



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,
SEPTEMBER 28, 2023

The September 28, 2023 meeting of the City of Lansing Demolition Board was called to order at 6:00 P.M. by W. Allen. The following members were in attendance:

MEMBERS ABSENT:

STAFF PRESENT:

Tom Barry, Lynne Puente, LaSondra Crenshaw

PUBLIC PRESENT:

Robin Keene, Thomas Stephens, Elizabeth Abood-Carol, Sam Dua, Curtis Kelly, Jeff Wilde, Alesea Flowers, Liz Harlow, James Flowers, Vicente Martinez, Ron Junttonen, Derrick Austin, Terri Austin.

OLD BUSINESS:

Minutes from the August 24, 2023 Demolition Board Meeting

Demolition board members Joe Vitale, Dave Muylle and Rawley Van Fossen read the minutes from the August 24, 2023 meeting Joe Vitale made the motion to approve Dave Muylle seconded the motion.

Case No: D2023-015

Address: 3738 Stoneleigh Dr.

T. Barry read the case overview sheet for the board. This property was tabled at the July 27, 2023 meeting. The owners were present for the meeting and Mr. Vitale asked if they could please update the board on their progress with the property. Robin Keene presented the board with a packet of before and after pictures all permits are in place. The rough electrical & plumbing have passed inspection. The owner stated as soon as the framing passes inspection things should move quickly, they hope to be in the residence by the holidays. Mr. Vitale stated they have more than exceeded the expectations of the board. He is willing to table the property until January 25, 2024 with the hopes that they will be completed with the project and may not have to return.

Joe Vitale ruled: Tabled until January 25, 2024 meeting.

Case No: D2022-008

Address: 3417 Stabler St.

T. Barry read the case overview sheet for the board. The owner Mr. Dua was present for the meeting he informed the board they ran into a problem with board of water and light, BWL removed the water service it took them 90 days to find where to tap into the water lines now that that has been done work can start again. Mr. Dua informed the board that the Roofing & Siding has been completed he asked the board if he could return for the January meeting Mr. Vitale stated he would like the owner to come back in 30 days for the October meeting he should have all permits active by that time.

Joe Vitale ruled: Tabled until October 26, 2023 meeting.

Case No: D2023-004

Address: 1007 Porter Ave.

T. Barry read the case overview sheet for the board. The realtor Mr. Stephens and attorney Elizabeth Abood-Carol representing the bank were present for the meeting as well as 2 investors who are going to purchase the property. Mr. Stephens informed the board they had multiple offers for the property they are going to sell the property to the two investors who were in attendance. Their closing date is set for October 25, 2023. Mr. Stephens wanted to know what the City of Lansing is looking for in respect to the repairs but in his opinion the fire damage was minimal. Mr. Stephens stated the dwelling did not catch fire, something in the home caught fire and most of the damage is smoke and water related. Mr. Vitale explained the process for the repairs. You may say it is sound, however when a fire occurs depending on the damage you may have to bring the property up to current code. It is fair to say we have been working with you on our end. Mr. Barry mentioned that there is an open trash violation on the property currently for garbage in the front yard. Mr. Stephens stated when he leaves the meeting he will go over and look for the violations and remove them before the contractor performs the trash removal. Mr. Muylle stated he is willing to table the property until the December 7, 2023 the expectation at that time is that all permits will be in place.

D. Muylle ruled: Tabled until December 7, 2023 meeting.

Case No: D2023-020

Address: 123 Isbell St.

T. Barry read the case overview sheet for the board. Mr. Muylle asked the owner Mr. Backus to update the board regarding his progress on the property. Mr. Backus indicated that he is about 90% done with all the repairs he believed that the property was no longer tagged. Ms. Puente informed him that he needs to have his Building Permit finalized before we can remove the tag. Ms. Puente also informed the owner that his Plumbing Permit passed inspection however it was suspended for additional items that were added to the permit once the contractor pays the \$90.00 it will be finalized. Mr. Backus stated he was confused on what items he even needed for the Building Permit for Ms. Puente asked that he contact Officer Amy Castillo and have her come out and give him an updated list of the repairs she gave him her business card and stated if he doesn't know how to contact her to give Ms. Puente a call and she will get him in touch with Officer Castillo.

