



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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

OFFICIAL PROCEEDINGS OF THE CITY OF LANSING DEMOLITION BOARD

Held at 316 N. Capitol Ave. at 6:00 pm,
March 28, 2024

The March 28, 2024 meeting of the City of Lansing Demolition Board was called to order at 6:08 P.M. by W. Allen. The following members were in attendance:

MEMBERS PRESENT: Dave Muylle, Joe Vitale, Kimberly Shirey

STAFF PRESENT: Walter Allen, Lynne Puente, Linda Burch

PUBLIC PRESENT: Joseph Fawaz, Bryan Halmich, Tawny Cerny, Clarence Hooker, Sam Dua, Ashley Brezinski, Mark Slee, Jordan Creagh, Gloria Hall, Eric Thompson, Chad Keilen, Vicente Martinez, Rahim Alikheil

OLD BUSINESS: **Minutes from the February 22, 2024 Demolition Board Meeting**

Demolition board members read the minutes from the February 22, 2024 meeting Dave Muylle made the motion to approve Joe Vitale seconded the motion.

Case No: D2024-011 Address: 1044 Ontario

Walter Allen read the case overview sheet for the board and noted that an updated inspection and letter were completed on 3/27/2024. Mr. Muylle asked the owner to update the board. Mr. Creagh stated his plan is to fix the property and sell it. Mr. Creagh plans to start with the kitchen and bathroom he is currently looking for contractors, Mr. Muylle stated we are here for the plan and timelines today how long do you think it will take you to find contractors. Mr. Creagh asked if the property can be removed from demolition, he sees no reason why the home has been referred for demolition the house is not dangerous. Mr. Vitale responded that currently the repairs are equal to 50% of the value of the home if he can get that under the 50% it can come out of demolition. Mr. Creagh thought that starting with the outside of the home would make the most sense. Ms. Puente brought up that even if it is removed from demolition and the property is still tagged it will continue to be billed monthly. Mr. Vitale informed the owner it can take 30 to 60 days for a permit to be issued. Ms. Shirey stated the board is not part of the City of Lansing and the board does not get involved with the permit process. Mr. Muylle asked the owner if the board were to table the property 60 days do you think you could have the plumbing permit issued at a minimum? If that happens the board would be willing to work with the owner. Ms. Shirey informed the owner that the board has a responsibility, and they need to see some type of progress.

Mr. Vitale stated that if the owner finds that the project is more of a financial issue, he may want to sell the property. The board will hear the property again on May 23,2024. A permit will need to be issued or the property listed for sale for the board to continue to work with the owner.

Joe Vitale ruled: Tabled until May 23,2024 meeting.

Case No: D2023-004

Address: 1007 Porter St.

W. Allen read the case overview sheet for the board. The owner, Mr. Keilen, was present for the meeting and the board requested that he update him on his progress. Mr. Keilen stated that they have almost completed the project and they should be ready to call for a final building inspection in the next few weeks. The board asked if they were to table the property 60 to 90 days would that be sufficient time to complete the project with the hopes, they would be done prior and not have to return, Mr. Keilen stated that would be sufficient.

Dave Muylle ruled: Tabled until June 27,2024 meeting.

Case No: D2023-006

Address: 1023 Porter St.

W. Allen read the case overview sheet for the board. The owner Tawny Cerny was present at the meeting. Mr. Vitale asked the owner to update the board on her progress. Mrs. Cerny stated that the building inspector had come to the property and told them they could start installing the insulation and drywall. They do not have the utilities turned on, they do need an electrical permit to install a new electrical meter, the previous meter was removed after the fire.

Joe Vitale: Tabled until April 25,2024 meeting.

D2022-011

Address: 2407 Dunlap St.

W. Allen read the case overview sheet for the board. The owner was not present for the meeting, Ms. Shirey noticed that the certified notification had been returned undeliverable. Ms. Puente noted to the board that the owner has obtained multiple permits since the last meeting his personal information is listed on the permits and that she would try to e-mail and phone the owner to get a better address.

K. Shirey ruled: Tabled until June 27,2024.

D2023-021

Address: 1232 N Washington Ave.

