

AGENDA

Committee on Public Safety AGENDA FOR MAY 16, 2023 AT 3:30 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.
view on: <https://www.youtube.com/@lansingcitycouncil4446/streams>

Council Member Hussain, Chairperson
Council Member Wood, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. May 2, 2023
- 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 1020 Woodbine Ave.
 - C. RESOLUTION - Orders to Make Safe or Demolish to the owners of property located at 318 Clifford St.
 - D. RESOLUTION - Orders to Make Safe or Demolish to the owners of property located at 1309 W. Shiawassee St.
 - E. RESOLUTION - Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of property located at 3421 N. Cedar St.
 - F. RESOLUTION - Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of property located at 131 Jackson St.
 - G. RESOLUTION - Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of property located at 1722 Donora St.
 - H. DISCUSSION - PILOT Units
 - i. 1904 & 1918 Georgetown Blvd
 - ii. 720 W Ottawa, Units 32, 40, 48, & 51
 - iii. 5505 S Martin Luther King Jr Blvd, Bldg C & Bldg J
- 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
Tuesday, May 2, 2023 @ 3:30 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:30pm

PRESENT

Council Member Adam Hussain, Chair - excused
Council Member Carol Wood, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Renee Richmond, Council Staff
Lisa Hagen-Lawrence, OCA
Amany Williams, OCA
Tom McKee, Intern OCA
Jordan Hankwitz, EDP
Nick Montry, EDP
Walter Allen, Code Compliance
Andy Kilpatrick, Public Service – arrived at 3:34
Jane DiSessa, Deputy Mayor
Kim Coleman, HRCS – arrived at 3:32
Joe McDonald, HRCS – arrived at 3:32
Willard Walker, HRCS – arrived at 3:32
Nicklas Zande
Mike Lynn
Katie Diehl, Captain LPD
Kristin Walton

MINUTES

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE APRIL 18, 2023, MINUTES AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION ITEMS

DISCUSSION – Red Tag Crisis Update; HRCS, EDP/Code, Law and Administration

Councilmember Wood asked EDP/Code for a status on the spreadsheet of the 21 oldest housing ranging from 2003-2012.

Kim Coleman, Joe McDonald, and Willard Walker arrived at 3:32

Mr. Hankwitz mentioned 123 Isbell St being on the list for 20 years, and the approach to this has been appropriate, the owner has been paying the \$150 fee each month, so not enough to move the needle to affect change, need to look at RFP fee changes some haven't been changed since 2005.

Andy Kilpatrick arrived at 3:34

Councilmember Wood asked has any been moved to Demo Board, Mr. Hankwitz replied 1722 Donora St, 318 Clifford St were both moved, and 5017 Hughes Rd was demolished April 2023 and confirmed it was completed by us, then added that progress is coming on 123 Isbell. Councilmember Kost said his concern with Isbell go backs 10 years and clearly someone is living there so wondering if it is being monitored, so people aren't in danger. Mr. Hankwitz mentioned the code officer noted people were taking things out of the house as they were cleaning within the hours permitted. Councilmember Kost then asked if all on the list have been verified vacant, Mr. Allen answered CO's go around once a month, and can verify 123 Isbell is vacant, he's been out there once and Mr. Kilpatrick twice, there are no faucets in the kitchen, nothing in the bathroom, no furniture or clothing. Councilmember Kost again asked confidently they are vacant and been checked, Mr. Allen again answered all these are NEAT team walk around and if they find anything they call LPD and confirmed vacant.

Councilmember Kost asked about the fees and when permits are pulled do they stop the fee, Mr. Hankwitz responded no, the fee continues until they are compliant. Councilmember Kost then asked if they have come up with a long-term strategy for red tags, Mr. Hankwitz answered they are still looking into it as he has inherited a lot and still reviewing policies/procedures and would like a dialog with Council on recommendations. He added as of right now they have 683 Red, 290 Pink, and 501 NEAT, they are currently looking at how to create a tool to record and council and public whether it be compliance, demo, how long on the list, reducing time and better status, he isn't comfortable with giving a confident timeline.

Councilmember Kost asked about if code has assisted in relocation for red tags, Mr. Hankwitz stated they don't offer that, Councilmember Wood noted in the last meeting they talked about asking if they have a place to go and where that place is to verify it isn't another red/pink tag property. Councilmember Kost asked if code does anything to incentivize landlords if they assist in relocation, Mr. Hankwitz stated they are looking at the policy and change/recommendations from the consultant, once determined. Councilmember Wood mentioned that in the fee structure everyone has to be equal, and one incentive already is they have three years for another inspection.

Councilmember Kost asked with the list of landlords that have multiple red tags are they identifying to make them nuisance landlords, Mr. Hankwitz indicated that is still being figured out. Councilmember Kost asked if any have been prosecuted for having people living in red tags, Ms. Hagen-Lawrence responded nothing additional that she has seen but can reach out.

Councilmember Wood asked Mr. Hankwitz to go over the list and add those with permits pulled, those noted as MSD, and those when pulling permits any discussion on timeline like 815 Prospect, they might have pulled permits in 2006 but nothing since. Mr. Hankwitz mentioned Isabell again and those have pulled permits, they've been onsite, and should they stop work EDP/Code is going to encourage progress and stay in contact, they will also continue to get fees until complete. He then asked for confirmation that the information she is requesting is a 'bucket list' and does not need all 682. Councilmember Wood confirmed she would like up to 2019 or 2020 and stated that she wants to move pass this list and onto the next, then noted if a property pulled permits and said work done in 6 months, she wants to know in 6 months. She suggested maybe having a form the owner has to sign and complete with the permits pulled, timeline, and funding. Councilmember Wood asked law to look at discounts other municipalities may be using, Ms. Hagen-Lawrence confirmed. Councilmember Kost also asked Code when looking at pulled permits to look at the history as well.

Councilmember Wood asked of any closure with LPD on the list, Mr. Hankwitz answered they have it scheduled LPD is the priority, Captain Diehl said she has reached out to City TV to get options as well. Councilmember Wood mentioned to Mr. Allen that he was going to reach out to IT about their tablets in the vehicles, Mr. Allen answered he is meeting with them on Friday. Mr. Hankwitz added he and Mr. Montry accompanied Mr. Allen on a walk through to get ideas and real use for BS&A, Councilmember Kost asked where they were on access for Council. Mr. Hankwitz informed them that the BS&A training was cancelled but getting rescheduled and will be adding both Sherrie and Emily.

