

AGENDA

Committee on Public Safety AGENDA FOR DECEMBER 5, 2023 AT 3:30 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
view on: <https://www.youtube.com/@lansingcitycouncil4446/streams>

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. November 7, 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 619 W. Mt. Hope Avenue
 - C. RESOLUTION - Orders to Make Safe or Demolish to the owners of 3301 Turner Street
 - D. DISCUSSION - Nick Montry, ED&P follow-up and Update
 - E. DISCUSSION - House Bill 4237; Tenant Notification on when their Apartment Building is Condemned
 - F. DISCUSSION - Legislation for More Tools to Combat Illegal Guns
- 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, November 7, 2023 @ 3:30 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Wood called the meeting to order at 3:30pm

PRESENT

Council Member Adam Hussain, Chair - excused
Council Member Carol Wood, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Joe Abood, OCA
Walter Allen, Code Compliance Manager
Everett Coates, Code Enforcement Officer
Daniel D'Haene, 619 W. Mt. Hope
Robert Twenter
Robert Backus, Assistant Chief LPD

MINUTES

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE OCTOBER 17, 2023, AS PRESENT.
MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION ITEMS

RESOLUTION – Orders to Make Safe or Demolish to the owners of 1722 Donora Street
Councilmember Wood asked Code Compliance for any updates, Mr. Allen reiterated the dates, and that no new permits have been pulled.

MOTION BY COUNCILMEMBER KOST TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF 1722 DONORA STREET. MOTION CARRIED 2-0.

RESOLUTION – Orders to Make Safe or Demolish to the owners of 131 Jackson Street
Councilmember Wood asked Mr. Allen for any updates, Mr. Allen responded it was sent out to bid on 09/07/2023 and no new permits and no work being done.

MOTION BY COUNCILMEMBER KOST TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF 131 JACKSON STREET. MOTION CARRIED 2-0.

RESOLUTION – Orders to Make Safe or Demolish to the owners of 619 W. Mt. Hope Avenue
Councilmember Wood asked Code to speak first then the resident. Mr. Allen stated it was a fire damage and that no work was being done due to lack of funds so referred for demo. He added that on 09/19/2023 a tear out was issued but not enough to bring to threshold.

Mr. D'Haene stated he is currently in the process of selling and actively trying to get things done, the debris is out and it is boarded up. A closing date of 11/20/2023 is set and a licensed builder is the investor and taking ownership. Councilmember Wood referenced the three things needed to stop the MSD which is show a timeline of activity that code agrees with, show the funds available to proceed, and that permits are pulled. Mr. Twenter introduced himself as the builder and investor, he indicated they cannot close or pull permits until this MSD process is complete. He does not want to buy if going to demo after closing. He confirmed he will have the funds on 11/18/2023. Councilmember Wood asked if he had a timeline of completion, Mr. Twenter said approximately four months. Mr. Allen indicated that sound reasonable for planning. Councilmember Kost asked if it was unsafe prior to the fire, Mr. Allen stated it was boarded up because broken into several times.

Councilmember Wood suggested tabling until the next Public Safety meeting on 11/21/2023 and it would go to Council on 11/27/2023. Asking Mr. D'Haene and Mr. Twenter to meet with Mr. Allen and come up with a plan for the meeting on 11/21.

MOTION BY COUNCILMEMBER KOST TO TABLE THE RESOLUTION TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF 619 W. MT. HOPE AVENUE. MOTION CARRIED 2-0.

DISCUSSION – Assistant Chief Backus; update on license plate readers

Assistant Chief Backus highlighted the License Plate Reader (LPR) technology and the support it would give LPD in investigations, identifying where suspects are traveling to and from to recover safely and quicker. What it does not do is surveillance, it is just a snapshot of the letters and numbers, no photos and is currently for only 30 days and it must be related to an actual investigation to view.

