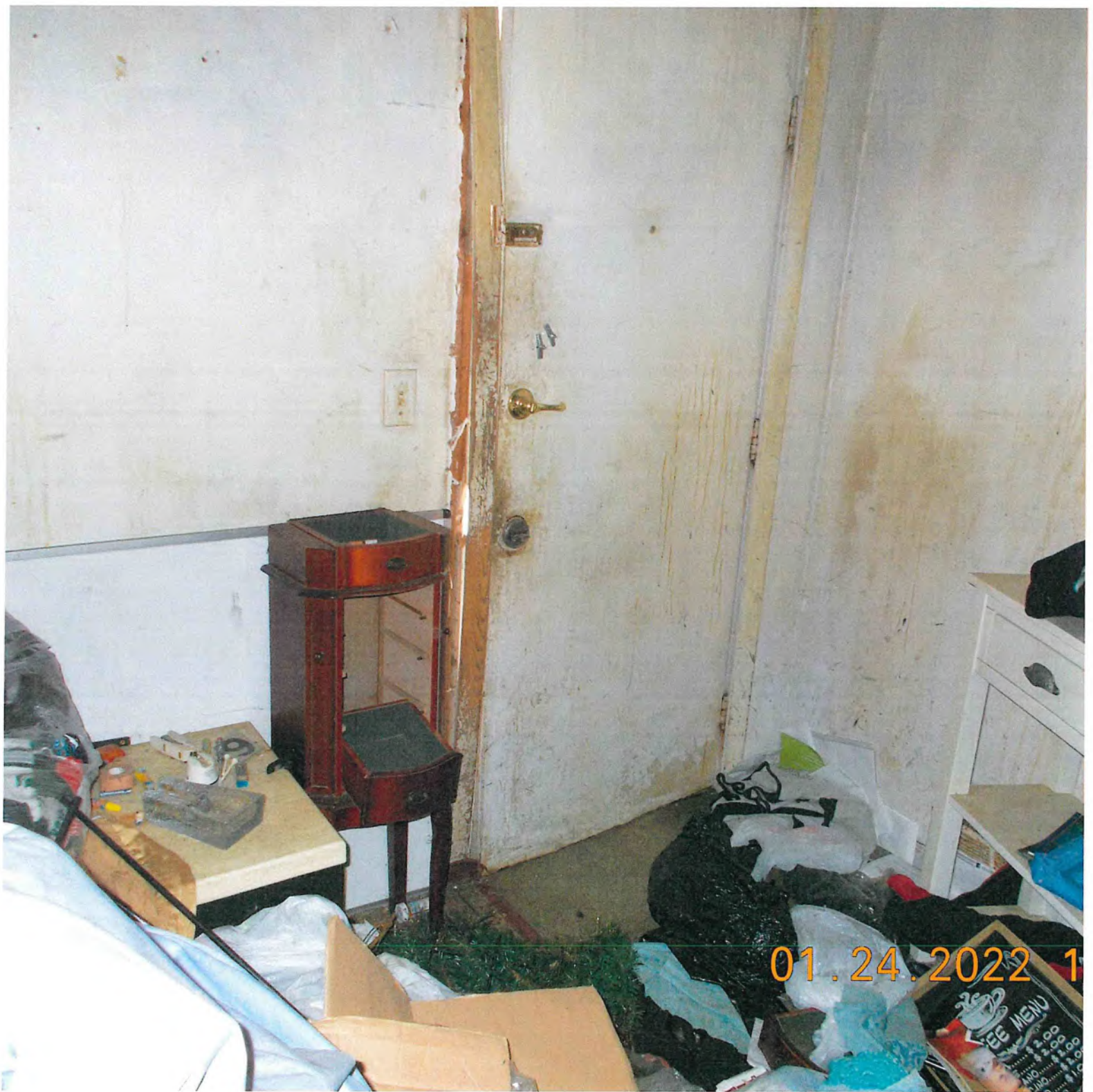














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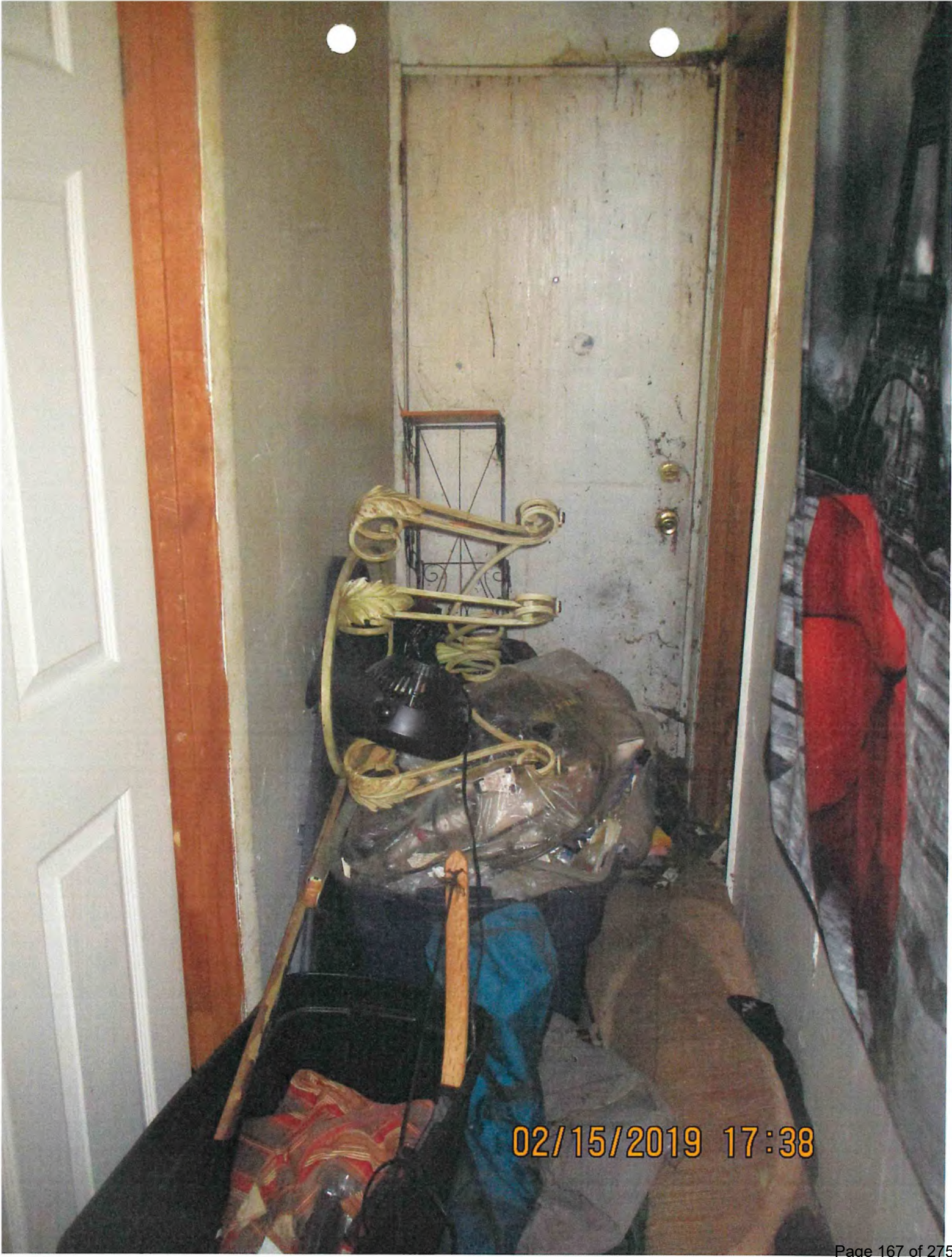
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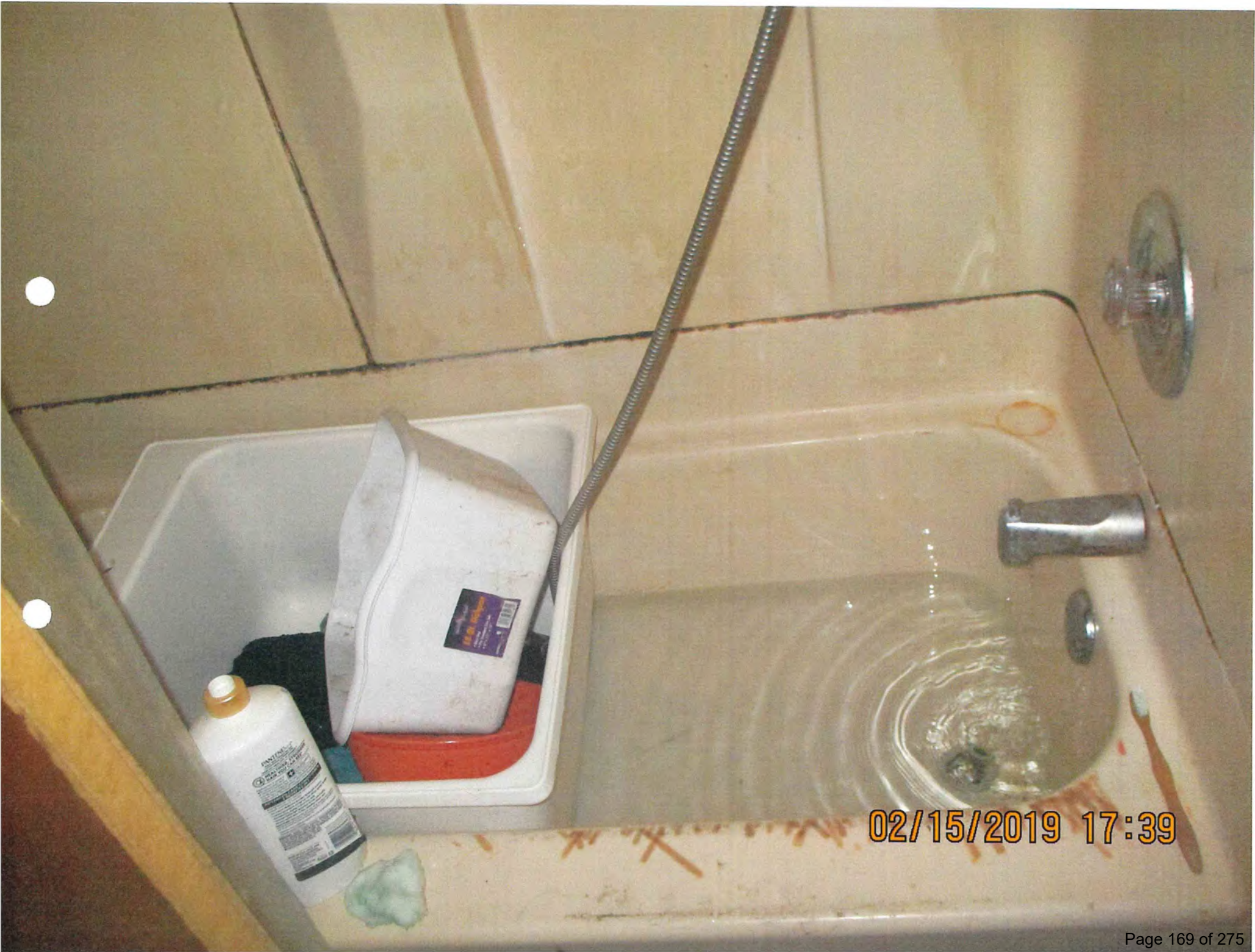
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02/15/2019 17:39





02/15/2019 17:40



02/15/2019 17:47





02/15/2019 17:51



02/15/2019 17:51













02/15/2019 17:36













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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 5019 PLEASANT GROVE RD., Parcel # 33-01-01-32-351-171, legally described as: LOT 7,8 AND 9 PLEASANT GROVE SUB, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on February 15, 2019 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on March 24, 2022, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by May 24, 2022; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, July 11, 2022 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 5019 Pleasant Grove Road, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

