

AGENDA

Committee on Public Safety AGENDA FOR NOVEMBER 17, 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. November 3, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Setting a Show Cause Hearing; Orders to Make Safe or Demolish to the owners of property located at 4580 Seaway
 - C. RESOLUTION - Orders to Make Safe or Demolish to the owners of property located at 304 Regent Street
 - D. DISCUSSION - Director of Public Service; Permit process for Make Safe & Demolish
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, November 3, 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 - excused
Council Member Jeffrey Brown, Member

OTHERS PRESENT

Renee Richmond, Council Staff
Amany Rishmawi, OCA
Scott Sanford, Code Compliance
Steve Swan, BWL
Calvin Jones, BWL
Kay Lancour, Consumers Energy
Brandon Taylor, Consumers Energy
Jessica Tramontana, Consumers Energy

MINUTES

Councilmember Wood passed the gavel to Councilmember Brown.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES OCTOBER 20, 2022, AS PRESENTED. MOTION CARRIED 2-0.

Councilmember Brown passed the gavel back to Councilmember Wood.

PUBLIC COMMENT

No public present.

DISCUSSION/ACTION ITEMS

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

Mr. Sanford stated the demo board met on 6/23/2022 and gave a 60 day order. He continued that there has been no action or permits, this is not a fire damage home, and Code has been out about 11 times to mow the lawn since 2020. Mr. Sanford told the Committee that the home was purchased in April 2020 and the owner lives in Washington state. He added that \$4,945 is due outside of taxes, \$3441 owed for taxes and nothing has been paid since July 19, 2021. Mr. Sanford finished that the estimated repairs is \$31,542, the SEV is \$16,700 and they are recommending 60 day MSD. Councilmember Wood asked for confirmation that this is not a fire damage home, Mr. Sanford

confirmed. Councilmember Wood then asked that the resolution be corrected to state 60 days and not 30 days, Ms. Richmond confirmed.

MOTION BY COUNCILMEMBER BROWN 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 2-0

DISCUSSION – MSD processes; LBWL and Consumers Energy

Councilmember Wood welcomed the group and stated that part of Make Safe/Demolish process is to work with the utilities and make sure they are capped/disconnected to move forward. Continuing that many times like this property they have sat for some time and neighbors are anxious and the 60 days (or 30 days for fire damage) rolls around and it is 3-6 weeks before things are moving, the Committee wants to know if there is anything they can do to expedite the process.

Councilmember Brown asked if the attendees could introduce themselves, they did. Mr. Taylor from Consumers Energy handed out an outline of the process to the Committee. He explained in short when CE gets a request it goes through the request center with a turnaround time of 1-2 business days, then 1-5 business days to scope what works need to be done. Then Field/Design team goes out to the property to look and identify what is required, this can take from 2-6 weeks. Mr. Taylor explained that the next process for permits is the most time consuming depending on what is needed and the municipality, if they have to go to MDOT it can take up to 22 days, and Ingham county is 30-60 days. He finished that once permits are done, they are looking at 11 business days for scheduling and service. Ms. Lancour added that depending on the status of the home whether it is a life safety issue or it is ready to fall they have requested bypass and concurred that there are many steps and the permits are the biggest hurdle.

Councilmember Wood commented that most are our local jurisdictions, that MDOT and County are out of their hands, but maybe they should get with the Director of Public Service to see if there is anything that can be done to expedite permits.

Mr. Swan from BWL indicated once they receive the request it goes to their management system and turn around time is around 2 weeks for electric and water. Councilmember Wood asked Mr. Sanford what he is seeing once they sign off for a MSD, Mr. Sanford said after signing off it goes to building safety, BWL is no problem, but agreed that CE does have a longer process that is running 60-75 days.

Councilmember Wood asked Mr. Sanford if they are averaging one MSD a month, Mr. Sanford stated more like 2-3, they are currently concentrating on ones tagged 2005 or newer. Councilmember Wood asked Ms. Richmond to invite Mr. Kilpatrick to the next meeting on November 14th for a review of their permit process and look at getting it expedited faster.

Ms. Lancour added one concern is that some contractors go out and see the meter is off the building, but not knowing if it is capped or disconnected and they may hit a pipe thinking no gas because the meter is gone. Mr. Sanford added they do have some new contractors and they are probably not aware and his department will make sure to let them know. Ms. Lancour indicated she does free training to LFD and LPD and offered to train their department. Mr. Swan indicated that the key word "retire services" for BWL helps them navigate knowing it is a MSD, Mr. Taylor and Ms. Lancour concurred. Mr. Sanford said that once they issue a bid his department is out and it goes to building safety, he will pass that information to them via Ms. Puente his assistant and get it part of their packets. Ms. Lancour handed out her business card and stated she is happy to meet onsite if necessary.

