

AGENDA

Committee on Public Safety February 11, 2025 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>

Council Member Pehlivanoglu, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. January 28, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 108 S Martin Luther King Jr. Blvd.
 - C. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1612 Martin Street
 - D. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1212 Park View Avenue
 - E. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 3134 Viking Road
 - F. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 2407 Dunlap Street
 - G. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 204 E Cavanaugh Road
- 6. Other**
 - H. DISCUSSION - 30 Oldest NEAT Properties and their Status- Economic Development & Planning Office
- 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 Public Safety
Tuesday, January 28, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Mitch Rice
Rawley Van Fossen, EDP Director
Meridith Johnson
Tom Barry
Jon Scott
David and Tawny Cerny
Clarence Hooker
Rahim Alikeil
Joseph Fawaz
Gloria Hall
Alesia Flowers
Brian McNamara
Adam Brewer, Cesar Place LLC representative (308 E Cesar Chavez)
Vearl Green, 917 Chittock Street LLC representative (1723 Osband)
Andy Mackovic

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM DECEMBER 10, 2024, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Mitch Rice spoke on 5141 S. MLK Jr. Blvd and wishes it to be demolished, it is unsafe and dangerous.

Ms. Richmond read into the record two names (Molly Beckwith and Marilyn Irvine) of emails received wishing for 5141 S. MLK Jr. Blvd to be demolished.

DISCUSSION/ACTION

RESOLUTION – Appointment; Jon Scott; At Large member of the Board of Fire Commissioners; Term to Expire June 30, 2025

Mr. Scott spoke on being a long time resident and has governmental financial management experience. He was previously on the Board of Public Service and resigned to be appointed to the Board of Fire Commissioners. Mentioning Ms. Solis stated it would be a steppingstone for him.

Councilmember Pehlivanoglu asked why he was on the Board of Public Service if this was his original first choice. Mr. Scott responded at the time that is where the opening was, as a kid everyone likes trips to the Fire Stations and seeing the trucks. Councilmember Kost asked if he had the time for the commitment, and he answered yes the schedule fits perfectly for him.

Councilmember Hussain asked for clarification on his comment as this being a steppingstone, what does that mean and if he was interested in running for office. Mr. Scott noted that is a bad choice of words, but at that time he didn't serve in the government area and told a great way to play a role in the community.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR APPOINTMENT OF JON SCOTT; AT LARGE MEMBER OF THE BOARD OF FIRE COMMISSIONERS. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 308 E Cesar E. Chavez Avenue

Mr. Van Fossen first introduced Meridith Johnson and Tom Barry who were both recently promoted and here to observe. He continued to summarize the property was first tagged in 12/2017, the structure was a threat to life, health, and or safety of person. Commercial plan review submitted in 5/2023, no open or pending permits. Demo hearing was 10/2024 and was recommended make safe or demolish.

Mr. Brewer first noted all those photos are old and has resubmitted architecture plans and is requested a year to get it completed. Councilmember Pehlivanoglu noted he bought it knowing it was red tagged, he answered he wasn't aware and that he spoke with Mr. Van Fossen, and he wasn't getting the mail because the property doesn't have a mailbox. Mr. Fan Fossen noted they are required to post on the property, and the department uses the information in assessing.

Councilmember Kost noted it's clearly unsafe but Mr. Brewer states he didn't know it was red tagged, asking why he waited until now to address it. Mr. Brewer stated he bought it two years ago to fix it up and has put \$100,000 into it. Mr. Van Fossen added that building officials won't even send people in because it is so unsafe.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 308 E CESAR E CHAVEZ AVENUE FOR 2/24/2025.

Councilmember Pehlivanoglu noted it is the responsibility of an owner to know what comes with the property.

MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 5625 Kaynorth

Mr. Van Fossen summarize the property was first tagged in 3/2009 for lack of utilities, uncleanliness, debris, peeling/chipped paint, damaged walls, and soiled floor coverings. Since red tagged 9 permits were applied for however 8 of the 9 were cancelled or closed due to no activity. Demo hearing was 10/2024 and was recommended make safe or demolish.

Mr. Fawaz said he purchased in 2014 and was not aware of rules and regulations or that he also had to pay \$13,000 in back taxes, he buys properties and flips them. He started gutted and things were stolen, said he sold it to his brother, and he pulled the permits, but the city put them in his name. After three years his brother moved out and only had electrical left to finish. Mr. Fawaz visits the property

once a week and now uses it as storage and states the pictures are old, he's been paying the fees monthly. Adding he received the notice out of nowhere.

Mr. Van Fossen stated they follow state standards and properties are inspected and if unsafe the properly tagged. Councilmember Pehlivanoglu referenced it was tagged in 2009, so he's owned it for 11 years. Councilmember Hussain asked that Mr. Van Fossen is able to finish as he was continuously interrupted. Mr. Van Fossen stated it was determined by the department and demo hearing that it meets the standard of unsafe and then red tagged, this should be MSD. Concluding that if owners need more time they should be calling.

Councilmember Kost stated if electrical work is all that's left, then supports moving forward with show cause and should give time to address it.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 5625 KAYNORTH FOR 2/24/2025. MOTION CARRIED 3-0.

Mr. Fawaz noted a date on a photo of 2022 but no call from code on it, Mr. Van Fossen said he would look into it.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1232 N Washington Avenue

Mr. Van Fossen summarize the property was first tagged in 6/2011, deteriorated roof, no utilities, missing chimney bricks, open kitchen ceiling, and damaged walls. Building permit issued 12/2023 no inspection, electrical issued 3/2024 rough approved 3/2024, plumbing issued 6/2024 rough/underground approved 7/2024. Demo hearing was 8/2024, and was recommended make safe or demolish. There is progress but slow.

Councilmember Pehlivanoglu asked what is remaining. Mr. Van Fossen said all permits need final out, if expired they need to reapply, building permit needs finishing and final inspection.

Mr. Hooker said all that sounds right, he is ready to apply for the final inspection then he received the letter indicating to stop all work and not pay for anything. Adding the inside still looks like a work site but things are getting completed and has new photos from yesterday but didn't bring them.

