



MINUTES
Committee on Public Safety
Tuesday, December 9, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Rawley Van Fossen, EDP
Lisa Hagen-Lawrence, OCA
Bill Castaner, Historical Society
Alesha Flowers, 108 S MLK
James Flowers, 108 S MLK
Roy Plowman, Mayor's Office
Dale Shrader
John McGraw, River Caddis
Rob Crowe, Christman Co.
Marty Ruitter, Hobbs and Black
Dan Wisinski, River Caddis

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM NOVEMBER 25, 2025, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No comment at this time.

DISCUSSION

PLACE ON FILE – Public Project Quarterly Update, Third Quarter 2025

John McGraw spoke on the project, Dan Wisenski, River Caddies, Rob Crowe with Cristman. They have way through on the procurement side, and 90% with bids. Operationally they have had ribbon cutting Fire Station 2, and #9 is 50% complete, and the large complex on time. They are on budget and on schedule.

Council Member Kost asked if the budget is spending all the bond, and it was confirmed.

Council Member Pehlivanoglu asked about the first quarter, and Mr. McGraw stated that as of the update referred in November which was dated October, they do have more percentage complete. Council Member Pehlivanoglu asked if it would be complete before end of schedule. Mr. McGraw stated it is everyone's hope to be done on schedule. Council Member Pehlivanoglu asked about cost

of materials and how they plan with cost of tariff and cost of materials. Mr. Crowe with Christman spoke on this, and Mr. McGraw stated that based on the contracts they have it will not affect. Mr. Crowe explained their job is to make sure they stay on budget, and this project has a majority of bids and procured. In the budget planning the anticipated spending was in their plan, and they do not see a risk.

Council Member Hussain asked Mr. Crowe, that since procured, they have not seen a substantial change out of the plan. Mr. Crowe confirmed.

Council Member Hussain asked for recap on the completion percentage. Fire Station 9 at 50%, fire training center is at 15%, 63% for the combined building. Fire police out buildings are renovations on existing storage buildings from SWOC. Fire Station 8 has not begun yet and will be scheduled to start early 2026. Mr. McGraw stated there will be an update on these in the 4th quarter update. Mr. Plowman stated there is an RFP from the City on Station #8 currently and on progress.

MOTION BY COUNCIL MEMBER HUSSAIN TO PLACE ON FILE. MOTION CARRIED 3-0.

ORDINANCE – Amend Chapter 654, Noise Ordinance, applicability and enforcement

Council Member Pehlivanoglu asked for any further comments from Committee and noted there was a discussion and questions at the Council meeting during the public hearing.

Council Member Kost concurred with the format this was written is what Council was looking for.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE TO AMEND CHAPTER 654, NOISE ORDINANCE. MOTION CARRIED 3-0.

RESOLUTION – Introduce and Set Public Hearing; Zoning Amendment 1240.04 Define “Liquor Store”

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

RESOLUTION – Introduce and Set Public Hearing; Zoning Amendment 1250.02 Liquor License Location Proximity

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

Ms. Hagen-Lawrence spoke on both ordinance amendments. She recapped that OCA has been working with EDP on some additional conditions and have settled on an option that EDP agrees makes sense and OCA has no objection. This would not change the definition ordinance as proposed but looking at proximity ordinance they are looking at something to address outside seating. They are also looking at another amendment that speaks to certain liquor stores under permit. The proposal of both EDP and OCA makes sense, that since these are such a substantive change, if Committee is comfortable with those options, they can take those to Planning Commission in January and then back to Committee with those options.

Council Member Pehlivanoglu asked if some liquor stores have outside seating currently, and Mr. Fedewa stated not that he is aware of it, but they did not want to craft that would be pre-empted by the State, but if this Committee thinks this is okay, Committee can take as originally proposed and changes can come later.

Council Member Kost asked OCA, if with liquor store is there a separate license for off-premise, and Ms. Hagen-Lawrence confirmed. There are some liquor stores that have picnic tables or seating areas, so the newly proposed amendment is to discourage unofficial consumption. If this is added they are dealing with the properties directly not the people who patronize. OCA recommendation is to deal with all together if they are considering the outside seating option. If they do not want to, in the draft of the 1250.02 error, that would need to be corrected, and then these two can be moved forward.

Council Member Hussain stated he would concur to wait and see the amendment for the seating. Council Member Kost concurred to wait as well.

