



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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OFFICIAL PROCEEDINGS OF THE CITY OF LANSING DEMOLITION BOARD

Held at 316 N. Capitol Ave. at 6:00 pm,
AUGUST 24, 2023

The August 24, 2023 meeting of the City of Lansing Demolition Board was called to order at 6:04 P.M. by W. Allen. The following members were in attendance:

MEMBERS ABSENT: Rawley Van Fossen

STAFF PRESENT: Walter Allen, Lynne Puente, Linda Burch

PUBLIC PRESENT: Jim Acker, Thomas Stephens, James Carter, David & Tawny Cerny, Michael McKissic, Ashley Brzerinski, Lethron Irving, Mark Slee, Jeff Wilde, Ronald Junttonen, Rahim Alikheil, Kehinde Ogundipe, Vicente Martinez, J. Latif Baig, Eric Thompson.

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

Demolition board members Joe Vitale and Dave Muylle read the minutes from the July 22, 2023 meeting Joe Vitale made the motion to approve Dave Muylle seconded the motion.

Case No: D2023-004 Address: 1007 Porter Ave.

W. Allen read the case overview sheet for the board. This property was tabled from the July 27, 2023 meeting. A realtor, Thomas Stephens was in attendance for Wilmington Savings Fund Society (bank) along with Attorney J. Latif Baig. Mr. Baig was unaware that the bank had hired a relator to sell the property. Mr. Stephens stated the bank would like to sell the property to an investor he has had a lot of success with properties like 1007 Porter. The board agreed to a 30-day extension to allow time to sell the property if the property is not sold by 9/28/2023 they will rule 30 days make safe or demolish at that meeting.

D. Muylle ruled: Tabled until September 28, 2023 meeting.

Case No: D2023-019 Address: 4918 Eastlawn Dr.

W. Allen read the case overview sheet for the board. Eric Thompson (owner's son) and his contractor were in attendance for the meeting. Mr. Thompson stated that the plumbing will not need to be updated they have an inspection scheduled for 8/23/2023 for the framing. Mr. Vitale stated they are showing progress and they have completed what was asked of them at the previous meetings do they think if this were tabled another 90 days would they be mostly finished with the project. Mr. Thompson and his contractor indicated that they have already had ruff electrical and mechanical inspection they were both approved now they can get started on the building permit they have put in a request for a framing inspection.

Case No: D2023-019

Address: 4918 Eastlawn Dr. (continued)

Mr. Thompson and his contractor feel with a 90-day extension they hope to have the project finished. Mr. Thompson stated this is his primary residence he is anxious to move back in.

J. Vital ruled: Tabled until December 7, 2023 meeting.

Case No: D2019-014

Address: 1519 Linval St.

W. Allen read the case overview sheet for the board permits are issued still no inspections. Mr. Muylle asked the owner for a timeline for the project. Mr. McKissic stated the work is slow because this project is a training project for kids to earn trade experience. Mr. McKissic produced pictures for the board to show progress, they just finished the stairs it may take another month before the next class session begins on Saturday, the kids work 3 days a week in the Summer not that now school is in session they only work on Saturdays. Mr. McKissic stated there is not much for the plumbing they have decided to add central air to the project they hope to have a ruff ready on the plumbing in about two weeks. Mr. Vitale informed the owner that we can't treat them any differently than any of the other properties we need to see progress to keep the property at the demolition board level if he does future projects outside of this one it will be hard to justify, the board is trying to be transparent.

J. Vital ruled: Tabled until December 7, 2023 meeting.

D2023-009

Address: 1032 E. Oakland Ave.

W. Allen read the case overview sheet for the board and reminded them the property is fire damaged the owner's representative was in attendance for the last meeting however, they are not present for tonight's meeting.

J. Vital ruled: 30 days Make Safe or Demolish.

D2023-006

Address: 1023 Porter St.

W. Allen read the case overview sheet for the board. The Building Permit has been issued no trades have been applied for there has not been any inspections on the Building Permit. Mr. Muylle asked the owners for an update on the project. Mr. Cerny stated he hope for the electrical permit to be issued next week they have hired Osborn Electric. Mr. Muylle warned them they will have to have ruff inspection prior to replacing drywall if they do not follow the required steps, they may be required to re-open the walls. Mr. Cerny stated they hope to be done by Christmas so that they can move back into the residence. Mr. Muylle informed them at a minimum they will need building and electrical ruff inspections to be completed by the December 7th board meeting for the board to continue to table the property.

