

AGENDA

Committee on City Operations October 2, 2024 at 4:00 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.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

UPDATED 10/02/2024 AM

Council Member Jackson, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. September 4, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Claim Appeal; Claim 2059, IPLANGROUP for \$1762.50 in red tag fees at 1504 Lansing Avenue
 - C. RESOLUTION - Contract Approval; Michigan Department of Transportation (MDOT) Trunkline Maintenance
 - D. RESOLUTION - Authorization; Michigan Department of Transportation Performance Resolution for Municipalities Form 2207B
 - E. RESOLUTION - Traffic Control Order No. 24-07; stop sign on Astor Avenue at Palmer Street
 - F. RESOLUTION - Traffic Control Order No. 24-08; regulate parking along 1100 N. Washington Avenue
 - G. RESOLUTION - Traffic Control Order Nos. 24-03, 24-04 and 24-05; regulate parking along W. Washtenaw Street
 - H. RESOLUTION - Traffic Control Order No. 23-07; regulate parking along Cascade Blvd., Dori Ln. and Red Cedar Pkwy.
 - I. RESOLUTION - Setting a Public Hearing on Amending Chapter 606, Section 606.02, to prohibit the placement of signs in or on the public right of way and public buildings, places, and facilities
 - J. RESOLUTION - Setting a Public Hearing on Amending Chapter 203, Section 203.03, to establish the service requirements for municipal civil infraction violations arising from the unauthorized placement of signs
- 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 City Operations
Wednesday, September 4, 2024 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Jackson called the meeting to order at 4:00pm

PRESENT

Council Member Jackson, Chair
Council Member Hussain, Vice-Chair
Council Member Kost, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Dan DuChene, OCA
Walter Allen, Code Compliance Manager
Dave Mann, attending virtually
Eddie Nuno
James Williams, Jr.
Leola Berkley

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM AUGUST 21, 2024, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment.

Discussion/Action

Ms. Richmond stated Mr. Mann is still attempting to join virtually, Councilmember Jackson moved him to the end of the agenda.

RESOLUTION – Claim Appeal; Claim #2061, Eddie Nuno for \$565 in trash fees at 330 N. Walnut Street

Mr. Nuno asked for verification because the city is telling him that 329 W. Shiawassee is an invalid address, when his tenant has been issued a driver license for that address and receives mail. The property apparently has two address 330 N. Walnut & 329 W. Shiawassee. Also, he received emails that voicemails were left for the tenant but no documentation of it. Councilmember Jackson

referenced a letter regarding a mix up on the couch left on Shiawassee and asked Mr. Allen to explain.

Mr. Allen explained it was cited on 11/3/23 for indoor/outdoor furniture, with compliance date of 11/10, rechecked on 11/3 and the violation still present it was submitted to the contractor. Adding, Lori in Public Service stated tenant never scheduled pick up and tenant wrote 329 W. Shiawassee which is invalid address. Public Service left a voicemail for the tenant, after no response Public Service sent a driver to 330 N. Walnut St. and violation was still there. Their office recommends denial, and they informed Treasury of the invalid address.

Councilmember Jackson asked what about the purchase of a bulk item for pickup that was scheduled and who lives at 329. Mr. Nuno responded it was scheduled and purchased for 329 W. Shiawassee, and his tenant lives there and it is a corner lot. Councilmember Jackson then asked what the rationale for CRC denial. Ms. Hagen-Lawrence explained they looked at notice requirements and all components and everything was met. As well as the tenant not calling back and couch was originally missed plus incorrect address CRC deemed, they were not the appropriate body to determine so denied the claim.

Councilmember Kost asked Mr. Allen about invalid address, because he pulled up on Google and images show 329 on the house, so one building with two addresses. Ahe added the pictures show a couch in front of 329 but photo of 330. Councilmember Kost asked if Mr. Nuno lived at 330, he responded no. Councilmember Kost then asked if anyone alerted him of the notice of the violation when received. Mr. Nuno said no he was not alerted. Councilmember Hussain confused if correction notice was 330 but your personal address is the 2710 you got the correction notice why not fix it. Mr. Nuno explained by time he received and seen it, it was already picked up. Councilmember Kost stated his concern that the violation lists 330 but the actual violation was 329 which was in front of the correct house according to the pictures.

Councilmember Jackson expressed support to waive fees and being a corner lot with two address and bulk item was bought. Councilmember Kost indicated he agrees with Councilmember Hussain that ample time was given to fix with a letter sent and didn't happen. But with the addresses error he agrees with Councilmember Jackson, and it was the city's mistake.

MOTION BY COUNCIL MEMBER KOST TO GRANT THE CLAIM APPEAL #2061, EDDIE NUNO FOR \$565 IN TRASH FEES AT 330 N. WALNUT STREET. MOTION CARRIED 3-0.

Councilmember Jackson informed Mr. Nuno that this will go to Council on Monday 9/09. Councilmember Kost expressed to Mr. Nuno that this is rare and if happens again, make sure when letter is received to take care of it.

RESOLUTION – Claim Appeal; Claim #2042, James Williams Jr. for \$2,375 in trash fees at 1705 N. Martin Luther King Jr. Blvd.

Mr. Allen explained it was cited on 9/11/23, with compliance date of 9/18 and was rechecked on 9/19 and the violation still present it was submitted to the contractor. Their office recommends denial, and they informed Treasury of the invalid address. Councilmember Jackson asked if this was a fire damage, Mr. Allen responded yes, but the violation was for the trash and the other is for the NEAT Team fees.

Mr. Williams noted they had a house fire April 6, 2023, and a few weeks after had someone come clean the inside, what was left in backyard was 3 tires and a picnic table. When he viewed the picture's, indicated tires were moved behind an old car and charged him \$470 for red tag fees,

then stated he was told he wouldn't be charged more and still was. Reiterated he had already paid someone to clean up trash and cut the grass.

Councilmember Jackson noted Mr. Williams stated he paid someone to clean up outside, and it looks like more than 3 tires. Mr. Williams said the tires were in a tool shed and someone moved them and put behind the car. Councilmember Jackson referenced a photo asking where these tires are, Mr. Williams responded there is another house where the back fence is torn down and stated they took pictures of inside the sunroom. Councilmember Jackson asked OCA about indoor/outdoor rooms as part of the outside. Ms. Hagen-Lawrence stated it is fact specific, depends on if open/assessable or closed/locked, can't definitively answer. Councilmember Jackson asked if the house was a total loss why was someone clean up inside, Mr. Williams stated the city told him he had to clean inside. Councilmember Jackson asked Mr. Allen if he had more information on the inside/outside room or tires. Mr. Allen answered they do not go inside closed rooms, and the contractors or workers do not do that, if so then it was open and assessable. Ms. Berkly said they took pictures, but it is all still in the sunroom they didn't remove it, adding there was fire and smoke damage to everything.

Councilmember Kost asked Mr. Allen what is the status of the property since fire damage over a year, is it headed to MSD? Mr. Allen does not know and will look into it. Councilmember Kost noted the photos looks like everything is in driveway/middle of the yard and multiple spots where tires are. Councilmember Jackson asked if this is visible from street, Mr. Williams stated no.

Ms. Hagen-Lawrence reiterated appropriate steps and notices were taken, and CRC didn't have sufficient evidence to make determination, so claim was denied, adding the primary focus of the CRC is to review the process, appropriate notices given, then hear from claimant, and take into consideration. Noting her notes reflect no supporting evidence so not taken into consideration.

Ms. Berkley asked where the letter was sent because if sent to the house that caught fire, they didn't receive it since not living there. Ms. Hagen-Lawrence said it was sent to the address the assessor has on file, which is MLK and standard process.

Councilmember Hussain agreed with OCA, he always looks at process and procedure, It is dangerous to make arbitrary decisions outside the process.

Councilmember Jackson voiced is support of the claim because notice sent to home that was fire damaged, referenced the number of tires and being moved, and discrepancy of breezeway.

MOTION BY COUNCIL MEMBER HUSSAIN TO DENY THE CLAIM APPEAL #2042, JAMES WILLIAMS JR. FOR \$2,375 IN TRASH FEES AT 1705 N. MARTIN LUTHER KING JR. BLVD. MOTION CARRIED 2-1.

RESOLUTION – Claim Appeal; Claim #2066, Dave Mann for \$565 in trash fees at 1123 Hapeman Street

Mr. Allen noted the violation was on 2/8/23, rechecked on 2/15, and abatement on 2/17. Councilmember Jackson asked was the original violation curb or driveway. Mr. Allen answered the driveway and between sidewalk and curb which is the right of way. Ms. Hagen-Lawrence speaking for CRC noted the claim was denied in full, and appropriate process was followed.

Mr. Mann explained he was charged \$51 to get rid of two large items for curbside, and admitted he forgot about the chair. He then arranged with a friend for the chair but was going to be 2 weeks. Stated he called someone at the city and left messages that he had arrangements (does

not remember name of person) and he never called back. Then the city sent contractor out and took the chair and the charged him \$565. Asking why not send same truck when took bottom part of chair, one item is \$35.

Councilmember Jackson noted the price can be high, there is a minimum of \$300 for 3 cubic yards and then a \$265 administration fee. The \$35 price is a bulk item and is because it is a planned pickup. Councilmember Kost stated he reached out to CART regarding bulk items not sure why chair didn't have a tag. Mr. Mann stated the original bulk item was for a mattress and TV. Councilmember Kost indicated he agreed with Councilmember Jackson the price is high but unfortunately the city incurs the cost. Councilmember Jackson asked Mr. Mann what items he listed and where did he put them for pickup, Mr. Mann answered he put them curbside said restated forgot about the chair but why couldn't they just send the other truck and pick it up. Councilmember Jackson concluded that the chair wasn't listed or paid for so they can't just come back and get it.

MOTION BY COUNCIL MEMBER KOST TO DENY THE CLAIM APPEAL #2066, DAVE MANN FOR \$565 IN TRASH FEES AT 1123 HAPEMAN STREET. MOTION CARRIED 3-0.

DISCUSSION – Budget Priorities Fiscal Year 2025/2026

Councilmember Jackson said he doesn't have anything to bring for this Committee. Councilmember Hussain stated they have one more meeting to bring suggestions to have to Council by 9/30.

Councilmember Kost said RK he would like to see getting tape for upgrading crosswalks as they are getting worn out. Adding he talked to Andy Kilpatrick on issues of sinkholes from sewers, trying to figure out a way to fund or put on taxes so they can be affordable.

RESOLUTION – Amending claims policy for Claims Review Committee

Councilmember Jackson summarized that the policy requires member from OCA, city council, and the mayor's office and asked per the charter, Ms. Hagen-Lawrence indicated it is not per the charter. He continued they looked at amending because concerns that an attorney isn't always present and when claims come forward that once should always be there. Adding the City Attorney reviewed it and recommended a few changes.

Councilmember Hussain referenced an email from the city attorney and if we remove the last WHEREAS they don't lose anything. Ms. Hagen-Lawrence confirmed nothing is lost because the operative language is in the final NOW THEREFORE BE RESOLVED and who is represented.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION OF AMENDING CLAIMS POLICY FOR CLAIMS REVIEW COMMITTEE WITH THE AMENDMENTS BY REMOVING THE LAST WHEREAS AND IN THE NOW THEREFORE BE RESOLVED CHANGE "BARRED" TO "LICENSED" AND REMOVING (PER THE CHARTER). MOTION CARRIED 3-0.

Other

Adjourn

Adjourned at 4:57pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on



iPlanGroup

RETIREMENT DRIVEN BY YOU

July 11, 2024

To Whom It May Concern,

This letter is to certify that Dmitriy Selektor is the account owner of iPlanGroup Agent for Custodian FBO Dmitri Selektor, Account Nr. 3340593. iPlanGroup gives permission to Eugenia Zacks-Carney to represent iPlanGroup Agent for Custodian FBO Dmitri Selektor in legal matters.

Should you have any questions, please contact our office at 440-484-5566 Monday - Friday between the hours of 9AM-5PM Eastern Standard Time.

Sincerely,

Aulona Hoxha

Head of Compliance and Investments

Claim #2059

1504 Lansing Avenue, Lansing MI 48915

\$1762.50

Parcel No. 33-01-01-08-228-162

B. Incident Date (per claim application) – Multiple (red tag fees)

C. Incident Date (per code report) – Multiple

D. Taxes – Ongoing

E. Filed Claim – 12-22-2023

F. Claims Review Committee Hearing – 07-24-2024

G. Claims Review Committee Letter – 07-24-2024

H. Referred to City Council – 08-23-2024

I. Referred to Committee on City Operations - 09-09-2024

IPLANGROUP agent
1288 Labrosse Drive
Waterford, MI 48328

Claim #
2059

8/22/2024
VIA HAND DELIVERY

Lansing City Council
124 W Michigan Avenue
Floor 10
Lansing MI 48933

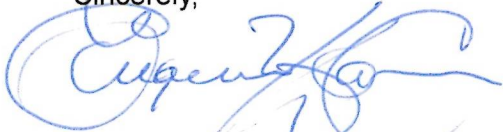
Re: Appeal of CRC City of Lansing Office of the City Attorney Claims re 1504 Lansing Ave

Dear Sirs/Madams:

IPLANGROUP seeks to appeal the decision of the Claims Review Committee pursuant to a letter issued 8/24/2024. We seek to appeal to the Lansing City Council regarding a red tag violation in the amount of \$1762.50. Please advise regarding scheduling the appeal. Current dates of unavailability are 8/27, 9/13, and 9/27.

Thank you in advance for your consideration.