Councilmember Wood asked law if they could talk about the three PILOT's that are red tagged, Ms. Hagen-Lawrence said in short you cannot revoke because some units are red tag and some are not, so those that are red tag would not be available for the PILOT. Councilmember Wood asked who is going to refer that information, Ms. Hagen-Lawrence said MSHDA can audit anytime and communicate to the Assessor, law would not do that. Councilmember Wood then asked for further research for future PILOT's so this doesn't happen again, she then asked Mr. Allen about 720 W Ottawa and believes they aren't even certified which is a violation of city ordinances and asked law to look into as well. Mr. Hankwitz responded they sent a failure to comply letter in July and working with legal to move forward. Councilmember Wood noted she would like a response at the next meeting.

DISCUSSION – Update from Public Service and Code on enforcement of Bin Ordinance 1237

Mr. Kilpatrick confirmed that as recently stated Public Service will take over the entire process of enforcing, however, within the current ordinance the seven day lag time is problematic because it interferes with the next pick up and with giving a civil infraction it is difficult to say who actually put the bin out. Adding there are also the abatement of bins and then there is trash scatter, so shortening the time to 3-4 days would be helpful. Councilmember Wood asked how it is done with the snow abatement, Mr. Montry confirmed it is 24 hours. Councilmember Wood said she is interested in using that if that is working, Mr. Kilpatrick agreed.

Councilmember Wood mentioned then they would need legal to use the same language as the snow abatement, and now the issue becomes the ticket. Mr. Kilpatrick said the civil infraction can only be issued to a person not an LLC and that becomes difficult, adding that they could charge/invoice the property like it is done with trash/grass, and at the bottom mention the civil infraction. Councilmember Wood said she is hearing a few things, to look at the ordinance and change timeline, take the ticket off, and then asked what they are doing now, because this takes time having law get it ready, then a meeting, then a hearing, then another meeting, etc. Mr. Kilpatrick said when they receive complaints they go out and look, they will just push the bin back out of the right of way, and confirmed they are not getting a significant amount of trash scatter or overturned, it is more of the bins in the right of way. Councilmember Wood confirmed the enforcement right now is pushing them back into the driveway, Mr. Kilpatrick confirmed.

Councilmember Wood asked Mr. Kilpatrick if he recalls being at the original meeting when doing the ordinance, passing the ordinance, then they thought everything was good until the public said it wasn't and nothing was being done, they had Mr. Kilpatrick back to a meeting that he said it would be enforced, and it is not. Mr. Kilpatrick acknowledged her concerns and reiterated that they are taking responsibility and moving forward.

Councilmembers Kost asked how many tickets are getting thrown out, Mr. Kilpatrick said most are resolved by the owner, some by Public Service or Code. He continued that City Works and BSA don't

talk to each other so having it all through Public Service is better. Councilmember Wood asked for him to meet with Lisa/law and work on a draft for the next meeting.

Councilmember Kost asked if the definition of abatement just meant them moving from the curb into the driveway, Mr. Kilpatrick confirmed, as well as the manner in which they are allowed to be there is not before 4pm the day prior or after 7am the day of pick up. He added that the inconvenience of removing the cart, then having to return the cart is more time consuming than just putting it back into the driveway. Councilmember Kost then asked about recycling, Mr. Kilpatrick noted that is different they can charge as even if they don't use it, they have to pay unless they show proof, they are using a different recycling agency.

Mr. McDonald spoke on his meeting with the Rental Property Owners Association of Mid-Michigan (RPOAMM), the landlords are interesting and there is some support but questions on putting folks in motels because if they utilize vacant spaces and what if there is damage or people won't leave, also spaces would be unfurnished, he finished stating they may need law involved, but nothing scheduled yet. Councilmember Wood asked for something to be scheduled by end of week, not a meeting just scheduled, Mr. McDonald acknowledged.

Councilmember Wood then stated he mentioned he was going to go out to units with the Social Worker, Mr. McDonald responded he went out on his own and able to reach six residents, believed it was fruitful but none asked for assistance. Councilmember Wood asked if they are red tagged and are the people squatters or renters, Mr. McDonald answered two are renters, one a land contract and he got him some assistance, two are homeowner occupied they were working at their own pace doing work, with one guy staying at neighbors, the other was arrested for no trespass on own property, and the last he did not know for sure. Councilmember Wood asked if he followed back up with Code, Mr. McDonald noted the guy arrested is not interested in pulling permits and acknowledged regardless even homeowners need to pull permits. He added the other has permit pulled and trying to do the work during the week and a permit for electrical is pulled for a rental haven't followed up yet. Councilmember Kost asked when he reached out, Mr. McDonald answered two weeks ago. Councilmember Kost then asked if he mentioned to the homeowners that there are grants available for emergency repairs and if so what was the response, Mr. McDonald answered yes, one is doing the work himself and the other doesn't believe he would qualify. Councilmember Kost expressed concern and asked if he mentioned it to law/LPD to be involved and get the property vacant to avoid injury, Mr. McDonald answered no. Councilmember Wood asked so the two that are red tag and paying rent, was the one that has just electrical final, and the only issue, Mr. McDonald said yes on paying rent and can't recall if electrical was the only issue, he talked to Mr. Allen and stated the BS&A training would be helpful. Mr. Hankwitz confirmed.

Councilmember Wood asked for information on the rentals and then they could talk to the landlord renting, and if it is tagged then it's the landlord who should get penalized, Mr. McDonald acknowledged. Councilmember Kost asked when he spoke to the six people did, he tell them it is illegal to live in red tag homes, and Mr. McDonald confirmed. Councilmember Wood noted landlords are profiting and allowing people to live in red tag houses, and putting them at risk, if they are seniors they can go to Tri-County Office on Aging (TCOA) and veterans have a program, so please work on that information for those residents for next week.

DISCUSSION – Ad Hoc on Housing Report and Implementation response from Administration

Ms. DiSessa answered that she had provided an email response that was included in the previous meeting packet.

Mr. Hankwitz responded to the items for EDP as follows:

- 1a. Prioritize completing rental inspections – Mr. Hankwitz stated they are currently working on this to determine a timely manner however they can be untimely due to cancellations from the owner or other reasons. Councilmember Wood mentioned the previous manager deemed you couldn't do an inspection on a rental until someone was living in it, Mr. Allen acknowledged this is a policy but not an ordinance, and Mr. Hankwitz stated they are no longer abiding by this. Councilmember Kost asked if legally or not let's say they cancel 3-5 times can they put in for no certificate for 6 months like a probationary period. Mr. Hankwitz said right now if they have more than two, they assess a fee of \$100.
- 1b. Create a report of red tag statistics annually to provide to Council during budget discussions to determine if there are fees that need to be added or updated in the coming budget cycle – Mr. Hankwitz again referred to the RFP and the likelihood in requesting fee changes, Councilmember Wood asked for a copy for Council and the Internal Auditor and Mr. Hankwitz agreed.
- 1c. Prioritize inspections of rental housing – Mr. Hankwitz stated this is their practice now.
- Create a landlord registry through their housing inspections that shows recalcitrant landlords – Mr. Hankwitz noted this is undertaken by staff at the time when available but they do not have anyone dedicated to exploring this. Councilmember Wood asked if they thought of making a parttime position available until they are caught up, that what we reap from it would more than pay for the position as it's been done in Code seasonally. Mr. Hankwitz indicated he had not explored that but is willing to. Councilmember Kost asked if a landlord registry is under review and that Grand Rapids website has a current list with houses. Mr. Allen mentioned the Grand Rapids lists the property but not the landlord and some municipalities have just a landlord license list. Mr. Hankwitz confirmed they will look into it.

