

AGENDA

Committee on Public Safety April 8, 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 25, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish; 108 S Martin Luther King Jr. Blvd.
 - C. RESOLUTION - Orders to Make Safe or Demolish; 1212 Park View Avenue
 - D. RESOLUTION - Orders to Make Safe or Demolish; 3134 Viking Road
 - E. RESOLUTION - Orders to Make Safe or Demolish; 2407 Dunlap Street
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 25, 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- excused

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

Verl Green

Rahmi Alik

MINUTES

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE MINUTES FROM MARCH 11, 2025 AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION – Orders to Make Safe or Demolish; 5625 Kaynorth Road

MOTION BY COUNCIL MEMBER KOST TO REMOVE FROM THE TABLE. MOTION CARRIED 2-0.

Mr. Van Fosse, noted the property owner is absent, based on recent building plans submitted yesterday, asking for table for 30 days.

Council Member Pehlivanoglu asked what is left. Mr. Van Fossen stated family started the work and sold to the current owner. Then permits have to be transferred, will still need electrical permit service, pending for building permit.

Council Member Kost voiced his concern it was tabled 2/2025 and then something happened yesterday, and they were told they need to be aggressive, and wait a month to do something before the meeting. He asked if Council made a 60 day Make Safe, would it be completed. Mr. Van Fossen stated yes, based on scope of work on his building permit and electrical. Would support 60 day table,

DRAFT

and Council Member Kost stated 60 day MSD, and Mr. Van Fossen stated he would not support because it does not need to be torn down. To Mr. Van Fossen he believes that pressure from Council make this move. Council Member Kost noted it goes to Council April 7th, and so if 30 days they would get 45 days, and now Council is finding out that there is flexibility with EDP now.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 5625 KAYNORTH IN 60 DAYS. MOTION CARRIED 2-0.

RESOLUTION –Orders to Make Safe or Demolish; 204 Potter Avenue

MOTION BY COUNCIL MEMBER KOST TO REMOVE FROM THE TABLE. MOTION CARRIED 2-0.

Mr. Van Fossen noted that there is a permit issued, and owner showing progress. EDP recommends for tabling 30 days to get all final approval or discharge out of the process. Only remaining item is to get the building permit to pass.

Mr. Rahim seeing progress and provided details on the remaining aesthetics.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 204 POTTER AVENUE IN 60 DAYS. MOTION CARRIED 2-0.

RESOLUTION –Orders to Make Safe or Demolish; 1023 Porter

MOTION BY COUNCIL MEMBER KOST TO REMOVE FROM THE TABLE. MOTION CARRIED 2-0.

Mr. Van Fossen asked to table for 60 days. Council Member Pehlivanoglu confirmed it is an exceptional circumstance.

MOTION BY COUNCIL MEMBER KOST TO DISCHARGE BACK TO CODE COMPLIANCE AT 1023 PORTER. MOTION CARRIED 2-0

Ms. Hagen- Lawrence confirmed City Council does not take action on the discharge; this is act of discharge is strictly at Committee.

RESOLUTION –Orders to Make Safe or Demolish; 1723 Osband

MOTION BY COUNCIL MEMBER KOST TO REMOVE FROM THE TABLE. MOTION CARRIED 2-0.

Mr. Van Fossen stated all trade permits are open, building final ready to schedule but need trades and get approved. Request to table.

Ms. Green spoke briefly on the details remaining.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 1723 OSBAND IN 60 DAYS. MOTION CARRIED 2-0

RESOLUTION –Orders to Make Safe or Demolish; 1033 Shepard

Mr. Van Fossen noted the owners was at show cause hearing, there are no new permits, no updates, there is open zoning enforcement for trash and junk in front on district court. This is not a fire damage and would recommend make safe in 60 days.

Council Member Kost noted the property has had damage.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 1033 SHEPARD IN 21 DAYS.

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Council Member Pehlivanoglu asked if 21 days is appropriate legally. Ms. Hagen-Lawrence noted Council needs to make their determination that it has been substantially destroyed by fire, neglect.

MOTION CARRIED 2-0

Status on Properties Council Deemed Make Safe or Demolish from March 2023-March 2025

Council Member Pehlivanoglu acknowledged the report, and noted there has been discussions recently on commercial property that was past the demolition date, and property from 2024 in the same case. She then noted notes "order compliance period in process" and Mr. Van Fossen stated they are still in that time frame of the Council compliance period and during that time the department does not expend time or funds on something the property owner still has time to fix it.

Council Member Pehlivanoglu asked about 1326 Jenison and 1342 Walnut were ordered in 2024 and the deadline passed. Mr. Van Fossen stated those were an internal department issue that were addressed. The process would be once the date expires, they look to see if it was made safe, if not then a survey which could be 2-4 weeks, then days after receiving report, then out to bid which is a 30 day bid, then sign contract and contractor will pull permit. Council Member Pehlivanoglu asked about the 30 day bid process, once that starts it is hands off for the property owner. Mr. Van Fossen stated it is still their property, but the city now has permission to come in and demolish the home. If the owner attempts to interceded that they work with OCA, and there could be a small pause. It would be unique to each property.

