



**Official Proceedings of the City Council
City of Lansing
November 17, 2025**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by President Kost.

PRESENT: Council Members Brown, Carter, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: Council Member Garza

A quorum was present.

The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Kost.

Approval of Printed Council Proceedings

By Vice President Carter

To approve the printed Council Proceedings of November 10, 2025

Motion Carried

Tabled Items

Establishment of Historic District Study Committee; 108 S. Martin Luther King Jr. Blvd.

By Vice President Carte

To remove the item from the table

Motion Carried

President Kost referred to the Committee on Public Safety

Comments by Council Members and the City Clerk

Council Member Spadafore spoke about the upcoming public meeting with Public Service and Forestry regarding the CSO Project.

President Kost spoke about the upcoming 1st Ward constituent contact meeting.

Community Event Announcements

Nicklas Zande spoke about the upcoming Old Everett Neighborhood Association meeting as well as Silver Bells in the City.

Elaine Fischhoff spoke about an upcoming meeting of the League of Women Voters regarding micro-plastics.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

SLU-1-2025; Special Land Use Permit, 3011 Turner St., to authorize a state-licensed adult foster care small group home

Amending Chapter 654, Noise Ordinance, applicability and enforcement

Amending Chapter 294 to encourage the retention of the top officials of the Fire and Police Departments by extending eligibility for retirement service

credits up to 30 years

Council Members Hussain, Pehlivanoglu, and Carter gave overviews of the public hearings.

Public Comment on Legislative Matters:

Ivan Droste spoke against the Noise Ordinance amendment.

Loretta Stanaway spoke about the Utility Easement for Consumers Energy resolution.

Joanne Galloway spoke about the Utility Easement for Consumers Energy resolution.

Erik Almquist spoke about the Utility Easement for Consumers Energy resolution.

Donald Dean spoke about the Utility Easement for Consumers Energy resolution.

Nicklas Zande spoke about the Utility Easement for Consumers Energy as well as the item to support food rescue organizations.

Legislative Matters

Referral of Public Hearings

SLU-1-2025; Special Land Use Permit, 3011 Turner St., to authorize a state-licensed adult foster care small group home
Referred to the Committee on Development and Planning

Amending Chapter 654, Noise Ordinance, applicability and enforcement
Referred to the Committee on Public Safety

Amending Chapter 294 to encourage the retention of the top official of the Fire and Police Departments by extending eligibility for retirement service
credits up to 30 years
Referred to the Committee of the Whole

Consent Agenda

By Vice President Carter

To approve all items on the Consent Agenda.

Motion Carried

Resolution #2025-278

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete Property Rehabilitation Act District at 323-327 S. Washington Square,
Lansing, Michigan

WHEREAS, Wormwood, LLC has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 323-327 S. Washington Square, Lansing, Michigan (the "Property"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 323-327 S. Washington Square, Lansing, Michigan, is legally described as:

323 S. Washington Square (Tax Parcel No. 33-01-01-16-405-082):
N 22 FT LOT 8 & S 21 FT LOT 9 BLOCK 129 ORIG PLAT

327 S. Washington Square (Tax Parcel No. 33-01-01-16-405-111):
S 1/2 OF N 2/3 LOT 8 BLOCK 129 ORIG PLAT

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, December 8, 2025 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

Adopted as part of the Consent Agenda

Resolution #2025-279

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

A RESOLUTION TO SUPPORT FOOD RESCUE IN LANSING

WHEREAS, the City of Lansing is committed to advancing the health, sustainability, and well-being of all residents through community-based initiatives and responsible environmental practices; and

WHEREAS, nonprofit organizations are working to eliminate food waste and reduce hunger by rescuing surplus, perishable food and redistributing it to local food pantries, shelters, and agencies that serve food-insecure populations; and

WHEREAS community-driven food recovery efforts play a vital role in addressing food insecurity challenges that disproportionately affect low-income individuals and families; and

WHEREAS, the work of food rescue organizations align with the City's goals to support equitable access to nutritious food, minimize landfill waste, and build resilient neighborhoods through partnerships and civic engagement;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council formally recognizes and supports the mission and impact of local food rescue organizations in their efforts to rescue and redirect surplus food to those in need across the city.

BE IT FURTHER RESOLVED that the City of Lansing encourages community members, businesses, and institutions to support food rescue efforts through volunteering, food donations, and strategic collaboration.

BE IT FINALLY RESOLVED that the City of Lansing remains committed to environmental stewardship and food justice.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2025-280

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Act-3-2025, 2020 and 2600 East Mount Hope Avenue, Utility Easement

WHEREAS, Consumers Energy has requested a fifteen (15) feet-wide utility easement, beginning 33 feet from the north property line of 2020 East Mount Hope Avenue, Parcel Identification Number 33-01-01-26-101-003, for the installment of natural gas distribution lines; and

WHEREAS, Consumers Energy has requested a fifteen (15) feet-wide utility easement beginning 33 feet from the north property lines of 2600 East Mount Hope Avenue, Parcel Identification Number 33-01-01-26-276-111, for the installment of natural gas distribution lines; and

WHEREAS, Consumers Energy will replace and install a natural gas main within the easement area; and

WHEREAS, the City of Lansing shall not plant any trees or install any improvements within the easement area; and

WHEREAS, Consumers Energy shall restore any area of the easement damaged during their original installation, maintenance, repair, replacement, or removal of Consumers' facilities, to its previous condition as reasonably practical; and