OTHER

Mike Lynn stated he went to the HRCS meeting and nobody showed up, guesses it was cancelled and asked how that happens with no notice. Councilmember Wood responded cancellations fall under OMA and asked Ms. Coleman when the next meetings was, she answered she didn't know of the top of her head but the schedule is on their home page and it will be posted.

ADJOURN

Adjourned at 4:44pm

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**

ADDRESS:	1020 Woodbine Ave.
PARCEL NUMBER:	33-01-01-29-234-081

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-003

LISTED TAXPAYER:	CAO LUPIN
INTERESTED PARTIES:	CAO LUPIN
SEV INFORMATION:	\$8,500.00
LAND VALUE:	\$11,453.00
BUILDING VALUE:	\$5,534.00
LOT SIZE:	

HOUSING CODE VIOLATION LTR:	6/13/2022
ORIGINAL RED TAG DATE:	5/24/2022
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$82,797.75
PICTURES:	YES
OTHER:	FIRE DAMAGED

LEGAL DESCRIPTION:	42 X 118
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	FEBRUARY 23,2023
ORDER:	MAKE SAFE OR DEMOLISH BY 3/23/23
REASON/CONDITIONS:	FIRE DAMAGED
HEARING OFFICER:	DAVE MUYLLE

CURRENT PERMIT ACTIVITY

BUILDING:	NA
ELECTRICAL:	NA
MECHANICAL:	NA
PLUMBING:	NA
DEMOLITION:	NA

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	3/24/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

1020 WOODBINE AVE.

- Original Red Tag Date

- 5/24/2022

- Submitted Into Make Safe Or Demolish Process

- 1/23/2023

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- CAO LUPIN

1020 WOODBINE AVE.

Property Value Information

● SEV

● \$8,500.00 (*as of 3/24/2023*)

● Structure

● \$5,534.00 (*as of 3/24/2023*)

● Land

● \$11,453.00 (*as of 3/24/2023*)

● Estimate of Repairs

● \$82,797.75

1020 WOODBINE AVE.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 05/24/2022

● Code Compliance Letter Written

● 06/13/2022

● Code Compliance Due Date

● 06/23/2022

1020 WOODBINE AVE.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 02/23/2023

- Order by Demolition Board

- MS or D by 03/23/2023

- Request Sent To City Council for Show Cause Hearing

- 3/24/2023

1020 WOODBINE 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

1020 WOODBINE AVE.

General Comments

- None of the required permits have been pulled as of 3/24/2023.
- Property 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.
D2023-003

Matter of the building/structure at 1020 WOODBINE AVE, which is a [X] dwelling [] garage [] other

1. Date of hearing: FEBRUARY 23, 2023 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)
[X] Owner's or party in interest on City tax assessment record
4. The building/structure [X] is [] is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. [X] 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 [X] fire [] wind [] flood
[] other:
7. The state equalized value of the building/structure is \$8,500.00
8. The cost to repair the building or structure to make it safe is \$82,797.75
9. The real estate is described as follows:

Parcel Number: 33 01 01 29 234 081

LOT 19 BLOCK 14 ELMHURST SUB, City of Lansing

IT IS ORDERED THAT:

10. [] The matter is closed.

X The building/structure shall be made safe or demolished on or before March 23, 2023
[] 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 2/23/23

