



**MINUTES**  
**Committee on Development & Planning**  
**Wednesday, October 22, 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- arrived 3:32 p.m.  
Andy Fedewa, EDP  
Rawley Van Fossen, EDP  
Kris Klein, LEDC  
Jeremy Matthew  
Susan Stachowiak, EDP  
Cris Rockwell, 1204 S Washington- via virtual  
Emily Wilensky, 1204 S Washington  
Max Boortz, 414 Baker Street  
Brett Kaschinske, Parks Director  
Loretta Stanaway  
Joanne Galloway  
Larry Galloway  
Don Dean  
Lissa Dean  
Ester Mwankenja  
Heidi Frei  
Theresa Ojibway

**Minutes**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE SEPTEMBER 24, 2025, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

**Public Comment**

Ms. Stanaway referred to the amended document for ACT-3-2025 and asked for changes for no landscaping changes above or below unless reviewed first. Ms. Stanaway then highlighted items in the document, asking for clarification on if they will remove brush and fence, will they let it

regrow or cut down. Ms. Stanaway asked for replanting trees to City parks, larger than 2" caliper, and the funds towards Parks.

Ms. Galloway supported statements by Ms. Stanaway and would agree with a 2" caliper tree, and asked for utility standards for easements in the future.

Council Member Garza stated both comments were on ACT-3-2025.

Ms. Frei asked about the evaluation of trees and how that evaluation came to be. She voiced a concern on taking the valuation of a tree away from the residents for the life of the easement. Ms. expanded her statement by speaking on tree management and planting species replacing diameters.

Mr. Dean spoke on ACT-3-2025 and his concerns on the size of the easement and what happens when it is disturbed.

Ms. Ojibway spoke on ACT-3-2025 and her concern with the trees, easement encroachments, and items being removed.

**Discussion/Action:**

**RESOLUTION- Appointment; Jeremy Matthews; Business Representative Member-S. Martin Luther King Jr. Blvd Corridor Improvement Authority Board; Term to Expire July 31, 2027**

Mr. Matthews explained his career has been project management, began with SIMTOB in 2023. While working in the area sees many opportunities to make the area thrive. Mr. Matthews has a vision he wants to share and reflect the Lansing residents.

Council Member Garza acknowledged Mr. Matthews for his willingness to serve. He then asked if he would be willing to the Ward monthly meetings and discuss what the Board plans are, and Mr. Matthews confirmed he would be willing to meet with people at any time.

Council Member Hussain acknowledged Mr. Matthews to serve, and referred to his work time with 2023, and the improvements since that time. Council Member Hussain then referred to the application where Mr. Matthews spoke specifically to the MLK Corridor itself and what his vision is. Council Member Hussain then asked Mr. Matthews what his thoughts are on what businesses are over represented and under represented in the corridor. Mr. Matthews stated "fast food" is over represented, and there are enough jobs that will pay well. Looking for businesses where the residents can walk to a job. Council Member Hussain asked the Authority to bring in other agencies to begin the discussion on walkability and marketability.

Council Member Kost asked if he had time to serve, and Mr. Matthews confirmed he does. Council Member Kost stated his concern with the over abundance in the corridor on liquor stores and pay check stores. Mr. Matthews concurred.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF JEREMY MATTHEWS TO THE S MLK JR. BLVD. AUTHORITY BOARD WITH A TERM TO EXPIRE JULY 31, 2027. MOTION CARRIED 3-0.

**RESOLUTION – Set Public Hearing; SLU-1-2025; Special Land Use 3011 Turner Street; Authorizing a state licensed adult foster care small group home**

Ester Mwankenja and Ms. Stachowiak spoke on what she is proposing; a business in her nursing career. Ms. Stachowiak stated the PC unanimously supported, and it is permitted under a SLU. It is a large house, 6 bedrooms, there are commercial uses across the street, they notified and did not receive any public comments. There is adequate parking, but they might need to add a couple in the back. It will have to be a State licensed and will have oversight from the State, and residents will be aged, and not a treatment center but housing. Council Member Garza asked with the outreach for the hearing, how did they communicate with them. Ms. Stachowiak stated they communicate with a postcard and do go over the 300 ft; property owners, tax payers and occupants. The requirement is 15 days prior to the public hearing and they will do that for the Council as well. When the notice goes to the paper they send the post cards at the same time.

