

# AGENDA

## Committee on Development and Planning March 16, 2026 at 4:00 PM



Lansing City Hall, City Council Conference Room  
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at [city.council@lansingmi.gov](mailto:city.council@lansingmi.gov) or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

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Council Member Garza, Chairperson  
Council Member Nevarez Martinez, Vice Chairperson  
Council Member Carter, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
  - A. March 2, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
  - B. RESOLUTION - Appointment; Robert Noordhoek as the 3rd Ward member of the Planning Commission for a term to expire June 30, 2027
  - C. RESOLUTION - Appointment; Paul Schmidt as a member of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026
  - D. RESOLUTION - SLU-2-2025; Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church
  - E. RESOLUTION - Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker St., Ron Holdings LLC
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



**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 4:00pm

**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**

**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 6<sup>th</sup> 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**

**Adjourn**

Adjourned at 4:25pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

DRAFT

# Application for Appointment to Board or Commission

01/27/2026 11:57 AM (EST)

## Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

**Date** 01/27/2026

**First Name** Robert

**Last Name** Noordhoek

**Other name(s) by which you have been known, including maiden names** None

**Date of Birth**

**Home Address** 3640 Sawgrass Circle

**Zip Code** 48911

**Email** rwnoordhoek@gmail.com

**Gender** :

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

**Ward** Ward 3

**Best Phone Number to Contact You** 517-930-0723

**In what year did you move to Lansing?** 1978

**Additional Information Regarding Experience and Credentials** ROBERT W. NOORDHOEK

3640 Sawgrass Circle  
Lansing, MI 48911  
(517) 930-0723  
rwnoordhoek@gmail.com

## PROFESSIONAL EXPERIENCE

CEO/Executive Secretary, Michigan Sheriffs' Coordinating and Training Council (MSCTC) (retired)

Responsible for administration of \$4 million training program for Local Corrections Officers (LCO's) employed in Michigan county jails  
Worked with Council and Advisory Board to develop and implement training and performance standards for LCO certification and re-certification  
Developed curriculum and approved educational partners to conduct LCO Academies throughout the state (primarily through community college partnerships)  
Collaborated with outside vendors to develop ongoing, specialized training for LCO's  
Developed and implemented various data base systems to simplify tracking/recording of Academy/training completion for LCO's

President, Noordhoek & Associates

Retired from full-time practice  
Continue to represent clients on a non-lobbying basis  
Identify economic development opportunities and build partnerships to achieve client objectives  
Prepare and present testimony on behalf of clients to various external stakeholders  
Initiate brand development and strategic planning discussions to accomplish client priorities

Senior Partner, Public Affairs Associates (PAA), Inc., Government Relations Consultants

Merged Noordhoek & Associates with PAA  
Served as one of four senior partners  
Designed and implemented issue management initiatives for broad-based clientele  
Developed and implemented strategies for retaining and expanding client base  
Internalized process for minimizing client conflicts  
Developed and implemented strategies for building coalitions with internal and external stakeholders

President, Noordhoek & Associates, Governmental Consultants

Founded full service government relations consulting firm  
Created issues management strategy to accomplish client objectives  
Expanded practice to include economic development and community relations activities  
Planned and implemented various legislative and non-legislative events for clients  
Coached clients on appropriate protocol regarding media and legislative presentations  
Developed and implemented client legislative and regulatory monitoring/tracking system  
Created protocol for determining cost benefit of government relations initiatives for clients  
Established and managed coalitions to achieve client objectives, increase client brand awareness  
Organized the volunteer base of various clients in order to accomplish specific objectives

Midwest Regional Manager, Public Affairs (and Contract Lobbyist), Scott Paper Company

