

AGENDA

Committee on Public Safety AGENDA FOR JUNE 20, 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. June 6, 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 3421 N. Cedar St.
 - C. RESOLUTION - Orders to Make Safe or Demolish to the owners of property located at 131 Jackson St.
 - D. RESOLUTION - Orders to Make Safe or Demolish to the owners of property located at 1722 Donora St.
 - E. ORDINANCE - Setting a Public Hearing on an IPMC Amendment to clarify the parties responsible for prohibiting the occupancy and maintaining the vacancy of placarded equipment and structures.
 - F. ORDINANCE - Ordinance Amendment Chapter 1060, Section 08 and Section 99
- 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, June 6, 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
Council Member Carol Wood, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Renee Richmond, Council Staff
Emily Linden, Internal Auditor
Lisa Hagen-Lawrence, OCA – left at 4:27
Amany Williams, OCA
Andy Kilpatrick, Public Service – arrived at 3:31
Jordan Hankwitz, EDP Director
Nick Montry, Deputy Director EDP
Walter Allen, Code Compliance
Elaine Womboldt
Jackson Mills
Joe Abood, OCA – arrived at 4:23
Mohammad Sial

MINUTES

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MAY 16, 2023, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Elaine Womboldt spoke on the Bin Ordinance and her concerns with Public Service Department and the non-enforcement. She also asked when the independent review of the Code Compliance department is taking place, the discussion continues but feels nothing is getting accomplished and also handed out a flyer for a Town Hall with Wards 2 and 3 Councilmembers.

DISCUSSION/ACTION ITEMS

DISCUSSION – Update from Public Service and OCA on Bin Ordinance 1237

Councilmember Hussain noted he was not at the May 2nd meeting but it's his understanding that meetings were occurring with OCA and Public Service on a timeline and ticketing stance.

Ms. Hagen-Lawrence handed out Draft 1 of the amended Ordinance and noted some changes to ordinance that clarifies the notice provision in chapter 1060 regarding abatement is independent from

the ability to issue civil infractions for leaving bins in the right of way. We had meetings with Mr. Kilpatrick and brainstormed. Part of the issue is the city knows the city days for pick up, but knowing the Granger days we can't cite the infraction or Waste Management customers. Councilmember Wood mentioned years ago Granger was at a meeting and said they'd give the city the dates. Mr. Kilpatrick noted they did several years ago but they need updating and they never received anything from Waste Management. Councilmember Wood asked if they are currently licensed and Mr. Kilpatrick confirmed.

Ms. Hagen-Lawrence said part of conversation with Public Service was we know the recycling days the city has so to start really pushing enforcement, and then this amendment to the resolution clarifies that the notice procedure required for abatement is separate, and that the ability of the city to issue infraction. Also it clarifies whether the fines/fees reset yearly, we indicated per calendar year, just because properties tend to change hands so often. Councilmember Wood asked what the notice requirement is. Ms. Hagen-Lawrence answered the notice requirement that's contained in the ordinance would be to abate the nuisance to move the bin. Councilmember Wood asked is it placard on the container or a letter? Ms. Hagen-Lawrence stated the notice provision as outlined in the ordinance would be a hang tag and as well as a need to mail something to the property which is why the 7 day notice is required. She added she knows a conversation was to try to make like the snow/ice, but they don't have statutory authority to do so and does not recommend changing this, but it clarifies if the bin is on the curb, they can get a civil infraction.

Councilmember Wood asked as an example of if she was a property owner, the likelihood she got a 7 day notice and moved it back on Saturday and then back on Monday again and it didn't sit there all that time, how are you going to know, how will that be handled. Mr. Kilpatrick stated there is no seven day period on the civil infraction, that is more for the abatement like scattered trash. Councilmember Wood asked if it was an immediate ticket then. Ms. Hagen-Lawrence said if it is outside the collection date. Councilmember Wood asked if it was going to the property owner and Mr. Kilpatrick confirmed and they also send a letter in the mail, so once they get a couple hopefully it will encourage compliance.

