



# ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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

## OFFICIAL PROCEEDINGS OF THE CITY OF LANSING DEMOLITION BOARD

Held at 316 N. Capitol Ave. at 6:00 pm,  
May 23, 2024

The May 23, 2024 meeting of the City of Lansing Demolition Board was called to order at 6:02 P.M. by W. Allen. The following members were in attendance:

**MEMBERS ABSENT:** Dave Muylle, Joe Vitale, Kimberly Shirey

**STAFF PRESENT:** Walter Allen, Lynne Puente, Linda Burch

**PUBLIC PRESENT:** Bob Sands, Greg Laudenslager, Gayle Garza, Samantha Florian, Gloria Hall, Adam Hussain, Ryan Kost, Rahim Alikheil, Clarence Hooker, Eric Thompson, Michael Bauer, Heather Wilde, Jeff Wilde, Jody Washington, Vincent Martinez

**OLD BUSINESS:** Minutes from the April 25, 2024 Demolition Board Meeting

Demolition board members read the minutes from the April 25, 2024 meeting Dave Muylle made the motion to approve Joe Vitale seconded the motion.

**Case No: D2024-001 Address: 1044 Ontario**

Walter Allen read the case overview sheet for the board. The owner was not present for tonight's meeting the members said that is too bad he came to the last meetings as requested. Ms. Puente informed the board he did have a Plumbing Permit that was waiting to be issued since 5/14/2024 however it was just for a hot water heater.

**Dave Muylle ruled: Make Safe or Demolish July 23, 2024**

**Case No: D2024-003 Address: 1300 W. Maple St.**

Walter Allen read the case overview sheet for the board. The board asked the owner if she had developed a plan the owner Ms. Hall stated she does have a written plan. Ms. Hall stated that she is still having issues with electricians. A building contractor and plumbing contractor came thru the property Wednesday. The board asked if she was able to give the names of the potential contractors Ms. Hall declined at this time she prefers not to say until someone is hired.

Mr. Vitale indicated that was fine if she did not want to provide that information at this time however it is expected that in 30 days, she will need a building permit to be in place. Mr. Vitale stated the board has heard this property prior and really nothing has happened and now Ms. Hall you have a timeline the next move would be for the board to pass this property along in the process. Mr. Muylle stated to the owner that you are ultimately responsible for the property.

**Joe Vitale ruled: Tabled until June 27,2024**

**D2023-021                      Address: 1232 N. Washington Ave.**

Walter Allen read the case overview sheet for the board. Mr. Muylle asked the owner Mr. Hooker for an update regarding his contractor and the plumbing permit. Ms. Puente informed the owner the plumbing permit is still closed. Mr. Hooker indicated that Mohammad is doing all the plumbing work Ken is the contact person for his contractor Mr. Nwobu. Mr. Muylle said he knows this is hard but ultimately Mr. Hooker you are responsible for the project. You have a problem with your contractor Mr. Nwobu people must be licensed he can't hire unlicensed people to do the work your contractor is making a mess; you need to step back and look at the situation. The builder is responsible for hiring the trades. The owner asked if his contractor has a good reputation, Mr. Muylle stated that he cannot give a recommendation on the reputation of a builder. Mr. Muylle stated he has seen no progress the owner replied, the plumbing has been done for three weeks. Mr. Muylle stated he will table the property for 30 days when you return to the next meeting you need to have the permits worked out. Mr. Muylle stated he believes there may be a legal issue you might want to talk to an attorney. Mr. Vitale stated we had this same conversation at the last meeting the actual plumber that has the permit is not doing the work your contractor is not hiring qualified people to do the work. Both demolition board members asked Mr. Hooker if he was clear on the expectation prior to the next meeting. Mr. Hooker stated that he understood he either needs a new contractor or permit issues need to be resolved.

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

**D2024-002                      Address: 5625 Kaynorth Rd.**

Walter Allen read the case overview sheet for the board. The owner was not present for the meeting the board asked if the owner received notification Ms. Puente stated his certified letter was returned, he did not sign for it however the structure was posted, and the owner was notified at the last meeting.

Mr. Muylle and Mr. Vitale agreed the owner has been present for the last two meetings and he has previously done what they have requested of him they both feel they should give the owner one more opportunity to appear.

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

**D2024-013                      Address: 219 E. Hazel St.**

Walter Allen read the case overview sheet for the board and noted the owners had a Mechanical Inspection however it was disapproved. Mr. Vitale stated to the owner that some of this is self-inflicted he would like to see all rough inspections approved in 30 days. Mr. Vitale stated we are counting on you to do what you say you are going to do. One of the owners informed Ms. Puente that they have moved Ms. Puente took down the information and noted that they must call the Assessor's Office and update their address with them as well we are required to send all notifications for trash, grass to the information listed with the Assessor's Office you will want to update all of your properties right away.