Sincerely,



Eugenia Zacks-Carney, Agent for IPLANGROUP
517-614-2438

Cc: Gregory S. Venker, Interim City Attorney , City of Lansing office of the City Attorney 124 W Michigan Ave 5th Floor, Lansing MI 48933 city atty @Lansingmi .gov



RECEIVED DEC 22 2023
City of Lansing
 OFFICE OF THE CITY ATTORNEY

2059

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Elplan group Agent FBO DATE: 12/22/2023
3340593
 MAILING ADDRESS: 1288 Labrosse Dr EMAIL: dselektor@gmail.com
e3acksCarney@gmail.com
 CITY: Waterford STATE: MI ZIP CODE: 48328
 TELEPHONE: Home (1) 248.496.4080 Work (2) 517.614.2438

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

8/7/2023 claim acknowledged as received

ADDRESS: 1504 Lansing Ave PARCEL NO. 33-01-01-08-228-162

DATE OF INCIDENT: see below AMOUNT YOU WERE BILLED: see below

TOTAL AMOUNT YOU ARE CONTESTING: \$1672.50

TYPE OF ASSESMENT: Nuisance & tag monitoring on property purchased 6/23/2023

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed. Per FOIA:

8/10/2023 4th notice invoice 00232843
(trash) 8/21/2023 due date 9/9/2023 \$300.00
(tag) 7/28/2023 invoice 00232022
8/11/2023 due 8/27/2023 \$150.00
viol date 8/10/2023 due 8/17/2023
(trash)
(tag) 7/28/2023 penalty 9/1/2023 157.50
due 10/6/2023 00234688 150.00
(tag) 11/1/2023 inv 00239856 due 12/1/23 150.00

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

(tag) 9/1/2023 penalty 10/4/2023 157.50
inv. 00234688
10/2/2023 inv. 00237712 150.00

Cont'd

Grass/ 9/8/2023 inv 00235447 \$ ~~300~~⁰⁰
Weeds
4th Notice

(Tag) 11/1/2023 inv 00239856 157 50
penalty

\$1672.50



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, Interim City Attorney

July 24, 2024

Iplangroup Agent
1288 Labrosse Drive
Waterford, MI 48328

Re: Claim – 1504 Lansing Ave.

Iplangroup Agent:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$1,672.50 for a red tag violation for property located at 1504 Lansing Ave., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2059

COVENANT DEED
(Michigan)

CITIZENS BANK, N.A., a National Association organized under the laws of the United States, whose mailing address is 10 Tripps Lane, Riverside, RI, 02915, hereinafter grantor, for Thirty-Five Thousand, Three Hundred Ninety-Nine and 00/100 Dollars (\$35,399.00) in consideration paid, conveys to IPLANGROUP AGENT FOR CUSTODIAN FBO 3340593 SEP, in fee simple, hereinafter grantee(s), whose tax mailing address is 1288 Labrosse Dr., Waterford, MI 48328, with the covenant to defend title to the property described herein against all persons and demands claiming by, through or under the grantor and no other persons and claims/demands whatsoever, the following real property:

All that certain parcel of land situate in the City of Lansing, County of Ingham, State of Michigan described as:

Lots 446 and 447, North Highland Subdivision, of a part of the Northeast 1/4 of Section 8, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, as recorded in Liber 6 of Plats, Page 14, Ingham County Records.

Parcel No.: 33-01-01-08-228-162-2

Property Address is: 1504 Lansing Avenue, Lansing, MI 48915-2215

For title reference see prior Deed dated June 16, 2022 and recorded on July 8, 2022 with the Ingham County Register of Deeds in Book N/A, Page N/A, and/or Instrument Number 2022-026342.

Grantor covenants to Grantee(s) and agrees that Grantor has not done, committed or willingly suffered to be done or committed, anything that would cause the premises granted in this deed, or any part of them to be charged or encumbered in title, estate, or otherwise.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; all legal highways; Zoning, building and other

laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable;
Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim
whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf
of the grantee(s) forever.

The said Grantor has caused this deed to be executed on MAY 15, 2023.

CITIZENS BANK, N.A.

By: Ryan W Parmele

Name: RYAN W PARMELLE

Its: VICE PRESIDENT

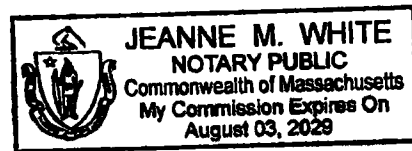
Date: 5/15/2023

State of Massachusetts

County Bristol

On this 15th day of May, A.D., 2023, before me, a Notary Public in
and for said county, personally appeared Ryan Parmele, to me
personally known, who being by me duly sworn (or affirmed) did say that that person is
Vice President (title) of said Citizens Bank, N.A., by authority of its board of (directors or
trustees) and the said (officer's name) Ryan Parmele acknowledged
the execution of said instrument to be the voluntary act and deed of said (corporation or
association) by it voluntarily executed.

[Signature] (Signature)
Notary Public



Prepared by: Lionel J. Postic, Esq. – Michigan Bar No.: P37120
1300 Ridenour Boulevard, Suite 100, Kennesaw, Georgia 30152

When recorded return to:
Orange Coast Lender Services,
1000 Commerce Drive, Suite 520, Pittsburgh PA 15275



Real Advantage, LLC dba Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275
Phone: 877-788-2923 Fax: 412-788-2925
www.oclenderservices.com

Wire Instructions

File Number: [REDACTED]

Loan Number: [REDACTED]

Borrower/Buyer: iPlanGroup Agent for Custodian FBO 3340593 SEP

Property Address: 1504 LANSING Avenue, Lansing, MI 48915-2215

Beneficiary Bank Name: Wells Fargo Bank, N.A.

Bank Address: 420 Montgomery Street
San Francisco, CA 94104

ABA Number: [REDACTED]

Account Number: [REDACTED]

Account Name: Real Advantage LLC dba Orange Coast Lender Services

Our office cannot accept ACH (Automated Clearing House) Transfers such as Direct Deposits, these instructions are for the purpose of sending Wire Transfers only

File No./Escrow No.: 790061
Officer/Escrow Officer: Heather Moeser

Real Advantage LLC dba Orange Coast Lender Services
1000 Commerce Drive
Suite 520
Pittsburgh, PA 15275
(877) 788-2923

Property Address: 1504 LANSING AVENUE
LANSING, MI 48915-2215 (INGHAM)
(33-01-01-08-228-162)

Borrower: IPLANGROUP AGENT FOR CUSTODIAN FBO 3340593 SEP
1288 Labrosse Drive
Waterford, MI 48328

Seller: CITIZENS BANK, N.A.
10 Tripps Lane
Riverside, RI 02915

Lender: CASH Transaction

Settlement Date: 6/16/2023

Seller			Description	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			Deposits, Credits, Debits			
		\$35,399.00	Sale Price of Property		\$35,399.00	
			Deposit			\$2,500.00
			Prorations			
		\$85.33	County Taxes 6/16/2023 to 7/1/2023 @ \$2,076.40/Year		\$85.33	
		\$597.15	County Taxes 6/16/2023 to 12/1/2023 @ \$1,297.38/Year		\$597.15	
			Title Charges			
			Title - Lender's Title Insurance to Real Advantage, LLC dba Orange Coast Lender Services		\$0.00	
			Title - Owner's Title Insurance to Real Advantage, LLC dba Orange Coast Lender Services		\$477.40	
			Title - Endorsement(s) to Real Advantage, LLC dba Orange Coast Lender Services			
			Title - Abstract or title search to Real Advantage, LLC dba Orange Coast Lender Services		\$200.00	
			Settlement or closing fee to Real Advantage, LLC dba Orange Coast Lender Services		\$700.00	
			Title - Tax Lien Search to Real Advantage, LLC dba Orange Coast Lender Services		\$100.00	
			Title - Examination to Real Advantage, LLC dba Orange Coast Lender Services		\$200.00	
			Title - Document Preparation to Real Advantage, LLC dba Orange Coast Lender Services		\$60.00	
			Title - Courier Fee to Real Advantage, LLC dba Orange Coast Lender Services		\$25.00	
			Title - Wire Transfer Fee to Real Advantage, LLC dba Orange Coast Lender Services		\$25.00	
			Title - Title Update Fee to Real Advantage, LLC dba Orange Coast Lender Services		\$50.00	
			Title - Title Curative to Real Advantage, LLC dba Orange Coast Lender Services		\$175.00	
			Title - Mortgage Connect Fee to Mortgage Connect c/o Auction.com		\$55.00	
			Government Recording and Transfer Charges			
			County Deed Tax/Stamps to Orange Coast Lender Services - Recording Account		\$39.05	
			Recording fees: Deed \$35.00		\$35.00	
			State Deed Tax/Stamps to Orange Coast Lender Services - Recording Account		\$266.25	
			Additional Settlement Charges			
	\$1,769.95		Auction Fee (TPP 5%) to Auction.com			
	\$4,591.50		Collections, Judgments and Liens to CITY OF LANSING TREASURER			
Seller				Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
\$0.00	\$6,361.45	\$36,081.48	Subtotals	\$0.00	\$38,489.18	\$2,500.00
			Due From Borrower			\$35,989.18
	\$29,720.03		Due To Seller			
\$0.00	\$36,081.48	\$36,081.48	Totals	\$0.00	\$38,489.18	\$38,489.18

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Real Advantage LLC dba Orange Coast Lender Services to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

iPlanGroup Agent for Custodian FBO 3340593 SEP
by Jennifer Watchhorn, Authorized Signatory

SELLER(S)
DocuSigned by:

6/15/2023

Samantha Makela
Citizens Bank, N.A.
by Wells Fargo Bank, N.A., As Attorney In Fact
Samantha Makela
Authorized Signer

Settlement Agent or Escrow Officer

Heather Moeser

All amounts and prorations, including without limitation, taxes, liens, judgments, fees, utilities, dues and/or assessments are final as set forth on the fully executed settlement statement.

DS
SM



1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275
Phone: 877-788-2923 Fax: 412-788-2925
www.oclenderservices.com

CLOSING CONDITIONS:

In order for Orange Coast Lender Services to fund the purchase, **iPlanGroup Agent for Custodian FBO 3340593 SEP**, the following items are needed:

1. Copy of valid government issued ID MUST be provided for ALL parties and returned with package for Orange Coast Lender Services
2. Execute Settlement Statement
3. Email copy of signed documents to
4. A copy of the tax sheet and title commitment are enclosed for buyer's own records



1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275
Phone: 877-788-2923 Fax: 412-788-2925
www.oclenderservices.com

IMPORTANT: PROPERTY TAX INFORMATION

Property Address: 1504 LANSING Avenue, Lansing, MI 48915-2215
PARCEL: 33-01-01-08-228-162

TAX YEAR: 2022

\$1297.38 (winter) and \$2076.40 (summer) paid / unpaid
Next Due: August 2023

Please review the above tax breakdown as the tax pro-rations on the settlement statement are considered final. It is your responsibility as the buyer to contact your local taxing authority to inform them of your purchase and to update their mailing records. It is your responsibility as the buyer to ensure future tax bills are paid.



1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275
Phone: 877-788-2923 Fax: 412-788-2925
www.oclenderservices.com

ESCROW ADMINISTRATION FEE ACKNOWLEDGMENT

By my/our signature(s) below, I/we acknowledge the following:

- I/we participated in a purchase or refinance transaction on the property referenced here:

1504 LANSING Avenue, Lansing, MI 48915-2215

- It is possible that related to the aforementioned transaction, I/we may receive funds in the form of a check
- Orange Coast Lender Services adheres to a due diligence process designed to ensure that all escrow funds are paid to the appropriate parties
- Any check that is uncashed within one (1) year of its dated date is subject to an administrative fee of \$25.00 per year, deducted from the amount of the check, payable to Orange Coast Lender Services
- Uncashed check funds are considered unclaimed property and will be turned over to the appropriate government office in accordance with state guidelines

Name: iPlanGroup Agent for Custodian FBO 3340593 SEP Date

Name:

Date

TAX REPORT									
File#:	766191								
Owner	CITIZENS BANK, N.A.								
Address	1504 LANSING Avenue				Date Completed:	04/25/2023			
Address					# of Jurisdiction(s):	1			
City, State, Zip	Lansing, MI 48915-2215				# of Parcel(s):	1			
Tax Summary (County)									
Status	Parcel	Tax Year	Inst	Tax Amount	Penalty	Total Due	Good Thru	Due Date	
Paid	33-01-01-08-228-162	2022	1	\$2,065.00	\$11.40	\$0.00	NA	06/31/2022	
Paid	33-01-01-08-228-162	2022	2	\$1,297.38	\$0.00	\$0.00	NA	02/14/2023	
Notes:									
Subsect.	None								
Tax Notes	2022 taxes paid. As per agency there are no prior year taxes due.								
Water/Sewer/Trash	Water/Sewer/Trash: Final bil follows the Property or Bank or Individuals: property. Final bil obtained: yes Procedure to obtain a final bil : As per Lansing Utility website the account is active and h/o authorization is required to obtain bil information on this property. Account status : Active Amount balance : Confidential Account No : Confidential Ph : (517)-702-6006 (Repository attached)								
Specia Assessments	As per Lansing City Treasurer's Office there are no special assessments on this property. PH : (517) 483-4121 (Repository attached)								
Code Compliance	As per Lansing City building department/BSAONLINE website there are open code violations and amount due AO : \$3,569.00 on this property. PH : (517) 483-4121 (Repository attached)								
Permits	As per Lansing City building department/BSAONLINE website there are no open or expired permits on this property. PH : (517) 483-4121 (Repository attached)								
Inspections	If any inspections are needed before closing. YES/NO. No. PH : (517) 483-4121 (Repository attached)								
Duplicate Bill fees	No duplicate Bill fee required.								
Property Value Summary									
Jurisdiction	Parcel	Year	Assessed Land	Assessed Improvement	Total Assessment	Exempt Type	Exempt Amount		
Lansing City	33-01-01-08-228-162	2022	NA	NA	\$29,300.00	NA	NA		
Payment Information For									
Status	Parcel	Tax Year	Inst	Tax Amount	Total Amount Paid	Penalty	Total Due	Good Thru	Date Paid
Paid	33-01-01-08-228-162	2022	1	\$2,065.00	\$2,076.40	\$11.40	\$0.00	NA	09/01/2022
Paid	33-01-01-08-228-162	2022	2	\$1,297.38	\$1,297.38	\$0.00	\$0.00	NA	12/27/2022
Jurisdiction	Lansing City			Phone:	(517) 483-4121		Payment Requirements:		
Payable To:	Lansing City Treasurer's Office			Inst Per Year:	2		Municipality will accept dummy bill		
Mail To	124 W Michigan Ave, Lansing, MI 48933						Post mark accepted.		
							No duplicate bill fee required		
Upcoming Due Date(s):	08/31/2023	2023	Inst:	1	Discount:	NA			
					Disc Due Date(s):	NA			

