



MINUTES
Committee on Development & Planning
Wednesday, September 24, 2025 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT

Council Member Jeremy Garza, Chair
Council Member Adam Hussain, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Greg Venker, OCA
Andy Fedewa, EDP
Rawley Van Fossen, EDP
Andy Kilpatrick, Dir. Of Public Service
Eric Hertzling, Turner North Development
Justin Golden, Evergreen Townhomes
Matt Templeton, Evergreen Townhomes
Loretta Stanaway
Joan Galloway
Robert Benstein, Capital Airport Authority
Larry Galloway

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE SEPTEMBER 10, 2025, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

Ms. Stanaway spoke on the easement near Evergreen Cemetery, and has been told there is no impact and has no objection. They do have a concern with an easement in general when they are granted and asks for a stipulation "no alterations to landscape above or below ground can be done unless it goes through this process".

Ms. Galloway spoke on the easement for Consumers, and stated she has concerns with the language and should be tightened up, and in regards to Fenner has a concern with removal of the brush clearing looking for a drawing of what trees are being removed. She also noted that it appears Consumers will be removing the entire fence and only replacing the entrance gate, and was concerned with that. Lastly she concurred with 2" trees for replacements, and asked about the funds for the sale of the easement should be considered for Fenner.

Mr. Ansulley spoke on his concerns with the impact of the easement by Consumers with Fenner.

Mr. Venker was asked to respond and asked for more time.

Discussion/Action:

RESOLUTION- Act-3-2025; Utility Easement 2020 and 2600 E Mount Hope Avenue for Consumer Energy

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION CARRIED 3-0.

Mr. Fedewa stated that it was brought by error with Consumers last time on bats. There was a memo that was submitted and it was stated a study was not deemed necessary and therefore done. Council Member Garza asked about migratory birds, and Mr. Fedewa stated there are no migratory birds now they are leaving and when they come back they will seek others.

Mr. Kaschinske stated Consumers confirmed there will be 24 trees removed, and they are near the entrance and the City voiced concerns on some of the larger trees being removed. There are larger near Evergreen. This is a directional boring project; underground, and after marking trees when back with City Forestry, and the trees they are removing they are okay with them in consideration with the other trees that are there. They clearly went around the larger hard woods that the City did have concerns about. There are some pine, box elder, locust, and in terms of replanting they will plan because nature will take its course and they will have their regrowth. There will be tree replanting in other areas outside of this one. Mr. Kaschinske stated that Consumers has to be 5' away from the active line and that is why they cannot direct bore near the active. There is not enough room in the current easement; this is to provide gas to those residents in the area east of Aurelius to 1-27.

Council Member Garza, if remove 24 trees, will be replanted in other parks, and Mr. Kaschinske confirmed. When they saw the amount for the easement and had questions vs. the last easement under ground at Regent Park. At that time they negotiated for the cost of the removal of the trees, and there was a negotiation with this one.

Council Member Hussain acknowledged he has visited the site and asked why the certain trees were selected. Mr. Kaschinske stated they are going to go towards Aurelius from the staging point, and there are low areas, and further east it is Evergreen. Council Member Hussain asked about the gas line across the street. Mr. Kaschinske stated Consumers did not ask for that area, and he could not speak to why they did not. However, on that side it is lower and a lot more water areas.

Mr. Galloway stated he spoke to Consumers and was told there are several branch lines on the one they are proposing. Everyone south is fed off that line south.

Council Member Hussain asked for confirmation on \$500 per tree in the easement, and it was confirmed with \$17,000. Council Member Garza asked where those funds go, and Mr. Kaschinske stated it goes to the general fund. Mr. Venker stated that it would go to general fund as new money in. Ms. Stanaway asked if all the fence from Fenner and brush is being removed, and Mr. Kaschinske stated that is inaccurate, and it is a direct bore under there. The fence is designed at the entrance gate is to keep cars out; this is not a clear cut to remove the fence. Ms. Stanaway asked about the process of boring. Mr. Kilpatrick stated that depending on the boring, but that information would have to be provided by Consumers. Council Member Garza asked

about fence removal and if removed would it be put back, and Mr. Kaschinske stated he does not plan. Mr. Fedewa confirmed Consumers was told about the meeting and was not sure why they were not present.

Council Member Kost asked OCA, if the City agrees, and months -years from now if they want to remove trees can they, and Mr. Venker stated they have submitted plans. Council Member Kost asked OCA if the language can be tightened up. Mr. Venker stated in the document there is a clause they can lose the easement by failure to exercise they have to remove and restore at their own expense, and there are a lot of environmental requirements. Regarding the plans, there is standard easement language the thing that limits is Exhibit B which describes the underground pipeline. They can use more land as need to get work done, and there is a temporary construction easement during install, limited to while they are installing. This is standard for all utility easements. There can be negotiations done where some "above, over, etc" can be removed. Regarding saving trees, if the Council wants to do that, Consumers can come back to the table. Mr. Kaschinske stated they did speak about staging areas and they will use an area of a parking lot near Evergreen and Fenner on same side as road. Ms. Stanaway asked if DNR and DEQ were involved, and Mr. Venker stated that the City does not do that for Consumers.

Council Member Kost referred to the memo from Mr. Fedewa where it states "they" and asked who that is, and Mr. Fedewa states Parks and Recreation and Consumers. Council Member Kost asked if there is anything the City can do to stop them from doing more beyond the scope. Mr. Venker stated Consumers is up front, but it is possible to have a document that contains restraints, and it is not in the current document. You would add an Exhibit. Mr. Kaschinske added that Consumers has more easements coming, and in the past the concerns mentioned have not been a concern in the past.