Created Midwest Government Affairs/Public Affairs function for company  
Identified and prioritized legislative and regulatory issues for region  
Developed strategic community partnerships/coalitions to achieve company

objectives  
Created and implemented strategies to achieve union and community support of multi-million dollar facility energy upgrade  
Served as a coach to plant executives/staff regarding interaction with community and media  
Formalized internal communications network between plant/corporate executives and employees  
Established Political Action Committee (PAC) program for Midwest region  
Developed and implemented corporate giving program in each plant community  
Created and implemented plan to enhance corporate brand within plant communities  
Managed company interaction with Michigan and Wisconsin Congressional Delegation

Deputy Executive Officer/Director of Government Affairs, Michigan Association of Home Builders

Revitalized and formalized association government relations program  
Reestablished Political Action Committee (PAC) and created PAC board  
Wrote and published articles for industry periodicals (including ghost writing for leadership)  
Ex-officio Chair of Legislative Committee and Grass Roots Committee  
Created and implemented program for annual Congressional Delegation meetings in Washington

Special Assistant, United States Senator Robert P. Griffin (Ret)

Served as Special Assistant to Senator on issues pertaining to Michigan business  
Managed scheduling and advance function for Senator's re-election campaign  
Created and implemented plan for timely interaction with state party leadership  
Served as Senator's lead contact regarding event planning activities

Executive Director, Michigan State Chiropractic Association

Established broad-based provider and community coalitions on health care issues  
Developed and implemented strategy for expanding scope of practice in Public Health Code  
Created internal peer review process for professional/ethical oversight  
Developed effective volunteer grass roots network on legislative and regulatory initiatives  
Chaired association's Event Planning Committee

## EDUCATION

Bachelor of Arts, Michigan State University, East Lansing, MI  
Graduate, Dale Carnegie Course on Effective Speaking  
Completed Disney Institute seminar on leadership training and team building

## COMMUNITY SERVICE AND PROFESSIONAL AFFILIATIONS

Former Commissioner,(including Chairperson and Vice Chairperson) Board of Police Commissioners, City of Lansing, MI  
Co-Founder of Michigan State University Human Trafficking Task Force  
Past Recording Secretary and Board member, Potter Park Zoological Society  
Past Co-Chair of a legislatively established Recycling Task Force charged with determining feasibility of a state-wide recycling initiative  
Past business Co-Chair of a legislatively established sub-committee charged with drafting administrative rules governing the state's Wetland Protection Act  
Past Co-Founder and Co-Chair of Chance at Childhood Foundation Golf Tournament  
President's Award recipient, Michigan Sheriffs' Association  
Member, Michigan State University President's Club  
Life Member, Michigan Sheriffs' Association

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<b>Occupational Background</b>	Please see above
<b>Educational Background</b>	B.A. Michigan State University (1974)
<b>Are you a current City of Lansing or Lansing Board of Water and Light employee?</b>	No
<b>Previous Appointments</b>	Member, Board of Police Commissioners 2004-2020, also serving as Chair and Vice Chair
<b>Current Appointments</b>	None
<b>First Choice for Board to Serve on</b>	Planning Board

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**Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.**

My varied background has given me the opportunity to work with key decision makers and community leaders on a wide range of issues relating to general business and economic development. I believe it is important to work closely with interested developers and other stakeholders in order to create a collaborative approach to the city's planning goals and objectives without unnecessary political barriers.

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**Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.**

NA

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This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

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**Agreement to Background Check Authorization**

- I agree

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**Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.**

Robert Noordhoek

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**Receive an email copy of this form.**

Yes

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**Resolution #2026-###**

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

WHEREAS, the Mayor has recommended the appointment of Robert Noordhoek as the 3<sup>rd</sup> Ward member of the Planning Commission for a term to expire June 30, 2027; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on March 16, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Robert Noordhoek as the 3<sup>rd</sup> Ward member of the Planning Commission for a term to expire June 30, 2027.

