

AGENDA

Committee on Public Safety AGENDA FOR AUGUST 15, 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>

UPDATED 08-14-2023 4:30PM

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. July 18, 2023
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1616 Glenrose Avenue
 - C. RESOLUTION - Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1232 Pompton Circle
 - D. RESOLUTION - Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1402 Marquette Street
 - E. DISCUSSION - 2813 E. Westchester Road Update; Walter Allen and Susan Stachowiak
 - F. DISCUSSION - Commercial Corridor Specialist Update; Susan Stachowiak and Zach Driver
 - G. RESOLUTION - Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 5016 Conners Avenue
 - H. RESOLUTION - Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 3301 Turner Street
- 6. Other**
 - I. DISCUSSION/ACTION - Budget Priorities for Fiscal Year 2024/2025 - Committee Priorities
- 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, July 18, 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
Amanda O'Boyle, OCA
Amany Williams, OCA
Joseph Abood, OCA
Walter Allen, Code Compliance
Jordan Hankwitz, EDP Director
Nick Montry, EDP Deputy Director
Officer Briggs, LPD
Elizabeth Boyd
William Harrison
Lori Fuller
Heather Daniels

MINUTES

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE JUNE 20, 2023, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Elaine Womboldt spoke on a moratorium for the city, the pending independent review of Code and updating outdated monitoring fees, the on-going crisis of red/pink tags specifically Sycamore Creek Townhomes with 344 units, when are these going to be resolved. Also, a Land Bank Auction in August with properties sold "as is", how many are from previous red tagged properties. Ms. Womboldt finished with voicing her disappointment of the lack of leadership at the top.

DISCUSSION/ACTION ITEMS

RESOLUTION – Setting a Public Hearing; Ordinance Chapter 1250 Section 1250.04.05 prohibiting collection bins on City owned property

Councilmember Hussain stated this is establishing a hearing for Chapter 1250.04.05, there was an email correspondence from Lisa in OCA that they have not and cannot move this forward, asking Ms. O'Boyle if she can speak on this. Ms. O'Boyle asked to what question do you have as to this email,

and Councilmember Hussain again stated they were told it can't be approved, so what are the issues with this particular ordinance. Ms. O'Boyle said first and foremost she would refer them to the legal analysis that Lisa did, for general collection bins there are laws that say that includes donation bins are considered speech and people putting those out are taking a charitable stance and collecting goods for donations and to prohibit that would impede on their free speech rights and so they think it would not pass. Councilmember Hussain said that is what he wanted to hear. Councilmember Wood asked Mr. Abood if they did pass an ordinance like this that is licensed bins so this would be just adding particular location of where they can be, please explain the difference. Mr. Abood stated as they recall initially considering the ordinance it was structured by the Committee after the St. Johns city and that was challenged and deemed illegal, so they started from scratch. They contacted the attorneys and asked if ordinance that would survive and COL modeled after Portage and it's never been challenged and successful, this would take back into the city of St. Johns language which would restrict free speech and why OCA can't approve. Councilmember Wood asked if just looking for city property, Mr. Abood understand but the city owns a lot of property. Councilmember Wood said assumption is because right of way, and Mr. Abood responded no it's a much broader analysis.

MOTION BY COUNCILMEMBER WOOD TO PLACE ON FILE THE RESOLUTION IN SETTING A PUBLIC HEARING; ORDINANCE CHAPTER 1250 SECTION 1250.04.05 PROHIBITING COLLECTION BINS ON CITY OWNED PROPERTY. MOTION CARRIED 3-0.

ORDINANCE – Amend Ordinance 1460 IPMC to clarify parties responsible for prohibiting the occupancy and maintaining the vacancy or placard equipment and structures

Councilmember Hussain stated the hearing was July 10th and asked for any questions, there were none.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE ORDINANCE TO AMEND ORDINANCE 1460 IPMC TO CLARIFY PARTIES RESPONSIBLE FOR PROHIBITING THE OCCUPANCY AND MAINTAINING THE VACANCY OF PLACARD EQUIPMENT AND STRUCTURES. MOTION CARRIED 3-0.

DISCUSSION – EDP Fee Study and Code Review

Councilmember Hussain asked for an update on the RFP's. Mr. Montry state he has taken an active role in supporting Code, just to clarify the fee study was awarded to Maner Costerisan, and now in the process of creating the contract. The goal is to get contractor soon, kick off meeting late this week or early next week. Councilmember Wood asked what the expectation for the timeline for the fee study is. Mr. Montry stated he is estimating 120-160 hours, goal is from when signed it's no more than 60 days or sooner. Mr. Montry added the code consultant RFP, that was the one they felt needed a re-do and now feel it's more what they want and sent over to purchasing for bids no response yet.

Councilmember Hussain asked when that was, Mr. Montry answered this morning. Councilmember Wood said based on the memo written, one problem was the consultant fees, any talks with administration of adding this to the quarterly report for Oct 1st for the recommendation on vacancy factor dollars. Mr. Hankwitz responded no not specifically in that language but the identification for the potential shortfall for the fiscal year 24 with the consultant fees and projects, administration and finance are both aware of it and seeking Q1 budgetary amendment to accomplish that. Inquiring if the Oct 1st is different than the Q1 budget amendment. Councilmember Wood indicated yes, her understanding that the budget amendments unless attached to state appropriations, on Oct 1st with vacancy factor department dollars needed at that time would be allocated, so this is above what was budgeted originally. Mr. Hankwitz said they did have extensive conversation with finance to look at FY24 and figure out where they may fall short and the conversation on the unspent dollars is an area that finance thought wasn't going to get audit, so their recommendation was a Q1 budget amendment but if more appropriate way to pursue we are open to it. Councilmember Wood stated no she assumes it would be first quarter but again it's the administration.

Councilmember Hussain mentioned with regard to the 21 red tag props over 20+yrs are they any further along. Mr. Allen verified some are moving forward. Councilmember Hussain asked if that one met the estimated cost of repair threshold, and Mr. Allen confirmed. Councilmember Hussain then stated they were going to strategize with law on those that don't meet the threshold and with no work being done for 24 months, where are they with that. Ms. O'Boyle reference state law provides more than one avenue, the SEV avenue is just one option for demo.

Councilmember Wood indicated two MSD's were sent back to the department with incorrect information, where are they with those, Mr. Allen is unaware of the addresses and will follow up with Ms. Puente.

Councilmember Kost asked for the current red/neat count, Mr. Montry stated a few days ago it was 616 for red tags, adding they run a report the first of each month. Mr. Montry then shared a report for the Committee, which is also posted on the EDP website. Councilmember Kost asked about a report of addresses with current certificates and inspections, Mr. Montry said that is being discussed, but not working on that and they will visit in the future.

Councilmember Hussain asked about the Code Manager position, Mr. Montry mentioned invites are being sent out this week for testing, after that they will set interviews. Councilmember Hussain inquired about Sycamore Townhomes, Mr. Montry said they met with OCA and have proposed a plan to the goal is to stage and not have 30+ buildings at same time, pick 3-4 and get done then move on, Monday is the deadline. Councilmember Hussain verified there is no agreement to lift pink tags, Mr. Hankwitz confirmed.

Councilmember Hussain referenced the last meeting and an update on number of contracts, oversight, administrators, any update. Mr. Montry said he does not have total number through the 5 division, for the oversight they sign a renewal, it goes to City Clerk and OCA involved and when it comes to enforcing is mostly relied on the individual division to make sure they are aware of the wording and to enforce. He added that refunds are being addressed, and Mr. Hankwitz indicated they made it very clear that they will abiding by the contract. Councilmember Wood mentioned that some discussion continues to be out there and the department is now making sure property taxes are being paid before certs are issued, but to understand the message that is given if someone comes to Code and says they haven't had to pay previous so why now, what's being said to them. Mr. Hankwitz and Mr. Allen both agreed it is not to call Council, it is to abide by the ordinance.

Councilmember Kost asked about a rental with a cert but also registered as a primary residence but getting the exemptions. Mr. Allen asked for clarification, Mr. Montry stated a home that claims homeowner occupied but also claims rental certificate. Mr. Allen indicated the issue with that is there are 34,000 rentals, they rely on accurate information on the application, when they do find a discrepancy, they report it. Councilmember Hussain asked how this has been missed, Mr. Hankwitz stated they need to have conversations with the Assessors office in doing so.

DISCUSSION – Nuisance Property; 3628 Ronald Street

Councilmember Hussain informed the committee this is a single family rental, the owner is out of Richmond, TX and the property manager is local. He added the tenant has previously lived at 3501 Ronald with violations. 3628 Ronald has switched hands a few times and the certificate is good through May 1, 2025. The committee has received correspondence on many concerns such as shooting in January, confrontational/threatening behavior with neighbors, early morning disputes, infestation of mice, etc. and asked officer Briggs to speak. Officer Briggs stated there is certain authority they have and as a team would like to figure the next step. The goal is zero tolerance and enforcement.

