

AGENDA

Committee on Public Safety AGENDA FOR JULY 18, 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 20, 2023
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Setting a Public Hearing; Ordinance Chapter 1250 Section 1250.04.05 prohibiting collection bins on City owned property
 - C. ORDINANCE - Ordinance to Amend IPMC to clarify the parties responsible for prohibiting the occupancy and maintaining the vacancy of placarded equipment and structures
 - D. DISCUSSION - EDP Fee Study and Code Review
 - E. DISCUSSION - Nuisance Property; 3628 Ronald Street
 - F. DISCUSSION - Street Parking concerns; 2813 Westchester Road
 - G. DISCUSSION - City of Lansing; Property Maintenance Code; 106.6
- 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 20, 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
Lisa Hagen-Lawrence, OCA
Amany Williams, OCA
Walter Allen, Code Compliance
Jordan Hankwitz, ED&P Director
Elaine Womboldt

MINUTES

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE JUNE 6, 2023, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Elaine Womboldt spoke on the town hall meeting from last Saturday and thanked the committee and Mr. Hankwitz for assisting in the town hall. It was well attended and an excellent meeting with valuable information. She supports a city wide moratorium on rental properties, as well as an increase on the monitoring fees for each unit of apartments/buildings instead of having a tag on just the building. She finished with thanking the committee on getting things corrected on the bin ordinance 1237.

DISCUSSION/ACTION ITEMS

RESOLUTION – Orders to Make Safe or Demolish to the owners of property located at 3421 N. Cedar Street

Councilmember Hussain asked Mr. Allen asked if there were any updates on any of the three MSD's before the Committee today, permits or any action from the owners. Mr. Allen answered everything is the same. Councilmember Hussain then asked for clarification on the overviews and resolutions, should they be 30 or 60 days. Mr. Allen answered that Cedar is a fire so 30 days. Councilmember Hussain stated if you look at C and D both resolutions in the seventh paragraph the Now Therefore which should it be. Mr. Allen verified that Jackson Street and Donora Street are not a fire damage. Councilmember Wood asked who reviews these, and Ms. Hagen-Lawrence answered she did not know specifically who reviewed theses but would find out but took responsibility.

MOTION BY COUNCILMEMBER KOST TO APPROVE THE RESOLUTION FOR ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 3421 N. CEDAR STREET. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish to the owners of property located at 131 Jackson Street

Councilmember Wood made a motion to correct the MSD from 30 days to 60 days in the resolution.

MOTION BY COUNCILMEMBER WOOD TO APPROVE THE RESOLUTION AS AMENDED FOR ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 131 JACKSON STREET. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish to the owners of property located at 1722 Donora Street

Councilmember Wood made a motion to correct the MSD from 30 days to 60 days in the resolution.

MOTION BY COUNCILMEMBER WOOD TO APPROVE THE RESOLUTION AS AMENDED FOR ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 1722 DONORA STREET. MOTION CARRIED 3-0.

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

Councilmember Hussain mentioned if this passes this Committee the hearing will be on July 10th, and asked law for clarification. Ms. Hagen-Lawrence stated in general this further clarifies and assists with OCA enforcement of prosecuting specifically from owners who allow occupancy. It mirrors the IPMC language so just enhancing.

Councilmember Hussain referenced lines 17 & 18 and asked if they have been granting permission outside of the 8a-5p work hours. Mr. Allen stated it has to be in writing. Councilmember Wood reiterated that the changes are in bold so it now says in writing, she is unsure that all were done in writing. Stating she had asked in a previous meeting to look in the IPMC section where it talks about the city being able to do the work if needed, thinking that was going to be looked at. Ms. Hagen-Lawrence did not recall the conversation, and Councilmember Wood stated Mr. Smiertka was in that. Councilmember Kost stated it's his understanding that there might be MHSDA funds possibly for that as well.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE 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. MOTION CARRIED 3-0.

ORDINANCE – Ordinance Amendment Chapter 1060, Section 08 and Section 99

Councilmember Hussain informed the Committee a public hearing is on June 26th and if there are no issues will ask for approval the same night.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE ORDINANCE AMENDMENT FOR CHAPTER 1060, SECTION 08 AND SECTION 99 CONTINGENT ON THE PUBLIC HEARING SET FOR JUNE 26, 2023. MOTION CARRIED 3-0.