Council Member Kost, asked about the 2 properties that were missed, were they bid out in 2024. Mr. Van Fossen confirmed one was but they will re bid. Council Member Kost asked about the bidders. Mr. Van Fossen stated the staff they worked with in 2024 are no longer here. Council Member Kost acknowledged the report and moving forward this will be a clean list. Council Member Kost asked what happens if someone does not want to leave their house, and Ms. Hagen-Lawrence stated it would be a conversation with LPD and OCA to address if it happens.

OTHER

No other topics.

ADJOURN

Adjourned at 4:26 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

- **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.
- 7 ○ 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.
- 4 ○ 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.**

From: Kenneth Corrigan oldnhyankee@gmail.com
Subject: 1121 Woodbine

Date: April 7, 2025 at 11:45 AM

To: timmie.smith@lansingmi.gov, Tom Barry tom.barry@lansingmi.gov, Adam Hussain adam.hussain@lansingmi.gov, newstips@wilx.com, newstips@wlns.com, eschtruthra@gmail.com

Tim and Tom: I am sending you copies of pictures from Pat Zue's backyard. She is at 1120 Kelsey Ave. She is allowing you to go up into her backyard just to the right of her garage, to take pictures. If you think that this trash and debris is permissible please put it in writing. We in Colonial Village are not used to this. When neighbors ask me to intervene on their behalf, I will do so. The same as when I was a neighborhood rep. I am expecting the same cooperation that I used to get from you guys. When Greg was our rep., he took care of things and Tom you used to do us a good job also. If the code has changed or something, I am requesting that you send me a copy of it. Having 4 or 5 bicycles that are not operable and junk motorcycles and lawn mowers that don't run does not seem to make common sense and there is nothing wrong with giving people an extension when violation letters are sent. You should at least let whoever is alerting you to the problem that an extension was given. Some open communication with me will be appreciated. All I have ever tried to do is to keep our neighborhood looking good and be a place where people would like to move in and become a part of the neighborhood. If I am looking at this wrong, Tom, please let me know. Mike Morofsky, Colonial Village neighborhood resident.



*Submitted @
m+g*



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MSD STATUS UPDATES

PUBLIC SAFETY COMMITTEE

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.
 - Owner replied on 3/17/25 with a scope of work and project timeline.
- As of 4/7/25 no additional inspections have been requested or new trade permits requested. It's believed work is being performed and that contractor may not be ready for an inspection.
- **EDP Recommendation: Move to Make Safe or Demolish (60-day).**

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.
 - Cannot schedule final until Plumbing and Mechanical permits are approved.
- **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.
 - Permit re-opened 3/19/25. Final inspection occurred on 4/8/25 and failed.
- **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.
 - Permit re-opened 3/18/25. Final inspection occurred on 4/8/25, partial approval. Water temps not set.
- **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.
- **EDP Recommendation: Move to Make Safe or Demolish (60-day).**

MARKED INTERNAL / Updated: 4/8/2025

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**

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.
- **No updates as of 4/7/25.**
- **EDP Recommendation: Move to Make Safe or Demolish (60-day).**

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.
- **No updates as of 4/7/25.**
- **EDP Recommendation: Move to Make Safe or Demolish (60-day).**

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

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

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

LEGAL DESCRIPTION:	Lot 46; Assessors Plat NO 8
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HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2018-018

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

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	Tabled Till April 8, 2025
Committee on Public Safety	4/8/2025	

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

108 S. MLK Jr. Blvd - Lansing, MI

- **Title Information:**

- E.M. Cannon Designs LLC.

- **Original Red Tag Date:**

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

- **NEAT Team Enforcement Start:**

- 10/03/2017

- **Property Activity:**

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

- **SEV & Cost of Repairs:**

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

- **City Recommendation:**

- 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 8/09/24





Past Inspection Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



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

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

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 48

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

NOTICE OF HEARING:

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

Hearing Details:

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

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

Purpose of the Hearing:

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

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

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

"Equal Opportunity Employer"

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

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

Sincerely, 
Walter Allen
Code Enforcement Manager

Attachment: List of Violations











IMG_5692



IMG_5693





IMG_5695





IMG_5697



IMG_5699



IMG_5700



IMG_5701



IMG_5702



IMG_5703



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IMG_5706



IMG_5667

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

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

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

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

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

Parcel Number: 33 01 01 17 401 320

LOT 46; ASSESSORS PLAT NO 8, City of Lansing

IT IS ORDERED THAT:

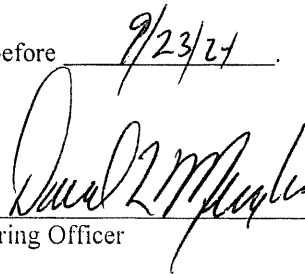
☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

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

Date

8/22/24

Hearing Officer





Chris Swope

Lansing City Clerk

E.M. CANNON DESIGNS L L C

4690 AMBER LANE
DIMONDALE, MI 48821

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: 108 S. Martin Luther King Jr. Blvd., Lansing MI 48915

Hearing Date and Time: Monday, March 10, 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

U.S. Postal Service™
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Dimondale, MI 48821

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$10.00
☐ Return Receipt (electronic)	\$10.00
☐ Certified Mail Restricted Delivery	\$10.00
☐ Adult Signature Required	\$10.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.72
\$	
Total Postage and Fees	
\$	\$9.62

