

AGENDA

Committee on Public Safety AGENDA FOR NOVEMBER 7, 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/stream>

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. October 17, 2023
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish to the owners of 1722 Donora Street
 - C. RESOLUTION - Orders to Make Safe or Demolish to the owners of 131 Jackson Street
 - D. RESOLUTION - Orders to Make Safe or Demolish to the owners of 619 W. Mt. Hope Avenue
 - E. DISCUSSION - Assistant Chief Backus; update on license plate readers
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, October 17, 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 3:31pm

PRESENT

Council Member Adam Hussain, Chair
Council Member Carol Wood, Vice Chair
Council Member Ryan Kost, Member – arrived at 3:32

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Joe Abood, OCA
Chief Ellery Sosebee, LPD
Elaine Womboldt
Daniel Arnold
Alex Pedraza, OCA Intern
Elizabeth Krochmalny, OCA Intern

MINUTES

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE OCTOBER 3, 2023, AS PRESENT.
MOTION CARRIED 3-0.

PUBLIC COMMENT

Elaine Womboldt thanked Chief Sosebee and LPD for their dedication and spoke on being a Neighborhood Watch Organizer that the CPO's were very involved and is hoping they can get back to being involved again. She finished by commenting on the Logan Square shooting and her concerns.

Daneil Arnold spoke on the panhandling topic and he see's it all the time at the QD across from Riverfront Apts. with the employee's there having to deal with it, stating his opinion that educating the public on how to respond to those asking for money.

DISCUSSION/ACTION ITEMS

RESOLUTION – Set Show Cause Hearing; Make Safe or Demolish, 3301 Turner Street

Councilmember Hussain noted the Committee has already seen this back in August and Council requested it sent back to the department because there was a new owner and it was not placard correctly. Councilmember Kost said there is no photo of evidence that it was placard so sent back, Councilmember Hussain confirmed.

Councilmember Wood stated her frustration of this being the third property with errors and asked why they are falling through the cracks. Continuing it drags the process out another 60 days because of the

process and then winter comes and more than likely nothing is demolished until Spring. Councilmember Hussain asked Mr. Abood who is responsible for the legal descriptions, Mr. Abood answered they are put together by the ED&P department, that law just makes sure it is in the correct form. Councilmember Wood indicated there seems to be no mechanism in place, Councilmember Hussain asked Ms. Richmond to reach out to Mr. Hankwitz and inquire on their verification process.

Councilmember Hussain stated the hearing date in the resolution should reflect November 13, 2023 and not October 30, 2023.

MOTION BY COUNCILMEMBER KOST TO APPROVE THE RESOLUTION AMENDING THE DATE FOR NOVEMBER 13, 2023, FOR SETTING A SHOW CAUSE HEARING ON ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF 3301 TURNER STREET. MOTION CARRIED 3-0.

DISCUSSION – County Emergency Siren Survey Questions and Implementation

Councilmember Hussain handed out an email with questions from Fire Chief Sturdivant regarding a County Emergency Siren Survey and asked the Committee for input.

Councilmember Wood noted question 8 looks irrelevant since someone living in an area close to the siren can hear it fine but another farther away cannot, and Councilmember Kost agreed.

Councilmember Hussain added maybe having a question on audio level, and Councilmember Kost included maybe a two-part question with a scale from 1-5. Councilmember Wood noted there is no zip code reference and should be, and how is the siren received by residents, phone, TV, computer, that not everyone has all or one of these. Councilmember Hussain inquired on how the survey would be distributed.

DISCUSSION – Panhandling

Councilmember Hussain mentioned they are receiving a lot of correspondence on the aggression and walking in the streets up to vehicles, and becoming hostile, asking what laws are in the books about enforcing and what education for Police Officers is there. Councilmember Kost added he spoke to a resident on concerns of people walking up to cars at stop lights and in between vehicles in four lanes of traffic, what is considered crossing the line.

