



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

316 N. Capitol Avenue, Suite C-2 • Lansing, MI 48933-1238
(517) 483-4361 • FAX: (517) 377-0100

OFFICIAL PROCEEDINGS OF THE CITY OF LANSING DEMOLITION BOARD

Held at 316 N. Capitol Ave. at 6:00 pm,
MAY 25, 2023

The May 25, 2023 meeting of the City of Lansing Demolition Board was called to order at 6:04 p.m. by W. Allen. The following members were in attendance:

MEMBERS ABSENT: None

STAFF PRESENT: Walter Allen, Lynne Puente

PUBLIC PRESENT: Elizabeth Abood-Carroll, Daniel D'Haene, Heather Burt, Jeff Wilde, Arz Aibout, David & Tawny Cerny, Vicente Martinez, Mikey Foundation (Lonnie McKissic).

OLD BUSINESS: Minutes from the April 27, 2023 Demolition Board Meeting

Demolition board members Joe Vitale and Dave Muylle read the minutes from the April 27, 2023 meeting. Joe Vitale made the motion to approve Dave Muylle seconded the motion.

Case No: 2021-D010 Address: 5016 Connors Ave.

L. Puente read the case overview sheet for the board. This property was tabled at the April 27, 2023 meeting neither of the owners are present to address the board. Permits have not yet been applied for the status of the property is the same as at the last meeting.

D. Muylle ruled: 30 days Make Safe or Demolish.

Case No: 2023-D001 Address: 141 E. Barnes Ave.

L. Puente read the case overview sheet for the board. The Plumbing Permit has been issued and the permit was given partial approval. The owner's son, Mr. Arz Aibout is present for the meeting. Board member Joe Vitale asked him to give the board an update as to their progress. Mr. Aibout stated they had a plumbing inspection they were given a list of corrections they completed those items however when the inspector was called out for a re-inspection, they stated they had some minor issues with water lines that needed clips and the temperature on the water heater was an issue their plumber is making those corrections at this time they hope to have the plumbing re-inspected in the next couple of days. Mr. Vitale asked if they rule on the property 60 days Make Safe or Demolish do they think they will have the project wrapped up at that time. Mr. Aibout stated he did not think that the deadline would be a problem.

J. Vitale ruled: 60 days Make Safe or Demolish

Case No: 2019-D014

Address: 1519 Linval St.

L. Puente read the case overview sheet for the board. All permits have been re-instated, however there have not been any inspections on the permits. Mr. McKissic is the representative for the Mikey Foundation. He stated there is a new deck siding that is almost completed. The 1st floor has been wired the second floor electrical they are still working on. Mr. Muylle agreed to table the property until the July demolition board meeting at that time they should have had inspections on the open permits.

D. Muylle ruled: Tabled 60 days.

Case No: 2023-D006

Address: 1023 Porter St.

L. Puente read the case overview sheet for the board. The owners Mr. & Mrs. Cerny are both present for the meeting. Mr. Muylle asked the owners to update the board as to their progress. The owners stated the upstairs needs drywall the fire originated in the downstairs bathroom. Their Building Permit application was disapproved L. Puente informed the board she had spoke with the Building Safety Department regarding the disapproval both Building Inspectors Terry Cannon and Scott Webb stated if the owners can not complete the requested drawings, they would accept a scope of work. Ms. Puente relayed to the owners the scope should consist of east wall needs how much drywall and the thickness of drywall they are going to use. Mr. Cerny stated that he would start writing up a scope of work. L. Puente handed Mr. & Mrs. Cerny the business cards for both inspectors. They can just pick one; they will come out to the property and do a walk through so they can get a better idea of the project. Mr. & Mrs. Cerny stated they understood and would get started on that right away.

D. Muylle ruled: Tabled 30 days.

Case No: 2023-D004

Address: 1007 Porter St.

