

AGENDA

Committee on Public Safety March 25, 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. March 11, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION -Orders to Make Safe or Demolish; 5625 Kaynorth Road
 - C. RESOLUTION - Orders to Make Safe or Demolish; 204 E. Potter Ave.
 - D. RESOLUTION - Orders to Make Safe or Demolish; 1023 Porter
 - E. RESOLUTION - Orders to Make Safe or Demolish; 1723 Osband Avenue
 - F. RESOLUTION - Orders to Make Safe or Demolish; 1033 Shepard St.
 - G. DISCUSSION -E.D.P. Status on Properties Council Deemed Make Safe or Demolish from March 2023 - March 2025
- 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.

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MINUTES

Committee on Public Safety

Tuesday, March 11, 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 Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Rawley Van Fossen, EDP Director
Meredith Johnson, EDP
Joe Neller, SIMTOB
Andy Mackovic
Hamin Jaff
Ken Ogundipe

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM FEBRUARY 25, 2025 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION – Orders to Make Safe or Demolish; 1616 S Cedar Street

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION CARRIED 3-0.

Council Member Pehlivanoglu noted to the Committee that the property owner called in stating he was sick and that he had an appointment with Thompson Brothers Plumbing for a site visit this Friday.

Mr. Van Fossen stated the office has not received a plumbing permit application and was told by the owner he was working on getting the funds around. He then clarified that it was the Chief Building inspector affirming it meets his definition of safe but cannot final until other permits are approved. There is electrical work still needed, and the department is asking for it to stay in demolition process. Mr. Van Fossen stated this a non-fire damage home, and without owner present today, he would now recommend make safe or demolish in 60 days. Council Member Pehlivanoglu asked if moving forward

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with 60 days, is it the opinion that if worked on diligently, it could be made safe in 60 days and Mr. Van Fossen confirmed.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1616 S CEDAR STREET. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 108 S Martin Luther King Jr. Blvd.

The property owner was not present.

Council Member Pehlivanoglu referred to the presentation in the packet that was presented to Council on March 10th at the Council meeting.

Mr. Van Fossen stated there is a start, but it is still incomplete. There is no scope of work or timeline, and no financial capacity noted. He confirmed he had encouraged the owner to attend this meeting to offer those missing items to Committee. Mr. Van Fossen confirmed that in February he met with the owner and licensed builder and reviewed all the requirements. Without the owner or amended plan to satisfy department plan, he would now recommend make safe or demolish in 21 days.

Council Member Kost stated he did drive by on March 10, 2025 and it appeared there has been some effort, and would be inclined for tabling for 30 days.

Council Member Pehlivanoglu referred to presentation and a letter stating the owner was getting a grant for \$300,000, however the letter was undated so it was unclear when the letter was sent and if the grant funding was ever provided.

Council Member Hussain recapped that in the past Committee he had made general comments on need for plans, financial status, timelines and yet still nothing submitted. If nothing is submitted by the meeting in 30 days, then he would be making a 30 day make safe or demolish action.

MOTION BY COUNCIL MEMBER KOST TO TABLE ACTION AT 108 S MARTIN LUTHER KING JR. BLVD. FOR 30 DAYS TO THE APRIL 8TH MEETING. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1612 Martin Street

The property owner was not present.

Mr. Van Fossen stated they have not heard anything or seen any effort to comply, and probate has closed.

There was a question of OCA on the findings to deem 21 days, and Ms. Hagen-Lawrence stated Lisa can do 21 days, if make findings that the building has been substantially destroyed by abandonment, fire, wind, flood, deterioration, vandalism or other cause. If Committee can make that finding in the motion, that is what they need to support for the time.

MOTION BY COUNCIL MEMBER KOST TO APPROVE A RESOLUTION FOR MAKE SAFE OR DEMOLISH IN 21 DAYS DUE TO THE HORRIFICALLY DESTROYED BY A TREE AND STORM DAMAGE AND THERE IS NOTHING LEFT OF THE HOME AT 1612 MARTIN STREET. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1212 Park View Avenue

Mr. Ogundipe presented a video of the progress.

Mr. Van Fossen stated his office has not seen any changes from the last meeting, no permits were applied for, no recent inspection requests and the department has not been in the property in some time.

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Mr. Ogundipe stated they have scheduled plumbing and HVAC inspections for 3/18 and 3/18, and Ms. Johnson confirmed those inspections were called in today, 3/11/2025. Mr. Van Fossen recommended making safe action.

Council member Kost asked the OCA if this were to move forward for 30 day make safe or demolish, and 30 days passes and it is not safe, but safe on day 33, is there room for that or is the day "30" the drop dead date. Ms. Hagen- Lawrence stated that procedurally once 30 days comes and goes the department will work to put out the bid for a demolition contractor to start the work. If not made safe, it would be eligible to be demolished. Council Member Kost recapped earlier statements by the City Attorney were Council was told that day 30 day hits, it is a hard date, and they can no longer go ahead and fix it. Ms. Hagen- Lawrence stated she would have confer with the City Attorney on that. Council Member Kost voiced his concern that Council is now being told their decision is not final, but that the Department gets to decide the date after the Council Resolution date as passed.

Council member Hussain agreed that they have been told that Council action ends at the end order date, however Mr. Venker said there is some measure of discretion.

Mr. Van Fossen acknowledged his department does have discretion, on day 31 they get photos, see if I has not made safe or made safe, and have jurisdiction to be on property or make a settlement agreement. At that point his staff begins negotiations with the owners. Council Member Kost asked if the owners can pull permits after that hard date in the Council resolution, and Mr. Van Fossen stated they can, but his office has flagged the properties so as not to issue a permit until the department, OCA and the owners reach a settlement.

Council Member Pehlivanoglu when Council communicates at committee they need to be able to tell them the "point of no return". Mr. Van Fossen stated it is still their property, it gives the City the power to also go in and remedy the situation. His officer would tell property owners they are at their own risk. Council Member Hussain asked if it is technically in the process, but they run a risk of procrastination.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE ACTION AT 1212 PARK VIEW AVENUE FOR 30 DAYS TO THE APRIL 8TH MEETING. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 3134 Viking Road
No owner present.

Mr. Van Fossen asked the Committee to table for 30 days because they are making progress on electrical and plumbing.

MOTION BY COUNCIL MEMBER KOST TO TABLE ACTION AT 3134 VIKING ROAD FOR 30 DAYS TO THE APRIL 8TH MEETING.

Council Member Hussain asked that it be noted that without communication from the owner on any plans or progress, the Committee is tabling 30 days based on the department recommendation. Mr. Van Fossen stated he would reach out to the owner again.

MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 2407 Dunlap Street
Mr. Jaff was present.

Mr. Van Fossen stated there has been recent activity in February with framing, insulation and the building permit. Trade permits need work.

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Mr. Jaff outlined his progress on the frame inspection, insulation approval, and currently installing drywall. The question was then asked if they are not completed in 30 days, is there “wiggle” room on completion dates.

Council Member Pehlivanoglu explained that if it is tabled for 30 days, like they have done previously for other items on this agenda, he would come back April 8th. If the recommendation from EDP is 60 days make safe or demolish, this would go to Council March 24th, then the 60 days would start the next day. So over all they would have close to 2 months to diligently work to bring it to safe and habitable. Mr. Van Fossen noted this is a fire damaged house, so Council could invoke 21 days instead of 60. He then asked the owners to provide a timeline to complete and financial verification that they can afford to complete to his office.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE ACTION AT 2407 DUNLAP FOR 30 DAYS TO THE APRIL 8TH MEETING. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 204 E Cavanaugh

The owners were not present.

Mr. Van Fossen noted the property was fire damaged, there was a new owner in January and a new contractor pulled a permit, but they have not issued the permit and have not heard from the new owners.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE A RESOLUTION FOR MAKE SAFE OR DEMOLISH IN 21 DAYS FOR 204 E CAVANAUGH. MOTION CARRIED 2-1.

OTHER

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

Mr. Van Fossen distributed a report explaining it was the same address list received the first time; yellow in MSD, red is building safety updates.

Council Member Pehlivanoglu asked about the status of 1521 REO Road where the notes stated the owner was living on site. Mr. Van Fossen stated the process of the court order is initially with zoning enforcement. That is a 14 day compliance, then 14 day final notice, then if not complied, can write court order to get before district court.

Council Member Pehlivanoglu asked for confirmation that the language used in the earlier one submitted to the Committee by EDP stated “search warrant” and now it states “Request to inspect”. Mr. Van Fossen confirmed it is the same, this is a notice on the door and if they do not comply it exhausts the due diligence.

Council Member Hussain asked how long they wait after a property is posted. Mr. Van Fossen confirmed 14 days. Council Member Hussain asked that the report be updated to include date it was placard.

Council Member Kost asked that the administration reach out to the LFD to inform them of this timeline on 1612 Martin so they can be present to get in and take out their equipment. Mr. Van Fossen confirmed it was already noted in their system, but he would make a note as well to contact them.

ADJOURN

Adjourned at 4:40 p.m.

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

KEY: PB = Building Permit / PE = Electrical Permit / PM = Mechanical Permit / PP = Plumbing Permit. **Two numbers after "PB" indicate the year the permit was issued. "PB23" = Building Permit issued in 2023**

MSD STATUS UPDATES
PUBLIC SAFETY COMMITTEE

1616 S Cedar St:

- **PB22-2138** remodel permit applied 12/29/2022, issued 4/27/2023. Final partial approved 11/12/2024. Plumbing and electrical permits needed.
- EDP spoke with property owner on 3/10/25 to obtain status update. Property owner is working to get funds together to proceed with plumbing and electrical work.
- **EDP Recommendation: Table 30-days pending plumbing and electrical permit issuance. Structurally speaking, the Chief Building Inspector affirmed through their partial approval of the building permit on 11/12/24 that there are not any present structural deficiencies.**

108 S M L King:

- **PB21-0204** Roof permit fully approved 9/9/2021
- **PB21-1470** permit approved 9/9/2021 with the attached note "**Still more fire damaged wood to be removed; I told them that it needs to be removed but not to until they have a plan for the remodel since it is doing some withhold things together.**"
- **PB23-0101** contractor applied 1/30/2023. Permit denied 1/31/2023 since contractor (Christan Nwobu) failed to follow up and provide requested info.
- **PB23-2070** contractor applied 12/8/2023. Paid & issued 1/30/2024. No inspections requested. Permit is expired. Work was to make house single family residence.
- **PB25-0291** contractor applied 2/17/2025, plan review approved, and email sent 2/24/2025, payment made 3/5/2025. Building permit issued, but no inspections requested.
- EDP received draft project update from property owner on 3/08/25. EDP replied with additional encouraging additional information be provided including, timeline, scope of work, additional work that has been done, and financial capacity.
- **EDP Recommendation: Table 30-days if completed project plan received and reviewed to satisfaction, otherwise, move to Make Safe or Demolish (21-day, fire damage).**

1612 Martin St:

- Roof permit from 2021 closed for inactivity.
- **No change.**
- **EDP Recommendation: Move to Make Safe or Demolish (60-day, non-fire damage).**

1212 Park View Ave:

- **PB23-0460** applied 4/12/2023, issued 7/7/2023, footing inspection 10/17/2023 logged as "not ready", footing approved 11/30/2023, permit canceled 4/23/2024.
- **PB24-0562** applied 4/23/24, issued 5/24/24, frame inspection disapproved 6/21/24, frame inspection approved 7/11/24, insulation inspection approved 8/2/24.
- **PE23-1224** applied 8/11/23, issued 8/14/23, contractor canceled permit 9/19/23. No inspections requested.
- **PE23-1498** applied 9/18/23, service inspection approved 9/21/23. Permit fully approved.
- **PE24-0484** applied 4/22/24, issued 5/24/24, rough inspection disapproved 6/4/24, rough inspection approved 6/12/24, final approved 10/28/24. Permit fully approved.
- **PM23-1686** applied 8/11/23, issued 8/14/23, permit expired since 2/10/24, no inspections requested.
- **PM24-0068** applied 1/12/24, issued 1/28/24, rough inspection inspector locked out 4/4/24, rough inspection approved 4/22/24. Permit expired 10/19/24.

