



MINUTES
Committee on Development & Planning
Monday, March 2, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Luke Bingaman, Legislative Analyst
Daniel DuChene, OCA
Kris Klein, LEDC
Eric Helzer
Andy Fedewa, EDP
Thasin Sardar, attending virtual
Andy Kilpatrick, Public Service Director
Pastor Kenny Craig

MINUTES

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE MINUTES FROM FEBRUARY 16, 2026, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION – Brownfield Plan #90; Capitol Walk Apartments, S. Chestnut Street 500 block
Mr. Klein noted they were here for additional questions, and further clarification after feedback from the public hearing and presentation. There was discussions on community outreach, and they met with DLI and Councilmember Spadafore. Discussions on the red park fountain, and talks with Parks Dept., stakeholders, and public to help use those dollars to improve the parks. Also stating the rental calculations are provided by MSHDA. Those are all in housing cost, so base rent plus fees, and utilities. Mentioning utilizing the brownfield capture to help finance some of the cost upfront. This is the first plan to go fully through the Brownfield policy.

MOTION BY COUNCILMEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR BROWNFIELD PLAN #90; CAPITOL WALK APARTMENTS, S. CHESTNUT STREET 500 BLOCK. MOTION CARRIED 2-0.

RESOLUTION – Act-3-2026; 300 block of E. Kalamazoo Street, State of Michigan and City of Lansing easements

Mr. Fedewa stated this is a request from Public Service Dept. and State of Michigan to exchange easements across properties to formalize build improvements. The map provided shows the area in pink what the State will be responsible for and the blue is the City.

MOTION BY COUNCILMEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR ACT-3-2026; 300 BLOCK OF E. KALAMAZOO STREET, STATE OF MICHIGAN AND CITY OF LANSING EASEMENTS. MOTION CARRIED 2-0.

ORDINANCE – Z-1-2026; 500 S. Martin Luther King Jr. Blvd.; Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex

Pastor Craig explained they have been helping since December with the ongoing need of overnight warming facilities, they are specific to families. They are not getting into the housing business just helping where they can. Mr. Fedewa explained the rezoning is needed prior to the use of the SLU.

MOTION BY COUNCILMEMBER NEVAREZ MARTINEZ TO APPROVE THE ORDINANCE FOR Z-1-2026; 500 S. MARTIN LUTHER KING JR. BLVD.; REZONING FROM “DT-1” DOWNTOWN EDGE TO “DT-2” URBAN FLEX. MOTION CARRIED 2-0.

RESOLUTION – SLU-1-2026; Special Land Use Permit, 500 S. Martin Luther King Jr. Blvd. to allow for a sheltered care facility in “DT-2” Urban Flex

MOTION BY COUNCILMEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR SLU-1-2026; SPECIAL LAND USE PERMIT, 500 S. MARTIN LUTHER KING JR. BLVD. TO ALLOW FOR A SHELTERED CARE FACILITY IN “DT-2” URBAN FLEX. MOTION CARRIED 2-0.

RESOLUTION – Set a Public Hearing on SLU-3-2026, 5200 S. Cedar Street, Unit 5206, to authorize use of the rear suite as a place of worship

Mr. Fedewa explained this is a request from the Islamic Society use part of the suite as a place of worship, previously a place of assembly. Population has grown from the East Lansing facility. Councilmember Garza asked has anyone reached out to surrounding businesses and will the parking lot be sufficient and not interfere. Mr. Fedewa said the applicant will utilize the rear of the building and the lot has a few hundred spots so it should not be an issue. Mr. Sardar reiterated what Mr. Fedewa stated, they have not spoke directly to the other businesses but believes it will not interfere.

Mr. Fedewa inquired about having the public hearing sooner, that it could happen in 10-14 days. Mr. DuChene could not verify anything different from the MCL 125.3502 & 125.3103 so suggested to stay with the April 6th date for the hearing.

MOTION BY COUNCILMEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON SLU-3-2026, 5200 S. CEDAR STREET, UNIT 5206, TO AUTHORIZE USE OF THE REAR SUITE AS A PLACE OF WORSHIP. MOTION CARRIED 2-0.

Other

No other topics.

Adjourn

Adjourned at 4:25pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on March 16, 2026