0204
2

Postmark
Here

02/25/2025

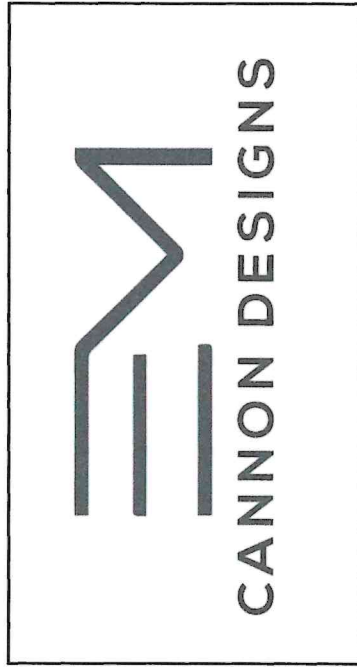
E.M. CANNON DESIGNS L L C
4690 AMBER LANE
DIMONDALE, MI 48821

08



108 s mlk

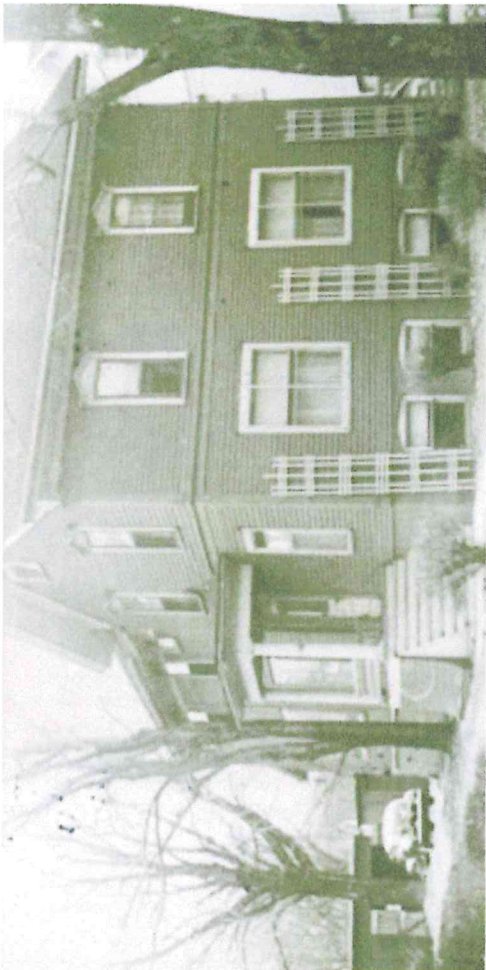
110/108 South Martin Luther King Jr. Blvd., Lansing, MI 48915



Project Overview

The Moon Project involves the renovation of a historic double house built in 1875 by Darius B Moon; The contractors will transform the property into two residential units, each located on the second floor. Each unit will mimic the other , and feature two bedrooms, two bathrooms, a kitchen, and a living room. Private entrances will occupy the first floor, each entrance having its own porch—one on the north side of the house and the other on the south. The first floor will include two common areas, each equipped with a kitchen and bathroom and a separate study area. Access to the upstairs units is obtainable by halls that connect the studies to the entrances of the common areas. The renovation will comply with all applicable building codes while preserving the property's historic integrity wherever possible.

