

# AGENDA

## Committee on Public Safety AGENDA FOR OCTOBER 20, 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](mailto:city.council@lansingmi.gov) or (517) 483-4177 prior to the meeting.

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
  - A. October 10, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
  - B. RESOLUTION - Setting a Show Cause in consideration of Orders to Make Safe or Demolish to the owners of property located at 304 Regent Street
6. **Other**
7. **Adjourn**

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



**MINUTES**  
**Committee on Public Safety**  
**Thursday, October 10, 2022 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> 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-Lawrence, OCA  
Amany Rishmawi, OCA  
Scott Sanford, Code Compliance  
Jane DiSessa, Deputy Mayor – arrived at 4:12

**MINUTES**

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES SEPTEMBER 15, 2022, AS PRESENTED. MOTION CARRIED 3-0.

**PUBLIC COMMENT**

No public present.

**DISCUSSION/ACTION ITEMS**

**RESOLUTION – Orders to Make Safe or Demolish to the owners of property located at 3422 Lowcroft Avenue**

Mr. Sanford stated this is a fire damage property was before the Demo Board on 6/23/2022 and ordered demolished on 7/23/2022, and the show cause hearing was 9/26/2022. He continued that there has been zero money by building safety, no taxes paid since 2016, both building and electrical permits expired, no contact with real estate company, Code recommends MSD 30 days.

MOTION BY COUNCILMEMBER DANIELS TO APPROVE THE RESOLUTION FOR ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 3422 LOWCROFT AVENUE. MOTION CARRIED 3-0

Councilmember Wood asked Mr. Sandford if he knew the timing for BWL to do what they need, Mr. Sanford responded as far as he is aware they are 6-8 weeks out. Councilmember Daniels inquired why and Councilmember Wood stated if the MSD is 30 days but they are 6-8 weeks then you are looking at 60-90 days, then winter and could go longer.

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

Councilmember Wood explained to the Committee that this was missed for the Council Agenda on 9/26/2022, so we needed to meet again to reset the show cause hearing. Councilmember Wood asked Mr. Sanford if there was any change to this property. Mr. Sanford responded they had to mow again 1-2 times.

MOTION BY COUNCILMEMBER DANIELS TO APPROVE THE RESOLUTION TO SET A 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

**OTHER**

Autumn Ridge

Councilmember Wood asked for an update on Autumn Ridge from Ms. Hagen-Lawrence and Mr. Sanford. Ms. Hagen-Lawrence stated the Judge dismissed the Federal Case, but the State Case is still on-going. Councilmember Wood stated that Council is getting emails and pictures about trash, and asked Mr. Sanford if they've received any. Mr. Sanford confirmed and that his office is trying to schedule inspections and he is currently clearing for two inspectors to go. Councilmember Wood continued that rents are being threatened to be raised on those currently there, it was asked in the Ad Hoc Housing Committee to have a meeting away from there and maybe have MSU Law there for options, can that be done. Ms. Hagen-Lawrence believes the Housing Ombudsman would be more equipped for that meeting. Councilmember Wood understands the legal case but tenants don't have the resources to move out and typically need first/last month's rent, Ms. Hagen-Lawrence agreed, and stated that OCA cannot provide that advice and in the past MSU has not wanted to participate. Councilmember Wood asked his law could have a discussion with the Housing Ombudsman and see if he has the knowledge to participate, if not how do we get him the support and knowledge needed to answer questions. Councilmember Daniels asked if MSU is not receptive can they get outside counsel. Ms. Hagen-Lawrence said if a constituent is asking you can refer them but OCA cannot give advice.

1300 Otto

Councilmember Daniels indicated that the owner Christian had people cleaning and were there after 5pm when not supposed to, but he had contacted LPD to let them know.

Riverfront Apartments

Councilmember Brown indicated he's received multiple complaints from tenants about the homeless camping behind the building and having campfires. Councilmember Wood said she would coordinate with Ms. Richmond to have LPD come to a meeting to get an update as it is an ongoing issue.