Councilmember Brown asked about the Willow Facility, Ms. Tramontana said they are not building new facility until approximately 2024, the property needs clean up and they are working with the State for non-resident standards, and the developer to comply with environmental standards.

Councilmember Wood ended with thanking everyone and stating if they wanted to join the next meeting to get with Ms. Richmond.

OTHER

ADJOURN

Adjourned at 4:22pm

submitted by Renee Richmond,

Recording Secretary, Lansing City Council

Approved by the Committee on

DRAFT

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

ADDRESS:	4580 SEAWAY DR.
PARCEL NUMBER:	23-50-40-36-407-011

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-0012

LISTED TAXPAYER:	WOODSIDE MEADOWS APT
INTERESTED PARTIES:	WOODSIDE MEADOWS APT
SEV INFORMATION:	\$1,409,941.00
LAND VALUE:	\$450,000.00
BUILDING VALUE:	\$3,385,589.00
LOT SIZE:	FRONTAGE 60 X 100.120

HOUSING CODE VIOLATION LTR:	5/7/2021
ORIGINAL RED TAG DATE:	5/7/2021
ZONING:	"DM-1" COMMERCIAL
ESTIMATE OF REPAIRS:	\$407,759.64
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 137 GLENBURNE NO 2
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	SEPTEMBER 22,2022
ORDER:	MAKE SAFE BY 10/22/2022
REASON/CONDITIONS:	SEVERLY FIRE DAMAGED
HEARING OFFICER:	

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	10/28/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	REQUIRED NOT YET APPLIED FOR
ELECTRICAL:	REQUIRED NOT YET APPLIED FOR
MECHANICAL:	REQUIRED NOT YET APPLIED FOR
PLUMBING:	REQUIRED NOT YET APPLIED FOR
DEMOLITION:	REQUIRED NOT YET APPLIED FOR

4580 SEAWAY DR.

- Original Red Tag Date

- 5/07/2021

- Submitted Into Make Safe Or Demolish Process

- 8/15/2022

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- WOODSIDE MEADOWS APARTMENTS LLC

4580 SEAWAY DR.

Property Value Information

- SEV

- \$140,9941.00 (*as of 10/28/2022*)

- Structure

- \$3,382,289.00 (*as of 10/28/2022*)

- Land

- \$450,000.00 (*as of 10/28/2022*)

- Estimate of Repairs

- \$407,759.64

4580 SEAWAY DR.

Housing Code Correction Letters

● BUILDING SAFETY Inspection Date

● 5/07/2021

● BUILDING SAFETY Letter Written

● 5/07/2021

● BUILDING SAFETY Due Date

● 6/07/2021

4580 SEAWAY DR.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 9/22/2022

- Order by Demolition Board

- MS or D by 10/22/2022

- Request Sent To City Council for Show Cause Hearing

- 10/28/2022

4580 SEAWAY DR.

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

4580 SEAWAY DR.

General Comments

None of the required permits have been pulled as of 10/28/2022.

Property is severely fire damaged.

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. D2022-0012
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Matter of the building/structure at **4580 SEAWAY DR.** which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: **September 22, 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 **\$150,515.00**
8. The cost to repair the building or structure to make it safe is **\$407,759.64**
9. The real estate is described as follows:

Parcel Number: 23 50 40 36 407 011

LOT 137 GLENBURNE NO 2, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.

☒ The building/structure shall be made safe or demolished on or before 10-22-2022