Heather Daniels introduced herself, lives across the street at 3627 and is on the side of getting harassed, was told if she reported it then a bench warrant for the tenant would be issued, landlord is

scared and won't do anything. Officer Briggs interjected that it is the entire neighborhood that wants to move along with Heather. The bigger picture is the tenant keeps people around that have guns and turning it into a bigger problem. It is clear she's violated terms of the lease but the landlord is scared.

Councilmember Wood stated why not ask OCA to have a mediation with the landlord, property manager, tenant, and LPD to discuss the issues. Have a letter ready for all to sign and abide by, if not then designate as a nuisance property. Ms. O'Boyle stated she can refer it for criminal charges and handle through courts if crimes are being committed. Mr. Abood added it might compromise the situation because then people become witnesses and they get nervous the city has a department with Delisa Fountain to do neighborhood mediation. Councilmember Wood mentioned she would like to see something set up, often getting a letter from the city attorney will rise it to the next level.

Lastly, Officer Briggs asked if the committee needed anything from him for the meeting, Councilmember Hussain stated the city attorney will reach out to him and set the meeting and let him know.

DISCUSSION – Street Parking concerns; 2813 E. Westchester Road

Councilmember Hussain briefly gave an overview of the past street parking ordinance that prohibited overnight parking from 2a-5a, stating it never got off the ground and did not pass in Council. Councilmember Wood stated she received communication from residents so asked for it to be included on the agenda.

Liz Boyd lives at 3035 Westchester and discussed concerns on 2813 E. Westchester. This afternoon there were a total of 7 cars (2 on the street, 1 in the garage, 4 in the driveway), there is also a camper wired to the house with people using it. She was stunned when she learned the street ordinance was no longer in effect, and mentioned other areas like Smith Avenue, Barnes/Washington area and Colonial Village all with similar issues with rentals and parking. Ms. Boyd is strongly requesting the Committee review the ordinance again and put restrictions on overnight parking.

Bill Harrison lives at 2832 E. Westchester and supports Ms. Boyd's request and is considering pursuing a petition in his neighborhood in support of this. He has called LPD and good responses from Sgt. Hon and Cpt. Diehl on an owner with a RV (registered as commercial) parked out front with motorcycles in the back compartment, who says he uses it for taking his motorcycles to shows. He also mentioned about reviewing and clarifying what code can and is able to enforce regarding inoperable vehicles, asking if they are able to have then start and move it, make sure legal plate is on and ask for insurance. He also included that on the Code website it states that operative means able to drive safely down the street.

Councilmember Hussain inquired about Ms. Stachowiak's letter and the status and timeline. Mr. Montry indicated the final notice went out today for the previous issues as well as an initial notice for the motorcycles, he did not know the timeframe. Councilmember Wood noted it was 14 days. Mr. Allen noted that somethings said are not in the ordinance, Councilmember Hussain asked for clarification. Mr. Allen answered they cannot walk on property unless some form of reason or search warrant allows.

Ms. O'Boyle mentioned in Chapter 14 that no motor vehicle that is inoperable, stripped, dismantled, or in a state of disrepair may be kept on the exterior of the premise, adding these are the terms when making the assessment. Mr. Harrison reiterated again what is on the Code website. Councilmember Hussain asked that Code verify what is on the website and make sure it is accurate.

Councilmember Wood suggested a tickler system for Code on follow ups, as in the past extension after extension happens and nothing gets done, Mr. Montry agreed.

Lori Hacker-Fuller lives at 3301 Moores River Drive and spoke on a rental next door, they constantly have 4+ cars and a big truck in the street. She acknowledges they come and go but they park overnight, and she is in favor of reinstating the 2a-5a overnight parking ordinance again. Councilmember Kost mentioned some issues are the process is so long, continuing that Ward 1 faces issues with narrow streets and not enough parking.

Councilmember Hussain informed there is a process for a petition which is have a study done, if it shows a need then another petition is needed. Councilmember Wood recommended at the next or following meeting invite Sgt. Hon, Cpt. Diehl, and EDP traffic enforcement.

DISCUSSION – 1512 Lyons; City of Lansing; Property Maintenance Code 106.6

Councilmember Hussain read from an email from code officer Dawsey on a question on part of the ordinance specifically the following indicating needing to know what “take all necessary actions” means:

If the owner or party in interest whose name appears on the City’s real property tax assessment records fails or neglects to comply with the notice or appeal determination, **the City may enter the property and take all necessary actions to cause the abatement of the nuisance, including the incurring of costs.**

This office needs to know what is meant by “**take all necessary actions to cause the abatement of the nuisance**” because our law office is telling us that we may not take all necessary actions which makes me wonder why we have something as important as this written into the ordinance if it is of no use to us. Along with many other things written in ordinance, on paper, that the law office does not agree with or allow which gives us major setbacks, which then we are blamed for. There seems to be a major disconnect which is why I am needing to know what that means specifically.

Councilmember Kost asked for clarification on what is meant by what legal doesn’t find enforceable. Ms. O’Boyle inquired as to the context of this sentence in the ordinance, and Councilmember Kost responded because the code officer says a bund of stuff is not enforceable. Councilmember Hussain said first question is it reads **the City may enter the property and take all necessary actions to cause the abatement of the nuisance, including the incurring of costs.**” but the code officer says he needs to know what that means because law is saying they cannot take all necessary actions. So what does that mean?

Ms. O’Boyle referred to remainder of that ordinance in the email which only read half of it, she goes on to specify things that are included like cost of title search, recording fees, notices, register of deeds, etc. types that are included in abatement activities when doing trash/grass. She spoke with Mr. Dawsey and answered questions from a legal perspective, concerns on certain on types of abatement and advised skirting territory in violating 4th amendment.

Councilmember Kost asked which ones, Ms. O’Boyle didn’t want to go into details from liability perspective. Councilmember Kost stated if they don’t know the rules then how can they help citizens with issues. Ms. O’Boyle said she met and spoke with that person. Councilmember Wood stating to clarify, asked Ms. O’Boyle what they are looking for is that law saying something is not permissible, if saying nothing other than 4th amendment rights, then Mr. Dawsey misinterpreted what he was reading. Amanda; abatement activity still abides by state/fed/constitution Law, so Law discourages, entering onto property without permission, without search warrant or court order, so with locked backyards have to follow legal processes.

Mr. Allen stated there are certain rules/policy that code has to follow so don’t get sued. Stating Mr. Dawsey was instructed not to do something, and he spoke to him personally and he didn’t understand process. It was explained that they enforce the code violation and he now knows.

Councilmember Wood handed Mr. Montry a printout and asked him to read it and his thoughts, regarding some back notes on the same property. Mr. Montry said he was not happy, and Mr.

Hankwitz concurred adding they are correct in not having a choice. Councilmember Hussain read the note into the record:

SIDENOTE: we are under new management and this property reached them. I no longer have a choice. The property needs to be cleaned or the contractors will have to do so. Too many complaints coming to higher ups.

Mr. Montry added it will be addressed. Councilmember Wood expressed concern on the multiple extensions given.

OTHER

Ms. Boyd finished by stated they just want to help and if they can change the overnight parking that would be great, so many other neighborhoods are having the same issues. She asked Ms. Richmond to keep her, Mr. Harrison, and Ms. Fuller on the email list for this topic.

Councilmember Hussain stated for the next meeting have the topic of street premise discussion on the agenda.

ADJOURN

Adjourned at 5:05pm

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:	1616 GLENROSE AVE.
PARCEL NUMBER:	33 01 01 08 201 111

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-014

LISTED TAXPAYER:	CLARENCE HASSEL
INTERESTED PARTIES:	CLARENCE HASSEL
SEV INFORMATION:	\$26,300.00
LAND VALUE:	\$6,515.00
BUILDING VALUE:	\$46,176.00
LOT SIZE:	48 X 85.300

HOUSING CODE VIOLATION LTR:	2/25/2022
ORIGINAL RED TAG DATE:	1/30/2017
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$41,635.44
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 2 GREENWOOD SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	MAY 25,2023
ORDER:	MAKE SAFE OR DEMOLISH 30 DAYS
REASON/CONDITIONS:	FIRE DAMAGED
HEARING OFFICER:	JOSEPH VITALE

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY

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

1616 GLENROSE AVE.

- Original Red Tag Date

- 1/30/2017

- Submitted Into Make Safe Or Demolish Process

- 9/1/12/2023

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- CLARENCE HASSEL

1616 GLENROSE AVE.

Property Value Information

- SEV

- \$26,300.00 (*as of 6/26/2023*)

- Structure

- \$46,176.00 (*as of 6/26/2023*)

- Land

- \$6,515.00 (*as of 6/26/2023*)

- Estimate of Repairs

- \$41,635.44

1616 GLENROSE AVE.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 2/25/2022

- Code Compliance Letter Written

- 2/25/2022

- Code Compliance Due Date

- 03/27/2022

1616 GLENROSE AVE.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 05/25/2023

- Order by Demolition Board

- MS or D by 06/22/2023

- Request Sent To City Council for Show Cause Hearing

- 06/26/2023

1616 GLENROSE 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

1616 GLENROSE AVE.

General Comments

NONE OF THE REQUESTED PERMITS
HAVE BEEN APPLIED FOR.

