

05/25/2022

Commercial Enforcement List

Address	Business name	Violation	Inspection Type	Category	Status
27310 SOUTHFIELD	27300 SOUTHFIELD LLC	3/4/2022 Sign covering entire door	Re-Inspection	Sign Violation	VIOLATION
5/25/2022 Spoke with Kresto about the sign on the door and stated will be removed as of today.					

52-24 Sign

Window Sign - Ten (10%) percent of the total glass area on that side of the building and on the floor where the sign will be located.

26635 SOUTHFIELD RD	KM Lathrup, LLC	3/4/2022 Debris by 26637 Southfield door way on the inside corner must be cleaned.	Re-Inspection	DEBRIS	Resolved
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302.1 Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

26635 SOUTHFIELD RD	KM Lathrup, LLC	3/4/2022 Have signs and flags that are in violation of city ordinance.	Re-Inspection	Sign Violation	Resolved
3/21/2022 signs were removed					

52-25 SIGN types that require a permit.

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Address	Business name	Violation	Inspection Type	Category	Status
<p>(c) Temporary pedestrian or A-frame signs.</p> <p>(1) A-frame signs shall be permitted in the following districts: MX and village center districts.</p> <p>(2) The area of the A-frame sign shall not exceed six square feet per side or a total of 12 square feet total.</p> <p>(3) One such sign shall be permitted per customer entrance or per on-site business, whichever is less.</p> <p>(4) The sign height of the sign structure shall be no greater than four feet and the width shall be no greater than three feet.</p> <p>(5) The sign shall not be illuminated in any manner.</p> <p>(6) The sign shall be located a minimum of three feet from the back of street curb and it shall not be located in a manner as to interfere with vehicular or pedestrian traffic flow or visibility. A four-foot minimum pedestrian clearance area is required.</p> <p>(7) The sign is permitted only during operating business hours or from the hours of 6:00 a.m. to 10:00 p.m., whichever is less, and must be stored inside when the establishment is not open to the general public.</p> <p>(8) A-frame signs shall be spaced a minimum of 20 feet apart.</p> <p>(9) The sign must be professionally constructed of weather-proof, durable material, and kept in good repair.</p> <p>(10) The sign shall have a black or silver/gray frame. Changeable message panels shall be either professionally printed or white changeable letters shall be used on a black or dark color background. A "blackboard-style" message area, similar to those used for daily restaurant specials, may all be used for all or a portion of the sign area.</p> <p>(11) The signs shall not be illuminated, nor shall they contain moving parts, or have balloons, windsocks, pinwheels, streamers, pennants, or similar adornment attached to them.</p>					
28871 SOUTHFIELD	G & A REAL ESTATE INV	3/7/2022 Sign and banner sign needs to come down, cannot place signs on the right of way.	Re-Inspection	Sign Violation	Resolved

52-25 SIGN types that require a permit.

- (c) Temporary pedestrian or A-frame signs.
- (1) A-frame signs shall be permitted in the following districts: MX and village center districts.
- (2) The area of the A-frame sign shall not exceed six square feet per side or a total of 12 square feet total.
- (3) One such sign shall be permitted per customer entrance or per on-site business, whichever is less.
- (4) The sign height of the sign structure shall be no greater than four feet and the width shall be no greater than three feet.
- (5) The sign shall not be illuminated in any manner.
- (6) The sign shall be located a minimum of three feet from the back of street curb and it shall not be located in a manner as to interfere with vehicular or pedestrian traffic flow or visibility. A four-foot minimum pedestrian clearance area is required.
- (7) The sign is permitted only during operating business hours or from the hours of 6:00 a.m. to 10:00 p.m., whichever is less, and must be stored inside when the establishment is not open to the general public.
- (8) A-frame signs shall be spaced a minimum of 20 feet apart.
- (9) The sign must be professionally constructed of weather-proof, durable material, and kept in good repair.
- (10) The sign shall have a black or silver/gray frame. Changeable message panels shall be either professionally printed or white changeable letters shall be used on a black or dark color background. A "blackboard-style" message area, similar to those used for daily restaurant specials, may all be used for all or a portion of the sign area.
- (11) The signs shall not be illuminated, nor shall they contain moving parts, or have balloons, windsocks, pinwheels, streamers, pennants, or similar adornment attached to them.

52-24 Sign

Window Sign - Ten (10%) percent of the total glass area on that side of the building and on the floor where the sign will be located.