Councilmember Pehlivanoglu said it was red tagged in 2011 and asked if he's owned it since then, he answered it was red tagged when he bought it. She then asked if he did his due diligence, he answered he's paid the monitoring fees but wasn't aware of the other stuff.

Councilmember Kost read from the Demo Board minutes of 09/23/2023 into the record:

Mr. Hooker stated he has had problems obtaining the permits. He has no electricity at the property he wants the property to be tables for a few months at a minimum. Mr. Van Fossen asked Mr. Hooker if he has spoke with any building contractors. Mr. Hooker said yes but because of the storm and there being a disaster called he wants an extension. Mr. Van Fossen stated the storm was over a month ago. Mr. Van Fossen stated he will table the property for 30 days at which time he should have a contractor hired.

Councilmember Kost supports going through the show cause steps. Councilmember Hussain agreed and explained the timeline of the meetings for Mr. Hooker.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1232 N WASHINGTON AVENUE FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish 204 E Potter

Mr. Van Fossen summarize the property was first tagged in 11/2017, infestation of rodents, decay of surfaces and damaged walls, exposed wiring smoke detectors not working. Building permit issued 3/2024 frame disapproved 4/2024, progress disapproved 5/2024, electrical issued 3/2024 currently suspended for a fee, rough and service approved 8/2024, mechanical issued 3/2024, final disapproved 7/2024 rescheduled 9/2024, plumbing issued 7/2024 currently suspended for fee, rough approved 7/2024. Demo hearing was 8/2024, and was recommended make safe or demolish. There is progress and activity but slow.

Mr. Alikeil stated he had to get a new plumber and was approved also mechanical, and framing is done now waiting on insulation and then received letter. Mr. Van Fossen confirmed mechanical is all set, progress on electrical but need payment same as plumbing.

Councilmember Pehlivanoglu stated to Mr. Alikeil there will be time for him to make progress in the timeline. Councilmember Kost noted the property has been tabled since 6/2023 so looking at almost 2 years, and in 8/2023 willing to table again for 60 days which all permits should be in place and didn't happen and now it's the same thing, suggesting to Mr. Alikeil to get the process moving to get done.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 204 E POTTER FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1023 Porter

Mr. Van Fossen summarize the property was first tagged in 7/2017, the structure is a fire damage, water damage to walls/ceilings, no smoke detectors and lack of utilities. Demo hearing was 8/2024, and was recommended make safe or demolish. Building permit 6/2023, frame partially approved 2/2024, and electrical issued 4/2024 no inspection date. Two weeks ago insulation approved, 11/2024 rough electrical approved, there is progress but slow.

Ms. Cerny supplied updated photos for the Committee. She acknowledged this has taken time but paying for everything themselves and indicated were unaware of the insulation so had to remove the drywall and redo so that added extra time.

Councilmember Kost noted in 9/2023 it was supposed to be done by Christmas and asked if this is their home. Ms. Cerny confirmed it's going to be, they are currently renting until completed. Councilmember Pehlivanoglu asked when it will be move in ready, Ms. Cerny responded in 2 weeks for the safety part, but unsure for the occupancy requirements, estimating 3 months.

Mr. Van Fossen stated she needs all trade permits to be final and closed, has all but mechanical applied for but sounds like she's got someone ready to apply, so all four of those permits have to be final, then it would clear with Building Safety and then Code Enforcement would be the last to request a walk through to confirm all red tag violations have been corrected.

Councilmember Pehlivanoglu indicated going forward with show cause and timeline of meeting would give her time. Mr. Van Fossen added, not speaking for the Committee but and updated photos, budget, and timeline owners have to please bring them to ongoing meetings.

Councilmember Kost asked since this is going to be primary residence why isn't there a principal residence exemption, and Ms. Cerny didn't know what that is. Mr. Van Fossen is unsure if it can be granted if not suitable for occupancy. Councilmember Kost added it was bought 4/2017 and rental certificate applied for. Ms. Cerny indicated it was a rental when they bought it.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1023 PORTER FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1300 W Maple

Mr. Van Fossen summarize the property was first tagged in 11/2005, deteriorated soffit and fascia, exposed wiring, no handrail on porch. In 7/2022 electrical wiring/panel installed without permit, need electrical up to code. Previous permits in 2012 and 2015 closed, building permit issued 7/2024 but no inspections. Demo hearing was 8/2024, and was recommended make safe or demolish. Movement is slow but progress is being made.

Mr. Van Fossen asked who the owner is, Ms. Hall stated she is the original owner and Ms. Flowers is co-owner. Ms. Flowers confirmed to Mr. Van Fossen she is on the title.

Ms. Flowers referenced a photo on her phone, agreed movement was slow and found additional things needing replacement. The house is currently safe and hope to have done in next 45 days.

Councilmember Pehlivanoglu this works with the show cause timeframe, indicated originally red tagged in 2005 so on our list for 20 years, it is nice to see positive progress. Councilmember Hussain added he is hopeful for the 45 days, referencing Mr. Van Fossen's comments on budge, timelines and permits, but doesn't want people waiting to get these done. Once the show cause is done and it comes back to Public Safety these things should be getting done or progress made, and department can attest to these, then possible tabling can occur.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1300 W MAPLE FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1723 Osband

Mr. Van Fossen summarize the property was red tagged in 6/2015, 12/2019, and 2/2023, multiple violations including lack of utilities, deteriorated roof, damaged drywall throughout, missing pipes/fixtures, no furnace or water heater, missing wiring, switches/outlets unsafe electrical in garage, house stripped to studs inside, multiple cancelled or expired permits with little activity. Demo hearing was 8/2024, and was recommended make safe or demolish.

Ms. Green stated driveway is in, roof has been inspected and waiting on drywall inspection, windows are in and ready for plumbing and electrical. Mr. Van Fossen confirmed permits for electrical/plumbing no inspection yet and wasn't aware of the roof so will look into that. He added that the driveway is not under EDP but Public Service Department.