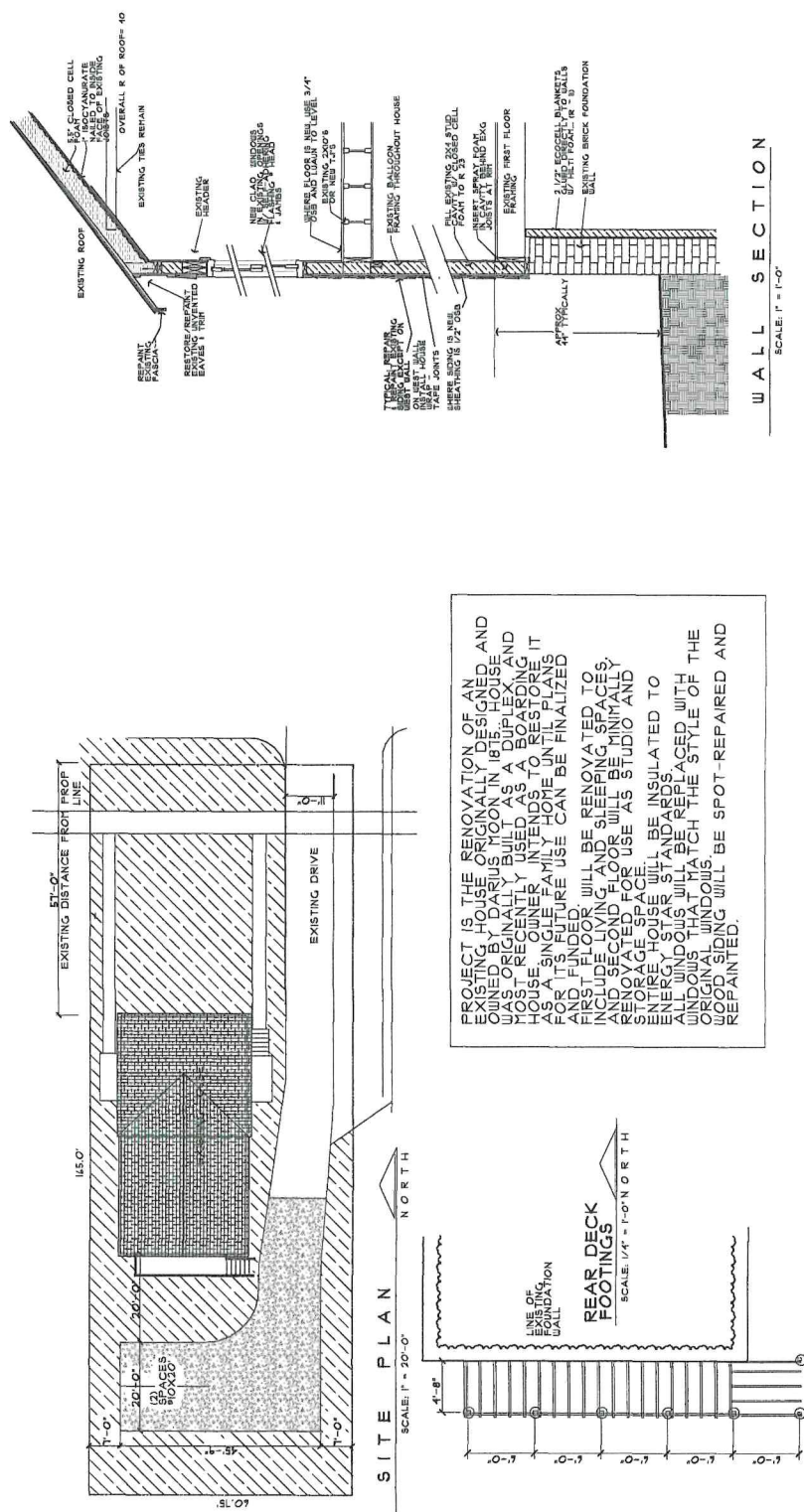
*submit to @ m 10/25
cc 3/10/25*



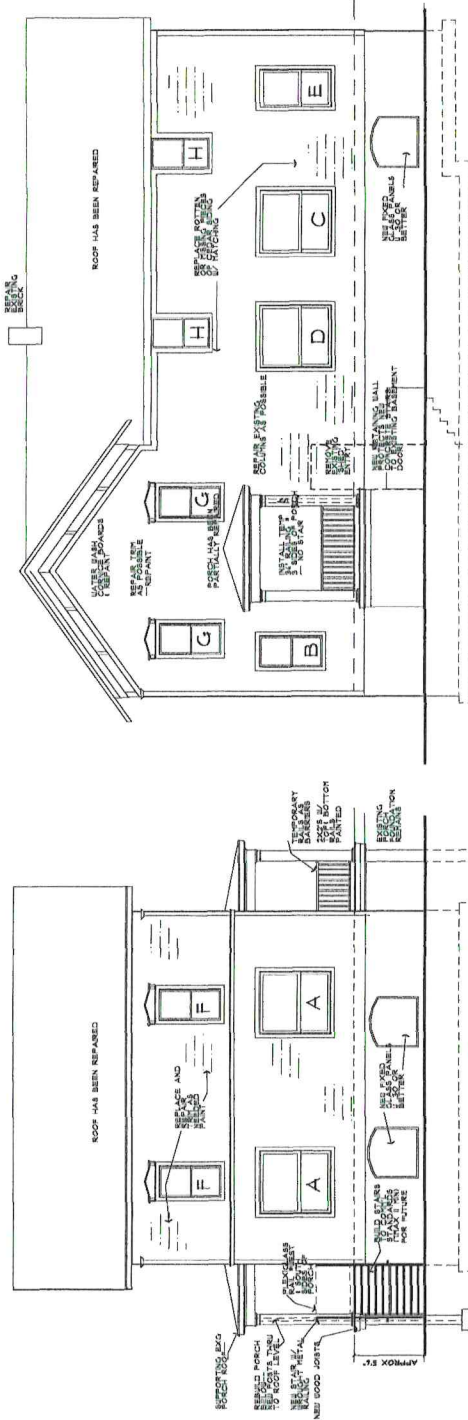








RENOVATIONS TO AN EXISTING HOUSE 106-108 S M L KING AVENUE LANSING MI 48906	OWNER ALEXIA FLOWERS 517 303 3502	ARCHITECT LIZ HARROW 517 803 8874	CONTRACTOR CLAYTON SHAFER 517 604 6214	SITE PLAN CODE INFO WALL SECTION FOOTINGS SHEET A1 OF SEVEN
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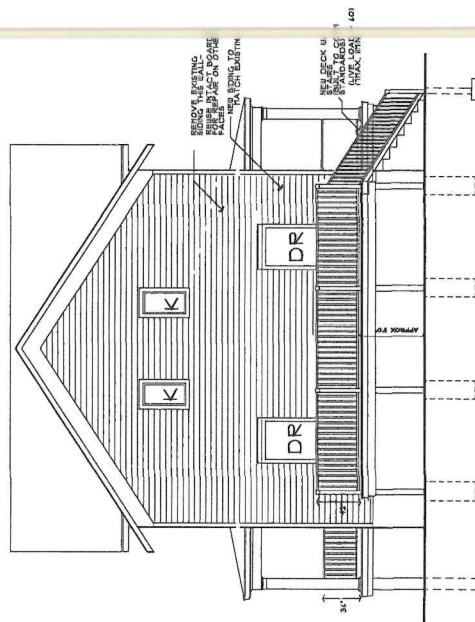


