



MINUTES
Committee on Development & Planning
Wednesday, November 26, 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
Daniel Duchane, OCA
Selina Mate
Andy Fedewa, EDP
Brett Kaschinske, Parks and Recreation
Susan Stachowiak, EDP
Shelly Easton
Andrew Abood

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE NOVEMBER 12, 2025, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

Discussion/Action:

RESOLUTION – Appointment; Selina Mate; At Large Member; Historic District Commission; Term to Expire June 30, 2027

Ms. Mate spoke briefly on her education, work experience and what she hopes to bring to this Board and make good changes in Lansing.

Council Member Garza asked if she would be willing to meet at the ward meetings and update the public on what is happening on the board, and she confirmed.

Council Member Kost asked if she had time to serve and she confirmed, then he extended his questions on what her thoughts would be for the board; would she bring properties to the Board to consider or would she wait for the properties to be brought to the board to consider. Ms. Mate stated she would feel confident with working both aspects.

Council Member Hussain acknowledged her willingness to serve.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF SELINA MATE TO THE HISTORIC DISTRICT COMMISSION WITH A TERM TO EXPIRE JUNE 30, 2027.

MOTION CARRIED 3-0.

RESOLUTION – ACT-5-2025; Acquisition of Property; 600 Block W Fairfield Avenue to incorporate into Jones Lake Park

Mr. Fedewa and Mr. Kaschinske were present. Council Member Garza asked about the low taxes and questioned if it was due to the topography and they stated they could not speak for assessing but more than likely.

Mr. Fedewa stated they were approached by the land owner, and it makes sense to incorporate to Jones Lake Park, is a wetland, has been vacant since 1955 at least, the staff supports the ACT and as did Planning Commission.

Council Member Garza asked if the City had a plan, and was told there is currently no plan, and Mr. Kaschinske stated they are on a Phase 1 environmental and nothing was found, and it is on the National Wetlands inventory. Moving forward there is no expenses; it is not mowable, there is no plan for amenities, and to the east here might be a portion of dryer land, but it is mostly wetland. They are donating the property and paying the closing costs.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR ACT-5-2025 FOR ACQUISITION OF PROPERTY IN THE 600 BLOCK OF W FAIRFIELD FOR JONES LAKE PARK. MOTION CARRIED 3-0.

Council Member Garza asked if one of them can attend the Council meeting on 12/8 to answer any other questions.

RESOLUTION-ACT-6-2025; Purchase of Property; 5400 block S. Waverly to extend South Lansing Pathway

Mr. Fedewa stated this is 32 acres and they will use the State trust fund and require a 26% match from the City, and they plan to keep natural but for the path extension and two residential developments. This would save the City from obtaining an easement from Consumers to use their easement for the extensions. In historical aerials, it was farm land prior to 1980 and the trees have grown since then. Through agency referral, they found Keller Drain – Eaton County Drain, and if there is any construction they will work with them, but they currently do not have an issue with the proposed path currently. Staff approved and the Planning Commission supported it unanimously.

Council Member Hussain acknowledged Mr. Kaschinske for the long term work on this addressing access, walkability in the SW corner of the City.

Council Member Garza asked if the city match is \$117,000 and Mr. Kaschinske confirmed that the other portion is from the City. He noted they will be back to the Council in the future for the State grants on the extensions.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR ACT-6-2025 FOR PURCHASE OF PROPERTY IN THE 5400 BLOCK S WAVERLY TO EXTEND SOUTH LANSING PATHWAY. MOTION CARRIED 3-0.

RESOLUTION –SLU-1-2025; 3011 Turner Street, State Licensed Adult Foster Care Small Group Home

Ms. Stachowiak stated there is nothing to add, no one spoke in controversy and confirmed again it will be State licensed.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE SLU-1-2025; 3011 TURNER STREET, STATE LICENSED ADULT FOSTER CARE SMALL GROUP HOME. MOTION CARRIED 3-0.

RESOLUTION – Introduction and Set Public Hearing; Z-1-2025; 3310 W Mt Hope Avenue, Rezoning from R1 Residential to MFR Multi Family Residential

Ms. Stachowiak stated this is to set public hearing, adjoins multi family residential to west and south. It is not spot zoning, almost 2 acres, can only be used for single family currently. It is consistent with the master plan, has received positive recommendation from Planning Commission. The applicant would attempt a multi family, one building, 29 units. It was confirmed there were comments at the Planning Commission, but it was approved. There were two area residents that spoke with just questions, not opposition. There were concerns on traffic, but this road is designed to carry a high volume of traffic.

Council Member Garza asked about the multi family to the west, and was told Moores River Drive estates. He then asked if there is currently only one home, which is vacant, and that was confirmed and would be torn down.

Mr. Abood stated the public questions were not to the rezoning, but who would rent, if it would be public assistance, not with an issue of being multi family. In discussions with the HOA President and committed to being good neighborhoods, and he is a life long resident of the neighborhood.

Council Member Hussain asked for some breakdown on the development. Mr. Abood stated they are 15 one bedroom and 14 two bedrooms with a total of 29, and the current plan is work force housing, but have not looked at financing yet.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR Z-1-2025 3310 W MT HOPE FOR JANUARY 12, 2026. MOTION CARRIED 3-0.

Mr. Abood was asked to attend the public hearing.

RESOLUTION – Introduction and Set a Public Hearing; Z-3-2025; 117 Island Avenue, Rezoning from R-3 Residential to MXC Mixed Use Urban Corridor

Ms. Stachowiak referred to the aerial photo, behind 1400 S. Washington Avenue. The area is zoned residential north, and nestled in industrial. The property owner impacted is 1221 and spoke in support. The plan is to combine to the neighboring property which is a medical marihuana facility.

Ms. Easton confirmed there are no customers, it a growing facility. Spoken to the neighbors and have been transparent. It is a grass lot and been vacant for years.

Council Member Hussain asked if the parking lot will be hard surface and screening. Ms. Easton stated it will be asphalt and have screening as required. Council Member Hussain asked if there

are thoughts about lighting, and Ms. Easton stated she has spoken to the owner and they have confirmed they will not them facing the neighborhoods.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR Z-3-20205 117 ISLAND AVENUE FOR JANUARY 12, 2026. MOTION CARRIED 3-0.

Ms. Stachowiak and Ms. Easton were asked to come to the public hearing.

OTHER

No other topics of discussion at this time.

ADJOURN

Adjourned at 3:56 p.m.

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

Approved by the Committee on December 10, 2025