Councilmember Kost mentioned in 9/2023 it was heard at the Demo Board and notes by Mr. Van Fossen said MSD 60 days and the owner wasn't present. Mr. Van Fossen indicated that all decisions prior to August 2024 were under standards that weren't in accordance with state law. Councilmember Kost asked how it slipped through, Mr. Van Fossen answered unknown as at that time he was not aware of what happened once it went back to Code at that time.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1723 OSBAND FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 5141 S MLK Jr. Blvd.

Mr. Van Fossen summarize the property was first tagged in 8/2021, the structure constitutes a threat to life, health, and/or safety to people near or visiting. Demo hearing was 10/2024, and was recommended make safe or demolish.

Mr. Mackovic stated he was told to be at the 2/11 meeting because his attorney couldn't attend and asked for a postponement. Councilmember Pehlivanoglu stated the front office indicated he couldn't attend but it wasn't rescheduled and would stay on the agenda. Mr. Mackovic he received a text from

Councilmember Hussain indicating it was on the agenda so came to ask again for a postponement, he isn't against the demo just needs more time for funding and a plan to move forward. He finished saying he believes David Vincent applied for a permit.

Mr. Van Fossen answered he did apply but he incorrectly applied for a demo permit, and it should be a tear out so needs to reapply.

Councilmember Pehlivanoglu referenced it's been red tagged since 2021 and it is now 2025, there should have been a plan by now. Councilmember Hussain noted he is familiar with this property and Mr. Mackovic and the Committee is always told people need more time. Adding, the building needs to come down, it is unsafe, there is illegal unpermitted activity in the back, and people living adjacent and nearby business owners want it down.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 5141 S MLK JR. BLVD. FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1616 S Cedar

Mr. Van Fossen summarize the property was first tagged in 5/2011, deteriorated roof, ceiling missing/deteriorated on second floor, inoperable or no smoke detectors, in 2022 owner was remodeling without permit. Demo hearing was 8/2024, and was recommended make safe or demolish. Any contractor would need to re-open permits and electrical/plumbing is needed.

Mr. McNamara stated in 2024 they inspected the outside of house has new siding, back deck is resurfaced with handrails. Inspector came out and said inside looks great, also inspected drywall work, and a working furnace. He is now waiting for money to pull permit for plumbing that was stolen out of the house. He is on a low income and supplements with some rentals he owns.

Councilmember Pehlivanoglu mentioned it sounds like he is making progress so with the timeline looks good. Mr. McNamara added roughly 9-10 years ago the roof was redecked and done. Mr. Van Fossen asked if he fully replaced the roof, and Mr. McNamara confirmed. Mr. Van Fossen indicated unfortunately their records indicate a request for a tear off so there was never a final inspection.

Mr. McNamara continued to comment on some conversations he had with a city guy that would drive by and say it looked good and go ahead with next steps then Mr. McNamara would call back, and it was a lot of back and forth. He did admit he didn't have the permit on hand and one point, it was in another work truck and, but the roof was inspected, and he took the word of the guy that he was going back to the office to finish it out, and now the guy doesn't work there anymore. Mr. Van Fossen stated if you don't get that green sticker then it is not final.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1616 S CEDAR FOR 2/24/2025. MOTION CARRIED 3-0.

OTHER

DISCUSSION- 30 Oldest NEAT Properties and their Status – Economic Development and Planning

Mr. Van Fossen quickly referenced this is a different report but has better notes. Committee consensus was to review and talk about at the next meeting.

ADJOURN

Adjourned at 5:29 p.m.

Submitted by Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on February 11, 2025

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	108 S. Martin Luther King Jr. Blvd
PARCEL NUMBER:	33-01-01-17-401-320

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2018-018

LISTED TAXPAYER:	E.M. Cannon Designs LLC.
INTERESTED PARTIES:	E.M. Cannon Designs LLC.
SEV INFORMATION:	\$5,700.00
LAND VALUE:	\$5,700.00
BUILDING VALUE:	\$0.00
LOT SIZE:	Frontage 60' x Depth 165'

HOUSING CODE VIOLATION LTR:	6/22/2018
ORIGINAL RED TAG DATE:	6/22/2018
ZONING:	MX-C
ESTIMATE OF REPAIRS:	\$117,000.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	Lot 46; Assessors Plat NO 8
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CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

108 S. MLK Jr. Blvd - Lansing, MI

- **Title Information:**

- E.M. Cannon Designs LLC.

- **Original Red Tag Date:**

- 06/05/2017
- Reason(s) for red tag:
 - Fire Damage

- **NEAT Team Enforcement Start:**

- 10/03/2017

- **Property Activity:**

- (5) permits have been applied for post red tag
 - Building permit denied 4/19/2023 – Plan revisions requested – none received.
 - Building Permit – Roofing and siding – Finaled on 9/09/2021
 - Building Permit – Tear out – Finaled on 2/09/2023
 - Building Permit – Applied for on 1/30/2023 – Did not follow up with application.
 - Building Permit – Issued on 1/30/2024 – No calls for inspection to date.

- **SEV & Cost of Repairs:**

- SEV \$5,700 – Cost of repairs \$117,000

- **City Recommendation:**

- 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 8/09/24





Past Inspection Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

**Subject: Dangerous Building at 108 S L KING JR BLVD #M. – Show Cause
Hearing Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 48

E.M. CANNON DESIGNS L L C
4690 AMBER LN
DIMONDALE, MI 48821

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 108 S L KING JR BLVD #M., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024 at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered "Dangerous" as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

"Equal Opportunity Employer"

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely, 

Walter Allen
Code Enforcement Manager

Attachment: List of Violations











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CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2018-018
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Matter of the building/structure at 108 S MARTIN LUTHER KING JR BLVD. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☒ The building/structure has been substantially destroyed by:
 - ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$5,700.00
7. The cost to repair the building or structure to make it safe is \$117,000.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 17 401 320

LOT 46; ASSESSORS PLAT NO 8, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 9/23/24.

