



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,
December 7, 2023

The December 7, 2023 meeting of the City of Lansing Demolition Board was called to order at 6:07 P.M. by W. Allen. The following members were in attendance:

MEMBERS ABSENT: None

STAFF PRESENT: Walter Allen, Lynne Puente, Linda Burch

PUBLIC PRESENT: Ashley Brzezinski, Jeremy Neybert, Jerome Vierling, Anthony Reynolds, Ron Junttonen, Kris Henderson, Mark Slee, Alesia Flowers, Tawny Cerny, David Cerny, Chad Keilen, Dan Fugham, Curtis Kelly, Eric Thompson

OLD BUSINESS: Minutes from the October 26, 2023 Demolition Board Meeting

Demolition board members Joe Vitale, Dave Muylle read the minutes from the October 26, 2023 meeting Joe Vitale made the motion to approve Dave Muylle seconded the motion.

Case No: D2023-018 Address: 4623 Hughes Rd.

One of the owners, Curtis Kelly, arrived for the meeting. He informed the board his property was to be heard and he was not listed on tonight's agenda. The board agreed to hear the property. Mr. Muylle reminded the owner that a licensed builder needs to apply for the Building Permit. The Building Safety Department will not issue a permit to him, he is a property owner not a homeowner. Mr. Kelly Stated he didn't understand he thought it was the electrical permit not the building permit. Mr. Muylle informed Mr. Kelly we are making it very clear tonight the board will table the property until the January 25, 2024 demolition board meeting at which time the permit will need to be in place or the board will rule on the property it will move on in the process.

Dave Muylle ruled: Tabled until January 25, 2024 meeting.

Case No: D2023-028 Address: 805 Edgewood Ct.

W. Allen read the case overview sheet for the board. The owner's representative Kris Henderson was in attendance for the property. Ms. Henderson informed the board that Hubble Construction applied for the demolition permit earlier today. Mr. Vitale asked if she thought the property would be down by the February 22, 2024 demolition board meeting. Ms. Henderson responded she was confident it would be down by the February meeting. Mr. Vitale stated if the property is down by that date, they will not need to attend the next meeting.

Joe Vitale ruled: Tabled until February 22, 2023 meeting.

Case No: D2023-023

Address: 500 N. Butler Blvd.

W. Allen read the case overview sheet for the board. Mr. Vitale informed the owners at the last meeting the board tabled the property 90 days to allow time for the sale to go through. Ms. Puente informed the owners that she had been in contact with the City Assessor's Office she could see the sale had been recorded with the Ingham County Register of Deeds Office and the sale is still not showing at the Assessor's Office. Ms. Puente stated she e-mailed the Assessors Office regarding the sale; they informed her they had mailed two letters to the new owners. The legal description on the sales documents is incorrect until they fix the mistake, they will not recognize the sale. The owners stated they were aware of the mistake and will take care of it right away. Ms. Puente informed them this is why they are not receiving notices and monitoring fees. The owners informed the board that they have hired Studio Intrigue to draw up the plans. The owner gave a presentation of what they plan to do with the building. Mr. Vitale looked over their drawings. Mr. Vitale informed them they may need to have the property re-zoned based on their drawings and the owners stated they have already reached out to Sue Stachowiak the Zoning Administrator for the City of Lansing. The owners asked if they could be removed from the demolition process. Mr. Vitale informed them they would have to remain in the demolition process until the property could be untagged. Mr. Vitale informed the owners of the demolition process, and that City Council wants the demolition board to move on properties faster however if they can show movement the board can continue to table the property. Mr. Vitale stated the project is going to be a wonderful addition to the neighborhood. Mr. Muylle stated he spoke with several of the neighbors in the area and they are excited with the proposed project. The board understands the scope of the project and the timelines for the plan review this is a big project.

J. Vitale ruled: Tabled until March 28,2024 meeting.

Case No: D2023-019

Address: 4918 Eastlawn Dr.

W. Allen read the case overview sheet for the board. The owner's son Eric Thompson and the builder for the project are in attendance. The owner's builder informed the board that the insulation had just recently passed inspection and the drywall has been delivered. Mr. Vitale stated it sounds like they are moving forward with what is their timeline for the completion of the project. The builder stated flooring and cabinets have all been selected things should really start moving. Mr. Vitale asked if we were to table the property until the February meeting do they think it would be completed. The builder and owner asked if it could be tabled until the March meeting by that time they should be done. Mr. Viale agreed with the understating all trades and the building permit should be finalized by the March 28,2024 meeting hopefully they will not need to come back to see the board.

J. Vital ruled: Tabled until March 28,2024 meeting.

D2019-014

Address: 1519 Linval St.

