



MINUTES
Committee on Development & Planning
Monday, February 16, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

Council Member Garza, Chair
Council Member Nevarez Martinez, Vice-Chair
Council Member Carter, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Luke Bingaman, Legislative Analyst
Daniel DuChene, OCA
Andy Fedewa, EDP
Rawley VanFossen, EDP
Shelbi Frayer

MINUTES

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE MINUTES FROM FEBRUARY 9, 2026, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Discussion/Action

RESOLUTION – Intro/Set a Public Hearing on Z-2-2026; 332 Townsend Street, rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse

Mr. Fedewa summarized the request to rezone this address to facilitate a SLU for a shelter care facility. It is currently vacation and they believe it is an appropriate location, only about 1 block from the City Rescue Mission, and near the CATA bus station. One Commissioner from the Planning Commission voiced concern on concentrating the city’s unhoused population along Kalamazoo, staff still believes this to be an appropriate location. Commission voted 6-0, unanimously for.

Councilmember Garza asked if consideration on potential state workers not coming back and if they might sell ramps. VanFossen indicated they couldn’t speculate and could not speak to that until after the November election for Governor.

Ms. Frayer then shared a presentation that is included in the packet and was updated and republished on the website. Councilmember Garza inquired about funding stream, Ms. Frayer responded in the last 6 months they have raised \$900,000, the building will be mortgage to purchase, and a non-profit board is established. Adding Holy Cross will continue to be a partner, that building was previously a VOA, then Holy Cross took over about 6 years ago and believes they will eventually sell. Councilmember Garza asked if they would seek funds from the City, and Ms. Frayer does not know at this time. Councilmember Nevarez Martinez asked how long the people can stay. Ms. Frayer responded veterans 1 ½ year limit for transitional housing, families do not have a hard/fast timeline, ideal 12 months to figure any barriers to get in a permanent place to stay (kids in school, job, Birth Cert, etc.) . Councilmember Nevarez Martinez asked if they are keeping data on how long they stay and success rate. Ms. Frayer said yes they use the HMIS data center, and it depends, hard to say what someone considers success.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR SETTING A PUBLIC HEARING ON Z-2-2026; 332 TOWNSEND STREET, REZONING FROM “DT-3” DOWNTOWN CORE TO “R-AR” RESIDENTIAL ADAPTIVE REUSE. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing on SLU-2-2026; Special Land Use Permit, 332 Townsend Street to allow for a sheltered care facility in the “R-AR” Residential Adaptive Reuse district

Mr. VanFossen indicated that the SLU can't happen without the rezoning and that must go before the SLU.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR SETTING A PUBLIC HEARING ON SLU-2-2026; SPECIAL LAND USE PERMIT, 332 TOWNSEND STREET TO ALLOW FOR A SHELTERED CARE FACILITY IN THE “R-AR” RESIDENTIAL ADAPTIVE REUSE DISTRICT. MOTION CARRIED 3-0.

Other

Adjourn

Adjourned at 4:21pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on March 2, 2026