WHEREAS, on September 2, 2025, the Planning Commission reviewed the location, character, and extent of the proposal for the subject easement in accordance with its Act 33 review procedures and voted unanimously (6-0) to recommend approval of Act-3-2025, 2020 and 2600 East Mount Hope Avenue, Utility Easement, as proposed; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the request to create a utility easement extending fifteen (15) feet-wide along the north property lines of 2020 East Mount Hope Avenue, legally described as:

The South 15.00 feet of the North 48.00 feet of the following described parcel:

NW 1/4 SEC 26 EXC SW 1/4 OF SW 1/4, ALSO EXC S 1/2 OF SE 1/4, ALSO EXC LANDS IN NW 1/4 OF NW 1/4 USED FOR AURELIUS RD WIDENING;
SEC 26 T4N R2W

And

The South 15.00 feet of the North 48.00 feet of the following described parcel:

COM N 1/4 COR SEC 26, TH S 2640 FT TO CL FOREST RD, E 1320 FT, N 825 FT, E 720.32 FT TO W R/W LINE I-496, N ON R/W LINE 1446 FT, W 723.5 FT, N 369.5 FT, W 1320 FT TO BEG; SEC 26 T4N R2W EVERGREEN CEMETERY

for the amount of One Dollar (\$1.00) and other valuable consideration.

BE IT FURTHER RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.

BE IT FINALLY RESOLVED that Two Thousand Two Hundred Twenty Five Dollars (\$2,225) of the net proceeds shall be deposited into the Cemetery Enterprise Fund.

By Council Member Hussain

Motion Carried with Council Member Jackson voting "Nay"

Resolution #2025-281

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolution to Establish an Obsolete Property Rehabilitation Act District at 414 Baker St.

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, Maximilian Boortz, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 414 Baker St, Lansing, Michigan, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on Monday, November 10, 2025.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

W 41 FT OF N 53.06 FT LOTS 1 & 2 BLOCK 1 AMENDED PLAT OF HALLS SOUTH SIDE ADD, #33-01-01-21-429-065; and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

By Council Member Hussain

Motion Carried

Resolution #2025-282

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolution to Establish an Obsolete Property Rehabilitation Act District at 1204 S. Washington Ave.

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, Lil Rock Ventures, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 1204 S. Washington Avenue, Lansing, Michigan, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on Monday, November 10, 2025.

THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

S 21.5 FT OF N 65 FT OF E 100 FT LOT 1 BLOCK 194 ORIG PLAT, #33-01-01-21-181-070; and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

By Council Member Hussain

Motion Carried

Ordinances for Introduction

Introduction of Ordinance

An ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

The Ordinance was read a first time by its title and referred to the Committee of the Whole.

Resolution #2025-283

By the Committee on of the Whole
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, December 8, 2025, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W. Michigan Avenue, Lansing Michigan, for the purpose of:

Approving or opposing the amendment to Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

By Vice President Carter

Motion Carried

Introduction of Ordinance

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.35 for the purposes of providing for a service charge in lieu of taxes for one hundred and thirty-six (136) low-income multi-family dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (the "Act").

The Ordinance was read a first time by its title and referred to the Committee on Development and Planning.

Resolution #2025-284

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, December 8, 2025, in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance establishing a Payment in Lieu of Taxes (PILOT) for Pinebrook Manor, located at 5911 S. Waverly Rd. in Lansing.

By Council Member Hussain

Motion Carried

Introduction of Ordinance

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

The Ordinance was read a first time by its title and referred to the Committee of the Whole.

Resolution #2025-285

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, December 8, 2025, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe

and uninhabitable were directly attributable to the tenant.

By Vice President Carter

Motion Carried

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on City government matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related Matters

By Vice President Carter that all items be considered as being read in full and that President Kost make the appropriate referrals

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office
Placed on File

Item(s) from the Mayor re:

Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District
Referred to the Committee on Development and Planning

Setting a Public Hearing on Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District
Referred to the Committee on Development and Planning

Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor
Referred to the Committee on Development and Planning

Setting a Public Hearing on Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor
Referred to the Committee on Development and Planning

Act-5-2025; Acquisition of Property, 600 block W. Fairfield Ave. for incorporation into Jones Lake Park
Referred to the Committee on Development and Planning

Act-6-2025; Purchase of Property, 5400 block S. Waverly Rd. to extend South Lansing Pathway
Referred to the Committee on Development and Planning

Issuance of Sewage Disposal System Revenue Bonds for 2026 improvements
Referred to the Committee on Ways and Means and to the Internal Auditor

- Communications and Petitions, and Other City Related Matters:

Claim Appeal; Claim #2199, Megan Broyles for \$550 in trash fees at 217 Rita Ave.
Referred to the Committee on City Operations

Motion of Excused Absence

By Vice President Carter to excuse Council Member Garza from tonight's proceedings.

Motion Carried

Public Comment on City Government Related Matters

Donald Dean spoke about easements.

Nicklas Zande spoke about various City matters.

Elaine Fischhoff spoke about the potential data center in downtown Lansing.

Mrs. Wilson spoke about ModPods.

Joanne Galloway spoke about the homelessness crisis.

Cheryl Brand spoke about homelessness in Lansing.

President Kost provided an update on the City services recently provided at the Fallen Angels homeless encampment.

Adjourned Time 8:10 P.M.

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.

Chris Swope, City Clerk