W. Allen read the case overview sheet for the board. The owner of the property is not in attendance for tonight's meeting. Mr. Allen informed the board that a footing inspection conducted on 11/06/2023 was disapproved due to the Building Safety Department needs additional plans to be submitted and that approved plans are required to be onsite. Ms. Puente informed the board that Mr. McKissic's father had recently passed away he carried the builders license his son will now need to find a licensed builder to continue the project. Mr. Muylle stated that City Council can monitor the project.

D. Muylle ruled: 30 days Make Safe or Demolish.

D2023-024

Address: 929 N. Seymour

W. Allen read the case overview sheet and noted to the board that the Plumbing Permit was finalized on November 16,2023. Mr. Junttonen stated he is not done with the project he needs to address the chimney cap and new flooring and cabinets for the kitchen. Ms. Puente encouraged the owner to reach out to the Code Officer to come and inspect the property if he is more than 50% completed the property can be removed from the demolition process it may not be untagged but at least it can be pulled out of the demolition process.

D. Muylle ruled: Tabled until the January 25,2024 meeting.

D2023-009

Address: 1023 Porter St.

W. Allen read the case overview sheet for the board and noted that nothing has changed with the property since the last meeting. The owners were in attendance for the meeting when they informed the board that they have been dealing with BWL regarding the meter socket they have been getting the run around about having a building inspection prior to their electrician pulling a permit. Ms. Puente informed them they don't need a building inspector to come out they need one of the electrical inspectors to come out and make sure the socket is safe before the power can be turned back on. Ms. Puente told them to make sure they ask Linda to provide them with the business cards for Chris Blackburn and Brian Carter on their way out so they can call them for the inspection. Mr. Muylle stated he is willing to table the property of 60 days with the understanding that they have permits with inspections by the next meeting.

D. Muylle ruled: Tabled March 28,2024

D2018-009

Address: 108 S MLK Blvd.

W. Allen read the case overview sheet for the board. Mr. Vitale stated the last time we heard this property they had just hired architect Liz Harlow as the architect for the project. The owner stated they are now done with the plans they submitted to the Building Safety Department yesterday. The first phase of the project is for a single-family dwelling. Mr. Vitale stated this is a good sign we understand the dwelling is a historical home. Mr. Vitale stated he would like to table the property for 90 days to allow time for plan approval and permits to be issued. Mr. Muylle suggested they contact the Building Department to let them know this home is in the demolition process and they are under a timeline for the board.

D. Muylle ruled: Tabled March 28,2024

D2023-020

Address: 123 Isbell St.

W. Allen read the case overview sheet for the board. The owner Mr. Backus is in attendance for the meeting Mr. Muylle asked him to please update the board of his progress. Mr. Backus stated he was having issues getting his building inspections completed he contacted Lynne Puente who talked to the inspector regarding the inspection being cancelled by the Building Safety Department he was then able to get the inspection rescheduled unfortunately he was unable to get on the books before tonight's meeting. Mr. Muylle stated he would like to table this property for 60 days with the intention that everything should be approved, and he will not have to come back before the board.

D. Muylle ruled: Tabled March 28,2024

D2023-027

Address: 1115 Regent St.

Walter Allen read the case overview sheet for the board and noted that the owners are not in attendance for tonight's meeting. Mr. Vitale & Mr. Muylle read the previous meetings notes and they both noted the family that attended the previous meeting had stated that they were going to put the property on the market. Ms. Puente noted that she has been checking Zillow & Relator.com, neither site has a listing for this property.

J. Vitale ruled: 60 Days Make Safe or Demolish

D2023-004

Address: 1007 Porter St.

W. Allen read the case overview sheet for the board he noted that the owners are in attendance and that they have gotten the building and trade permits issued. Demolition board members asked the owners to please update them on the project. The owners stated they had a mechanical company come out and a safety check was performed on the furnace it will not need to be replaced. Mr. Mulle asked them how long they thought it would take them to complete the project both owners stated they hoped to be done by the end of February and either have the house on market in March or they will register the home as a rental. Mr. Muylle stated they have continued to do what they said they would have completed he has no problem tabling this property out 90 days with the hopes they will have the property untagged, and they will not have to come back in front of the board.

D. Muylle ruled: Tabled March 28,2024

PUBLIC COMMENT: None

ADJOURNMENT: At 7:25 PM, J. Vitale

Respectfully submitted,

Lynne Puente
Administrative Secretary
Code Enforcement Section

Draft date: December 21,2023

Approved date: January 25,2024

Sent to Clerk's Office: February 5, 2024

cc:
City Clerk's Office
File