**ADJOURN**

Adjourned at 4:14pm  
submitted by Renee Richmond,  
Recording Secretary, Lansing City Council  
Approved by the Committee on

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

|                       |                       |
|-----------------------|-----------------------|
| <b>ADDRESS:</b>       | <b>304 Regent St.</b> |
| <b>PARCEL NUMBER:</b> | 33 01 01 15 429 401   |

|                                 |           |
|---------------------------------|-----------|
| <b>SHOW CAUSE HEARING DATE:</b> | D2022-009 |
| <b>DEMOLITION CASE FILE #:</b>  | 8/25/2022 |

|                            |                  |
|----------------------------|------------------|
| <b>LISTED TAXPAYER:</b>    | VANGILDER ROBERT |
| <b>INTERESTED PARTIES:</b> | VANGILDER ROBERT |
| <b>SEV INFORMATION:</b>    | \$36,000.00      |
| <b>LAND VALUE:</b>         | \$5,706.00       |
| <b>BUILDING VALUE:</b>     | \$66,336.00      |
| <b>LOT SIZE:</b>           | 60 X 100.120     |

|                                    |                                  |
|------------------------------------|----------------------------------|
| <b>HOUSING CODE VIOLATION LTR:</b> | 5/01/201 , 1/10/2018, 08/14/2021 |
| <b>ORIGINAL RED TAG DATE:</b>      | 1/10/2018 & 8/14/2021            |
| <b>ZONING:</b>                     | "B" RESIDENTIAL                  |
| <b>ESTIMATE OF REPAIRS:</b>        | \$45,000.00                      |
| <b>PICTURES:</b>                   | YES                              |
| <b>OTHER:</b>                      |                                  |

|                           |                                    |
|---------------------------|------------------------------------|
| <b>LEGAL DESCRIPTION:</b> | N 34 FT LOT 19 BLOCK 2 HUDSONS ADD |
|---------------------------|------------------------------------|

**ORDER OF DEMOLITION BOARD**

|                                       |                               |
|---------------------------------------|-------------------------------|
| <b>DEMOLITION BOARD MEETING DATE:</b> | 8/25/2022                     |
| <b>ORDER:</b>                         | 30 DAYS MAKE SAFE OR DEMOLISH |
| <b>REASON/CONDITIONS:</b>             | FIRE DAMAGED                  |
| <b>HEARING OFFICER:</b>               | DAVE MUYLLE                   |

**CURRENT CITY COUNCIL ACTIVITY**

|                                             |           |
|---------------------------------------------|-----------|
| <b>REQUEST FOR SHOW CAUSE SENT:</b>         | 10/3/2022 |
| <b>SHOW CAUSE HEARING DATE:</b>             |           |
| <b>PUBLIC SAFETY COMMITTEE WILL REVIEW:</b> |           |

**CURRENT PERMIT ACTIVITY**

|                    |                          |
|--------------------|--------------------------|
| <b>BUILDING:</b>   | REQUIRED, NOT YET PULLED |
| <b>ELECTRICAL:</b> | REQUIRED, NOT YET PULLED |
| <b>MECHANICAL:</b> | REQUIRED, NOT YET PULLED |
| <b>PLUMBING:</b>   | REQUIRED, NOT YET PULLED |
| <b>DEMOLITION:</b> | REQUIRED, NOT YET PULLED |

# 304 REGENT ST.

- Original Red Tag Date

- 01/10/2018 & 8/14/2021 (FIRE DAMAGED)

- Submitted Into Make Safe Or Demolish Process

- 2/21/2022

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- ROBERT VANGILDER

# 304 REGENT ST.

## Property Value Information

### ● SEV

● \$36,000.00 (*as of 10/03/2022*)

### ● Structure

● \$66,336.00 (*as of 10/03/2022*)

### ● Land

● \$5,706.00 (*as of 10/03/2022*)

### ● Estimate of Repairs

● \$45,000.00

# 304 REGENT ST.

## Housing Code Correction Letters

- Code Compliance Inspection Date

- 5/01/2017 & 8/14/2021 (DATE OF FIRE)

- Code Compliance Letter Written

- 5/01/2017 & 8/14/2021

- Code Compliance Due Date

- 04/276/01/2017 & 9/15/2021

# 304 REGENT ST.

## Demolition Board Actions

- Demolition Board Show Cause Hearings

- 8/25/2022

- Order by Demolition Board

- MS or D by 9/24/2022

- Request Sent To City Council for Show Cause Hearing

- 10/03/2022

# 304 REGENT 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

# 304 REGENT ST.

## General Comments

This home was originally Red Tagged on 1/10/2018 due to an outstanding rental inspection done on 5/01/2017 then the property suffered heavy fire damage on 8/14/2021.