Chief Sosebee stated there is education for the Officers and they can ask what they can do for them however, there are individuals that are not from around here and they come in and leave as well as those that live here. They know the officers will not be aggressive, and the infraction needs to be seen as it happens if they did get a ticket most won't or cannot pay or show up in court. Councilmember Kost inquired how Grand Rapids is enforcing tighter, Chief Sosebee responded he is unsure but can inquire about it. Mr. Abood added another issue is if the panhandler or person soliciting puts hands on a person or impedes them from entering a business.

Councilmember Kost asked if there were statistics on panhandlers that have a home and are bringing in money and where they can/cannot be. Chief Sosebee believes it is a low percentage but it does happen and they have pursued fraudulent charges, adding they are allowed in the public right of way like a crosswalk and motorist are required to yield and cannot block entry into a business, otherwise they are in violation. Chief Sosebee mentioned visiting businesses like CATA and making sure they are viable and the employees are safe.

DISCUSSION – Gun Violence and Potential Action/Advocacy

Councilmember Hussain reference an email with the Mayor and asked the Committee to review along with Chief Sosebee.

- 1) Allow for local control regarding guns
- 2) Allow for local control regarding ammunition

- 3) Allow locals create felonies and misdemeanors (fines and/or incarceration) for legal owners of guns if that legally purchased gun is lost or stolen and used in the commission of a crime
- 4) Allow locals to create felonies and misdemeanors (fines and/or incarceration) for production of a ghost gun
- 5) Allow locals to create felonies and misdemeanors (fines and/or incarceration) for a privately made gun
- 6) Allow locals to create felonies and misdemeanors (fines and/or incarceration) for production of any device that makes a legal gun into an illegal gun
- 7) Allow locals to create higher penalties for felonies and misdemeanors regarding guns
- 8) Allow locals to prohibit guns from municipal buildings, public transit, parks, and any other publicly accessible facilities or public gathering places
- 9) Allow locals to prohibit sales of guns or ammunition
- 10) Allow locals to prohibit carrying of guns openly or concealed in their community

Councilmember Wood asked since the passing of the Ordinance regarding reporting stolen weapons, does LPD have a report on those seized. Chief Sosebee responded yes and he would get the report for the Committee, but the issue is until it is report they do not know the violation or once it is recovered. Councilmember Kost asked if the Chief had access to a registry of guns for when they go to a call do they know that homeowner has a weapon prior to entering the home. Chief Sosebee responded they do not do pre-emptive checks, but they do ask once they arrive. Councilmember Kost also asked about holding parents accountable like the Oxford shooting, Mr. Abood indicated that is fairly new and have to show the parents knew it was taken. Chief Sosebee shared the numbers of guns seized for 2023 through September 383, 2022 – 474, 2021 – 582, 2020 – 382, and 2019 – 254. Councilmember Hussain inquired if it was attributed to less pull overs, Chief responded possibly and he could get a report on guns pre-policy for the Committee.

OTHER

Councilmember Kost asked Chief Sosebee about the multiple cars that hang out at various businesses after hours like Jolly/MLK and play cat/mouse game with LPD Officers. Chief Sosebee indicate he has a strict pursuit policy and his first direction is to find businesses to give a letter of trespass, and like the ORV issues if people call in when they park with license plates that helps. Councilmember Hussain noted the deployment license plate readers will make it easier.

Councilmember Hussain asked Mr. Abood for an update on the Sign Ordinance. Mr. Abood answered they are finishing draft 4 and sending back to EDP Department by tomorrow for review. Councilmember Wood asked by is it not being enforced currently, Mr. Abood stated he cannot answer for EDP but has advised them.

Councilmember Wood asked Chief Sosebee who is the person meeting with the Logan Square people and if the Committee is able to sit in on it. Chief Sosebee answered he has no issue with them sitting in on the meeting, and Captain Eric Pratl would be the person.