Ms. Hagen-Lawrence again stated for uniformity and to make sure we are enforcing and primarily focusing on recycle bins we have ability to know who to write ticket to. Without cooperation from Waste Management and Granger it would be difficult to justifying only citing city trash and they recommend a uniform system. Councilmember Hussain noted they need to get the schedule.

Councilmember Wood asked if talking to public to explain, the abatement is not that bins are being picked up, but they are going to get ticketed. Ms. Hagen-Lawrence indicated which wouldn't be abatement, it would be the enforcement/penalty of a civil infraction. Councilmember Kost asked if there is staff to enforce. Mr. Kilpatrick answered they are down one inspector but in general yes, and their original permit staff would enforce. Councilmember Wood asked Ms. Hagen-Lawrence if this passed through the ordinance review committee and if they would have to set a public hearing. Ms. Hagen-Lawrence answered yes it can come out of this committee.

MOTION BY COUNCIL MEMBER WOOD TO INTRO/SET PUBLIC HEARING TO AMEND CHAPTER 1060; SECTION 08 AND SECTION 99, TO CLARIFY ABATEMENT AND ENFORCEMENT PENALTIES.

Councilmember Wood noted unless there are any unforeseen problems, when we set the hearing to inform Council the potential of the hearing and a vote the same night, otherwise it wouldn't be until July and this has been going long enough. Councilmember Hussain asked Mr. Kilpatrick if he could be there on the 12th for questions and have the schedule. Mr. Kilpatrick responded yes to the 12th and would have the schedules by the hearing date.

MOTION CARRIED 3-0.

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

Mr. Hankwitz indicated they have begun working on utilizing BSA to digest and disseminate the information and shared a report with Committee on red/pink/NEAT tags which includes the average duration. He stated they are pulling the data and creating the spreadsheet with this report #1. Councilmember Hussain asked if an electronic version is available so he could share during his committee report at the Council meeting, and if it was available to the public. and Mr. Hankwitz confirm on both and he would send it to him.

Councilmember Hussain stated red is down 10, pink down 6, and NEAT down 18. Councilmember Wood asked if they could add what is in MSD, and what is going through the process. Mr. Hankwitz agreed and said they would add that to give an idea on what properties have no movement, current movement, and moving out of red tag process.

Councilmember Wood asked about BSA and that Ms. Linden received training will Council, adding if Emily is going to train Council that is fine. Mr. Hankwitz noted he thought the request was just for Ms. Linden and for backend access. Ms. Linden noted the last she heard they were looking at the cost associated with it, Mr. Montry responded he would get that information to her tomorrow. Mr. Hankwitz asked Ms. Linden if she has what she needs, she answered yes and Mr. Allen has been very helpful. Mr. Montry wondered if she had read only access, Ms. Linden acknowledge and it is acceptable, she doesn't see a need for anything more.

Councilmember Kost inquired about the difference from the NEAT and red are 189, are they certain those properties only tagged less than 90 days. Mr. Hankwitz stated he was unsure they are trusting the system and referred to Mr. Allen who responded he runs a report once a month and consults with the officers. Adding that some property's have no further circumstances and are not fire so being worked on. He stated also that they can only be at one address, so if there are multiple units and two are tagged it is only one address. Councilmember Kost asked for clarification and stated if there are 100 units and 10 are tagged, we are only getting one fee of \$150, Mr. Allen concurred.

Councilmember Wood asked if there was a legal reason not charging per unit, Mr. Allen deferred to law, and Councilmember Wood asked law to look into it and see if they would need to change the ordinance, the larger complex's should be getting charged per unit.

