

AGENDA

Committee on Public Safety AGENDA FOR OCTOBER 10, 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. September 15, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish to the owners of property located at 3422 Lowcroft Ave.
 - C. RESOLUTION - Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of property located at 2026 West Jolly Road
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, September 15, 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 4:01pm

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-Lawrence, OCA
Mary Bowen, OCA
Amany Rishmawi, OCA
Matthew Staples, OCA
Scott Sanford, Code Compliance

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES SEPTEMBER 1, 2022, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public present.

DISCUSSION/ACTION ITEMS

RESOLUTION – Set Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of property located at 2026 West Jolly Road

Mr. Sanford explained this is a single family home with an SEV of \$16,700, estimated repairs at \$31,542, there have been no permits pulled and the owner lives in Washington State, no taxes have been paid since Summer 2021. He continued that Code has been out 4 times to mow, this is not a fire damage property so MSD 60 days. Councilmember Brown asked since the owner lives in another state can he give to the city and not get fees, Mr. Sanford responded he could, but they do not take properties, there is no way for the city to repair. Mr. Sanford continued that there are a lot of out of state property owners/investors, that Lansing is a hot spot and people buy and keep for 3-4 years then sell. Councilmember Brown asked if the taxes never get paid, Councilmember Wood responded it stays with the property and if it goes into foreclosure, it is a blemish on their record. Mr. Sanford added that the if it isn't demolished and sit's for 3 years it goes to the county.

MOTION BY COUNCILMEMBER DANIELS TO APPROVE THE RESOLUTION TO SET SHOW CAUSE HEARING IN CONSIDERATION OF ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 2026 W JOLLY ROAD. MOTION CARRIED 3-0

Councilmember Wood informed Mr. Sanford this will go to Council on 9/26 for a hearing on 10/10.

DISCUSSION – Fiscal Year 2023/2024 Budget Priorities

Councilmember Wood explained that part of last year money was set aside for traffic wagons and Andy Kilpatrick responded in an email that LPD manages the speed trailers but believes they have a sufficient amount. Mr. Kilpatrick also stated his department no longer purchases or installs the temporary speed humps since the cost is about the same as permanent ones. Councilmember Daniel agreed he is up to keeping the portable speed bumps if they aren't already purchased. Councilmember Wood said they do make a difference in neighborhoods when there is construction and need to slow/divert traffic. Councilmember Wood informed the committee that Ms. Richmond reached out to Chief Sturdivant and he was not aware of the apprenticeship for LFD, but that it could be called something different. Councilmember Daniels asked in past history what has been effective for budget priorities, Councilmember Wood said it's been discussed to add Code people. She continued that they are far behind on houses, so maybe a mechanism in terms of moving inspections in a timely basis. Councilmember Daniels asked if there was a possibility of increasing the investigations of unregistered rentals. Councilmember Wood responded that right now policy is to wait until a property is rented before an inspection is required, but once someone advertises for rent, they need to make sure the certificate is in order. Councilmember Brown stated he was good with the budget priorities and agreed with the Committee on the code certificates. Councilmember Wood reiterated the three priorities of Code Compliance staff relating to Code violations tracking and follow-up, Portable Speed Bums, and LFD apprenticeship/intern programs.

OTHER

ADJOURN

Adjourned at 4:22pm
submitted by Renee Richmond,
Recording Secretary, Lansing City Council
Approved by the Committee on

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	3422 LOWCROFT AVE
PARCEL NUMBER:	33 01 01 33 101 323

HEARING DATE:	6/23/2022
DEMOLITION CASE FILE #:	D2022-006

LISTED TAXPAYER:	JAMES ST. CLAIR
INTERESTED PARTIES:	
SEV INFORMATION:	\$29,500.00
LAND VALUE:	\$31,500.00
BUILDING VALUE:	\$27,567.00
LOT SIZE:	FRONTAGE 126 X 125 DEPTH

HOUSING CODE VIOLATION LTR:	5/23/2019
ORIGINAL RED TAG DATE:	5/23/2019
ZONING:	'A' Residential
ESTIMATE OF REPAIRS:	\$60,560.64
PICTURES:	Yes
OTHER:	

LEGAL DESCRIPTION:	LOTS 101, 102 & 103; FOSTERS HOLMES ROAD SUB
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CURRENT PERMIT ACTIVITY

BUILDING:	EXPIRED /SIDING ONLY
ELECTRICAL:	EXPIRED
MECHANICAL:	Required, not yet pulled
PLUMBING:	Required, not yet pulled
DEMOLITION:	na