MARKED INTERNAL / Updated: 3/10/25

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- **PP23-1087** applied 8/17/23, issued 8/18/23, rough inspection approved 1/12/24, underground inspection approved 2/29/24. Permit expired 8/27/24.
- **PB23-2008** applied 11/27/23, issued 11/28/23, roof tear off inspection partial approved 12/5/23. Permit expired 6/2/24. Roof permit
- **PB23-1687** applied 10/4/23, issued 10/4/23, final inspection 10/18/23 logged as "Not Ready", permit expired 4/15/24. Siding permit
- **PB23-0308** applied 3/16/23, permit closed since it's for same work as PB23-1687.
- **No change**
- **EDP Recommendation: Move to Make Safe or Demolish (21-day, fire damage).**

3134 Viking Rd:

- **PB24-0333** applied 3/15/24, issued 5/20/24, permit expired 11/16/24. No inspections requested.
- **PE24-0964** applied 8/1/24, issued 11/25/24, expires 5/24/25. No inspections requested. **Service inspection requested 2/24/2025 for 2/27/2025. Inspection passed.**
- **PM24-0510** applied 3/15/24, issued 5/20/24, expired 11/16/24. no inspections requested.
- **PP24-0827** applied 8/1/24, issued 11/25/24, expires 5/24/25. No inspections requested. **2/28/2025 rough requested for 3/4/2025. Inspection failed, 3/4/2025 rough requested for 3/6/2025. Inspection passed.**
- **EDP Recommendation: Table 30-days noting trade permit progress.**

2407 Dunlap St:

- **PB23-1769** applied 10/18/23, issued 1/22/24, frame (after tear out) inspection approved 7/11/24, expired 1/7/25. **Frame inspection requested 2/10/2025 for 2/11/2025. Inspection passed. Insulation inspection requested 2/24/2025 for 2/25/2025. Inspection passed.**
- **PB24-0238 (siding only)** applied 2/26/24, issued 2/27/24.
- **PE24-0676** applied 5/31/24, issued 7/15/24, rough inspection partial approved 7/24/24, rough & service inspection approved 8/21/24, permit expires 2/17/25. **Permit extended to 6/1/25.**
- **PM24-0386** applied 2/26/24, issued 2/27/24, rough inspection approved 2/4/25, permit expires 8/3/25.
- **PP24-0210** applied 2/26/24, issued 2/27/24, rough inspection disapproved 9/17/24, underground/rough inspection approved 9/24/24. Permit expires 12/1/25.
- **EDP Recommendation: Table 30-days noting trade permit progress.**

204 E Cavanaugh Rd:

- **PB23-0863** applied 6/7/23, issued 6/29/23, frame inspection partially approved 11/16/23, frame inspection approved 3/13/24. Homeowner permit closed 2/9/25. **New owner as of 1/9/25 needs to pull new permits for any remaining work that needs to be done.**
- **PE23-1067** applied 7/16/23, issued 7/17/23, rough/service inspection approved 10/11/23. Final inspection requested for 5/14/24 canceled. Permit expired 4/8/24.
- **PM23-2181** applied 10/26/2023, issued 10/26/2023. Rough inspection approved 11/9/2023.
- **PP23-0733** applied 6/14/23, issued 7/3/23, rough inspection approved 8/30/23, permit expired 2/26/24.
- **PM25-0296** new contractor pulled permit on 2/13/25 to finish PM23-2181. Permit will be issued when we receive a new building permit application, and it is issued.
- **EDP Recommendation: Move to Make Safe or Demolish (21-day, fire damage).**

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MSD STATUS UPDATES

PUBLIC SAFETY COMMITTEE

- **5625 Kaynorth:**
 - All permits from 2016 & 2018 have been closed. James Fawaz 4/26/19 submitted letter to BSO requesting all open permits be cancelled and closed. James later sold the house to his brother, and current owner, Joseph Fawaz.
 - Joe Fawaz and Rawley met 2/19/25.
 - PE25-0227 Electrical Permit applied for on 2/12/25 for service only. Contractor (DLG Electric) paid on 2/19/25. Permit on hold pending submission, payment, and approval of a Building Permit application accompanied by required drawings.
 - Building permit submitted on 2/28/25 and under review by BSO. Drawings submitted yesterday (3/24/25).
 - Based on Building Safety Office pending review, EDP recommends tabling for 30-days.
- **204 E Potter:**
 - PB23-0458 issued, frame inspection approved 12/27/2024. Insulation inspection requested on 2/11/25 by the contractor (Neil Wright). Insulation approved on 2/13/25. Final inspection not schedule yet.
 - Building contractor ready for final once Plumbing is approved.
 - PE24-0725 suspended due to additional items add to permit needing to be paid for on 8/8/24. Rough and service inspection approved 8/8/2024.
 - Payment made on 1/30/25 by (J&A Electric). No additional inspections requested. Needs a final inspection.
 - Final inspection approved on 3/19/25.
 - PM23-0554 fully approved 9/17/2024.
 - PP24-0761 expired, rough inspection approved 7/24/2024. No other inspections requested. On 1/29/25 contractor (Bursley Plumbing) requested permit be extended until 4/20/25.
 - Partial approval on 3/24/25. Minor corrections to be made for final approval.
 - Significant progress made on trade permits. EDP recommends table 30-days or discharge out of council.
- **1023 Porter St. (Fire Damaged):**
 - PB23-0547 issued, Frame partial approved 2/23/2024, insulation approved 1/3/2025. No other inspections requested. Contractor (Homeowner permit).
 - PE24-0485 expired, service inspection disapproved 11/8/2024, rough approved 11/15/2024. Contractor (Lenon Electric & Son) requested on 2/19/25 a final. Scheduled for 3/14/25 by their request. Next day was offered by City.
 - PP24-1248 issued, rough inspection approved 12/23/2024. No other inspections requested. Contractor (Bursley Plumbing).
 - Medical emergency reported to Council and EDP. Owners had to cancel pending inspections.
 - Based on medical emergency, EDP recommends tabling for 60-days or discharge out of council.

MARKED INTERNAL / Updated: 3/25/25

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- **1723 Osband St:**

- **PB24-0089** issued 2/6/2024. Contractor (Neil Wright) requested frame on 2/5/25 and scheduled 2/7/25. Contractor cancelled on 2/7/25. Contractor submitted new request on 2/10/25. Scheduled for 2/12/25. Frame/Insulation inspection approved.
 - **Building final is ready to be scheduled once trade permits are approved.**
- **PE24-0093** issued, service inspection partially approved 3/4/2024. No other inspections requested. Contractor (Lenon Electric) requested extension 6/1/25.
 - **Owner informed EDP that electrical contractor plans to schedule final inspection week of 3/31/25.**
- **PP24-0157** issued 6/4/2024. No inspections requested. Contractor (J&J Plumbing & Heating) requested on 2/19/25 a rough inspection and was scheduled for 2/24/25.
 - **Final inspection scheduled for 3/26/25.**
- **PM25-0214** applied for on 1/31/25 contractor (Branklyn Heating & Ventilating). Contractor requested inspection on 2/16/25 and scheduled for 2/20/25 rough inspection. Disapproved.
 - **Final inspection approved on 3/24/25.**
- **Significant progress made on trade permits. EDP recommends table 30-days or discharge out of council.**

- **1033 Shepard St:**

- 8/31/21 issued a Stop Work Order for second story addition being started without necessary permits. 11/30/21, 12/15/21, 1/5/22, 1/6/22 (partially approved since Building Permit received, but ultimately denied, 7/7/22/, 12/6/22.
- 1/3/22 made NEAT
- PB22-0006 applied for 1/4/22. 1/26/22 plan review disapproved. Revisions never received. Permit application denied/closed 12/15/22.
- E24-09739 9/9/24 zoning enforcement for accumulated outdoor trash and junk vehicles. Court ordered compliance ticket written 12/10/24. Actively in court.
- Monthly NEAT suspects property is being lived in.
- **No updates to report.**
- **Due to no progress, EDP recommends moving to Make Safe or Demolish with a 60-day order.**

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

ADDRESS:	5625 KAYNORTH RD.
PARCEL NUMBER:	33 01 05 04 427 012

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2024-002

LISTED TAXPAYER:	JOSEPH FAWAZ
INTERESTED PARTIES:	JOSEPH FAWAZ
SEV INFORMATION:	\$72,900.00
LAND VALUE:	\$19,500.00
BUILDING VALUE:	\$53,400.00
LOT SIZE:	132 x 473.5

HOUSING CODE VIOLATION LTR:	3/13/2009
ORIGINAL RED TAG DATE:	3/13/2009
ZONING:	R-3 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$130,583.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W
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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	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	Tabled 30 days
Committee on Public Safety	3/25/2025	

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

5625 Kaynorth Rd. Lansing, MI

- **Title Information:**

- Joseph W. Fawaz

- **Original Red Tag Date:**

- 3/13/2009
- Reason(s) for red tag:
 - Lack of required utilities, uncleanliness, accumulation of debris, peeling/chipping paint, damaged walls, soiled floor coverings, and more.

- **NEAT Team Enforcement Start:**

- 10/07/2011

- **Property Activity:**

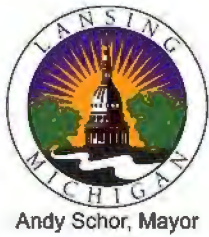
- 9 permits applied for since red tagged
- 8/9 were canceled or closed due to inactivity
- 29 Enforcement actions have been placed on the property since being tagged.
- 8 Board-ups ordered – 11 grass/weed – 9 Trash

- **SEV & Cost of Repairs:**

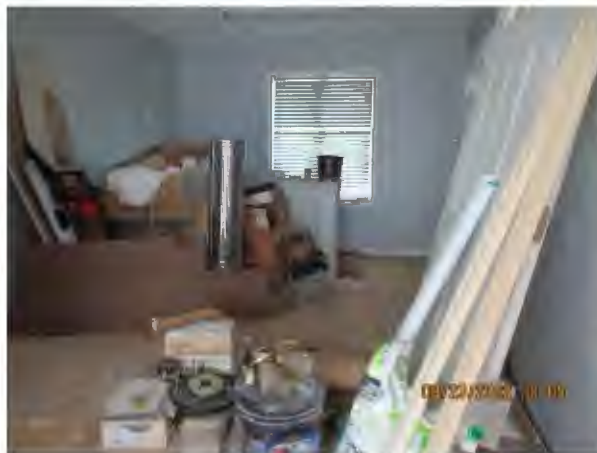
- **City Recommendation:** 30 – Days to make safe or demolish

NEAT TEAM INSPECTION 8/12/24





Past Inspection Photos



REPEAT!

- Use the first two slides for every property on the agenda.



Andy Schor, Mayor

5625 Kaynorth Rd. Lansing, MI

- Use this slide to show photo evidence from original Red Tag date, interior inspections (if completed) and most recent NEAT team inspection. 2 – 4 photos per property at minimum should be used on this slide.
- If necessary, add a third slide with more photos.
- Explain what we are looking at while reviewing photos and how these support the City's recommendation.

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

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 5625 Kaynorth Rd.

LEGAL DESCRIPTION: LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W

PARCEL ID: 33-01-05-04-427-012

PROPERTY OWNER NAME: Joseph Fawaz

PROPERTY OWNER ADDRESS: 410 W. Berry Ave. Lansing, MI 48910. **PROPERTY**

OTHER CONTACT: Mobile: 517-202-6507 Email: Fawaz.joseph@gmail.com



**Subject: Dangerous Building at 5625 KAYNORTH RD. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 62

JOSEPH FAWAZ
410 W BERRY AVE.
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 5625 KAYNORTH 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.

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

5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-002
---	--	--------------------------------------

Matter of the building/structure at **5625 KAYNORTH 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 **\$72,900.00**
7. The cost to repair the building or structure to make it safe is **\$130,583.00**
8. The real estate is described as follows:

Parcel Number: 33 01 05 04 427 012
LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W

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

David M. Mylle
Hearing Officer



Chris Swope

Lansing City Clerk

JOSEPH W FAWAZ

410 W Berry Ave
LANSING, MI 48910

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 5625 Kaynorth Rd, Lansing MI 48911

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

7021 2720 0002 8054 1111

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Domestic Mail Only	
For delivery information, visit our website at www.usps.com [®] .	
Lansing, MI 48911	
OFFICIAL USE	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68
Ser.	
Street	JOSEPH W FAWAZ
City	410 W Berry Ave
	LANSING, MI 48910
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 2720 0002 8054 1098

U.S. Postal Service TM	
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For delivery information, visit our website at www.usps.com [®] .	
Lansing, MI 48910	
OFFICIAL USE	
Certified Mail Fee	\$4.85
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☐ Return Receipt (hardcopy)	\$0.00
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68
Sent To	
Street	JOSEPH W FAWAZ
City	5625 KAYNORTH RD
	LANSING, MI 48911
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

UNSAFE
DO NOT
ENTER

FILED 2/24/20 5:22:43
D. Klein
R. E. J. A.



Chris Swaine
Lansing City Clerk

NOTICE

PAID NOTICE: In accordance with the provisions of City of Lansing Housing & Planning Ordinance 100-10, the City of Lansing is hereby notifying you that the subject property located at 5625 East 10th Ave., Lansing, Michigan 48906, is the subject of a pending application for a change of use from residential to commercial. The City Council of the City of Lansing is scheduled to hold a public hearing on this matter on the date and time specified below.

Subject Property: 5625 East 10th Ave., Lansing, MI 48906

Hearing Date and Time: Monday, February 24, 2020 at 7:00 a.m.