# RECOMMENDATIONS

## ● FOR NEW CASES:

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

## ● FOR EXTENSION REQUESTS:

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

## ● FOR TABLED CASES:

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



Mayor Virg Bernero

# Lansing Fire Department

## Fire Marshal's Office

### Code Enforcement Section

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

Notice Printed: May 01, 2017

#### Rental Inspection Sign and Return Notice

VAN GILDER ROBERT  
205 S LARCH ST  
LANSING, MI 48912-1128

Inspection Type: Rental  
Inspection Date: 05/01/2017  
Compliance Due Date: 05/31/2017

**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: 304 REGENT ST  
Parcel No: 33-01-01-15-429-401

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

**AREA: Basement**

*Sec 307.1 Guardrail is missing - loose - improper height - has improper spacing of balusters - deteriorated.*

*Sec 506.1 Waste pipe is clogged - not approved material - improperly sloped uphill.*

INSPECTOR COMMENTS: *missing cover*

*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 603.1 Water heater is missing flame shield - spilling combustion products*

**AREA: First Floor**

*SEC 305.3 Plaster / Gypsum board at ceiling / wall is damaged / loose*

INSPECTOR COMMENTS: *missing ceiling tile in kitchen*

*Sec 604.3 Wall switch is loose - missing - damaged - inoperable.*

INSPECTOR COMMENTS: *in kitchen*

*Sec 403.2 Bathroom vent fan is inoperable. Lack of bathroom vent fan to exterior or lack of openable window.*

*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:** *all upstairs bedrooms and hall*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has 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 and may result in the property being vacated by this office.**

**The Owner or agent must complete, sign and return affidavit.**

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

\_\_\_\_ **Owner or** \_\_\_\_ **Manager, Date** \_\_\_\_\_

Registered Owner's Copy for property located at - 304 REGENT ST

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 4052 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

**Officer: Mike Morrison Mike.Morrison@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:

**Registered Rental Owner: VAN GILDER ROBERT, 205 S LARCH ST, LANSING, MI 48912-1128**



Andy Schor, Mayor

**Lansing Fire Department**  
**120 E. Shiawassee Street**  
**Lansing, MI 48933**  
(517) 483-4200  
Fax (517) 483-4488  
[www.lansingmi.gov/fire](http://www.lansingmi.gov/fire)



Greg Martin, Chief

Mark Burger  
Fire Marshal

## Fire Department Incident Summary

Date: 8/8/2021 Time: 0419 FD Incident #: 2021-0014948

Address: 304 Regent St.

Type of Structure: Residential

Incident Description: Structure Fire with significant damage on all floors of building.

Utilities: Gas: Off

Electric: Off

Rental: Yes

Vacant: No

Type of Damage: Structural Electrical Mechanical Smoke

Estimated Percentage of Damage: 100%

Ongoing Scene Investigation: Yes

Cause: Under Investigation

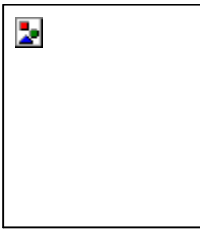
Red Tagged: Yes

Occupant Displaced: Yes

Civilian Injury: Yes

Firefighter Injury: no

Investigator: Kerwin Norwood



## 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: 08/14/2021

### Unsafe and Dangerous Correction Notice

VAN GILDER ROBERT  
205 S LARCH ST  
LANSING, MI 48912-1128

**Inspection Type:** Safety  
**Inspection Date:** 08/14/2021  
**Compliance Due Date:** 09/13/2021

### **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)**

|                            |                     |
|----------------------------|---------------------|
| <b>Violation Location:</b> | 304 REGENT ST       |
| <b>Parcel No:</b>          | 33-01-01-15-429-401 |

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.**

*Due to the fire damage and condition of the property, a partial inspection was conducted. A complete inspection of the property must be conducted and all violations must be corrected before this property can be reoccupied. 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.*

**INSPECTOR COMMENTS:** *Severe fire damage.*

*Property was already red tagged prior to fire.*

**INSPECTOR COMMENTS:** *No need to red tag this property as it is already tagged for an outstanding housing correction letter.*

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) 702 4751 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