Councilmember Hussain asked for follow-up on the following questions from ED&P:

- In the May 2nd meeting the 21 red tagged properties were discussed, knowing that progress was being made, some going into demo, and a statement on the fee from 2005 was mentioned, where are you in the process with the RFP on the fee study? Mr. Hankwitz responded that both have been put out to bid and they are now evaluating.
- Are you finding other red tags inhabited, are you communicating with the proper departments HRCS, OCA, and LPD? Mr. Allen confirmed. Councilmember Hussain also asked on the discussion about the 90 day window tag, Mr. Hankwitz is hesitant to make it 120 days and something happen in 60. Mr. Allen believes it is in the ordinance itself. Councilmember Wood stated it is not in the IPMC so it could be amended by Council.
- Where are you on the timeline when permits are pulled and have you identified the perennial permit pullers, Mr. Hankwitz answered no to both questions.
- Are there any properties on the list that do not meet the threshold of estimated cost repairs and nothing been don't, have they been moved into MSD? Mr. Allen indicated all MSD's meet the requirements. Councilmember Hussain asked Mr. Allen if he was ever part of the process where that part of the framework was used, and he answered never. Mr. Hankwitz reminded the Committee when Council President Wood brought it to their attention it is something they brought to law and are in discussion.
- Has Code Officers actively been asking tenants what address they are moving to when displaced due to tagged homes? Mr. Hankwitz said they have and also talked with LPD, Land

Bank, and MSHDA is interested in the information as their regulations are not the same as ours, and inadvertently placing people in pink tagged homes. He continued they are also in talks with City IT to pull data to get the information quickly. Councilmember Wood said she was hoping it would be part of the training for Code Officers, so when tenants say they have a place it can be determined it isn't another tagged property, letting them know it is a courtesy being offered.

Mr. Hankwitz added they are working with OCA on trying to ensure owners are not moving tenants into other tagged homes. Mr. Allen concluded that they do ask but most the time the tenant is thinking about what needs fixing and not where they are going. Mr. Hankwitz stated the department has weekly meetings with department heads and managers, with both Building Safety Office (BSO) and Code together, stating he feels things are better between the two and more collaboration with the divisions.

Councilmember Kost stated his concern that these questions are from May 2nd and it is June and still getting the "still looking into it" answers. Continuing he is not comfortable taking that to his ward, saying he would like to see movement on some of these questions. Mr. Hankwitz accepted his concern and said it isn't representative of what the department is doing and getting done. Councilmember Hussain suggested prioritizing and take the smaller items and getting done for follow-up.

Councilmember Hussain continued with the following questions:

- Asked if they have been able to review the so called carrots/sticks of other municipalities and what they utilize? Mr. Hankwitz said it is part of the fee study, incorporated with that is a fee and review process, Walter has helped and brought in what Grand Rapids is doing, they have also spoke with Joe in HRCS to find out specifics and still actively looking at it. Councilmember Hussain asked when the fee study was issued and where is it at? Mr. Hankwitz does not have the date in front of him but knows they received some responses.
- Mr. Allen have you reached out to IT? Mr. Allen confirmed that he's received recommendations from JoEl Watson and John Foltz, it's complicated, they are looking at moving to the cloud to make it easier within the next 18 months and hoping it will address the issue and work better. Councilmember Wood mentioned Captain Diehl and what LPD works with, Both Mr. Hankwitz and Mr. Allen responded that it is from a signal perspective and LPD has signal issues in certain spots as well and they have Wi-Fi that they cannot get. Councilmember Kost suggested looking at boosters for the vehicles as an option.
- Have you finalized and posted job description for code manager and began testing? Mr. Hankwitz indicated there wasn't a testing component in first round so is working with HR, have some applicants but looking at additional areas too.
- What about the premise posting? Mr. Hankwitz is unaware if HR has posted, he has not seen it. Mr. Montry confirmed it has not been posted and they've spoken with HR on the priority of it (#4), but it is in motion but the process is slow moving.
- Are you taking steps for evaluating employees and establishing professional development opportunities, and are you able to track workload time on tasks for Code employees, last time you didn't have an answer? Mr. Hankwitz said he still does not have an answer, understands it is a necessity and priority but still working through the processes.
- Have there been any landlords renting to tenants in red tags and prosecuted? Ms. Hagen-Lawrence confirmed they've seen more reports for trespassing in red tags, they come in three categories; 1) Owner/Occupied, 2) red tag is broken into, and 3) tenants that haven't known they are in a red tag (have not been presented with these).
- Legally can they identify landlords who are the worse offenders and prohibit them from obtaining additional certificates? Ms. Hagen-Lawrence stated her understanding it would be case by case.