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

D2023-021

Address: 1232 N Washington Ave.

T. Barry read the case overview sheet for the board. Mr. Van Fossen asked the owner to please update the board as to his progress since the last meeting. Mr. Hooker stated he had been out of the country on his retirement celebration trip, he thought he would have access to his computer however he could not connect. He has been working on the Great Lakes Veterans History Project. Mr. Hooker presented the board with several items related to the project. Mr. Van Fossen stated that we are here today to talk about the property and its progress. Mr. Hooker stated he has had problems obtaining the permits. He has no electricity at the property he wants the property to be tabled for a few months at a minimum. Mr. Van Fossen asked Mr. Hooker if he has spoken with any building contractors. Mr. Hooker said yes but because of the storm and there being a disaster called he wants an extension. Mr. Van Fossen stated the storm was over a month ago. Mr. Van Fossen stated he will table the property for 30 days at which time he should have a contractor hired.

R. Van Fossen ruled: Tabled 30 days.

D2018-D009

Address: 108 S. MLK

T. Barry read the case overview sheet for the board. Mr. Muylle asked the owner if she could please update the board as to her progress with the property. Mr. Muylle informed the owner he was by the property yesterday and it looks pretty much like it did last month. The owner Ms. Flower's stated she has hired Architect Liz Harlow who is going to draw up the plans for the building permit. Ms. Flower's stated she wants to have some fundraisers she would like to have some residential space as well as office space. Ms. Flowers stated she is trying to restore the property and would like to restore some of the original features that have been removed. Ms. Flowers indicated she needs sprinkling and would like to have several small apartments Ms. Harlow is trying to figure out all this for her now. Mr. Muylle said he understands this is quite a project the house is deserving of being saved. Mr. Muylle stated, he thinks they will need longer than 30 days to figure out the plans he would like them to return for the December 7th meeting they should have at least the plans finalized by that time.

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

D2023-011

Address: 204 E Cavanaugh

T. Barry read the case overview sheet for the board. The board asked the owners to please update the board on their progress since the last meeting. Mr. Vicente Martinez is here to represent the owner, Mr. Martinez also brought in his notarized copy of the owner's representation form to speak on the owner's behalf. Mr. Martinez stated that they are still waiting for Oscar Gonzalez to complete the ruff electrical so that they can get started on the framing inspection. They hope to have the HVAC going within the next week. Mr. Martinez also presented the board pictures of the interior progress that he e-mailed Lynne Puente to bring to the meeting. Mr. Vitale agreed to table the property for another 30 days at a minimum the ruff Electrical needs to be completed.

J. Vitale ruled: Tabled until 10/26/2023 meeting.

T. Barry was stepping in for Manager Walter Allen. However, Mr. Barry is also on call, he was called out by 911 dispatch L. Puente took over in his absence.

D2023-018

Address: 4623 Hughes Rd.

L. Puente read the case overview sheet for the board. One of the owners, Mr. Curtis Kelly, is present at the meeting. The Mr. Muylle asked the owner to update the board on his progress. Mr. Kelly stated that the outside is good, the interior walls have been taken out and he stated that he has a homeowner's permit. Ms. Puente informed the owner that the Building Permit for a tear off re-roof/drywall has yet to be issued. It has been on hold since July waiting for him to pay the \$243.00 that is owing. Mr. Kelly stated that he would take care of that right away he hopes to have the electrical permit issued in the next couple of weeks. Mr. Vitale warned the owner that if he is doing work without inspections, he may have to re-open anything that may have been covered up. Mr. Vitale told the owner the board is willing to table the property for another 30 days at the next meeting he needs to be able to show that he has had inspections to show that he is working on the property at a minimum the electrical and building permits need to be in place.