☐ 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

9/22/22

Hearing Officer

Dave Muelle



05/07/2021 13:33



05/07/2021 13:34





05/07/2021 13:34



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05/07/2021 17:32



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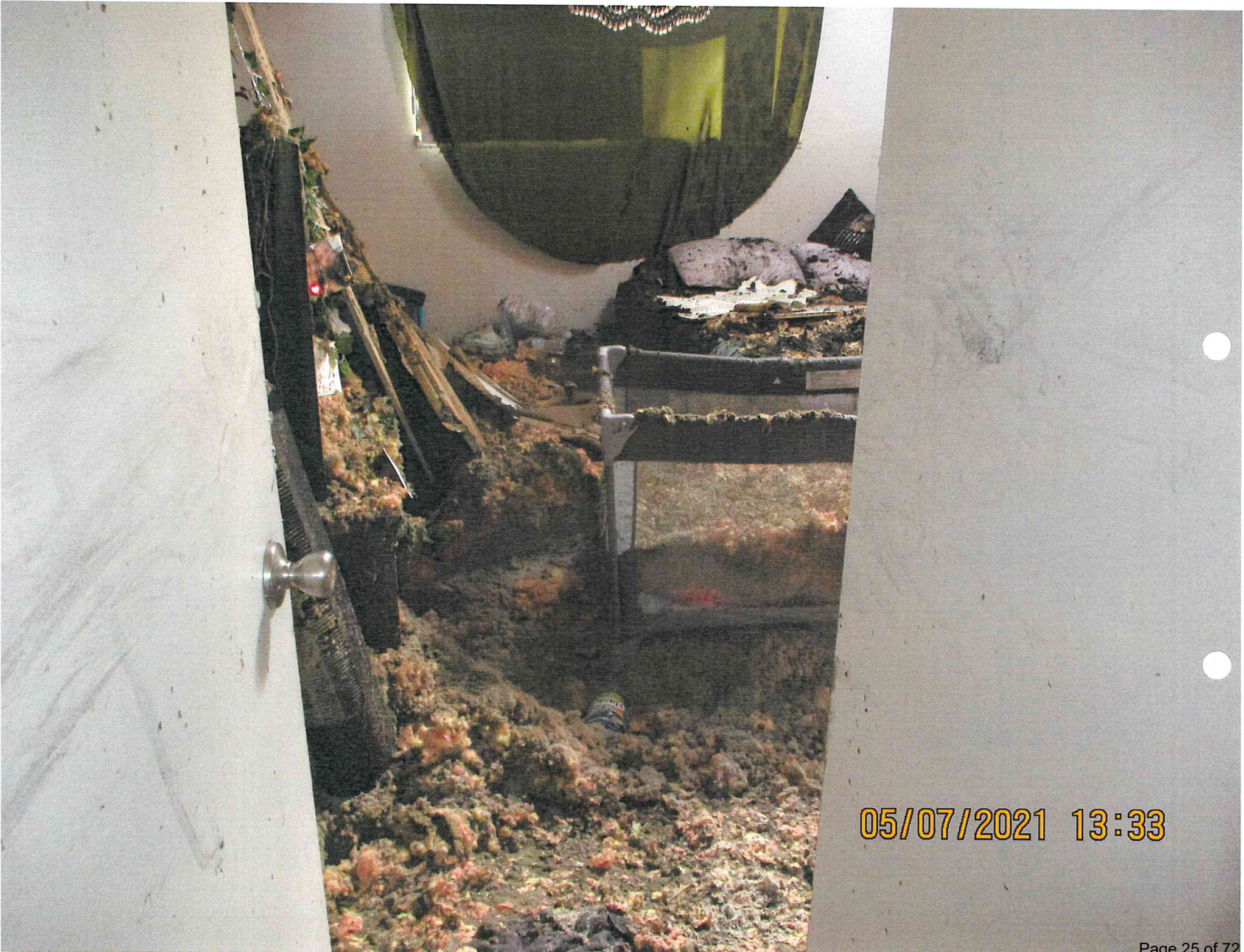


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05/07/2021 17:09



05/07/2021 17:10



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05/07/2021 13:32



4584

05/07/2021 13:32



05/07/2021 13:33

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

WHEREAS, the City of Lansing Building Safety division has declared the building at 4580 SEAWAY DR., Parcel # 23-50-40-36-407-011, legally described as: LOT 137 GLENBURNE NO 2, 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 May 07,2021 as unsafe to occupy; and

WHEREAS, the Lansing Demolition Board, at its meeting held on SEPTEMBER 22,2022 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 OCTOBER 22,2022; and

WHEREAS, the Building Safety Department 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, December 12, 2022, at 7:00 p.m. in consideration of issuing an order requiring the building at 4580 SEAWAY DR. to be made safe or demolished within a specific period of time.

BE IT FINALLY RESOLVED that the Lansing City Council directs the Building Safety Division to notify the owner of 4580 Seaway Dr. of the opportunity to appear and present testimony at the hearing.