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

ADDRESS:	3025 MALONEY ST.
PARCEL NUMBER:	33-01-01-30-477-021

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-001

LISTED TAXPAYER:	SKOPEK, DAVID WAYNE
INTERESTED PARTIES:	SKOPEK, DAVID WAYNE
SEV INFORMATION:	\$52,500.00
LAND VALUE:	\$29,434.00
BUILDING VALUE:	\$75,508.00
LOT SIZE:	82.5 X 247.50

HOUSING CODE VIOLATION LTR:	7/15/2021
ORIGINAL RED TAG DATE:	7/15/2021
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$89,900.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 1 AVALON SUB REC L 20 P 3
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	MARCH 24, 2022
ORDER:	MAKE SAFE OR DEMOLISH BY 5/24/2022
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	DAVE MUYLLE

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	5/27/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

3025 MALONEY ST.

- Original Red Tag Date

- 7/15/2021

- Submitted Into Make Safe Or Demolish Process

- 1/18/2022

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- SKOPEK, DAVID WAYNE

3025 MALONEY ST.

Property Value Information

● SEV

● \$52,500.00 (*as of 5/26/2022*)

● Structure

● \$75,508.00 (*as of 5/26/2022*)

● Land

● \$29,434.00 (*as of 5/26/2022*)

● Estimate of Repairs

● \$89,900.00

3025 MALONEY ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 7/15/2021

- Code Compliance Letter Written

- 7/15/2021

- Code Compliance Due Date

- 8/15/2021

3025 MALONEY ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- MARCH 24, 2022

- Order by Demolition Board

- MS or D by 5/24/2022

- Request Sent To City Council for Show Cause Hearing

- 5/26/2022

3025 MALONEY ST.

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

3025 MALONEY.

General Comments

- None of the required permits have been pulled as of 5/24/2022.
- This property has \$16,013.10 owing in assessments outside of taxes.

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. D2022-001
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Matter of the building/structure at 3025 Maloney St. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH 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)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, 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 \$47,900.00
8. The cost to repair the building or structure to make it safe is \$89,900.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 30 477 021

Lot 1 Avalon Acres Sub Rec L 20 P 3, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☒ The building/structure shall be made safe or demolished on or before May 24, 2022
☐ 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