18505 W 12 MILE RD	SOUTH OAKLAND SHEL	3/9/2022 Donated cloths must be out of public view.	Re-Inspection	Property Maintenance	Resolved
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Address	Business name	Violation	Inspection Type	Category	Status
<p>54-66 Outside storage for unsightly or offensive materials.</p> <p>No person shall cause or permit the premises he owns or otherwise has under his occupancy or control or the adjoining right-of-way to be used for the outside storage (outside of an appropriate container or building) of garbage, sewage, filth, refuse, dead or cut tree branches, waste, including yard waste, trash, debris, litter, rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any unsightly, offensive or obnoxious materials. All land areas found to be used for such purposes or to be strewn with such materials are declared to be public nuisances.</p> <p>(Code 1991, art. V, ch. 7, § 108)</p>					
<p>302.1 Sanitation</p> <p>All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.</p>					
28455 SOUTHFIELD RD	28455 SOUTHFIELD ROAD	3/4/2022 inspected the area, the ditch was dry from storm water. Spoke with Rich the property owner about maintaining the culvert free of any debris. Rich stated that he will have a company come out to clean the culvert.	Re-Inspection	Ditch and Culvert Main	Resolved
<p>30-41 Maintenance of ditches and culverts</p> <p>ARTICLE II. - STORMWATER MANAGEMENT</p> <p>It shall be the duty of every property owner to maintain all stormwater ditches and culverts constructed or installed in the area between his property line and the centerline of any street or alley abutting upon his property in a condition free of waste, dirt, plant growth, and other obstructions which block or obstruct the designed flow of stormwater in the ditch or culvert. All ditches and culverts which are so obstructed as to allow the unreasonable accumulation or impounding of stormwaters are declared to be public nuisances and are subject to the abatement and special assessment provisions as provided in this Code.</p> <p>(Ord. No. 409-10, pt. II, 10-18-2010)</p>					
28821 SOUTHFIELD RD	G & A REAL ESTATE INC	3/11/2022 parking blocks scattered all over the place.	Re-Inspection	Property Maintenance	Resolved
		3/11/2022 Called property owner Najah Gasso, stated that he is already aware of the issue and is looking for a company to anchor them in, and replacing broken blocks. Mr. Gasso asked for 2 - 3 weeks to find someone.			
		4/20/2022 parking blocks are secured			
Article 5.0 Site Standards (Parking Block)					

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<p>The following are required except as modified for the R1 and R2 districts as provided in Section 5.13.16 and 5.13.17. Bumper stops, curbing or wheel chocks shall be provided to prevent any vehicle from damaging or encroaching upon any required wall, fence or buffer strips or upon any building adjacent to the parking lot. Stops, curbing, and chocks shall be of concrete or its durability equivalent and shall be suitably anchored.</p>					
28927 SOUTHFIELD RD	NAJOR & DABISH LLC	3/11/2022 Parking lot is in bad shape, needs to be repaved, resealed, and restripped.	Re-Inspection	Parking Lot Repair	VIOLATION
<hr/>					
<p>46-106 Dusty parking lots.</p> <p>It shall be unlawful to maintain or operate a parking lot without keeping it reasonably free from dust, or by permitting the same to become a nuisance to adjacent property owners. Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146.</p> <p>(Ord. No. 348-00, pt. VII, 4-3-2000)</p>					
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<p>62-1 Maintenance of sidewalks, parking lots and driveways</p> <p>Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance.</p> <p>(Code 1991, art. V, ch. 7, § 110)</p>					
28645 SOUTHFIELD RD	R AND B INC LLC	3/11/2022 Parking lot need your attention, needs patching, reseal and restrip.	Re-Inspection	Parking Lot Repair	VIOLATION
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<p>62-1 Maintenance of sidewalks, parking lots and driveways</p> <p>Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance.</p> <p>(Code 1991, art. V, ch. 7, § 110)</p>					
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<p>46-106 Dusty parking lots.</p> <p>It shall be unlawful to maintain or operate a parking lot without keeping it reasonably free from dust, or by permitting the same to become a nuisance to adjacent property owners. Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146.</p> <p>(Ord. No. 348-00, pt. VII, 4-3-2000)</p>					
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28245 SOUTHFIELD RD	O'DELL ACQUISITIONS I	3/11/2022 The parking lot needs your attention.	Re-Inspection	Parking Lot Repair	VIOLATION

spoke with elizabeth (receptionist) about the pot hole by the sewer, she stated will give the violation notice to the doctor. Doc ran out with the violation notice, wanted to know where the pot hole was, code enforcement showed the doctor the area in question.

62-1 Maintenance of sidewalks, parking lots and driveways

Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance.
(Code 1991, art. V, ch. 7, § 110)

46-106 Dusty parking lots.