PREVIOUS ACTION BY DEMOLITION BOARD

LAST TABLED ON:	
REASON/CONDITIONS:	
HEARING OFFICER:	

3422 LOWCROFT AVE.

● Original Red Tag Date

● 5/23/2019

● Submitted Into Make Safe Or Demolish Process

● 5/20/2022

● Property Vacant/Repairs Exceed Building SEV

● Property vacant more than 180 days

● Repairs exceed building SEV

● Title Information

● JAMES ST. CLAIR

3422 LOWCROFT AVE

Property Value Information

● SEV

● \$29,500.00 (*as of 8/10/2022*)

● Structure

● \$27,567.00 (*as of 8/10/2022*)

● Land

● \$31,500.00 (*as of 8/10/2022*)

● Estimate of Repairs

● \$60,560.64

3422 LOWCROFT AVE.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 5/23/2019

● Code Compliance Letter Written

● 5/23/2019

● Code Compliance Due Date

● 6/22/2019

3422 LOWCROFT AVE.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 6/23/2022

- Order by Demolition Board

- MS or D by 7/23/2022

- Request Sent To City Council for Show Cause Hearing

- 8/10/2022

3422 LOWCROFT AVE.

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

3422 LOWCROFT AVE.

General Comments

- PROPERTY IS FIRE DAMAGED
- NO RESPONSE FROM OWNER

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. D2022-006
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Matter of the building/structure at 3422 LOWCROFT AVE., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: JUNE 23, 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 \$29,500.00
8. The cost to repair the building or structure to make it safe is \$60,560.64
9. The real estate is described as follows:

Parcel Number: 33 01 01 33 101 323

LOTS 101, 102 & 103; FOSTER'S HOLMES ROAD SUB, City of Lansing

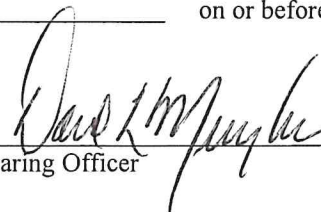
IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before 7-23-2022
- ☐ 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

4/23/22

Hearing Officer





Andy Schor, Mayor
Mike Mackey, Fire Chief

Lansing Fire Department
120 E. Shiawassee Street
Lansing MI 48933
(517) 483-4200
Fax (517) 483-4488
www.lansingfire.com



Fire Department Incident Summary

Date: 5/23/2019 Time: 0511 FD Incident #: 19-8521

Address: 3422 Lowcroft Ave

Type of Structure: Residential

Incident Description: Fire

Utilities: Gas: Off Electric: Off by BWL

Rental: No

Vacant: Yes

Type of Damage: Smoke Electrical Structural Mechanical

Estimated Percentage of Damage: 50%

Ongoing Scene Investigation: No

Cause: Under Investigation

Red Tagged: Yes

Occupant Displaced: Yes

Civilian Injury: Yes

Firefighter Injury: No

Investigator: Mauricio Barrera 455



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05/23/2019 17:22

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

WHEREAS, the Code Enforcement Office has determined that the building located at 3422 LOWCROFT AVE., Parcel # 33-01-01-33-101-323 legally described as LOTS 101, 102 & 103;FOSTER'S HOLMES ROAD SUB., City of Lansing is unsafe and dangerous as defined in Section 108.1 of the Lansing Housing Code and the applicable housing laws of Michigan; and

WHEREAS, the building at 3422 LOWCROFT AVE. was red tagged on 5/23/2019; and

WHEREAS, a hearing was held by the Demolition Board on 6/23/2022 at which the hearing officers determined that the building was unsafe and dangerous and ordered the building demolished or made safe by 07/23/2022; and

WHEREAS, said hearing officers filed a report of their findings and order with the City Council and requested the City Council take appropriate action under the Lansing Housing Code and the applicable housing laws of Michigan; and

WHEREAS, the applicable housing laws of Michigan and the Lansing Housing Code 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; and

WHEREAS, the City Council held a show cause hearing on September 26, 2022, to review the findings and the order of the hearing officers; and

WHEREAS, the property owner was notified in writing of said hearing and had an opportunity to appear and show cause as to why the building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 3422 LOWCROFT AVE. are hereby directed to comply with the order of the hearing officers to demolish or otherwise make safe the building at 3422 LOWCROFT AVE. within 30 days from the date of approval of this resolution,

BE IT FURTHER RESOLVED that the property owner is hereby notified that this order may be appealed within twenty (20) calendar days from the date of approval of this resolution pursuant to MCL 125.542 and should the owner fail to comply with the order to demolish or make safe the building at 3422 LOWCROFT AVE., the Code Enforcement Office is hereby directed to proceed with demolition of the building.