Councilmember Hussain asked lastly were LPD is on vacancies, Chief Sosebee answered they are 30 down but have 17 in the academy.

ADJOURN

Adjourned at 4:35pm

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:	1722 DONORA ST
PARCEL NUMBER:	33 01 01 22 352 591

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-D006

LISTED TAXPAYER:	1309 VERMONT LLC
INTERESTED PARTIES:	1309 VERMONT LLC
SEV INFORMATION:	\$26,300.00
LAND VALUE:	\$8,896.00
BUILDING VALUE:	\$43,748.00
LOT SIZE:	36.330 X 263.00

HOUSING CODE VIOLATION LTR:	9/22/2006 & 1/11/2023
ORIGINAL RED TAG DATE:	9/22/2006
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$91,866.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	ASSESORS PLAT NO 28 REC L 10 P 33
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	2/23/2023
ORDER:	MAKE SAFE OR DEMOLISH 4/23/2023
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	4/28/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	ROOFING EXPIRED 11/27/2019
ELECTRICAL:	NA
MECHANICAL:	NA
PLUMBING:	NA
DEMOLITION:	NA

1722 DONORA ST.

- Original Red Tag Date

- 9/22/2006

- Submitted Into Make Safe Or Demolish Process

- 01/12/2023

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- 1309 VERMONT AVE. LLC.

1722 DONORA ST.

Property Value Information

- SEV

- \$26,300.00 (*as of 4/27/2023*)

- Structure

- \$43,748.00 (*as of 4/27/2023*)

- Land

- \$8,896.00 (*as of 4/27/2023*)

- Estimate of Repairs

- \$80,000.00

1722 DONORA ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 09/22/2006

- Code Compliance Letter Written

- 09/22/2006

- 01/11/2023

- Code Compliance Due Date

- 10/22/2006

1722 DONORA ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 02/23/2023

- Order by Demolition Board

- MS or D by 04/23/2023

- Request Sent To City Council for Show Cause Hearing

- 04/28/2023

1722 DONORA ST.

City Council Actions

- Show Cause Hearing Held
 - 00/00/00
- Public Safety Committee Meeting
 - 00/00/00
- Resolution passed by City Council
- Extension Requested By Owner

1722 DONORA ST.

General Comments

None of the required permits have been pulled as of 4/28/2023.

Property is not fire damaged.

RECOMMENDATIONS

● FOR NEW CASES:

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

● FOR EXTENSION REQUESTS:

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

● FOR TABLED CASES:

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

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2023-006
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Matter of the building/structure at 1722 DONORA ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: FEBRUARY 23, 2023 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$28,500.00
8. The cost to repair the building or structure to make it safe is \$91,866.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 22 352 591

S 36.33 FT LOT 15 BLOCK 5 ASSESSORS PLAT NO 28 REC L 10 P 33, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before April 23, 2023
- ☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

2/23/2023
Date

[Signature]
Hearing Officer



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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

10/19/2023

Certified Number: 7022 2410 0000 8310 9513

1309 VERMONT AVE LLC
503 MALL CT SUITE #312
LANSING, MI 48912

DEAR 1309 VERMONT AVE LLC

RE: DANGEROUS BUILDING AT 1722 DONORA ST.

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 1722 DONORA ST. Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: OCTOBER 30, 2023 @ 7:00 p.m.
HEARING PLACE: COUNCIL CHAMBERS 10TH FLOOR CITY HALL
124 W. MICHIGAN Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws. THE PURPOSE OF THE HEARING is to give

and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

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.

Sincerely,

Walter Allen
Manager of Code Enforcement

wa/lmp

Attachment



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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

10/19/2023

Certified Number: 7013 2250 0001 2798 4016

MARCELINO N MARTINEZ BARAHONA
118 W. ST. JOSEPH UNIT 2
LANSING, MI 48933

DEAR MARCELINO N MARTINEZ BARAHONA

RE: DANGEROUS BUILDING AT 1722 DONORA ST.

