

**LAPD - LANSING POLICE
DEPARTMENT
Case Report**



Case No. 2351909794
Case Status Active
Report Date/Time: 10/2/2023 8:44:36 AM
Reporting Officer: Riley, Colleen

FILE CLASS/OFFENSE:

53002 - Harassing Communications

NATURE OF INCIDENT:

5309/Harassing Communications/PETRYK/PEELER/Riley/050-NIC

OCCURRED ON: 9/8/2023 10:03:44 AM
(and Between) 10/2/2023 8:43:54 AM

VENUE: 15.243(1)(a)
CITY/TOWNSHIP: 95 - Lansing, Ingham

VICTIM: Petryk, Diane Starr

VICTIM OF: 5309 - 53002 - Harassing Communications
VICTIM TYPE: Individual

RACE: White	DOB: 15.243(1)(a)	AGE: 73
HGT: 5' 3"	SEX: Female	JUV: N - No
EYES: Blue	WGT: 150	HAIR: Brown
SSN: 15.243(1)(w)	ETH: U - Unknown	Circumstances:
	DLN: 15.243(1)(a)	DL State: 15.243(1)(a)

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information: 15.243(1)(a) **Emails:**

NOTES:

WITNESS: 15.243(1)(a)

RACE: White	DOB: 15.243(1)(a)	AGE: 69
HGT:	SEX: Female	JUV: N - No
EYES:	WGT:	HAIR:
SSN:	ETH: U - Unknown	Circumstances:
	DLN:	DL State:

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information: 15.243(1)(a) **Emails:**

NOTES:

WITNESS: 15.243(1)(a)

RACE: White	DOB: 15.243(1)(a)	AGE: 36
HGT:	SEX: Male	JUV: N - No
EYES:	WGT:	HAIR:
SSN:	ETH:	Circumstances:
	DLN:	DL State:

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information: 15.243(1)(a) **Emails:**

NOTES:

WITNESS: ALBER, ASHLEY LYNN

RACE: White	DOB: 15.243(1)(a)	AGE: 30
HGT:	SEX: Female	JUV: N - No
	WGT:	HAIR:

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EYES: ETH: U - Unknown Circumstances:
SSN: DLN: DL State:

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information: Emails:
15.243(1)(a)

NOTES:

SUSPECT: PEELER, ALISON PATRICIA

RACE: White DOB: 15.243(1)(a) AGE: 61
HGT: SEX: Female JUV: N - No
EYES: WGT: HAIR:
SMT: ETH: U - Unknown Circumstances:
SSN: DLN: DL State:

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information: Emails :
15.243(1)(a)

NOTES:

SUSPECT: Peeler, Daniel Clark

RACE: White DOB: 15.243(1)(a) AGE: 62
HGT: SEX: Male JUV: N - No
EYES: WGT: HAIR:
SMT: ETH: U - Unknown Circumstances:
SSN: DLN: DL State:

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information: Emails :
15.243(1)(a)

NOTES:

FORCE LEVEL DETAILS

FORCE USED: N - No

HANDGUN USE:	RIFLE USE:	SHOTGUN LL:
HANDGUN DISPLAY:	RIFLE DISPLAY:	.40mm LL:
PCA USE:	ASP USE:	TASER USE:
PCA DISPLAY:	ASP DISPLAY:	HANDCUFFING:
PPCT:		
OTHER:		

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NARRATIVE:

Riley, Colleen
10/3/2023 10:05:47 AM

INFO:

On 10/03/23 at approx. 0900 hrs. I conducted follow up on an ongoing situation regarding Harassment. The most recent complaint received was on

DATE/TIME:

On 10/02/23 at 0844 hrs.

VENUE:

15.243(1)(a)

PRIOR CONTACT:

Ongoing neighbor issues have been going on for quite some time, over the course of the past approx. 2-3 yrs. During this time the situation has accelerated between both parties. The most recent issues has been over the accused, attempting/interfering with the sale of the victim's residence.

VICTIM INFO:

DIANE STARR PETRYK

15.243(1)(a)

VICTIM STATEMENT:

Due to ongoing issues between both parties, Diane has decided to list her residence for sale. It should be noted, that based on my prior contact with the accused, ALISON and DANIEL PEELER, they did state they wished to purchase the property. At that time, the property was not for sale, however the Peeler's made a statement to myself that they had went to Diane's property and offered her "fair market value" for the residence, to which Diane had declined. The property was not for sale at the time. This decline further upset the Peeler's.