David M. Mylle
Hearing Officer























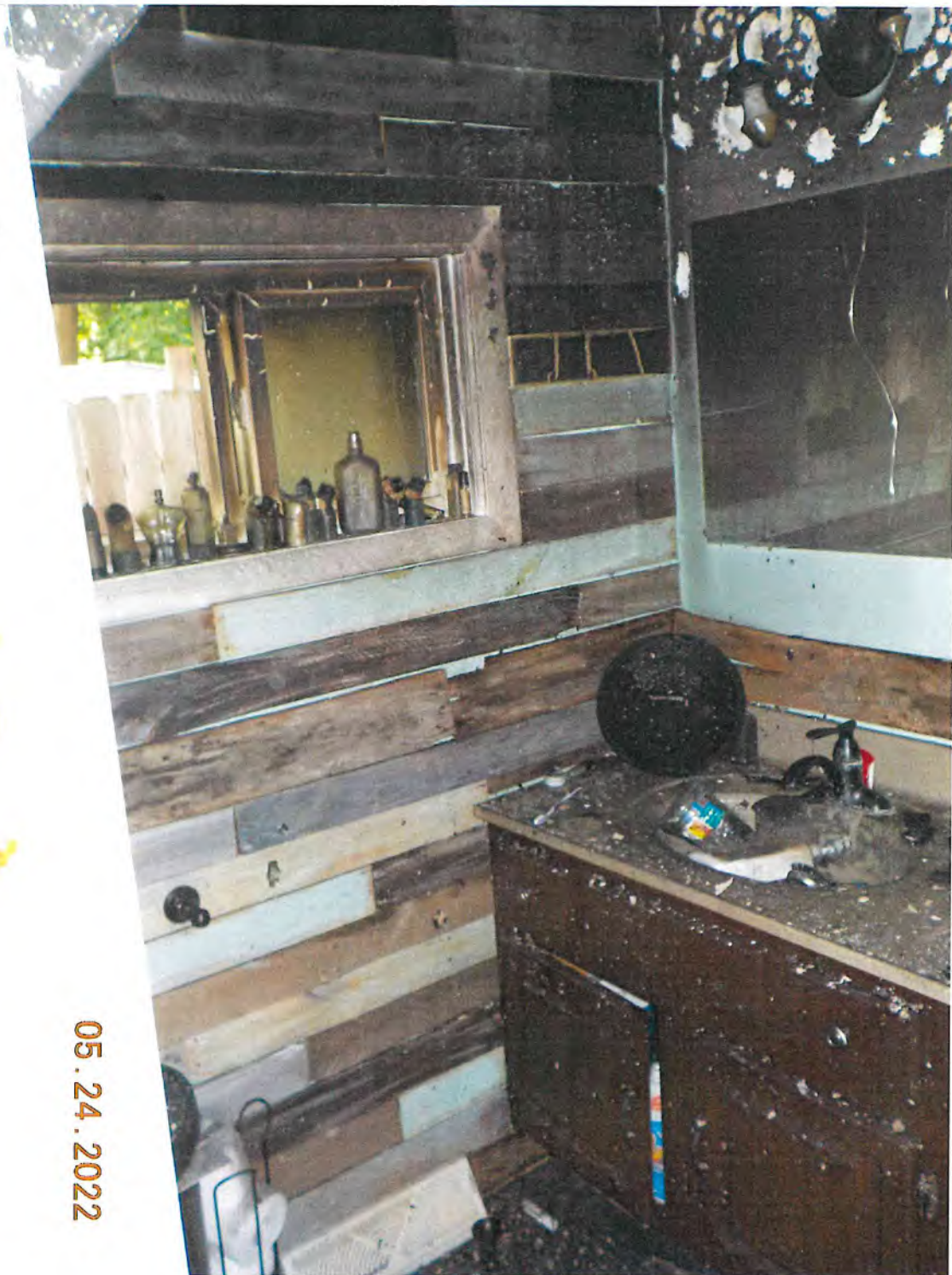








05.24.2022



05.24.2022





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05.24.2022



1020 Woodbine 5-24-22 (35)

08/09/2022 08:35

DKlein











05.24.2022



05.24.2022



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 1020 WOODBINE AVE., Parcel # 33-01-01-29-234-081 legally described as LOT 19 BLOCK 14 ELMHURST SUB., 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 24, 2022; and

WHEREAS, a hearing was held by the Lansing Demolition Board on February 23, 2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by March 23, 2023; 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 Monday, May 8, 2023, 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 1020 Woodbine Avenue, 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, May 22, 2023.

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:	318 CLIFFORD ST.
PARCEL NUMBER:	33-01-01-15-407-161

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-002

LISTED TAXPAYER:	DANIEL D & KIMBERLY DUDLEY DREW DUDLEY
INTERESTED PARTIES:	DANIEL D & KIMBERLY DUDLEY DREW DUDLEY
SEV INFORMATION:	\$37,500.00
LAND VALUE:	\$6,614.00
BUILDING VALUE:	\$68,395.00
LOT SIZE:	33 X 120.50

HOUSING CODE VIOLATION LTR:	8/22/2011 & 4/28/2022
ORIGINAL RED TAG DATE:	8/22/2011
ZONING:	"C" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$80,905.00
PICTURES:	YES
OTHER:	NOT FIRE DAMAGED

LEGAL DESCRIPTION:	S 20 FT LOT 68 & N 13 FT LOT 69 HARRAHS ADD
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	2/23/2023
ORDER:	MAKE SAFE OR DEMOLISH 3/23/2023
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	3/23/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	NA
ELECTRICAL:	NA
MECHANICAL:	NA
PLUMBING:	NA
DEMOLITION:	NA

318 CLIFFORD ST.

- Original Red Tag Date

- 8/22/2011

- Submitted Into Make Safe Or Demolish Process

- 10/13/2022

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- DANIEL D & KIMBERLY DUDLEY

318 CLIFFORD ST.

Property Value Information

● SEV

● \$37,500.00 (*as of 3/24/2023*)

● Structure

● \$68,395.00 (*as of 3/24/2023*)

● Land

● \$6,614.00 (*as of 3/24/2023*)

● Estimate of Repairs

● \$80,905.00

318 CLIFFORD ST.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 8/22/2011

● 4/28/2022

● Code Compliance Letter Written

● 8/22/2011

● 4/29/2022

● Code Compliance Due Date

318 CLIFFORD ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 2/23/2023

- Order by Demolition Board

- MS or D by 3/23/2023

- Request Sent To City Council for Show Cause Hearing

- 3/24/2023

318 CLIFFORD 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

318 CLIFFORD ST.

General Comments

- None of the required permits have been pulled as of 3/24/2023.
- This property is not 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.
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**ORDER TO MAKE SAFE,
DEMOLISH OR MAINTAIN
BUILDING OR STRUCTURE**

FILE NO.
D2023-002

Matter of the building/structure at 318 CLIFFORD ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: JANUARY 26, 2023 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 \$37,500.00

8. The cost to repair the building or structure to make it safe is \$80,905.00

9. The real estate is described as follows:

Parcel Number: 33 01 01 15 407 161

S 20 FT LOT 68 & N 13 FT LOT 69 HARRAHS ADD, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.

☒ The building/structure shall be made safe or demolished on or before March 23, 2023

☐ 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 _____.

1/26/2023
Date

[Signature]
Hearing Officer



05.21.2022

318 Clifford 5-21-22 (1)

08/22/2022 16:13

DKlein











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 318 CLIFFORD ST., Parcel # 33-01-01-15-407-161 legally described as S 20 FT LOT 68 & N 13 FT LOT 69 HARRAHS 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 August 22, 2011; and

WHEREAS, a hearing was held by the Lansing Demolition Board on January 26, 2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by March 23, 2023; 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 Monday, May 8, 2023, 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 318 Clifford 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, May 22, 2023.

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:	1309 W. SHIAWASSEE ST.
PARCEL NUMBER:	33-01-01-17-253-172

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	2018-D007

LISTED TAXPAYER:	CHILDRESS, EMILY L
INTERESTED PARTIES:	CHILDRESS, EMILY L
SEV INFORMATION:	\$56,500.00
LAND VALUE:	\$17,987.00
BUILDING VALUE:	\$95,049.00
LOT SIZE:	74 X 93.75

HOUSING CODE VIOLATION LTR:	3/6/2017
ORIGINAL RED TAG DATE:	3/6/2017
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$128,000.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOTS 100 & 101 STANDAR REAL ESTATE COS WESTMORELAND ADD
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	2/26/2023
ORDER:	MAKE SAFE FOR DEMOLISH 3/23/23
REASON/CONDITIONS:	UNSAFE FIRE DAMAGED
HEARING OFFICER:	DAVE MUYLLE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	3/23/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	CLOSED
ELECTRICAL:	CLOSED
MECHANICAL:	CLOSED
PLUMBING:	CLOSED
DEMOLITION:	na

1309 W SHIAWASSEE ST.

● Original Red Tag Date

● 3/06/2017

● Submitted Into Make Safe Or Demolish Process

● 6/29/2017

● Property Vacant/Repairs Exceed Building SEV

● Property vacant more than 180 days

● Repairs exceed building SEV

● Title Information

● EMILY L. CHILDRESS

1309 W. SHIAWASSEE

Property Value Information

● SEV

● \$36,100.00 (*as of 3/23/2023*)

● Structure

● \$56,500 (*as of 3/23/2023*)

● Land

● \$17,987 (*as of 3/23/2023*)

● Estimate of Repairs

● \$128,000.00

1309 W. SHIAWASSEE ST.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 3/06/2017

● Code Compliance Letter Written

● 03/06/2017

● Code Compliance Due Date

● 04/05/2017

1309 W. SHIAWASSEE ST.

Demolition Board Actions

● Demolition Board Show Cause Hearings

● 08/23/2018

● 2/12/2023

● Order by Demolition Board

● MS or DEMOLISH by 9/23/2018

● MS OR DEMOLISH BY 3/23/2023

● Request Sent To City Council for Show Cause Hearing

02/23/2023

1309 W SHIAWASSEE 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

1309 W SHIAWASSEE ST..

General Comments

- ALL PERMITS CLOSED 3/09/2023.
- NEW OWNER AS OF 4/26/2022

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.