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 1722 DONORA ST. Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

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Sincerely,

Walter Allen
Manager of Code Enforcement

wa/lmp

Attachment



























BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Officer has determined that the building located at 1722 DONORA ST., Parcel # 33-01-01-22-352-591 legally described as S 36.33 FT LOT 15 BLOCK 5 ASSESORS PLAT NO 28 REC L 10 P 33, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on September 22, 2006; and

WHEREAS, a hearing was held by the Lansing Demolition Board on February 23, 2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by April 23, 2023; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on October 30, 2023, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that Resolution #2023-155, regarding making safe or demolishing said unsafe structure at 1722 Donora Street but with an incomplete legal description, is hereby rescinded.

BE IT FURTHER RESOLVED that the owner(s) of 1722 Donora Street, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, November 13, 2023.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property

owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within sixty (60) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

ADDRESS:	131 W. Jackson St.
PARCEL NUMBER:	33-01-01-04-401-271

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-007

LISTED TAXPAYER:	STONE BROTHERS CONSTRUCTION
INTERESTED PARTIES:	STONE BROTHERS CONSTRUCTION
SEV INFORMATION:	\$26,300.00
LAND VALUE:	\$8,896.00
BUILDING VALUE:	\$43.75
LOT SIZE:	42 X 115.250

HOUSING CODE VIOLATION LTR:	6/5/2020
ORIGINAL RED TAG DATE:	6/5/2020
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$49,915.21
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 25 ASSESSORS PLAT NO 51
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	2/23/2023
ORDER:	MAKE SAFE OR DEMOLISH 4/23/23
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY

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



131 W. JACKSON ST.

- Original Red Tag Date

- 6/05/2020

- Submitted Into Make Safe Or Demolish Process

- 6/05/2020

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- STONE BROTHERS CONSTRUCTION

131 W. JACKSON

Property Value Information

- SEV

- \$26,300.00 (*as of 4/27/2023*)

- Structure

- \$43,748.00 (*as of 4/27/2023*)

- Land

- \$8,896.00 (*as of 4/27/2023*)

- Estimate of Repairs

- \$49,915.21

131 W. JACKSON ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 06/05/2020

- Code Compliance Letter Written

- 06/05/2020

- Code Compliance Due Date

- 07/05/2020

131 W. JACKSON ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 2/23/2023

- Order by Demolition Board

- MS or D by 4/23/2023

- Request Sent To City Council for Show Cause Hearing

- 4/28/2023

131 W. JACKSON ST.

City Council Actions

- Show Cause Hearing Held
 - 00/00/00
- Public Safety Committee Meeting
 - 00/00/00
- Resolution passed by City Council
- Extension Requested By Owner

131 W. JACKSON ST.

General Comments

None of the required permits have been pulled as of 4/27/2023.

Property is not fire damaged.

RECOMMENDATIONS

● FOR NEW CASES:

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

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
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CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2023-007
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Matter of the building/structure at 131 W. JACKSON ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: FEBRUARY 23, 2023 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☒ fire ☐ wind ☐ flood
☐ other:
7. The state equalized value of the building/structure is \$26,400.00
8. The cost to repair the building or structure to make it safe is \$49,915.21
9. The real estate is described as follows:

Parcel Number: 33 01 01 04 401 271

LOT 25 ASSESSORS PLAT NO 51, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☒ The building/structure shall be made safe or demolished on or before April 23, 2023
☐ The case be tabled until _____
☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____

2/23/23
Date

Joseph Vitale
Hearing Officer



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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

10/19/2023

Certified Number: 7022 2410 0000 8310 9520

STONE BROTHERS CONSTRUCTION
131 W. JACKSON ST.
LANSING, MI 48906

DEAR STONE BROTHERS CONSTRUCTION

RE: DANGEROUS BUILDING AT 131 W. JACKSON ST.