Councilmember Wood asked Assistant Chief Backus if procedures have been developed in the department and if they are looking at high traffic areas like MLK, Cedar, Pennsylvania first, he responded with confirmation on all. He was then asked if this is just an overview and an ordinance or funding is not being requested, AC Backus responded that is correct, it is important to know why, when, and how it's being used. Councilmember Kost asked AC Backus if the department is safeguarding since it is powerful data, AC Backus confirm and a badge number is used to access and not all will have that access. He then asked how many they are looking at getting, AC Backus stated four in the downtown area and around the capitol right now. Councilmember Kost asked if they would be able to see in the backseat of the vehicle, AC Backus said that is unknown at this time but believes it only looks for the letters/number at the bumper area. Councilmember Kost then asked questions on license plates in the windows, no license plates, and smoked out covers. AC Backus said they actively pull those over and it is an infraction with the smoked out/tinted covers.

OTHER

ADJOURN

Adjourned at 4:11pm

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:	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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10/19/2023

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3830 S WAVERLY
LANSING, MI 48910

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Sincerely,

Walter Allen
Manager of Code Enforcement

wa/lmp

Attachment













DSCN0153

08/26/2019 12:32

wallen



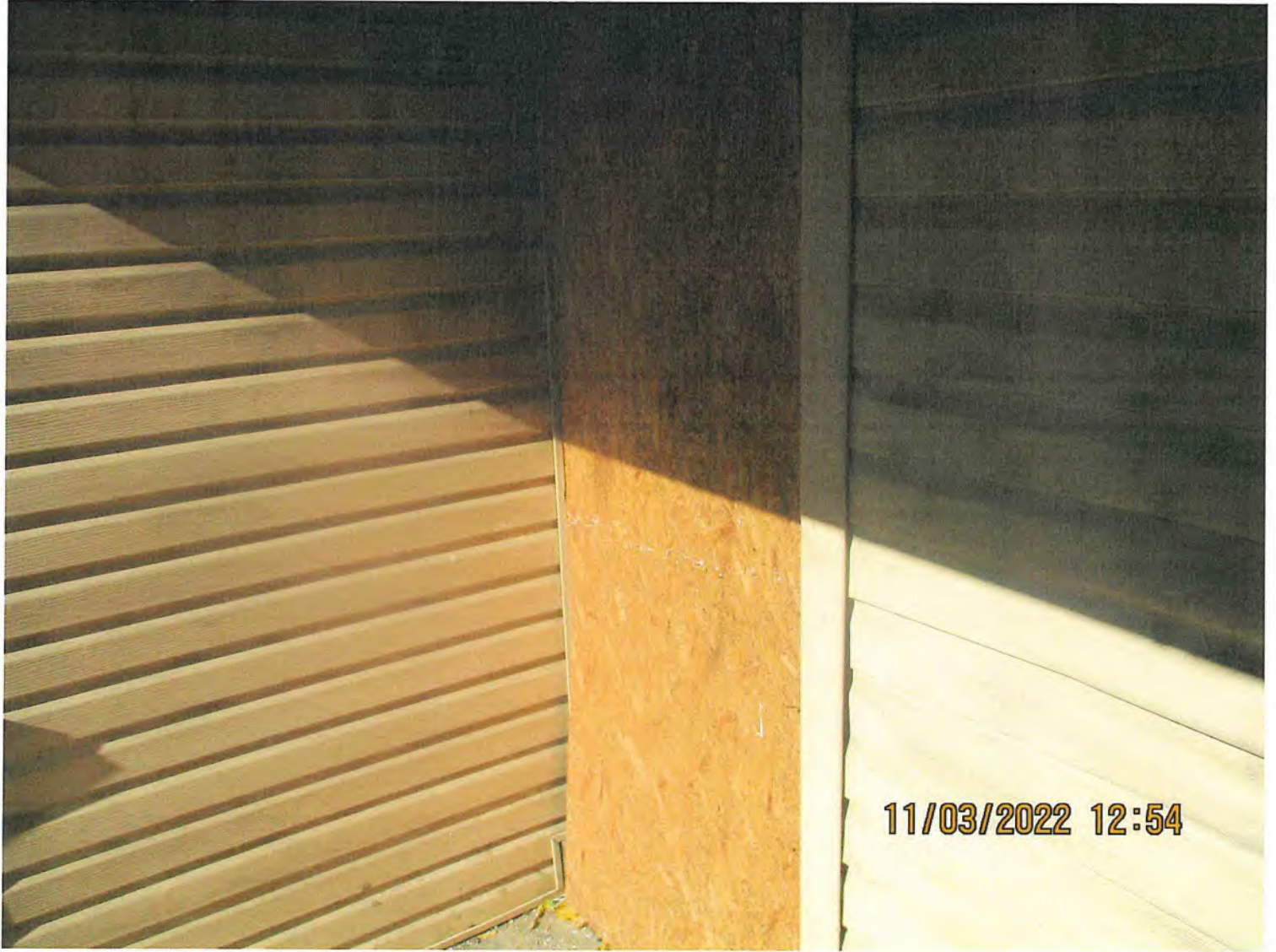


















11/03/2022 12:42



















































































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

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 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, December 11, 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 thirty (30) 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:	3301 TURNER ST.
PARCEL NUMBER:	33 01 01 04 105 151

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

LISTED TAXPAYER:	COVIC MILIVOJE
INTERESTED PARTIES:	COVIC MILIVOJE
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 PERMIT ACTIVITY

BUILDING:	HAD INSPECTION 9/21/203 DISAPPROVED
ELECTRICAL:	EXPIRED
MECHANICAL:	NA
PLUMBING:	NA
DEMOLITION:	NA

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	10/4/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

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
 - 10/04/2023