D. Muylle ruled: Tabled until 12/07/2023 meeting.

D2023-013

Address: 219 E. Hazel St.

W. Allen read the case overview sheet for the board and noted Building, Plumbing & Electrical Permits are in place Mr. Allen noted the property was tagged and fire damaged in 2021. The owner Jeff Wilde is in attendance for the meeting, Mr. Vitale asked the owner for an update on the project from the last meeting. Mr. Wilde reported all trades permits are issued however their contractors have been busy on other projects they hope to have the mechanical done by the end of August the furnace looks like it was submerged at some point they are waiting for their contractor to say it is okay or if it needs to be replaced. They have decided to add central air that has slowed the project down some. They had to remove several trees and take down the kitchen ceiling. Mr. Vitale asked if they were to table the property for another 30 days would they have the mechanical completed. Mr. Wilde stated they hope to have that figured out in the next couple of weeks they opened some of the walls in the bathroom which exposed framing issues they were not anticipating someone has done some work over the years which was not done to code.

J. Vitale ruled: Tabled until 9/28/2023 meeting.

D2023-011

Address: 204 E. Cavanaugh Rd.

W. Allen read the case overview sheet for the board this property has been tabled 30 days at the last two meetings this is a fire damaged property. The owner is not present for this meeting Mr. Vicente Martinez is here to represent the owner. Mr. Martinez stated Plumbing is scheduled for a ruff inspection the electrical wiring is done they hope to have a ruff inspection in the next week or so after those two ruffs have been completed, they will be ready for the mechanical they should have this ruff completed by the next meeting as well. The owner is anxious to have the project completed he purchased the home for one of his kids to live in and their timeline to occupy the dwelling has been moved up.

J. Vitale ruled: Tabled until 9/28/2023 meeting.

D2023-023

Address: 500 N Butler Blvd.

W. Allen read the case overview sheet for the board this property was tabled from the last meeting Pretty Pink Houses was to either have plans in for review or sell the property. Mr. Vitale stated we tabled the property to allow time for plan review to be completed. The new owner, Mr. LeThorn Irving is present for the meeting he addressed the board and advised them the project was too big for the previous owners to take on at this time they decided to sell the property to him. Mr. Irving stated he is still deciding on who is going to complete the funding for the project he has partnered with City Life on the project they will either partner together or City Life may decide to purchase the property from him. The representatives for City Life Jeremy & Lisa have contacted Mr. McKissic to work with them on this project. City Life has two contractors on this project they are running the apprentice program with Mr. McKissic. They are currently finalizing the plans they are asking that we give them time to purchase the property they are going to use the old plans from Pretty Pink Houses as a baseline for the project. They have just completed two projects they are mentoring in the schools and are conducting block party programs all over the City of Lansing. They want to partner with the Mikey 23 Foundation as they are trying to be more present with local youth. Jeremy stated they are just trying to figure out which architect to go with for the project. Mr. Muylle stated this is absolutely a big project however the City of Lansing needs more projects like this to be completed. Mr. Muylle stated his impulse is to table the property until the December 7,2023 meeting. Mr. Vitale stated by that meeting City Life should have the sale completed and what we are looking for in the next 90 days is the property needs to be sold or Mr. Irving will have to have the plans completed and bring proof of financing. Mr. Vitale said it would be great if the plans could be turned into the Building Safety Department prior to the next meeting they cannot continue to keep tabling the property for a plan.

J. Vitale ruled: Tabled until the December 7,2023 meeting.

D2023-017

Address: 1212 Park View

W. Allen read the case overview sheet for the board and noted the Electric, Mechanical & Plumbing are now all issued however there has not been any inspections yet, this is a fire damaged property. Mr. Muylle stated he visited the property yesterday it looks the same as it did when he visited the property prior to the last meeting. The owner stated the plan is to have the framing completed. The owner wants everything expedited they are working to code they have a framer in now who is working under the building contractor Neil Wright. Mr. Wright is working with an architect the owner is an engineer he needs guidance from the builder. Chief Building inspector George Weaver is doing a structural analysis they are hoping in the next 60 days they will have ruff inspections completed. In 60 days, they will idea of the scope of the project they understand they have to meet all the state regulations.