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 131 W JACKSON ST. Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: OCTOBER 30,2023 @ 7:00 p.m.
HEARING PLACE: COUNCIL CHAMBERS 10TH FLOOR CITY HALL
124 W. MICHIGAN Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws. THE PURPOSE OF THE HEARING is to give

and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

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.

Sincerely,

Walter Allen
Manager of Code Enforcement

wa/lmp

Attachment



OFFICE OF BUILDING SAFETY
DEPARTMENT OF PLANNING & NEIGHBORHOOD DEVELOPMENT
316 N CAPITOL AVE SUITE C-1
LANSING, MI 48933-1238

Call for inspections between 8-9 AM and 12-1 PM Daily

Date: Aug 19, 2020

Stone Brothers Construction
1400 W. State Rd
Lansing, MI 48906

Working without the benefit
of the required permits
Building, Electrical, Mechanical, & Plumbing

CORRECTION NOTICE

THIS WILL BE YOUR ONLY NOTICE

WARNING: Failure to comply may result in the issuance of a
Municipal Civil Infraction Ticket

Fines: 1st offense \$150, 2nd offense \$250, 3rd offense \$500

Violation Location:

131 W. Jackson St

Compliance Due Date:

Aug 25, 2020

Violations of one or more sections of the following Code:

- ☐ Michigan Building Code
☒ Michigan Residential Code

- ☐ Michigan Plumbing Code
☐ Michigan Mechanical Code

- ☐ Electrical Code
☐ Lansing Sign Code

Failure to correct the violations described below by the Compliance Due Date may result in the issuance of a Civil Infraction Ticket.

Violation and/or Code Section: Built New House and Reroof Garage

R 105 Permits Required Building, Electrical, Plumbing & Mechanical

R 108 Fees Due (Building Permit Fee due \$995.00)

R 109 Inspections, Footing, Foundation, backfill, Frame, Insulation, Final (Building only)

All other trades required → Plan Review, Approval, Trade Permit, Inspections & Approvals

R-110 Certificate of Occupancy

R 113 Violations → R 113.1 Unlawful Acts

→ R 114 STOP WORK ORDER ←

Inspected by: L Connelly

Signature:

L Connelly

who is an inspector in the following trade: ☒ Building ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Signs

You must respond to this notice. Please feel free to call (517) 483- 4363 for more information.



























BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Officer has determined that the building located at 131 W. JACKSON ST., Parcel # 33-01-01-04-401-271 legally described as LOT 25 ASSESSORS PLAT NO 51, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on June 5, 2020; and

WHEREAS, a hearing was held by the Lansing Demolition Board on February 23, 2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by April 23, 2023; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on October 30, 2023, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that Resolution #2023-154, regarding making safe or demolishing said unsafe structure at 131 W Jackson Street but with an incorrect legal description, is hereby rescinded.

BE IT FURTHER RESOLVED that the owner(s) of 131 W. Jackson Street, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, November 13, 2023.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property

owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within sixty (60) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

ADDRESS:	619 W MT HOPE AVE
PARCEL NUMBER:	33 01 01 28 102 181

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-012

LISTED TAXPAYER:	DANIEL J & EVELYN A D'HAENE
INTERESTED PARTIES:	DANIEL J & EVELYN A D'HAENE
SEV INFORMATION:	\$44,300.00
LAND VALUE:	\$8,181.00
BUILDING VALUE:	\$80,350.00
LOT SIZE:	39 X 132

HOUSING CODE VIOLATION LTR:	3/04/2019 FIRE DAMAGED 2/23/2023
ORIGINAL RED TAG DATE:	8/26/2019
ZONING:	"C" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$53,621.40
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 6 DUPLEX PARK ADD
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	7/27/2023
ORDER:	30 DAYS MAKE SAFE OR DEMOLISH
REASON/CONDITIONS:	UNSAFE FIRE DAMAGED
HEARING OFFICER:	DAVE MUYLLE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	9/19/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	INTERIOR TEAR OUT 9/18/2023
ELECTRICAL:	REQUIRED
MECHANICAL:	MAY BE REQUIRED
PLUMBING:	REQUIRED
DEMOLITION:	na