PROPERTY WAS 1ST TAGGED BY THE BSO
OFFICE IN 2017 THEN TRANSFERRED TO
CODE ENFORCEMENT IN 2018

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. D2023-014
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Matter of the building/structure at 1616 GLENROSE AVE. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: May 25, 2023 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. WALTER ALLEN, Code Compliance INTERIM 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 \$20,274.00
8. The cost to repair the building or structure to make it safe is \$41,635.44
9. The real estate is described as follows:

Parcel Number: 33 01 01 08 201 111

LOT 2 GREENWOOD SUB, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before June 22, 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 _____.

5/25/23
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 1616 GLENROSE AVE., Parcel # 33-01-01-08-201-111 legally described as LOT 2 GREENWOOD SUB., 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 January 30, 2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on May 25, 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 (MCL 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 June 22, 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, September 11, 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 1616 Glenrose Avenue, 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:	1232 POMPTON CIRCLE
PARCEL NUMBER:	33-01-01-32-202-141

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

LISTED TAXPAYER:	SIAL HUSSAN
INTERESTED PARTIES:	SIAL HUSSAN
SEV INFORMATION:	\$30,000.00
LAND VALUE:	\$13,000.00
BUILDING VALUE:	\$46,891.00
LOT SIZE:	52 X 175

HOUSING CODE VIOLATION LTR:	6/21/2019 & 3/21/2022
ORIGINAL RED TAG DATE:	6/21/2019 & 6/21/2022
ZONING:	"C" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$55,750.00
PICTURES:	YES
OTHER:	PROPERTY IS NOT FIRE DAMAGED

LEGAL DESCRIPTION:	LOT 15 PLAT OF MONTCLAIR
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	4/27/2023
ORDER:	MAKE SAFE OR DEMOLISH BY 5/25/23
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	J. VITALE

CURRENT PERMIT ACTIVITY

BUILDING:	ROOFING PERMIT
ELECTRICAL:	BASE ELECTRICAL FINALED MAY REQUIRE ADD PERMIT
MECHANICAL:	REQUIRED NOT YET PULLED
PLUMBING:	REQUIRED NOT YET PULLED
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	6/2/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

1 232 POMPTON CIRCLE

- Original Red Tag Date

- 6/21/2019
- 3/21/2022

- Submitted Into Make Safe Or Demolish Process

- 3/24/2022 (purchased at Ingham County tax auction 11/02/2022)

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- SIAL, HUSSAN

1232 POMPTON CIRCLE

Property Value Information

- SEV

- \$30,000.00 (*as of 6/02/2023*)

- Structure

- \$46,891.00 (*as of 6/02/2023*)

- Land

- \$13,000.00 (*as of 6/02/2023*)

- Estimate of Repairs

- \$55,750.00

1232 POMPTON CIRCLE

Housing Code Correction Letters

- Code Compliance Inspection Date

- 6/21/2019

- 3/21/2022

- Code Compliance Letter Written

- 7/21/2019

- 3/21/2022

- Code Compliance Due Date

1232 POMPTON CIRCLE

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 4/27/2023

- Order by Demolition Board

- MS or D by 5/25/20023

- Request Sent To City Council for Show Cause Hearing

- 6/02/2023

1232 POMPTON CIRCLE.

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

1232 POMPTON CIRCLE.

General Comments

- None of the required permits have been pulled as of 06/02/2023.
- Property has been listed for sale Dale Huber is interested in purchasing the property he will attend meeting.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

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

● FOR TABLED CASES:

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

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-005
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Matter of the building/structure at 1232 POMPTON CIRCLE, which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: APRIL 27, 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 \$31,700.00
8. The cost to repair the building or structure to make it safe is \$55,750.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 32 202 141

LOT 15 PLAT OF MONTCLAIR, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☒ The building/structure shall be made safe or demolished on or before 5/25/2023
☐ 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 _____.

4-27-2023
Date

Joe Vitale
Hearing Officer

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-005
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Matter of the building/structure at 1232 POMPTON CIRCLE, which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: APRIL 27, 2023 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. WALTER ALLEN, Code Compliance INTERIM 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 \$31,700.00
8. The cost to repair the building or structure to make it safe is \$55,750.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 32 202 141

LOT 15 PLAT OF MONTCLAIR, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.

☒ The building/structure shall be made safe or demolished on or before 5-25-2023.

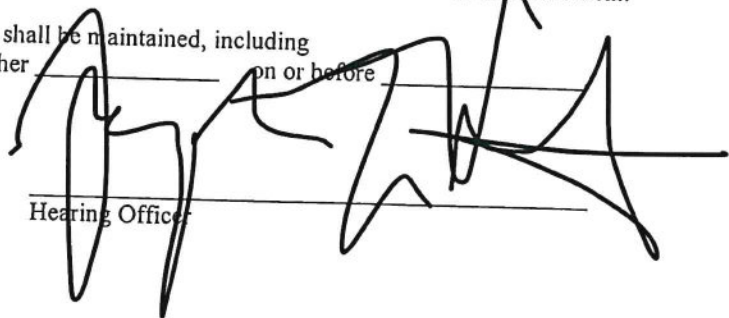
☐ The case be tabled until _____.

☐ 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 _____

7/31/23
Date


Hearing Officer

CODE ENFORCEMENT OFFICE
Economic Development and Planning Division
INTER-OFFICE MEMO

To: **Scott Sanford**, Lead Housing Inspector
From: **Meredith Johnson**, Code Compliance Officer
Date: **3/24/2022**
Subject: Request for demolition of **1232 Pompton Circle**

Statement of findings:

An exterior letter was sent to this property for the dilapidated roof and garage on 9/25/2018 (no response). Property was red tagged on 6/20/2019 for damaged/unsafe electrical/no utilities. Posted a demo inspection request letter on the property on 1/14/2022 for an inspection on 1/28/2022 (no response and no show for the inspection). Finally, an administrative search warrant was obtained 3/21/2022 for an interior inspection of the property. This inspection revealed severe damage and violations, which constituted threats to the life, health, and/or safety of the persons living in or visiting the structure.

Therefore, I am requesting this structure be demolished.

Estimate of Cost of Repairs:

Structural	\$38,750.00
Plumbing	\$7500.00
Electrical	\$5000.00
Mechanical	\$5000.00

	\$55,750.00

The assessed value of the buildings is \$29,700.00



03/21/2022 10:40

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 1232 POMPTON CIRCLE, Parcel # 33-01-01-32-202-141, legally described as: LOT 15 PLAT OF MONTCLAIR, 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 21, 2019 as unsafe to occupy; and

WHEREAS, the Lansing Demolition Board, at its meeting held on APRIL 27, 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 MAY 25, 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, September 11, 2023, at 7:00 p.m. in consideration of issuing an order requiring the building at 1232 POMPTON. 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 1232 POMPTON CIRCLE of the opportunity to appear and present testimony at the hearing.

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

ADDRESS:	1402 MARQUETTE ST.
PARCEL NUMBER:	33-01-01-05-252-081

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-008

LISTED TAXPAYER:	GOMEZ, DOMINGO
INTERESTED PARTIES:	GOMEZ, DOMINGO
SEV INFORMATION:	\$36,000.00
LAND VALUE:	\$20,706.00
BUILDING VALUE:	\$51,372.00
LOT SIZE:	45 X 200

HOUSING CODE VIOLATION LTR:	1/12/2017
ORIGINAL RED TAG DATE:	1/12/2017
ZONING:	"C" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$64,897.66
PICTURES:	YES
OTHER:	FIRE DAMAGED

LEGAL DESCRIPTION:	LOT 159 M MITSHKUN S OAK GROVE SUB NO 2
---------------------------	--

ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	April 27, 2023
ORDER:	MAKE SAFE OR DEMOLISH 5/25/2023
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

CURRENT PERMIT ACTIVITY

BUILDING:	Y
ELECTRICAL:	
MECHANICAL:	
PLUMBING:	
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY

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

1402 MARQUETTE ST.

- Original Red Tag Date

- 1/12/2017

- Submitted Into Make Safe Or Demolish Process

- 3/13/2023

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- GOMEZ DOMINGO

1402 MARQUETTE ST.

Property Value Information

- SEV

- \$36,000.00 (*as of 6/05/2023*)

- Structure

- \$51,372.00 (*as of 6/05/2023*)

- Land

- \$20,706.00 (*as of 6/05/2023*)

- Estimate of Repairs

- \$64,897.66

1402 MARQUETTE ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 01/12/2017

- Code Compliance Letter Written

- 01/12/2017

- Code Compliance Due Date

- 02/11/2017

1402 MARQUETTE ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 4/27/2023

- Order by Demolition Board

- MS or D by 05/25/2023

- Request Sent To City Council for Show Cause Hearing

- 6/05/2023

1402 MARQUETTE 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

1402 MARQUETTE ST.

General Comments

- FIRE DAMAGED NONE OF THE REQUESTED PERMITS HAVE BEEN APPLIED FOR.