OTHER

Councilmember Wood asked Mr. Hankwitz to the table, stating she is concerned with situations where apparently people in the department chose not to enforce the contract with Eric's Refuse. In the contract that was written and signed by the previous Director Mr. McGrain one provision was if claims were granted the money would be refunded. Her understanding is they haven't been doing that because the code compliance manager at time didn't feel it was fair regardless of being written in the contract. Councilmember Wood asked if Mr. Hankwitz has done anything to determine if any other Ordinances or Contracts that they have that are not being adhered to because someone in the department doesn't feel is fair. Mr. Hankwitz stated it was recently brought to his and Mr. Montry's attention and they are looking into it and agree if granted money should be reimbursed back to the City. He continued that they have not reviewed all the contracts. Councilmember Wood stated that her perspective is they are fiduciarily responsible to the public, and it sends a bad message when departments are not following the same rules. Councilmember Wood added that it is not just EDP but also with Public Service and Waste Management, they were without a contract, why hasn't OCA sent a cease and desist order until they are properly licensed.

Councilmember Kost asked how many contracts they had, and Mr. Hankwitz did not know. Councilmember Hussain commented that regardless of how long Mr. Hankwitz has been in the position he is essentially responsible and should know how many contracts they have.

Councilmember Kost asked if any resolution has been determined on the multi-unit properties and the red tags fees. Mr. Hankwitz answered no, they are still trying to figure it all out.

Councilmember Hussain finished asking Mr. Hankwitz where they are with the RFP. Mr. Hankwitz indicated they did not get what they were looking for and was premature in getting it out to early. They are re-evaluating it to get it right.

ADJOURN

Adjourned at 3:52pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

ORDINANCE NO.

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 1250; Section 1250.04 Site Development Regulations of the Lansing Codified Ordinances by prohibiting placement of collection bins on City owned property.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1250 Section 1250.04.05 of the Codified Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

(f) Permitted Locations

(1) Collection bins are allowed in all commercial and industrial districts.

(2) Collection bins shall not be located within 1,000 feet form another collection bin as measured along a straight line from one box to another.

(3) Collection bins shall not be located on City owned property or within 500 feet of the property lines of City owned property.

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

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 thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2032.

INTRODUCTION OF ORDINANCE

Council Member Hussain introduced:

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 1250; Section 1250.04 Site Development Regulations of the Lansing Codified Ordinances by prohibiting placement of collection bins on City owned property.

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 August 14, 2023, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Chapter 1250; Section 1250.04 Site Development Regulations of the Lansing Codified Ordinances by prohibiting placement of collection bins on City owned property.

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:

Section 1. That Chapter 1460.01(m) of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

(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

1 provides documentation indicating that the work cannot be performed between 8 am and 5 pm on
2 Mondays through Fridays.

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

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

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

10

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, July 10, 2023 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

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.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

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For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

**Department of Economic
Development and Planning**
Jordan Hankwitz, Director



316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4060 – FAX: 517.483.6036
www.lansingmi.gov

MEMORANDUM

TO: Committee on Public Safety

FROM: Jordan Hankwitz, Director 

DATE: June 30, 2023

SUBJECT: EDP Fee Study and Code Review

CC: Lansing City Council President, Carol Wood

I am writing to provide you with an update on the progress of the Department of Economic Development & Planning (EDP) regarding two important initiatives: a comprehensive fee study for the EDP and a top-to-bottom review of the Code Enforcement Division.

Firstly, I am pleased to inform you that we have completed the bidding process for the comprehensive fee study and are now in the beginning stages of contract negotiations with the selected consultant. We anticipate commencing the project very soon.

However, upon reviewing the bid responses for the top-to-bottom review of the Code Enforcement Division, I have made the decision to revise and rebid this service. While I recognize the importance of this initiative, I believe it is necessary to ensure that the scope of the Request for Qualifications and Proposals (RFQP) and the scoring criteria are properly aligned with our department's objectives. I do not take this delay lightly and I believe rebidding this service will ultimately result in a better product for the Division, the Department, and the City.