3/24/22

Hearing Officer

David L. Muelle



3025

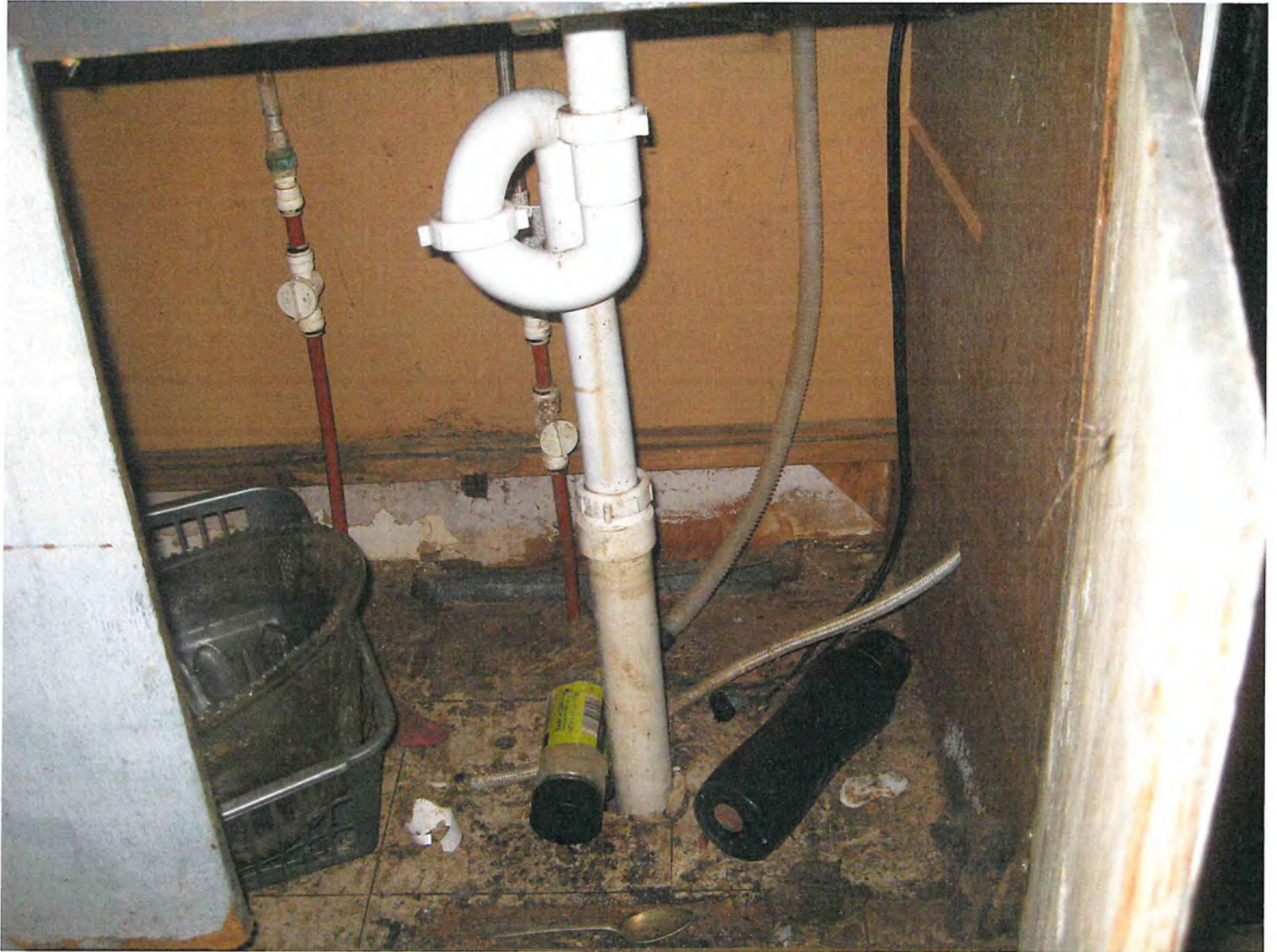


























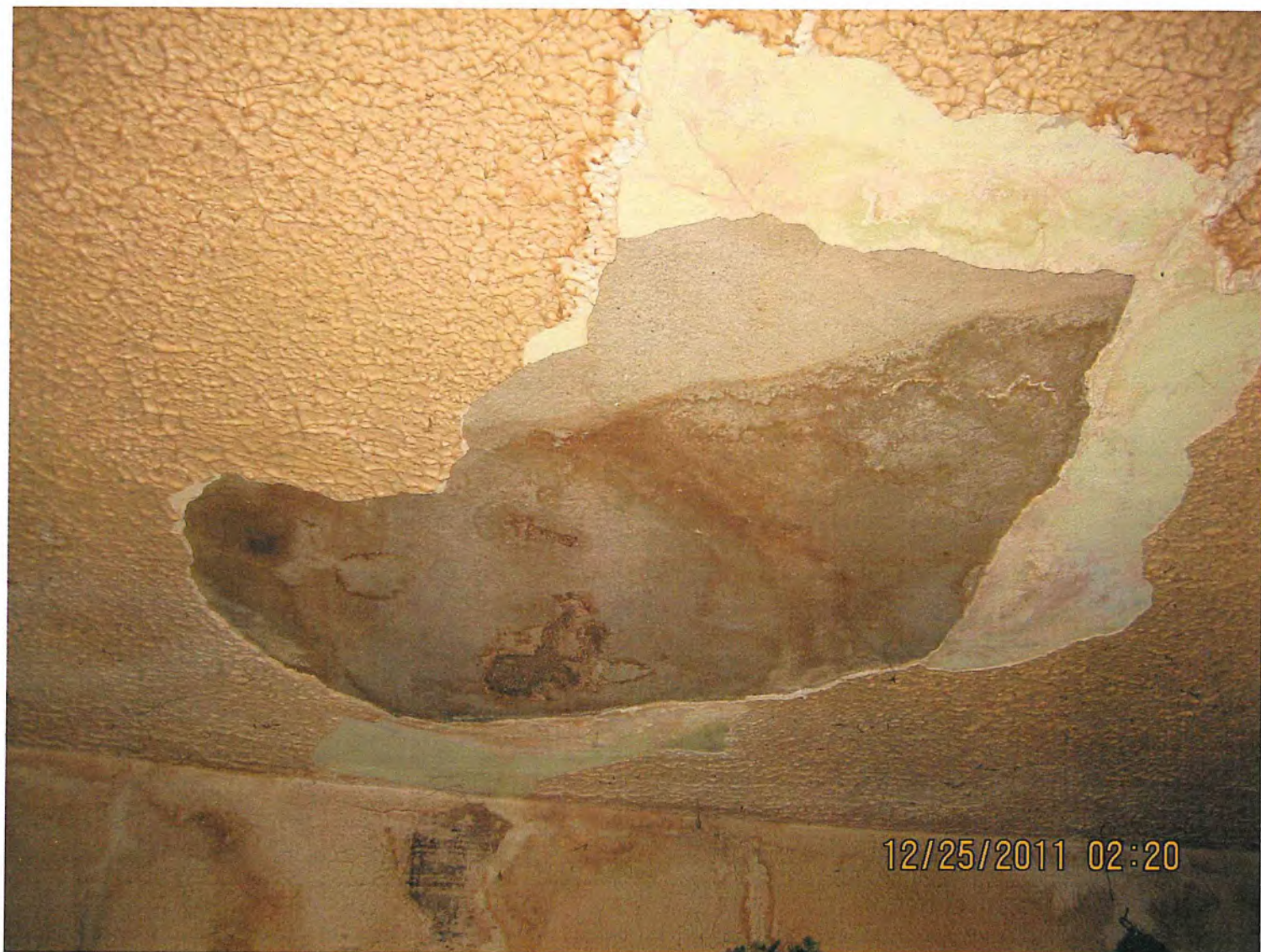








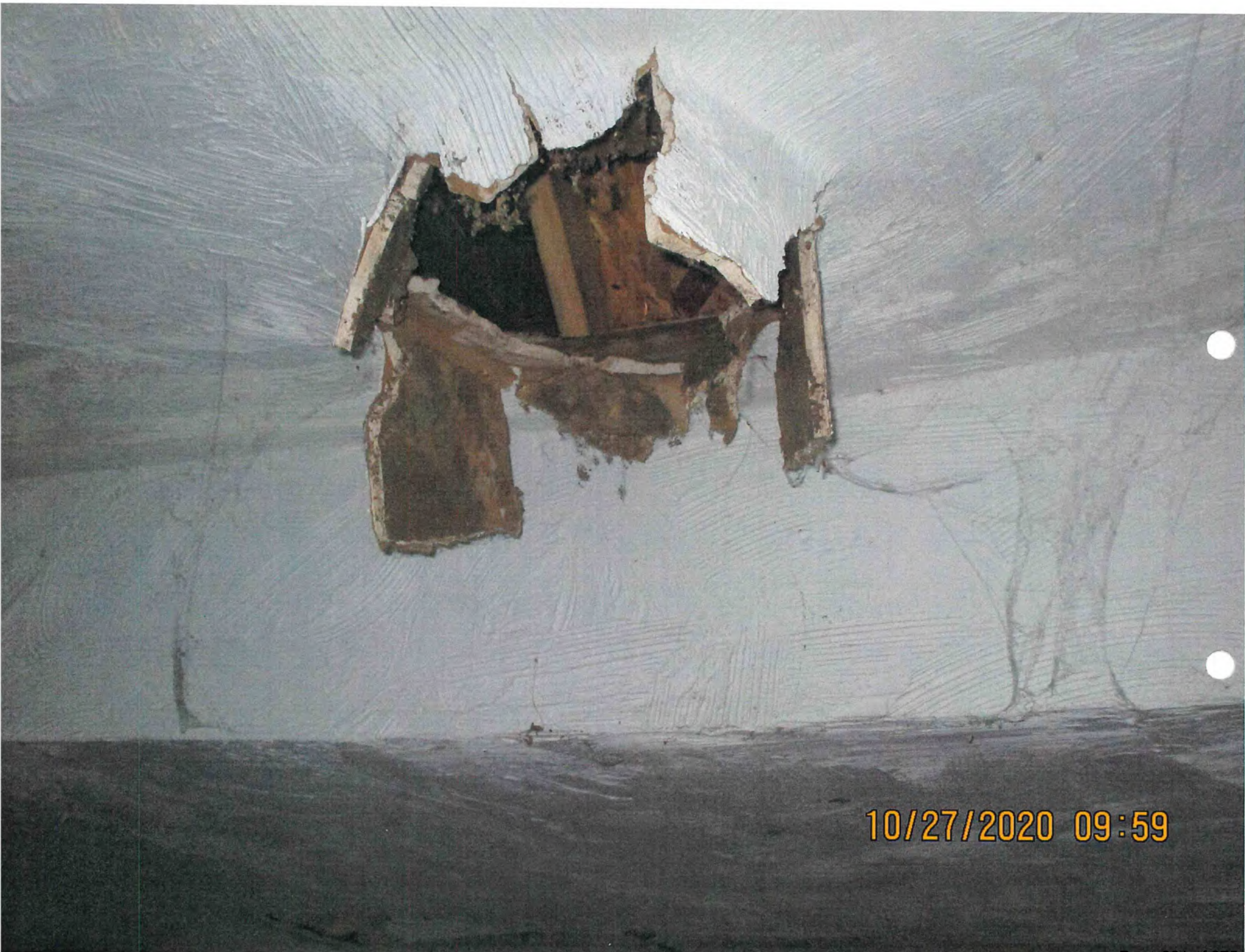












10/27/2020 09:59



10/27/2020 10:00



10/27/2020 10:00



10/27/2020 10:00



10/27/2020 10:01













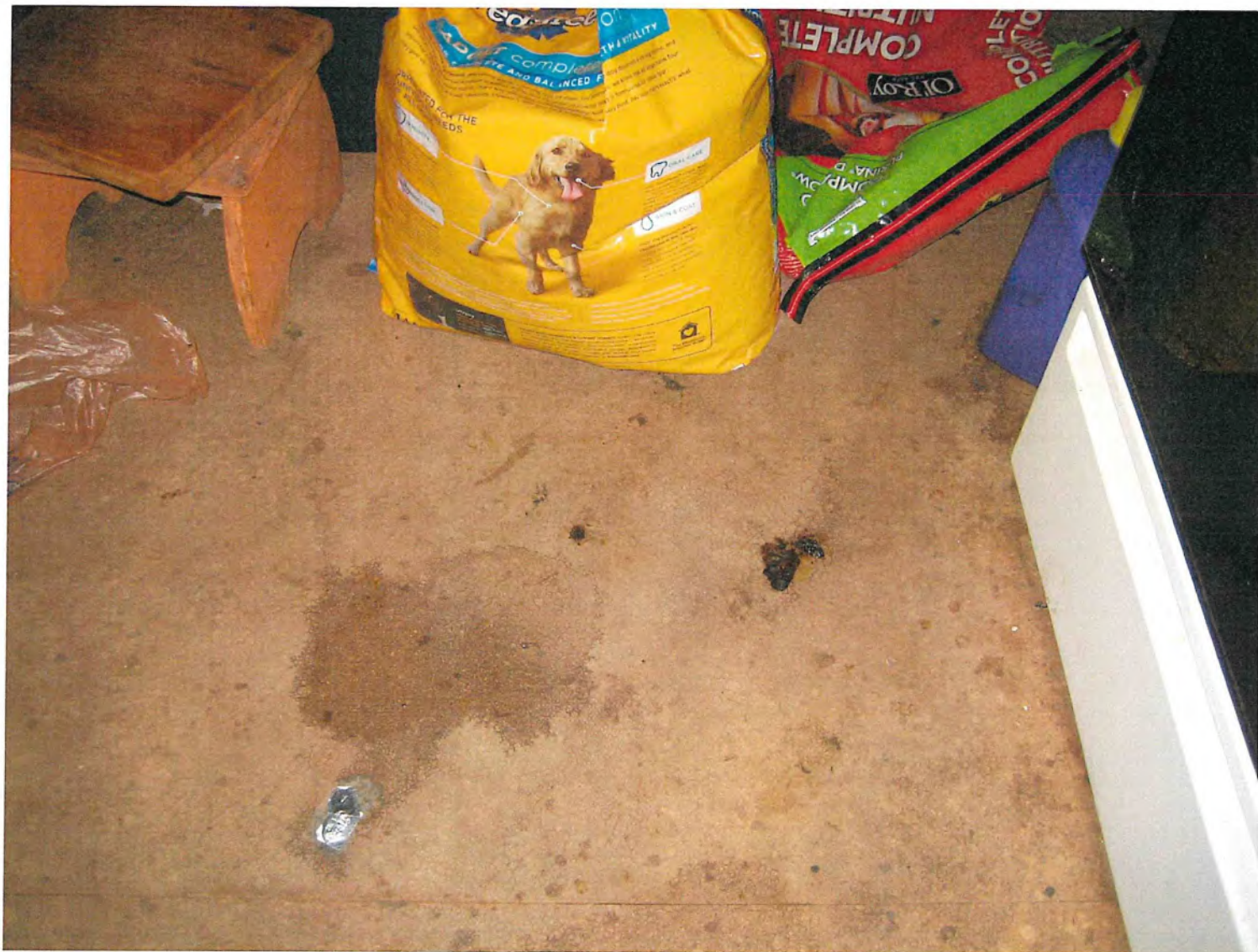




























Andy Schier, Mayor

**ECONOMIC DEVELOPMENT & PLANNING
OFFICE OF CODE ENFORCEMENT**

**UNSAFE
DO NOT
ENTER**

In accordance with Chapter 1460 of the Codified Ordinances of Lansing and Section 105.1 of the International Property Maintenance Code (IPMC), this building is deemed condemned **UNSAFE**. It is a misdemeanor to occupy, or allow a person or pet to occupy this structure or to deface/remove this notice. The penalties for these violations are a \$500.00 fine and/or 90 days in jail.