8/22/24
Date

[Signature]
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 27, 2025

E.M. Cannon Designs, LLC
4690 Amber Lane
Dimondale, MI 48821

RE: Make Safe or Demolish at 108 S MLK Jr. Blvd., Lansing Michigan

Recently the property you own at 108 S MLK Jr. Blvd. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 2/11/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 108 S. Martin Luther King Jr. Blvd, 33-01-01-17-401-320, Lot 46 Assessors Plat NO. 8., to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on June 5th, 2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on August 22nd, 2024, the Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by September 23rd, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 108 S. Martin Luther King Jr. Blvd, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer with assistance from the City Clerk, notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1612 MARTIN ST.
PARCEL NUMBER:	33 01 01 21 451 023

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2024-005

LISTED TAXPAYER:	PAYNE WILLIARD
INTERESTED PARTIES:	PAYNE WILLIARD
SEV INFORMATION:	\$29,100.00
LAND VALUE:	\$2,400.00
BUILDING VALUE:	\$26,700.00
LOT SIZE:	34.5 X 66.3

HOUSING CODE VIOLATION LTR:	8/25/2023
ORIGINAL RED TAG DATE:	8/25/2023
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$82,009.20
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	N 34.5 FT LOT 21 & E 17 FT OF N 34.5 FT LOT 22 ORCHARD HOME ADD
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CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

1612 Martin St. Lansing, MI

- **Title Information:**

- Willard Payne

- **Original Red Tag Date:**

- 8/25/2023

- Tree fell on dwelling tagged unfit for human occupancy.

- **NEAT Team Enforcement Start:**

- Currently property is not being billed.

- **Property Activity:**

- 0 permits applied for since red tagged
 - 1 grass enforcement.

- **SEV & Cost of Repairs:**

\$29,100.00 SEV cost of repairs \$82,009.20

- **City Recommendation:** 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 5/01/22



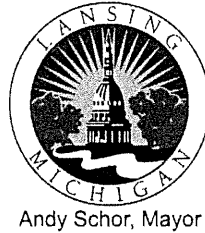


Andy Schor, Mayor

Recent Inspection Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Subject: Dangerous Building at 1612 Martin St. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0878 36

WILLARD PAYNE
6100 LERNER WAY
LANSING, MI 48911

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1612 Martin St., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

“Equal Opportunity Employer”

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations











IMG_0272

08/25/2023 12:33

MDJohnson















CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-005
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Matter of the building/structure at **1612 MARTIN ST.** which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: **AUGUST 22, 2024** Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
☐ Fire
☐ Wind
☐ Flood
☐ Deterioration
☐ Neglect
☐ Abandonment
☐ Vandalism
☒ other:

6. The state equalized value of the building/structure is **\$29,100.00**
7. The cost to repair the building or structure to make it safe is **\$59,100.00**
8. The real estate is described as follows:

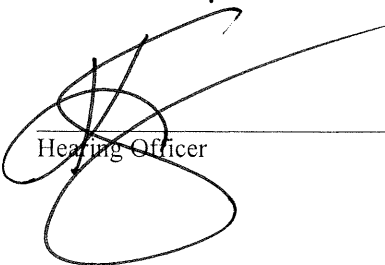
Parcel Number: 33 01 01 21 451 023
N 34.5 FT LOT 21 & E 17 FT OF N 34.5 FT LOT 22 ORCHARD HOME ADD, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date


Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 27, 2025

Willard Payne
9100 Lerner Way
Lansing, MI 48911

RE: Make Safe or Demolish at 1612 Martin, Lansing Michigan

Recently the property you own at 1612 Martin went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 2/11/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 1612 Martin St, 33-01-01-21-451-023, N 34.5 FT LOT 21 & E 17 FT OF N 34.5 FT LOT 22 ORCHARD HOME ADD, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on AUGUST 25TH, 2023 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by NOVEMBER 19TH, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 1612 MARTIN ST, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer with assistance from the City Clerk, notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1212 PARK VIEW AVE
PARCEL NUMBER:	33 01 01 22 176 411

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-017

LISTED TAXPAYER:	BELL OAK INC
INTERESTED PARTIES:	BELL OAK INC
SEV INFORMATION:	\$11,200.00
LAND VALUE:	\$3,400.00
BUILDING VALUE:	\$7,800.00
LOT SIZE:	40 x 104.50

HOUSING CODE VIOLATION LTR:	6/28/2020
ORIGINAL RED TAG DATE:	6/28/2020
ZONING:	R-6A SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$76,410.49
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 77 HUNTINGTON HEIGHTS SUB
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CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

1212 Park View Ave. Lansing, MI

- **Title Information:**

- Bell Oak Inc.

- **Original Red Tag Date:**

- 06/28/2020
- Fire damaged structure

- **NEAT Team Enforcement Start:**

- 5/01/2018

- **Property Activity:**

- 9 premise violations since the property was tagged. 1 grass mowing in 2024 1 grass mowing in 2023, 1 trash removal in 2024.
- Building permit issued 6/16/2024. Frame partially approved 2/23/2024
- Electrical permit issued 4/22/2024 no inspections to date.

- **SEV & Cost of Repairs:**

- \$11,200.00 (SEV)
- \$76,410.29 (cost of repairs)

- **City Recommendation:** 90 – Days to make safe or demolish

NEAT TEAM INSPECTION 6/28/2020





Andy Schor, Mayor

Recent Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

**Subject: Dangerous Building at 1212 PARK VIEW AVE. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 35

BELL OAK INC
405 W GREENLAWN AVE
SUITE G-15B
LANSING, MI 48910

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1212 PARK VIEW AVE., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

“Equal Opportunity Employer”

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter Allen". The signature is fluid and cursive, with the first name "Walter" and last name "Allen" clearly distinguishable.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

























CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-017
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Matter of the building/structure at 1212 Park View, which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY

2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record

4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().

