

**Jacob Palasek**

---

**From:** Jacob Palasek  
**Sent:** Tuesday, March 24, 2026 1:55 PM  
**To:** Lobsinger, Doug; Desentz, Aaron; Wingard, Boomer  
**Cc:** canterbury@livemillennia.com; Jacob Palasek  
**Subject:** Ongoing IPMC & City Code Violations – Unsafe Refrigerator Temperatures

Subject: Formal Complaint: Ongoing IPMC & City Code Violations – Unsafe Refrigerator Temperatures

Tuesday, March 24, 2026

To: City of Mount Pleasant – Mayor – City Manager – Fire Department / Housing Licensing Division  
320 W. Broadway Street  
Mount Pleasant, MI 48858

Dear City of Mount Pleasant Housing and Fire Department,

I am writing to file a formal complaint regarding ongoing property maintenance and safety violations at my apartment. These violations directly relate to the International Property Maintenance Code (IPMC), which the City of Mount Pleasant has adopted under City Code §150.30. For over 40 days, my refrigerator has been unable to maintain safe food-storage temperatures. During the last 12 days, the temperature has risen above 55°F, rendering it completely unsafe for food storage. This constitutes a violation of multiple sections of the IPMC as well as the Mount Pleasant Housing Licensing Code.

**IPMC Violations:**

- IPMC §603.1 – Mechanical appliances must be maintained in safe working condition.
- IPMC §305.1 – Equipment supplied by the landlord must be maintained in good repair.
- IPMC §308 – Conditions causing food spoilage constitute an unsanitary condition.

**City Code Violations:**

Under MPCC §152.012(A), the Fire Official must issue a written notice and order when violations are found. Under MPCC §152.012(B), hazardous violations must be corrected in the shortest reasonable time, and all others within 30 days.

This issue has persisted for more than 40 days, beyond the legally allowed correction window.

**Inspection Requirements:**

Under MCL 125.526, the City is required to inspect the premises upon tenant complaint. Under IPMC §105.2 and §105.6, inspection reports must be written and retained. Under IPMC §109.2, a written notice of violation must be issued when violations are present.

**Requested Action:**

1. Conduct the required inspection under MCL 125.526.
2. Issue a written notice of violation to the property owner as required by MPCC §152.012(A).
3. Enforce the 30-day maximum correction period, which has already elapsed.
4. Provide documentation of all inspection records under IPMC §105.2 and §105.6.
5. Take enforcement action as required by IPMC §109.3 and §109.4.

Summary:

The refrigerator's inability to maintain temperatures below 45°F for over 40 days, with temperatures exceeding 55°F for 12 days, poses a serious health risk and violates multiple sections of the IPMC and the Mount Pleasant Housing Code. I have logs, photos, and video documenting these conditions and will provide them upon request.

Please confirm receipt of this complaint and inform me of the next steps in your enforcement process.

Sincerely,

Jacob Palasek

Mount Pleasant, MI