Council Member Kost referred to the Planning Commission meeting, there was a question about the driveway and that issue has been fixed. At that hearing there was no opposition, and he spoke in support of the use.

Council Member Hussain asked about the onsite staff, and if that is a state requirement, and that was confirmed. It was also confirmed the SLU runs with the land, if Council is not satisfied can that be pulled back, and Ms. Stachowiak deferred to OCA. Council Member Hussain confirmed he does not have any issues with this particular applicant, and Mr. OCA stated it would have to be a violation of the license, if they stop operating, if it was expanded to more than 6 since the SLU is for 6. Council Member Kost asked if she sells and something else goes in, and Mr. Venker stated someone can take it over also long meeting what the SLU is granted for, if it sits vacant for more than a year, they will have to reapply. Ms. Stachowiak stated it would have to cease for 12 consecutive months.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR SETTING THE PUBLIC HEARING FOR 11/17/2025 FOR THE SLU-1-2025 AT 3011 TURNER STREET FOR A STATE LICENSED ADULT FOSTER CARE SMALL GROUP HOME. MOTION CARRIED 3-0.\

Council Member Garza asked Ms. Mwankenja to attend the public hearing on 11/17/2025 and she confirmed.

**RESOLUTION- Appointment; Kris Klein; City Representative Member – Downtown Lansing, Inc. Board; Term to Expire June 30, 2027**

Mr. Klein acknowledged the opportunity to fill this position, and outlined his background in economic development. Council Member Garza asked if he could commit to attending the Ward meetings and relay information to the residents what the Board is doing, and Council Member Kost asked if he has time to serve, and Mr. Klein confirmed he can serve and will also commit to attending Ward meetings to update the residents. Council Member Kost spoke briefly on the DLI Board work, and asked what he would suggest bringing back people to downtown. Mr. Klein stated there needs to be residents downtown, that will bring in services and businesses to support downtown. Council Member Kost asked him to consider adding businesses for entertainment opportunities and work towards embracing the Grand River. Mr. Klein concurred. Council Member Hussain concurred but noted that they cannot replace State workers with residents, the downtown need everything to see the area thrive. He encouraged DLI to work with businesses on the push to getting employees back in the office.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF KRIS KLEIN AS THE CITY REPRESENTATIVE MEMBER TO THE DLI BOARD WITH A TERM TO EXPIRE 6/30/2027. MOTION CARRIED 3-0.

**RESOLUTION- Set Public Hearing; OPRA DISTRICT; 1204 S Washington Ave; Lil Rock Ventures LLC**

Ms. Wilensky and Mr. Rockwell spoke o the project and request for the OPRA. Mr. Klein provided a presentation to the Committee, and Mr. Rockwell went through the presentation. Mr. Rockwell noted the location in REO Town, noting it has been vacant for awhile so they hope to have an art gallery and apartments on the second floor. Ms. Wilensky summarized her role on the project; is an artist, owned a business up north, and her role in this business will be the day to day with the residential on the second floor and the daily operations of the gallery, multi function use of the unit. Mr. Rockwell then went through the details of the 3,400 building with a \$350,000 investment.

Mr. Klein noted this is for the DISTRICT, and this allows them to start the work, but they will be back for the OPRA Certificate for the abatement.

Council Member Garza asked if it was purchased yet, and Mr. Rockwell stated they purchased in mid September. Council Member Garza asked if this is contingent on the OPRA and Mr. Rockwell stated it is. Council Member Garza asked if they have don't anything like this before, and Mr. Rockwell stated his past experience has been in converting residential.

Council Member Kost stepped away from the meeting at 4:30 p.m.

Mr. Rockwell admitted this is his first commercial venture.

Council Member Hussain noted this appears to be a long one building, but there are separate business and owners. Mr. Rockwell stated there are five owners in the block.

Council Member Kost returned at 4:31 p.m.