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. D2023-008
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Matter of the building/structure at 1402 Marquette ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: APRIL 27, 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 \$34,400.00
8. The cost to repair the building or structure to make it safe is \$64,897.66
9. The real estate is described as follows:

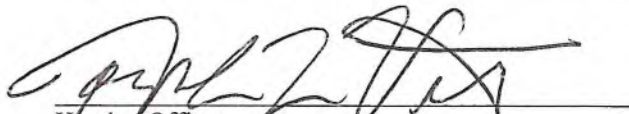
Parcel Number: 33 01 01 05 252 081

LOT 159 M MITSKUN S OAK GROVE SUB NO 2, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before 5/25/2023
- ☐ 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 _____.

4/27/2023
Date


Hearing Officer

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2023-008
---	---	-----------------------

Matter of the building/structure at 1402 Marquette ST, which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: APRIL 27, 2023 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. WALTER ALLEN, Code Compliance INTERIM 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 \$34,400.00
8. The cost to repair the building or structure to make it safe is \$64,897.66
9. The real estate is described as follows:

Parcel Number: 33 01 01 05 252 081

LOT 159 M MITSKUN S OAK GROVE SUB NO 2, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.

☒ The building/structure shall be made safe or demolished on or before 5-25-2023

☐ 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

Hearing Officer





Economic Development & Planning
Code Enforcement Office
316 N. Capitol Ave. Lansing, MI 48933-1234
(517) 483-4361 FAX (517) 377-0100

Date: January 18, 2023

GOMEZ DOMINGO
3217 W. SAGINAW ST.
LANSING, MI 48917

HOUSING CODE INSPECTION NOTICE

WARNING: Failure to comply may also result in the issuance of a
Municipal Civil Infraction Violation Ticket
(Fines: \$500 per day for each violation)

RE: 1402 MARQUETTE ST.
33-01-01-05-252-091

On JANUARY 11th, 2023, an exterior inspection of the structure located at the above referenced address was conducted by the undersigned. Said inspection revealed that the structure is vacant and/or boarded. Pursuant to the Lansing Housing and Premises Code Section 104.3 regarding inspections of vacant and/or boarded structures:

104 Duties and Powers of the Manager of Code Compliance

104. Right of Entry

Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

Therefore, we have set an inspection appointment for Wednesday February 01, 2023 at 11:00am.

Failure to comply will leave this office no alternative but to turn this matter over to the City Attorney requesting a search warrant to conduct said inspection.

If you have any questions regarding this matter, you may contact me at (517) 483-4335 Monday through Friday between the hours of 8:00 and 9:00 a.m. or 12:00 and 1:00 p.m.

Official Community Development Department

01 18 2023







































































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 1402 MARQUETTE ST., Parcel # 33-01-01-05-252-081, legally described as: LOT 159 M MITSHKUN S OAK GROVE SUB NO 2, 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 January 12, 2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on April 27, 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 May 25, 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, September 11, 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 1402 Marquette 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:	5016 CONNERS AVE.
PARCEL NUMBER:	33 01 01 31 351 161

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	2021-D010

LISTED TAXPAYER:	FORD-ANTHONY SONYA & FORD RONNIE
INTERESTED PARTIES:	FORD-ANTHONY SONYA & FORD RONNIE
SEV INFORMATION:	\$58,900.00
LAND VALUE:	\$18,921.00
BUILDING VALUE:	\$98,943.00
LOT SIZE:	75.00 X 99.00

HOUSING CODE VIOLATION LTR:	12/29/2019
ORIGINAL RED TAG DATE:	12/22/2019
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$100,303.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 664 CHURCHILL DOWNS NO 3 SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	4/27/2023
ORDER:	MAKE SAFE OR DEMOLISH JUNE 25,2023
REASON/CONDITIONS:	FIRE DAMAGED
HEARING OFFICER:	DAVE MUYLLE

CURRENT CITY COUNCIL ACTIVITY

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

CURRENT PERMIT ACTIVITY

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

5016 CONNERS AVE.

- Original Red Tag Date

- 12/22/2019

- Submitted Into Make Safe Or Demolish Process

- 8/10/2021

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- FORD-ANTHONY SONYA
- FORD RONNIE L

5016 CONNERS AVE.

Property Value Information

- SEV

- \$58,900.00 (*as of 6/27/2023*)

- Structure

- \$98,943.00 (*as of 6/27/2023*)

- Land

- \$18,921.00 (*as of 6/27/2023*)

- Estimate of Repairs

- \$100,303.00

5016 CONNERS AVE.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 12/22/2019

- Code Compliance Letter Written

- 12/22/2019

- Code Compliance Due Date

- 01/21/2020

5016 CONNERS AVE.

Demolition Board Actions

- Demolition Board Show Cause Hearings
 - 09/23/2021, 1/27/2022, 4/27/2023, 5/25/2023
- Order by Demolition Board
 - MS or D by 06/25/2023
- Request Sent To City Council for Show Cause Hearing
 - 06/27/2023

5016 CONNERS 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

5016 CONNERS AVE.

General Comments

- NO PERMITS HAVE BEEN ISSUED SINCE 6/27/2023.
- OWNER WAS IN LITIGATION WITH HOMEOWNERS INSURANCE CASE WAS SETTLED MARCH OF 2023

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.



DocId:8571964

Tx:4381341

11/5/2021 10:20:00 AM

INST. # 2021-047401

DERRICK QUINNEY

REGISTER OF DEEDS

INGHAM COUNTY MICHIGAN

RECORDED ON:

11/08/2021 11:30 AM

NOTICE: HEARING REGARDING UNSAFE BUILDING WITHIN THE CITY OF LANSING

The City of Lansing Manager of the Code Compliance Office has determined that the building located at

5016 CONNERS AVENUE

the location being more particularly described as:

LOT 664 CHURCHILL DOWNS NO 3 SUB 33 01 01 31 351 161 Ingham County, MI

Owner: SONYA FORD-ANOTHONY & RONNIE L. FORD

is a dangerous building and under the provisions of the Lansing Ordinance, Section 1460.11, Lansing Housing & Premises Code and MCL 125.538 et. seq., Housing Law of Michigan, and has ordered this matter to be heard by an appointed Hearing Officer(s) on the SEPTEMBER 23, 2021.

As a result of the above hearing, the Hearing Officer(s) may order the building be made safe for its intended use or demolished. Therefore, the City of Lansing City Council may be called upon to affirm the Hearing Officer(s) determination by Resolution, and thereafter the City of Lansing may make said building safe for occupancy or demolish it. All cost incurred by the City of Lansing in demolishing or making safe of the building to include administrative costs, title searches, etc. shall be a lien against the real property in accordance with MCL 125.538 et. seq.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

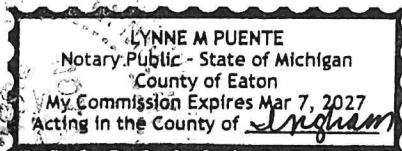
Scott Sanford, Code Enforcement Manager
316 N. Capitol Avenue, Suite C-2
Lansing, MI 48933-1238

STATE OF MICHIGAN)

) ss.