Hearing Place: City Municipal Building, City Council Chambers
100 East City Hall
City of Lansing, Michigan, MI 48903

The City Council Board has determined that the subject building, and/or any accessory structures, is "damaged" as defined in the referenced laws.

THE PURPOSE OF THIS NOTICE is to give the owner, agent, or lessee the opportunity to present evidence and testimony at the public hearing. THE CITY COUNCIL SHALL BE REQUIRED TO BE INFORMED OF THE CITY COUNCIL.

Notice of any meeting which is held pursuant to this notice, in any way, after the date of this notice, shall be given to the owner, agent, or lessee of the property. The person who provides the notice shall be responsible for obtaining the permission for the property listed above.

Chris Swaine

City Clerk

100 East City Hall

Lansing, Michigan 48903

Phone: (517) 487-1000

www.lansingcity.org

5625

2/25/25 MINS.

contacted 2/17/2025 the EDP department with no timeline, and they want make safe or demolish for fire damage.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 308 E CESAR E CHAVEZ AVENUE FOR 2/24/2025.

Council Member Kost noted that it appears the repairs were not going to happen and with the no owner representative present they cannot speak to their plan.

MOTION CARRIED 3-0.

 RESOLUTION –Orders to Make Safe or Demolish; 5625 Kaynorth
Mr. Fawaz was present.

Mr. Barry stated permits were issued in 2016, 2018, and in 2019 the property owner at that time asked for it to be closed then sold the property. A meeting with EDP was done on 2/19/2025, there is an electrical permit applied for, pending a building permit. On 2/23/2025 they submitted a plan to EDP to be complete by June 2025, however there are pending taxes.

Mr. Fawaz stated he went for the building permit today, had to get more plans and will go back to EDP on 2/26/2025 with plans and pay for the building permit.

Council Member Kost asked when Mr. Fawaz purchased. Mr. Fawaz stated in 2019-2020. Council Member Kost noted he was at demo board in May 2024, but Mr. Fawaz was not present at that meeting and then voiced his concern that nothing that has occurred was not done and will now stop. Mr. Fawaz assured the Committee that the delay will not happen. Council Member Kost stated he would support for 30 days.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 5625 KAYNORTH FOR 30 DAYS; 3/25/2025.

Council Member Hussain stated to all public that there have been tools for use and ability, but there has been delays. The City now finds itself, because they have been negligent for so long, that homes throughout the City are not in good condition. Mr. Fawaz stated as soon as electrical contractor is done, he can move on. Council Member Hussain stated that all owners need to communicate with the building department and make sure in earnest to keep moving.

MOTION CARRIED 3-0.

RESOLUTION - Orders to Make Safe or Demolish; 1232 N Washington Avenue
Mr. Hooker was present.

Mr. Barry informed the Committee that a building permit was issued in 2023, partial inspection in 2024, insulation inspection in 2024 and contractor not ready. Reinspection for 2/20/2025, but was cancelled with reinspection for today, 2/25/2025. Electrical permit expired, rough done in 2024, no other inspections scheduled, will close 3/2025 if no inspections. EDP recommends table the action. The inspection for today was cancelled by contractor again.

Mr. Hooker stated insulation is currently being done, and once that is done more can be done. He asked the Committee to table or consider make safe or demolish.

Council Member Pehlivanoglu noted there is a recommendation for 30 days from EDP, therefore asked those staff members if in 30 days the current items would make that structure safe. Ms. Johnson stated a lot of progress could get made if the insulation inspection was not to get cancelled.



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

February 26, 2025

Joseph Fawaz
410 W Berry Avenue
Lansing, MI 48910

RE: Make Safe or Demolish at 5625 Kaynorth Rd, Lansing Michigan

Recently the property you own at 5625 Kaynorth Rd. went through the Make Safe or Demolish process with the City of Lansing City Council and the Council Committee on Public Safety (2/25/2025).

At that meeting the Committee tabled any action until the following meeting:

Tuesday, 3/25/2025 @ 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, 3/19/2025.

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 determined that the building located at 5625 Kaynorth Rd, 33-01-05-04-427-012, LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on MARCH 13TH, 2009; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 23RD, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 5625 KAYNORTH RD, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within _____ from the date of this resolution, April 7, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

ADDRESS:	204 E. POTTER AVE.
PARCEL NUMBER:	33 01 01 33 406 491

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	2023-016

LISTED TAXPAYER:	RAHIM ALIKEIL
INTERESTED PARTIES:	RAHIM ALIKEIL
SEV INFORMATION:	\$27,200.00
LAND VALUE:	\$7,700.00
BUILDING VALUE:	\$19,500.00
LOT SIZE:	46 x 181.5

HOUSING CODE VIOLATION LTR:	11/30/2017
ORIGINAL RED TAG DATE:	11/30/2017
ZONING:	R-2 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$110,397.85
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 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	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	Tabled 30 days
Committee on Public Safety	3/25/2025	

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. Potter Ave. Lansing, MI

- **Title Information:**

- Rahim Alikheil

- **Original Red Tag Date:**

- 11/30/2017
- Infestation of rodents, uncleanliness and decay of surfaces within the dwelling, plaster/gypsum board at ceilings and walls damaged, exposed wiring, lack of operations smoke detectors outside sleeping areas.

- **NEAT Team Enforcement Start:**

- 5/07/2019

- **Property Activity:**

- Building permit issued 3/15/2024 frame disapproved 4/01/2024, progress disapproved 5/20/2024.
- Electrical Permit issued 3/15/2024 currently suspended for a fee. Rough and service approved 8/08/2024.
- Mechanical issued 3/27/2024. Final disapproved 7/18/2024 final rescheduled for 9/06/2024.
- Plumbing permit issued 7/18/2024, currently suspended for a fee. Rough inspection approved on 7/24/2024.

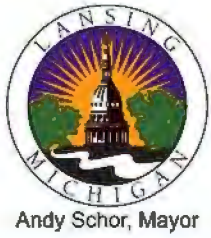
- **SEV & Cost of Repairs:**

- \$27,200.00 (SEV)
- \$36,200.00 (cost of repairs)

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

NEAT TEAM INSPECTION 11/29/2017 & 3/29/2018





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

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 204 E. POTTER AVE.

LEGAL DESCRIPTION: LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB

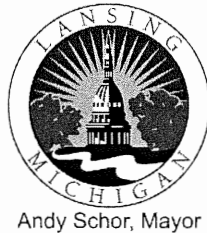
PARCEL ID: 33 01 01 33 406 491

PROPERTY OWNER NAME: RAHIM ALIKEIL

PROPERTY OWNER ADDRESS: 3752 CHIPPENDALE CIRCLE
OKEMOS, MI 48864

PROPERTY OTHER CONTACT: Cell # 517-281-6047 - Email: rahim77a@yahoo

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 POTTER AVE. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 17

RAHIM ALIKEIL
3752 CHIPPENDALE CIRCLE
OKEMOS, MI 48864

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 POTTER 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.

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,

A handwritten signature in cursive script that reads "Walter Allen".

Walter Allen
Code Enforcement Manager

Attachment: List of Violations



01/12/2023 11:25



01/12/2023 11:25

















CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-016
---	---	-----------------------

Matter of the building/structure at **204 E POTTER AVE.,** 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 **\$27,200.00**
7. The cost to repair the building or structure to make it safe is **\$36,200.00**
8. The real estate is described as follows:

Parcel Number: 33 01 01 33 406 491

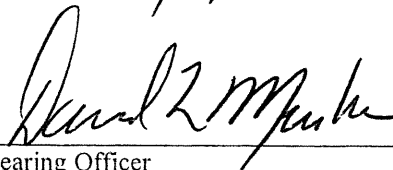
LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB, City of Lansing

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



Chris Swope

Lansing City Clerk

RAHIM ALIKHEIL

3752 CHIPPENDALE CIR
OKEMOS, MI 48864-3861

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 204 E Potter Ave, Lansing MI 48910

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

7021 2720 0002 8054 1104

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Okemos, MI 48864

OFFICIAL USE

Certified Mail Fee	\$4.85
\$	
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
\$	
Total Postage and Fees	\$9.68
\$	
St	
Si	
City	

RAHIM ALIKHEIL
3752 CHIPPENDALE CIR
OKEMOS, MI 48864-3861

LANSING, MI DT 48864

Postmark Here
FEB 11 2025

02/05/2025

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

204



2/25/25 MINS.

Council Member Kost referred to notes that in May 2024 the demo board told the owner to find a different contractor and provided references. These issues have been going on since May 2024 with the same contractor. He spoke in opposition to tabling the progress.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1232 N WASHINGTON AVENUE FOR 2/24/2025.

Council Member Hussain concurred on the issues that appear with the contractor.

Council Member Pehlivanoglu noted the original red tag was 2011; 14 years. Concurred there is a contractor issue.

MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish 204 E Potter

Mr. Alikeil was present.

Mr. Barry stated there were permits in 2023 and inspections 2024. The insulation inspection was scheduled and approved 2/13/2025. The electrical permit was approved 8/2024 and had additional add-ons 2025. In January 2025 the owner asked for extension until April 2025. EDP recommending tabling.

Mr. Alikeil stated the electrician is coming, materials have been purchased. Regarding the plumber, he stated the permit was extended for 3 months. The drywall is done, then they need the plumber and final electrician.

Council Member Hussain asked for the drywall inspection. Ms. Johnson stated all other trades need to be approved before final on the building permit. Council Member Hussain asked what "project plan submittal/update" meant on their document from the Building Department in the packet for this property. Mr. Barry was not sure what that it meant. Council Member Hussain acknowledged the movement, even though slow, and will take department recommendation.

Council Member Kost asked if permit was extended, and Ms. Johnson stated it was extended.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 204 E POTTER FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1023 Porter

Ms. Cerny was present.

Mr. Barry informed the Committee that the building permit was issued 2023, partial inspection 2024, insulation 1/3/2025, no other inspections requested, and the contractor is the homeowner. Service inspection disapproved in 2024, rough inspection approved 11/2024, and final inspection requested 2/2025 and scheduled for 3/14/2025 by contractor. He concluded by stating EDP is recommending tabling for 30 days.

Ms. Cerny stated that a mechanical contractor came to the site and said they didn't need to replace the furnace and was told that unless the furnace was replaced there would not need to be a mechanical inspection. Regarding the plumbing, they were waiting on the fixtures, and they are there now. Ms. Cerny asked if there is a mechanical needed. Ms. Johnson stated it would depend, and the office would need to get the communication from the contractor and speak to the inspector. Ms. Cerny stated she would get to the EDP office.

Council Member Kost acknowledge the work that is being done and asked if Ms. Cerny was going to live there. Ms. Cerny confirmed they had been renting somewhere else during this project but had go

2/25/25 MINS.

buy that one because it was going to be sold out from under them. They owned this one first. Council Member Kost voiced his concern that this property could turn into a rental, since owned since 2017,, and so sat since 2017. Ms. Cerny spoke on the safety of her current residence.

Council Member Hussain asked if the Committee is concerned on the amount of work that has been done. Council Member Kost noted his struggles.

MOTION BY COUNCIL MEMBER KOST TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 1023 PORTER FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1300 W Maple

No owner present.

Mr. Barry stated the building permit was issued in 6/2024, electrical permit in 9/2024 and approved 11/2024. There are delinquent property taxes, and EDP asked to table 30 days.

Council Member Pehlivanoglu asked if it would be deemed safe in 30 days, or EDP would continue to ask for it to be tabled if only a single permit pulled.

Council Member Kost noted this has been tabled multiple times, and in May 2024 demo board the officer stated they needed a contractor. It has been red tagged since 2005, and they should be able to finish in 60 days if move forward.

Council Member Pehlivanoglu noted ownership has changed hands, and they need to investigate when they purchase.

Council Member Hussain referred to EDP notes, there has not been any contact with contractors since December 11, 2024, and EDP staff concurred.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1300 W MAPLE FOR 2/24/2025. MOTION CARRIED 3-0.



RESOLUTION –Orders to Make Safe or Demolish; 1723 Osband

Ms. Green was present as partner of 917 Chittock.

Mr. Venker reviewed to see if Ms. Green could speak on behalf of 917 Chitock Street LLC. He stated on LARA he had Neal Wright only listed. Council Member Hussain asked Mr. Venker who had legal standing on this project, and Mr. Venker stated Council can hear from anyone, but preference has been someone with legal interest. Ms. Green is stating she does but he does not anything to dispute this. Council Member Pehlivanoglu noted she did speak on Show Cause Hearing, and just told another public comment that they could not speak.

Mr. Barry stated the 2/12/2025 inspection was approved, electrical issued in 2024, service inspection partial approval in 3/2024, and extension requested and given until 6/1/2025. Contractor for plumbing called for rough for 2/24/2025 and approved.