D. Muylle ruled: Tabled until 10/26/2023 meeting.

D2023-025

Address: 929 N Seymour Ave.

L. Puente read the case overview sheet for the board. Mr. Van Fossen asked the owner, Mr. Junttonen for an update on his progress. Mr. Junttonen stated that he has hired a licensed plumber Hazen Plumbing to pull the permit for the plumbing work he hopes to have the whole project done within the next two months he wants to get the property on the market so it can be sold without the tag on the property. Mr. Van Fossen stated he is willing to table the property until the 12/07/2023 meeting with the hopes that he is completed prior, then he won't have to come back if the property is untagged.

R. Van Fossen ruled: Tabled 60 days.

D2023 -013

Address: 219 E Hazel St.

L. Puente read the case overview sheet for the board. Mr. Wilde informed the board that they opened the cathedral ceilings which opened they found that the framing was not done correctly he had building inspector Scott Webb come and look they have come up with a plan they need to have the drawings redone to reflect the changes for the supports. They have hired North Winds mechanical for the mechanical portion of the job. Mr. Vitale stated that it is reasonable to table this for the January meeting as the permits and additional drawings are going to take some time to be reviewed, they have done what has been asked of them in prior meetings.

J. Vitale ruled: Tabled until the January 25,2024 meeting.

New Business:

D2023-025

Address: 1723 Osband Ave.

L. Puente read the case overview sheet for the board. This is not a fire damaged property L. Puente noted to the board the owner of the property is not present.

R. Van Fossen ruled: 60 days make safe or demolish.

D2023-027

Address: 805 Edgewood Ct.

L. Puente read the case overview sheet for the board. L. Puente noted to the board that the owner of the property is a specialty hand surgeon who operates on Thursdays, on the other side of that state he was unable to attend the meeting. His office manager has been in contact with me and provided me with a signed contract with Hubble Construction. They are going to demolish the property. L. Puente presented the contractor to the board and stated it does take two to three months to have Consumers Energy & BWL disconnect the utilities.

R. Van Fossen ruled: Tabled until the December 7,2023 meeting.

D2023-028

Address: 1115 Regent St.

L. Puente read the case overview sheet for the board. The owner was unable to attend, her family Derrick & Terri Austin were present to speak for the owner. Mr. Austin stated that his father-in-law DeWayne passed away a few months ago and his wife Ellawyne has been trying to deal with this property. L. Puente asked what happened she had been speaking with Ellawyne and a prospective buyer who stated he was going to purchase the property. Mr. Austin stated that the deal fell through. Mr. Austin asked what would happen if the City of Lansing were to demolish the property. L. Puente stated that all fines and fees are attached to the property, not a person the cost of the demolition would become a lien against the property. Mr. Austin said if they were to walk away from the property would the City of Lansing come after Ellawyne for the cost of the demolition. L. Puente stated no that the cost is attached to the property. Mr. Vitale spoke up and asked if they had a realtor who had this property on the market. Mr. Austin stated that they did not, it was just a family friend who has some experience in real estate, they were trying to do a private sale.

Mr. Vitale stated in his opinion this was a very savable home. If the home were to be placed on the market, he feels that an investor would pick up this property quickly. Mr. Austin and his wife agreed that this would probably be the best option for the family, they will go back to Ellawyne and explain what the board has said and hire a realtor to put the home on the market. Mr. Vitale stated he felt it would be a good idea to table this property for the December meeting to allow them time to hire a realtor, hopefully by that time they may have even had it sold then.

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

PUBLIC COMMENT: None

ADJOURNMENT: At 7:45 PM, D. Muylle

Respectfully submitted,

Lynne Puente
Administrative Secretary
Code Enforcement

Draft date: October 13,2023

Approved date: October 26,2023
Sent to Clerk's Office:

cc:
City Clerk's Office
File