COUNTY OF INGHAM)

Subscribed and sworn to before me this 25th day of October, 2021



Lynne M. Puente
Notary Public, State of Michigan
County of Eaton
My Commission expires on March 7th, 2027.
Acting in the County of Ingham

THIS INSTRUMENT DRAFTED BY:

James Smiertka City Attorney, City Attorney's Office, 5th Floor, City Hall, Lansing, MI 48933

RETURN TO:

Code Enforcement Section, City of Lansing, 316 N. Capitol Ave., Ste. C-2, Lansing, MI 48933-1238

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. 2021-D010
---	---	-----------------------

Matter of the building/structure at 5016 CONNERS AVE., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: April 27, 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 \$58,900.00
8. The cost to repair the building or structure to make it safe is \$100,303.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 31 351 161

LOT 664 CHURCHILL DOWNS NO 3 SUB, City of Lansing

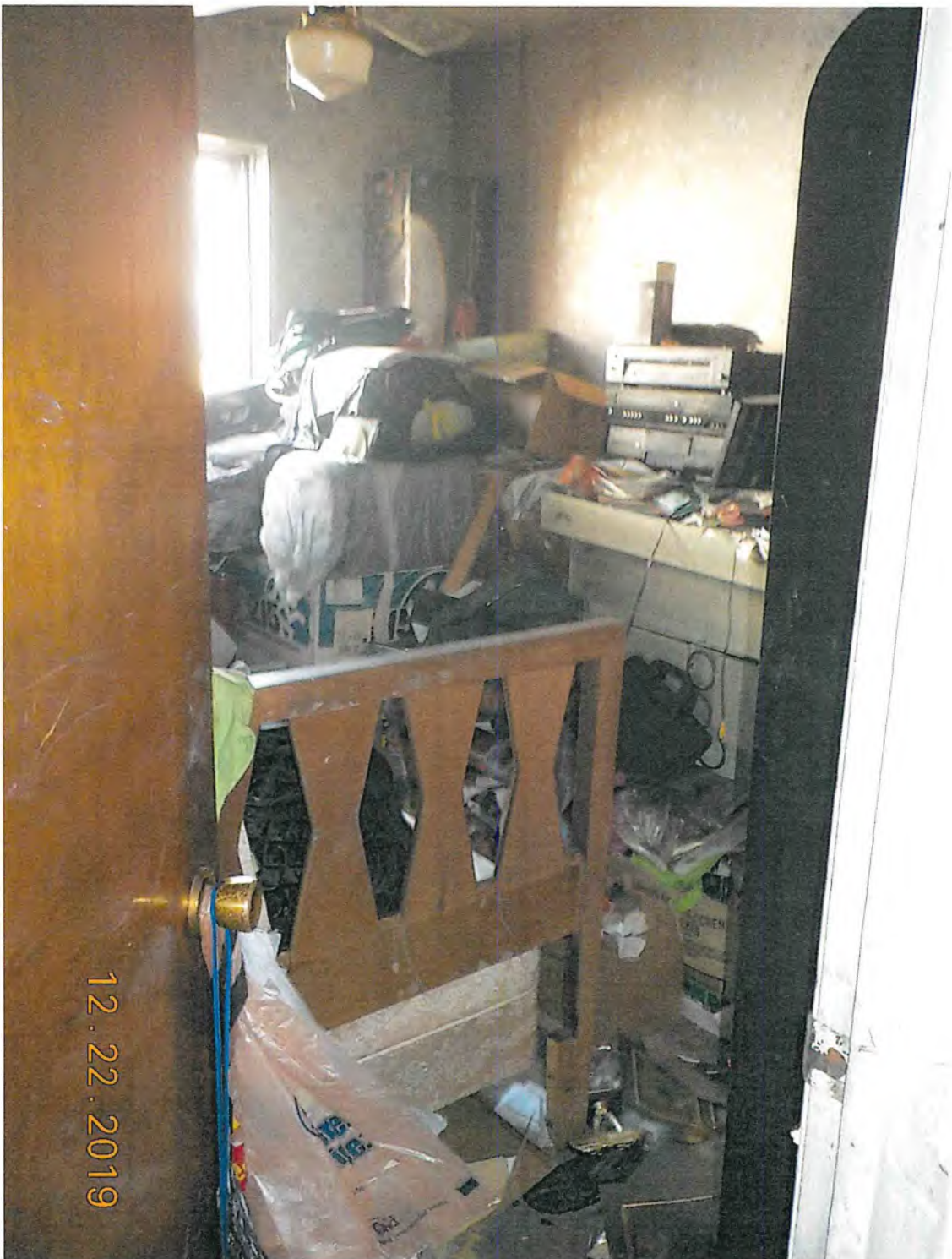
IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before June 25, 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