Regarding the costs associated with these initiatives, it is important to note that we currently do not have an exact figure for the consultant services since the Code review will be revised and rebid. However, based on initial estimates, we anticipate the total cost for both consultant services to be approximately \$140,000. It is important to remember that the circumstances prompting the Council's request for these services arose after the EDP FY 24 budget request had already been submitted. As a result, I do not anticipate that EDP will be able to cover these costs within the allocated funds for FY 24.

“Equal Opportunity Employer”

In order to proceed with these critical initiatives, I will be seeking the Council's support for a Q1 Budget Amendment. This amendment will allow us to offset the previously unidentified but necessary future costs associated with the consultant services.

Thank you for your attention to this matter, and I will keep you informed of any further developments. Should you have any questions or require additional information, please do not hesitate to contact me.



6.1.2023 RED TAGS, PINK TAGS, & NEAT

	Red Tags (including NEAT)	Pink Tags	NEAT
Quantity	672	296	483
Average duration of tags	35.80 Months	14.39 Months	
originally reported	34.80 Months*	13.39 Months*	

7.1.2023 RED TAGS, PINK TAGS, NEAT & Make Safe or Demolish

	Red Tags (including NEAT)	Pink Tags	NEAT	Make Safe or Demolish
Quantity	651	303	455	34
% change from previous month	-3.13%	2.36%		
Average duration of tags	35.13 Months	13.78 Months		
% change from previous month	-1.87%	-4.24%		

*While preparing the 7.1.2023 report, it was discovered that an error was made when calculating the average duration of tags data on the 6.1.2023 report. The error has been corrected and the 6.1.2023 report has been updated.

Submitted
@ mty

Richmond, Renee

To: Hussain, Adam
Subject: RE: [EXTERNAL] Nuisance property on Ronald Street

On Jul 5, 2023, at 2:20 PM, S Daniel <streetcaptain2023@yahoo.com> wrote:

To whom it may concern:

I am writing to lodge a complaint against Lansing landlords for their irresponsible behavior towards the neighbors with the neighborhoods that their rentals are in. As a resident within the Churchill Downs Community Association, it is embarrassing to admit that one of these properties, located at 3628 Ronald Street has been the subject of a great deal of issues that include safety.

Firstly, there have been numerous occasions when the landlord failed to address complaints regarding numerous visits from the Lansing Police Department concerning the unruly behavior and safety for the neighbors. Despite repeated requests by the neighbors, the landlord has failed to take any appropriate action to fix the concerns of the neighbors, which have caused great discomfort to me and other residents. These calls include *Fighting, Loud and Boisterous conduct, Profanity and Firearm discharged* at the property at 3628 Ronald along with 3501 Ronald (same tenant, but was moved to 3628 last October). There have been many calls to the Lansing Police Department concerning both properties and inability to maintain a safe area around the property. Furthermore, the landlord has also failed to address the concerns, stating "I can't do anything".

This is totally unacceptable response to both me and the neighbors around the Ronald Street property.

I urge you to take strict action against this irresponsible landlord and ensure that they understand their responsibilities.

I hope for a strict response from the City of Lansing concerning this matter.

Sincerely,

The Churchill Downs Neighborhood Association

Richmond, Renee

To: Boak, Sherrie
Subject: RE: [EXTERNAL] Neighbor on Ronald Street

From: bethel trew <btrewbtrue@gmail.com>
Sent: Monday, July 17, 2023 10:29:04 PM
To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Subject: [EXTERNAL] Neighbor on Ronald Street

Good evening

My name is Chantel Trew and I live at 3634 Ronald Street, Lansing MI 48911

The house next to me is a rental property.

The woman who rents it is a danger to my house and family.

We have seen drug dealing happening. We know there has been gun shootings as well.

The woman is constantly cursing loudly at her children and anyone who walks by her residence. The police have been there many times to resolve disputes between her and her children.

She does not have trash service and leaves trash outside on the driveway as well as in her garage.

It would be my recommendation that she is evicted.

I just purchased my home in September. When she moved in the peaceful neighborhood became undesirable. I have four kids in my house and when they go outside to play they hear her cursing non stop all the time.

Please let me know what action is needed for her to be evicted.

Sincerely,

Chantel Trew

517.885.5296

Submitted
@mtg.