Council Member Pehlivanoglu asked in 30 days would it be finalized, and if they come back will EDP recommend table again. Mr. Barry stated he believes it could be done or make safe in 30 days; lived in.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 1723 OSBAND FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 5141 S MLK Jr. Blvd.

Mr. Markowich was present, owner of Property Ventures of Michigan.



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

February 26, 2025

Rahim Alikeil
3752 Chippendale Circle
Okemos, MI 48864

RE: Make Safe or Demolish at 204 E. Potter Avenue, Lansing Michigan

Recently the property you own at 204 E Potter Avenue went through the Make Safe or Demolish process with the City of Lansing City Council and the Council Committee on Public Safety (2/25/2025).

At that meeting the Committee tabled any action until the following meeting:

Tuesday, 3/25/2025 @ 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, 3/19/2025.

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 determined that the building located at 204 E. Potter Ave, 33-01-01-33-406-491, LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on NOVEMBER 30TH, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 204 E. POTTER AVE., as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within _____ from the date of this resolution, April 7, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

ADDRESS:	1023 PORTER ST
PARCEL NUMBER:	33 01 01 10 326 331

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-006

LISTED TAXPAYER:	CERNY TAWNY
INTERESTED PARTIES:	CERNY TAWNY
SEV INFORMATION:	\$36,700.00
LAND VALUE:	\$3,900.00
BUILDING VALUE:	\$32,800.00
LOT SIZE:	39 x 132

HOUSING CODE VIOLATION LTR:	7/6/2017
ORIGINAL RED TAG DATE:	7/6/2017
ZONING:	R-5 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$102,196.08
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 24 S H PERSONS ADD
---------------------------	-------------------------------

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	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	Tabled 30 days
Committee on Public Safety	3/25/2025	

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

1023 PORTER ST. Lansing, MI

- **Title Information:**

- Tawny Cerny

- **Original Red Tag Date:**

- 7/06/2017
- Fire damaged structure
- Water damaged walls & ceilings.
- Lack of smoke detectors
- Lack of utilities

- **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 6/16/2023. Frame partially approved 2/23/2024
- Electrical permit issued 4/22/2024 no inspections to date.

- **SEV & Cost of Repairs:**

- \$26,593.00 (SEV)
- \$32,200.00 (cost of repairs)

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

NEAT TEAM INSPECTION 7/10/2017





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

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 1023 Porter

LEGAL DESCRIPTION: LOT 24 S H PERSONS ADD

PARCEL ID: 33-01-01-10-326-331

PROPERTY OWNER NAME: Tawny Cerny

PROPERTY OWNER ADDRESS: 315 W. Grand River - Lansing, MI 48906

PROPERTY OTHER CONTACT: Email: tawnycerny@gmail.com

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 1023 PORTER ST. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 28

TAWNY CERNY
315 W GRAND RIVER
LANSING, MI 48906

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 1023 PORTER 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_0749[1]

07/10/2017 12:11

ACastillo



IMG_0748[1]

07/10/2017 12:10

ACastillo



IMG_0744 [1]

07/10/2017 12:09

Acastillo



IMG_0745[1]

07/10/2017 12:09

ACastillo



IMG_0745[1]

07/10/2017 12:09

Acastillo



IMG_0743[1]

07/10/2017 12:08

Acastillo









IMG_0737[1]

07/10/2017 12:02

ACastillo



IMG_0736[1]

07/10/2017 12:00

Acastillo

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2022-011
---	---	------------------------------

Matter of the building/structure at 1023 PORTER 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 \$26,593.00
7. The cost to repair the building or structure to make it safe is \$32,200.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 10 326 331

LOT 24 S H PERSONS ADD, City of Lansing

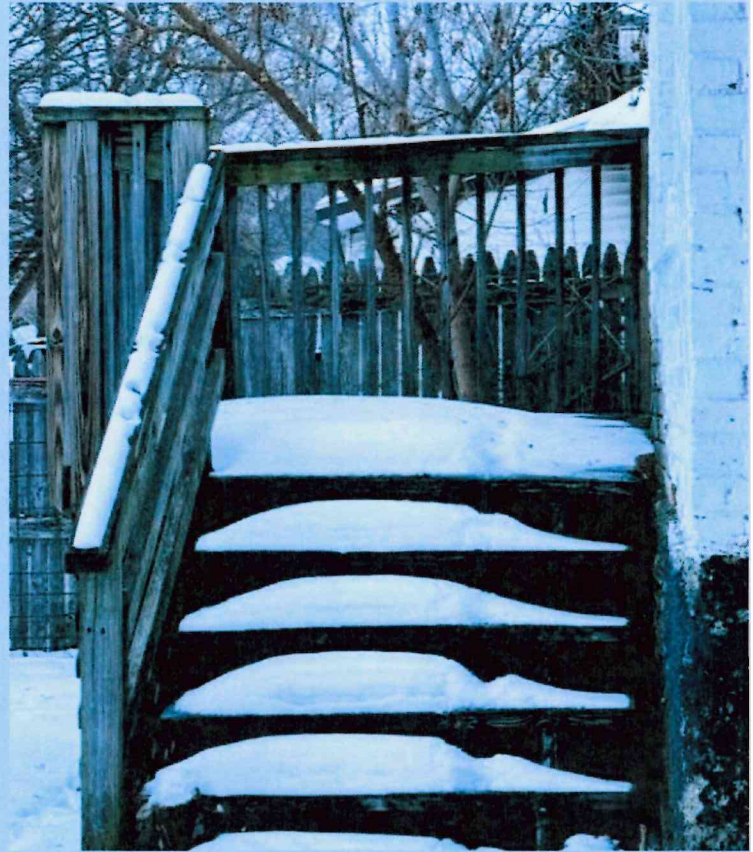
IT IS ORDERED THAT:

☐ 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.

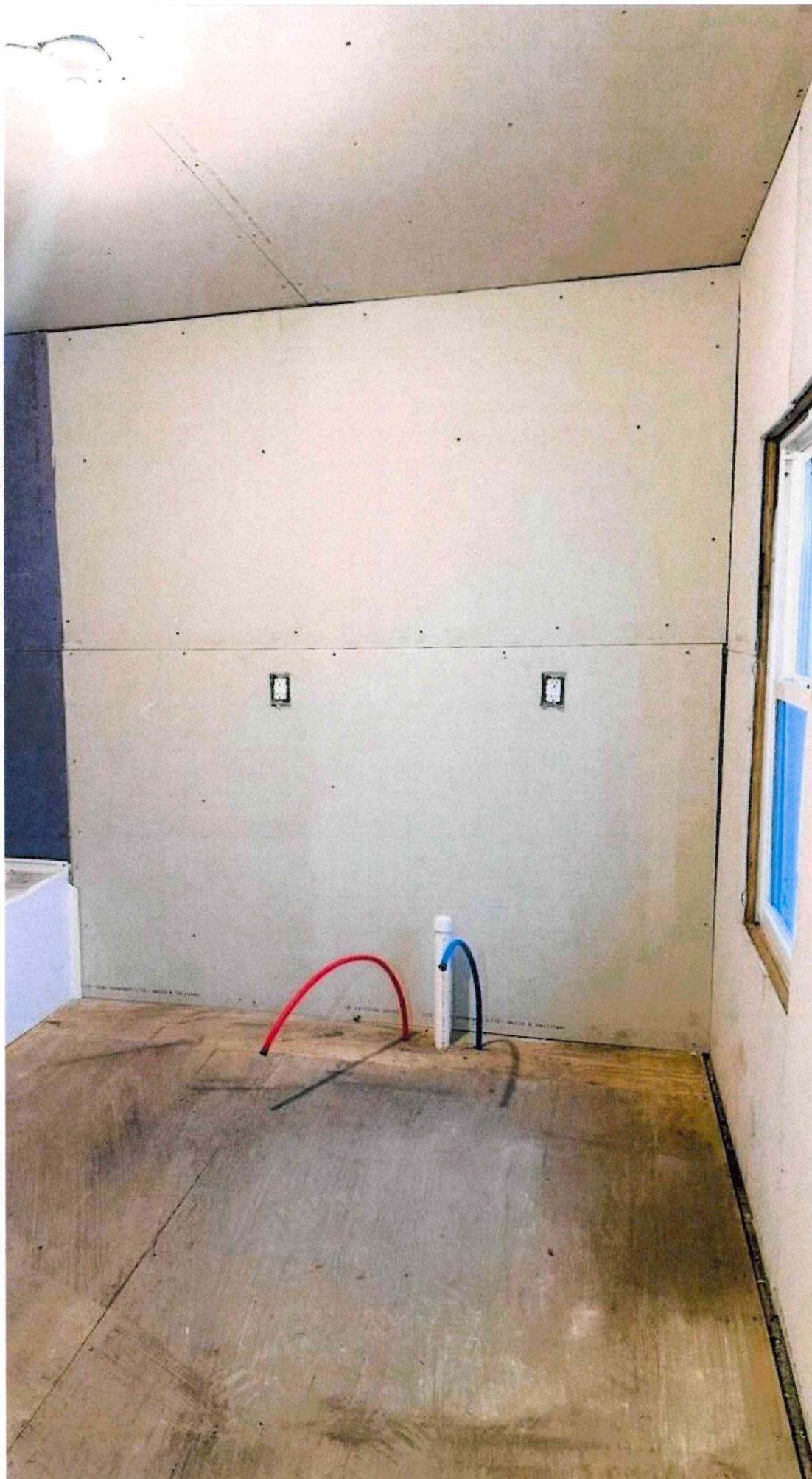
8/22/24
Date

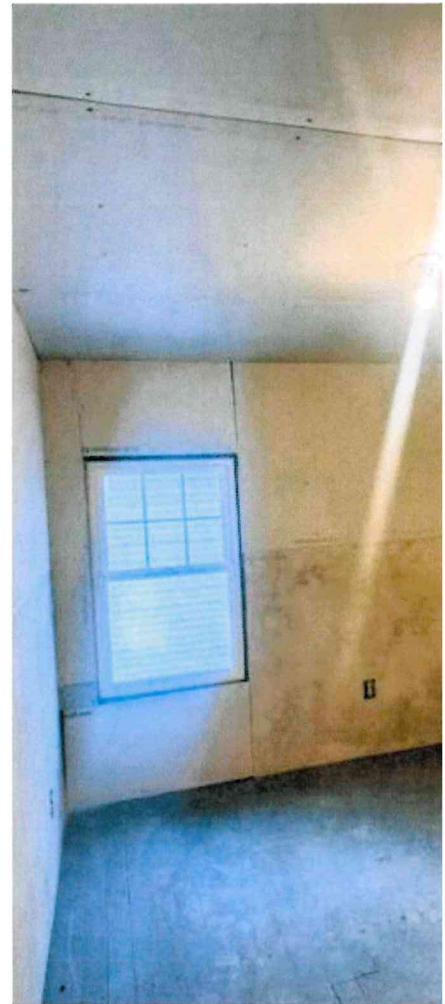
David L Muylle
Hearing Officer

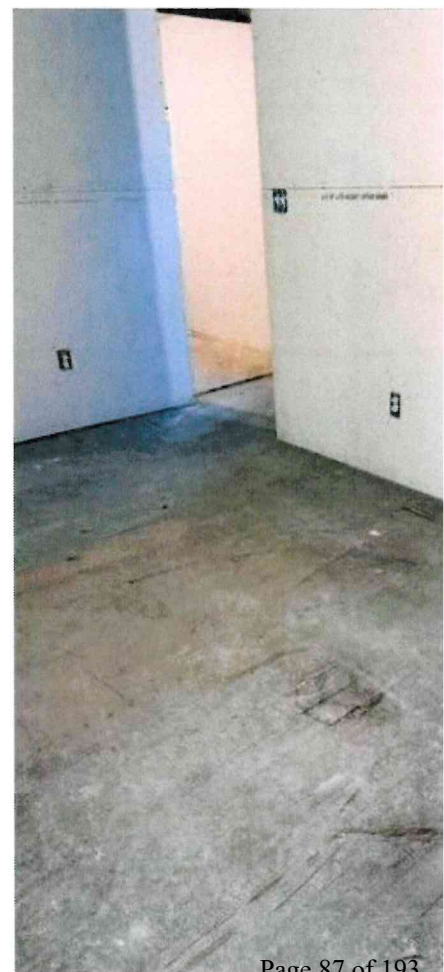


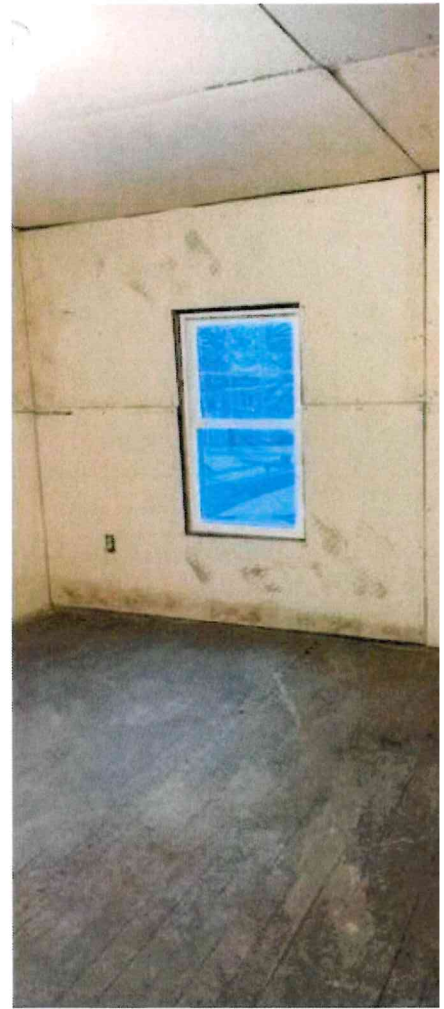
Submitted
@ Mtey













Chris Swope

Lansing City Clerk

TAWNY CERNY

315 W CESAR E CHAVEZ AVE
LANSING, MI 48906

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1023 Porter Rd, Lansing MI 48906