1504 LANSING AVE MI 48915 (Property Address)

Parcel Number: 33-01-01-08-228-162



Item 1 of 6

[4 Images / 2 Sketches](#)**Property Owner: CITIZENS BANK, N.A.****Summary Information**

> Residential Building Summary

- Year Built: 1920
- Full Baths: 1
- Sq. Feet: 928
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.192

> 1 Invoice Found, Amount Due: 0.00

> Assessed Value: \$33,600 | Taxable Value: \$24,811

> Property Tax information found

> 17 Building Department records found

Owner and Taxpayer Information**Owner**

CITIZENS BANK, N.A.
1 HOME CAMPUS
DES MOINES, IA 50328

Taxpayer

SEE OWNER INFORMATION

Legal Description

LOTS 446 & 447 NORTH HIGHLAND SUB

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

4/25/2023



Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$1,297.38	\$1,297.38	12/27/2022	\$0.00

General Information for 2022 Winter Taxes

School District	33020	PRE/MBT	100.0000%
Taxable Value	\$23,630	S.E.V.	\$29,300
Property Class	401 - RESIDENTIAL- IMPROVED	Assessed Value	\$29,300
Tax Bill Number	No Data to Display	Last Receipt Number	00001350
Last Payment Date	12/27/2022	Number of Payments	1
Base Tax	\$1,295.07	Base Paid	\$1,295.07
Admin Fees	\$2.31	Admin Fees Paid	\$2.31
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,297.38	Total Paid	\$1,297.38
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2022 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
INGHAM COUNTY	4.530800	\$107.06	\$107.06
	0.699000	\$16.51	\$16.51
	9.779300	\$1,297.38	\$1,297.38

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Taxing Authority	Millage Rate	Amount	Amount Paid
CATA	2.989500	\$70.64	\$70.64
CADL-LIBRARY	1.560000	\$36.86	\$36.86
TAG MONITORING	0.000000	\$900.00	\$900.00
TAG LATE FEE	0.000000	\$45.00	\$45.00
RCYCL/YARD	0.000000	\$119.00	\$119.00
Admin Fees		\$2.31	\$2.31
Interest Fees		\$0.00	\$0.00
	9.779300	\$1,297.38	\$1,297.38

[Click here for a printer friendly version of Winter 2022 Tax information](#)

2022	Summer	\$2,076.40	\$2,076.40	09/01/2022	\$0.00
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General Information for 2022 Summer Taxes

School District	33020	PRE/MBT	100.0000%
Taxable Value	\$23,630	S.E.V.	\$29,300
Property Class	401 - RESIDENTIAL- IMPROVED	Assessed Value	\$29,300
Tax Bill Number	No Data to Display	Last Receipt Number	00022938
Last Payment Date	09/01/2022	Number of Payments	1
Base Tax	\$2,065.00	Base Paid	\$2,065.00
Admin Fees	\$11.40	Admin Fees Paid	\$11.40
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$2,076.40	Total Paid	\$2,076.40
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2022 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$459.36	\$459.36
LANS COM COLLEGE	3.769200	\$89.06	\$89.06
LANSING SCH DEBT	4.100000	\$96.88	\$96.88
LANSING SCH OPER	17.447800	\$0.00	\$0.00
LANSING SCH SINK	2.957500	\$69.88	\$69.88
INGHAM INTERMED	4.937800	\$116.68	\$116.68
STATE EDUCATION	6.000000	\$141.78	\$141.78
INGHAM CNTY SUM	6.780700	\$160.22	\$160.22
MONTGOMERY DRAIN	0.260000	\$6.14	\$6.14
TRASH REMOVAL	0.000000	\$610.00	\$610.00
TAG MONITORING	0.000000	\$300.00	\$300.00
TAG LATE FEE	0.000000	\$15.00	\$15.00
Admin Fees		\$11.40	\$11.40
Interest Fees		\$0.00	\$0.00
	65.693000	\$2,076.40	\$2,076.40

[Click here for a printer friendly version of Summer 2022 Tax information](#)

2021	Winter	\$364.14	\$364.14	12/27/2021	\$0.00
2021	Summer	\$1,108.64	\$1,108.64	08/31/2021	\$0.00
2020	Winter	\$357.19	\$357.19	12/29/2020	\$0.00
		\$106.04	\$106.04	08/27/2020	\$0.00

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1504 LANSING AVE MI 48915 (Property Address)

Parcel Number: 33-01-01-08-228-162



Item 1 of 6

[4 Images / 2 Sketches](#)**Property Owner:** CITIZENS BANK, N.A.**Summary Information**

> Residential Building Summary

- Year Built: 1920
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 928
- Acres: 0.192

> 1 Invoice Found, Amount Due: 0.00

- > Assessed Value: \$33,600 | Taxable Value: \$24,811
- > Property Tax information found
- > 17 Building Department records found

Owner Information

Not Available

Amount DueProperty Total **\$3,569.00****Projects**

Project Number	Filed As	Status	Number of Items
----------------	----------	--------	-----------------

No records to display.

Displaying items 0 - 0 of 0

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	
Burn Permit	PFB16-0339		FINALED			\$0.00	View
Burn Permit	PFB17-0468		FINALED	5/5/2017		\$0.00	View
Recreational Fire Permit	PFB19-0124		FINALED	3/17/2019		\$0.00	View

Displaying items 1 - 3 of 3

[Apply for a Permit](#)**Enforcements**

To pay on a record, click View

Enforcement Type	Enforcement Number	Status	Filed Date	Last Inspection	Amount Due	
Enforcement - Trash	E21-42094	Complied	8/5/2021	8/18/2021	\$0.00	View
Enforcement - Safety	E21-44027	NEAT Unsafe	10/8/2021	10/7/2021	\$1,095.00	View
Enforcement - Trash	E23-01222	Complied	2/8/2023	2/17/2023	\$0.00	View
Enforcement - Trash	E23-02601	Resolved	4/3/2023	4/12/2023	\$2,474.00	View

Displaying items 11 - 14 of 14

Attachments

Date Created	Title	Record
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No records to display.

Displaying items 0 - 0 of 0

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1504 LANSING AVE MI 48915 (Property Address)

Parcel Number: 33-01-01-08-228-162



Item 1 of 6

[4 Images / 2 Sketches](#)**Property Owner:** CITIZENS BANK, N.A.**Summary Information**

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- Acres: 0.192

> 1 Invoice Found, Amount Due: 0.00

> Assessed Value: \$33,600 | Taxable Value: \$24,811

> Property Tax information found

> 17 Building Department records found

Important Message

2023 values are subject to change by the March Board of Review.

Owner and Taxpayer Information**Owner**

CITIZENS BANK, N.A.
1 HOME CAMPUS
DES MOINES, IA 50328

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING PUBLIC SCHOOL DIST	Assessed Value	\$33,600
MAP #	P -2080 -0735	Taxable Value	\$24,811
TOP TEN	Not Available	State Equalized Value	\$33,600
NEW PERMITS	Not Available	Date of Last Name Change	01/13/2023
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 04/25/2019

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$29,300	\$29,300	\$23,630
2021	\$28,300	\$28,300	\$22,876
2020	\$27,100	\$27,100	\$22,561

Land Information

Zoning Code		Total Acres	0.192
Land Value	\$11,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	22C NORTH HIGHLAND	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	70.00 ft	119.30 ft
Total Frontage: 70.00 ft		Average Depth: 119.30 ft

LOTS 446 & 447 NORTH HIGHLAND SUB

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/16/2022	\$40,572.00	SD	MORROW DENNIS SR & JOYCE - SHERIFF	CITIZENS BANK, N.A.	10-FORECLOSURE	2022 026342
07/01/2015	\$70,000.00	LC	MORROW REGINA	DEAN DAVID EDWARD	33-TO BE DETERMINED	UNRECORDED
03/23/2006	\$0.00	QC	MORROW DENNIS & DAHLKE REGINA	MORROW DENNIS & DAHLKE REGINA&BROWN	21-NOT USED/OTHER	L3210-P158
01/06/2006	\$0.00	QC	MORROW DENNIS C SR	MORROW DENNIS & DAHLKE REGINA	21-NOT USED/OTHER	L3200P320
08/29/2000	\$45,000.00	WD	ESTRADA LORENZA	MORROW DENNIS C	03-ARM'S LENGTH	2865/645

Building Information - 928 sq ft 1 STY (Residential)**General**

Floor Area	928 sq ft	Estimated TCV	Not Available
Garage Area	0 sq ft	Basement Area	928 sq ft
Foundation Size	928 sq ft		
Year Built	1920	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	D
Effective Age	50 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	1 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	928 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1
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Porch Information

WCP (1 Story)	160 sq ft	Foundation	Standard
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COVENANT DEED
(Michigan)

CITIZENS BANK, N.A., a National Association organized under the laws of the United States, whose mailing address is 10 Tripps Lane, Riverside, RI, 02915, hereinafter grantor, for Thirty-Five Thousand, Three Hundred Ninety-Nine and 00/100 Dollars (\$35,399.00) in consideration paid, conveys to IPLANGROUP AGENT FOR CUSTODIAN FBO 3340593 SEP, in fee simple, hereinafter grantee(s), whose tax mailing address is 1288 Labrosse Dr., Waterford, MI 48328, with the covenant to defend title to the property described herein against all persons and demands claiming by, through or under the grantor and no other persons and claims/demands whatsoever, the following real property:

All that certain parcel of land situate in the City of Lansing, County of Ingham, State of Michigan described as:

Lots 446 and 447, North Highland Subdivision, of a part of the Northeast 1/4 of Section 8, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, as recorded in Liber 6 of Plats, Page 14, Ingham County Records.

Parcel No.: 33-01-01-08-228-162-2

Property Address is: 1504 Lansing Avenue, Lansing, MI 48915-2215

For title reference see prior Deed dated June 16, 2022 and recorded on July 8, 2022 with the Ingham County Register of Deeds in Book N/A, Page N/A, and/or Instrument Number 2022-026342.

Grantor covenants to Grantee(s) and agrees that Grantor has not done, committed or willingly suffered to be done or committed, anything that would cause the premises granted in this deed, or any part of them to be charged or encumbered in title, estate, or otherwise.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; all legal highways; Zoning, building and other

laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable;
Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim
whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf
of the grantee(s) forever.

The said Grantor has caused this deed to be executed on MAY 15, 2023.

CITIZENS BANK, N.A.

By: R W Parmele

Name: RYAN W PARMELLE

Its: VICE PRESIDENT

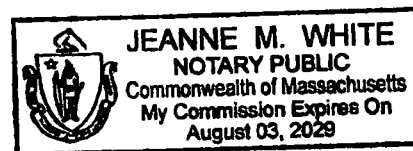
Date: 5/15/2023

State of Massachusetts

County Bristol

On this 15th day of May, A.D., 2023, before me, a Notary Public in
and for said county, personally appeared Ryan Parmele, to me
personally known, who being by me duly sworn (or affirmed) did say that that person is
Vice President (title) of said Citizens Bank, N.A., by authority of its board of (directors or
trustees) and the said (officer's name) Ryan Parmele acknowledged
the execution of said instrument to be the voluntary act and deed of said (corporation or
association) by it voluntarily executed.