Joe Abood arrived at 4:23pm

Lisa Hagen-Lawrence left at 4:24pm

Councilmember Hussain mentioned they were looking for some outstanding updates from HRCS, they responded they had none, and he informed the Director this would be part of the report from the Committee.

Councilmember Kost asked about Commercial properties that are red tagged on NEAT and not charging after 90 days. Mr. Hankwitz said he would get that information. Councilmember Hussain mentioned a meeting in May it was asked about creating or working on a timeline of activities to move the department forward and Ms. DiSessa didn't know so has that been done? Mr. Hankwitz apologized he wasn't prepared for these questions but will find out.

Councilmember Hussain said when they had a Special COW meeting looking at the red tags, they will in COW or other meetings always asked about MSD's etc. but would like to focus on questions in this meeting to make sure focus on overall picture and would make sure the Thursday prior to the meeting he knows what will be asked.

Councilmember Kost finally asked Mr. Allen about railroads through the neighborhoods, specifically Baker/Donora the track isn't used and back in 2011 they maintained it, is the city going after the rail company. Mr. Allen deferred to law code used to write for grass/trash until they were told they couldn't touch them. Mr. Abood stated as he recalls it is federally controlled and they have the right of way so it is not our jurisdiction and cannot touch. Councilmember Wood said in the past, Mr. Kilpatrick had connections with some railways depending on the street.

OTHER

Mohammad Siad noted he bought a house last October in auction and the previous owner had problems. Councilmember Hussain asked for the address, Mr. Siad responded 1232 Pompton Circle. Ms. Richmond indicated this was possibly getting referred to Council on Monday. Councilmember Hussain stated that three requirements are needed which are permits pulled, timeline for completion and funding, Mr. Siad continue with a request for more time. Councilmember Hussain indicated it is still in the process and once it gets referred to this Committee then you can attend and have your time to speak.

ADJOURN

Adjourned at 4:38pm

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:	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:

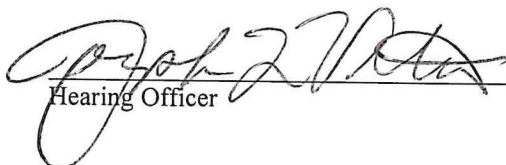
Parcel Number: **33 01 01 04 226 101**

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 Code Compliance Officer has determined that the building located at 3421 N CEDAR ST., Parcel # 33-01-01-04-226-101 legally described as LOT 27 SUPERVISORS PLAT OF SCHWORERS BLOOMFIELD FARMS., 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 27, 2018; 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 April 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, June 12, 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 3421 N. Cedar 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, June 26, 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:	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 PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY

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



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:

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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.



























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 131 W. JACKSON ST., Parcel # 33-01-01-04-401-271 legally described as LOT 70 & W ½ LOT 71 MORNINGSIDESUB, 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 June 5, 2020; 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 April 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 June 12, 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 131 W. Jackson 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, June 26, 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.

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 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

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 Code Compliance Officer has determined that the building located at 1722 DONORA ST., Parcel # 33-01-01-22-352-591 legally described as ASSESORS PLAT NO 28 REC L 10 P 33, 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 September 22, 2006; 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 April 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 June 12, 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 1722 Donora 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, June 26, 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.

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend the Lansing codified ordinances by amending Chapter 1460.01(m), and the International Property Maintenance Code, adopted by reference, to clarify the parties responsible for prohibiting the occupancy and maintaining the vacancy of placarded equipment and structures.

The City of Lansing ordains:

(m) text of Section 108.5 is replaced with the following: ~~Any structure condemned and placarded by the Code Official shall be vacated.~~ **Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. No person shall occupy a placarded structure or operate placarded equipment. Any other person, including, but not limited to, any owner, owner's agent, or person responsible for the structure, who allows anyone to occupy a placarded structure or operate placarded equipment, shall be in violation of this section.** No person shall ~~occupy any such structure or allow any domestic animal to occupy any such structure. No person shall operate equipment condemned and placarded by the Code Official.~~ Repairs required by a correction order may be made during the hours of 8 am and 5 pm on Mondays through Fridays or at other times for which the Code Compliance Office has granted permission **in writing**. The Code Compliance Office shall grant **written** permission for repairs to be made at other reasonable times set by Department policy if the person seeking permission has obtained all permits necessary for the work to be done and provides documentation indicating that the work cannot be performed between 8 am and 5 pm on Mondays through Fridays.