# Application for Appointment to Board or Commission

06/13/2025 3:18 PM (EDT)

## Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

**Date** 06/13/2025

**First Name** Paul

**Last Name** Schmidt

**Date of Birth** ;

**Home Address** 1908 West Maple

**City** Lansing

**State** MI

**Zip Code** 48915

**Email** paul.schmidt75@gmail.com

**Gender** ;

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

**Ward** Ward 4

**Best Phone Number to Contact You** 5869454138

**In what year did you move to Lansing?** 2009

**Additional Information Regarding Experience and Credentials** I was formerly the chair of the Saginaw-Oakland Commercial Association. I served on the boards of directors for the Community Economic Development Association of Michigan, REO Town Commercial Association, and Local First Mid-Michigan. I'm currently the vice chair of The Davies Project and serve on the board of All of the Above Hip Hop Academy, where I co-chair the Events Committee and the Missions Filled Board, and chair the marketing committee.

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<b>Occupational Background</b>	I am the owner and creative video strategist of UnoDeuce Multimedia, a Lansing-based video storytelling and production resource for non-profits and socially responsible small businesses.
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<b>Educational Background</b>	I hold a BA in broadcasting from Western Michigan University and am an alumnus of the Goldman Sachs 10,000 Small Business program.
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<b>Are you a current City of Lansing or Lansing Board of Water and Light employee?</b>	No
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<b>First Choice for Board to Serve on</b>	Saginaw Street Corridor Improvement Authority
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<b>Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.</b>	I've lived on the West Side just off the Saginaw Corridor since 2010 and have been a part of several aspects of development on the corridor (Bike Lane, Prosperity Statue) through my time serving with the Saginaw Oakland Commercial Association. I've served on several committees throughout the city and have taken an active role in volunteer capacities for events and other activities during my time living here. I like to see my city succeed.
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This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

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<b>Agreement to Background Check Authorization</b>	<input checked="" type="checkbox"/> I agree
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<b>Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.</b>	Paul J Schmidt
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<b>Date &amp; Time</b>	06/13/2025 3:18 PM (EDT)
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<b>Receive an email copy of this form.</b>	Yes
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**Resolution #2026-###**

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

WHEREAS, the Mayor has recommended the appointment of Paul Schmidt as a member of the Saginaw St. Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on March 16, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Paul Schmidt as a member of the Saginaw St. Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026.

**Department of Economic  
Development and Planning**  
Rawley Van Fossen, Director



Andy Schor, Mayor

**Planning & Zoning Office**  
316 N. Capitol Avenue, Suite D-1  
Lansing, Michigan 48933  
PH: 517.483.4066  
[www.lansingmi.gov/planning](http://www.lansingmi.gov/planning)

## **SLU-2-2025, Special Land Use Permit – Church 4220 S. Martin Luther King, Jr. Boulevard**

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SLU-2-2025 is a request by Abel Izaguiurre for a Special Land Use permit to utilize the existing building at 4220 S. Martin Luther King, Jr. Boulevard for a church.

No comments were received at the public hearing held by the Planning Commission at its December 2, 2025, meeting. Following the hearing, the Commission voted unanimously to recommend that the City Council approve SLU-2-2025 based upon compliance with the criteria set forth in the Zoning Ordinance for evaluating requests for special land use permits.

**GENERAL INFORMATION**

APPLICANT: Abel Izaguiurre  
5685 Lochwoode Court  
Holt, MI 48842

OWNER: Guaranty Holdings of California, Inc.  
1407 Mitchelle Road  
Modesto, CA 95351

REQUESTED ACTION: Special Land Use Permit for a church

EXISTING LAND USE: Vacant Advance Auto Parts retail store building

EXISTING ZONING: "R-1" Residential District

PROPERTY SIZE: 49,570 869 square feet

SURROUNDING LAND USE: N: Munchies Restaurant & Multiple Family Residential,  
S: Church, Single Family Residential & Starbucks café  
E: Vacant Commercial Buildings  
W: Multiple Family Residential

SURROUNDING ZONING: N: "MX-C" Mixed-Use Urban Corridor  
S: "MX-C" Mixed-Use Urban Corridor  
E: "MX-C" Mixed Use Urban Corridor  
W: "MFR" Multiple Family Residential

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as "Urban Mixed-Use Corridor". S. M.L King is designated as an "activity connector".