Ms. Hagen-Lawrence stated they would finalize the drafts and have ready for the Planning Commission in January; January 6, 2026.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE RESOLUTIONS ON ORDINANCE AMENDMENTS TO 1240.04 AND 1250.02. MOTION CARRIED 3-0.

Council Member Hussain asked OCA if ever found out if drive thru liquor stores were permitted by State law.

RESOLUTION – Establishment of Historic Study Committee: RE 108 S. Martin Luther King Jr. Blvd.
Council Member Pehlivanoglu stated Mr. Van Fossen is out sick, and no other staff from his department could attend today. As a follow up from the last meeting, Mr. Van Fossen confirmed an email from the “Ingham County Treasurer that no historic convenient was recorded for the property. Regarding the if renovation work could proceed during a study process if a committee is formed – per Mr. Van Fossen under Section 1220.03 Procedures for Establishment of a committee in subsection (g) outlines the path if any pending work would cause irreparable harm. Based on the building plans already submitted and approved, he did not see any work of theirs that would cause irreparable harm. Ownership has shared a desire to honor the homes original architect.”

Mr. Castaner stated that the Historic Society of Lansing acknowledged that Mr. Moon is a significant architect in the City of Lansing, and they believe that any Moon house is worth saving, and this one he lived in. Another unique object is it was a duplex, and anything that can help the owners, would be good. They do not anything reputable has been done to impact the historic nature. He invited Mr. Schrader to attend as well to speak on historic construction.

Mr. Schrader spoke in support of preserving a historical home and asked if he could speak to what has been done and what to bring it back.

Council Member Pehlivanoglu noted there was work done to the window, and if that work does it place it into another category. Mr. Schrader explained that in old days there were mullion- small squares and those were removed and they put in new windows. He submitted photos that represent someone painting the windows to look like they are historic windows. Some windows were not done to historic, and since they are vinyl you can make them look like they are real. The Committee reviewed photos of the exterior where wide trim was removed but can be replaced. The porch can be amended with spindles, he was not sure if the porch was original. He noted that with historical it is the exterior and not what they do on the inside.

Mr. Castaner noted Walter French had to follow to “the letter”, there are no lockers, they are painted, and that was negotiated with Historic Preservation of the United States, and when you are restoring things are negotiable. It would be important to have that advice, and he believes that the City of Lansing should offer that advice for free.

Council Member Hussain asked them if the City Council needs to make sure they keep the historic integrity intact, create the study on this home, and establish a district. It appears that with the plans there is no plan for reputable harm. Mr. Castaner stated he believes you need to be more pragmatic, and establishing a committee could take a lot of time, and Council needs to determine the time and money. There are at least 20 structures in the City that they need to be in front of. Council Member Kost stated he sent the Historic District Commission 10 properties this summer. He continued by stating that he heard Ms. Flowers did not want to tear it down, and did some research on architect Moon, and spoke to OCA about if creating this Historic Study Committee would be preserve this property. He understands the Ms. Flowers hears is in the right place but what about 30 years. Mr.

Castaner stated that if you want to put something in place to say it is preserved for the future, and he would concur with that reasoning for a study to make sure that. Mr. Van Fossen email made it clear this would not stop the work on the property, stated Council Member Kost, and so in his opinion based on the experts here today on historic preservation, and Council thinking of what happens in 50 years, the City has done this with 13-16 buildings that are Historic Districts. Mr. Castaner stated if the plan to do this is for long term preservation they would support that.

Council Member Pehlivanoglu asked about “negotiations on updates to be made”, and when hearing that what if the property owner can’t make the updates, but not cost effective, or if those updates need to be made but the cost of those materials or obtaining those materials are not possible. She asked those present what experience they have with encountering that. Mr. Schrade stated he has not encountered that and has done it voluntarily, and one of his properties he is considering making it a historical district. He then spoke to Ms. Flowers about options for her exterior window fixes where she can find comparable materials. Council Member Kost spoke to Ms. Flowers about an earlier letter she submitted about a grant she received in a significant amount, and so there should be funds to fix the house. Ms. Flower presented Council Member Kost with her phone with photos.

Ms. Flowers spoke on her passion for the house, and wanting a historic district, but doesn’t want it done today. She then referenced photos she has that show a wrap around porch, and original windows. She noted that some of the work was to secure the house, not take away the integrity of it.