Now that the property has been listed for sale, multiple prospective buyer's and real estate agents have been approached by both Alison and Daniel, in attempts to block the sale. I made with Diane's real estate agent, as well as, two known prospective buyer's and their agents to which contact with was known, see below.

ACCUSED 1 INFO:

ALISON PATRICIA PEELER

15.243(1)(a)

ACCUSED 2 INFO:

DANIEL CLARK PEELER

15.243(1)(a)

INITIAL CONTACT:

I made contact with Diane's agent, 15.243(1)(a) who advised while she was aware of the ongoing issues, however her contact has primarily been made with Diane's friend, "Luke", 15.243(1)(a) Luke has been unlocking the residence for Diane during showings.

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Contact with Luke was made, who advised he was also aware of the situation, however the direct contact from the Peeler's was made with the prospective buyer's and their agents.

WITNESS 1 INFO:

15.243(1)(a)

WITNESS 1 STATEMENT:

15.24 is the agent for a prospective buyer of Diane's residence. Yesterday, at approx. 0800 hrs. she was seated in her vehicle with the prospective buyer, in the driveway of Diane's residence. 15.24 and her buyer were then approached by a white male, approx. mid 60's, who she identified as the male resident of 15.243(1)(a) later identified as, Daniel Peeler. Daniel stated that the residence they were attempting to look at "has got mold" and "there's a lot more". He then stated "I can tell you more if you want to come over to after". The statements were made directly to 15.24 seated in the drivers' seat, however directed and loud enough for the female buyer, seated in the passenger seat to hear. 15.24 requested the buyer remain in her vehicle while she took a quick look inside, then returned to her vehicle. 15.24 stated the potential buyer was no longer interested based on the remarks, she did not feel comfortable recommending the residence, fearing physical/structural issues within the home and also the residents at 15.243(1)(a) causing future harassment issues for her buyer.

WITNESS 2 INFO:

15.243(1)(a)

WITNESS 2 STATEMENT:

15.243 is an agent with EXP Realty. 15.243 began a sale with a prospective buyer in early September of this year. During the finalizing of a sale, with a client, ASHLEY ALBER, the female resident of 15.243(1)(a) identified as Allison Peeler, approached he and Ashley and made multiple negative statements about issues with the property. These statements included, that the chimney was was not up to code, did not have a permit and that the basement had issues with flooding. Alison also handed his client paperwork regarding these issues. Due to these disparaging statements and paperwork given, his client backed out of the sale which was currently in contract, as the "primary reason" for backing out.

WITNESS 3 INFO:

ASHLEY LYNN ALBER

15.243(1)(a)

WITNESS 3 STATEMENT:

Ashley is the client of 15.243(I made contact with Ashley who advised the female resident of 15.243(1)(a) also identified as Alison Peeler, made contact with her while she was visiting Diane's residence. Ashley's visit was after a recent severe storm experienced in the Lansing area and Alison approached her stating that "the basement had flooded and that she should check into it". At this time there was no flooding observed and the statement was found to be false.

Ashley then visited Diane's residence a second time in an attempt to move forward with the sale. During this visit Alison approached her once again and handed her documents as she stated "these are all the documents the seller didn't want to disclose". Alison also stated "I wouldn't pay more than \$40,000.00 for that house". Upon further reading of the documents, they were print outs of Code Enforcement requests/visits to the residence over various issues. Based on these claims, Ashley assumed them to be accurate at the time and backed out of her purchase contract. It should be noted that the print out did not necessarily confirm actual issues with the property and that Code Enforcement has since flagged the property for calls to be refused, due to multiple false claims being called in by the residents at 15.243(1)(a) 15.2 There were also print outs of multiple emails regarding Diane and her property and they insinuated that Diane had been acting

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harassing in nature to the area residents. Ashley does not believe she retained the documents after cancelling the sale, however she was going to look further and contact me if they were located.

CODE ENFORCEMENT INFO:

15.243(1)(a)

316 N Capital Ave
Lansing, MI 48933
517 483 4068

CODE ENFORCEMENT CONTACT:

15.243(is the director of the Code Compliance Dept. *****

DISPO:

Refer to City Attorney

Redaction Log

Total Number of Redactions in Document: 49

Redaction Reasons by Page

Page	Reason	Description	Occurrences
1	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	15
1	15.243(1)(w)	(25) Information or records that would disclose the social security number of an individual.	1
2	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	8
3	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	6
4	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	17
5	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	2

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	1(15) 2(8) 3(6) 4(17) 5(2)
15.243(1)(w)	(25) Information or records that would disclose the social security number of an individual.	1(1)