Richmond, Renee

To: Boak, Sherrie
Subject: RE: [EXTERNAL] Shari - tenant at 3628 Ronald St. Lansing 48911

From: cynthia allen <cynrallen@gmail.com>
Sent: Monday, July 17, 2023 11:44:41 PM
To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Subject: RE: [EXTERNAL] Shari - tenant at 3628 Ronald St. Lansing 48911

To Whom it may concern:

I am unable to attend the July 18, 2023 public safety meeting. Therefore, I am writing regarding the tenant (Shari) at 3628 Ronald St. Lansing 48911. On January 7, 2023 (approx. 4:45 a.m.). I was awakened by arguing and cursing in front of my house (3622 Ronald which is on the eastside of the resident). Later approx 6:30 a.m. gunshots were heard in the neighborhood to later learn they were directed at 3628 Ronald St.

Since that incident, she is constantly cursing at anyone who approaches her. For instance, I was checking the yard between the houses (because she has BBQ'd between the houses during the burn band); to see what was going on. She talked loudly ("she was on her property, and she pays the Dxxx bills at that house, she said she videoed me on her phone (just walking to the corner of my house to see what was going on). She threatened to call the police, that I was harassing her.

Also, I am concerned about the sanitation and the infestation of mice and other rodents in the neighborhood. Since she has taken residence at this location, she has not put trash out for pick-up.

Sincerely,
Cynthia Allen
Homeowner: 3622 Ronald St.

Submitted
@mtey

Richmond, Renee

To: Wood, Carol
Subject: RE: [EXTERNAL] Ordinance Review Request

From: Elizabeth Boyd <boyd.liz@gmail.com>
Sent: Tuesday, July 11, 2023 5:15 PM
To: Wood, Carol <Carol.Wood@lansingmi.gov>
Cc: Spitzley, Patricia <Patricia.Spitzley@lansingmi.gov>; Jackson, Brian T. <BrianT.Jackson@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>; Bill Harrison <woodh2oski@aol.com>; Barry, Tom <Tom.Barry@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>; Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>; Allen, Walter <Walter.Allen@lansingmi.gov>; Phillip Churchill, Jr. <pchurchilljr@mac.com>; Castillo, Amy <Amy.Castillo@lansingmi.gov>; Hon, Randall <Randall.Hon@lansingmi.gov>
Subject: [EXTERNAL] Ordinance Review Request

Good afternoon, Carol.

As you know, many of my neighbors and I are very concerned about recent changes in the Lansing City Code of Ordinances that allows on-street parking in neighborhoods, without restrictions regarding the time of day or numbers of days that vehicles can be parked on the street. We believe this unrestricted, on-street parking is contributing to a problem regarding the house at 2813 Westchester Road now being rented, as well as another rental in our neighborhood.

I am asking that the city council review the current parking ordinance for possible changes. Clearly, what may have seemed like a good idea in the past may now be seen as a failed experiment, as currently written in the code.

I would appreciate being notified when this matter is discussed.

Many thanks in advance.

Liz Boyd
517.881.6713

Richmond, Renee

To: Wood, Carol
Subject: RE: [EXTERNAL] 2813 Westchester Update

From: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Sent: Tuesday, July 18, 2023 8:59 AM
To: Elizabeth Boyd <boyd.liz@gmail.com>
Cc: Allen, Walter <Walter.Allen@lansingmi.gov>; Barry, Tom <Tom.Barry@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>; Jackson, Brian T. <BrianT.Jackson@lansingmi.gov>; Bill Harrison <woodh2oski@aol.com>; Wood, Carol <Carol.Wood@lansingmi.gov>; Spitzley, Patricia <Patricia.Spitzley@lansingmi.gov>; Lori Fuller <lorifuller@cb-hb.com>
Subject: RE: [EXTERNAL] 2813 Westchester Update

My apologies. Yes, I did send the attached letter on June 23rd. We typically issue a final notice on zoning ordinance violations before proceeding to issuance of a ticket. Also, the letter did not cover the motorcycles in the front yard which was just brought to my attention late last week. So, I need to send a letter on that this week.