5. ☐ The building/structure has been substantially destroyed by:

- ☒ Fire
- ☐ Wind
- ☐ Flood
- ☐ Deterioration
- ☐ Neglect
- ☐ Abandonment
- ☐ Vandalism
- ☐ other:

6. The state equalized value of the building/structure is \$11,200.00

7. The cost to repair the building or structure to make it safe is \$76,410.49

8. The real estate is described as follows:

Parcel Number: 33 01 01 22 176 411

LOT 77 HUNTINGTON HEIGHTS SUB, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date

[Signature]
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 27, 2025

Bell Oak, Inc.
405 W Greenlawn Ave. Suite G-15B
Lansing, MI 48910

RE: Make Safe or Demolish at 1212 Park Avenue, Lansing Michigan

Recently the property you own at 1212 Park Avenue went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 2/11/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 1212 Park View Ave, 33-01-01-22-176-411, LOT 77 HUNTINGTON HEIGHTS SUB, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JUNE 28TH, 2020 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by NOVEMBER 19TH, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 1212 PARK VIEW AVE, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer with assistance from the City Clerk, notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	3134 VIKING RD
PARCEL NUMBER:	33 01 01 30 453 161

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D22-010

LISTED TAXPAYER:	APRIL BATTEN & BRYAN HALMICH
INTERESTED PARTIES:	APRIL BATTEN & BRYAN HALMICH
SEV INFORMATION:	\$60,900.00
LAND VALUE:	\$10,800.00
BUILDING VALUE:	\$50,100.00
LOT SIZE:	70 x 186

HOUSING CODE VIOLATION LTR:	5/4/2021
ORIGINAL RED TAG DATE:	5/4/2021
ZONING:	R-2 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$72,900.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 467 PLEASANT GROVE SUB NO 1
---------------------------	--

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

3134 VIKING RD. Lansing, MI

- **Title Information:**

- April Batten
- Bryan Halmich

- **Original Red Tag Date:**

- 5/04/2021
- Fire damaged structure

- **NEAT Team Enforcement Start:**

- 10/05/2021

- **Property Activity:**

- Building permit issued 5/20/2024 no inspections to date.
- Mechanical permit issued 5/20/2024 no inspections to date.

- **SEV & Cost of Repairs:**

- \$60,900.00 (SEV)
- \$72,900 (cost of repairs)

- **City Recommendation:** 90 – Days to make safe or demolish

NEAT TEAM INSPECTION 5/23/24





Andy Schor, Mayor

Recent Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Subject: Dangerous Building at 3134 VIKING RD. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 04

APRIL BATTEN & BRYAN HALMICH
3652 COACHLIGHT COMMONS
LANSING, MI 48911

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 3134 VIKING RD., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered "Dangerous" as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

"Equal Opportunity Employer"

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations





























CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2022-010
---	---	------------------------------

Matter of the building/structure at 3134 VIKING RD. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☒ The building/structure has been substantially destroyed by:
 - ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$60,900.00
7. The cost to repair the building or structure to make it safe is \$72,900.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 30 453 161

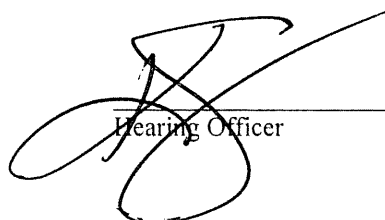
LOT 467 PLEASANT GROVE SUB NO 1, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date


Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 27, 2025

April Batten & Bryan Halmich
3652 Coachlight Commons
Lansing, MI 48911

RE: Make Safe or Demolish at 3134 Viking, Lansing Michigan

Recently the property you own at 3134 Viking went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 2/11/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 3134 Viking Rd, 33-01-01-30-453-161, LOT 467 PLEASANT GROVE SUB NO 1, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on MAY 4th, 2021, and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by NOVEMBER 19TH, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 3134 VIKING RD, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer with assistance from the City Clerk, notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	2407 DUNLAP ST
PARCEL NUMBER:	33 01 01 30 476 491

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D22-D011

LISTED TAXPAYER:	HAMIN HASSAN JAFF
INTERESTED PARTIES:	HAMIN HASSAN JAFF
SEV INFORMATION:	\$26,800.00
LAND VALUE:	\$8,900.00
BUILDING VALUE:	\$17,900.00
LOT SIZE:	66 x 140

HOUSING CODE VIOLATION LTR:	9/8/2021
ORIGINAL RED TAG DATE:	9/8/2021
ZONING:	R-2 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$49,680.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 08/25/2028. LOT 3 BLOCK 3 DEWITTS SUB
--------------------	--

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

2407 DUNLAP ST. Lansing, MI

- **Title Information:**

- HAMIN HASSAN JAFF

- **Original Red Tag Date:**

- 5/04/2021
- Fire damaged structure
- Accumulation of trash and debris
- Furnace installed without permit
- Damaged plumbing soil waste, soil vent & water distribution
- Gas meter removed

- **NEAT Team Enforcement Start:**

- 09/01/2022

- **Property Activity:**

- Building permit issued 5/20/2024 tear out approved 7/11/2024
- Siding tear out approved 5/29/2024
- Electrical issued 7/15/2024 rough and service approved 8/19/2024
- Mechanical issued 2/27/2024 no inspections permit expires 8/25/2024
- Plumbing issued 2/27/2024 no inspection permit expires 8/25/2024

- **SEV & Cost of Repairs:**

- \$26,800.00 (SEV)
- \$49,680.00 (cost of repairs)

- **City Recommendation:** 90 – Days to make safe or demolish

NEAT TEAM INSPECTION 9/08/2021





Andy Schor, Mayor

Recent Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Subject: Dangerous Building at 2407 DUNLAP ST. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 11

HAMIN HASSAN JAFF
P.O. BOX 4552
EAST LANSING, MI 48823

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 2407 DUNLAP ST., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered "Dangerous" as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

"Equal Opportunity Employer"

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations







IMG_2787

09/09/2021 09:38

gscrimger





IMG_2789

09/09/2021 09:38

gscrimger





IMG_2791

09/09/2021 09:38

gscrimger



IMG_2792

09/09/2021 09:38

gscrimger







IMG_2796

09/09/2021 09:38

gscrimger





IMG_2798

09/09/2021 09:38

gscrimger







IMG_2801

09/09/2021 09:38

gscrimger













CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2022-011
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Matter of the building/structure at 2407 DUNLAP DR. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$26,800.00
7. The cost to repair the building or structure to make it safe is \$49,680.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 30 476 491

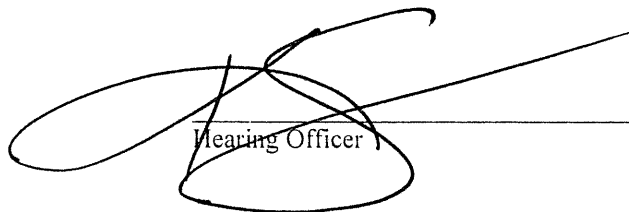
LOT 3 BLOCK 3 DEWITTS SUB, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date


Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 27, 2025

Hamin Hassan Jaff
P.O. Box 4552
East Lansing, MI 48823

RE: Make Safe or Demolish at 2407 Dunlap Lansing Michigan

Recently the property you own at 2407 Dunlap went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 2/11/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Enforcement Officer has declared a certain structure at 2407 Dunlap St, 33-01-01-30-476-491, PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 08/25/2008. LOT 3 BLOCK 3 DEWITTS SUB, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on SEPTEMBER 8TH, 2021 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by NOVEMBER 19TH, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 2407 DUNLAP ST, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer with assistance from the City Clerk, notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	204 E. CAVANAUGH RD
PARCEL NUMBER:	33 01 01 33 401 171

LISTED TAXPAYER:	KECSKES TRACY
INTERESTED PARTIES:	KECSKES TRACY
SEV INFORMATION:	\$33,400.00
LAND VALUE:	\$8,600.00
BUILDING VALUE:	\$24,800.00
LOT SIZE:	60 x 132

LEGAL DESCRIPTION:	LOT 2 & E 10 FT LOT 1 SUPERVISORS PLAT NO 2 LANSING TOWNSHIP
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HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-011

HOUSING CODE VIOLATION LTR:	6/27/2022
ORIGINAL RED TAG DATE:	6/27/2022
ZONING:	R-2 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$51,177.00
PICTURES:	YES
OTHER:	

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

204 E. Cavanaugh Lansing, MI

- **Title Information:**

- Tracy Kecskes

- **Original Red Tag Date:**

- 6/27/2022
- Reason(s) for red tag:
 - Fire Damage

- **NEAT Team Enforcement Start:**

- 09/03/2022

- **Property Activity:**

- 5 permits applied for since red tagged
- Roofing permit was approved on 6/6/2024. Electrical, plumbing, and mechanical have expired due to inactivity. Building permit 23-0863 is to expire on 9/09/2024.
- Enforcements since being tagged (9)
 - 2 Trash – 5 Board-ups – 1 grass/weed – 1 Safety

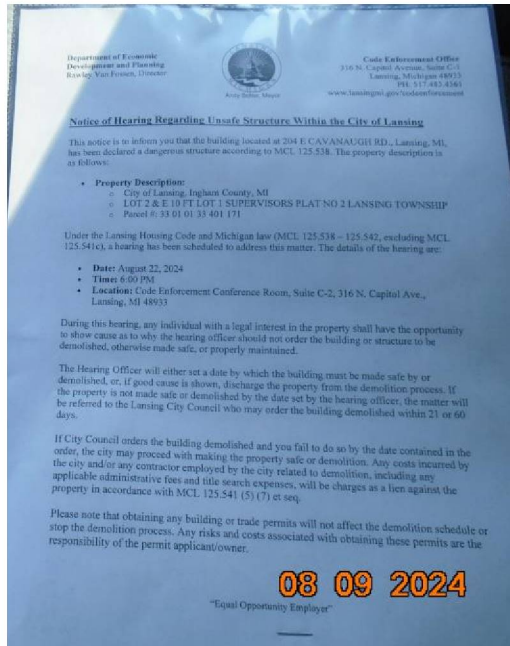
- **SEV & Cost of Repairs:**

- SEV 49,554.00 – Cost of repairs \$51,177.00

- **City Recommendation:** 3

- 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 8/12/24





Andy Schor, Mayor

Past Inspection Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

**Subject: Dangerous Building at 204 E. CAVANAUGH RD. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 55

TRACY KECSKES
1227 E THOMAS PARKWAY
LANSING, MI 48917

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 204 E. CAVANAUGH RD., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

“Equal Opportunity Employer”

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely, 
Walter Allen
Code Enforcement Manager