**Officer: Amy Castillo amy.castillo@lansingmi.gov**

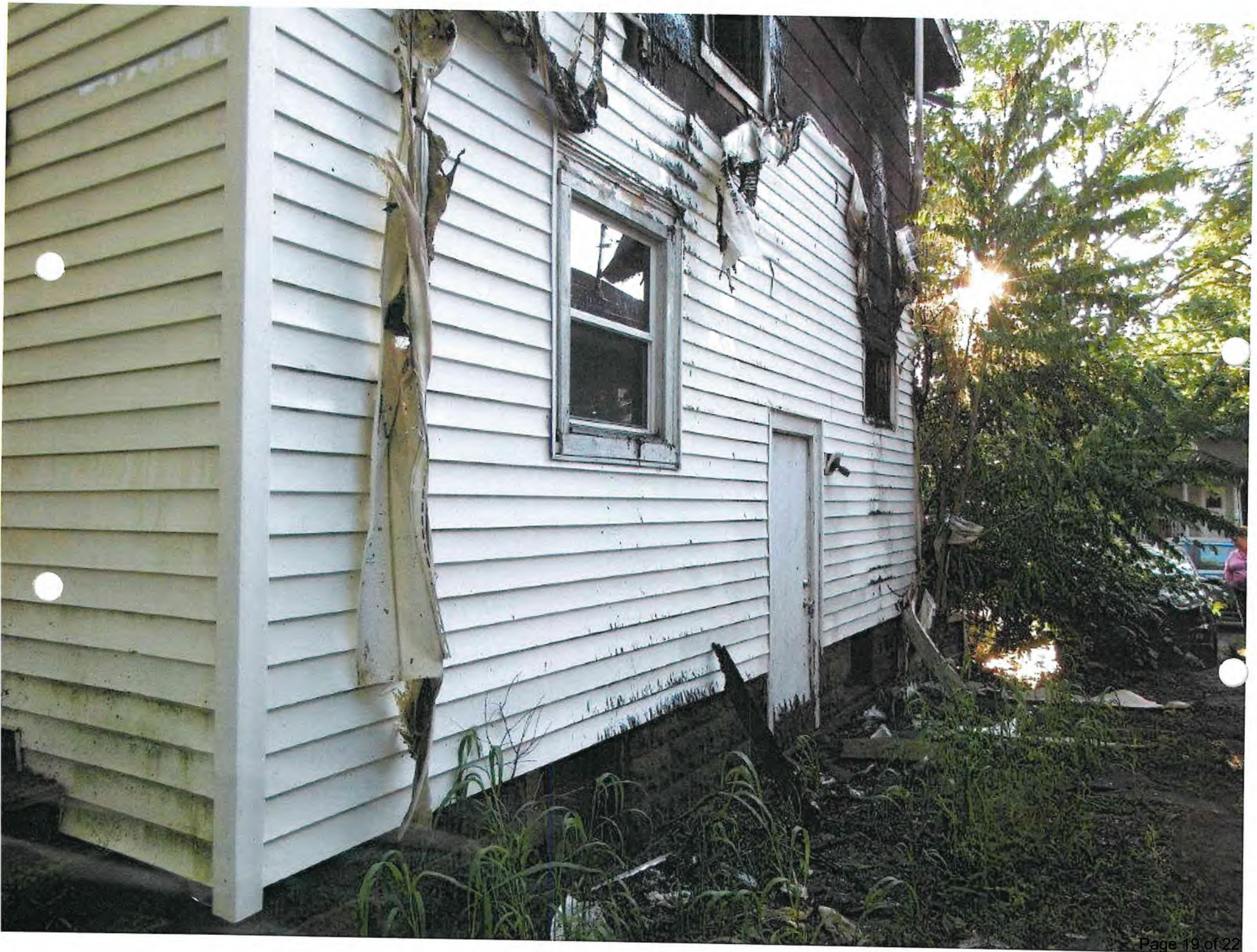
This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to 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: VAN GILDER ROBERT, 205 S LARCH ST, LANSING, MI 48912-1128**











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

WHEREAS, the City of Lansing Code Enforcement Division has declared the building at 304 REGENT ST., Parcel # 33-01-01-15-429-401, legally described as: N 34 FT LOT 19 BLOCK 2 HUDSONS ADD, to be unsafe and dangerous as defined in Section 108.1 of the Lansing Housing Code and the applicable laws of the State of Michigan and thus, ordered the building to be red tagged on JANUARY 10, 2018 as unsafe to occupy; and

WHEREAS, the Lansing Demolition Board, at its meeting held on AUGUST 25, 2022 declared the building to be unsafe and dangerous as defined in the Lansing Housing Code (1460.09) and the applicable laws of the State of Michigan (MCLA 125.539) and ordered the property to be made safe or demolished by SEPTEMBER 24, 2022; and

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

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

NOW THEREFORE, BE IT RESOLVED that a show cause hearing will be held during the City Council meeting on Monday, November 14, 2022, at 7:00 p.m. in consideration of issuing an order requiring the building at 304 REGENT St. to be made safe or demolished within a specific period of time.

BE IT FINALLY RESOLVED that the Lansing City Council directs the Code Enforcement Division to notify the owner of 304 REGENT ST. of the opportunity to appear and present testimony at the hearing.