Pursuant to section 111.1 of the IPMC, you have the right to appeal this notice of violation. Any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

3025 Maloney St
Address

19 July 2021
Date

B. Schrimger
Code Enforcement Officer

517-483-4361
Phone

Repairs or corrections to this property shall be made only between the hours of 8:00 a.m. to 5:00 p.m. Monday-Friday unless written authorization is given by the Office of Code Enforcement.



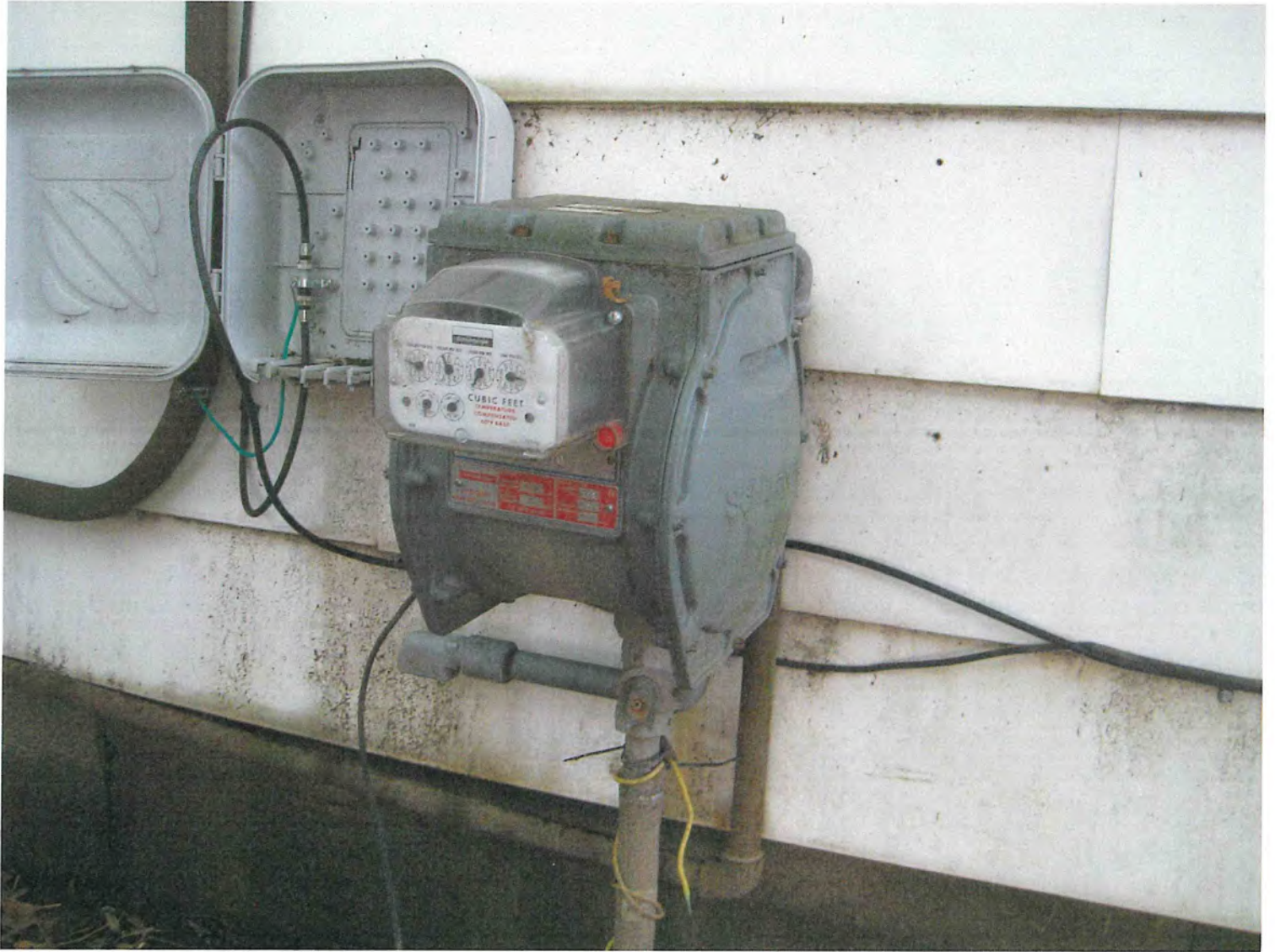


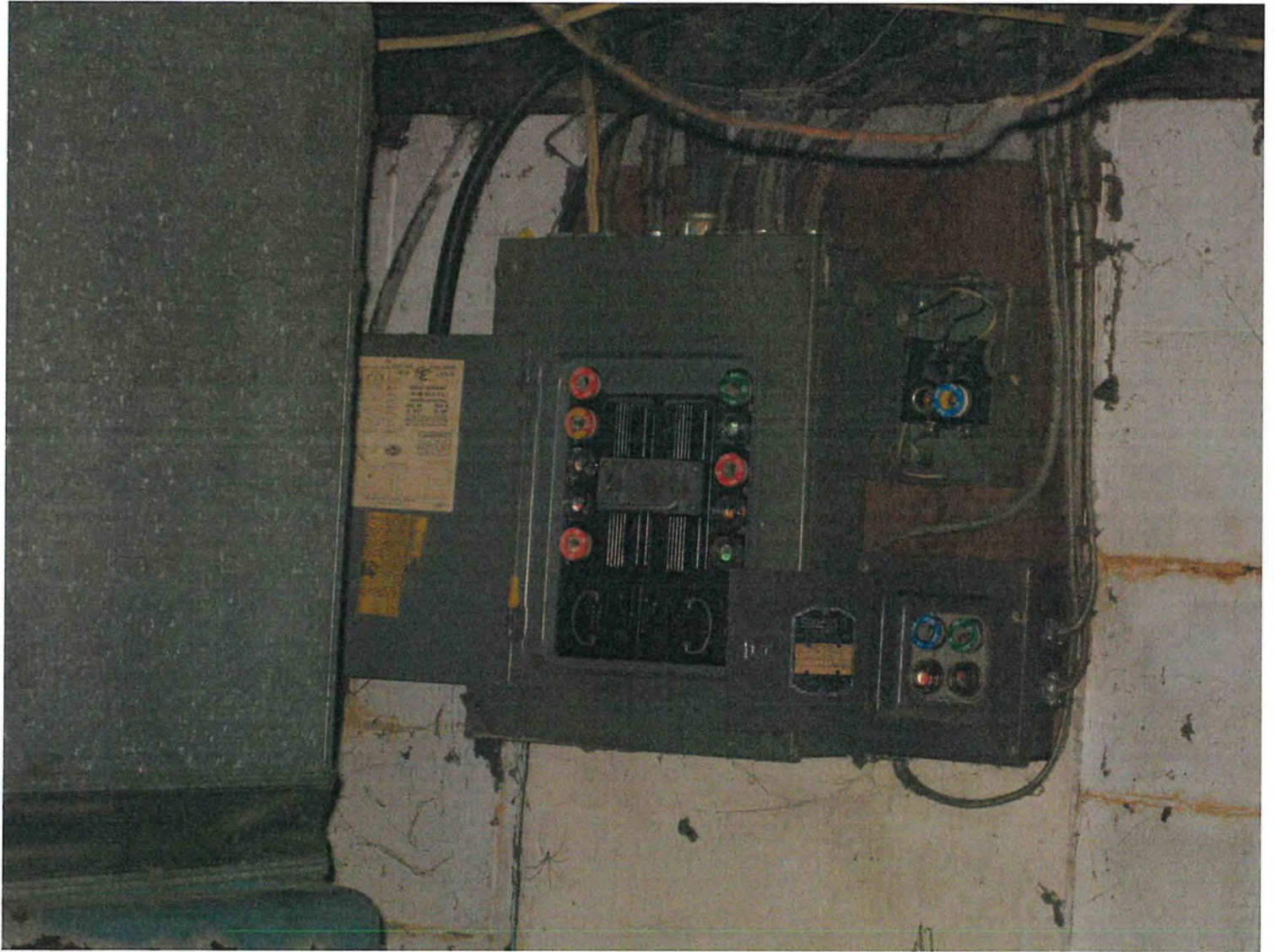


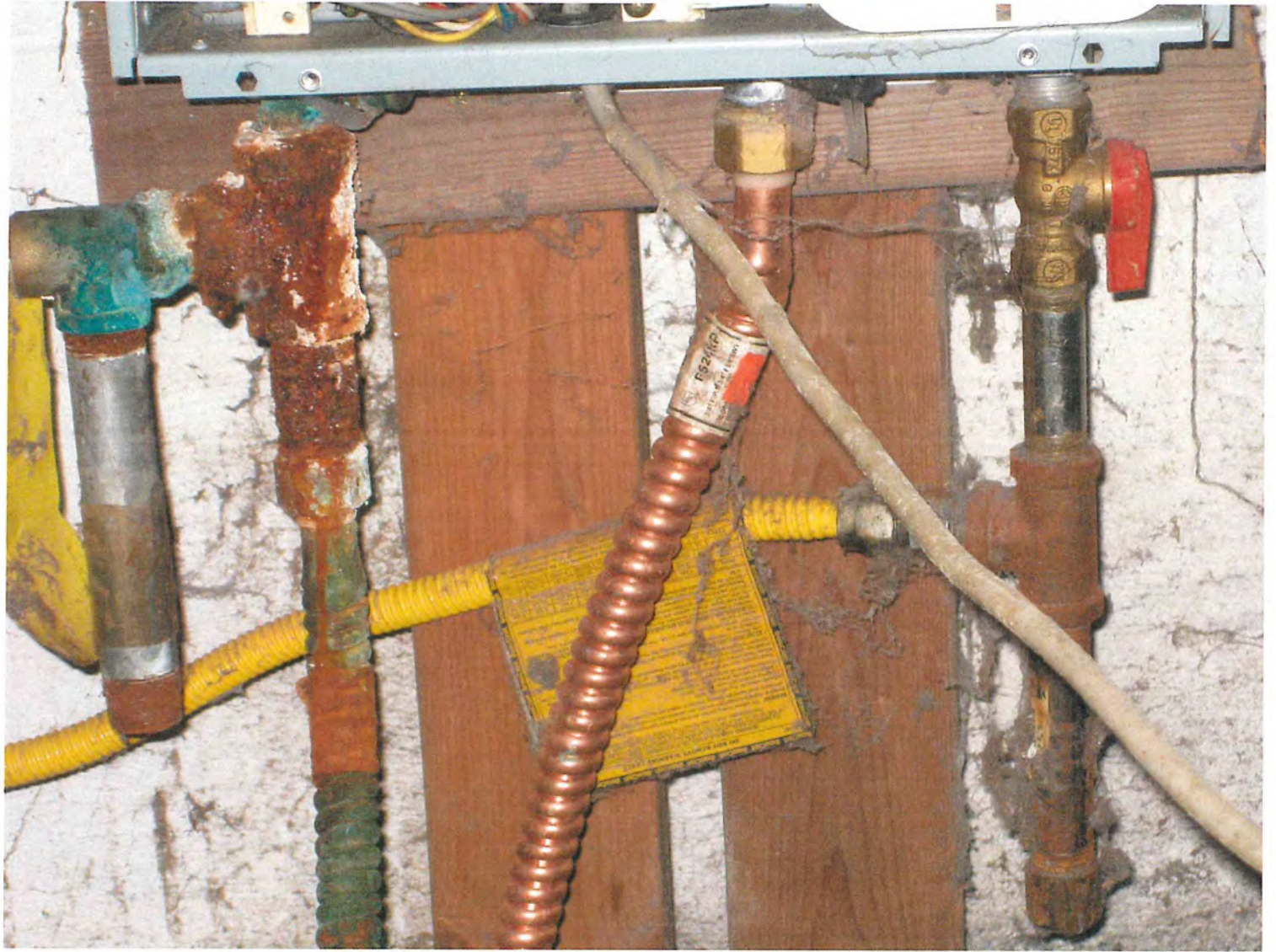
































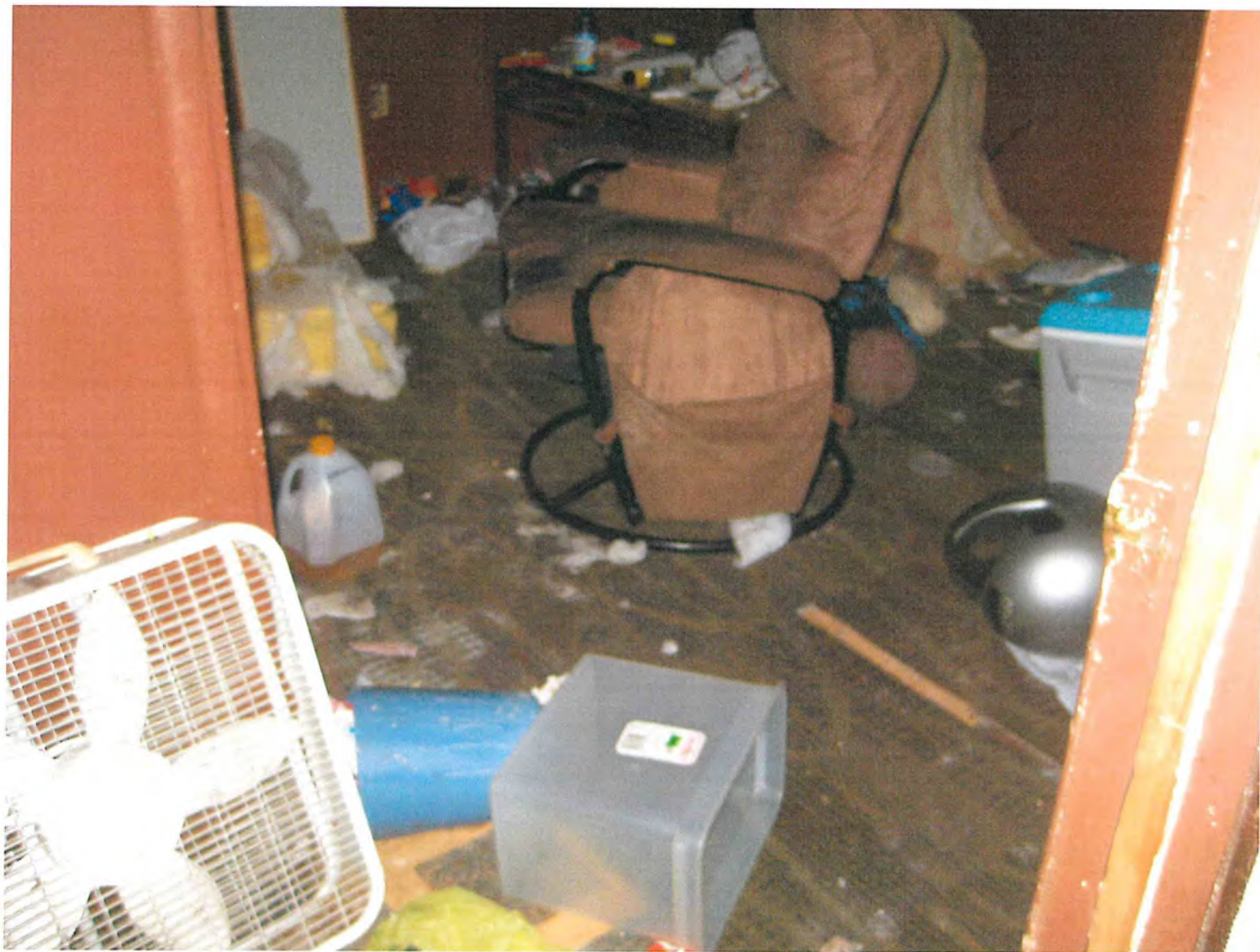
















BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 3025 MALONEY ST., Parcel # 33-01-01-30-477-021, legally described as: LOT 1 AVALON ACRES SUB REC L 20 P 3, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on July 15, 2021 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on March 24, 2022, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by May 24, 2022; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