Council Member Hussain stated the goals are to make sure the historic nature is impacting the integrity. The reason this is to show this is something different and unprecedented. He recapped what she stated, that she wants it to be a historic district, and per Mr. Van Fossen they can keep working, and why not have it happen now. Ms. Flowers stated she does not trust. Council Member Hussain asked who, and Ms. Flowers stated everyone, and the Council does not trust her.

Mr. Schrader noted that a historic district protects a house from being destroyed, and told Ms. Flowers this is not a bad thing and keep the housing from being demolished. Ms. Flowers said she does not see it that way. Council Member Hussain stated it is to protect the house, and the plan was to save the home and safe guard the City. The can’t be arbitrary and can’t make rash decisions. Ms. Flowers stated she wants to work the way she wants it without someone telling her no, and wants the City to trust her to make it beautiful.

Council Member Pehlivanoglu acknowledges that Council unanimously made the decision to revoke the Make Safe Order and save the property. She then noted that the study is to the exterior only, and if she brings forth the wrap around porch, and the study is ongoing when she wants to do the porch, what does that effect the historic study. Mr. Schrader stated if want to do a wrap around porch, it would have to go to the historic committee with plans.

Council Member Hussain asked OCA if Council paused this, and she does work, and then Council creates a Historic Study, and if they determine things she has done effect the integrity, what happens to those things and historic status. Mr. Fedewa stated that with 1220.03(f) and (g), per resolution as written, there are permits pulled and will not be subject to historic commission. If they pull a new permit, for a porch, that would not go. If this study comes out now or later, they will look at historic materials, make it into the study noting when things were part of the home, when it was contributing aspect, but no power to remove, or no recourse. It could be used as a rationale that the integrity is no longer there, and not designated as Historic. Since there are permits already pulled they can work concurrent. He then supported the Historic District Commission aware of changes.

Ms. Flowers asked what would this study Committee have for guidelines. Mr. Fedewa stated with SHPO guidelines, existing exhibits that applicant or staff have, such as assessing records, plans, etc. Ms. Flowers stated she installed the new windows based on the design of the windows, and could they say they are not double hung sash, but it is a vinyl and based on design of original. Mr. Fedewa state that work was done under a valid permit so that would not fall under their purview to review. Ms.

Flowers stated based on that she is wanting to finish before a Historic Committee. Mr. Fedewa stated that it would become part of the report, not a subsequent decision. Council Member Pehlivanoglu stated it is just a study and finding. The study will not have authority to tell what windows to put in, because they were installed under the permit. It does not count against the progress, since permits all pulled.

Council Member Kost went back to Ms. Flowers statement of not trusting, when Committee on Public Safety for the Make Safe, they rely on the department, and the EDP told them no permits and made the recommendation for demolish, and then 8 months later Council decided to reverse. It was always noted there was a historic covenant on the property, and that is why the MSD revoked. He asked again why she does not feel comfortable, noting again he is concerned with 50 years in the future to preserve the home then.

Ms. Flower asked Mr. Schrader if she can get the work done first then get the study. Mr. Schrader stated it would not make difference, but in his opinion they should do the historic district on it first, and he personally will be doing it, and does not think it would make a difference.

Council Member Pehlivanoglu noted when she first came to this Committee she asked for 6 months, and recently concurred she would want the historic district study and asked if the Committee had an interested to table for 6 months. Council Member Kost asked why delay 6 months, since Mr. Fedewa stated that if doing this, nothing changes to what is happening now, and this is just the study group, and the set in stone after the study establishes a recommendation. Mr. Fedewa stated that the Committee when established would have 6 months for a recommendation. Based on the request from the owner that she does not wish for a Historic District, there is not need.

MOTION BY COUNCIL MEMBER KOST MADE MOTION TO DENY THE RESOLUTION.

Ms. Hagen-Lawrence stated it would die in Committee if they majority vote, so if they want a discussion with the full council, they would have to act today, and then action at Council.

MOTION BY COUNCIL MEMBER KOST WITHDREW THE MOTION.

MOTION BY COUNCIL MEMBER KOST TO MOVE THE MOTION. MOTION FAILED 0-3.

OTHER

DISCUSSION – 30 Oldest NEAT Properties and their Status- Economic Development & Planning Office

Council Member Pehlivanoglu stated that Mr. Van Fossen is not present if they have questions, they can reach out to him directly.

ADJOURN

Adjourned at 5:08 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on December 17, 2025