



1401 W. Herbison Road, DeWitt, MI 48820  
August 22, 2023 Board of Trustees Meeting Minutes

The Special Meeting of the DeWitt Charter Township Board of Trustees was called to order by Clerk Cramton at 7:00 PM with the Pledge of Allegiance.

**MEMBERS PRESENT** Clerk Adam Cramton, Treasurer Sandy Stump, and Trustees David Seeger, Brian Ross, and Steven Smith.

**MEMBERS ABSENT** Supervisor Rick Galardi and Trustee David Fedewa.

**ALSO PRESENT** Manager Andrew Dymczyk, Police Chief Matt Merony, Chief Building Official Al Hoard, and several citizens.

**AGENDA** **Seeger moved, Ross seconded, to approve the agenda as presented.**

**AYES: Stump, Smith, Seeger, Ross, Cramton.**

**NAYS: None.**

**ABSENT: Galardi, Fedewa.**

**Motion carried.**

**PUBLIC COMMENT** None.

**PUBLIC HEARING**

Revocation hearing of Hotel/Motel license No. **Clerk Cramton opened the public hearing at 7:02 PM.**

CHML23-03 for the Bell Motel located at 16047 S US 27 Clerk Cramton explained the intended purpose of the hearing is to hear arguments, both for and against, the proposed Hotel/Motel license revocation of the Bell Motel, operating at 16047 S US 27 by Pravin Patel. Representing DeWitt Township is Attorney David Revore. Representing Mr. Patel is Attorney Alexandra Tolzmann.

Attorney Revore provided his opening statement. He introduced himself as the Township Attorney and he stated that the noticed meeting is being convened to consider revocation of Hotel/Motel License No. CHML23-03 – Bell Motel, located at 16047 S US 27, Lansing, in the Charter Township of DeWitt, Clinton County, Michigan 48906, parcel I.D. No. 050-034-200-110-00. He briefly summarized the ordinance violations listed in the August 1 notice provided to the property owner and counsel. Attorney Revore informed the Board that he has had correspondence with owner’s counsel and that they have reached a settlement resolution that will be presented as an option for the Board to consider.

Attorney Tolzmann provided her opening statement. She acknowledged the purpose for the hearing and, rather than revoking the license, requested that the license be suspended for a period not to exceed 90 days to afford additional time for the owners to conduct repairs. She presented that progress has been made on the repairs since the issuance of the August 1 notice letter, and presented a docket of photographs that depict same.

Attorney Revore invited Chief Building Official Al Hoard to answer questions regarding the inspections and condition of the property. Mr. Hoard was sworn in. Building Official Hoard stated his name and position for the record: Al Hoard, Building Official for DeWitt Township. Building Official Hoard, in response to Attorney Revore’s questioning,

confirmed the inspection of the Bell Motel, as well as the findings and violations cited in the notification letter dated August 1, including photographs of the property. Additionally, he reported on a subsequent inspection performed on August 21 which either updated, or confirmed as unchanged, the status of each item listed on the August 1 notification letter. Attorney Revore requested that the Board receive into the meeting record the August 1 notice updated with the August 21 inspection findings.

Trustee Ross inquired if there was an attic inspection on August 21 as he did not see the attic wiring captured in the new photos provided by owner's counsel. Building Official Hoard responded that there was not an inspection on the attic on August 21 as any electrical work up there would require a permit. No permit for the attic electrical was opened by the owner or the owner's hired contractor.

Treasurer Stump asked if any permits were pulled for the work done to-date. Building Official Hoard stated that minor permits were opened for small projects such as individual electrical outlets and a plumbing permit for a wash tub. Treasurer Stump then inquired if the non-permitted inspected work was performed by licensed contractors. Mr. Hoard responded in the affirmative.

Attorney Tolzmann did not have any questions for Mr. Hoard.

Attorney Revore offered to answer any Board questions about the negotiated agreement resolution offered to the Board by Township and Owner's counsel.

Trustee Ross inquired if any of the remaining code violations create an imminent danger to the residents. Building Official Hoard stated that the electrical system is the most significant problem, and it has been determined to be an imminent hazard requiring a licensed contractor to evaluate and correct. Trustee Ross asked if any units, per the proposed agreement, would be occupied during the suspension. Attorney Revore responded that the motel will not be occupied, with the detached residential property being utilized for owner's occupation.

Trustee Smith asked if the owner's residence was included in the inspection. Building Official Hoard stated that the residence was not considered for inspection and, as a private residence, is not included in the operating license. Trustee Smith is comfortable with the intent of the proposed resolution.

Trustee Seeger feels the proposed resolution is a pathway to a safe structure.

Treasurer Stump inquired about open items after 90 days. The proposed resolution states that lack of a satisfactory inspection report will result in license revocation.

Clerk Cramton proposed that the Board take a moment to carefully review the proposed resolution before moving forward. Upon review, two dates required correction as the effective date for the start of the 90-day suspension should consistently read August 23, 2023. Clerk Cramton then assigned Township resolution number 2023-08-10 to the proposed resolution.

The proposed resolution 2023-08-10, as follows:

**RESOLUTION TO SUSPEND LICENSE AND AGREEMENT  
CHARTER TOWNSHIP OF DEWITT, CLINTON COUNTY, MICHIGAN**

**RESOLUTION #2023-08-10**

A special meeting of the DeWitt Charter Township Board of Trustees (the "Board") was held in the Township Hall, located at 1401 W. Herbison Road, DeWitt, Michigan, on the 22nd day of August, 2023, to consider action against the Hotel/Motel License No. CHML23-03 – Bell Motel, located at 16047 S US 27, Lansing, in the Charter Township of DeWitt, Clinton County, Michigan 48906. Parcel I.D. No. 050-034-200-110-00 (“Motel” or the “property”).