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. 2018-D007
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Matter of the building/structure at 1309 W. Shiawassee which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: February 26, 2023 Hearing Officers: DAVE MUYLLE, JOE VITALE

2. Scott Sanford, Code Compliance Lead Housing Inspector 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)
☒ owners 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 \$95,049.00
8. The cost to repair the building or structure to make it safe is \$128,000.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 17 253 172

LOT 100 & 101 STANDARD COS REAL WESMORELAND ADD, City of Lansing, Ingham County, Michigan

IT IS ORDERED THAT:

10. ☐ The matter is closed.

☒ The building/structure shall be made safe or demolished on or before March 23, 2023 *DM*

☐ 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

2/23/23

Hearing Officer

David L Myller





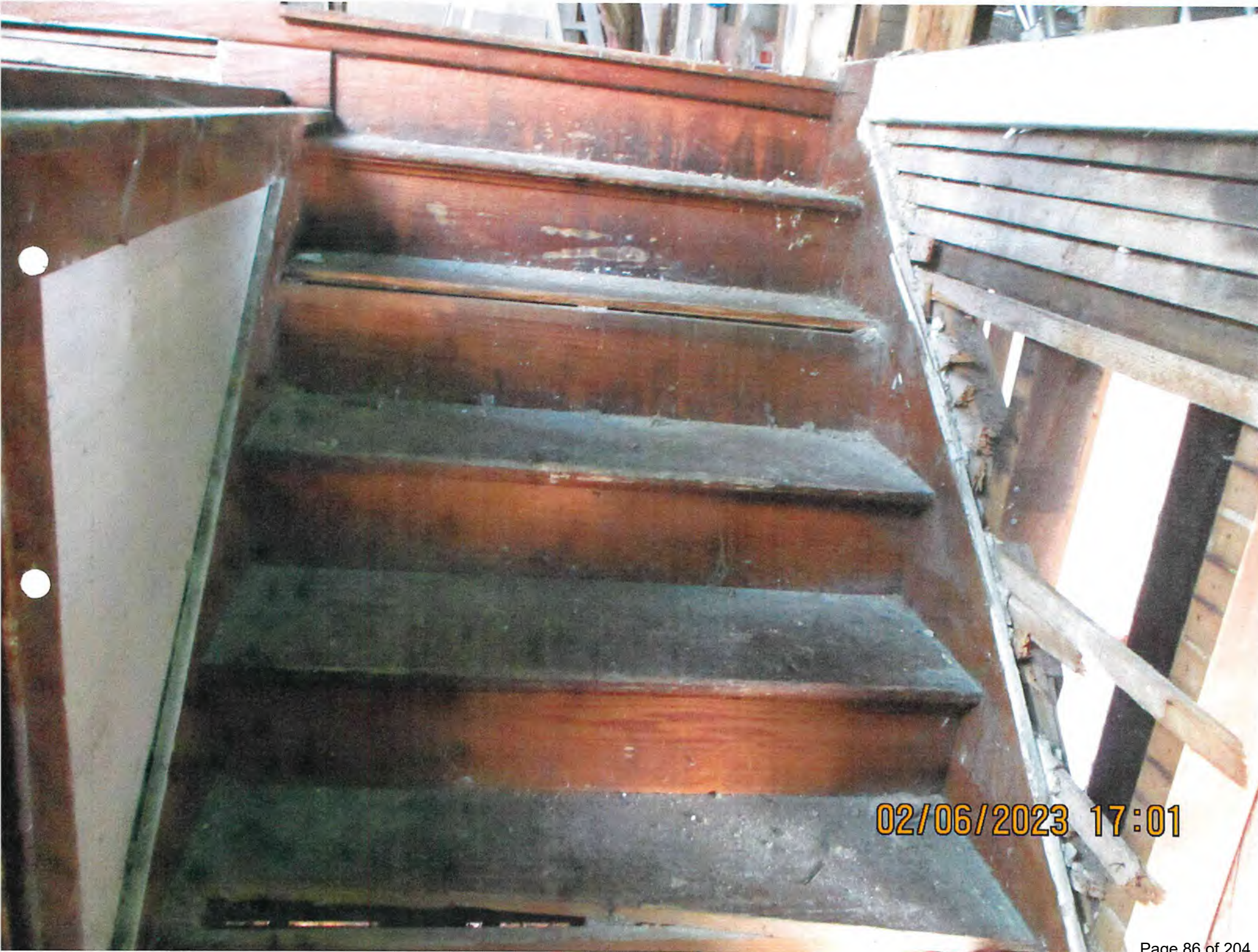
02/06/2023 17:04



02/06/2023 17:01



02/06/2023 17:01



02/06/2023 17:01



02/06/2023 17:01



02/06/2023 17:03



02/06/2023 16:59



02/06/2023 17:00





02/06/2023 17:00



02/06/2023 17:01



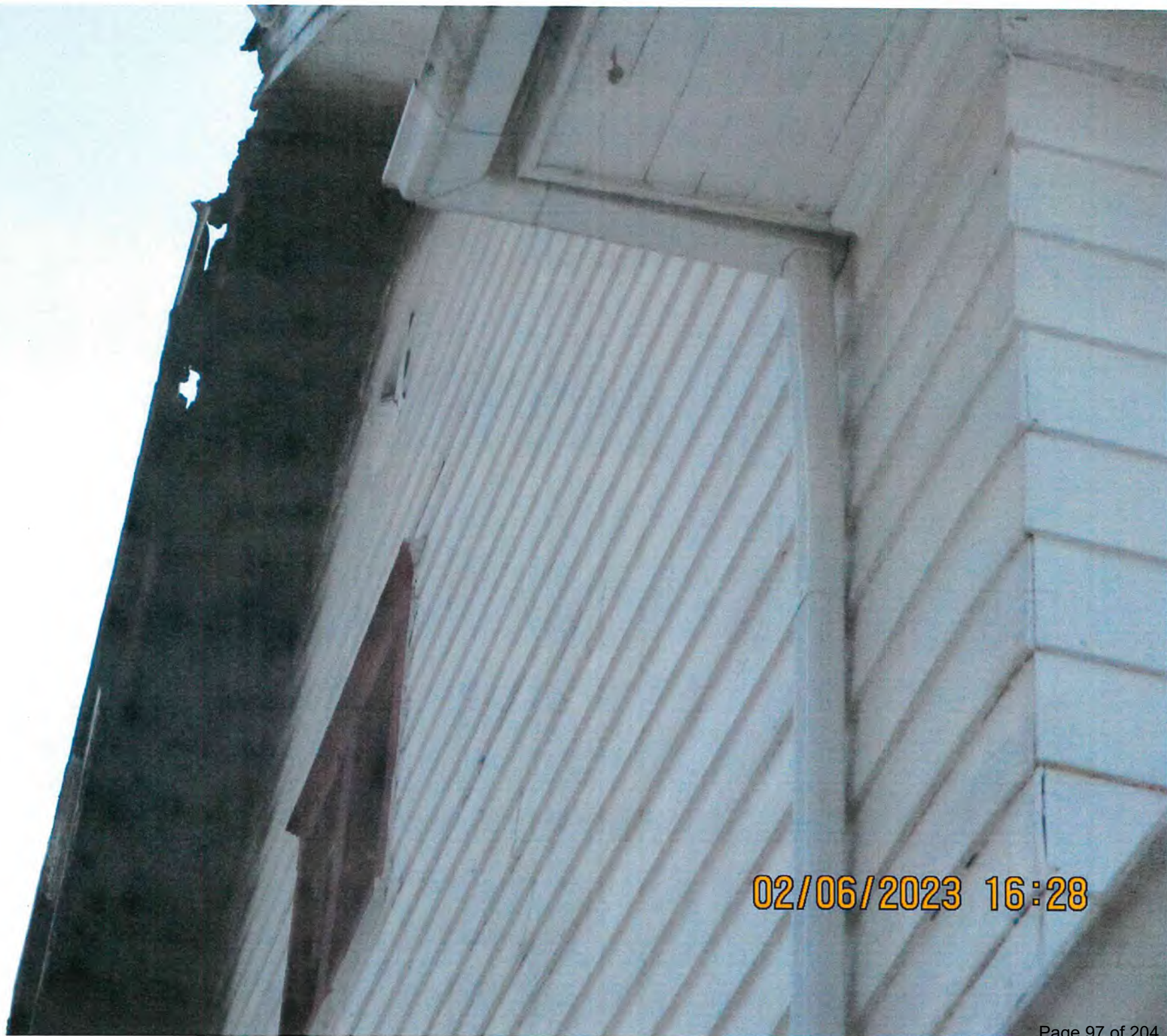
02/06/2023 16:25



02/06/2023 16:25



02/06/2023 16:27







02/06/2023 16:23





02/06/2023 16:24





02/06/2023 16:24



02/06/2023 16:25

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 1309 W SHIAWASSEE ST., Parcel # 33-01-01-17-253-172 legally described as LOTS 100 & 101 STANDARD REAL ESTATE COS WESTMORELAND 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 March 6, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Board on February 23, 2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by March 23, 2023; 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 Monday, May 8, 2023, 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 1309 W. Shiawassee 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, May 22, 2023.

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:	3421 N CEDAR ST.
PARCEL NUMBER:	33 01 01 04 226 101

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-005

LISTED TAXPAYER:	KAREN A ALRED
INTERESTED PARTIES:	KAREN A ALRED
SEV INFORMATION:	\$37,500.00
LAND VALUE:	\$26,642.00