Walter Allen read the case overview sheet for the board. Ms. Puente informed the owner that the rough electrical passed inspection on the 18th. Ms. Puente also asked if the owner has been in contact with Ken and if Ken is licensed. Mr. Hooker responded he was not sure that he found the builder on a list of licensed contractors at Home Depot. Ms. Puente informed the owner that Ken has been calling the Building Safety Department and has stated that he is doing all the plumbing and building work the contractor Christian Nwobu has been in Germany. The Chief Plumbing Inspector went to the residence for the inspection and the plumbing contractor was not on site for the inspection. Mr. Burton the Chief Plumbing Inspector called the contractor the contractor informed the inspector he did the removal of the old plumbing however the locks have been changed on him he has not been able to get into the dwelling to do any work and he did not call for the inspection he would like to cancel his permit as someone else has been doing the work under his license.

D2022-002

Address: 5625 Kaynorth Rd.

Walter Allen read the case overview for the board. Mr. Fawaz informed the board that he has left multiple voicemail messages with no response for Building Safety Manager Jon Snyder. He e-mailed him earlier today to see if he could get a response via email. Mr. Fawaz stated he is selling another home that will give him the funding needed to finish this project. Mr. Fawaz showed pictures to the board and Code Enforcement staff showing that the project has almost been completed. Mr. Fawaz stated he will also get with the Assessor's Office to obtain the homestead exemption as he plans to live in this home as his primary residence.

Dave Muylle ruled: Tabled until May 23,2024

D2023-026

Address: 1723 Osband Ave.

Walter Allen read the case overview for the board. Ms. Puente noted to the board that the owner called earlier, he was not feeling well and would be unable to attend tonight's meeting. Ms. Puente also noted to the board that since the last hearing the owner has obtained multiple permits and has had rough inspections on the Roofing and Electrical permits.

Dave Muylle ruled: Tabled until June 27,2024

D2023-011

Address: 204 E. Cavanaugh Rd.

Walter Allen read the case overview for the board. The owner's general contractor and personal representative, Mr. Martinez, was in attendance. Mr. Martinez indicated to the board he installed the hurricane ties; Building Inspector Larry Connelly was asking for; they passed their rough framing inspection. Mr. Muylle stated he was at the dwelling and noted that drywall was onsite. Mr. Martinez stated that they should have the drywall installed by Sunday and his crew will be working through the weekend to get this completed.

Dave Muylle ruled: Tabled until May 23,2024

D2024-003

Address: 1300 W. Maple St.

Walter Allen read the case overview for the board. Ms. Shirey asked the owner if she had put a plan together. The owner Ms. Hall responded to the board she thought she had an electrician on board for the project however they backed out. Ms. Hall contacted the electrician she had hired back in 2015 and they told her too much time had passed they were not willing to finish the project. Ms. Shirey asked Ms. Hall if she was able to get the home cleaned out so that work could start. Ms. Hall responded yes, she was able to get the stored items removed, however some items will stay they are items to be used for the home. Ms. Shirey asked Ms. Hall if she came tonight's meeting with the written plan for the property as requested at the last meeting. Ms. Hall presented Ms. Shirey with her written plan and stated she had gotten some estimates and will get a few more before making a final decision. Mr. Vitale asked if the board were to table the property for another 30 days would she have an electrician hired, Ms. Hall responded that she thought she could. Ms. Shirey stated she would be willing to table the property for another 30 days and an electrician would need to be hired by the next meeting.

Kim Shirey ruled: Tabled until April 25,2024

D2023-024

Address: 929 N. Seymour Ave.

Walter Allen read the case overview for the board. Ms. Puente noted to the board the owner e-mailed her and stated he would not be able to attend tonight's meeting as it is holy week. All his permits are completed he just needs to make an appointment with the Code Officer to come out and conduct an inspection to have the tag removed or pulled from the demolition process.

Kim Shirey ruled: Tabled until April 25,2024.

D2023-016

Address: 204 E Potter Ave.

Walter Allen read the case overview for the board. Mr. Vitale asked the owner to update the board. The owner Mr. Rahim Alikheil stated the framing is done the siding was disapproved the Electrical and Plumbing permits were pulled by the previous owner those permits are all closed. The board suggested that Mr. Alikheil call Ms. Puente to see what inspections had been approved then Mr. Alikheil would be able to go from there. Mr. Vitale said 60 days is reasonable to have new permits in place.

Joe Vitale ruled: Tabled until May 23,2024

NEW BUSINESS: None

ADJOURNMENT: At [7:30 PM](#), W. Allen

Respectfully submitted,

Lynne Puente
Administrative Secretary
Code Enforcement Section

Draft date: April 18,2024

Approved date: April 25,2024

Sent to Clerk's Office: April 26,2024

cc:

City Clerk's Office
File