Ms. Stanaway asked for a stipulation telling them if they make additional changes they have to apply for the easement and approval from Council. Mr. Venker stated there is nothing to stop that language in. The way it is written there are restrictions on what kind of trees to protect the lines from the roots. Council Member Kost asked the OCA to handle those changes.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE THE RESOLUTION FOR ACT-3-2025 FOR THE UTILITY EASEMENT AT 2020 AND 2600 E MOUNT HOPE FOR CONSUMERS ENERGY.

Committee asked OCA to add stipulation in the easement agreement that if they make changes they have to come back to the City for approval.

MOTION CARRIED 3-0.

Committee asked Mr. Fedewa to make sure Consumers is at the next meeting, October 8, 2025.

Ms. Stanaway asked Council to consider adding the same new statements to all easement.

RESOLUTION – Act-4-2025; Drain Easement, 2400-2500 of N. MLK Jr. Blvd. for Capital Region Airport Authority

Mr. Fedewa stated they are proposing the easement along the eastern portion to install an underground sewer drain to connect to the airport. It was referred to a map in the packet, and there is a 740' gap and this easement is a way to put in the force drain. It will be part of the Authority responsibility and they are using a Site Certification process to complete this. They expect to being in March 2026 and might require temporary removal of sidewalks along MLK and

the Authority will be responsible for sidewalk and tree replacement. Mr. Fedewa then added that there was a miscommunication with parties and there was no BWL pending.

Council Member Garza asked if this was all private property and it was confirmed.

Mr. Kilpatrick added that this is similar to a private sewer attaching to the public main, and difference is it is forced sewer because of the elevation, to the main in the road.

Mr. Benstein confirmed they are working with the BWL on this as well. The sanitary is the only part in the easement, and other work is on private property of the airport. Council Member Garza asked if there are issues with fire suppression interfering with the sewer and Mr. Kilpatrick stated no. Mr. Penculiar stated this will serve the de-icing fluid where current it is 8" and no large enough and that is why they are increasing to 15".

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR ACT-4-2025 DRAIN EASEMENT FOR CAPITAL REGION AIRPORT AUTHORITY. MOTION CARRIED 3-0.

RESOLUTION- Act-2-2025; Sale of City Property, Lot 57, 1400 Block of Turner St.

Council Member Garza confirmed this has gone to public hearing, and asked for any additional comments. Not comments at this time.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE ACT-2-2025 SALE OF LAND AT 1400 BLOCK OF TURNER STREET; LOT 57. MOTION CARRIED 3-0.

RESOLUTION- Brownfield Plan #89; Turner North Development, 1400 Block of Turner Street

Council Member Garza confirmed there were presentations and public hearings, and asked for any additional comments. Council Member Kost and spoke in support of the project and the Committee acknowledged the developer for all the contact with residents, Council and the community.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE SETTING OF A PUBLIC HEARING FOR 9/22/2025 FOR THE BROWNFIELD PLAN #89 FOR LOT 57 FOR THE 1400 BLOCK OF TURNER STREET. MOTION CARRIED 2-0.

ORDINANCE – Amend Chapter 887- add Section 887.10 PILOT Evergreen Homes; 900 Long Blvd. for Workforce Housing

Council Member Garza confirmed the presentation and public hearing were held and asked for additional comments or questions. Committee acknowledged the applicants for the time and funds of \$8 million into the project already.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE TO ADD SECTION 887.10 FOR A PILOT FOR EVERGREEN HOMES AT 900 LONG BLVD. MOTION CARRIED 3-0.

DISCUSSION– Committee Budget Priorities for Fiscal Year 2026/2027

Mr. Klein acknowledged the Committee last time where there were questions on LEDC impact. Council Member Kost read the first priority and asked if it can be removed. Mr. Klein confirmed they do have people who focus on small businesses and some are targeted toward underserved

communities. Council Member Hussain stated the City wants to make sure they are doing economic development right and make sure LEDC has the things they need. They understand that some of these items have been absorbed and asked if they need one specific person for this FTE role. Mr. Klein acknowledged that there is not one FTE just focused but things are spread through all employees.

Council Member Hussain asked for amount of contract between the City and LEDC. Mr. Klein stated \$300,000 for economic services. Council Member Kost asked if it is left in, and approved in the budget would this role get hired, or would it get spread out to other positions. Mr. Klein was asked if he has considered asking for money from the City. Mr. Klein assured them that \$300,000 is about 2 FTE and then explained the programs in LEDC.

Council Member Hussain suggested adding a priority:

- \$300,000 - Increase the current contract of \$300,000 to \$600,000 with LEDC to reflect inflationary costs with consideration of yearly increase of inflation.

Remove current 1. for \$80,000 FTE

Amend 2. To \$500,000

There was a brief discussion on getting funds to the businesses up front on the façade work instead of waiting until it is complete, and Mr. Klein stated they are working on that.

No changes to the current 3., 4., and 5.

Mr. Klein asked for details on the compliance employee, noting they are doing it, so Committee removed that item from priorities.

OTHER

No other topics.

ADJOURN

Adjourned at 4:31p.m.

Submitted by, Sherrie Boak, Recording Secretary,
Lansing City Council

Approved by the Committee on October 22, 2025