BUILDING VALUE:	\$48,305.00
LOT SIZE:	64 X 305.00 DEPTH

HOUSING CODE VIOLATION LTR:	6/04/2017 & 9/02/2020
ORIGINAL RED TAG DATE:	9/2/2020
ZONING:	"A"
ESTIMATE OF REPAIRS:	\$71,284.00
PICTURES:	
OTHER:	

LEGAL DESCRIPTION:	LOT 27 SUPERVISORS PLAT OF SCHWORERS BLOOMFIELD FARMS
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	60 DAYS MAKE SAFE OR DEMOLISH
ORDER:	60 DAYS MAKE SAFE OR DEMOLISH
REASON/CONDITIONS:	
HEARING OFFICER:	

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	4/28/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	NA
ELECTRICAL:	NA
MECHANICAL:	NA
PLUMBING:	NA
DEMOLITION:	NA

3421 N CEDAR ST.

- Original Red Tag Date

- 3/27/2018

- Submitted Into Make Safe Or Demolish Process

- 9/02/2020

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- KAREN A. ALRED

3421 N. CEDAR ST.

Property Value Information

- SEV

- \$37,500.00 (*as of 4/28/2023*)

- Structure

- \$48,305.00 (*as of 4/28/2023*)

- Land

- \$26,642.00 (*as of 4/28/2023*)

- Estimate of Repairs

- \$71,284.00

3421 N CEDAR ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 8/04/2017

- 9/02/2020

- Code Compliance Letter Written

- 08/04/2017

- 9/02/2020

- Code Compliance Due Date

3421 N CEDAR ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 02/23/2023

- Order by Demolition Board

- MS or D by 4/23/2023

- Request Sent To City Council for Show Cause Hearing

- 4/28/2023

3421 N CEDAR 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

3421 N CEDAR ST.

General Comments

- None of the required permits have been pulled as of 04/28/2023.
- Property is not 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. D2023-005
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Matter of the building/structure at 3421 N CEDAR ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: **FEBRUARY 23, 2023** 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 \$48,466.00
8. The cost to repair the building or structure to make it safe is \$51,728.00
9. The real estate is described as follows:

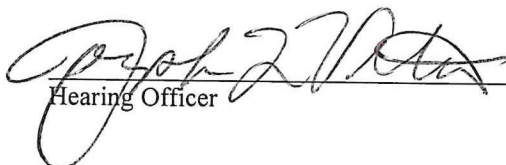
Parcel Number: **33 01 01 04 226 101**

LOT 27 SUPERVISORS PLAT OF SCHWORERS BLOOMFIELD FARMS, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before April 23, 2023
- ☐ 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 _____.