**Joe Vitale ruled: Tabled until June 27,2024 meeting.**

**D2023-016**

**Address: 204 E. Potter Ave**

Walter Allen read the case overview sheet for the board. Mr. Muylle informed the owner Rahim Alikheil that he just happened to be present when the building inspector was there. There were too many issues with the siding work and that the cosmetic appeal continues to deteriorate. The inspector informed the owner that he needs to hire a license contractor to take over the siding. The contractors framing needs to be addressed as well pull the drywall and clean it up. The owner stated his plumber is getting estimates to him for the cost of the plumbing work. The owner stated he is also ready to hire an electrical contractor both electrical and plumbing permits should be issued in the next week. The owner stated to the board he was not aware that the building inspector was coming he is trying his best. Mr. Muylle stated to the owner he needs to be a good neighbor and keep the lawn mowed and the construction site cleaned. The owner replied that he would make sure that the lawn is mowed right away. Mr. Muylle stated within 30 days your trade people will know if the framing is good or not if the framing does not pass they will need to stop.

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

**D2023-019**

**Address: 4918 Eastlawn Dr.**

Walter Allen read the case overview sheet for the board and noted there has been no change since the last meeting. Mr. Vitale stated we gave you a 3-month extension from the last meeting you attended what is going on with the project. The owner stated that he is also frustrated he is paying rent the homeowners insurance company is putting pressure on him to wrap this project up. Ms. Puente stated didn't you hire the contractor your insurance company recommended the owner replied that yes, he did. The owner stated that all the flooring is down on the 1<sup>st</sup> floor and the sub flooring is down on the second. The owner stated that he is at the property almost every day and he is seeing progress. Mr. Vitale stated we have given you plenty of time to get this project wrapped up your contractors need to reinstate any expired permits it is not that hard to have those re-opened. The owner stated they are running into issues with the homeowner's insurance company as well they want occupancy. Mr. Vitale stated he really wants to see all trade permits extended by the next meeting.

**Joe Vitale ruled: Tabled until June 27,2024.**

**D2024-007**

**Address: 204 E Cavanaugh**

Walter Allen read the case overview sheet for the board. Mr. Muylle addressed the owners representative Mr. Martinez and stated this is excruciating. Mr. Muylle stated he went by the property and as promised he could see the drywall was up and the paint is on site however there has been no progress since. The property needs to be mowed and the site needs to be cleaned. Mr. Martinez stated that they are almost finished however he is going to be honest work stopped after the drywall went up the owner has not been paying him, he is not going to do the work for free. The board stated that they understand and that you need to get with the owner and tell him you need to start paying me or the board is going to rule to move the dwelling on in the process they want to see progress. Mr. Martinez said he will go by the site and make sure it is cleaned and the lawn is mowed. Mr. Martinez also stated he will relay the information to the owner.

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

## **NEW BUSINESS:**

**D2024-007**

**Address: 642 Samantha St.**

Walter Allen read the case overview sheet for the board. Mr. Vitale stated this is the first time hearing this property please bring us up to speed regarding what is going on with the property. The owner stated that both of her parents have passed this is the home she was raised in. She has been in contact with the mortgage company she is in the process of filing the probate. The owner stated she lives right next door her plan is to fix it up and use the property as a rental. She is a single mom with 5 kids she has been making progress however it has been moving slow. There is mold in the basement and the plumbing is currently off she first needs to get a dumpster and get the home cleaned out.

The board members stated they are willing table the property 60 days in that time she should be able to get the property cleaned out and get the probate started. Bring pictures to the next meeting showing that the inside has been cleaned out. Ms. Florian stated that she will do that she will also start looking for a licensed contractor for the project.

**Joe Vitale ruled: Tabled until July 25,2024**

**D2024-008                      Address: 1342 N. Walnut St.**

Walter Allen read the case overview sheet for the board and noted that the owner is not present. Both Mr. Vitale and Mr. Muyllle stated they went by the house it is a shame it is a cool old house, but the fire really did it in.

**Joe Vitale ruled: 30 days Make Safe or Demolish.**

**D2024-009                      Address: 431 S. Francis Ave.**

Walter Allen read the case overview sheet for the board. The owners of the property Mr. Laudenslager and Gayle Garza were in attendance for the meeting. The owners stated they just purchased the home a couple of days ago their intention is to fix up the property and move into it. Mr. Laudenslager stated he was unaware the home was in the demolition process he was only in the home for about an hour and a half before purchasing the home. The board asked if he had a contractor lined up to do the work Mr. Laudenslager stated he does not at this time he was planning on doing the work himself and hiring a contractor to take care of the foundation work.

**Joe Vitale ruled: Tabled until the June 27,2024.**

**PUBLIC COMMENT: None**

**ADJOURNMENT: At 7:30 PM, D. Muyllle**

Respectfully submitted,

Lynne Puente  
Administrative Secretary  
Code Enforcement Section

Draft date:                      June 18, 2024  
Approved date:                June 27, 2024  
Sent to Clerk's Office:      August 15, 2024

cc:  
    City Clerk's Office  
    File