ALL WINDOWS TO BE REPLACED - HARDWARE, LOCKS AND HANDLES

N O R T H

E A S T

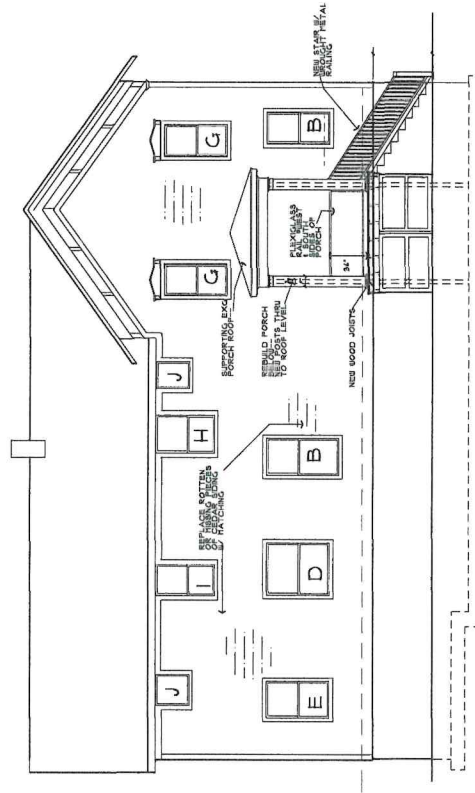
RENOVATIONS TO AN EXISTING HOUSE 106-108 S M L KING AVENUE LANSING MI 48206	OWNER ALESIA FLOWERS 517 303 3502	ARCHITECT LIZ HARROW 517 803 8874	CONTRACTOR CLAYTON SHAFER 517 604 6214	N & E ELEVATIONS SCALE: 3/16" = 1'-0" SHEET A6 OF SEVEN
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W E S T

WINDOW SIZES ARE FOR APPROX
FOR BIDS ONLY

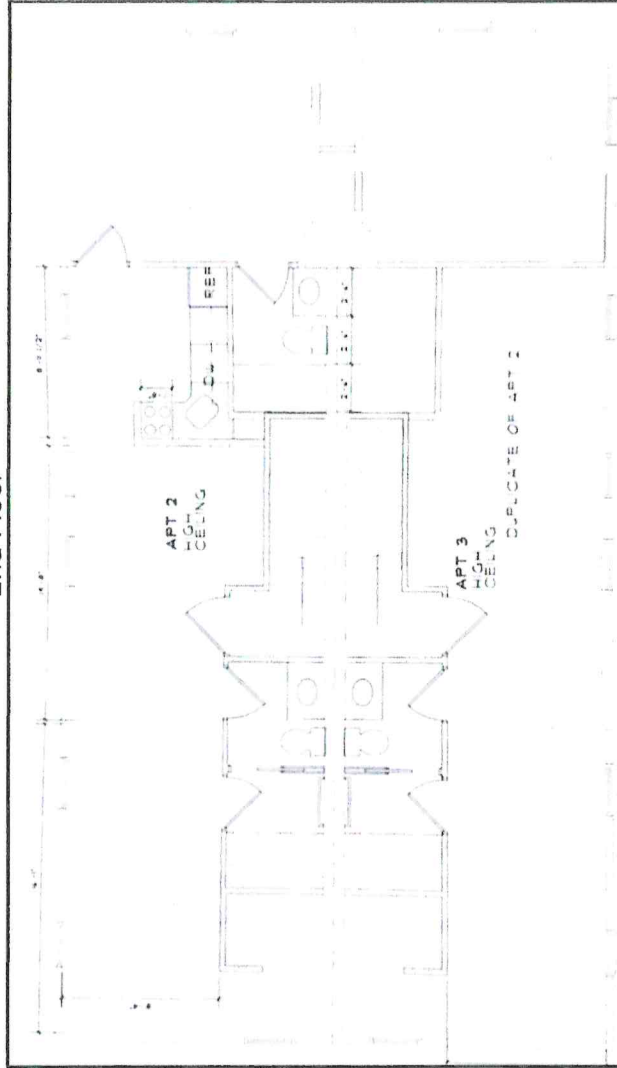
A 46X22
B 34X12
C 45X12
D 52X14
E 30X19
F 40X14
G 31X13
H 40X53
I 38X50
J 40X34
K 28X48