D. Muylle ruled: Tabled 60 days until the October 26,2023 meeting.

D2023-016**Address: 204 E Potter Ave.**

W. Allen read the case overview sheet for the board and noted this property was table 60 days from the June 22, 2023 meeting. Mr. Muylle address the owner and asked the owner to catch us up on their progress from the last meeting. Mr. Alikheil stated he has scheduled the siding inspection with the Building Safety Department. The owner stated he has had structural issues he has been working with Building Inspector Scott Webb on the cathedral ceiling which is load bearing, the ceiling was not done correctly at some point and time an addition was completed without permits his architect has submitted plans Chief Building Inspector George Weaver came and walked the project now the trades can get going the header ridge beam is a load bearing all this has all been completed. Mr. Vitale stated they have made progress as requested they just need to continue to show the project is moving forward. The contractor is the expert, the building department will not communicate with the owner. The owner stated he needs at least 60 to 90 days the demolition is putting pressure on his contractor as well. The board stated they are willing to table the property another 60 days, at which time they should have all permits in place then they can ask for an additional 90 days if the request is met.

J. Vitale ruled: Tabled 60 days until the October 26, 2023 meeting.

New Business:**D2023-024****Address: 929 N Seymour Ave.**

W. Allen read the case overview sheet for the board and noted an Electrical Permit was recently issued on 8/11/2023 the Building, Plumbing and Mechanical have not been applied for. The owner Mr. Junttonen provided the board with a summary sheet of what work has been updated on the property. Mr. Muylle asked about the permits that would normally be required. Ms. Puente noted to the board that an Electrical Permit was issued in 2014 however it was closed due to inactivity there was also a Plumbing Permit issued in 2012 that received a partial approval this permit was also closed due to inactivity the owner will need to start over with the permit process. Mr. Vitale noted to the owner that flooring, paint, and wallpaper do not require permits the new sinks and plumbing will need to be permitted the owner indicated that he is working with Hazen plumbing to issue permits and finish the work. Mr. Vitale asked him how much time he thinks he will need to complete the electrical. Mr. Muylle stated your plumber will need to obtain a permit before they can start work. Mr. Muylle stated it sounds like he is moving along at the next meeting it is reasonable to have the Plumbing Permit issued. The owner stated he has been keeping in touch with officer Castillo of his progress. Mr. Vitale stated he is willing to table the property for 30 days at which time at a minimum the Plumbing Permit should be issued.

J. Vitale ruled: Tabled 30 days until the September 28, 2023 meeting.

D2023-025**Address: 1326 N Jenison**

W. Allen read the case overview sheet for the board and indicated there have been no permits issued the property was tagged 4/10/2018. Mr. Vitale asked the owner what his intentions are for the property. Mr. Acker stated his plan is to tear the property down he has a couple of friends who said they would come and help him tear it down, but he was not confident that he could count on them. Mr. Acker stated he has no money for the repairs or the demolition of the property. Mr. Acker stated he has been in contact with his church to see if they have any resources. Mr. Vitale asked him if he has anyone to help with funding Mr. Acker stated he does not. Mr. Vitale and Mr. Muylle stated to the owner this property is really in bad shape one way or another the dwelling needs to come down. The owner stated he didn't want it demolished he uses the driveway to park his truck and he wants to control a potential new neighbor if the County were to take possession of the lot, they could sell it, and someone might try to build on it. He owns this property, the one he lives in and his grandparents' home next door he is in the process of trying to get his grandparents' home sold. He had a stroke in 2020 he has no family outside of a brother that is in a wheelchair and disabled. Mr. Vitale and Mr. Muylle informed the owner he should try to contact Tri-County Office on aging, Mr. Vitale state he needs to be proactive on obtaining resources for help.

J. Vitale ruled: Tabled 60 days Make Safe or Demolish.

PUBLIC COMMENT: None

ADJOURNMENT: At 7:56 PM, D. Muylle

Respectfully submitted,

Lynne Puente
Administrative Secretary
Code Enforcement Section

Draft date: September 13,2023

Approved date: September 28,2023

Sent to Clerk's Office:

cc:

City Clerk's Office
File