Present:

Absent:

The following Preamble and Resolution were offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**WHEREAS**, the Township convened a duly noticed Public Hearing on August 22, 2023 as the Notice indicated in the August 1, 2023 Notice to Pravin and Pankaj Patel (the “Owners”). (Notice letter attached.)

**WHEREAS**, upon information and evidence presented and considered by the Board of Trustees, the Board finds that the Hotel/Motel License #CHML23-03 has numerous violations of the Township’s Ordinances, IPMC, IFC, and other code violations, as depicted and Noticed in the August 1, 2023, Notice to Pravin and Pankaj Patel, and noted remediations during re-inspection on August 21, 2023 (Re-inspection letter attached).

**WHEREAS**, the Owners and their legal counsel acknowledge the Township’s August 1, 2023, Notice of violations of the Motel and request 90 days to conduct repairs to the Motel and property to bring the property into ordinance and code compliance.

**WHEREAS**, the Owners and their legal counsel have requested that the Board of Trustees consider a suspension of 90-days duration, beginning on August 23, 2023, in order to make repairs in accordance with the Township’s Ordinances, IPMC, IFC, and other applicable codes and remediate the violations as noted in the August 1, 2023 Notice.

**WHEREAS**, the Owners assert and agree that no guests, patrons, nor customers will rent, reside, or otherwise occupy the Motel during the period of license suspension.

**WHEREAS**, it is the recommendation of the Township’s Building Official that the Township, in the interest of public health, safety and welfare, to initiate legal action in the Courts of Clinton County to enforce the Township’s Ordinances, Codes, and relevant building codes, and to abate nuisances on the property and enforce the Township’s ordinances and codes should the Owners fail to make satisfactory repairs in compliance of

the Township's Ordinances, IPCM, IFC, and other applicable codes before the expiration of the 90-day suspension.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The above WHEREAS provisions are hereby adopted and incorporated herein.
2. The Hotel/Motel License #CHML23-03 is hereby SUSPENDED status for a period not to exceed 90 days from August 23, 2023.
3. The Owners waive their right to a hearing upon placing the license in SUSPENDED status.
4. The Owners agree that no guests, patrons, nor customers will rent, reside, or otherwise occupy the Motel during the period of license suspension or revocation, except that Owners may occupy the residential house structure on the property during the period of suspension.
5. The Owners agree to and authorizes Township officials to periodically inspect the premises at located at 16047 S US 27, Lansing, in the Charter Township of DeWitt, Clinton County, Michigan 48906. Parcel I.D. No. 050-034-200-110-00 ("Motel").
6. The Township agrees to reinstate the Hotel/Motel license upon successful completion of repairs and satisfactory inspections demonstrating ordinance and code compliance if said compliance is within 90 days from the August 23, 2023 suspension period.
7. The Owners agree that the Hotel/Motel license shall be revoked without further hearing if a satisfactory inspection is not obtained within 90 days from August 23, 2023 suspension period.
8. The Owners agree to the terms and conditions as stated in paragraphs 1-7 above, and the persons signing below have authority to do so.

\_\_\_\_\_, \_\_\_\_\_ Dated.  
Signed and printed name

\_\_\_\_\_, \_\_\_\_\_ Dated.  
Signed and printed name

9. If the Hotel/Motel license is revoked after 90 days, the Township's legal counsel, McGinty, Hitch, Person, Anderson & Revore, P.C., and its attorney David M. Revore, is hereby authorized to initiate legal action in the Courts of Clinton County against the Bell Motel and the property regarding the above-referenced violations, to enforce the Township's

Ordinances, Codes, and relevant building codes and to abate nuisances on the property.

10. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

This Resolution is declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Adam Cramton, Township Clerk

I HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by the DeWitt Charter Township Board of Trustees, of the Charter Township of DeWitt, of Clinton County, at a \_\_\_\_\_ meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Adam Cramton, Township Clerk

**Seeger moved, Smith seconded, to adopt Resolution 2023-08-10, suspending the license of Bell Motel, 16047 S US 27, Lansing, for a period not to exceed 90 days.**

**AYES: Seeger, Stump, Smith, Ross, Cramton.**

**NAYS: None.**

**ABSENT: Galardi, Fedewa.**

**Motion carried.**

**Ross moved, Seeger seconded, to close the public hearing at 7:31 PM.**

**AYES: Seeger, Smith, Ross, Stump, Cramton.**

**NAYS: None.**

**ABSENT: Galardi, Fedewa.**

**Motion carried.**

EXTENDED PUBLIC, Manager Dymczyk thanked Chief Building Official Al Hoard, the building department, STAFF, & BOARD and Attorney Revore for a productive resolution to the code violations at the Bell Motel. COMMENTS

Clerk Cramton thanked both the Township and owner's representatives for reaching a positive agreement. He also thanked the property owner for continuing to affect repairs to the property.

ADJOURNMENT      **Seeger moved, Ross seconded, to adjourn 7:32 PM.**

**Motion voted and carried.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Adam Cramton".

Adam Cramton, Clerk

A handwritten signature in blue ink, appearing to read "Rick Galardi".  
Rick Galardi, Supervisor