It shall be unlawful to maintain or operate a parking lot without keeping it reasonably free from dust, or by permitting the same to become a nuisance to adjacent property owners. Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146.
(Ord. No. 348-00, pt. VII, 4-3-2000)

28939 SOUTHFIELD RD	BERINGER INVESTMEN	3/3/2022 parking lot has pot holes that needs to be repaired.	Re-Inspection	Parking Lot Repair	VIOLATION
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3/4/2022 Spoke with the owner Mr. Sharrak of the gas station, stated he is working on getting the concrete replaced.

62-1 Maintenance of sidewalks, parking lots and driveways

Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance.
(Code 1991, art. V, ch. 7, § 110)

302.1 Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

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Address	Business name	Violation	Inspection Type	Category	Status
28901 SOUTHFIELD RD	Odessa Properties LLC	3/15/2022 Parking lot needs your attention, repatch, reseal, and restripe.	Re-Inspection	Parking Lot Repair	VIOLATION

62-1 Maintenance of sidewalks, parking lots and driveways

Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance.
(Code 1991, art. V, ch. 7, § 110)

302.1 Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

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Address	Business name	Violation	Inspection Type	Category	Status
28880 SOUTHFIELD RD	LATHFIELD HOLDINGS	<p>3/15/2022 Dumpster enclosure must be repaired or replaced.</p> <p>From: David Winowiecki <david.winowiecki@jmcmanagement.com> Sent: Tuesday, March 15, 2022 4:47 PM To: Rami Sweidan <rsweidan@lathrupvillage.org> Cc: Christina Rice <christina.rice@jmcmanagement.com>; Deion Washington <deion.washington@metrodetroitlofts.com> Subject: Final Notice letter dated 2/23/22</p> <p>Rami, Please be advised that the Dumpster enclosure was repaired today 3/15/22.</p> <p>Thank you</p> <p>David Winowiecki Director of Facilities JMC Management LLC www.jmcmanagement.com</p> <p>24500 Northwestern Hwy Suite 100 Southfield, MI 48075 586-782-4373 Direct 586-915-7514 Cell 586-427-9411 Fax</p>	Re-Inspection	Dumpster Enclosure	Resolved
26411 SOUTHFIELD RD	KM Lathrup, LLC	3/15/2022 Yard waste must be removed from the approach.	Re-Inspection	DEBRIS	VIOLATION

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302.1 Sanitation All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.					
5.3 WASTE AND RUBBISH 1. No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any offensive or obnoxious matter, shall be kept in open containers or piled, placed or stored on the open ground. The owners and occupants of every building shall provide proper receptacles for said waste and keep receptacles clean and not exposed on the grounds outside of a building. Rubbish may, however, be placed at roadside for pickup on designated days in conformity with the city's ordinances regulating rubbish collections.					
26411 SOUTHFIELD RD	KM Lathrup, LLC	3/15/2022 Parking lot needs to be resealed and restriped.	Re-Inspection	Parking Lot Repair	VIOLATION
46-106 Dusty parking lots. It shall be unlawful to maintain or operate a parking lot without keeping it reasonably free from dust, or by permitting the same to become a nuisance to adjacent property owners. Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146. (Ord. No. 348-00, pt. VII, 4-3-2000)					
26441 SOUTHFIELD RD	KM Lathrup, LLC	3/15/2022 Parking lot needs to be resealed and restriped.	Re-Inspection	Parking Lot Repair	VIOLATION
62-1 Maintenance of sidewalks, parking lots and driveways Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance. (Code 1991, art. V, ch. 7, § 110)					
46-106 Dusty parking lots. It shall be unlawful to maintain or operate a parking lot without keeping it reasonably free from dust, or by permitting the same to become a nuisance to adjacent property owners. Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146. (Ord. No. 348-00, pt. VII, 4-3-2000)					
28851 SOUTHFIELD RD	G & A REAL ESTATE INV	3/15/2022 Parking lot needs to be resealed and restriped.	Re-Inspection	Parking Lot Repair	VIOLATION

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62-1 Maintenance of sidewalks, parking lots and driveways Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance. (Code 1991, art. V, ch. 7, § 110)					
46-106 Dusty parking lots. It shall be unlawful to maintain or operate a parking lot without keeping it reasonably free from dust, or by permitting the same to become a nuisance to adjacent property owners. Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146. (Ord. No. 348-00, pt. VII, 4-3-2000)					
28801 SOUTHFIELD RD	JDV INVESTMENTS LLC	3/15/2022 Parking lot needs to be resealed and restriped.	Ordinance	Parking Lot Repair	VIOLATION
62-1 Maintenance of sidewalks, parking lots and driveways Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance. (Code 1991, art. V, ch. 7, § 110)					
46-106 Dusty parking lots. It shall be unlawful to maintain or operate a parking lot without keeping it reasonably free from dust, or by permitting the same to become a nuisance to adjacent property owners. Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146. (Ord. No. 348-00, pt. VII, 4-3-2000)					
28601 SOUTHFIELD RD	JAGGED FORK HOLDING	3/15/2022 Parking lot needs to be patched, resealed and restriped. Also, the Island (Corridor) is all broken up which needs to be redone.	Re-Inspection	Parking Lot Repair	
62-1 Maintenance of sidewalks, parking lots and driveways Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance. (Code 1991, art. V, ch. 7, § 110)					
46-106 Dusty parking lots. It shall be unlawful to maintain or operate a parking lot without keeping it reasonably free from dust, or by permitting the same to become a nuisance to adjacent property owners. Violation of this section constitutes a misdemeanor and is declared a public nuisance subject to abatement as provided in section 46-146. (Ord. No. 348-00, pt. VII, 4-3-2000)					