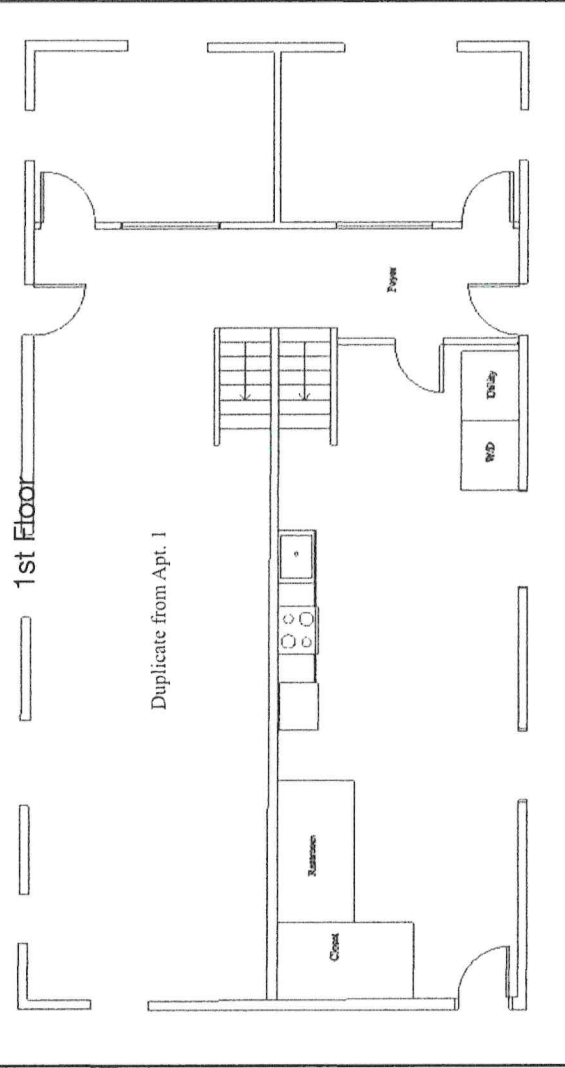
S O U T H

RENOVATIONS TO AN EXISTING HOUSE 106-108 S M L KING AVENUE LANSING MI 48906	OWNER ALESIA FLOWERS 517 203 3502	ARCHITECT LIZ HARROW 517 803 8874	CONTRACTOR CLAYTON SHAFER 517 604 6214	S & W ELEVATIONS SCALE: 3/8" = 1'-0" SHEET A7 OF SEVEN
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2nd Floor



1st Floor



PURCHASE	COST	Expense
Jimmerson Roofing	Roof Replacement	\$21,000
Mr. Christian	1ST Tear Off	\$3,500
Carles & Son	2ND Tear Off	\$8,000
Total Handyman	Door Replacement	\$350
Mint City Windows	Windows	\$17,000
Liz Harrow	Architectural Drawings	\$2,000
CHR Services	Contractor's Deposit	\$50,000
Carloes Speed	Lawn Care	\$1,800
Building Safety Office	Permits	\$3,200

The funds previously invested on the remodeling project of the Moon House were allocated to preserve the remaining architectural integrity while preventing further deterioration.

Scope Clarification

Renovation of The Darius Moon House (The Moon Project) into Two Residential Units upstairs and two common areas on the 1st Floor.

Category	Details
Project Address	108/110 S. Martin Luther King Jr. Blvd
Total Square Footage	Approximately 2800 - 3000 SQ FT.

General Conditions

The General Contractor shall be responsible for managing and covering all costs associated with General Conditions throughout the entire renovation process, from mobilization to project completion and final turnover. These costs include, but are not limited to, obtaining and maintaining required permits (building, electrical, plumbing, and mechanical), project supervision, temporary facilities (such as a porta potty and dumpster services), site safety compliance, and final project cleaning. Any changes or additional costs related to the General Conditions must receive prior written approval from the Owner.

Inspection & Testing	Schedule and coordinate required inspections (structural, energy efficiency, etc.).
Environmental Compliance	Follow regulations for handling hazardous materials (e.g., lead paint, asbestos).
Neighbor Considerations	Implement noise control, dust mitigation, and respect property boundaries.
Communication	Provide regular progress reports, host site meetings, and document changes.
Expendable Tools	Supply and replace small tools and consumables needed for the project.
Residential Energy Efficiency	Ensure compliance with residential energy efficiency standards and testing.
Project Closeout	Complete punch list items, conduct final inspections, and prepare turnover docs.
Change Order Management	Document and obtain owner approval for any modifications to the project scope.
Final Cleaning	Perform a thorough cleaning of the site for owner turnover and occupancy.

General Conditions	Scope of Work
Permitting	Obtain and maintain building, electrical, plumbing, and mechanical permits.
Project Supervision	Oversee daily operations, coordinate subcontractors, ensure work quality, and maintain site safety.
Temporary Utilities	Provide and manage temporary water, electricity, and sanitation facilities. Provide and manage temporary water, electricity, and sanitation services.
Site Maintenance & Cleanup	Perform regular debris removal, maintain a clean site, and ensure proper disposal.
Site Access & Security	Manage secure access points and ensure protection from unauthorized entry.
Safety Compliance	Implement OSHA standards and enforce job site safety protocols.
Waste Management	Arrange and cover costs for dumpsters and regular waste removal during the project.
Blower Door Testing	Conduct required blower door tests to verify energy efficiency and compliance.
Project Documentation	Maintain project records, including daily logs, inspection reports, and change orders.

CITY OF LANSING

124 W MICHIGAN
LANSING, MI 48933
United States

Receipt: 0000357689 03/04/25

Cashier: SYSTEM_USER
Received Of: CHR SERVICES

221 E SCOTT ST
GRAND LEDGE, MI 48837-1733

The sum of: 2,127.00

BDINV 00273337

249-0000000-497530	1,772.50	2,127.00
249-0000000-497509	354.50	
Total		2,127.00

TENDERED:	ACH	7-2618764-1595842	2,127.00
TENDERED:	Credit Card Fee	7-2618764-1595842	63.25

THE DISTRIBUTION HUB

Subject: Award Notification for Historic Property Renodel Grant

Dear Alecia Flowers,

On behalf of The Distribution Hub, it is with great pleasure that we inform you that you have been selected as the recipient of a grant in the amount of \$400,000.00 to support the remodeling of your historical property on 110/108 S Martin Luther King Jr. Blvd Lansing, MI 48912.