[Signature] (Signature)
Notary Public



Prepared by: Lionel J. Postic, Esq. – Michigan Bar No.: P37120
1300 Ridenour Boulevard, Suite 100, Kennesaw, Georgia 30152

When recorded return to:
Orange Coast Lender Services,
1000 Commerce Drive, Suite 520, Pittsburgh PA 15275

To: Wells Fargo - CWCOT
420 Montgomery Street
San Francisco, CA 94104
Client Number: 0630734549
ATTN:
Phone:

From: Real Advantage, LLC dba Orange Coast
Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275
Phone: (877) 788-2923
Fax:

This Commitment is subject to and hereby incorporates the Conditions and Stipulations and all other terms expressed in the standard Commitment for Title Insurance issued by: **Old Republic National Title Insurance Company**

SCHEDULE A

1. Search Date: April 27, 2023
2. Commitment Date: April 13, 2023 10:00PM
3. Policy or Policies to be issued: Proposed Policy Amount
4. Loan Policy:\$0.00 Premium: \$0.00
Proposed Insured: CASH Transaction

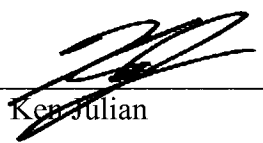
Endorsements to be issued:

5. The estate or interest in the Land described or referred to in this Commitment is: FEE SIMPLE
6. The Title is, at the Commitment Date, vested in:
Citizens Bank, N.A.
7. The Land is described as follows:
SEE ATTACHED EXHIBIT A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



Real Advantage, LLC dba Orange Coast Lender Services

By: 
Ken Julian
Authorized Signatory

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Print Date: June 21, 2022 12:59PM



SCHEDULE B, Part I**Requirements**

All of the following Requirements must be met:

1. Payment to, or for the account of, the grantors and/or the mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all taxes, charges, dues, fees and assessments levied and/or assessed against the subject premises, which are due and payable.
3. Proof of identity, legal age, competency and marital status for all parties to the transaction.
4. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
5. Pay the agreed amount for the estate or interest to be insured.
6. Payoff, release and/or subordination of all liens shown under Schedule B, Section II of this commitment.
7. Payoff letter from existing lender(s) verifying balance and an executed notice from the borrowers to the lender stating that they are terminating their rights to accept any further advances, if any, to be submitted to lender being paid off.
8. Pay the premiums, fees, and charges for the Policy to the Company.
9. Payment in full of real estate taxes and any water and sewer charges, if any, now due and due within the next 60 days, past due, delinquent and unpaid AND positive proof of payment of the last three (3) years of real estate taxes.
10. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Deed from Citizens Bank, N.A. to iPlanGroup Agent for Custodian FBO 3340593 SEP to be recorded among the Land Records of Ingham County, State of Michigan.

Deed of Trust or Mortgage from iPlanGroup Agent for Custodian FBO 3340593 SEP to CASH Transaction in the amount of \$0.00 to be recorded among the Land Records of Ingham County, State of Michigan.

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11. Properly drafted and executed deed from seller to buyer(s) encumbering the real estate described under Schedule A of the commitment.

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SCHEDULE B, PART II**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTIONS, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights of dower, homestead or other marital right of the spouse, if any, of any individual insured.
2. Encroachments, overlaps, boundary line disputers or other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
4. Any rights, interests or claims, which are not shown by the public records but which could be ascertained by an inspection of Land or which may be asserted by persons in possession thereof.
5. Easements or claims of easement not shown of public record.
6. Taxes, assessments or municipal claims which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record or for any improvements which are erected upon the property in the current year, which may be hereafter assessed or levied by virtue of new construction completed or partially completed during the current year. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency.
7. Covenants, conditions, restrictions, rights of ways, easements, reservations, riparian rights of water rights affection said premises as contained in prior chain of title or as shown on the recorded plan.
8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records. (a) Unpatented

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mining claims;(b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;(c) water rights, claims or title to water, whether or not the matters excepted under (a),(b) or (c) are shown in the public records.

9. Subject to all documents of record, if any, relating to title to all of the oil, gas, and other minerals within and underlying the premises, together with appurtenant mining, drilling and extraction rights and all other rights privileges appurtenant thereto.
10. Taxes and assessments for the current tax year and all subsequent years are a lien but not yet due and payable.

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Taxes as follows:

A. Tax Type: County Tax ID #: 33-01-01-08-228-162 Tax
Year: 2021
Taxing Entity: Lansing City Treasurer's Office
Taxing Entity Address: 124 W Michigan Ave, , Lansing MI 48933

NOTES: 2022 Taxes are not available. 2021 Taxed are paid in full. As per agency there are no prior year taxes due.

1st Installment Amount: \$1,108.64
1st Installment Status: Paid
1st Installment Paid, Due or Due & Delinquent Date: August 31, 2021 August 31, 2021
2nd Installment Amount: \$364.14
2nd Installment Status: Paid
2nd Installment Paid, Due or Due & Delinquent Date: December 14, 2021 February 14, 2022

B. Tax Type: Other Tax ID #: 33-01-01-08-228-162 Tax
Year: 2022
Taxing Entity: lansing utility website
Taxing Entity Address: ,
Phone: (517) 483-4121

NOTES: Water/Sewer/Trash: Final bill follows the Property or Bank or Individuals: property.

C. Final bill obtained: yes Procedure to obtain a final bill: As per lansing utility website the account is inactive and there is a balance due IAO \$17.13 on this property.

D. Account status : Inactive Amount balance : \$17.13 last Due date : 08/01/2019

E. Account No : 037173 Last Bill date : 08/01/2019

1st Installment Amount: \$17.13
1st Installment Status: Due
1st Installment Paid, Due or Due & Delinquent Date: June 20, 2022

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F. Tax Type: Other

Tax ID #: 33-01-01-08-228-162

Tax

Year: 2022

Taxing Entity: tax collector website

Taxing Entity Address: ,

Phone: (517) 483-4121

NOTES: As per tax collector website there are no open code violations on this property. As per tax collector website there are no open or expired permits on this property.

1st Installment Amount: \$0.00

1st Installment Status: Paid

11. Mortgage(s) as follows:

A. None found of record

12. Judgements and other liens as follows:

A. None found of record

13. Easements and Restrictions as follows:

A. Subject to any unextinguished or unexercised statutory right of redemption up 3-6 month period following the foreclosure sale referenced in the recorded deed from foreclosure Ingham County, Michigan on 7/8/2022 - redemption period expired 12/16/22 - this will be removed from final policy.

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Exhibit A Legal Description

The following described real estate situated in the County of Ingham, State of Michigan:

Lots 446 and 447, North Highland Subdivision, of a part of the Northeast 1/4 of Section 8, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, as recorded in Liber 6 of Plats, Page 14, Ingham County Records.

Being the same property conveyed to Citizens Bank, N.A., from George A. Lammers, a Deputy Sheriff, in Deed dated 06/16/2022, in Deed recorded 07/08/2022, Inst# 2022-026342, in the County of Ingham, State of Michigan.

Property Address 1504 Lansing Avenue, Lansing, MI 48915-2215

Parcel ID: 33-01-01-08-228-162

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records
- (b) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I – Requirements; and
 - (f) Schedule B, Part II – Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I – Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(i) through 5(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

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- (d) The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

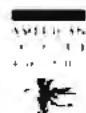
8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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COMMITMENT FOR TITLE INSURANCE

Issued by

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**NOTICE**

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a company (the “Company”) commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days* after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

If an instrument affecting title or creating a lien is recorded during the “gap”, and not reported to the insured lender before recordation of the insured mortgage or deed of trust, then it will be covered by or insured against under the terms of the title insurance policy.

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Orange Coast Title Company
2461 W. La Palma Ave, Suite 120
Anaheim, CA 92801
714-822-3211

File Number: 790061

Buyer(s): iPlanGroup Agent for Custodian FBO 3340593 SEP

Supplemental Report

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan policy form as follows:

- A. This Report is preparatory to this issuance of an American Land Title Association loan policy of title insurance.
- B. The property address of said land is reported to be designated as:

With an Address of:

1504 LANSING Avenue, in the City of Lansing, County of Ingham, State of Michigan

- C. The only conveyance(s) affecting said land recorded are as follows:

Sheriff's Deed

Grantees: Citizens Bank, N.A.,

Grantors: George A. Lammers, a Deputy Sheriff

Dated: June 16, 2022

Recorded Date: July 8, 2022, (instrument) 2022-026342

Consideration:

Comments:

Quit Claim Deed

Grantees: Jamie Brown and Regina Dahlke and Dennis Morrow

Grantors: Dennis Morrow and Regina Dahlke

Dated: March 23, 2006

Recorded Date: March 23, 2006, (book) 3210 (page) 158 (instrument) 2006-013872

Consideration: \$1.00

Comments:

Quit Claim Deed

Grantees: Regina Dahlke and Dennis Morrow

Grantors: Dennis Morrow, Married

Dated: January 6, 2006

Recorded Date: January 9, 2006, (book) 3200 (page) 320 (instrument) 2006-001211

Consideration: \$1.00

Comments:

Warranty Deed

Grantees: Dennis C. Morrow, Sr., a married man

Grantors: Lorenza Estrada

Dated: August 29, 2000

Recorded Date: September 8, 2000, (book) 2865 (page) 645 (instrument) 2000-038351

Consideration: \$45,000.00

Comments:

Warranty Deed

Grantees: Lorenza Estrada

Grantors: Charlotte A. King (f/k/a Charlotte A. Brown), survivor of the herself and Richard G. Brown

Dated: October 21, 1992

Recorded Date: October 21, 1992, (book) 2004 (page) 90 (instrument) 087625

Consideration: \$15,200.00

Comments:

Warranty Deed

Grantees: Richard G. Brown and Charlotte A. Brown, his wife

Grantors: William A. Young and Dolores H. Young, his wife

Dated: November 2, 1980

Recorded Date: December 10, 1980, (book) 1351 (page) 1027 (instrument) B36887

Consideration: \$15,200.00

Comments:

Real Advantage, LLC dba Orange Coast Lender Services

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you. Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Opting Out

We may also share the information we collect about you within our family of companies (our "Affiliated Companies"). We may also provide this information to companies that perform marketing or other services on our behalf, or on behalf of our Affiliated Companies ("Service Providers"). However, we will not share this information with our Affiliated Companies or our Service Providers if you choose to opt out, in writing. To opt out, please use the form entitled "Request Not to Share Nonpublic Personal Information", which is attached hereto. This form provides instructions on how to request us not to share information with third parties. *This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Print Date: June 21, 2022 12:59PM



parties.

Please be aware that Real Advantage, LLC dba Orange Coast Lender Services and its Affiliated Companies maintain high standards to safeguard nonpublic, personal information, and do not rent or sell such information. Please note, however, that unless you opt out in writing, our Affiliated Companies and Service Providers will have access to the information in our files.

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy and the ability to opt out (as required by law) before the new policy becomes effective

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REQUEST NOT TO SHARE NONPUBLIC PERSONAL INFORMATION

Please read the following information carefully.

Real Advantage, LLC dba Orange Coast Lender Services may share nonpublic, personal information we collect about you within our family of companies (our “Affiliated Companies”). We may also provide this information to companies that perform marketing or other services on our behalf, or on behalf of our Affiliated Companies (“Service Providers”). By sharing this information, we can better understand your service needs. We can then send you notification of new products and services offered by Real Advantage, LLC dba Orange Coast Lender Services, its Affiliated Companies or its Service Providers that you may not otherwise know about.

However, you may prohibit the sharing of non-public personal information within our Affiliated Companies, or with any third parties at any time. If you would like to limit disclosures of non-public, personal information about you as described herein, please check the appropriate box or boxes to indicate your privacy choices, and return this form to us at the address below.

_____ Please do not share personal information about me with non-affiliated third parties.

_____ Please do not share personal information about me with any of your Affiliated Companies, except as necessary to affect, administer, process, service or enforce a transaction requested or authorized by me.

_____ Please do not contact me with offers of products or services by mail.

_____ Please do not contact me with offers of products or services by e-mail.

_____ Please do not contact me with offers of products or services by telephone.

Real Advantage, LLC dba Orange Coast Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

DATE: 4/09/2024

PPN: 33 01 01 08 228 162
 DATE SUBMITTED: 12/22/2024
 ADDRESS OF VIOLATION: 1504 Lansing Ave.
 LISTED TAXPAYER OF RECORD: IPLANGROUP AGENT FBO 3340593
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: IPLANGROUP AGENT FBO 3340593
 CLAIMANT'S ADDRESS: 1288 LABOSSE DR
 WATERFORD, MI 48328
 TYPE OF ACTIONS CONTESTED: 4TH NOTICE FEE, TAG
 MONITORING, TRASH
 REMOVAL
 VIOLATION DATE: MULTIPLE
 NOTIFICATION DATE: MULTIPLE
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$150.00 per month if not paid a
 \$7.50 late fee is applied.
 \$1,252.50 current
 balance, \$75.00 2nd notice fee
 CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM: \$1,672.50

ADDITIONAL ACTIONS CONTESTED:
 VIOLATION DATE:
 NOTIFICATION DATE:
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT:
 CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM:
 MEMO DATE – INVOICE NO.:

HISTORY:	Red Tagged 10/08/2021 to present	2 nd notice fee \$75.00 9/08/2023	Trash Violation 8/10/2023	Grass Violation 9/08/2023 (\$75.00 applied)
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: **See Attached**

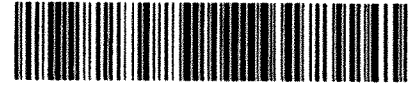
CODE OFFICER'S NOTES: This office agrees the claimant should not have been charged a 4th notice fee on 8/10/2023. The owner did not contact our office to let us know they were a new owner when they received the fee. The claimant purchased this home Red Tagged per the ordinance the property is to be charged monthly until the property can be untagged, to date the owner has not contacted our office to remove the Red Tag. The owner must have all utilities turned on and contact Officer Everett Coates at 517-483-7621 to conduct a complete inspection to remove the tag. This office recommends denial of the monitoring fees and agrees \$300.00 should be approved.



