



Andy Schor
Mayor

LANSING HISTORIC DISTRICT COMMISSION
Regular Meeting
May 12, 2025 - 5:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Approved 11/10/2025*

1. **CALL TO ORDER** – Chair Skillings called the meeting to order at 5:28 pm.
 - a. Present: James Bell, Brigette Booser, Cassandra Nelson, Mellisa Riba, Carol Skillings, Ashley Smith, Sam Troutman
 - b. Absent: Jacklyn Lillis-Warwick
 - c. Staff: Andrew Fedewa, Stephen Bezold

2. **APPROVAL OF AGENDA**

Mr. Bell made a motion, seconded by Ms. Troutman, to move agenda item 7 after approval of the agenda to introduce the new commission members. On a voice vote the motion passed unanimously (7-0).

7. **STAFF AND COMMISSION MEMBER COMMENTS**

All present commissioners and staff members introduced themselves.

3. **COMMUNICATIONS**
 - a. Staff memo on behalf of Councilmember Kost.

Mr. Fedewa reviewed a message from Councilmember Kost asking the Historic District Commission to consider submitting requests to establish local historic districts for ten properties to City Council. Staff and commission members reviewed the list of properties, current owners, and known conditions and plans for the properties.

4. **PUBLIC HEARINGS** – None

5. **DISCUSSION/ACTION**
 - a. Minutes for Approval – August 23, 2024. Minutes approved by unanimous consent.

6. **PUBLIC COMMENTS** - None

8. **PRESENTATIONS** – None

9. **OTHER BUSINESS**
 - a. Consideration of submitting requests to establish local historic districts for ten properties

Mr. Fedewa reviewed the ten properties and any known facts about the current owners, current conditions, and future plans for each of the properties. Commission members requested staff create a comprehensive review of the properties with a map and pictures so they may review the list more thoroughly.

Commission members requested a more in-depth presentation of the properties with known information and pictures.

b. Conservation/Preservation districts

Mr. Fedewa presented the concept of historic conservation districts, also called heritage districts or preservation districts. The purpose of such a district is to protect and manage the physical character and architectural integrity of buildings or entire neighborhoods with historical, cultural, or architectural significance, while not requiring the level of regulatory rules of a local historic district.

Lansing could draft new language for the Historic Districts ordinance to create such a district and to outline the functions thereof. The Historic District Commission requested that staff prepare sample language for HDC to discuss and review.

c. Restriction on demolition and reuse of lots

Mr. Fedewa spoke on current zoning rules that prohibit the demolition of buildings for greenspace or off-street parking lots and the criteria the City uses to allow demolitions. Mr. Fedewa stated that demolitions can proceed if a valid redevelopment plan is approved, if a special land use permit is granted by City Council, or if the demolition is determined to not negatively impact the neighborhood/land use pattern. There is no provision to take into account the building's historical significance or requiring the property owner to seek alternatives to demolition like what is in the Historic Districts ordinance.

Staff spoke on the idea of including properties that have already been listed on the national and state registers as well as any property that has been deemed eligible to those registers through a survey study. HDC requested that staff prepare sample language for them to discuss and review.

10. PENDING ITEMS – None

11. ADJOURNMENT – 7:04 p.m.