Susan Stachowiak
Zoning Administrator
Department of Economic Development & Planning
316 N. Capitol Ave. | Lansing, MI 48933
O: (517) 483-4085 | E: Susan.Stachowiak@lansingmi.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



Andy Schor, Mayor

From: Elizabeth Boyd <boyd.liz@gmail.com>
Sent: Tuesday, July 18, 2023 8:53 AM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Cc: Allen, Walter <Walter.Allen@lansingmi.gov>; Barry, Tom <Tom.Barry@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>; Jackson, Brian T. <BrianT.Jackson@lansingmi.gov>; Bill Harrison <woodh2oski@aol.com>; Wood, Carol <Carol.Wood@lansingmi.gov>; Spitzley, Patricia <Patricia.Spitzley@lansingmi.gov>; Lori Fuller <lorifuller@cb-hb.com>
Subject: RE: [EXTERNAL] 2813 Westchester Update

Interesting ... we had an email with the letter dated June 23 attached. I will send.

Sent from my iPhone

On Jul 18, 2023, at 8:34 AM, Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov> wrote:

*Submitted
@ mfg*

**Department of Economic
Development and Planning**
Jordan Hankwitz, Director



Planning and Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4060 – FAX: 517.483.6036
www.lansingmi.gov

June 23, 2023

Marwan Hatem
1122 Old Hickory Lane
East Lansing, MI 48823

RE: Notice of Violation – 2813 E. Westchester Road, Lansing, MI 48911

Dear Marwan,

Please be advised that your property contains the following violations of the City of Lansing Zoning Ordinance:

- * There is a large camper in your driveway in violation of Section 1250.02.08(b) as follows:

“Recreational vehicles and recreational equipment greater than eight (8) feet in width or 25 feet in length must be parked on a paved surface or approved driveway in the side or rear yard and must be setback at least (3) feet from the side and rear property lines.”
- * There are vehicles in your driveway that extend into the public right-of-way. The public right-of-way extends to a point located approximately 30 feet from the centerline of E. Westchester Drive. Section 1254.01.03 prohibits parking in a public right-of-way, except in permitted areas on the street.
- * At times, there are more vehicles on your property than what is permitted by ordinance, at least one of which does not appear to be operable in violation of Section 1250.02.07(b)(8) which provides as follows: “An accessory use of a lot may include the parking of up to four (4) operable vehicles or one operable vehicle for each licensed driver residing in the dwelling, whichever is greater.”

Please have all of the above-described violations corrected within fourteen (14) calendar days from the date of this letter. Failure to comply with this notice will result in issuance of a civil fine. In addition, the City will seek a court order of compliance.

If you have any questions, please do not hesitate to contact me at 517-483-4085 or by email at susan.stachowiak@lansingmi.gov

Sincerely,

Susan Stachowiak
Zoning Administrator

cc: Occupant, 2813 E. Westchester Road, Lansing, MI 48911

“Equal Opportunity Employer”

Public Safety Meeting- July 18, 2023
Elaine Womboldt, Public Comment

Once again, I am requesting a city wide moratorium on rental properties until the crisis has been resolved, we have completed the independent review of the Code Compliance Department, get the department organized, correct the outdated fee penalty, and hire the appropriate people. This problem has been developing over many years and the time is now to stop and focus on the needs necessary in the City of Lansing.

Here is an example of this on-going crisis. It is my understanding, Sycamore Creek Town Homes have **344 Units** that have Pink Tags. What is the status of these pink tags and when will they be resolved for the residents living there? This property has had problems for years with various properties owners.

These problems just gets passed on down the road without resolve. For example, there is going to be a Land Bank Auction in August with the properties sold "AS IS". How many of these properties are from previous red tagged properties?

For the safety, health and well-being of our residents, along with the reputation of the City of Lansing; please begin an immediate moratorium on rental properties,

Has there been an independent consultant hired and when will the review begin?

At the last meeting, President Wood brought up the issue of not enforcing the contract with Eric's Refuse and questions about Ordinances or Contracts. What is that status at this time?

As a tax payer, I assumed people in the City of Lansing who had the authority and responsibility would be watching all the contacts and other issues relating to the legal requirements of businesses. My tax dollars are being used to pay for their salaries and benefits. Once again, I am disappointed by the lack of leadership at the top.

Thank you for your time and commitment.
Elaine Womboldt

*Submitted
@ mfy*