Nuisance Fees
City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933
Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 09/01/2023
Due Date: 10/01/2023
Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
1288 LABROSSE DR
WATERFORD MI 48328

Inv Number: 00234688
Parcel: 33-01-01-08-228-162
Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

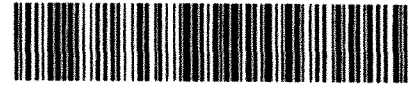
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00234688		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



Nuisance Fees
City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933
Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 10/02/2023
Due Date: 11/01/2023
Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
1288 LABROSSE DR
WATERFORD MI 48328

Inv Number: 00237712
Parcel: 33-01-01-08-228-162
Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

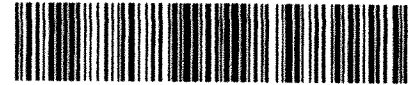
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00237712		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 09/08/2023
 Due Date: 10/08/2023
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00235447
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00235447		E23-10861	1504 LANSING AVE	\$75.00
Fee Details: Quantity			Description	Balance
1.000			Grass and Weeds 4th Notice	\$ 75.00
Total Amount Due				\$ 75.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Fl
 Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

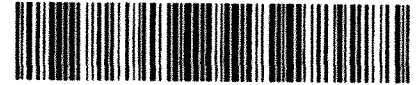
By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04
 Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 11/01/2023
 Due Date: 12/01/2023
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00239856
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00239856		E21-44027	1504 LANSING AVE	\$157.50
		Fee Details:	Quantity Description	Balance
			1.000 Tag Monitoring Fee - Res	\$ 150.00
			1.000 Penalty Fee - 30 Days Overdue	\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 12/01/2023
 Due Date: 12/31/2023
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00241834
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00241834		E21-44027	1504 LANSING AVE	\$157.50
		Fee Details:	Quantity Description	Balance
			1.000 Tag Monitoring Fee - Res	\$ 150.00
			1.000 Penalty Fee - 30 Days Overdue	\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 01/02/2024
 Due Date: 02/01/2024
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00243628
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

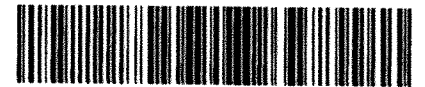
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00243628		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	1.000		Tag Monitoring Fee - Res	\$ 150.00
	1.000		Penalty Fee - 30 Days Overdue	\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 02/01/2024
 Due Date: 03/02/2024
 Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
 1288 LABROSSE DR
 WATERFORD MI 48328

Inv Number: 00245339
 Parcel: 33-01-01-08-228-162
 Address: 1504 LANSING AVE

Parcel: 33-01-01-08-228-162

Bill Detail

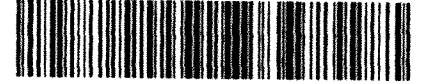
Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00245339		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	1.000		Tag Monitoring Fee - Res	\$ 150.00
	1.000		Penalty Fee - 30 Days Overdue	\$ 7.50



Nuisance Fees
City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933
Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 03/01/2024
Due Date: 03/31/2024
Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
1288 LABROSSE DR
WATERFORD MI 48328

Inv Number: 00247514
Parcel: 33-01-01-08-228-162
Address: 1504 LANSING AVE

Q
C

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00247514		E21-44027	1504 LANSING AVE	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



Nuisance Fees
City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933
Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 04/01/2024
Due Date: 05/01/2024
Pay Invoice In Full



IPLANGROUP AGENT FBO 3340593
1288 LABROSSE DR
WATERFORD MI 48328

Inv Number: 00249482
Parcel: 33-01-01-08-228-162
Address: 1504 LANSING AVE

Q
C

Parcel: 33-01-01-08-228-162

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00249482		E21-44027	1504 LANSING AVE	\$150.00
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Michigan Department of Transportation has submitted their standard trunkline maintenance contract to the City of Lansing for the period of October 1, 2024, through September 30, 2029; and

WHEREAS, the City of Lansing has designated the following employees to carry out specific functions within this contract:

Contract Administrator:	Andy Kilpatrick
Maintenance Superintendent:	Nathan Arnold
Signal/Electrical Superintendent:	Mitch Whisler
Storm Sewer Superintendent:	Nathan Arnold

THEREFORE, BE IT RESOLVED, the City of Lansing authorizes Mayor Andy Schor and City Clerk to execute this contract on behalf of the City.

**PERFORMANCE RESOLUTION FOR
MUNICIPALITIES**

This Performance Resolution (Resolution) is required by the Michigan Department of Transportation for purposes of issuing to a Municipality an "Individual Permit for Use of State Highway Right of Way", and/or an "Annual Application and Permit for Miscellaneous Operations within State Highway Right of Way".

RESOLVED WHEREAS, the _____
(County, City, Village, Township, etc.)

hereinafter referred to as the "MUNICIPALITY," periodically applies to the Michigan Department of Transportation, hereinafter referred to as the "DEPARTMENT," for permits, referred to as "PERMIT," to construct, operate, use and/or maintain utilities or other facilities, or to conduct other activities, on, over, and under State Highway Right of Way at various locations within and adjacent to its corporate limits;

NOW THEREFORE, in consideration of the DEPARTMENT granting such PERMIT, the MUNICIPALITY agrees that:

1. Each party to this *Resolution* shall remain responsible for any claims arising out of their own acts and/or omissions during the performance of this *Resolution*, as provided by law. This *Resolution* is not intended to increase either party's liability for, or immunity from, tort claims, nor shall it be interpreted, as giving either party hereto a right of indemnification, either by Agreement or at law, for claims arising out of the performance of this Agreement.
2. If any of the work performed for the MUNICIPALITY is performed by a contractor, the MUNICIPALITY shall require its contractor to hold harmless, indemnify and defend in litigation, the State of Michigan, the DEPARTMENT and their agents and employee's, against any claims for damages to public or private property and for injuries to person arising out of the performance of the work, except for claims that result from the sole negligence or willful acts of the DEPARTMENT, until the contractor achieves final acceptance of the MUNICIPALITY Failure of the MUNICIPALITY to require its contractor to indemnify the DEPARTMENT, as set forth above, shall be considered a breach of its duties to the DEPARTMENT.
3. Any work performed for the MUNICIPALITY by a contractor or subcontractor will be solely as a contractor for the MUNICIPALITY and not as a contractor or agent of the DEPARTMENT. The DEPARTMENT shall not be subject to any obligations or liabilities by vendors and contractors of the MUNICIPALITY, or their subcontractors or any other person not a party to the PERMIT without the DEPARTMENT'S specific prior written consent and notwithstanding the issuance of the PERMIT. Any claims by any contractor or subcontractor will be the sole responsibility of the MUNICIPALITY.
4. The MUNICIPALITY shall take no unlawful action or conduct, which arises either directly or indirectly out of its obligations, responsibilities, and duties under the PERMIT which results in claims being asserted against or judgment being imposed against the State of Michigan, the Michigan Transportation Commission, the DEPARTMENT, and all officers, agents and employees thereof and those contracting governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract. In the event that the same occurs, for the purposes of the PERMIT, it will be considered as a breach of the PERMIT thereby giving the State of Michigan, the DEPARTMENT, and/or the Michigan Transportation Commission a right to seek and obtain any necessary relief or remedy, including, but not by way of limitation, a judgment for money damages.
5. The MUNICIPALITY will, by its own volition and/or request by the DEPARTMENT, promptly restore and/or correct physical or operating damages to any State Highway Right of Way resulting from the installation construction, operation and/or maintenance of the MUNICIPALITY'S facilities according to a PERMIT issued by the DEPARTMENT.

6. With respect to any activities authorized by a PERMIT, when the MUNICIPALITY requires insurance on its own or its contractor's behalf it shall also require that such policy include as named insured the State of Michigan, the Transportation Commission, the DEPARTMENT, and all officers, agents, and employees thereof and those governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract.
7. The incorporation by the DEPARTMENT of this *Resolution* as part of a PERMIT does not prevent the DEPARTMENT from requiring additional performance security or insurance before issuance of a PERMIT.
8. This *Resolution* shall continue in force from this date until cancelled by the MUNICIPALITY or the DEPARTMENT with no less than thirty (30) days prior written notice provided to the other party. It will not be cancelled or otherwise terminated by the MUNICIPALITY with regard to any PERMIT which has already been issued or activity which has already been undertaken.

BE IT FURTHER RESOLVED that the following position(s) are authorized to apply to the DEPARTMENT for the necessary permit to work within State Highway Right of Way on behalf of the MUNICIPALITY.

Title and/or Name:

I HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by

the _____

(Name of Board, etc.)

of the of

(Name of MUNICIPALITY)

(County)

at a _____ meeting held on the _____ day

of _____ A.D. _____

Signed

Title

Print Signed Name

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing (City) passed Resolution 2024-109 regarding permits for activities within the Michigan Department of Transportation's (MDOT) right of ways; and

WHEREAS, the City received communication from MDOT that the requested permit to conduct work is currently on hold, until the City executes the MDOT approved Performance Resolution for Municipalities Form 2207B, attached to this resolution; and

WHEREAS, the City Council authorizes the Director of Public Service, or his/her designee, to be listed as the individuals who are authorized, in the appropriate section of Form 2207B, to apply to the Department for the necessary permit work

NOW, THEREFORE, BE IT RESOLVED that Lansing City Council approves the execution of MDOT Form 2207B, with the addition noted above, and the certification by the City Clerk contained on the form.

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Astor Avenue and Palmer Street, upon the request by a resident; and

WHEREAS, the Transportation and Non-Motorized Section performed a safe approach speed study and revealed a safe approach speed of nine (9) miles per hour; and

WHEREAS, the Transportation and Non-Motorized Section recommends the installation of a stop sign on Astor Avenue at Palmer Street to assign right-of-way at this intersection; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office;

WHEREAS, the Committee on City Operations met on October 2, 2024, and reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 24-07, thereby authorizing the Assistant City Engineer to install a stop sign on Astor Avenue at Palmer Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 24-07 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate sign is installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-07

FILE: Astor Avenue and Palmer Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions at the intersection of Astor Avenue and Palmer Street has been made; and as a result of said investigation, it is hereby directed that:

All westbound traffic on ASTOR AVENUE shall stop prior to entering the intersection at PALMER STREET.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n.a.

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK:

ENGINEERS REPORT #24-06

TRAFFIC CONTROL REQUEST: ASTOR AVENUE AND PALMER STREET

The Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Astor Avenue and Palmer Street. This study was in response to a resident request for “flashing arrow lights” at this intersection.

The intersection of Astor Avenue and Palmer Street is an uncontrolled residential three-leg intersection, there is no record of a stop or yield sign at this intersection.

Astor Avenue is approximately four blocks long beginning at Stabler Street and ending at Palmer Street. Astor Avenue is 26 feet wide with curb and gutter. Parking is and unrestricted along the north side and prohibited along the south side of the street. Palmer Street is eleven blocks long beginning at Willard Avenue and ending at Weger Place. Palmer Street is 26 feet wide in this area with curb and gutter. Parking is unrestricted parking along both sides of the street.

A safe approach speed study was performed and revealed a safe approach speed of nine (9) miles per hour (MPH) due to the evergreen shrub and higher elevation in the northeast quadrant of the intersection.

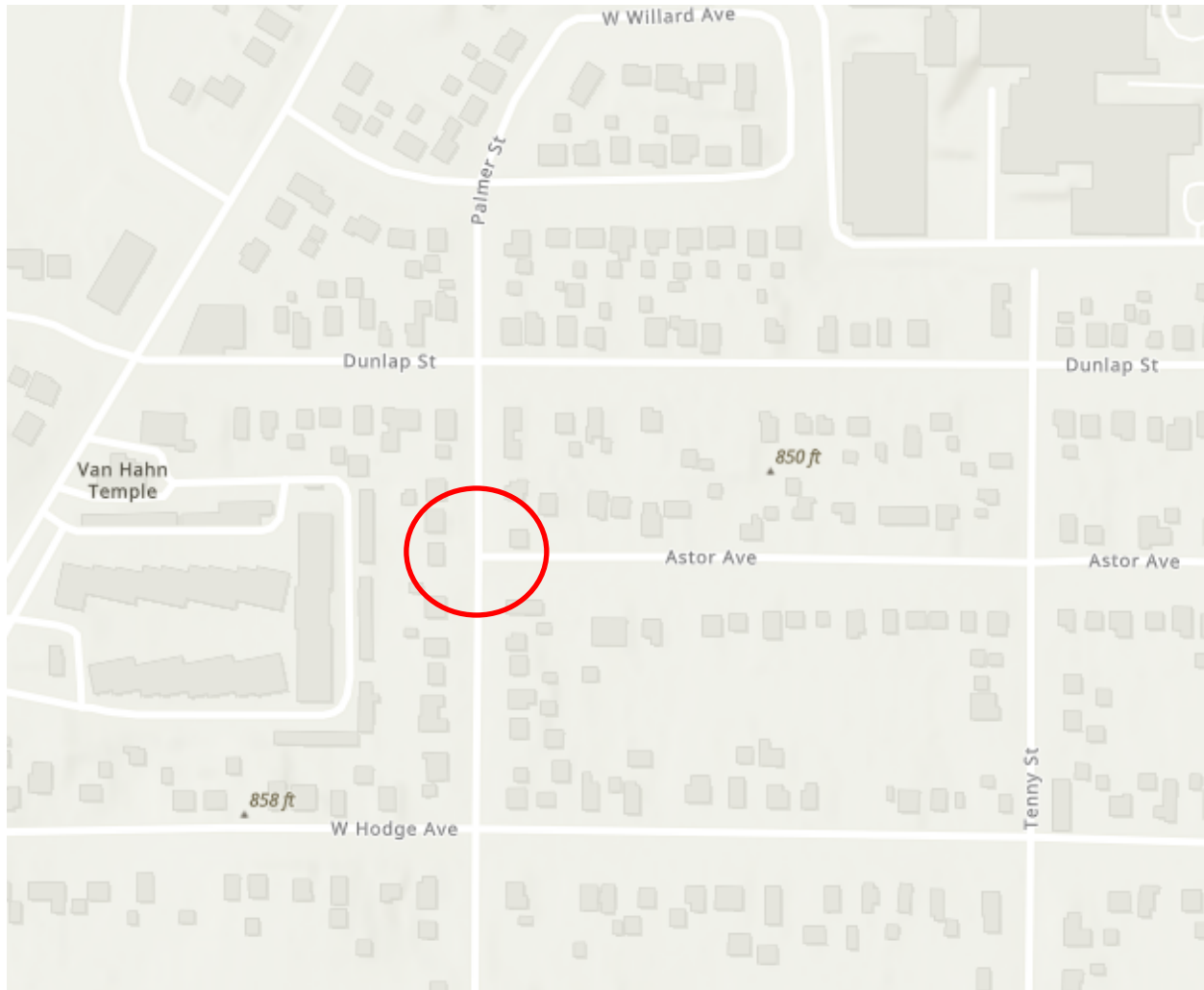
A review of the accident records for this intersection indicates there have been two (2) reported crashes for the most recent five-year period from January 1, 2019 to December 31, 2023. Both crashes involved a vehicle traveling westbound through the intersection and hitting parked vehicles in the driveway at 3022 Palmer Street.