Attachment: List of Violations





06/27/2022 15:11



06/27/2022 14:50



06/27/2022 14:50





06/27/2022 14:51



06/27/2022 14:51



06/27/2022 14:51



06/27/2022 14:52



06/27/2022 14:52



06/27/2022 14:52



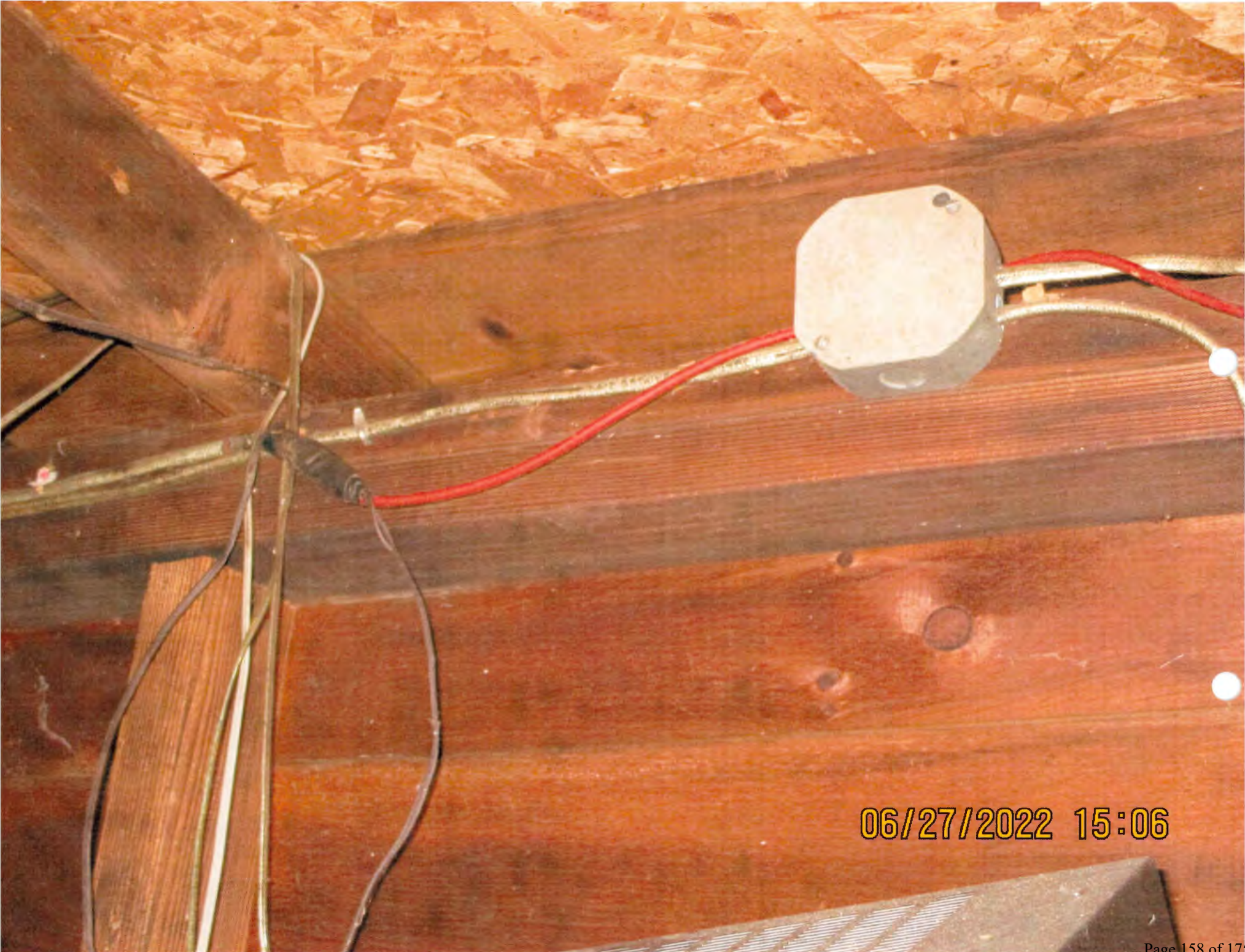
06/27/2022 15:04



06/27/2022 15:04



06/27/2022 15:05



06/27/2022 15:06



06/27/2022 15:07



06/27/2022 15:07







06/27/2022 14:56



06/27/2022 14:56



06/27/2022 14:56



06/27/2022 14:57



06/27/2022 14:58





06/27/2022 15:03



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-011
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Matter of the building/structure at 204 E CAVANAUGH RD., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$33,400.00
7. The cost to repair the building or structure to make it safe is \$51,177.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 33 401 171
LOT 2 & E 10 FT LOT 1 SUPERVISORS PLAT NO 2 LANSING TOWNSHIP

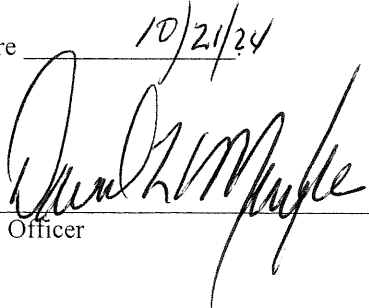
IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 10/21/24

8-22/24

Date



Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 27, 2025

Tracy Kecskes
1227 E Thomas Parkway
Lansing, MI 48917

RE: Make Safe or Demolish at 204 E Cavanaugh Lansing Michigan

Recently the property you own at 204 E Cavanaugh went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 2/11/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 204 E. Cavanaugh Rd, 33-01-01-33-401-171, LOT 2 & E 10 FT LOT 1 SUPERVISORS PLAT NO 2 LANSING TOWNSHIP, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JUNE 27TH, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by OCTOBER 21ST, 2024; and

WHEREAS, the Code Enforcement Officer has determined that compliance with the order of the Lansing Demolition Hearing officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 204 E. CAVANAUGH RD, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer with assistance from the City Clerk, notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

30 Oldest NEAT Properties				
Internal EDP Notes - 1/28/2025				
Filed Date	Status	Location	BSO Notes	Code Notes
11/08/2005	NEAT Unsafe	1300 W MAPLE ST	PB24-0918 issued, frame inspection approved 12/11/2024. No other inspections requested. PE24-1253 issued, rough inspection approved 11/15/2024. No other inspections requested. PP24-0996 issued, rough inspection approved 11/21/2024. No other inspections requested.	Active MSD case. Referred to City Council.
02/09/2007	NEAT Unsafe	500 N BUTLER BLVD	PB20-0183 & PE20-0259 closed for inactivity.	Previous MSD case. Discharged by City Council. Progress has stalled. Code to request Administrative Search Warrant. Pending results may lead to a new MSD Hearing.
11/29/2007	NEAT Unsafe	1115 REGENT ST	PB24-0490 expired, progress inspection 7/18/2024. PE24-0435 expired. No inspections requested.	MSD ruling ordered by City Council. Code to bid out for demolition.
11/13/2008	NEAT Unsafe	603 SHEPARD ST	PB23-0881 expired, frame approved 5/15/24, insulation approved 6/21/24. No other inspections requested. PE23-1161 issued, rough & service approved 2/7/2024. No other inspections requested. PM23-1597 issued, rough approved 3/1/2024. No other inspections requested. PP23-0972 issued, rough approved 3/12/2024. No other inspections requested.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
03/13/2009	NEAT Unsafe	5625 KAYNORTH RD	All permits from 2016 & 2018 have been closed. No other permits submitted.	Active MSD case. Referred to City Council.
06/29/2009	NEAT LOC	619 N SYCAMORE ST	PB17-0606 canceled. New contractor pulled PB22-0782 issued. No inspections requested. PE18-0020 expired, rough approved 1/11/2018. No other inspections requested. PM17-0397 issued, rough approved 5/16/2018. No other inspections requested. PP17-1318 issued. rough approved 1/19/2018. No other inspections requested.	Follow up requested by Code Officer.
11/17/2009	NEAT Unsafe	204 W CESAR E. CHAVEZ AVE	PB23-0345 Approved 6/8/2023, permit was for porch. PM24-0708 Approved 11/7/2024, permit was for furnace. PM23-0984 Expired, permit for gas piping	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
11/09/2010	NEAT LRU	815 PROSPECT ST	No permits.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
06/27/2011	NEAT Unsafe	1232 N WASHINGTON AVE	1232 S Washington Ave – PB23-2033 expired, frame inspection partially approved 9/17/2024, Insulation inspection on 11/19/2024 inspector went, and work was not ready for inspection. PE24-0114 expired. Rough inspection approved 3/18/2024. No other inspections requested. PP24-0640 expired, rough inspection approved 7/31/2024. No other inspections requested.	Active MSD case. Referred to City Council.
10/22/2011	NEAT Unsafe	1521 REO RD	PB18-0053 expired, frame partial approved 5/7/2019, progress approved 5/12/2019 & 9/13/2022. PE18-1132 expired, rough approved 5/7/2019. PM18-1415 expired, rough approved 4/22/2019. PP18-1005 expired, rough approved 9/12/2019, final disapproved 9/11/2020.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
10/25/2011	NEAT Unsafe	922 N WALNUT ST	PB22-0389 Approved 5/3/2022. PB21-2065 Approved 3/31/2022. PB21-2063 Approved 3/31/2022. Sufficient progress. Tag should be removed.	Safety violations complied with. Tag removed.
11/28/2011	NEAT Unsafe	1616 S CEDAR ST	1616 S Cedar St – PB22-2138 expired. Cory did inspection 11/12/2024 with the following note "Old bead board was covered with drywall in several areas, plumbing work has not started. Owner is working on home; framing was not altered from what could be observed on today's inspection. Owner is going to update all smoke alarms (7 total)." Still needs electrical & plumbing permits.	Active MSD case. Referred to City Council.
05/08/2013	NEAT Unsafe	1223 N HIGH ST	PB22-0003 Expired, frame approved 11/9/2022. PE22-0353 Expired, service partial approved 4/8/2022, rough approved 8/2/2022. PM21-2435 Approved 9/22/2022. PP22-1078 Expired, rough approved 8/19/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.