619 W. MT. HOPE AVE

- Original Red Tag Date

- 8/26/2019

- Submitted Into Make Safe Or Demolish Process

- 1/04/2023

- Property Vacant/Repairs Exceed Building SEV

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

- Title Information

- DANIEL J & EVELYN A D'HAENE

619 W. MT. HOPE AVE

Property Value Information

- SEV

- \$44,300.00 (*as of 9/19/2023*)

- Structure

- \$80,350.00 (*as of 9/19/2023*)

- Land

- \$8,181.00 (*as of 9/19/2023*)

- Estimate of Repairs

- \$53,621.40

619 W. MT. HOPE AVE.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 07/02/2019

- Code Compliance Letter Written

- 07/02/2019

- PICTURES OF FIRE DAMAGE 11/03/2022.

- Code Compliance Due Date

- 08/01/2019

619 W. MT HOPE AVE.

Demolition Board Actions

- Demolition Board Show Cause Hearings
 - 5/25/2023, 6/22/2023, 7/27/2023
- Order by Demolition Board
 - MS or D by 8/27/2023
- Request Sent To City Council for Show Cause Hearing
 - 9/19/2023

619 W. MT. HOPE 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

619 W. MT. HOPE AVE.

General Comments

- PROPERTY IS FIRE DAMAGED. TEAR OUT PERMIT ISSUED 9/18/2023.

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.

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2023-012
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Matter of the building/structure at 619 W. MT HOPE AVE, which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: JULY 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 \$44,300.00
8. The cost to repair the building or structure to make it safe is \$53,621.40
9. The real estate is described as follows:

Parcel Number: 33 01 01 28 102 181

LOT 6 DUPLEX PARK ADD, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before 8-27-23
- ☐ 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

7/27/23

Hearing Officer

David L. Muelle



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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

10/19/2023

Certified Number: 7022 2410 0000 8310 9537

DANIEL J & EVELYN A D'HAENE
6971 W WILLOW HWY
LANSING, MI 48917

DEAR DANIEL J D'HAENE

RE: DANGEROUS BUILDING AT 619 W. MT. HOPE AVE.

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 619 W. MT. HOPE AVE. Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: OCTOBER 30, 2023 @ 7:00 p.m.
HEARING PLACE: COUNCIL CHAMBERS 10TH FLOOR CITY HALL
124 W. MICHIGAN Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws. THE PURPOSE OF THE HEARING is to give

and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

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.

Sincerely,

Walter Allen
Manager of Code Enforcement

wa/lmp

Attachment



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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(517) 483-4361 • FAX: (517) 377-0100

10/19/2023

Certified Number: 7022 2410 0000 8310 9537

DANIEL J D'HAENE
3830 S WAVERLY
LANSING, MI 48910

DEAR DANIEL J D'HAENE

RE: DANGEROUS BUILDING AT 619 W. MT. HOPE AVE.