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Commercial Enforcement List

Address	Business name	Violation	Inspection Type	Category	Status
26060 SOUTHFIELD RD	GROUP 4 LLC	3/16/2022 The Ditch and culvert needs your attention, cleaning and maintaining the ditch and culvert is very important for stormwater flow.	Re-Inspection	Ditch and Culvert Main	VIOLATION
30-41 Maintenance of ditches and culverts					
ARTICLE II. - STORMWATER MANAGEMENT					
It shall be the duty of every property owner to maintain all stormwater ditches and culverts constructed or installed in the area between his property line and the centerline of any street or alley abutting upon his property in a condition free of waste, dirt, plant growth, and other obstructions which block or obstruct the designed flow of stormwater in the ditch or culvert. All ditches and culverts which are so obstructed as to allow the unreasonable accumulation or impounding of stormwaters are declared to be public nuisances and are subject to the abatement and special assessment provisions as provided in this Code.					
(Ord. No. 409-10, pt. II, 10-18-2010)					
26060 SOUTHFIELD RD	GROUP 4 LLC	3/16/2022 The stairs behind the building must be clear of debris for safety of employees and your customers.	Re-Inspection	Property Maintenance	VIOLATION
14-403 Maintenance requirements.					

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<p>(a) Properties subject to this section shall be, in comparison to the neighborhood standard, kept free of weeds, dry brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state or local law, discarded personal items, including but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.</p> <p>(b) The property shall be maintained free of graffiti, tagging or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior of the structure.</p> <p>(c) Visible front and side yards shall be landscaped and maintained to the neighborhood standard at the time registration was required. Landscape includes, but is not limited to, grass, groundcovers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation. Landscape does not include weeds, gravel, broken concrete, asphalt, decomposed granite, plastic sheeting, mulch, indoor-outdoor carpet or any similar material.</p> <p>(d) Maintenance includes, but is not limited to, regular watering, irrigation, cutting, pruning and mowing of required landscape and removal of all trimmings.</p> <p>(e) Pools and spas shall be kept in working order so the water mains are clear and free of pollutants and debris or drained and kept dry. In either case properties with pools and/or spas must comply with the minimum security fencing requirements of the State of Michigan and local ordinance.</p> <p>(f) Adherence to this section does not relieve the beneficiary/trustee or property owner of any obligations set forth in any covenants, conditions and restrictions and/or homeowners' association rules and regulations which may apply to the property.</p> <p>(g) In addition to the above set forth requirements properties shall be maintained in accordance with the standards set forth under chapter 14 article VI, section 14-151 of the City of Lathrup Village Code of Ordinances.</p> <p>(Ord. No. 404-09, pt. III, 12-21-2009)</p>					
302.1 Sanitation					
All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.					
304.1 General.					
The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.					
26060 SOUTHFIELD RD	GROUP 4 LLC	3/16/2022 The property identification (26026) must be removed and the correct identification (26060) numbers put on the building.	Re-Inspection	Property Identification VIOLATION	
304.3 Premises identification					
Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).					
26026 SOUTHFIELD RD	JRY PROPERTIES, LLC	3/16/2022 The Ditch and Culvert needs your attention.	Re-Inspection	Ditch and Culvert Main VIOLATION	

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30-41 Maintenance of ditches and culverts					
ARTICLE II. - STORMWATER MANAGEMENT					
It shall be the duty of every property owner to maintain all stormwater ditches and culverts constructed or installed in the area between his property line and the centerline of any street or alley abutting upon his property in a condition free of waste, dirt, plant growth, and other obstructions which block or obstruct the designed flow of stormwater in the ditch or culvert. All ditches and culverts which are so obstructed as to allow the unreasonable accumulation or impounding of stormwaters are declared to be public nuisances and are subject to the abatement and special assessment provisions as provided in this Code.					
(Ord. No. 409-10, pt. II, 10-18-2010)					

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