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

ADDRESS:	304 Regent St.
PARCEL NUMBER:	33 01 01 15 429 401

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

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

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

LEGAL DESCRIPTION:	N 34 FT LOT 19 BLOCK 2 HUDSONS ADD
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ORDER OF DEMOLITION BOARD

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

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	10/3/2022
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

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:

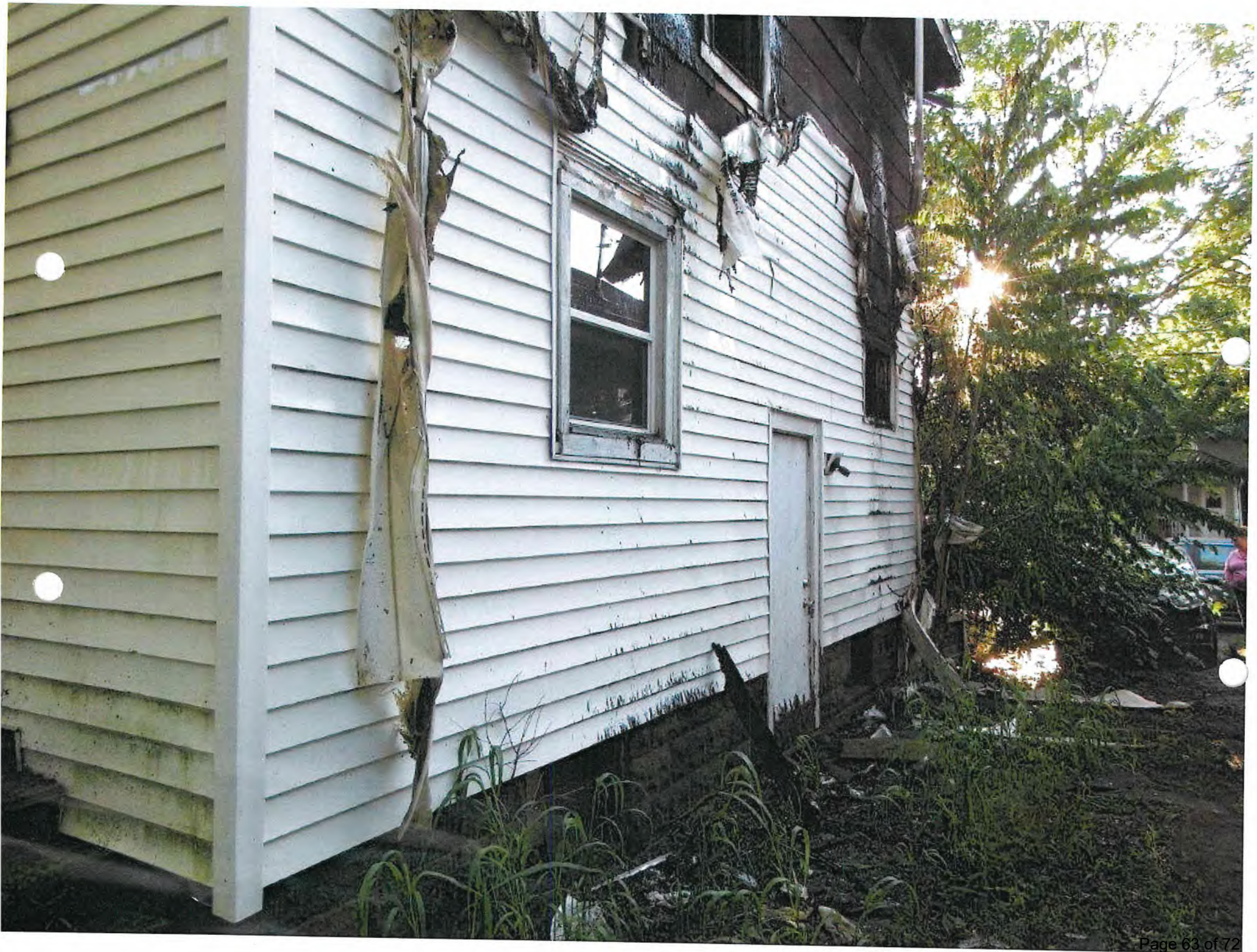
- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

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













Andy Schor, Mayor

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



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.

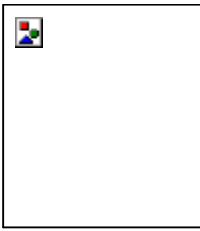
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4052 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

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



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)

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 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 Code Compliance Officer has determined that the building located at 304 REGENT ST., Parcel # 33-01-01-15-429-401 legally described as N 34 FT LOT 19 BLOCK 2 HUDSONS ADD., 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 January 10, 2018, and again on August 14, 2021; and

WHEREAS, a hearing was held by the Lansing Demolition Board on August 25, 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 September 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 November 14, 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 304 Regent Street, 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, December 5, 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.