**APPLICANT'S REQUEST**

This is a request for a special land use permit a church at 4220 S. Martin Luther King, Jr. Boulevard. Churches are permitted in all zoning districts with approval of a Special Land Use permit by the Lansing City Council, following review and a recommendation by the Planning Commission.

**SPECIAL LAND USE PERMIT**

**Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.**

- 1. Is the proposed special land use designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The proposed church will be harmonious with the area in which it is located which is characterized by a mix of commercial uses, residential uses and churches. Traffic is expected to be light, and activity associated with the use should be minimal as it will not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood to the west. If the special land use permit is not approved, the building could continue to remain vacant and deteriorate over time, which would have a negative impact on the area.

- 2. Will the proposed special land use change the essential character of the surrounding area?**

The proposed church will not change the essential character of the area. There are already three properties in the immediate vicinity of the subject property that are used for churches, including one on the adjoining property to the south. The primary concern with churches in commercial areas is that they generate very little traffic on a daily basis. Most of the time the sites are a hole of little activity in what may otherwise be a vibrant commercial district. In this case, however, there are already several churches along and near the 4000 block of S. ML King and thus, use of the subject property for a church will be consistent with the established land use pattern and the character of the area. While there will likely be very little activity on the site the majority of the time, it will be in use and will eliminate a vacant building which is positive for the area and from a planning standpoint in general.

- 3. Will the proposed special land use interfere with the enjoyment of adjacent properties?**

The proposed church will not interfere with the enjoyment of adjacent properties. It will be a low impact use that will preserve the quality of life for the residents of the adjoining multiple family residential property to the west from certain commercial uses that could generate noise and a level of activity that may be disruptive.

- 4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impact on the natural environment. The proposed church will represent an improvement to the use and character of site and the surrounding area in general as it will allow for reuse of a vacant building. Vacant buildings deteriorate over time and can become a blight on the areas in which they are located.

- 5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The proposed church will produce very little traffic and no smoke, odors, fumes, glare or anything else that would be detrimental or disruptive to the surrounding neighborhood.

Furthermore, it is not anticipated that the church will generate outdoor activities that result in noise from large numbers of people congregating on the site.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

The site is adequately served by all necessary public facilities.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The church is a very low impact use and will not place any demands on public services or facilities in excess of current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The proposed church will not negatively impact the surrounding area. It will generate a low volume of traffic, will not result in overuse of on-street parking, and will not produce noise, fumes, light glare or an overall level of activity that would be disruptive to the area or the adjoining residential property in particular. The proposed use will, therefore, be consistent with the intent and purpose of the Comprehensive Plan, the Zoning Ordinance and proper planning principles in general.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

Since this request does not involve any new construction, the only dimensional requirement that applies is the required number of parking spaces. Section 1254.01.03 of the Zoning Ordinance requires 1 parking space for each 3 seats or 6 linear feet of pew/bench in the main sanctuary. Since there are 35 parking spaces on the site, the maximum allowable occupancy will be limited to 105 people unless a lower number is established by the City Fire Marshal.

### SUMMARY

The available information supports a finding that the request satisfies all of the criteria set forth in the Zoning Ordinance for evaluating special land use permit applications, as detailed in this staff report.

### RECOMMENDATION

Staff recommends approval of SLU-2-2025, for a special land use permit to allow church at 4220 S. M. L. King Jr. Boulevard.