The Transportation and Parking Office recommends that a new stop sign be installed on Astor Avenue at Palmer Street. Furthermore, a new W1-7 target arrow warning sign will be installed on the west side of the intersection facing east.

ENGINEERS REPORT #24-06

TRAFFIC CONTROL REQUEST: ASTOR AVENUE AND PALMER STREET

LOCATION DIAGRAM



ENGINEERS REPORT #24-06

TRAFFIC CONTROL REQUEST: ASTOR AVENUE AND PALMER STREET

STREET VIEW – westbound Astor Ave at Palmer St looking north



STREET VIEW – westbound Astor Ave at Palmer St looking south



Lansing Transportation Division

Major Street: Palmer St Minor Street: Acme St

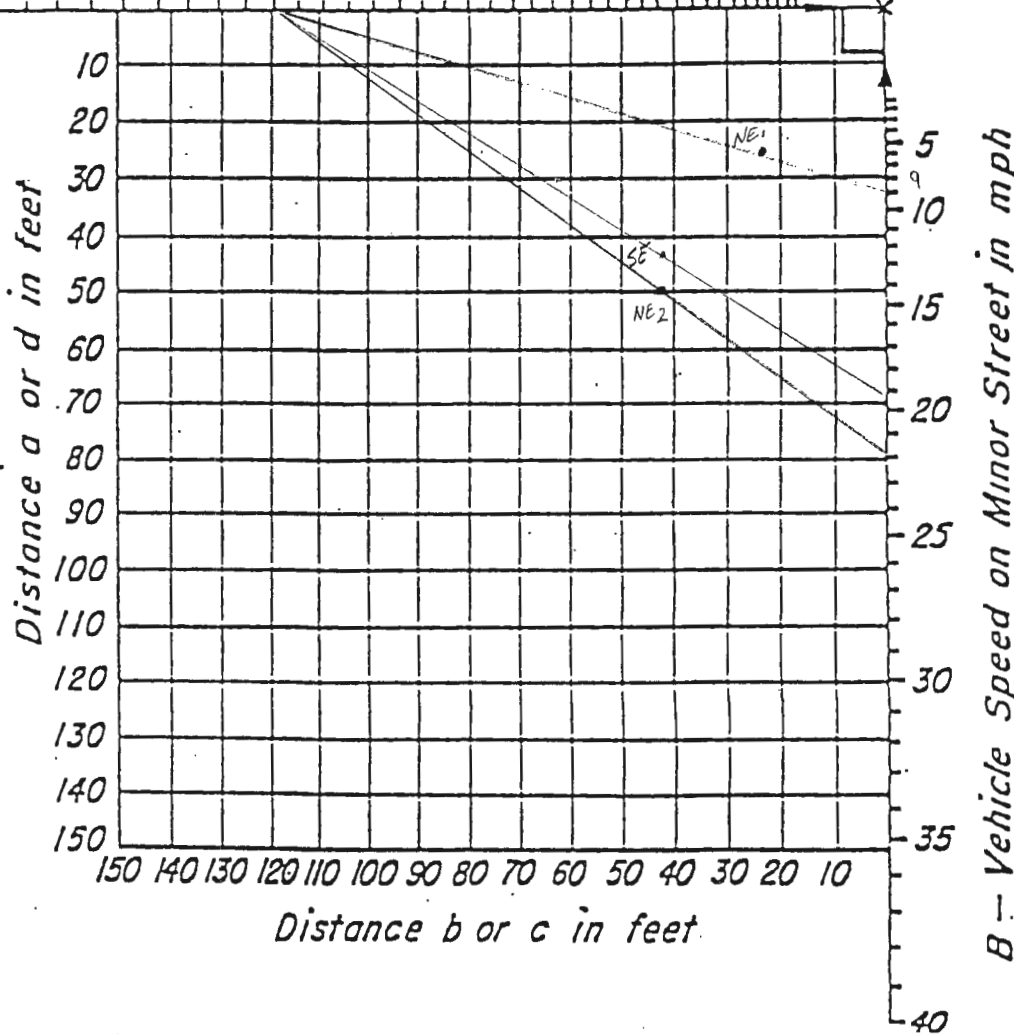
A - Vehicle Speed on Main Street in mph

50 45 40 35 30 25 20 15 10 5

Chart based on AAA Method.

ASSUMPTIONS

1. Vehicles in most dangerous legal position.
2. Reaction time is 1 Sec.
3. Deceleration rate is 16 ft/sec/sec.
4. Drivers eye is 7 ft back of bumper.
5. Vehicle can stop 8 ft from point where paths cross.



Quadrant

SE	a'	12	a''	31	a	43
NE1	b'	14	b''	28	b	42
SE	c'	12	c''	11	c	23
NE2	d'	14	d''	11	d	25
SE	a'	12	a''	31	a	43
NE1	b'	14	b''	28	b	42
SE	c'	12	c''	11	c	23
NE2	d'	14	d''	11	d	25

Distance b or c in feet

Safe approach speed chart.

Analyst

Date

A. MILLER
6/12/34

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from Elderly Instruments to install ADA parking spaces along North Washington Avenue; and

WHEREAS, Washington Avenue between Cesar E. Chavez Avenue and Maple Street is approximately 36 to 53 feet wide with curb and gutter. Metered parking is provided on both sides of the 1100 block of North Washington Avenue, restricted to four (4) hours between 8 a.m. and 6 p.m., Monday through Friday; and

WHEREAS, based on the request and PROWAG requirements and taking a proactive approach to anticipated adoption by the DOJ and FHWA, the Transportation and Non-Motorized Section recommends two handicap spaces be implemented along the east side of Washington Avenue north of Maple Street and one handicap space be implemented along the west side of Washington Avenue south of Cesar Chavez Avenue; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office;

WHEREAS, the Committee on City Operations met on October 2, 2024, and reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 24-08 thereby authorizing the Assistant City Engineer to regulate parking along 1100 North Washington Avenue;

BE IT FINALLY RESOLVED that Traffic Control Order No. 24-08 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-08 (1 of 2)

FILE: Washington Avenue (1100 North)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Washington Avenue between Maple Street and Cesar E. Chavez Avenue has been made; and as a result of said investigation, it is hereby directed that:

On the east side of WASHINGTON AVENUE the following regulations shall apply:

Parking shall be prohibited from Maple Street to 68 feet north of Maple Street;

From 68 feet north of Maple Street to 112 feet north of Maple Street parking shall be limited to those vehicles displaying an approved handicapper designation;

No vehicle shall remain parked for a period exceeding four (4) hours between the hours of 8:00 AM and 6:00 PM Monday through Friday from 112 feet north of Maple Street to 224 feet north of Maple Street;

Parking shall be prohibited from 224 feet north of Maple Street to 270 feet north of Maple Street;

No vehicle shall remain parked for a period exceeding four (4) hours between the hours of 8:00 AM and 6:00 PM Monday through Friday from 270 feet north of Maple Street to 165 feet south of Cesar E. Chavez Avenue;

Parking shall be prohibited from 165 feet south of Cesar E. Chavez Avenue to Cesar E. Chavez Avenue;

On the west side of WASHINGTON AVENUE the following regulations shall apply:

Parking shall be prohibited from Cesar E. Chavez Avenue to 88 feet south of Cesar E. Chavez Avenue;

From 88 feet south of Cesar E. Chavez Avenue to 106 feet south of Cesar E. Chavez Avenue parking shall be limited to those vehicles displaying an approved handicapper designation;

No vehicle shall remain parked for a period exceeding four (4) hours between the hours of 8:00 AM and 6:00 PM Monday through Friday from 106 feet south of Cesar E. Chavez Avenue to 124 feet south of Cesar E. Chavez Avenue;

Parking shall be prohibited from 124 feet south of Cesar E. Chavez Avenue to 160 feet south of Cesar E. Chavez Avenue;

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-08 (2 of 2)

FILE: Washington Avenue (1100 North)

No vehicle shall remain parked for a period exceeding four (4) hours between the hours of 8:00 AM and 6:00 PM Monday through Friday from 160 feet south of Cesar E. Chavez Avenue to 165 feet north of Maple Street;

Parking shall be prohibited from 165 feet north of Maple Street to 124 feet north of Maple Street;

No vehicle shall remain parked for a period exceeding four (4) hours between the hours of 8:00 AM and 6:00 PM Monday through Friday from 124 feet north of Maple Street to 65 feet north of Maple Street;

Parking shall be prohibited from 65 feet north of Maple Street to Maple Street;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 21-12

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Mitchell Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

ENGINEERS REPORT #24-07

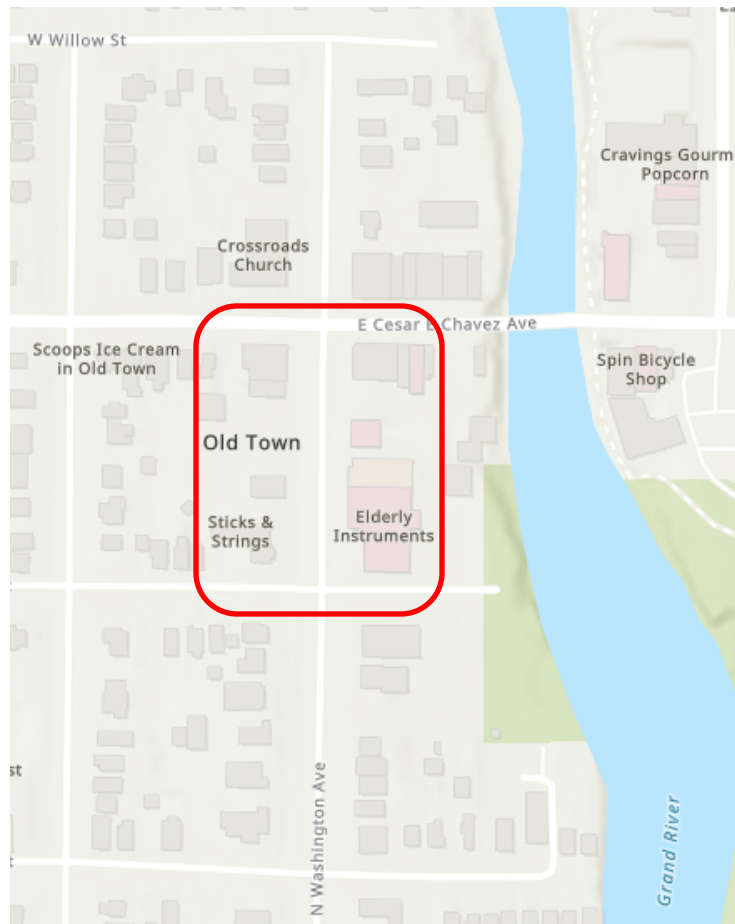
PARKING REGULATION REQUEST: 1100 NORTH WASHINGTON AVENUE – ADA PARKING SPACES

The Transportation and Non-Motorized Section received a request from Elderly Instruments to install ADA parking spaces along North Washington Avenue.

Washington Avenue between Cesar E. Chavez Avenue and Maple Street is approximately 36 to 53 feet wide with curb and gutter. Metered parking is provided on both sides of the 1100 block of North Washington Avenue, restricted to four (4) hours between 8 a.m. and 6 p.m., Monday through Friday.

The Transportation and Non-Motorized Section recommends two handicap spaces be implemented along the east side of Washington Avenue north of Maple Street and one handicap space be implemented along the west side of Washington Avenue south of Cesar Chavez Avenue based on PROWAG requirements and taking a proactive approach to anticipated adoption by the DOJ and FHWA.