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

- NEW OWNER AS OF 7/25/2023 HAD FRAMING INSPECTION DONE ON 9/21/2023 DISAPPROVED

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

Building Residential Permit | PB23-0115**Property Information**

33-01-01-04-105-151	3301 TURNER ST	Subdivision:	
	LANSING MI, 48906	Lot:	Block:

Name Information

Owner:	HALLETT DAVID J & KIMBERLY S	Phone:	(517) 703 3858
Occupant:		Phone:	
Applicant:	Masterwork LLC	Phone:	(517) 708 8652
Contractor:	Masterwork LLC	Phone:	(517) 708 8652
Licensee:	Masterwork LLC	Phone:	(517) 708 8652
License Issued:	08/03/2017		
License Expires:	05/31/2026		

Permit Information

Date Issued:	06/06/2023	Date Expires:	03/19/2024	Status:	ISSUED
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Work Description:

new roof & shingles- new windows - reinforce or replace all structural elements damaged by fire - new bath & kitchen - new insulation & drywall -
new flooring & trim - complete paint

Stipulations:**Frame (After Tear Out) Inspection | Scott Webb**

Status:	Completed	Result:	Disapproved
Scheduled:	09/21/2023 12:30 PM	Completed:	09/21/2023 03:06 PM

Comments:

Frame(AfterTearOut)InspeWe discussed that the damaged portions and damaged lumber will all be removed and new will be built on the existing foundation.
You'll need to submit drawings showing all framing and anchorage details of the new portion being built. Those details can be added to the plans you already submitted.
Existing foundation needs to be exposed on the interior with any repairs made and openings to be supported per the 2015 Michigan Residential Code.
All work to be exposed for inspections.

Fee Information

Standard Item	Res - Building Permit Fee	85,000.00	700.00
Standard Item	ResideResidential Plan Review > \$3,000	700.00	140.00



Coenail 11/13



@Cremel 11/13

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 3301 TURNER ST., Parcel # 33-01-01-04-105-151 legally described as LOT 84 FAIRFIELD GARDENS SUB., 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 January 18, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Board on May 25, 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 June 25, 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 Monday, November 13, 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 the owner(s) of 3301 Turner Street, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe said building within 30 days from the date of this resolution, December 11, 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 FURTHER 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 thirty (30) 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.