**Respectfully Submitted,**

**Susan Stachowiak  
Zoning Administrator**



PETITION FOR SPECIAL LAND USE

Reset Form

CITY OF LANSING  
PLANNING OFFICE

Print Form



Andy Schor, Mayor

FILE NUMBER: \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval of a Special Land Use on the following described property:

4220 S. Martin Luther King Blvd. Jr. Lansing, MI 48910

*full street address, including zip code, or location of property*

Legal description:

N 153.5 FT LOT 15 EXC W 66 FT, AND E 85 FT OF W 151 FT LOT 15 EXC N  
153.5 FT BRIERLEY HILL

Applicant: Abel Izaguirre

Address (including zip code): 5685 Lochwoode Ct. Holt, MI 48842

Phone number(s): 5102093416

Name of owner(s): Ron Roberts-GUARANTY HOLDINGS OF CALIFORNIA INC

Owner address (including zip code): 1407 Michelle Rd. Modesto, CA 95351

Owner phone number(s): 904-481-7122

Interest in property (please check one):

- Option to buy
- Lessee
- Owner
- Represent owner

Other (pleasespecify): \_\_\_\_\_

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Proposed Special Land Use: Office for LPFM community radio, Community Church

- Child Care (13 or more)
- Residential Care Facility (7 or more)

Zoning of the property: MX-C

Size of Parcel:

Width: 263 ft. Length: 304 ft. Area: 49570 Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

**Please describe your proposal:**

This permit is essential for our plan to establish and operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station. (please see attached letter)

*include specific background information and copies of permits, approvals, and program information*

**Submit the following:**

- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
- Flood plain elevations, if applicable.
- Copies of permits from other agencies, if applicable.

**FEES:**

Consolidated Rate: \$1,100.00

**Please review the application and file it with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.**

Signature of applicant: \_\_\_\_\_



Name: Abel Izaguirre

*For assistance, please contact:*

PLANNING OFFICE  
316 N. CAPITOL AVE., SUITE D-1  
LANSING, MI 48933-1236  
(517) 483-4066

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## REVIVAL GENERATION CHURCH - RADIO GVN

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Abel Izaguirre-Senior Pastor  
Church Generacion Avivamiento and Radio  
October 21, 2025

Dear Susan Stachowiak,

Following our conversations, I want to formally present to you our Community Church and Radio plan.

- **Property Use:** Our church and FCC-approved radio station will operate in the building.
- **Operations:** Our congregation is under 100 members.
- **Employees:** We are a small, volunteer-based Church
- **Urgency:** Currently we are under contract and plan to close by the 5th of December of 2025r.
- **Key Action:** We would like to discuss the feasibility of beginning radio station and church office operations before rezoning is complete.
- **Reunions:** Small groups for prayer and bible studies.
- **Parking:** There are 35 parking spaces available.
- **Radio Antenna:** I will be attaching a photo on how the Radio antenna will look on the back of the building.
- **Bathrooms:** The building has 2 bathrooms.

Thank you Susan for your help in this process.

Best regards,



Pastor Abel and Alyakira Izaguirre

October 20, 2025

**Pastor Abel Izaguirre**  
**Revival Generation Church**  
**916-919-9491**  
[generacionaviva@icloud.com](mailto:generacionaviva@icloud.com)

**3525 S. Martin Luther King,**  
**Blvd. Jr. Lansing. MI 48910**

[www.mgvn.org](http://www.mgvn.org)

To the Honorable Mayor and City Council,  
City of Lansing  
316 N. Capitol Avenue, Suite D-1  
Lansing, MI 48933

RE: Petition for a Special Land Use Permit for Revival Generation Church and FM Radio Generacion Vino Nuevo.

Dear Honorable Mayor and Members of the City Council,

We are writing to formally petition for your approval of a Special Land Use Permit for our property located at 4320 S. Martin Luther King Blvd. Jr. Lansing, MI 48910. This permit is essential for our plan to establish and continue to operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station.

Our ministry has proudly served Lansing and the surrounding areas since September 2023. Our bilingual church welcomes both English and Spanish speaking members, and our online radio station has helped us connect with the community since 2021. With our recent FCC construction permit, we are now preparing to build the region's first Spanish language LPFM radio station, a milestone that will greatly expand our outreach and benefit significantly the community for years to come.