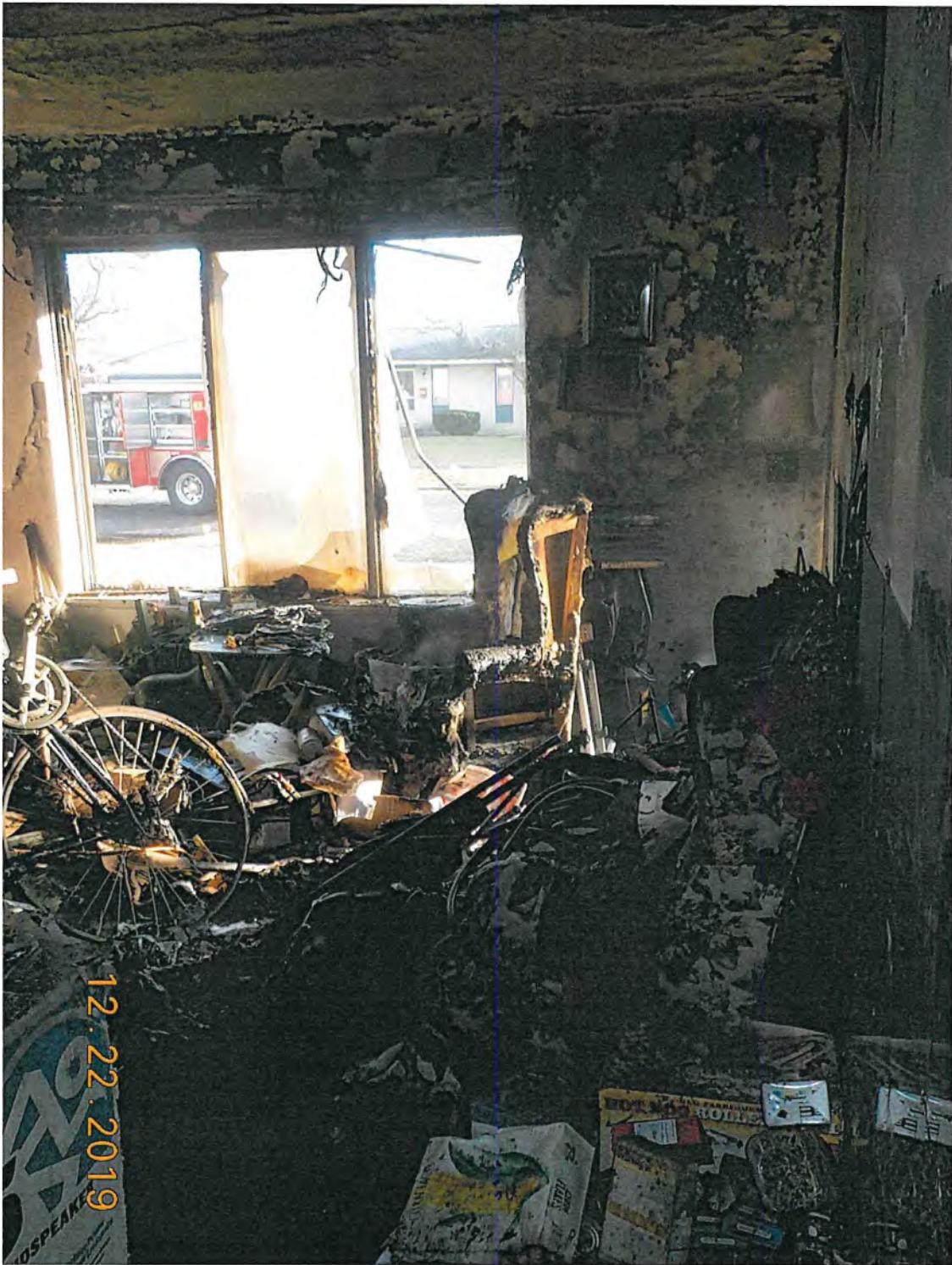
David L. Muelle
Hearing Officer

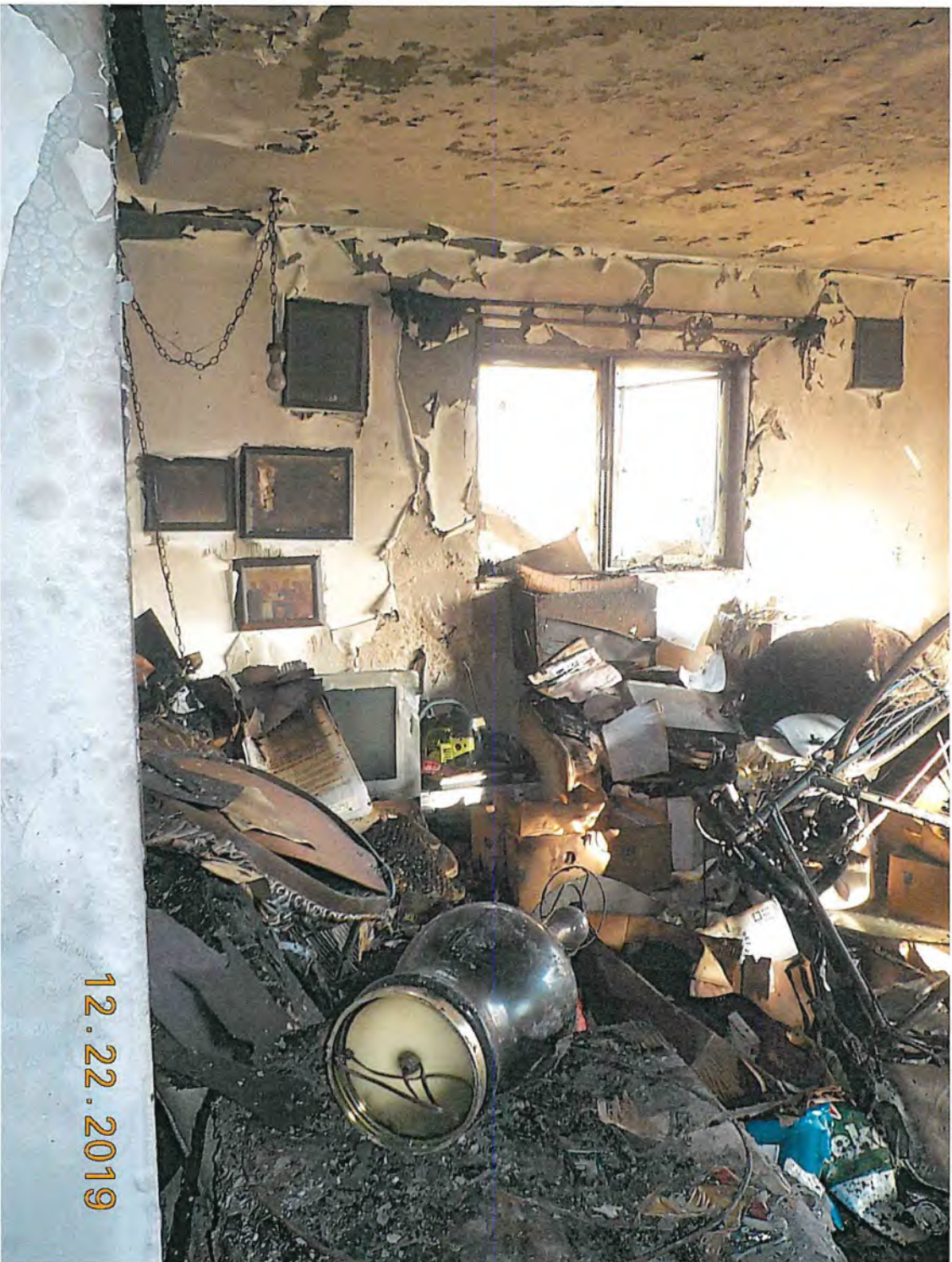












12.22.2019













12.22.2019























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 5016 CONNERS AVE., Parcel # 33-01-01-31-351-161, legally described as: LOT 664 CHURCHILL DOWNS NO 3 SUB., 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 December 22, 2019, and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on April 27, 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 (MCL 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 June 25, 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, September 11, 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 5016 Connors Avenue, 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:	3301 TURNER ST.
PARCEL NUMBER:	33 01 01 04 105 151

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-010

LISTED TAXPAYER:	HALLETT, DAVID J & KIMBERLY S
INTERESTED PARTIES:	HALLETT, DAVID J & KIMBERLY S
SEV INFORMATION:	\$44,400.00
LAND VALUE:	\$10,038.00
BUILDING VALUE:	\$78,818.00
LOT SIZE:	45 X 150

HOUSING CODE VIOLATION LTR:	1/18/2017
ORIGINAL RED TAG DATE:	1/18/2017
ZONING:	"A"
ESTIMATE OF REPAIRS:	\$104,088.60
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 84 FAIRFIELD GARDENS SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	MAY 25,2023
ORDER:	MAKE SAFE OR DEMOLISH JUNE 25,2023
REASON/CONDITIONS:	UNSAFE FIRE DAMAGED
HEARING OFFICER:	JOSEPH VITALE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	7/31/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	ISSUED 2/02/2023 NO INSPECTIONS
ELECTRICAL:	EXPIRED
MECHANICAL:	NA
PLUMBING:	NA
DEMOLITION:	NA

3301 TURNER ST.

- Original Red Tag Date

- 1/18/2017

- Submitted Into Make Safe Or Demolish Process

- 4/11/2023

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- HALLETT DAVID J & KIMBERLY S

3301 TURNER ST.

Property Value Information

- SEV

- \$44,400.00 (*as of 7/31/2023*)

- Structure

- \$78,818.00 (*as of 7/31/2023*)

- Land

- \$10,038.00 (*as of 7/31/2023*)

- Estimate of Repairs

- \$104,088.60

3301 TURNER ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 01/18/2023

- Code Compliance Letter Written

- 01/18/2018

- Code Compliance Due Date

- 02/17/2018

3301 TURNER ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 5/25/2023

- Order by Demolition Board

- MS or D by 06/25/2023

- Request Sent To City Council for Show Cause Hearing

- 07/31/2023

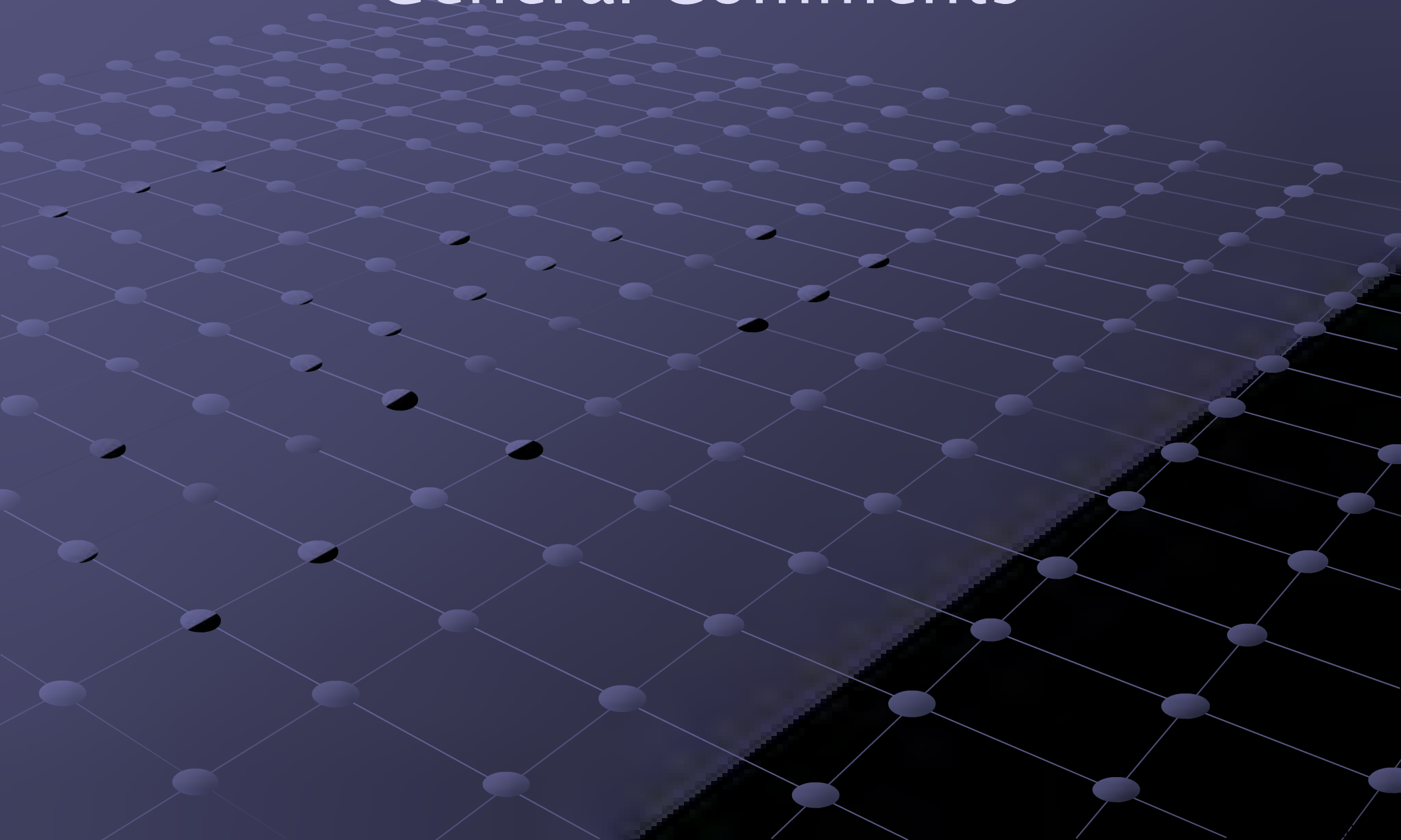
3301 TURNER ST.