Mr. Klein confirmed that this District is only for this address. Council Member Hussain asked if any of the other owners could apply for and OPRA. Mr. Klein confirmed this is for this parcel itself, and there has been discussions on doing a larger district but working on the logistics on that, and there are challenges with looking for guidance from the State and the City. Time is the constraint on this and did not want to hold up these applicants. Council Member Hussain asked if they had an estimate on plan and financing and back for the certificate. Mr. Rockwell stated they expect first quarter of 2026 for the certificate application.

Council Member Kost asked what current taxes are, and Mr. Rockwell stated the current property taxes for 2025 were roughly \$9,000 per year. But the taxable value is out of line with the current conditions, so have discussed with Assessor to go into the building and give new taxable value. Mr. Klein stated they will do an analysis with the Certificate application.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE SETTING OF A PUBLIC HEARING FOR 11/10/2025 FOR THE OPRA DISTRICT AT 1204 S WASHINGTON AVE FOR LIL ROCK VENTURES LLC. MOTION CARRIED 3-0.

Council Member Garza asked for the presentation and applicants to be at the November 10, 2025 meeting.

**RESOLUTION – Set Public Hearing; OPRA DISTRICT; 414 Baker Street; Maximillian Boortz**

Mr. Boortz and Mr. Klein on the property. Mr. Klein distributed a presentation. Mr. Boortz outlined the location near Cedar and Baker. He noted the blight over the years, but it does have a viable architectural character. This is an essential downtown duplex, with two residents on the second floor. Mr. Klein stated he has worked with Mr. Boortz in the past, noted this project is a 4,000 sq ft mixed use for ground floor commercial and upper residential with a \$400,000 private investment.

Council Member Garza asked about the parking flex space. Mr. Boortz stated that with the first floor white box space, would utilize the garage door style, not having for automobile space, but for parking or work space, and this would give variety of options for potential tenant with access off Baker street. Council Member Garza asked if that works with Form Based Code, and Ms. Stachowiak stated it does not, and since the location does abut the sidewalk, and they have spoken to the City engineer, and they have asked Mr. Boortz for more information and there is a concern. There is an issue with providing parking for the two residents, and Mr. Boortz is aware of the issues. Mr. Klein stated they are known challenges and why no full application now, but just the District to address some of the issues.

Council Member Hussain asked Mr. Klein to speak why this District designation is important, and Mr. Klein stated it is important to get this designation first, because if they begin work on it, and find out they need to or should get this designation they cannot because the work would have already been started before the request for an abatement.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE SETTING OF A PUBLIC HEARING FOR 11/10/2025 FOR THE OPRA DISTRICT AT 414 BAKER STREET FOR MAXIMILLIAN BOORTZ. MOTION CARRIED 3-0.

Council Member Garza asked Mr. Boortz and Mr. Klein to attend the public hearing to do a presentation.

**RESOLUTION – ACT-3-2025; Utility Easement; 2020 and 2600 E Mount Hope Avenue for Consumers Energy**

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

Mr. Venker spoke briefly on the change to the language, so that if they came back on the surface after easement, they would have to give the City notice and get approval.

A new easement document was provided by OCA at 11:05 a.m day of the meeting, electronically provided to Committee and hard copy a the meeting. The change reflected in the document was under *RESTORATION (per OCA)*

. If after the initial construction and/or installation of the pipeline within the Easement Area and any and all restoration, Consumers determines that it needs to further disturb or modify the surface of Owner’s Land in furtherance of the purpose of this Easement, Consumers must first provide notice of the intended disturbance or modification, and may not proceed until it has received permission from Owner, which permission will not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, in the event of an emergency or threat to the public health and safety, Consumers may proceed with any work required to address said event/circumstance and shall provide Owner notice as soon as reasonably practicable.

Mr. Venker acknowledged the questions on the trees.