L. Puente read the case overview sheet for the board. Attorney Elizabeth Carroll-Abood is in attendance for the owners Wilmington Savings Fund Society. Mr. Carroll-Abood stated the bank is still planning on rehabilitating the property. They were delayed due to the eviction the bank has also filed a lien on the fire damage monies the City of Lansing is holding. Ms. Carroll-Abood informed the board that she is not the eyes on the ground for the property they have sent someone to evaluate the project. Mr. Muylle asked if they table this property for the June meeting if she would have a better idea of the bank's intentions. Ms. Carroll-Abood said she would come to the next meeting with the answer from the bank if they were going to demolish or rehabilitate the property.

D. Muylle ruled: Tabled 30 days.

New Business: .

Case No: 2023-D009

Address: 1032 E. Oakland Ave.

L. Puente read the case overview sheet for the board. Ms. Puente noted to the board that Mr. Fady Aibout the owner of 141 E. Barnes, is the owner of this property as well. Mr. Araz Aibout informed the board that they had just done an assessment of this property. Squatters have been removed from the property several times in their opinion the repairs for this property would be too costly they intend to demolish the property. Mr. Aibout stated that they will get a demolition contractor right away to start the demolition process.

J. Vitale ruled: Make Safe or Demolish by August 25,2023.

Case No: 2023-D010

Address: 3301 Turner St.

L. Puente read the case overview sheet for the board. Ms. Puente noted to the board that the owner of the property is not present for the hearing, the fire took place in 2017. There was a permit applied for back in February of this year however it has not been paid for or issued.

J. Vitale ruled: Make Safe or demolish 30 days.

Case No: 2023-D011

Address: 204 E. Cavanaugh Rd.

L. Puente read the case overview sheet for the board. Vicente Martinez was in attendance for the owner. He is an employee of Mr. Oscar Gonzalez, the electrician hired by the owner for the project. The owner purchased the home in January of this year and the property was fire damaged prior to their ownership. The owner plans on fixing up the home for their daughter. The owner has hired a builder, John Davis, to oversee the project and all trades have also been hired.

J. Vitale ruled: Tabled 60 days pending permits.

Case No: 2023-D012

Address: 619 W. Mt. Hope Ave

L. Puente read the case overview sheet for the board. Daniel D'Haene is present at the meeting he stated that he is separated from Evelyn. The fire damage is extensive, he wants to repair the home he has been checking into grants for assistance with the costs for the project. Mr. D'Haene is presently in a halfway house and is not currently employed and does not personally have the funds to repair the home. Mr. Muylle stated that the board is sympathetic to his plight however they do have a responsibility to the community to ensure that the home is either rehabilitated or demolished. Mr. Muylle asked if they table the property until the next meeting would he have a better idea if this is a feasible project or not. Mr. D'Haene stated that he would get with his wife Evelyn to see if she would be able to assist with the project or not. He will come back to the next meeting and inform the board of his progress on the project.

D. Muylle ruled: Table 30 days.

Case No: 2023-D013

Address: 216 E. Hazel St.

L. Puente read the case overview sheet for the board. Heather Burt and Jeff Wilde were present. They brought paperwork to show they just purchased the property on 5/04/2023. They have cleaned out the property and have a quote for the electric work, their builder is in the process of applying for the necessary permits for the remodel. Mr. Allen brought to their attention that the basement was submerged in water and the City of Lansing had to have the water cut off. The furnace and hot water heater will need to be replaced due to the water damage. The owners were unaware of the flooding and stated they will hire a mechanical contractor for the new furnace and hot water heater. Their intent is to repair the structure and use the property as a rental.

J. Vitale ruled: Table 30 days.

Case No: D2023-D015

Address: 1616 Glenrose Ave.

L. Puente read the case overview sheet for the board and noted this is a fire damaged property. There is no one in attendance for the meeting tonight.

J. Vitale ruled: 30 days Make Safe or Demolish

PUBLIC COMMENT: None

ADJOURNMENT: At 7:15 PM, J. Vitale

Respectfully submitted,

Lynne Puente
Administrative Secretary
Code Enforcement Section

Draft date: June 7,2023

Approved date: June 22,2023

Sent to Clerk's Office:

cc:

City Clerk's Office
File