BE IT FURTHER RESOLVED that whether demolition is accomplished by the property owner or the City, the property shall be seeded or sodded to create a lawn and avoid soil erosion.

BE IT FURTHER RESOLVED that the owner in whose name the property appears on the last local tax assessment record shall be notified by the City Assessor's Office of the amount owed to the City for the demolition by first class mail at the address shown on the most recent assessment records.

BE IT FINALLY RESOLVED that should the owner fail to pay the total amount owing within thirty (30) calendar days from the date that the notice was mailed by the City Assessor's office, the costs incurred by the City shall be a lien on the property and shall be recovered in the same manner for which tax liens are collected under the general property tax laws of the State of Michigan and the City of Lansing.

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

ADDRESS:	2026 W. JOLLY RD.
PARCEL NUMBER:	33-01-01-32-352-221

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-005

LISTED TAXPAYER:	SMITH, ALEX & AARON
INTERESTED PARTIES:	
SEV INFORMATION:	\$16,700.00
LAND VALUE:	\$6,020.00
BUILDING VALUE:	\$27,451.00
LOT SIZE:	31 X 165

HOUSING CODE VIOLATION LTR:	9/14/2021
ORIGINAL RED TAG DATE:	9/14/2021
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$31,542.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 132 PLEASANT GROVE SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	6/23/2022
ORDER:	MAKE SAFE OR DEMOLISH BY 8/23/22
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	8/26/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	REQUIRED NOT YET PULLED
ELECTRICAL:	REQUIRED NOT YET PULLED
MECHANICAL:	REQUIRED NOT YET PULLED
PLUMBING:	REQUIRED NOT YET PULLED
DEMOLITION:	REQUIRED NOT YET PULLED

2026 W. JOLLY RD.

- Original Red Tag Date

- 9/14/2021

- Submitted Into Make Safe Or Demolish Process

- 5/25/2022

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- ALEX & AARON SMITH

2026 W. JOLLY RD.

Property Value Information

● SEV

● \$16,700.00 (*as of 8/26/2022*)

● Structure

● \$27,451.00 (*as of 8/26/2022*)

● Land

● \$6,020.00 (*as of 8/26/2022*)

● Estimate of Repairs

● \$31,542.00

2026 W. JOLLY RD.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 09/14/2021

- Code Compliance Letter Written

- 09/14/2021

- Code Compliance Due Date

- 10/14/2021

2026 W. JOLLY RD.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 06/23/2022

- Order by Demolition Board

- MS or D by 8/23/2022

- Request Sent To City Council for Show Cause Hearing

- 8/26/2022

2026 W. JOLLY RD.

City Council Actions

- Show Cause Hearing Held

- 00/00/00

- Public Safety Committee Meeting

- 00/00/00

- Resolution passed by City Council

- Extension Requested By Owner

2026 W. JOLLY RD.

General Comments

- None of the required permits have been pulled as of 8/26/2022.

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.

CODE ENFORCEMENT OFFICE
Economic Development and Planning Division
INTER-OFFICE MEMO

To: Scott Sanford, Code Enforcement Manager

From: Meredith Johnson, Code Enforcement Officer

Date: 5/25/2022

Subject: Request for demolition of 2026 W. Jolly Rd

Statement of findings:

This property was found open and accessible on 9/14/2021 and an interior inspection was done. This inspection revealed severe damage and violations, which constituted threats to the life, health, and/or safety of the persons living in or visiting the structure. No communication from the property owners and the dwelling remains red tagged and boarded.

Therefore, I am requesting this structure be demolished.

Estimate of Cost of Repairs:
(Total cost to rebuild per square foot)

Total cost to Rebuild the dwelling.....\$31,542.00

2022 assessed value of the dwelling is..... \$15,100.00

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 4376 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Tom Barry tom.barry@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: SMITH ALEX & AARON, 2026 W JOLLY RD, LANSING, MI 48910

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-005
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Matter of the building/structure at 2026 W JOLLY RD., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: JUNE 23, 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 \$16,700.00
8. The cost to repair the building or structure to make it safe is \$31,542.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 32 352 221

LOT 132 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 8-23-2022
☐ 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 _____

6/23/22
Date

Paul R. Mylle
Hearing Officer



































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 2026 W. JOLLY RD. Parcel # 33-01-01-32-352-221, legally described as: LOT 132 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 September 14, 2021 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on June 23, 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 August 23, 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, October 24, 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 2026 W. Jolly 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.