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

7021 2720 0002 8054 1128

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

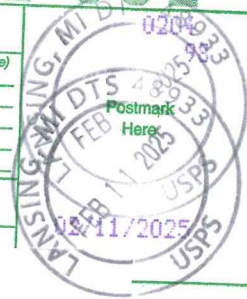
Lansing, MI 48906

Certified Mail Fee		\$4.85
Extra Services & Fees (check box, add fee as appropriate)		\$4.10
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

TAWNY CERNY
315 W CESAR E CHAVEZ AVE
LANSING, MI 48906



PSN 7530-02-000-9047

See Reverse for Instructions



Chris Swope
Lansing City Clerk

NOTICE

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Sincerely,

Chris Swope, MMC/MF/MAC level 3
Lansing City Clerk

Lansing City Clerk's Office
Fourth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48913-2695
517-483-4131
www.lansingmi.gov/city-clerk city-clerk@lansingmi.gov

2/25/25 MINS.

Council Member Kost referred to notes that in May 2024 the demo board told the owner to find a different contractor and provided references. These issues have been going on since May 2024 with the same contractor. He spoke in opposition to tabling the progress.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1232 N WASHINGTON AVENUE FOR 2/24/2025.

Council Member Hussain concurred on the issues that appear with the contractor.

Council Member Pehlivanoglu noted the original red tag was 2011; 14 years. Concurred there is a contractor issue.

MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish 204 E Potter

Mr. Alikeil was present.

Mr. Barry stated there were permits in 2023 and inspections 2024. The insulation inspection was scheduled and approved 2/13/2025. The electrical permit was approved 8/2024 and had additional add-ons 2025. In January 2025 the owner asked for extension until April 2025. EDP recommending tabling.

Mr. Alikeil stated the electrician is coming, materials have been purchased. Regarding the plumber, he stated the permit was extended for 3 months. The drywall is done, then they need the plumber and final electrician.

Council Member Hussain asked for the drywall inspection. Ms. Johnson stated all other trades need to be approved before final on the building permit. Council Member Hussain asked what "project plan submittal/update" meant on their document from the Building Department in the packet for this property. Mr. Barry was not sure what that it meant. Council Member Hussain acknowledged the movement, even though slow, and will take department recommendation.

Council Member Kost asked if permit was extended, and Ms. Johnson stated it was extended.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 204 E POTTER FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1023 Porter

Ms. Cerny was present.

Mr. Barry informed the Committee that the building permit was issued 2023, partial inspection 2024, insulation 1/3/2025, no other inspections requested, and the contractor is the homeowner. Service inspection disapproved in 2024, rough inspection approved 11/2024, and final inspection requested 2/2025 and scheduled for 3/14/2025 by contractor. He concluded by stating EDP is recommending tabling for 30 days.

Ms. Cerny stated that a mechanical contractor came to the site and said they didn't need to replace the furnace and was told that unless the furnace was replaced there would not need to be a mechanical inspection. Regarding the plumbing, they were waiting on the fixtures, and they are there now. Ms. Cerny asked if there is a mechanical needed. Ms. Johnson stated it would depend, and the office would need to get the communication from the contractor and speak to the inspector. Ms. Cerny stated she would get to the EDP office.

Council Member Kost acknowledge the work that is being done and asked if Ms. Cerny was going to live there. Ms. Cerny confirmed they had been renting somewhere else during this project but had go

2/25/25 MINS.

buy that one because it was going to be sold out from under them. They owned this one first. Council Member Kost voiced his concern that this property could turn into a rental, since owned since 2017,, and so sat since 2017. Ms. Cerny spoke on the safety of her current residence.

Council Member Hussain asked if the Committee is concerned on the amount of work that has been done. Council Member Kost noted his struggles.

MOTION BY COUNCIL MEMBER KOST TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 1023 PORTER FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1300 W Maple

No owner present.

Mr. Barry stated the building permit was issued in 6/2024, electrical permit in 9/2024 and approved 11/2024. There are delinquent property taxes, and EDP asked to table 30 days.

Council Member Pehlivanoglu asked if it would be deemed safe in 30 days, or EDP would continue to ask for it to be tabled if only a single permit pulled.

Council Member Kost noted this has been tabled multiple times, and in May 2024 demo board the officer stated they needed a contractor. It has been red tagged since 2005, and they should be able to finish in 60 days if move forward.

Council Member Pehlivanoglu noted ownership has changed hands, and they need to investigate when they purchase.

Council Member Hussain referred to EDP notes, there has not been any contact with contractors since December 11, 2024, and EDP staff concurred.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1300 W MAPLE FOR 2/24/2025. MOTION CARRIED 3-0.



RESOLUTION –Orders to Make Safe or Demolish; 1723 Osband

Ms. Green was present as partner of 917 Chittock.

Mr. Venker reviewed to see if Ms. Green could speak on behalf of 917 Chitock Street LLC. He stated on LARA he had Neal Wright only listed. Council Member Hussain asked Mr. Venker who had legal standing on this project, and Mr. Venker stated Council can hear from anyone, but preference has been someone with legal interest. Ms. Green is stating she does but he does not anything to dispute this. Council Member Pehlivanoglu noted she did speak on Show Cause Hearing, and just told another public comment that they could not speak.

Mr. Barry stated the 2/12/2025 inspection was approved, electrical issued in 2024, service inspection partial approval in 3/2024, and extension requested and given until 6/1/2025. Contractor for plumbing called for rough for 2/24/2025 and approved.

Council Member Pehlivanoglu asked in 30 days would it be finalized, and if they come back will EDP recommend table again. Mr. Barry stated he believes it could be done or make safe in 30 days; lived in.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 1723 OSBAND FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 5141 S MLK Jr. Blvd.

Mr. Markowich was present, owner of Property Ventures of Michigan.



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

February 26, 2025

Tawny Cerny
315 W Grand River
Lansing, MI 48906

RE: Make Safe or Demolish at 1023 Porter Street, Lansing Michigan

Recently the property you own at 1023 Porter Street went through the Make Safe or Demolish process with the City of Lansing City Council and the Council Committee on Public Safety (2/25/2025).

At that meeting the Committee tabled any action until the following meeting:

Tuesday, 3/25/2025 @ 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, 3/19/2025.

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 determined that the building located at 1023 PORTER ST, 33-01-01-10-326-331, LOT 24 S H PERSONS ADD, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JULY 5TH 2020; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1023 PORTER ST, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building _____ from the date of this resolution, April 7, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

ADDRESS:	1723 OSBAND AVE
PARCEL NUMBER:	33 01 01 21 357 041

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-026

LISTED TAXPAYER:	917 CHITTOCK STREET LLC
INTERESTED PARTIES:	917 CHITTOCK STREET LLC
SEV INFORMATION:	\$36,200.00
LAND VALUE:	\$4,600.00
BUILDING VALUE:	\$31,600.00
LOT SIZE:	41 x 132

HOUSING CODE VIOLATION LTR:	6/26/2015, & 12/17/2019, & 2/8/2023
ORIGINAL RED TAG DATE:	6/26/2015
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$69,550.11
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE
---------------------------	--

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY	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	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	Table 30 days
Committee on Public Safety	3/25/2025	

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

1723 OSBAND AVE. Lansing, MI

- **Title Information:**

- 917 Chittock Street LLC

- **Original Red Tag Date:**

- 6/26/2015, 12/17/2019, 2/08/2023
- Reason(s) for red tag:
 - Lack of required utilities, deteriorated roof, missing damaged drywall throughout the dwelling, missing plumbing pipes and fixtures throughout the dwelling, missing furnace and water heater, missing wiring, switches and outlets throughout the dwelling, unsafe electrical wiring at garage, house has been stripped down to the studs, canceled-expired permits.

- **NEAT Team Enforcement Start:**

- 10/05/2015

- **Property Activity:**

- Open Building Permit issued 2/06/2024 no inspections.
- Open Electrical Permit service partially approved 3/04/2024.
- Open Plumbing Permit issued 2/11/2024 no inspections.
- Open Roofing Siding open roof approved 2/21/2024
- 4 Board ups, 1 grass violation, 6 trash violations resulting in 4 trash removals.

- **SEV & Cost of Repairs:**

- \$36,200 (SEV)
- \$69,550.11 (cost of repairs)

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

NEAT TEAM INSPECTION 2/09/2023





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

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 1723 Osband

LEGAL DESCRIPTION: N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE

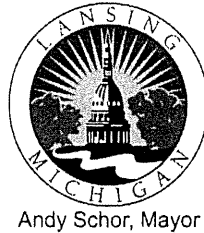
PARCEL ID: 33-01-01-21-357-041

PROPERTY OWNER NAME: 917 Chittock Street LLC

PROPERTY OWNER ADDRESS: 114 Bank - Lansing, MI 48910.

PROPERTY OTHER CONTACT: Mobile: 517-202-6507 Email: neilw3434@gmail.com

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 1723 OSBAND AVE. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0878 74

917 CHITTOCK STREET LLC
114 BANK ST.
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 1723 OSBAND 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.

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 cursive script that reads "Walter Allen".

Walter Allen
Code Enforcement Manager

Attachment: List of Violations



























06-26-2015 13.37.42.394

06/26/2015 13:37

lconnelly









































CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-026
---	---	-----------------------

Matter of the building/structure at 1723 OSBAND AVE. 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 \$34,125.00
7. The cost to repair the building or structure to make it safe is \$69,550.11
8. The real estate is described as follows:

Parcel Number: 33 01 01 21 357 041

N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE, 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 11/9/24.

8/22/24
Date

David L. Muelle
Hearing Officer

9589 0710 5270 1338 6993 14

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Lansing, MI 48910

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73

Total Postage and Fees
\$9.68

917 CHITTOCK STREET LLC
NEIL D WRIGHT
114 BANK
LANSING, MI 48910



02/11/2025

PS Form 3800, January 2019 (Rev. 1-19) Reverse for Instructions



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

ADDRESS:	1723 OSBAND AVE
PARCEL NUMBER:	33 01 01 21 357 041

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-026

LISTED TAXPAYER:	917 CHITTOCK STREET LLC
INTERESTED PARTIES:	917 CHITTOCK STREET LLC
SEV INFORMATION:	\$36,200.00
LAND VALUE:	\$4,600.00
BUILDING VALUE:	\$31,600.00
LOT SIZE:	41 x 132

HOUSING CODE VIOLATION LTR:	6/26/2015, & 12/17/2019, & 2/8/2023
ORIGINAL RED TAG DATE:	6/26/2015
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$69,550.11
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE
---------------------------	--

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



Chris Swope

Lansing City Clerk

917 CHITTOCK STREET LLC
NEIL D WRIGHT
114 BANK
LANSING, MI 48910

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1723 Osband Ave, Lansing MI 48910

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

2/25/25 MINS.

buy that one because it was going to be sold out from under them. They owned this one first. Council Member Kost voiced his concern that this property could turn into a rental, since owned since 2017,, and so sat since 2017. Ms. Cerny spoke on the safety of her current residence.

Council Member Hussain asked if the Committee is concerned on the amount of work that has been done. Council Member Kost noted his struggles.

MOTION BY COUNCIL MEMBER KOST TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 1023 PORTER FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1300 W Maple

No owner present.

Mr. Barry stated the building permit was issued in 6/2024, electrical permit in 9/2024 and approved 11/2024. There are delinquent property taxes, and EDP asked to table 30 days.

Council Member Pehlivanoglu asked if it would be deemed safe in 30 days, or EDP would continue to ask for it to be tabled if only a single permit pulled.

Council Member Kost noted this has been tabled multiple times, and in May 2024 demo board the officer stated they needed a contractor. It has been red tagged since 2005, and they should be able to finish in 60 days if move forward.

Council Member Pehlivanoglu noted ownership has changed hands, and they need to investigate when they purchase.