Your dedication to restoring historically significant structures aligns perfectly with our foundation's mission to support projects that contribute to community enrichment, cultural preservation, and architectural heritage. After a thorough review of your application and project proposal, we are confident that your efforts will have a lasting impact on the community and help maintain the historical integrity of this cherished landmark.

The awarded funds are designated exclusively for the renovation and restoration efforts detailed in your grant proposal. The distribution of funds will occur within three to six weeks from the date of this letter. As part of the funding agreement, we request that you provide periodic progress reports and financial documentation to ensure the appropriate use of the grant. Specific reporting guidelines and deadlines will be outlined in a follow-up correspondence.

We are excited to partner with you on this significant endeavor and look forward to witnessing the transformation of 110/108 Martin Luther King Jr. Blvd. Should you have any questions regarding the grant disbursement or reporting requirements, please do not hesitate to contact us at 770-864-7678.

Once again, congratulations! We appreciate your commitment to historic preservation and look forward to the success of your project.

Best regards,

B. Dwayne Hardin, CEO
The Distribution Hub Inc.

www.thedistributionhub.com





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

March 12, 2025

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

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

The property at 108 S MLK Jr. Blvd. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board. The City Council held their show cause hearing on March 10th, 2025 and the Committee on Public Safety met on March 11, 2025 and determined to table any action on the Make Safe or Demolish process until:

Tuesday, 4/8/2025 @ 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, 4/2/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Code Enforcement Officer has determined that the building located at 108 S. Martin Luther King Jr. Blvd, 33-01-01-17-401-320, Lot 46 Assessors Plat NO. 8, 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 5th, 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 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 March 10, 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 108 S. Martin Luther King Jr. Blvd, 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 21, 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:	1212 PARK VIEW AVE
PARCEL NUMBER:	33 01 01 22 176 411

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

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

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

LEGAL DESCRIPTION:	LOT 77 HUNTINGTON HEIGHTS SUB
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CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	Tabled until 4/8/2025
Committee on Public Safety	4/8/2025	

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

1212 Park View Ave. Lansing, MI

- **Title Information:**

- Bell Oak Inc.

- **Original Red Tag Date:**

- 06/28/2020
- Fire damaged structure

- **NEAT Team Enforcement Start:**

- 5/01/2018

- **Property Activity:**

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

- **SEV & Cost of Repairs:**

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

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

NEAT TEAM INSPECTION 6/28/2020





Andy Schor, Mayor

Recent Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



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

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

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 35

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

NOTICE OF HEARING:

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

Hearing Details:

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

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

Purpose of the Hearing:

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

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

"Equal Opportunity Employer"

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

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

Sincerely,

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

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

























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

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

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

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

6. The state equalized value of the building/structure is \$11,200.00
7. The cost to repair the building or structure to make it safe is \$76,410.49
8. The real estate is described as follows:

Parcel Number: 33 01 01 22 176 411

LOT 77 HUNTINGTON HEIGHTS SUB, City of Lansing

IT IS ORDERED THAT:

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

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

8/22/24
Date

[Signature]
Hearing Officer



Chris Swope

Lansing City Clerk

BELL OAKS INC

405 W GREENLAWN AVE STE G-15B
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: 1212 Park View Ave., Lansing MI 48912

Hearing Date and Time: Monday, March 10, 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

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

Lansing, MI 48910

OFFICIAL USE

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☐ 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	\$
Postage	\$0.73
\$	
Total Postage and Fees	\$7.68
\$	

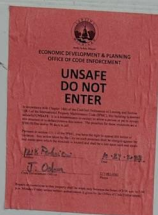
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Postmark
Here

02/25/2025

BELL OAKS INC
405 W GREENLAWN AVE STE G-15B
Lansing, MI 48910







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

March 12, 2025

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

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

The property at 1212 Park View Avenue. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board. The City Council held their show cause hearing on March 10th, 2025 and the Committee on Public Safety met on March 11, 2025 and determined to table any action on the Make Safe or Demolish process until:

Tuesday, 4/8/2025 @ 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, 4/2/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Code Enforcement Officer has determined that the building located at 1212 PARK VIEW AVE, 33-01-01-22-176-411, LOT 77 HUNTINGTON HEIGHTS 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 JUNE 28TH 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 March 10, 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 Office 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 1212 PARK VIEW 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 21, 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:	3134 VIKING RD
PARCEL NUMBER:	33 01 01 30 453 161

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

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

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

LEGAL DESCRIPTION:	LOT 467 PLEASANT GROVE SUB NO 1
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CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	Tabled until 4/8/2025
Committee on Public Safety	4/8/2025	

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

3134 VIKING RD. Lansing, MI

- **Title Information:**

- April Batten
- Bryan Halmich

- **Original Red Tag Date:**

- 5/04/2021
- Fire damaged structure

- **NEAT Team Enforcement Start:**

- 10/05/2021

- **Property Activity:**

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

- **SEV & Cost of Repairs:**

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

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

NEAT TEAM INSPECTION 5/23/24





Andy Schor, Mayor

Recent Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



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

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

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 04

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

NOTICE OF HEARING:

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

Hearing Details:

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

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

Purpose of the Hearing:

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

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

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

"Equal Opportunity Employer"

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

Sincerely,

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

Walter Allen
Code Enforcement Manager

Attachment: List of Violations





























CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2022-010
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Matter of the building/structure at 3134 VIKING RD. which is a ☒ dwelling ☐ garage ☐ other

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

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

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

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

Parcel Number: 33 01 01 30 453 161

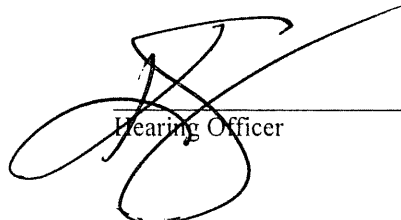
LOT 467 PLEASANT GROVE SUB NO 1, City of Lansing

IT IS ORDERED THAT:

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

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

8/22/24
Date


Hearing Officer



Chris Swope

Lansing City Clerk

APRIL BATTEN & BRYAN HALMICH

3652 COACHLIGHT COMMONS
LANSING, MI 48911

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: 3134 Viking Rd., Lansing MI 48911

Hearing Date and Time: Monday, March 10, 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

2720 0002 8054 1142

U.S. Postal Service™
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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
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☐ 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
\$	\$9.68
Total Postage and Fees	
\$	\$9.68

0204
8

Postmark
Here

02/25/2025

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





3134 viking



3134 viking



3134 viking



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

March 12, 2025

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

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

The property at 3134 Viking went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board. The City Council held their show cause hearing on March 10th, 2025 and the Committee on Public Safety met on March 11, 2025 and determined to table any action on the Make Safe or Demolish process until:

Tuesday, 4/8/2025 @ 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, 4/2/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Code Enforcement Officer has determined that the building located at 3134 VIKING RD, 33-01-01-30-453-161, LOT 467 PLEASANT GROVE SUB NO 1, 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 MAY 4TH 2021; 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 March 10, 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 3134 VIKING 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 ____ days from the date of this resolution, April 21, 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:	2407 DUNLAP ST
PARCEL NUMBER:	33 01 01 30 476 491

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

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

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

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

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	Tabled until 4/8/2025
Committee on Public Safety	4/8/2025	

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

2407 DUNLAP ST. Lansing, MI

- **Title Information:**

- HAMIN HASSAN JAFF

- **Original Red Tag Date:**

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

- **NEAT Team Enforcement Start:**

- 09/01/2022

- **Property Activity:**

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

- **SEV & Cost of Repairs:**

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

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

NEAT TEAM INSPECTION 9/08/2021





Andy Schor, Mayor

Recent Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



Andy Schor, Mayor

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

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

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 11

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

NOTICE OF HEARING:

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

Hearing Details:

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

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

Purpose of the Hearing:

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

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

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

"Equal Opportunity Employer"

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

Sincerely,

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

Walter Allen
Code Enforcement Manager

Attachment: List of Violations







IMG_2787

09/09/2021 09:38

gscrimger





IMG_2789

09/09/2021 09:38

gscrimger





IMG_2791

09/09/2021 09:38

gscrimger



IMG_2792

09/09/2021 09:38

gscrimger







IMG_2796

09/09/2021 09:38

gscrimger





IMG_2798

09/09/2021 09:38

gscrimger







IMG_2801

09/09/2021 09:38

gscrimger













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

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

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

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

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

Parcel Number: 33 01 01 30 476 491

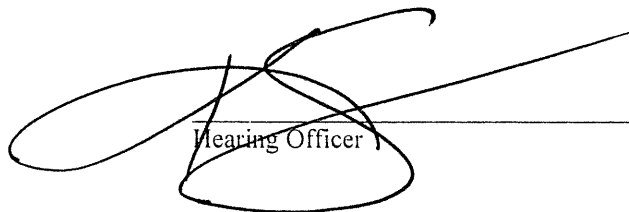
LOT 3 BLOCK 3 DEWITTS SUB, City of Lansing

IT IS ORDERED THAT:

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

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

8/22/24
Date


Hearing Officer



Chris Swope

Lansing City Clerk

HAMIN HASSAN JAFF

PO BOX 4552
EAST LANSING, MI 48823

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: 2407 Dunlap St., Lansing MI 48911

Hearing Date and Time: Monday, March 10, 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

2407





2407 dunlap



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

March 12, 2025

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

RE: Make Safe or Demolish at 2407 Dunlap Lansing Michigan

The property at 2407 Dunlap went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board. The City Council held their show cause hearing on March 10th, 2025 and the Committee on Public Safety met on March 11, 2025 and determined to table any action on the Make Safe or Demolish process until:

Tuesday, 4/8/2025 @ 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, 4/2/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Code Enforcement Officer has determined that the building located at 2407 DUNLAP ST, 33-01-01-30-476-491, PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 08/25/2028. LOT 3 BLOCK 3 DEWITTS 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 SEPTEMBER 8TH, 2021; 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 March 10, 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 2407 DUNLAP 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 within ____ days from the date of this resolution, April 21, 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.