11/01/2013	NEAT Unsafe	2030 BYRNES RD	PB24-1965 Issued 12/20/2024, No inspections requested. PE25-0049 issued, service partial approval 1/24/2025. PM25-0050 issued, no inspections requested. PP25-0073 issued, no inspections requested.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
11/14/2013	NEAT Unsafe	2806 CYNWOOD ST	PB24-1854 issued 11/20/2024, no inspections requested. PM24-1556 issued, no inspections requested. PP24-0997 issued, rough approved 12/23/2024.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
03/06/2014	NEAT Unsafe	1342 N WALNUT ST 1	PB20-1490 denied, PE20-1170 denied, PM23-0318 denied. All permits denied because contractor never submitted revisions for PB20-1490 plan review.	MSD ruling ordered by City Council. Code to bid out for demolition.
07/31/2014	NEAT LRU	606 S MIFFLIN AVE	PE23-1701 finaled 12/22/2023, PM23-2203 finaled 8/16/2024, PP24-0322 expired, rough approved 3/28/2024, final's requested 4 times and not ready when inspector showed up. PB23-1651 expired, no inspections requested.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
08/07/2014	NEAT Unsafe	413 W OAKLAND AVE	PE21-0898 expired, service partial approved 5/26/2021. PP18-0447 finaled 4/19/2018.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
09/02/2014	NEAT Unsafe	1119 N SEYMOUR AVE	PB24-0582 issued, frame approved 12/14/2024, insulation approved 12/19/2024. PE24-0766 expired, rough & service approved 7/24/2024. PM24-1692 issued, rough approved 11/15/2024. PP24-0500 finaled 8/2/2024.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
09/05/2014	NEAT Unsafe	1033 MAY ST	PB22-1148 expired, footing approved 11/3/2022, concrete approved 11/15/2022, other approved 11/15/2022, frame partial approved 11/22/2022, exterior insulation approved 8/9/2024. PP23-1492 expired, rough approved 1/10/2024. PM24-0885 permit closed for nonpayment.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
10/28/2014	NEAT Unsafe	4632 BRISTOL ST	PB20-1473 issued, tearoff approved 9/10/2021, frame approved 11/8/2021, insulation approved 9/22/2022, reroof final approved 2/28/2023. PE21-1444 suspended for fees, rough approved 10/5/2021, progress approved 12/7/2022, final disapproved 8/22/2024. PP21-1123 finaled 9/3/2024. PM21-1798 finaled 12/7/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
01/27/2015	NEAT Unsafe	1511 N M L KING JR BLVD	NO permits.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
02/04/2015	NEAT Unsafe	225 N M L KING JR BLVD 1	PCPR24-0209 Approved 12/21/2024. PB25-0043 issued 1/24/2025, no inspections requested. PE18-1558 finaled 8/19/2019, PM20-0901 finaled 7/29/2020, PP19-0019 finaled 2/1/2021.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
02/20/2015	NEAT Unsafe	BALZER (33-01-05-05-202-022)	No permits.	Land Bank property. Follow up by Code Officer & connect with R. Case at the LB.
03/11/2015	NEAT Unsafe	3611 HOMEWOOD AVE	PM18-0450 permit closed for inactivity. Final inspection was disapproved 3/23/2018. No other inspections requested. No other permits.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
06/26/2015	NEAT LRU	1723 OSBAND AVE	PB24-0089 issued 2/6/2024, no inspections requested, PE24-0093 issued, service partial approved 3/4/2024. PP24-0157 issued, no inspections requested. PB24-1322 issued, no inspections requested.	Active MSD case. Referred to City Council.
10/02/2015	NEAT Unsafe	1519 LINVAL ST	PB24-0298 issued, frame approved 8/22/2024, PE21-0333 expired, rough approved 4/30/2024. PE24-1653 finaled 12/3/2024. PP22-0382 expired, rough partial approval 7/24/2024.	Slow, but progress. Active Mikey23 project.
01/13/2016	NEAT Unsafe	5938 SELFRIDGE BLVD	All permits from 2017 closed for inactivity.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
05/02/2016	NEAT Unsafe	1816 MASSACHUSETTS AVE	PB23-0490 denied per inspector. Contractor never submitted correct documents requested. PB17-0179 closed for inactivity. PB23-0568 & PP23-0522 canceled per owner. PP18-1213 closed for inactivity. PE20-0396 finaled 3/14/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.