BE IT FINALLY RESOLVED that should the owner fail to pay the total amount owing within thirty (30) calendar days from the date that the notice was mailed by the City Assessor's office, the costs incurred by the City shall be a lien on the property and shall be recovered in the same manner for which tax liens are collected under the general property tax laws of the State of Michigan and the City of Lansing.

Questions for ED and P

Q.) We know that the Fee Study contract was awarded to Maner Costerisan. We were told the contract called for up to 160 hours of work and the expectation was 2 months of work. Where are we at on the study and release of information?

Q.) We know there have been several difficulties with regard to the top-down analysis RFP. Issues with consultant fees, scope of work, structure of the RFP, and the like have all been referenced. Where are we at with this effort?

Q.) Are there any further budget implications with regard to the two studies?

Q.) Where are we with the 21 red-tagged houses with initial tag dates ranging from 2003-2012? The last we heard was that they were "all moving forward". However, the only hard, verified numbers we received were 2 "in demo" and 1 "demo completed". What are the current numbers on "in demo", "demo completed", "permits pulled and work being conducted", etc.? Do we have addresses for each?

Q.) Have we begun to move red-tagged properties that don't meet the statutory SEV/Estimated Cost of Repairs threshold but have sat idle for at least 24 months through the process? Last we knew, law said that there multiple avenues allowed by the state and we were able to proceed on the foregoing.

Q.) Have we begun to ask for timelines and evidence of financial wherewithal when permits are being pulled on red-tagged properties? In addition, have we identified perennial permit pullers and found a system to report and address them? The last we heard was "not at this time".

Q.) Have we had further conversations regarding a public dashboard of registered rentals with valid rental certifications such as what Grand Rapids has in place?

Q.) What are the red-tag, neat-team, pink tag, and duration numbers currently?

Q.) Regarding NEAT team fees, we have learned that we can only bill addresses, not units. So, if an address has 10 units that are red tagged, we can only bill that address the \$150 NEAT team fee, as opposed to \$1,500. That also impacts the numbers reflected in the dashboard. Sycamore Townhomes, as an example, had 344 units tagged but only had 68 unique addresses and that number is what was reflected in the monthly report. We were last told that law was looking into why we treat addresses and units in this way and whether there is something we can legally do with our ordinance to address this. Has there been further discussion on this?

Q.) Have we done anything to address the sign and return process for compliance? Last we heard, it "needed to be examined further, even though the ordinance says that we SHALL reinspect and we may be violating our own ordinances."

Q.) Are we taking steps to implement a system for evaluating employees and establishing professional development opportunities? Are we now able to track workload/time-on-task for code employees? Last we knew, we were exploring this.

Q.) We have quite a few vacancies in Code. What are our current vacancy numbers by position and where are we at in the hiring process?

Q.) Have you identified a strategy to keep and demolish blighted homes pre-tax auction by the county?

Act No. 213
Public Acts of 2023
Approved by the Governor
November 22, 2023
Filed with the Secretary of State
November 22, 2023
EFFECTIVE DATE: February 13, 2024

**STATE OF MICHIGAN
102ND LEGISLATURE
REGULAR SESSION OF 2023**

Introduced by Reps. O'Neal, Glanville, Outman, MacDonell, Wilson, Grant, Brixie, Dievendorf,
Young, Brenda Carter, Neeley, Hood and Hoskins

ENROLLED HOUSE BILL No. 4273

AN ACT to amend 1917 PA 167, entitled "An act to promote the health, safety and welfare of the people by regulating the maintenance, alteration, health, safety, and improvement of dwellings; to define the classes of dwellings affected by the act, and to establish administrative requirements; to prescribe procedures for the maintenance, improvement, or demolition of certain commercial buildings; to establish remedies; to provide for enforcement; to provide for the demolition of certain dwellings; and to fix penalties for the violation of this act," by amending section 132 (MCL 125.532), as amended by 2000 PA 479.

The People of the State of Michigan enact:

Sec. 132. (1) If, on inspection, the premises or any part of the premises are found to be in violation of any provision of this act, the enforcing agency shall record the violation in the registry of owners and premises.