Council Member Hussain referred to EDP notes, there has not been any contact with contractors since December 11, 2024, and EDP staff concurred.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1300 W MAPLE FOR 2/24/2025. MOTION CARRIED 3-0.



RESOLUTION –Orders to Make Safe or Demolish; 1723 Osband

Ms. Green was present as partner of 917 Chittock.

Mr. Venker reviewed to see if Ms. Green could speak on behalf of 917 Chitock Street LLC. He stated on LARA he had Neal Wright only listed. Council Member Hussain asked Mr. Venker who had legal standing on this project, and Mr. Venker stated Council can hear from anyone, but preference has been someone with legal interest. Ms. Green is stating she does but he does not anything to dispute this. Council Member Pehlivanoglu noted she did speak on Show Cause Hearing, and just told another public comment that they could not speak.

Mr. Barry stated the 2/12/2025 inspection was approved, electrical issued in 2024, service inspection partial approval in 3/2024, and extension requested and given until 6/1/2025. Contractor for plumbing called for rough for 2/24/2025 and approved.

Council Member Pehlivanoglu asked in 30 days would it be finalized, and if they come back will EDP recommend table again. Mr. Barry stated he believes it could be done or make safe in 30 days; lived in.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 1723 OSBAND FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 5141 S MLK Jr. Blvd.

Mr. Markowich was present, owner of Property Ventures of Michigan.



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

February 26, 2025

917 Chittock Street LLC
114 Bank Street
Lansing, MI 48910

RE: Make Safe or Demolish at 1723 Osband Avenue, Lansing Michigan

Recently the property you own at 1723 Osband Avenue went through the Make Safe or Demolish process with the City of Lansing City Council and the Council Committee on Public Safety (2/25/2025).

At that meeting the Committee tabled any action until the following meeting:

Tuesday, 3/25/2025 @ 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, 3/19/2025.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

Resolution #2025-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at 1723 OSBAND AVE, 33-01-01-21-357-041, N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JUNE 26TH 2015; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1723 OSBAND AVE, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within ____days from the date of this resolution, April 7, 2025.

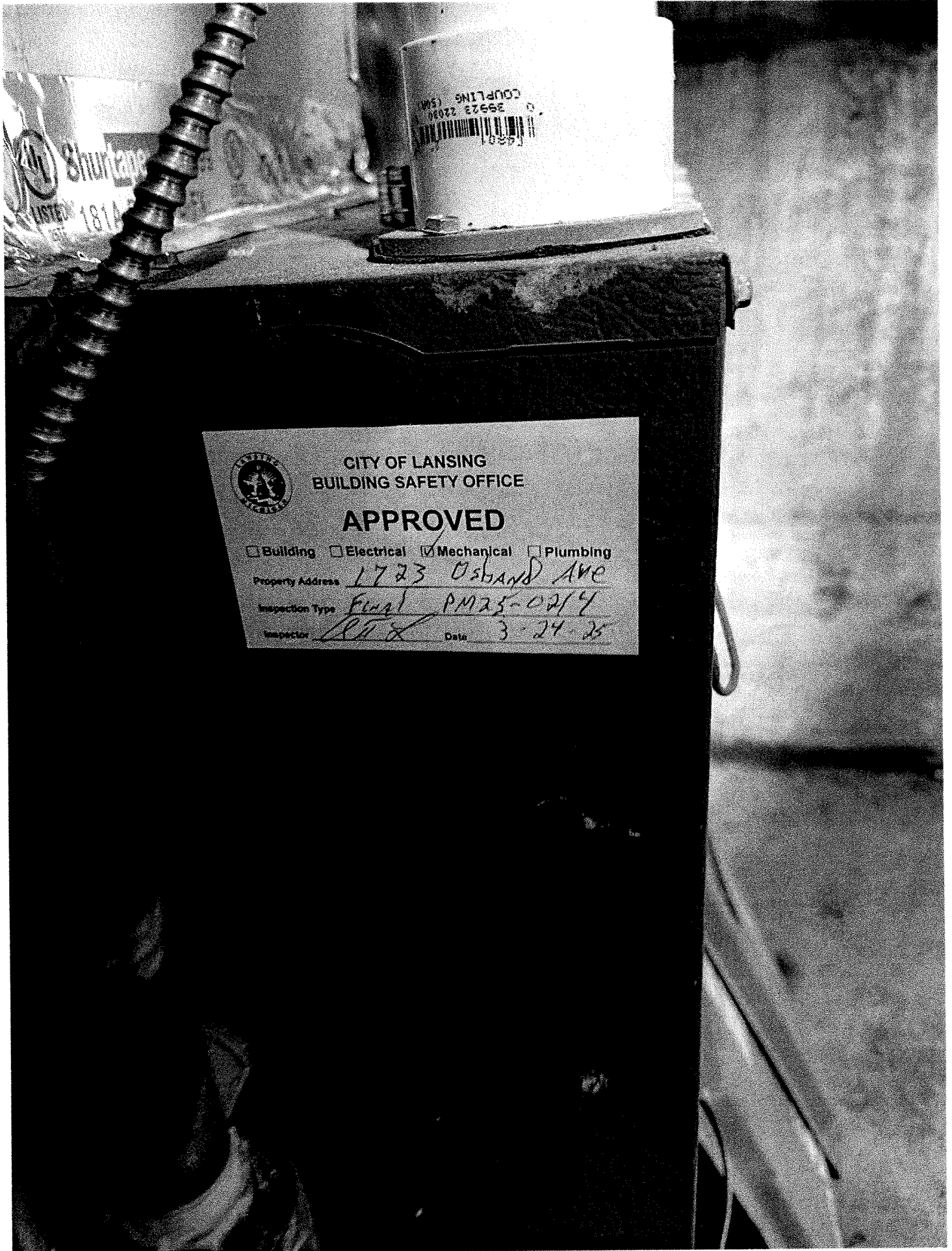
BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

1723 Osband



8:11

90%



bsaonline.com/CD_Insp

33



Below is a summary of inspection request submitted

Record Number:

PP24-0157

Record Type:

Plumbing Permit

Address:

1723 OSBAND AVE

Inspection Type:

Final

Requested Date/Time:

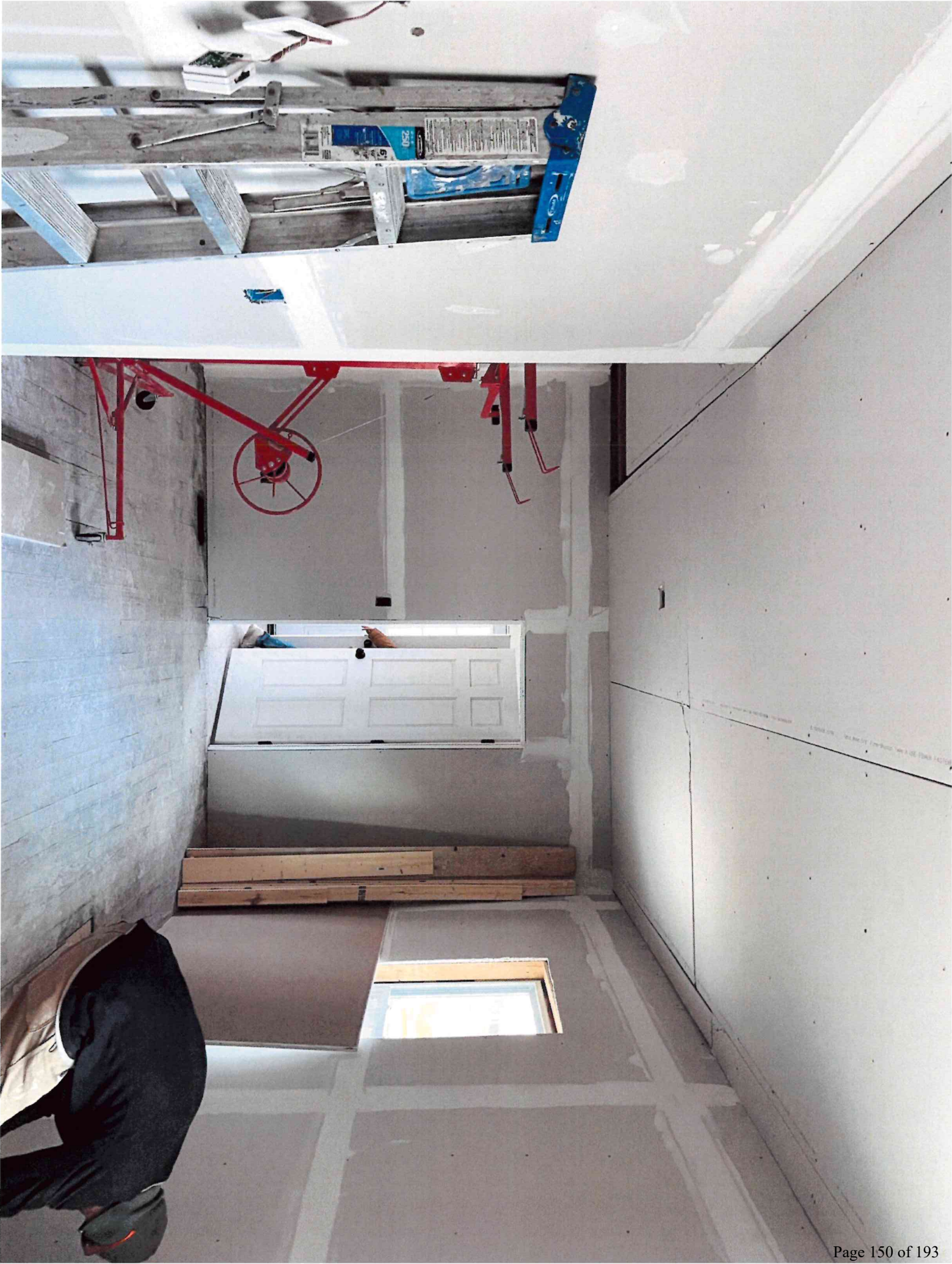
03/26/2025

[Print this Page](#)[Schedule Another Inspection](#)

Disclaimer: BS&A Software
&A Online as a way to
display information









Gold Bond

05 03/05/25 20152

25000 150000 100

Fire-Shield

USE FEWER FASTENERS - VISIT GRIDMARK.COM

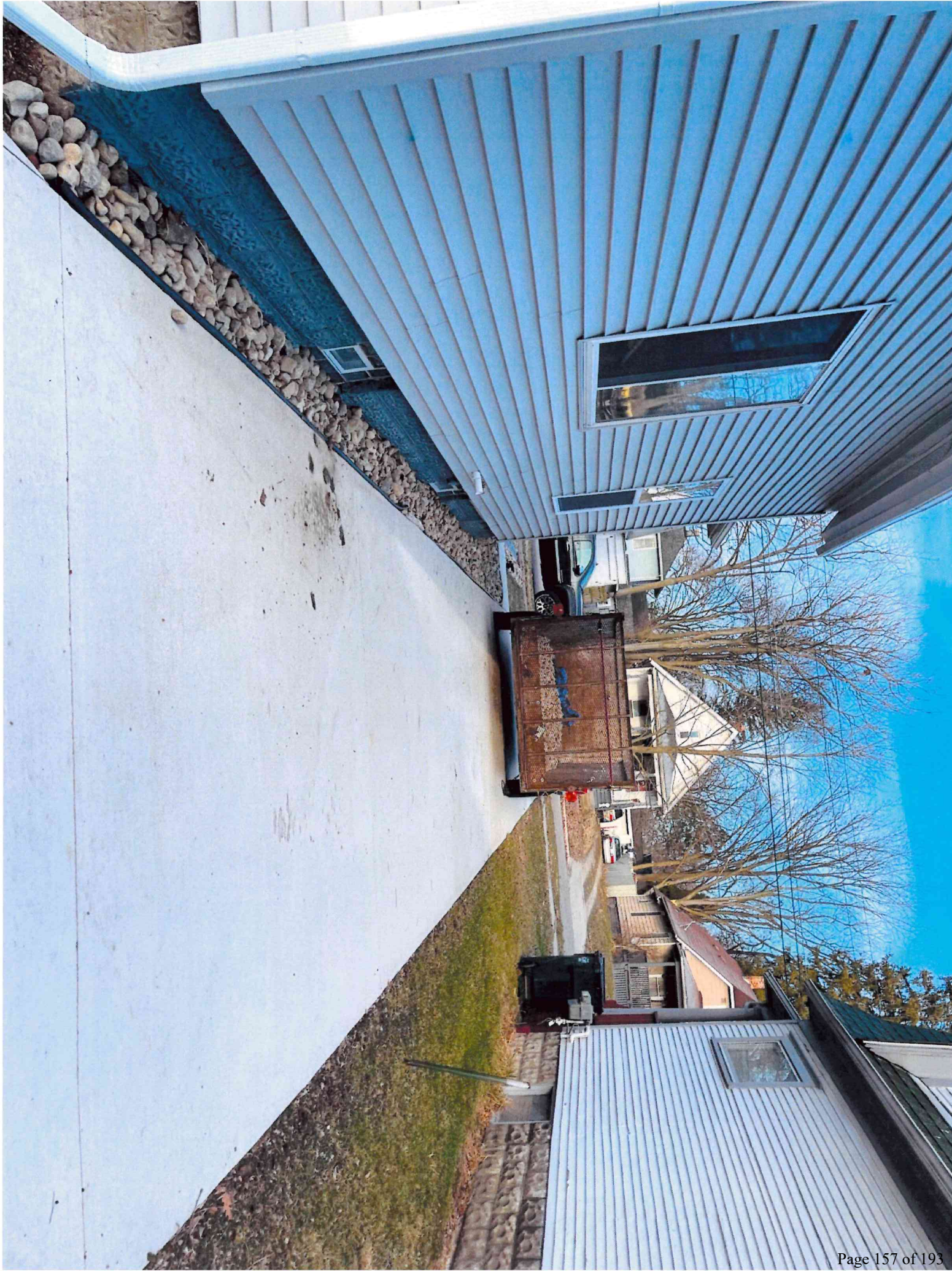














**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1033 Shepard Street
PARCEL NUMBER:	33-01-01-22-230-151

HEARING DATE:	9/26/2024
DEMOLITION CASE FILE #:	D2024-011

LISTED TAXPAYER:	William A. Russell & Dustin W. Tirban
INTERESTED PARTIES:	
SEV INFORMATION:	\$32,700.00
LAND VALUE:	\$8,200.00
BUILDING VALUE:	
LOT SIZE:	66x127.50