We are dedicated to educating and supporting the Lansing community. Through sermons, classes, and community resources, the Church and its radio station serve both the congregation and the wider public. The station aims to advance this mission by broadcasting sermons and discussions, sharing information about available resources, and strengthening the sense of regional identity.

The Church and radio station will be operated mainly by volunteers, most of whom are current members of the congregation. We do not expect a noticeable increase in traffic or parking needs. The radio studio is located inside the existing church building, and the antenna will be installed discreetly to blend in with the structure. We also do not anticipate any increase in noise pollution.

We are confident that this community radio station will be a valuable asset to Lansing, enriching the lives of residents and strengthening our community as a whole. We have completed all required steps with the Federal Communications

Commission (FCC) and are now eager to move forward with this final stage of local approval.

Thank you for your time and consideration.

God bless you,



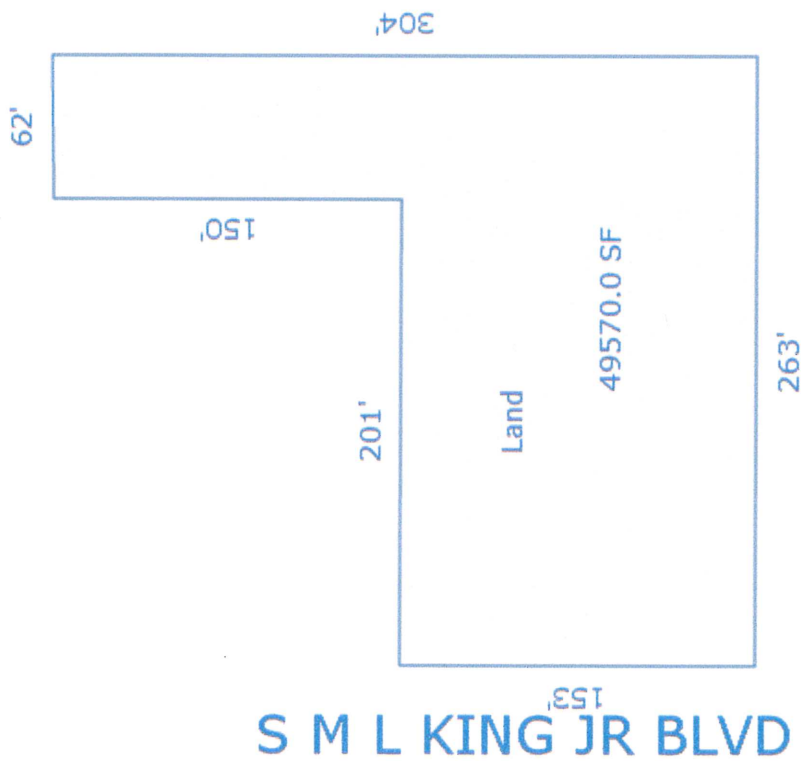
Abel Izaguirre Lopez  
Senior Pastor

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**1 TIMOTHY 2:4**



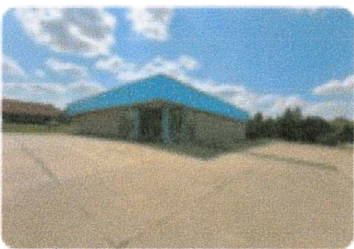
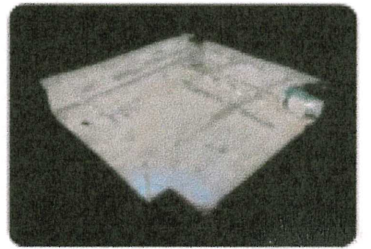
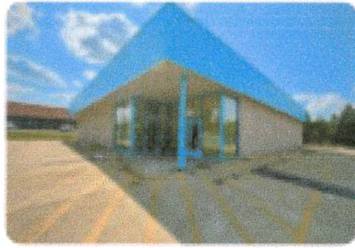