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

3301 TURNER ST.

General Comments



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. D2023-010
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Matter of the building/structure at 3301 TURNER ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: MAY 25, 2023 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE

2. WALTER ALLEN, Code Compliance INTERIM 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 \$30,356.00
8. The cost to repair the building or structure to make it safe is \$104,088.60
9. The real estate is described as follows:

Parcel Number: 33 01 01 04 105 151

LOT 84 FAIRFIELD GARDENS SUB, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.

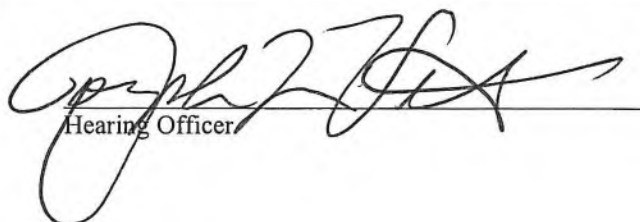
☒ The building/structure shall be made safe or demolished on or before June 25, 2023

☐ 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 _____.

5/25/23
Date


Hearing Officer



























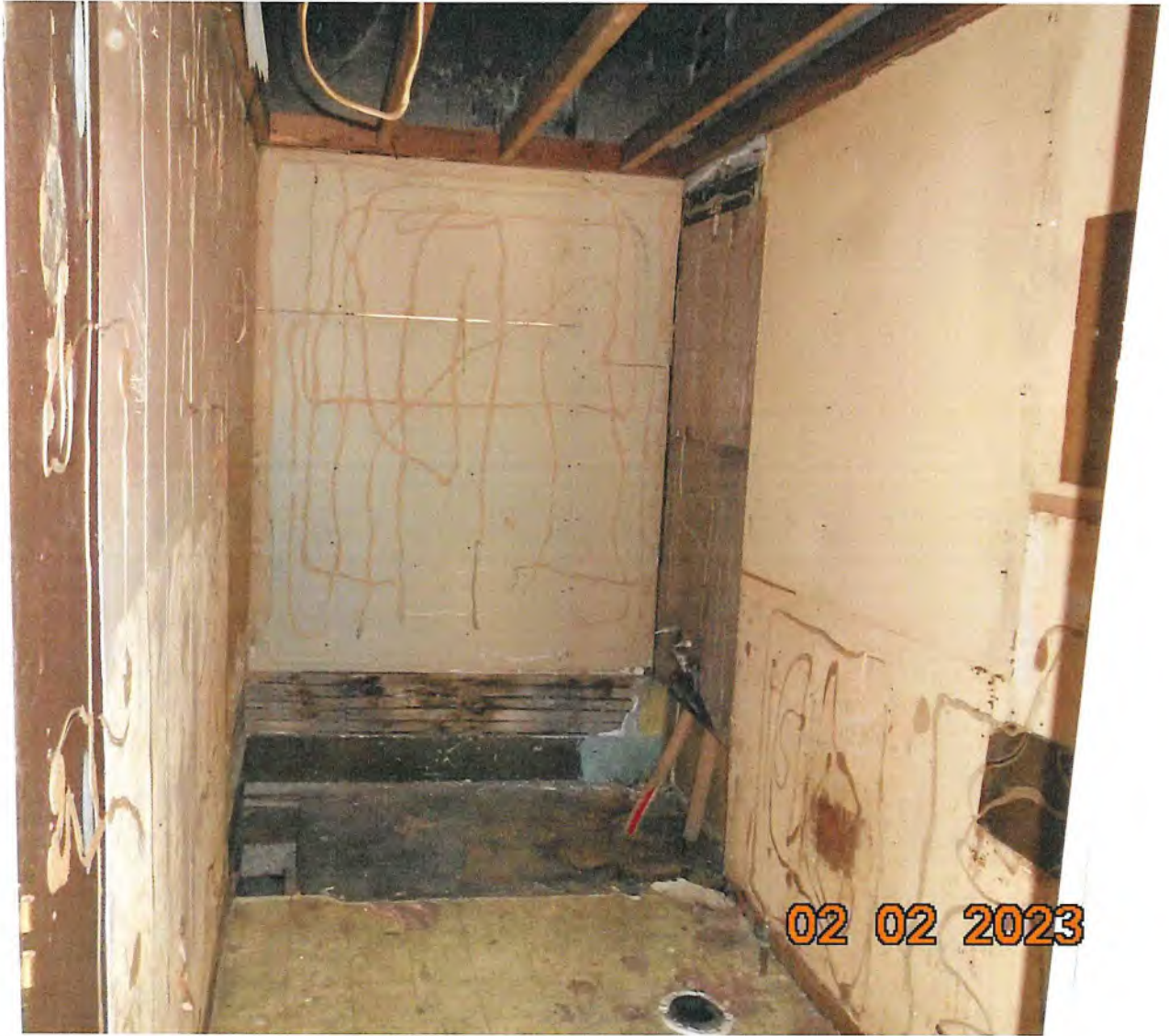


























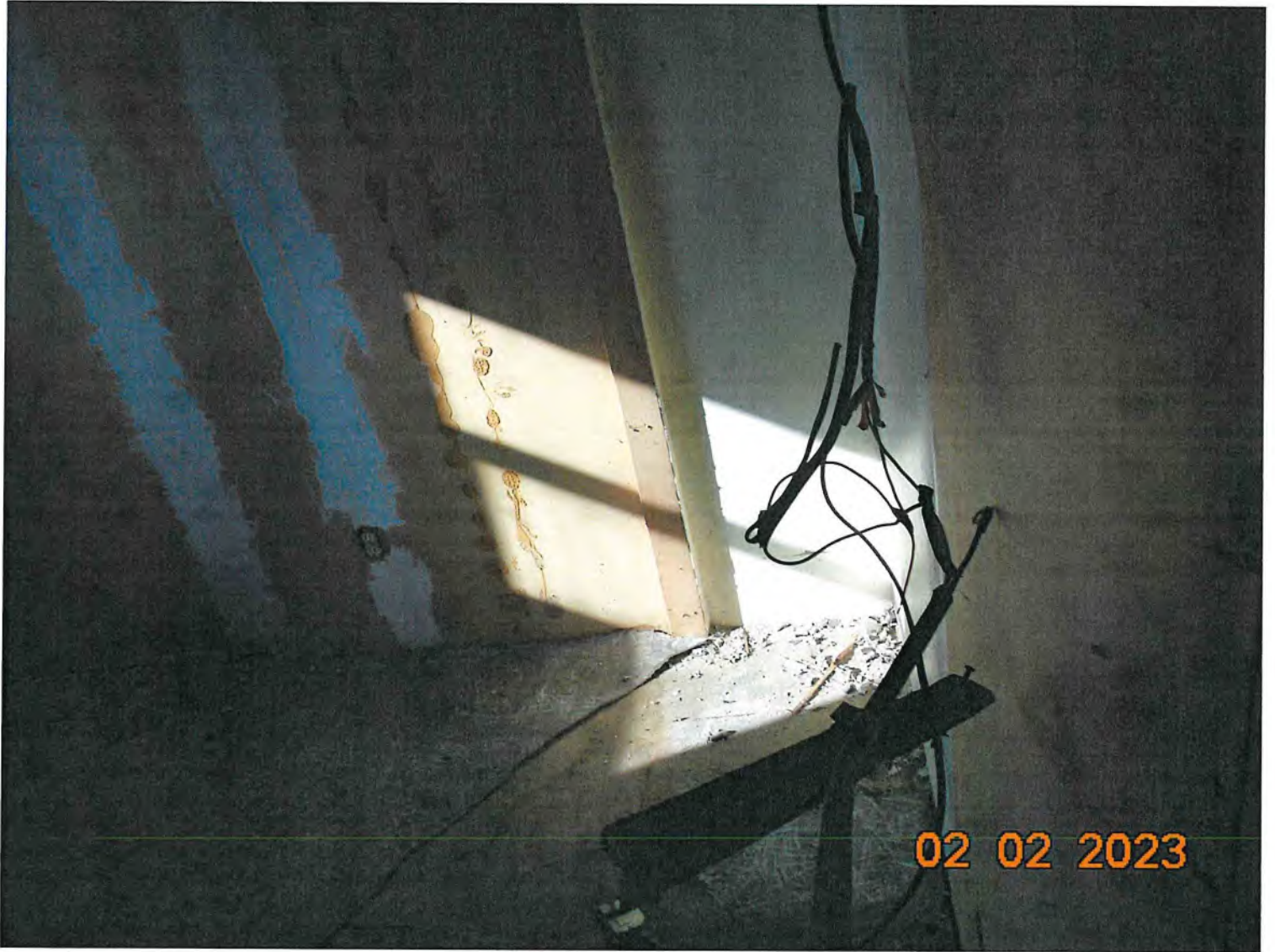






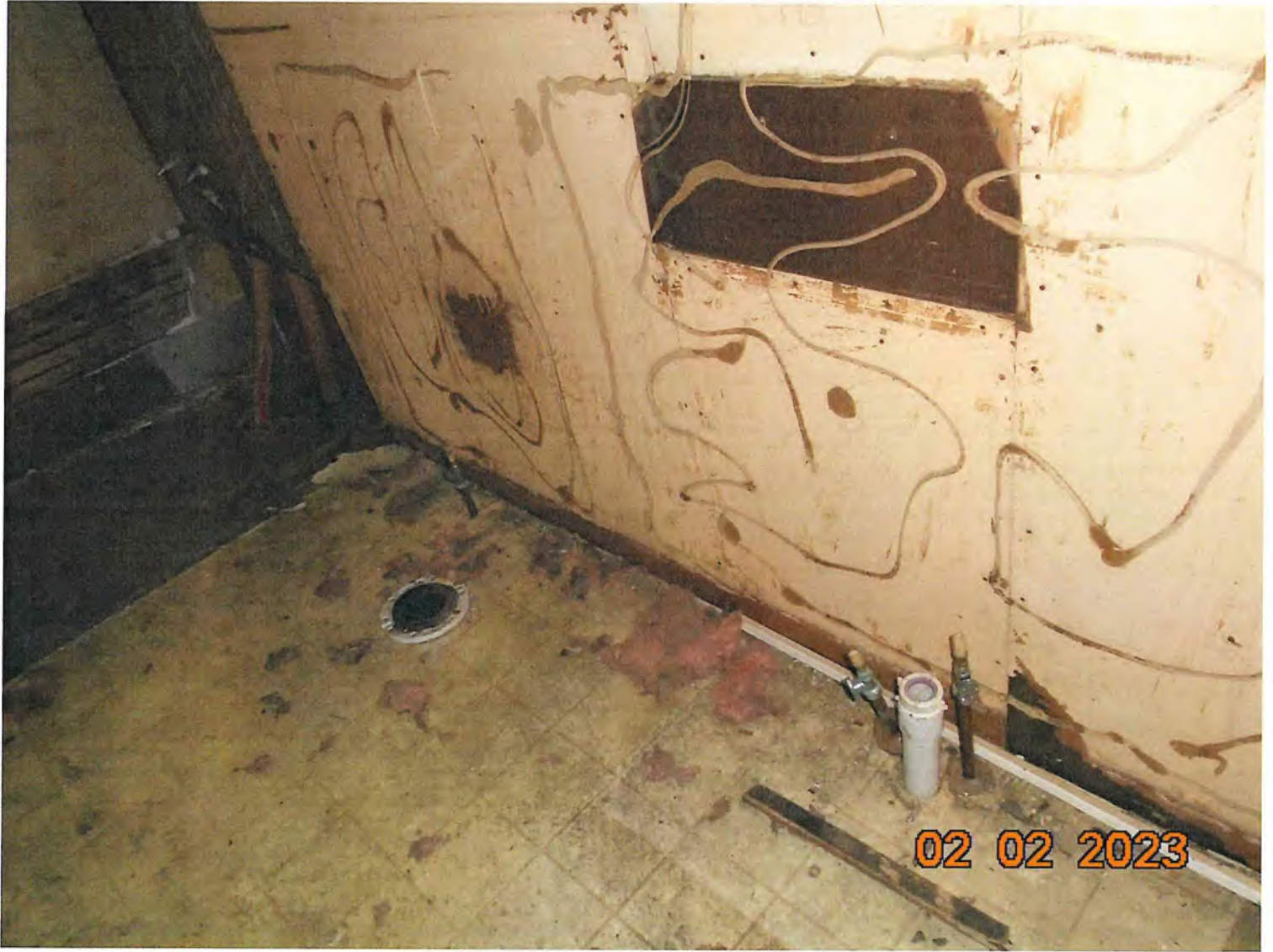