HOUSING CODE VIOLATION LTR:	1/01/2022, 3/02/2023
ORIGINAL RED TAG DATE:	1/2/2022
ZONING:	R-6A Urban Detached Residential
ESTIMATE OF REPAIRS:	\$82,009.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	Lots 187 & 188 City Parks Sub
---------------------------	---

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	2/10/2025	Referred - Committee Public Safety
Committee on Public Safety	2/25/2025	Set Show Cause Hearing
City Council	3/10/2025	Set Show Cause Hearing
City Council	3/24/2025	Show Cause Hearing
Committee on Public Safety	3/25/2025	
City Council		

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

ADDRESS:	1033 Shepard Street
PARCEL NUMBER:	33-01-01-22-230-151

HEARING DATE:	9/26/2024
DEMOLITION CASE FILE #:	D2024-011

LISTED TAXPAYER:	William A. Russell & Dustin W. Tirban
INTERESTED PARTIES:	
SEV INFORMATION:	\$32,700.00
LAND VALUE:	\$8,200.00
BUILDING VALUE:	
LOT SIZE:	66x127.50

HOUSING CODE VIOLATION LTR:	1/01/2022, 3/02/2023
ORIGINAL RED TAG DATE:	1/2/2022
ZONING:	R-6A Urban Detached Residential
ESTIMATE OF REPAIRS:	\$82,009.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	Lots 187 & 188 City Parks Sub
--------------------	-------------------------------

CURRENT PERMIT ACTIVITY

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

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

1033 SHEPARD ST. Lansing, MI

- **Title Information:**

- William Russell
- Tirban, Dustin

- **Original Red Tag Date:**

- 1/01/2022
- Reason(s) for red tag:
 - Several inches of standing water in the basement, entire bathroom remodel w/o permits leaking into the basement.
 - Electrical wiring installed w/o permit, extensive use of extension cords, loose hanging wires.
 - Deteriorated walls in multiple locations, wall and or ceiling covering missing in multiple locations.
 - Lack of operational smoke detectors.
 - Roof has been modified w/o permit.

- **NEAT Team Enforcement Start:**

- 10/07/2011

- **Property Activity:**

- 1 Building Permit denied owner did not draw plans on suitable material, drawings did not have sufficient clarity to indicate the nature of work. Materials and measurements not included on drawings.
- 8 premise violations since the property was tagged in 2022.
- Zoning Violation sent on 9/09/2024 due to storage of junk, junk vehicles, and trash.

- **SEV & Cost of Repairs:**

- SEV \$31,900.00
- Cost of repairs \$82,009.00

- **City Recommendation:** 30 – Days to make safe or demolish

NEAT TEAM INSPECTIONS





Andy Schor, Mayor

ZONING VIOLATION 9/09/2024



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-011
---	---	-----------------------

Matter of the building/structure at 1033 Shepard St., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: September 26, 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 \$59,660.00
7. The cost to repair the building or structure to make it safe is \$82,009.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 22 230 151

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 11/25/24.

9/26/24
Date

David L Myulle
Hearing Officer

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 1033 SHEPARD ST. – Show Cause Hearing Notice

September 7, 2024

Certified Number: 9589 0710 5270 1610 4749 29

WILLIAM A RUSSELL &
DUSTIN W TIRBAN
1033 SHEPARD ST.
LANSING, MI 48912-2528

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 1033 Shepard St., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** September 26, 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.

“Equal Opportunity Employer”

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.

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 cursive script that reads "Walter Allen".

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

"Equal Opportunity Employer"

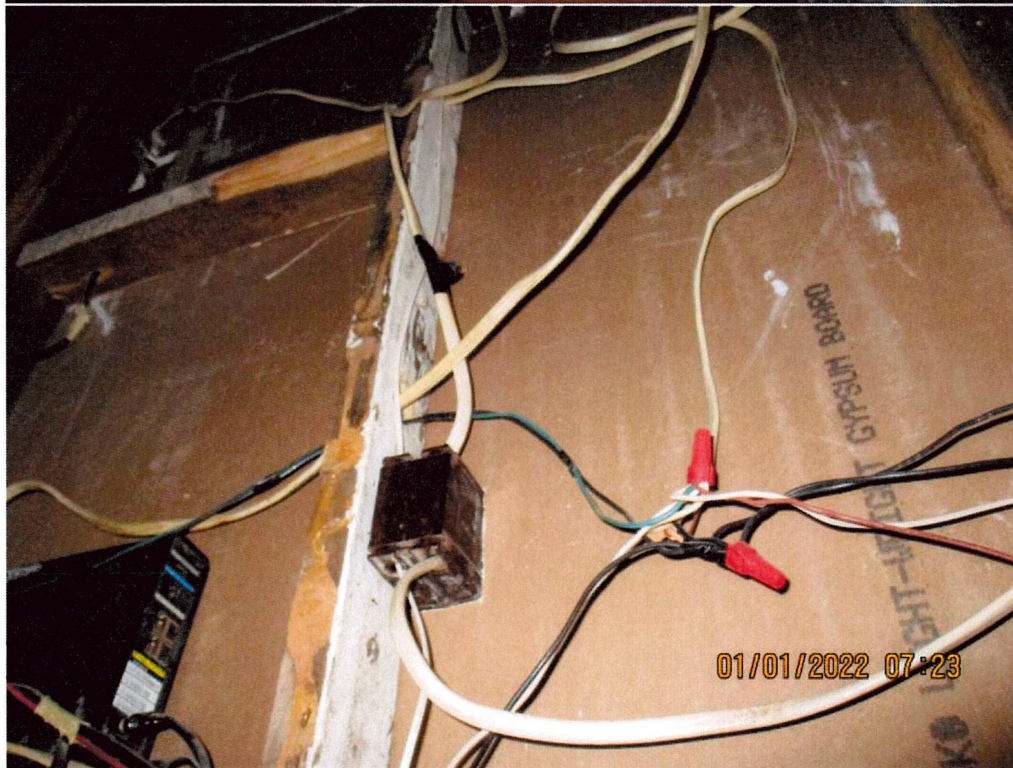
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1033 Shepard St.



1033 Shepard St.



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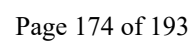