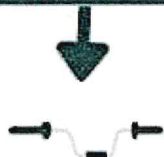
NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, July 11, 2022 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 3025 Maloney Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

ATVS/ORVS:

ATV/ORVs/dirt bikes are not permitted to operate on City of Lansing public roads.

NOTE: An ORV is any motor-driven off-road recreation vehicle capable of travel without the benefit of a road or trail. An ORV may have 2, 3, or 4 wheels, or other means of transportation. Any vehicle, ORV, or otherwise that is not registered and plated for operation on public roads may not operate on public roads in the City of Lansing.



SCOOTERS:

Scooters may park on the street only in spaces reserved for scooters and motorcycles.

Scooters may be parked on the sidewalk only in a manner that does not interfere with use by vehicles and pedestrians.

Only 1 rider is permitted on a scooter.

Riders under 12 years of age are not permitted to operate on roadways.

Riders under 19 years of age must wear a helmet.

If operating on a sidewalk, a rider must yield to pedestrians.

If operating on the roadway, a rider must ride as close to the curb as reasonably practicable.



BICYCLES:

If operating on a sidewalk, a rider must yield to pedestrians.

If operating on the roadway below the posted speed limit, a bicyclist must ride as close to the curb as reasonably practicable.

If on roadway, a rider must abide by traffic laws including traffic signals.

If riding at night, a front light and rear reflector is required.



Submitted @ mtg.

MOPEDS:

A driver's license or special restricted license is required to drive a moped on roadways.

Driver must be at least 15 years old.

A helmet is required if under 19 years old.

Mopeds may NOT be used on sidewalks.

Driver must abide by traffic laws including traffic signals.

Mopeds must be registered with the Secretary of State.