1100 North Washington Avenue - Location Diagram



ENGINEERS REPORT #24-07

PARKING REGULATION REQUEST: 1100 NORTH WASHINGTON AVENUE – ADA
PARKING SPACES

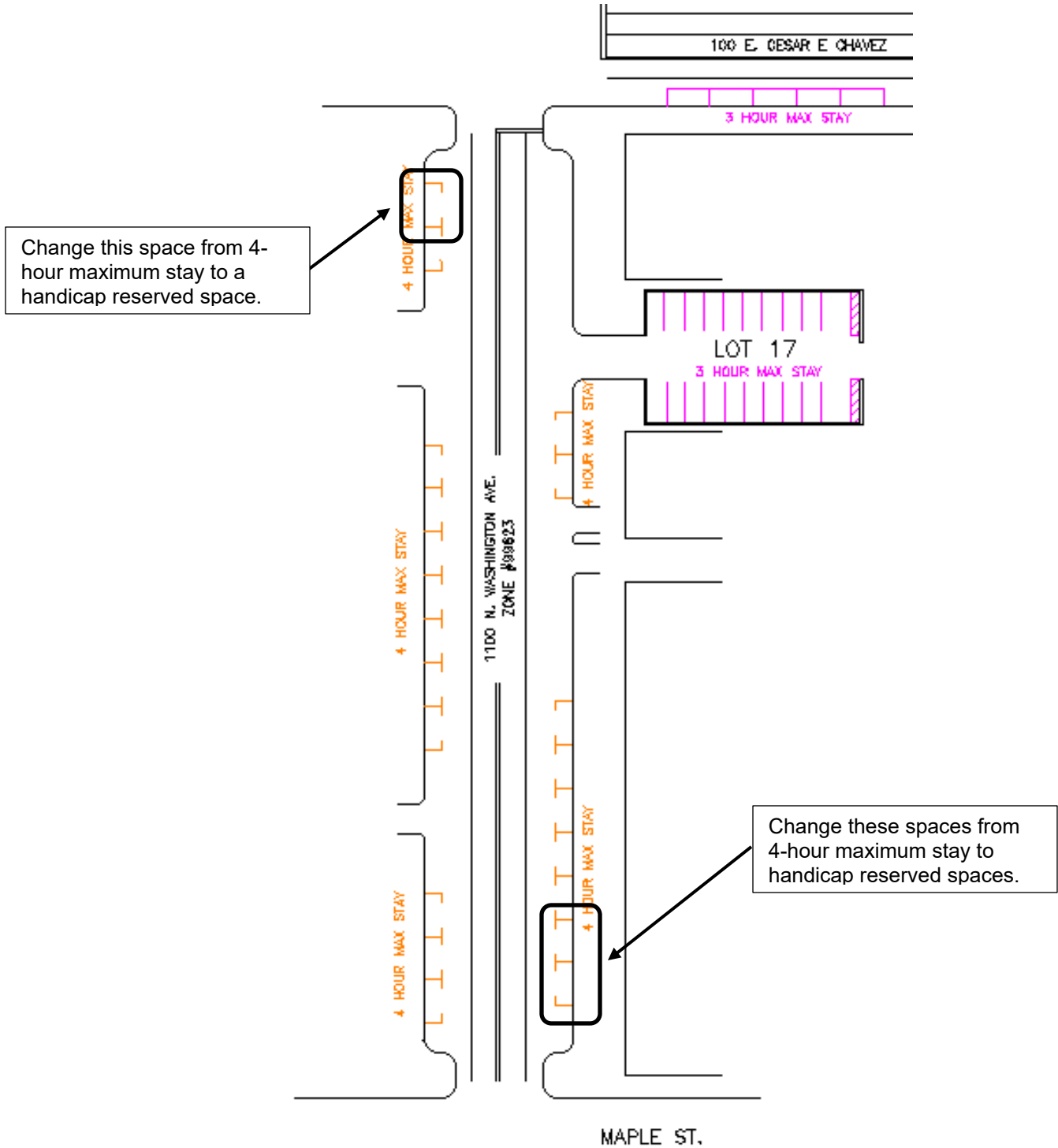
1100 North Washington Avenue – Street View



ENGINEERS REPORT #24-07

PARKING REGULATION REQUEST: 1100 NORTH WASHINGTON AVENUE – ADA
PARKING SPACES

100 East Ionia Street – Parking Space Layout



BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department's Engineering Division received a request from a resident of the 1600 block of West Washtenaw Street to remove the existing parking restriction along the north side of the street and allow unrestricted on-street parking.

WHEREAS, the Transportation and Non-Motorized Section conducted a field investigation and also surveyed the residents along the north side of the 1600 block of West Washtenaw Street;

WHEREAS, based on the response to the survey and the street geometrics it is recommended that the existing No Parking 7am – 4pm School Days signs be removed to allow unrestricted parking along the north side of Washtenaw Street from McPherson Avenue to West Street;

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office;

WHEREAS, the Committee on City Operations met on October 2, 2024, and reviewed the report and concurs with the recommendation of the Public Service Board;

WHEREAS, the parking along West Washtenaw Street between McPherson Avenue and Huron Street is currently controlled by a single Traffic Control Order; and

WHEREAS, the proposed Traffic Control Order No. 24-03 contains this change, and the proposed Traffic Control Order Nos. 24-04 and 24-05 maintain the status quo along the remainder of West Washtenaw Street between McPherson Avenue and Huron Street;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order Nos. 24-03, 24-04 and 24-05, thereby authorizing the Assistant City Engineer to regulate parking along West Washtenaw Street;

BE IT FINALLY RESOLVED that Traffic Control Order Nos. 24-03, 24-04 and 24-05 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are removed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-03

FILE: Washtenaw Street (1600 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the parking activities and roadway conditions along West Washtenaw Street from McPherson Avenue to West Street, and as a result of said investigation, it is hereby directed that:

On the south side of WASHTENAW STREET the following regulations shall apply:

Parking shall be prohibited between the hours of 7:00 AM and 7:00 PM except Sundays and Holidays from McPherson Avenue to West Street.

On the north side of WASHTENAW STREET the following regulations shall apply:

Parking shall be prohibited from 64 feet east of McPherson Avenue to McPherson Avenue;

Parking shall be prohibited on all sides of the traffic island formed by McPHERSON AVENUE on the west and by WASHTENAW STREET on the north and southeast sides the following regulations shall apply:

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 88-146

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-04

FILE: Washtenaw Street (1500 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the parking activities and roadway conditions along West Washtenaw Street from West Street to Jenison Avenue, and as a result of said investigation, it is hereby directed that:

On the south side of WASHTENAW STREET the following regulations shall apply:

Parking shall be prohibited between the hours of 7:00 AM and 7:00 PM except Sundays and Holidays from West Street to Jenison Avenue.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 88-146

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-05

FILE: Washtenaw Street (1400 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the parking activities and roadway conditions along West Washtenaw Street from Jenison Avenue to Huron Street, and as a result of said investigation, it is hereby directed that:

On the south side of WASHTENAW STREET the following regulations shall apply:

Parking shall be prohibited between the hours of 7:00 AM and 7:00 PM except Sundays and Holidays from Jenison Avenue to Huron Street.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 88-146

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

ENGINEERING REPORT #24-01

PARKING REGULATIONS SURVEY: 1600 BLOCK OF WEST WASHTENAW STREET

The Transportation and Non-Motorized Section of the Public Service Department's Engineering Division received a request from a resident of the 1600 block of West Washtenaw Street to remove the existing parking restriction along the north side of the street and allow unrestricted on-street parking.

The 1600 block of West Washtenaw Street starts at McPherson Avenue and ends at West Street. It is 30 feet wide with curb and gutter. Parking is prohibited along the south side (median island side) and prohibited from 7am to 4pm school days along the north side. (see **Existing Parking Regulations**)

A parking survey was sent to residents along the 1600 block of West Washtenaw Street with the following two options:

Option 1: No Change - Prohibited parking from 7am – 4pm on School Days along the north side of Washtenaw Street from McPherson Avenue to West Street.

Option 2: Change – Remove the existing No Parking 7am – 4pm School Days signs and allow unrestricted parking along the north side of Washtenaw Street from McPherson Avenue to West Street.

Of the 4 surveys mailed, 3 responses were returned (75%). Of the surveys that were returned, two (67%) were in favor of option 2 and one was in favor of option 1.

Based on the response to the survey and the street geometrics it is recommended that the existing No Parking 7am – 4pm School Days signs be removed to allow unrestricted parking along the north side of Washtenaw Street from McPherson Avenue to West Street. (see **Proposed Parking Regulations**)

LOCATION DIAGRAM

ENGINEERING REPORT #24-01

PARKING REGULATIONS SURVEY: 1600 BLOCK OF WEST WASHTENAW STREET



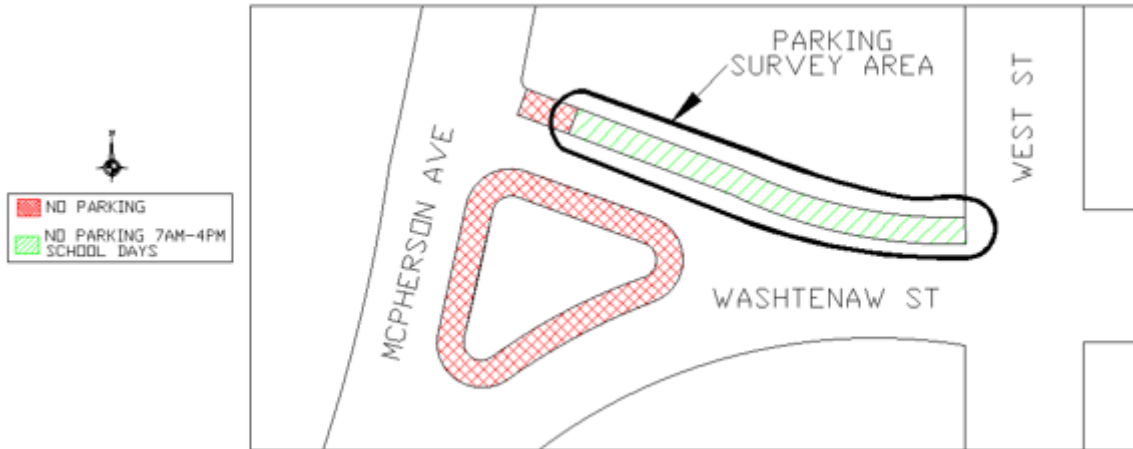
STREETVIEW



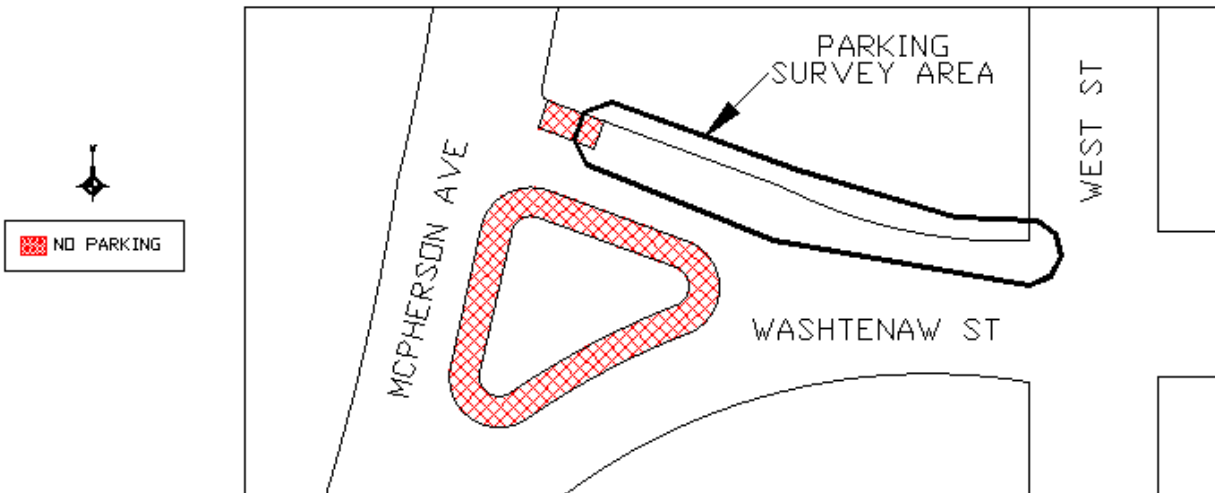
EXISTING PARKING REGULATIONS

ENGINEERING REPORT #24-01

PARKING REGULATIONS SURVEY: 1600 BLOCK OF WEST WASHTENAW STREET



PROPOSED PARKING REGULATIONS



BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from the Red Cedar Development to time limit on-street parking along both sides of Cascade Boulevard, Dori Lane and Red Cedar Parkway; and

WHEREAS, Cascade Boulevard from Michigan Avenue to Red Cedar Parkway is 19 feet wide in the non-parking areas and 35 feet wide within the designated on-street parking areas with curb and gutter and unrestricted parking along both sides of the street; and

WHEREAS, Dori Lane from Michigan Avenue to Red Cedar Parkway is 23 feet wide in the non-parking areas and 38 feet wide within the designated on-street parking areas with curb and gutter and unrestricted parking along both sides of the street; and

Red Cedar Parkway from Clippert Street to the East Lansing City Limit (Reniger Court) is 22 feet wide in the non-parking areas and 38 feet wide within the designated-on street parking areas with curb and gutter and unrestricted parking along both sides of the street; and

WHEREAS, based on the request, the Transportation and Non-Motorized Section recommends that parking be time limited to two-hours from 8:00 AM to 8:00 PM along both sides Cascade Boulevard, Dori Lane and Red Cedar Parkway; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Committee on City Operations met on October 2, 2024, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 23-07 thereby authorizing the Assistant City Engineer to regulate parking along Cascade Boulevard, Dori Lane and Red Cedar Parkway;

BE IT FINALLY RESOLVED that Traffic Control Order No. 23-07 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 23-07

FILE: Cascade Boulevard, Dori Lane, Red Cedar Parkway

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, and when signs are erected giving notice thereof, no person shall park a vehicle for a period of time longer than permitted by such signs, it is hereby directed that:

Two hour parking 8:00 AM to 8:00 PM:

<u>Name of Street</u>	<u>Side Restricted</u>	<u>From</u>	<u>To</u>
Cascade Blvd	Both	Michigan Ave	Red Cedar Pkwy
Dori Ln	Both	Michigan Ave	Red Cedar Pkwy
Red Cedar Pkwy	Both	Clippert St	City Limits (Reniger Court)
Josephine Way	Both	Dori Lane	Cascade Boulevard

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TEMPORARY TRAFFIC CONTROL ORDER**

ORDER NUMBER: 23-08T

FILE: Cascade Boulevard, Dori Lane, Red Cedar Parkway

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, and when signs are erected giving notice thereof, no person shall park a vehicle for a period of time longer than permitted by such signs, it is hereby directed that:

Two hour parking 8:00 AM to 8:00 PM:

<u>Name of Street</u>	<u>Side Restricted</u>	<u>From</u>	<u>To</u>
Cascade Blvd	Both	Michigan Ave	Red Cedar Pkwy
Dori Ln	Both	Michigan Ave	Red Cedar Pkwy
Red Cedar Pkwy	Both	Clippert St	City Limits (Reniger Court)

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

This order shall expire 90 days from the date of filing.