2/23/2023
Date


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 3421 N. CEDAR ST., Parcel # 33-01-01-04-226-101, legally described as: LOT 27 SUPERVISORS PLAT OF SCHWORERS BLOOMFIELD FARMS, 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 March 27, 2018 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on February 23, 2023, 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 April 23, 2023; 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, June 12, 2023, 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 3421 N. Cedar 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:	131 W. Jackson St.
PARCEL NUMBER:	33-01-01-04-401-271

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-007

LISTED TAXPAYER:	STONE BROTHERS CONSTRUCTION
INTERESTED PARTIES:	STONE BROTHERS CONSTRUCTION
SEV INFORMATION:	\$26,300.00
LAND VALUE:	\$8,896.00
BUILDING VALUE:	\$43.75
LOT SIZE:	42 X 115.250

HOUSING CODE VIOLATION LTR:	6/5/2020
ORIGINAL RED TAG DATE:	6/5/2020
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$49,915.21
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 25 ASSESSORS PLAT NO 51
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	2/23/2023
ORDER:	MAKE SAFE OR DEMOLISH 4/23/23
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

CURRENT CITY COUNCIL ACTIVITY

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

CURRENT PERMIT ACTIVITY

BUILDING:	CANCELLED
ELECTRICAL:	NA
MECHANICAL:	NA
PLUMBING:	EXPIRED 3/17/2020
DEMOLITION:	na

131 W. JACKSON ST.

- Original Red Tag Date

- 6/05/2020

- Submitted Into Make Safe Or Demolish Process

- 6/05/2020

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- STONE BROTHERS CONSTRUCTION

131 W. JACKSON

Property Value Information

- SEV

- \$26,300.00 (*as of 4/27/2023*)

- Structure

- \$43,748.00 (*as of 4/27/2023*)

- Land

- \$8,896.00 (*as of 4/27/2023*)

- Estimate of Repairs

- \$49,915.21

131 W. JACKSON ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 06/05/2020

- Code Compliance Letter Written

- 06/05/2020

- Code Compliance Due Date

- 07/05/2020

131 W. JACKSON ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 2/23/2023

- Order by Demolition Board

- MS or D by 4/23/2023

- Request Sent To City Council for Show Cause Hearing

- 4/28/2023

131 W. JACKSON 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

131 W. JACKSON ST.

General Comments

None of the required permits have been pulled as of 4/27/2023.

Property is not 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. D2023-007
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Matter of the building/structure at 131 W. JACKSON ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: FEBRUARY 23, 2023 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 \$26,400.00
8. The cost to repair the building or structure to make it safe is \$49,915.21
9. The real estate is described as follows:

Parcel Number: 33 01 01 04 401 271

LOT 25 ASSESSORS PLAT NO 51, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before April 28, 2023
- ☐ 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 _____.

2/23/23
Date

Joseph Vitale
Hearing Officer



OFFICE OF BUILDING SAFETY
DEPARTMENT OF PLANNING & NEIGHBORHOOD DEVELOPMENT
316 N CAPITOL AVE SUITE C-1
LANSING, MI 48933-1238

Call for inspections between 8-9 AM and 12-1 PM Daily

Date: Aug 19, 2020

Stone Brothers Construction
1400 W. State Rd
Lansing, MI 48906

Working without the benefit
of the required permits
Building, Electrical, Mechanical, & Plumbing

CORRECTION NOTICE

THIS WILL BE YOUR ONLY NOTICE

WARNING: Failure to comply may result in the issuance of a
Municipal Civil Infraction Ticket

Fines: 1st offense \$150, 2nd offense \$250, 3rd offense \$500

Violation Location:

131 W. Jackson St

Compliance Due Date:

Aug 25, 2020

Violations of one or more sections of the following Code:

- ☐ Michigan Building Code
☒ Michigan Residential Code

- ☐ Michigan Plumbing Code
☐ Michigan Mechanical Code

- ☐ Electrical Code
☐ Lansing Sign Code

Failure to correct the violations described below by the Compliance Due Date may result in the issuance of a Civil Infraction Ticket.

Violation and/or Code Section: Built New House and Reroof Garage

R 105 Permits Required Building, Electrical, Plumbing & Mechanical

R 108 Fees Due (Building Permit Fee due \$995.00)

R 109 Inspections, Footing, Foundation, backfill, Frame, Insulation, Final (Building only)

All other trades required → Plan Review, Approval, Trade Permit, Inspections & Approvals

R-110 Certificate of Occupancy

R 113 Violations → R 113.1 Unlawful Acts

→ R 114 STOP WORK ORDER ←

Inspected by: L Connelly

Signature: L Connelly

who is an inspector in the following trade: ☒ Building ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Signs

You must respond to this notice. Please feel free to call (517) 483- 4363 for more information.









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06/05/2020 18:36

MDJohnson



















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 131 W. JACKSON ST., Parcel # 33-01-01-04-401-271, legally described as: LOT 25 ASSESSORS PLAT NO 51, 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 June 05,2020 as unsafe to occupy; and

WHEREAS, the Lansing Demolition Board, at its meeting held on FEBRUARY 23,2023 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 FEBRUARY 02,2022; 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, June 12, 2023, at 7:00 p.m. in consideration of issuing an order requiring the building at 131 W. JACKSON 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 131 W. JACKSON ST. of the opportunity to appear and present testimony at the hearing.

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

ADDRESS:	1722 DONORA ST
PARCEL NUMBER:	33 01 01 22 352 591

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-D006

LISTED TAXPAYER:	1309 VERMONT LLC
INTERESTED PARTIES:	1309 VERMONT LLC
SEV INFORMATION:	\$26,300.00
LAND VALUE:	\$8,896.00
BUILDING VALUE:	\$43,748.00
LOT SIZE:	36.330 X 263.00

HOUSING CODE VIOLATION LTR:	9/22/2006 & 1/11/2023
ORIGINAL RED TAG DATE:	9/22/2006
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$91,866.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	ASSESORS PLAT NO 28 REC L 10 P 33
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	2/23/2023
ORDER:	MAKE SAFE OR DEMOLISH 4/23/2023
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	4/28/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	ROOFING EXPIRED 11/27/2019
ELECTRICAL:	NA
MECHANICAL:	NA
PLUMBING:	NA
DEMOLITION:	NA

1722 DONORA ST.

- Original Red Tag Date

- 9/22/2006

- Submitted Into Make Safe Or Demolish Process

- 01/12/2023

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- 1309 VERMONT AVE. LLC.

1722 DONORA ST.

Property Value Information

- SEV

- \$26,300.00 (*as of 4/27/2023*)

- Structure

- \$43,748.00 (*as of 4/27/2023*)

- Land

- \$8,896.00 (*as of 4/27/2023*)

- Estimate of Repairs

- \$80,000.00

1722 DONORA ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 09/22/2006

- Code Compliance Letter Written

- 09/22/2006

- 01/11/2023

- Code Compliance Due Date

- 10/22/2006

1722 DONORA ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 02/23/2023

- Order by Demolition Board

- MS or D by 04/23/2023

- Request Sent To City Council for Show Cause Hearing

- 04/28/2023

1722 DONORA 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

1722 DONORA ST.

General Comments

None of the required permits have been pulled as of 4/28/2023.