(2) The enforcing agency shall notify the owner in writing of the violation. The enforcing agency shall notify the occupant in writing of the violation only if the violation constitutes a serious and imminent hazard to the health or safety of the occupant. The notice must state the date of the inspection, the name of the inspector, the nature of the violation, the specific section of this act that was violated, whether the violation constitutes a serious and imminent hazard to the health or safety of the occupants, and the time within which the correction must be completed. The notice required under this subsection must be provided in a manner reasonably calculated to give actual notice of the violation to the owner and the occupant.

(3) If an inspector determines that a violation constitutes a serious and imminent hazard to the health or safety of the occupants, under circumstances where the premises cannot be vacated, the enforcing agency shall order the violation corrected within the shortest reasonable time. The owner shall notify the enforcing agency of having begun compliance within 3 days. All other violations must be corrected within a reasonable time.

(4) The enforcing agency shall reinspect after a reasonable time to ascertain whether the violation has been corrected.

(5) If an inspector determines that a violation constitutes a serious and imminent hazard to the health or safety of the occupants, the enforcing agency shall notify the department of health and human services within 48 hours. The notice must state the date of the inspection, the name of the inspector, the nature of the violation, the specific section of this act that was violated, whether the violation constitutes a serious and imminent hazard to the health or safety of the occupants, and the time within which the correction must be completed. The department of health and human services shall check the address of the premises against the list of rent-vendored family independence program recipients.

(6) As used in this section, “serious and imminent hazard” means a dangerous condition in a premises that could reasonably be expected to cause death or serious bodily harm to the occupants of the premises if that dangerous condition is not immediately corrected by the owner.


Clerk of the House of Representatives


Secretary of the Senate

Approved _____

Governor



Senate Fiscal Agency
P.O. Box 30036
Lansing, Michigan 48909-7536



Telephone: (517) 373-5383
Fax: (517) 373-1986

House Bill 4273 (Substitute S-3 as reported)
Sponsor: Representative Amos O'Neal
House Committee: Regulatory Affairs
Senate Committee: Housing and Human Services

CONTENT

The bill would amend Article 7 (Enforcement) of the Housing Law of Michigan to do the following:

- Require a local enforcing agency to notify an occupant of a violation of the Law that constituted a serious and imminent hazard to health or safety to the occupant and expand the requirements of the notification.
- Specify that, if an inspector determined that a violation constituted a serious and imminent hazard to the health and safety of the occupants and the premises could not be vacated, the enforcing agency would have to order the violation corrected within the shortest reasonable time.
- Require the enforcing agency to notify the Department of Health and Human Services of a violation that constituted a serious and imminent hazard to occupants' health or safety and specify the requirements of the notification.

MCL 125.523

BRIEF RATIONALE

The Law provides minimum requirements for specified dwellings, such as apartments. Currently, the onus to notify a tenant of a violation of the Law falls to the owner of the property. According to testimony before the Senate Committee on Housing and Human Services, this has led to circumstances in which tenants have not been given the appropriate notice for serious and imminent hazards, and so it has been suggested that the local enforcing agency should have to provide the notification for more transparency to tenants.

Legislative Analyst: Eleni Lionas

FISCAL IMPACT

The bill would have a minor negative fiscal impact on local units of government and no fiscal impact on the State. The bill would increase the costs for the local enforcing agency by requiring a notification for not only the owner but also all occupants. The local enforcing agency currently has the discretion whether to notify the occupants. If the local enforcing agency already informs all occupants, then there would be no negative fiscal impact from the bill. The bill would relax the hazard law reporting requirements to only require reporting on hazards that are serious and imminent, which could reduce the reporting costs of the local enforcing agency. The increase in costs from notification would likely outweigh the savings from the relaxing of the hazards reporting requirement resulting in a minor negative fiscal impact on local units of government.

Date Completed: 10-11-23

Fiscal Analyst: Ellyn Ackerman
Bobby Canell

floor\hb4273

Bill Analysis @ www.senate.michigan.gov/sfa

This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.