ISSUED BY:

DATE:

Mitchell Whisler
Interim Transportation Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TEMPORARY TRAFFIC CONTROL ORDER**

ORDER NUMBER: 24-55T

FILE: Cascade Boulevard, Dori Lane, Josephine Way, Red Cedar Parkway

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, and when signs are erected giving notice thereof, no person shall park a vehicle for a period of time longer than permitted by such signs, it is hereby directed that:

Two hour parking 8:00 AM to 8:00 PM:

<u>Name of Street</u>	<u>Side Restricted</u>	<u>From</u>	<u>To</u>
Cascade Blvd	Both	Michigan Ave	Red Cedar Pkwy
Dori Ln	Both	Michigan Ave	Red Cedar Pkwy
Red Cedar Pkwy	Both	Clippert St	City Limits (Reniger Court)
Josephine Way	Both	Dori Lane	Cascade Boulevard

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

This order shall expire 90 days from the date of filing.

ISSUED BY:

DATE:

Mitchell Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

ENGINEERS REPORT #23-04

PARKING REGULATION REQUEST: RED CEDAR DEVELOPMENT – TWO HOUR
PARKING TIME LIMIT

The Transportation and Non-Motorized Section received a request from the Red Cedar Development to install two-hour time limit signs at the on-street parking areas within the Red Cedar Development. Two-hour parking signs have been installed along public streets within the Red Cedar Development on a trial basis.

Cascade Boulevard from Michigan Avenue to Red Cedar Parkway is 19 feet wide in the non-parking areas and 35 feet wide within the designated on-street parking areas. Cascade Boulevard has curb and gutter with two-hour time limited parking along both sides of the street within the designated parking areas.

Dori Lane from Michigan Avenue to Red Cedar Parkway is 23 feet wide in the non-parking areas and 38 feet wide within the designated on-street parking areas. Dori Lane has curb and gutter with two-hour time limited parking along both sides of the street within the designated parking areas.

Red Cedar Parkway from Clippert Street to the East Lansing City Limit (Reniger Court) is 22 feet wide in the non-parking areas and 38 feet wide within the designated-on street parking areas. Red Cedar Parkway has curb and gutter with two-hour time limited parking along both sides of the street within the designated parking areas.

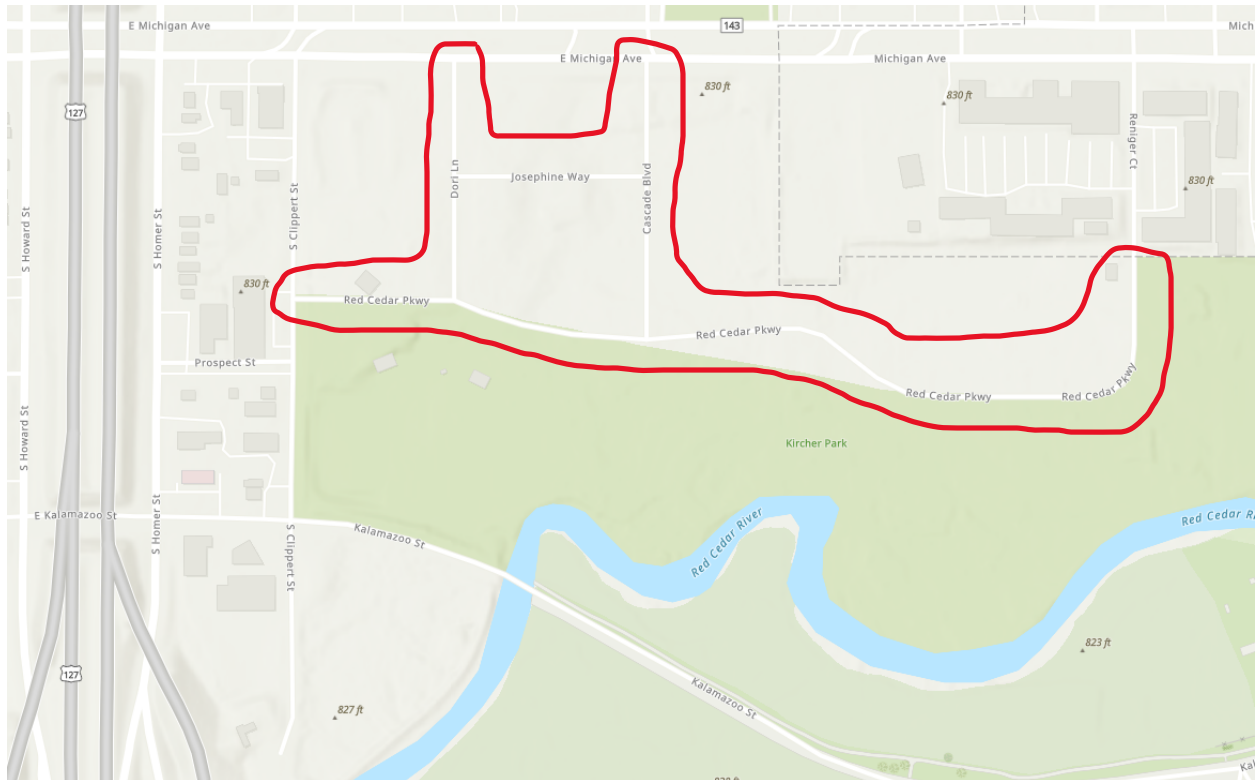
Josephine Way from Dori Lane to Cascade Boulevard is 20 feet wide in the non-parking areas and 60 feet wide with angled parking within the designated on-street parking areas. Josephine Way has curb and gutter with two-hour time limited parking along both sides of the street within the designated parking areas.

The Transportation and Non-Motorized Section recommends that the requested two-hour parking time limit be approved and made permanent based on the request from the Red Cedar Development.

ENGINEERS REPORT #23-04

PARKING REGULATION REQUEST: RED CEDAR DEVELOPMENT – TWO HOUR
PARKING TIME LIMIT

Location Diagram



ENGINEERS REPORT #23-04

PARKING REGULATION REQUEST: RED CEDAR DEVELOPMENT – TWO HOUR
PARKING TIME LIMIT

Cascade Boulevard – Streetview



ENGINEERS REPORT #23-04

PARKING REGULATION REQUEST: RED CEDAR DEVELOPMENT – TWO HOUR
PARKING TIME LIMIT

Dori Lane – Streetview



ENGINEERS REPORT #23-04

PARKING REGULATION REQUEST: RED CEDAR DEVELOPMENT – TWO HOUR
PARKING TIME LIMIT

Red Cedar Parkway – Streetview



ENGINEERS REPORT #23-04

PARKING REGULATION REQUEST: RED CEDAR DEVELOPMENT – TWO HOUR
PARKING TIME LIMIT

Josephine Way – Streetview



INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified Ordinance, being Chapter 606, Section 606.02, to prohibit the placement of signs in or on the public right of way and public buildings, places, and facilities; and to establish the responsibility of the persons who place, or cause to be placed, any sign on public or private property; and to provide that a violation of this section is a civil infraction.

The Ordinance is read a first time by its title and referred to the Committee on City Operations.

1 **An ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified**
2 **Ordinance, being Chapter 606, Section 606.02, to prohibit the placement of signs in or on the public**
3 **right of way and public buildings, places, and facilities; and to establish the responsibility of the**
4 **persons who place, or cause to be placed, any sign on public or private property; and to provide**
5 **that a violation of this section is a civil infraction.**

6 **THE CITY OF LANSING ORDAINS:**

7 Section 1. That Chapter 606, Section 606.02 of the Codified Ordinances of the City of Lansing,
8 Michigan be and is hereby amended to read as follows:

9 **(A) No person shall**

10 **(1) Place, or ~~in any manner fasten~~ cause to be placed, without prior written authorization of**
11 **the Director of the Public Service Department, or the director's designee, any sign (as**
12 **defined in the Lansing Sign Code), ~~placard, show bill or advertisement upon or against and~~**
13 **~~public building or any part thereof~~ on or in any City right of way, street, alley or sidewalk,**
14 **or other public place.**

15 **(2) Place or ~~in any manner fasten~~, cause to be placed without the prior written authorization**
16 **of the Mayor, or the Mayor's designee, any ~~placard, show bill or advertisement~~ sign (as**
17 **defined in the Lansing Sign Code) upon or against any public building or any part thereof,**
18 **or against any bridge, pole, post, fence, structure, or enclosure belonging to the City or its**
19 **Board of Water and Light. , or upon any private building, pole, fence or structure, without**
20 **~~first obtaining consent therefor from the owner thereof.~~**

21 **(3) Place or ~~in any manner fasten~~, cause to be placed, any ~~placard, show bill or advertisement~~**
22 **sign upon any private building, pole, post, fence, structure, or enclosure belonging to another**
23 **without first obtaining the consent ~~therefore from the owner thereof~~ to do so from the owner**
24 **or other person in lawful possession or control thereof.**

1 **(B) If a violation of this section has occurred, as evidenced by the existence of the unauthorized**
2 **sign, in addition to the person placing the sign, any person designated or identified on the**
3 **sign as the sponsor or whose business, event, or product contained in the message unit of the**
4 **sign shall be presumed responsible for the violation in any proceeding for a violation of this**
5 **section.**

6 **(C) A person who violates this section shall be responsible for a municipal civil infraction. For**
7 **enforcement of this section, the authorized city official to issue a civil infraction violation,**
8 **shall be a police officer, the Director of the Public Service Department, or the director's**
9 **designee, the Director of the Parks and Recreation Department, or the director's designee,**
10 **and the Director of the Economic Development and Planning Department, or the director's**
11 **designee.**

12 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules
13 inconsistent with the provisions are repealed.

14 Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the
15 same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so
16 declared to be invalid.

17 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
18 immediate effect by City Council, and shall expire December 31, 2033.

RESOLUTION SETTING PUBLIC HEARING
BY CITY COUNCIL

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, October 28, 2024, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified Ordinance, being Chapter 606, Section 606.02, to prohibit the placement of signs in or on the public right of way and public buildings, places, and facilities; and to establish the responsibility of the persons who place, or cause to be placed, any sign on public or private property; and to provide that a violation of this section is a civil infraction.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified Ordinance, being Chapter 203, Section 203.03, to establish the service requirements for municipal civil infraction violations arising from the unauthorized placement of signs in violation of Section 606.02

The Ordinance is read a first time by its title and referred to the Committee on City Operations

An ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified Ordinance, being Chapter 203, Section 203.03, to establish the service requirements for municipal civil infraction violations arising from the unauthorized placement of signs in violation of Section 606.02

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 203, Section 203.03 of the Codified Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

Municipal civil infraction citations shall be issued and served by authorized City officials as follows:

(a) The time for appearance specified in a citation shall be within a reasonable time after the citation is issued.

(b) The place for appearance specified in a citation shall be the District Court.

(c) Each citation shall be numbered consecutively and shall be in a form approved by the State Court Administrator. The original citation shall be filed with the District Court. Copies of the citation shall be retained by the City and issued to the alleged violator as provided by Section 8705 of the Act.

(d) A citation for a Municipal civil infraction signed by an authorized City official shall be treated as if it were made under oath if the violation alleged in the citation occurred in the presence of the official signing the complaint and if the citation contains the following statement immediately above the date and signature of the official:

"I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge and belief."

(e) An authorized City official who witnesses a person commit a Municipal civil infraction shall prepare and subscribe, as soon as possible and as completely as possible, an original and required copies of a citation.

(f) An authorized City official may issue a citation to a person if:

(1) Based upon investigation, the official has reasonable cause to believe that the person is responsible for a Municipal civil infraction; or

(2) Based upon investigation of a complaint by someone who allegedly witnessed the person commit a Municipal civil infraction, the official has reasonable cause to believe that the person is responsible for an infraction, and the City Attorney approves in writing the issuance of the citation.

(g) Municipal civil infraction citations shall be served by an authorized City official as follows:

(1) Except as provided in paragraph (g)(2) **or (g)(3)** hereof, an authorized City official shall personally serve a copy of the citation upon the alleged violator.

(2) If the Municipal civil infraction involves the use or occupancy of land, a building or other structure, a copy of the citation does not need to be personally served upon the alleged violator, but may be served upon an owner or occupant of the land, building or structure by posting the copy on the land or attaching the copy to the building or structure. In addition, a copy of the citation shall be sent by first class mail to the owner of the land, building or structure at the owner's last known address.

(3) If the Municipal civil infraction is issued pursuant to a violation of Section 606.02 a copy of the citation does not need to be personally served upon the alleged violator, but may be served by sending a copy of the citation by first class mail to the person named as responsible for the violation.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules inconsistent with the provisions are repealed.

1 Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the
2 same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so
3 declared to be invalid.

4 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
5 immediate effect by City Council, and shall expire December 31, 2033.

6

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, October 28, 2024, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified Ordinance, being Chapter 203, Section 203.03, to establish the service requirements for municipal civil infraction violations arising from the unauthorized placement of signs in violation of Section 606.02