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

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

6 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
7 immediate effect by City Council and shall expire December 31, 2031.

INTRODUCTION OF ORDINANCE

Council Member Hussain introduced:

An ordinance of the City of Lansing, Michigan, to amend the Lansing codified ordinances by amending Chapter 1460.01(m), and the International Property Maintenance Code, adopted by reference, to clarify the parties responsible for prohibiting the occupancy and maintaining the vacancy of placarded equipment and structures.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety

Resolution #2023-###

By the Committee on Public Safety

Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for July 10, 2023, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, to amend the Lansing codified ordinances by amending Chapter 1460.01(m), and the International Property Maintenance Code, adopted by reference, to clarify the parties responsible for prohibiting the occupancy and maintaining the vacancy of placarded equipment and structures.

ORDINANCE No. _____

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 1060, Section 1060.08 and Section 1060.99 to clarify abatement and enforcement penalties.

The City of Lansing Ordains:

Section 1. That Chapter 1060, Section 1060.08, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended to read as follows:

(a) Removal or abatement. **Independent of and in addition to any other violations of this Chapter, Any**any solid waste, recyclable material and/or yard waste accumulated in a manner which is a public nuisance; any scattered solid waste, rejected items, recyclable material and/or yard waste; broken or open collection containers; yard waste collection or recyclable material containers in excess of 30 pounds; collection containers containing unacceptable materials; or collection containers placed in front of a residential site of generation contrary to any collection procedure referred to in Section 1060.05; or any bulk item accumulated beyond the time frame identified in Section 1060.12, or unacceptable bulk item or bulk item placed in front of a residential site of generation contrary to collection procedures referred to in Sections 1060.14 and 1060.15, is hereby declared to be a public nuisance and is subject to removal or abatement. If a violation of this chapter is not corrected within seven days after notice is given in the manner provided in Section 1060.07 or 1060.16, respectively, then the City, through its Public Service Director or authorized city official, agent or designee, may remove or abate the nuisance.

(b) Expenses.

(1) The complete expense, including the administration costs to the City, incurred in the removal, abatement or preparation of materials for recycling shall be the sole responsibility of the owner or party in interest of the property on which or in front of which the condition existed, and shall be paid by the owner or party in interest in whose name the property appears on the City's latest real property tax assessment records. The expense shall be a penalty for income tax purposes.

(2) The complete expense incurred shall be a lien against the real property and shall be reported to the City Assessor, who shall assess the same against the property on which or in front of which the nuisance was located.

(3) The owner or party in interest in whose name the property appears upon the last local tax assessment records shall be notified of the amount of such cost by first class mail at the address shown on the records. If he or she fails to pay the same within 30 days after mailing, by the City Assessor, of a notice of the amount thereof, the City Assessor shall add the same to the next tax roll of the City, and such amount shall be collected in the same manner in all respects as provided by law for the collection of taxes by the City.

Section 2. That Chapter 1060, Section 1060.99, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended to read as follows:

(a) Any violation of this Chapter 1060 shall be deemed to be a civil infraction pursuant to

Code Chapter 203.

- (b) The following schedule of civil fines payable to the Municipal Ordinance Violations Bureau for admissions of responsibility to civil infraction violation notices is established under this chapter:

First offense **per calendar year**\$ 25.00

Second offense **per calendar year**\$ 50.00

Third (or any subsequent) offense **per calendar year**.....\$250.00

These ticketed fees could be changed from time to time by Council resolution.

- (c) The Director of the Public Service Department or the Director's designee is hereby named as an authorized city official to issue municipal civil infraction citations or municipal civil infraction violation notices pursuant to Section 203.01.

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

Section 4. All ordinance or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

Section 5. This ordinance shall take effect on the 30th day after enactment unless given immediate effect by City Council and shall expire December 31, 2032.