Property is not 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. D2023-006
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Matter of the building/structure at **1722 DONORA ST.** which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: **FEBRUARY 23, 2023** 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 **\$28,500.00**
8. The cost to repair the building or structure to make it safe is **\$91,866.00**
9. The real estate is described as follows:

Parcel Number: 33 01 01 22 352 591

S 36.33 FT LOT 15 BLOCK 5 ASSESSORS PLAT NO 28 REC L 10 P 33, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.

☒ The building/structure shall be made safe or demolished on or before April 23, 2023

☐ 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 _____.

2/23/2023
Date


Hearing Officer



























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 1722 DONORA ST., Parcel # 33-01-01-22-352-591, legally described as: ASSESORS PLAT NO 28 REC L 10 P 33, 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 September 22,2006 as unsafe to occupy; and

WHEREAS, the Lansing Demolition Board, at its meeting held on FEBRUARY 23, 2023 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 APRIL 23, 2023; 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, June 12, 2023, at 7:00 p.m. in consideration of issuing an order requiring the building at 1722 DONORA 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 1722 DONORA ST. of the opportunity to appear and present testimony at the hearing.

	Last action taken	
123 Isbell St.	Submitted for demo 05/04/23	Amy has had contact with the owner. Owner also has property next door at 121 Isbell St. which is a 3 unit that had a fire. Repair for fire damage was recently completed & owner was struggling to work on both properties at the same time. Gave owner until the end of May 2023 to show progress or property will be submitted for demolition.
1300 W Maple St.	Submitted for demo 05/04/23	07/13/22 - did a progress inspection. House is still gutted and a lot of the supplies for the repairs are being stored inside. Owner hopes to have the repairs complete by 01/01/23 however she still needs to find contractors. No work is being done at this time. All of the walls are still open. Owner has stated that she has had several deaths in immediate family & many setbacks/alc
1722 Donora St.	Already in demo	Submitted for demo on 01/12/23. Was heard at the April 27, 2023 demolition board meeting & was ruled 60 days make safe or demolish
500 N Butler Blvd	Progress inspection scheduled for 5/15/23	08/08/22 - posted for inspection on 08/29/22 @ 2:15pm/alc 9/20/2022-Potential new buyer Lethorn Irving II 517.204.0431./LAC Property is gutted and owner needs to get new drawings for remodel. This process was started but then put on hold during COVID/alc This property is owned by Mary Hausbeck & Greg Lyman. They own 32 properties & have a few red tagged. They purchased at bank foreclosure sale in Dec 2012. Permits were obtained in 2020 but are now all expired.
1115 Regent St.	Submitted for demo 05/04/23	08/02/2022 Moved to Bill Status on this date. sks 08/18/22 - returned call from Dwayne @ 517-641-6281-left message/alc 08/30/22 -changed status to NO BILL. met with owners at property. Still in need of a lot of work. All permits are going to be needed to bring up to code. Current interior pictures added to the database. Dwayne has been very slowly working on the repairs at this property. He is now 80 yrs old and has some health issues & repairs are going very slow right now. He will contact me by 09/30/22 with a plan for property. He is going to talk to family members & get a plan for this property in place/alc

Submitted @ mtg.

		11/09/22 - owner was just diagnosed with cancer - he is still working with 2 of his sons and one grandson who is in the process of hiring a contractor to start repairs/alc
831 N Chestnut St.	Progress inspection scheduled for 05/16/23	08/01/22 -New owners in OCT 2020. currently a trailer in the driveway with deteriorated building materials in it. There is current activity on the permits/alc Mechanical permit was just finalized on 02/14/23
603 Shepard St.	Progress inspection scheduled for 05/16/23	08/02/22 - called to request progress inspection. Mailbox is full at this time/alc 02/03/23 - 360, secure, possibly lived in due to extension cords running under front door, plastic candles with light "lit" that can be seen through north-facing window. /BRYCEDAWSEY The owner of this property lives at 200 Shepard St.
5625 Kaynorth St.	Submitted for demo 05/04/23	08/08/22 - changed status to bill - no evidence of work being done/alc 08/08/22 - posted for inspection on Wed. 08/24/22 @ 10:00am/alc - some repairs have taken place but a large portion of the repairs have not been done and is still gutted. Owner no longer has any interest in property & is going to give to his brother
204 W Cesar E Chavez Ave	Actively working on repairs. Had permit inspection on 05/05/23	Actively working on repairs. Building permit has been issued and one inspection has taken place with a partial approval/alc
929 N Seymour Ave	Progress inspection scheduled for 06/06/23	No activity owner stated he was aware the property has been tagged since 2011 & he pays his \$150 monitoring fee monthly
815 Prospect St	Progress inspection scheduled for 06/12/23	Owner purchased in 2020 lower unit is the only unit that is tagged. The property is a duplex
1232 N Washington Ave	Progress inspection scheduled for 06/01/23	Owner applied for permit in 2020 now expired. We have not noted any work being done on the property. The owner pays the monitoring fee every month.
1624 E Cavanaugh Rd.	BUILDING SAFETY	Red tagged by the Building Safety Department .

318 Clifford St.	Already in demo	10/13/22 - submitted for DEMO by alc. The property is to be heard at City Council on 05/08/23.
4808 Ingham	05/05/23 -Red tagged will be removed within the next couple of days.	Owner has been working on the property. Final inspection is scheduled for 05/04/23. This property was referred for demolition however the owner is almost done with the repairs.
1521 Reo Rd.	05/05/23- posted for progress inspection on 06/28/23@3pm	Last trade inspection was done on 09/13/22. Owner recently painted the dwelling. Spoke with officer at the counter in December 2022 & stated he is working with Consumers Energy to have the gas turned back on then would be getting with the Building Safety Department to get final inspections on permits.
922 N Walnut St.		Joe Vitale is a demolition board member and purchased this property in 2020. He has put \$55,000 into both houses on this parcel & all permits were finalized on 03/01/22. He stated this is his next project to finish as soon as he finishes some required repairs on his rentals that he is in the process of selling.
1616 S Cedar St.	Submitted for DEMO 05/08/23	11/22/2022 Inspection was done with Brian McNamara. Drywall was installed throughout the dwelling, house has no kitchen or bathroom fixtures. Brian stated that he was going to have someone get a building permit for the drywall. Needs building, plumbing and maybe a electrical permit. The heat and electrical is on at the dwelling. W.A. Building permit just issued on 04/17/23
5017 Hughes Rd.	HOUSE HAS BEEN DEMOLISHED	Dwelling was demolished by the City of Lansing in April 2023.
1022 S. Grand Ave.	05/10/23 – RED TAG REMOVED	Red tagged for an exterior letter. Current owner purchased the property on 01/23/18 and was working on the property. All permits that were issued have been finalized. Owner has never contacted our office for an interior inspection to have the red tag removed.
805 N Seymour	Repairs are actively being made	Two of the 4 units are red tagged. Permits have been issued and inspections are scheduled.