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Sincerely,

Walter Allen
Manager of Code Enforcement

wa/lmp

Attachment













DSCN0153

08/26/2019 12:32

wallen







IMG_2900

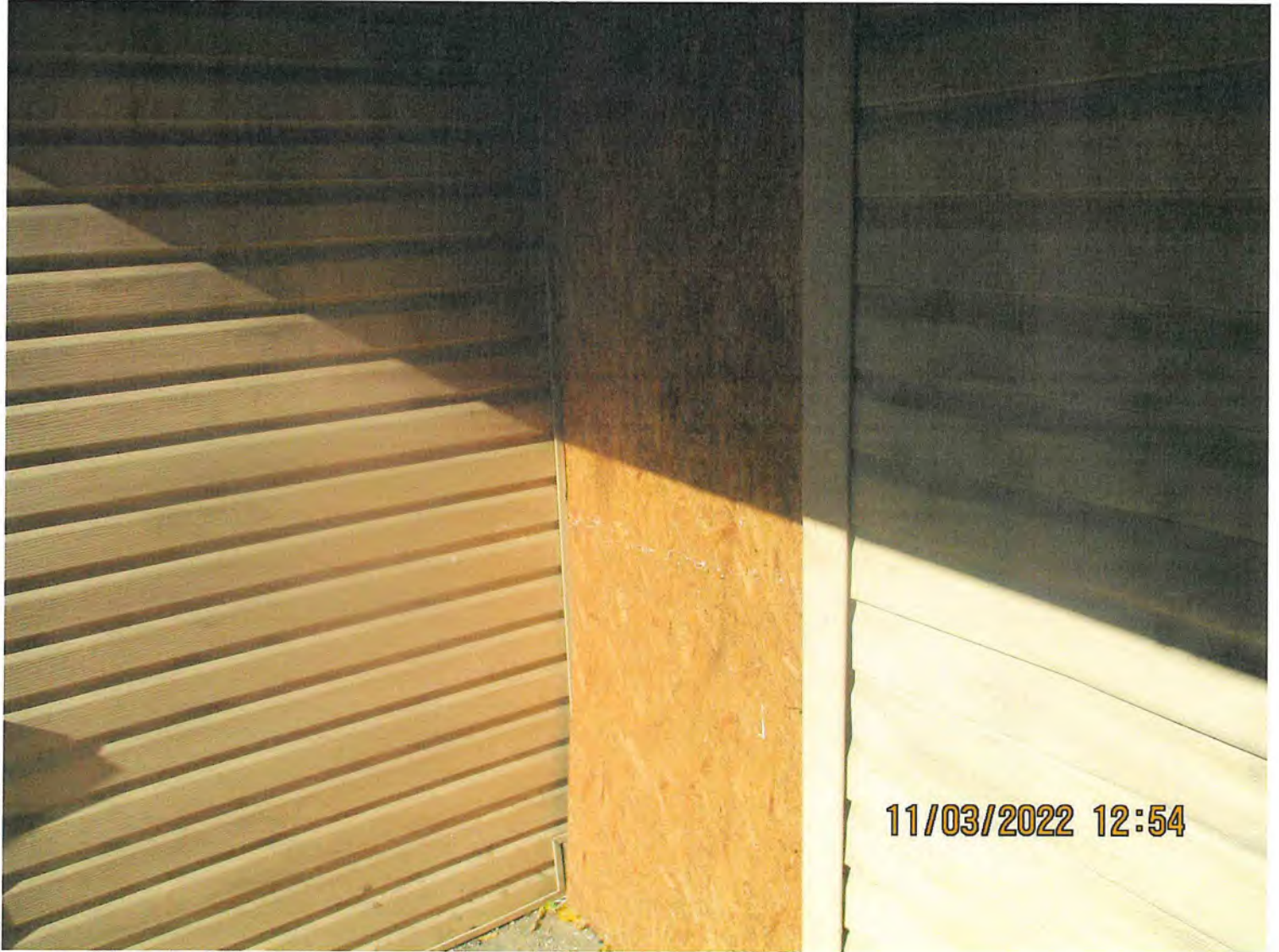
07/02/2019 12:46

wallen

































































































BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Officer has determined that the building located at 619 W. MT HOPE AVE., 33 01 01 28 102 181, LOT 6 DUPLEX PARK ADD, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 08/26/2019; and

WHEREAS, a hearing was held by the Lansing Demolition Board on JULY 27, 2023 at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 08/27/2023 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

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WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 619 W. MT HOPE AVE., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, November 13, 2023.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

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