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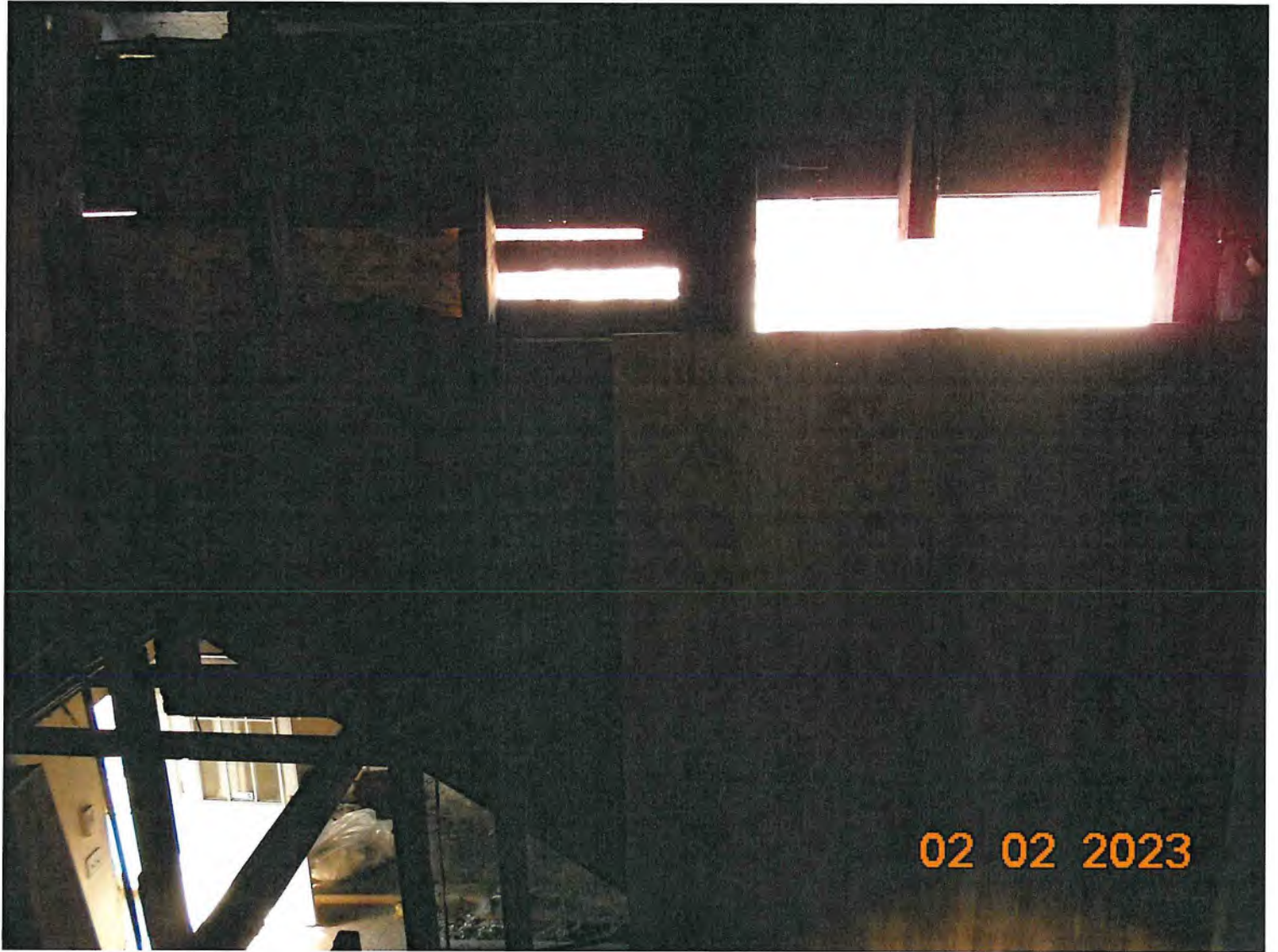






















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02/02/2023 16:39

wallen











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 3301 TURNER ST., Parcel # 33-01-01-04-105-151, legally described as: LOT 84 FAIRFIELD GARDENS SUB., 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 January 18, 2017, and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on May 25, 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 June 25, 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, September 11, 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 3301 Turner 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.

CURRENT BUDGET PRIORITIES FY 2023/2024

BE IT FURTHER RESOLVED, the **Committee on Public Safety** has established the following priorities:

1. Code Compliance Personnel Staff for Administrative tasks relating to Code Violation tracking and follow-up.
2. Portable Speed Bumps (Public Service Department)
3. Reinstate the LFD apprenticeship/intern program (Lansing Fire Department)