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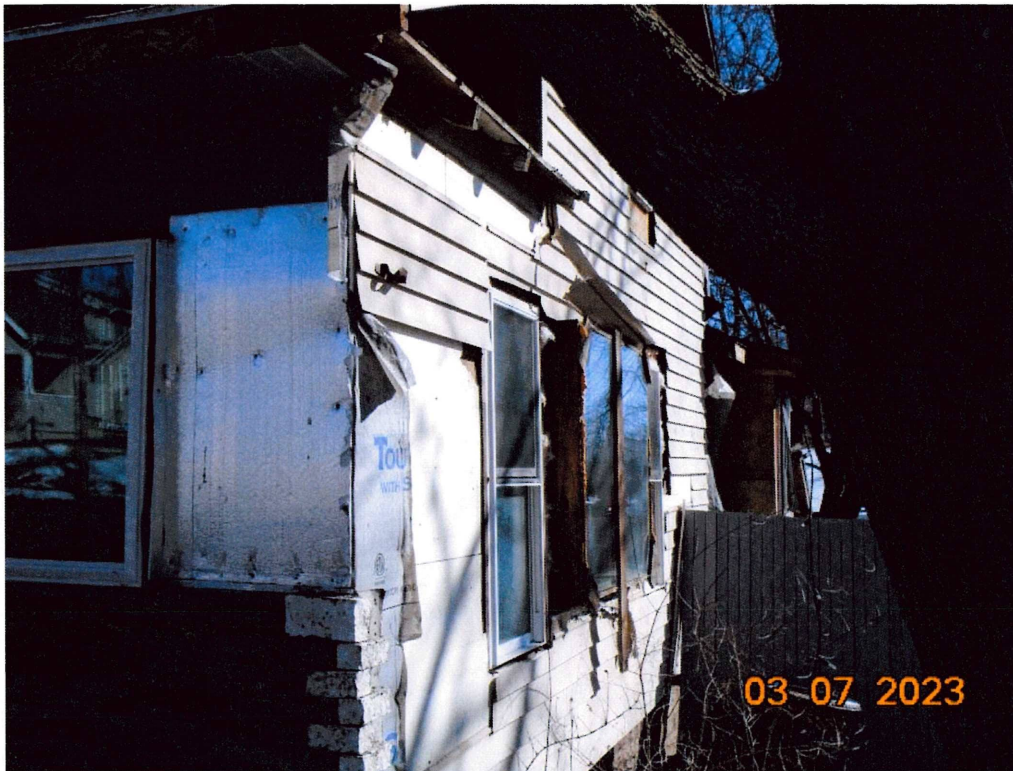
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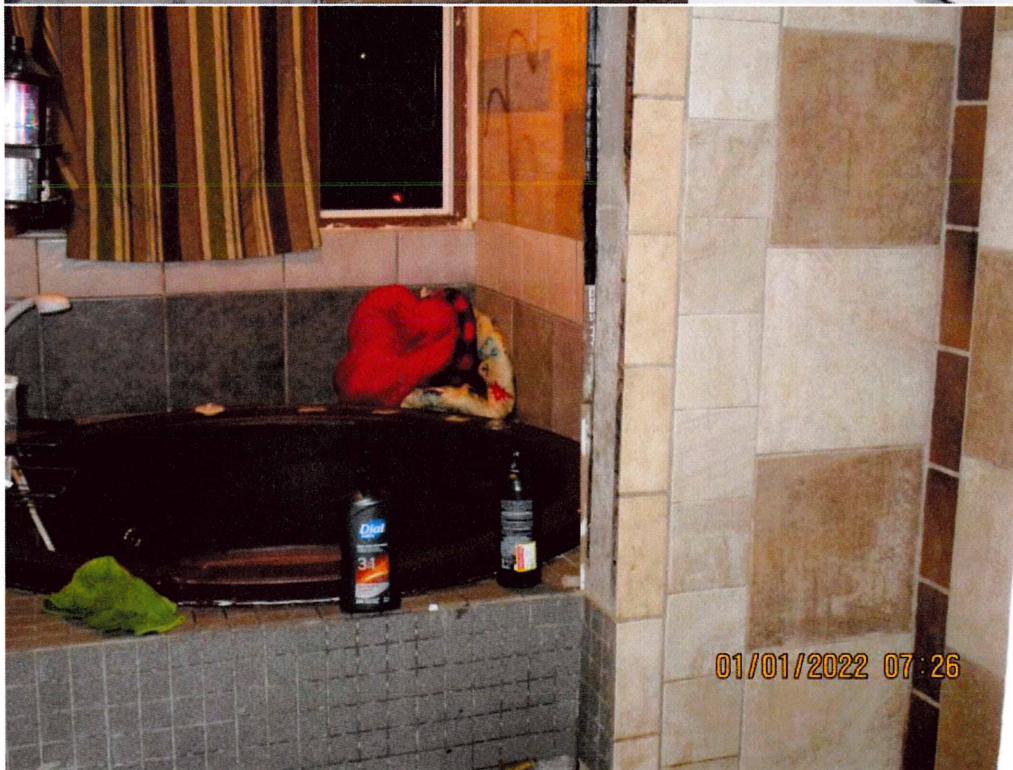
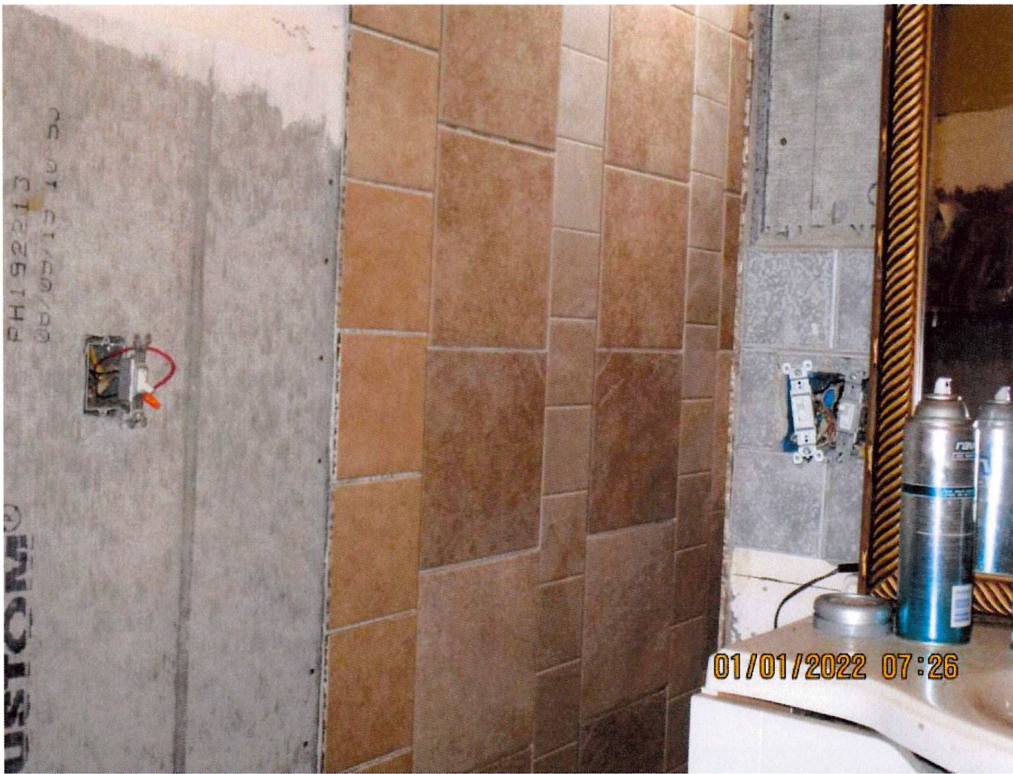
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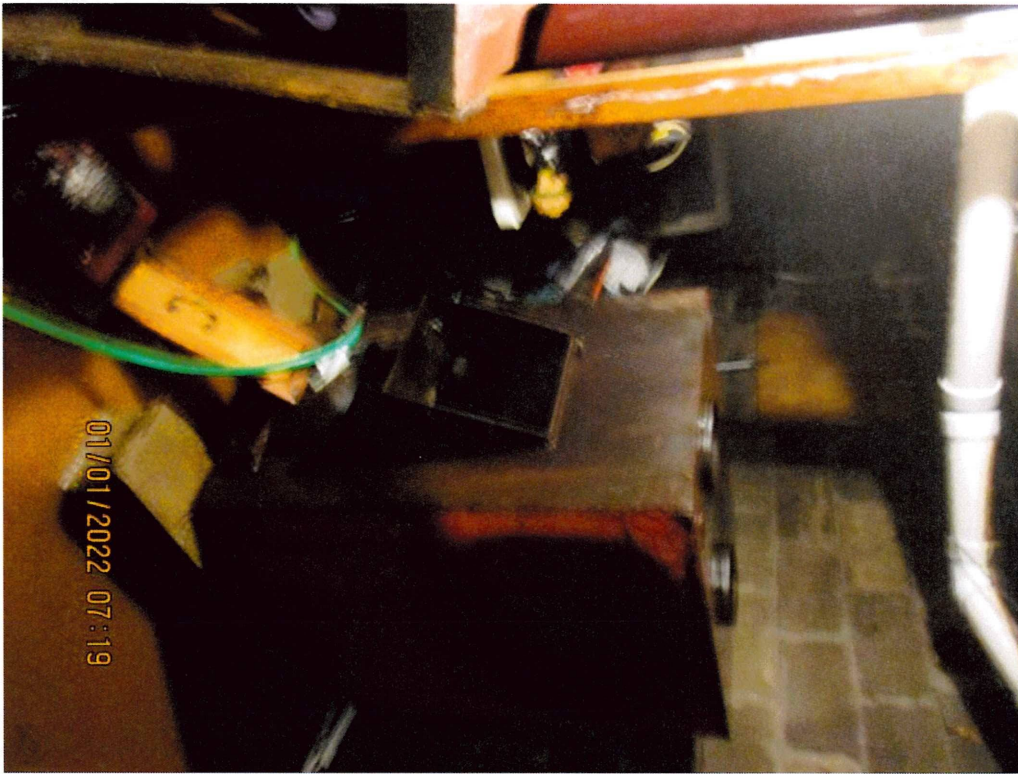
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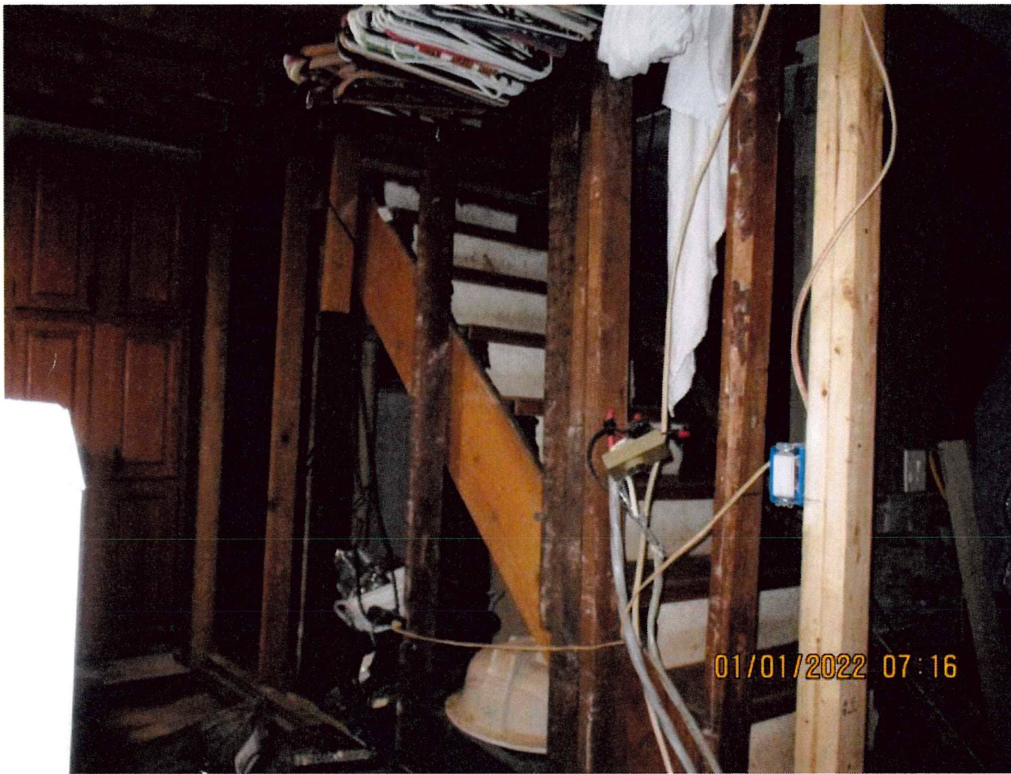
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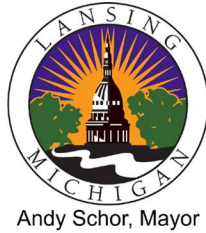
1033 Shepard St.



1033 Shepard St.



**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

Make Safe or Demolish

Property Owner Contact Information

Address: 1033 Shepard Street

Legal Description: Lots 187 & 188 City Park Subdivision

Parcel ID: 33-01-01-22-230-151

Property Owner Name: William A. Russell & Dustin W. Tirban

Property Owner Address: 1033 Shepard Street, Lansing, MI 48912

Property Other Contact: Possible phone # for William Russel 517-604-5123.

Resolution #2025-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at , 1033 Shepard Street, 33-01-01-22-230-151, Lot 187 and 188, City Park Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 5 of Plats, Page 12, Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JANUARY 01st, 2022; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on SEPTEMBER 26th, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 25th, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on March 24, 2025 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1033 Shepard Street, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within___ days from the date of this resolution, April 7, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

City Council MSD Orders March 2023 - Present				
Adopted Date	Type	Number	Description	EDP Notes
4/10/2023	Resolution	2023-085	Orders to Make Safe or Demolish to the owners of property located at 651 E. Jolly Rd.	Demolished 5/6/24. PD23-0081
5/22/2023	Resolution	2023-124	Orders to Make Safe or Demolish to the owners of property located at 1309 W. Shiawassee St.	Demolished 10/5/23. PD23-0050.
5/22/2023	Resolution	2023-123	Orders to Make Safe or Demolish to the owners of property located at 318 Clifford St.	Demolished 12/4/23. PD23-0080.
5/22/2023	Resolution	2023-122	Orders to Make Safe or Demolish to the owners of property located at 1020 Woodbine Ave.	Demolished 2/14/24. PD24-0001
6/26/2023	Resolution	2023-155	Orders to Make Safe or Demolish to the owners of property located at 1722 Donora St.	Demolished 7/1/24. PD24-0025.
6/26/2023	Resolution	2023-154	Orders to Make Safe or Demolish to the owners of property located at 131 W. Jackson St.	Demolished 6/13/24. PD24-0026.
6/26/2023	Resolution	2023-153	Orders to Make Safe or Demolish to the owners of property located at 3421 N. Cedar St.	Demolished 12/14/23. PD23-0082.
10/2/2023	Resolution	2023-249	Orders to Make Safe or Demolish to the owners of 3301 Turner St	Made Safe. Building Permit final 8/29/24. PB23-0015.
10/2/2023	Resolution	2023-248	Orders to Make Safe or Demolish to the owners of 5016 Connors Ave.	Demolished 4/29/24. PD24-0018.
10/2/2023	Resolution	2023-247	Orders to Make Safe or Demolish to the owners of 1616 Glenrose Ave.	Demolished 3/5/24. PD24-0010.
10/2/2023	Resolution	2023-246	Orders to Make Safe or Demolish to the owners of 1402 Marquette St.	Demolished 4/23/24. PD24-0017.
11/13/2023	Resolution	2023-311	Orders to Make Safe or Demolish to the owners of 131 W. Jackson St.	Demolished 6/13/24. PD24-0026.
11/13/2023	Resolution	2023-310	Orders to Make Safe or Demolish to the owners of 1722 Donora St.	Demolished 7/1/24. PD24-0025.
12/11/2023	Resolution	2023-334	Orders to Make Safe or Demolish to the owners of 619 W. Mt. Hope Ave.	Demolished 12/5/24. PD24-0062.
3/18/2024	Resolution	2024-052	Orders to Make Safe or Demolish to the owners of 1326 N. Jension Ave.	EDP to bid out Spring 2025.
8/26/2024	Resolution	2024-187	Orders to Make Safe or Demolish to the owners of 1342 N. Walnut St.	EDP to bid out Spring 2025.
12/16/2024	Resolution	2024-281	Orders to Make Safe or Demolish to the owners of 122 S. Grand Ave.	Demo in process. Abatement stage.
3/10/2025	Resolution	2025-071	Orders to Make Safe or Demolish to the owners of 5141 S. Martin Luther King Jr. Blvd. (PEND-3928)	Order compliance period in process.
3/10/2025	Resolution	2025-070	Orders to Make Safe or Demolish to the owners of 308 E. Cesar E. Chavez Ave. (PEND-3926)	Order compliance period in process.
3/10/2025	Resolution	2025-069	Orders to Make Safe or Demolish to the owners of 1300 W. Maple St. (PEND-3902)	Order compliance period in process.
3/10/2025	Resolution	2025-068	Orders to Make Safe or Demolish to the owners of 1232 N. Washington Ave. (PEND-3894)	Order compliance period in process.
3/24/2025	Resolution	2025-077	Orders to Make Safe or Demolish to the owners of 1616 S. Cedar St. (PEND-3898)	Order compliance period in process.
3/24/2025	Resolution	2025-076	Orders to Make Safe or Demolish to the owners of 1612 Martin St. (PEND-3900)	Order compliance period in process.
3/24/2025	Resolution	2025-075	Orders to Make Safe or Demolish to the owners of 204 E. Cavanaugh Rd. (PEND-3890)	Order compliance period in process.