Council Member Kost asked who the owner is, and Mr. Venker stated the City; via the Mayor. Council Member Kost asked if they wanted to cut the trees, if that would be public or behind closed doors, and Mr. Venker confirmed. Council Member Kost then referred to the portion of the easement document area that referred to cutting trees, and Mr. Venker stated that language is in there to address because of their underground penetration that could damage the pipeline. Council Member Kost voiced his concern with the old trees in the area potential for removal. Mr. Kaschinske stated this is 10' up to 36' deep, and they are in favor of the underground boring to protect those trees. Mr. Venker stated utility does not generally remove a tree unless it impacts their lines. Mr. Kaschinske confirmed there is some wetland and it is in the flood plain, he then updated from the last meeting. Overhead and above ground, there are protection tubes 4' high, those are in the easement and will be moved, the yellow signs announcing the pipe line will be moved. They have no issues with that and understand those are the only things going to be above ground. There is one additional tree west of the cemetery entrance; will need to be removed and has been marked. The City will get \$500 for that tree, and there will be brush clearing, and any fence removal they will contact Parks and they will determine if it needs to be replaced or left open. The reason the trees on the left side of Fenner, this will be the location where it will go back under ground and the entrance will remain open. The line being replaced is high pressure. Council Member Garza asked where near Fidelity, and Mr. Kaschinske stated east of Aurelius but may go further to west of Aurelius. There was a tree marked west of Fenner entrance and that is a 10" oak, his opinion that is valuable of the ones they marked. They are going under the culvert. West of the Evergreen entrance and will clearing the weed growth which was previously cleared with the BWL powerline work. They are not planning on replanting trees in this area, and will replant in different areas with right of way trees and park trees.

Ms. Stanaway again asked for concerns to be addressed "no future alterations to landscape above or below ground without the City approval process that was used for this ACT." Mr. Venker was asked if that is feasible. Mr. Venker stated he has no idea if Consumers will accept that, and when the City got the most recent they did reply because they understand the sensitivity, and that does not mean the request cannot be asked. It would require a specific description of what the process is. This is a document that gets recorded, and as long as they use as a gas pipe line, and it is highly out of the ordinary to have those requirements in an easement document. Council Member Kost asked if Consumers would take that wording, but it appears Consumers thinks they are doing the City a favor by making the recent amendments, but this is a gas line for them to make a profit. Council Member Kost noted this is one of the last untouched nature areas in the City.

Council Member Hussain asked for the language to be tightened up and they need to know the opinion of the utility. Mr. Kaschinske noted that with an emergency situation they can't go through this process. Council Member Hussain stated the language can stay in, but they need to prove it was an emergency. Mr. Venker stated his opinion the legislative process should be included, but would need to evaluate. Council Member Kost asked if Consumers has another option to get the gas line to go. Mr. Kaschinske stated that has been talked about, but with an active gas line they need to be 5 feet from the line, and there are already other utilizes in the road, and if there are issues in the future, with a 2 lane road, the road is coming up. Council Member Garza asked how many residence and business this line is serving; Lansing residents and businesses.

Ms. Galloway stated this project includes City and two private residents, and they have asked if Consumers plans to use eminent domain, and they would like to hear from Consumers on that.

Ms. Stanaway asked for Consumers to be present. Council Member Garza stated he heard that a private property owner has acquired an attorney and they are not willing to come to the table. Mr. Kaschinske stated they are not going to mix public and private, and this is about the private property.

Mr. Galloway stated if the language is limited to one are of pipeline, it limits them, but they are a company that he would give them credit.

Mr. Dean stated that if there is an emergency they should be able to address without going through the legislative process.

Council Member Hussain asked OCA about the process for designating revenues to specific accounts. Mr. Venker stated in this process funds go into the General Fund and sit until the next appropriation. Something that is an asset that is appraised to an enterprise account or entity. Mr. Kaschinske stated the cemetery is an enterprise fund, and Mr. Venker stated it could and resolutions in the past have designated. When there is selling or disposing of an asset, in this instance it would go to the cemetery, and he could get the Committee that language.

Ms. Stanaway spoke in opposition to BWL and Consumers based on her personal experience and stated they are not trust worthy.

MOTION BY COUNCIL MEMBER KOST TO TABLE THE RESOLUTION FOR ACT-3-2025, UTILITY EASEMENT AT 2020 AND 2600 E MOUNT HOPE AVENUE FOR CONSUMERS ENERGY. MOTION CARRIED 3-0.

Questions – How many Lansing residents and Lansing businesses those this 12” feeder line serve.

Questions – Request for OCA to work with Consumers on making the language changes.

#### **OTHER**

No other topics.

#### **ADJOURN**

Adjourned at 5:21 p.m.

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

Approved by the Committee on November 12, 2025