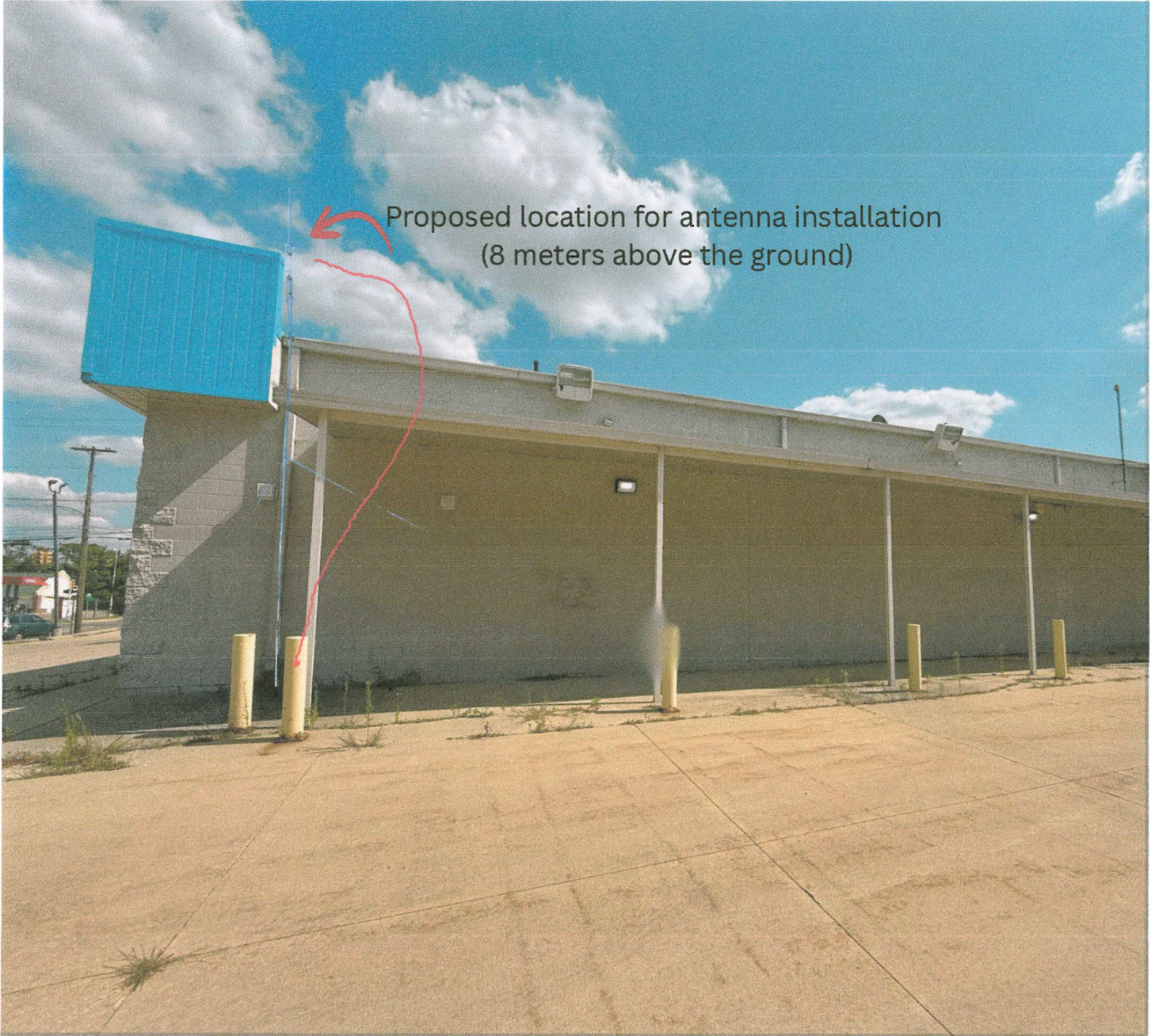


MARY AVE

S M L KING JR BLVD

## Property Photos



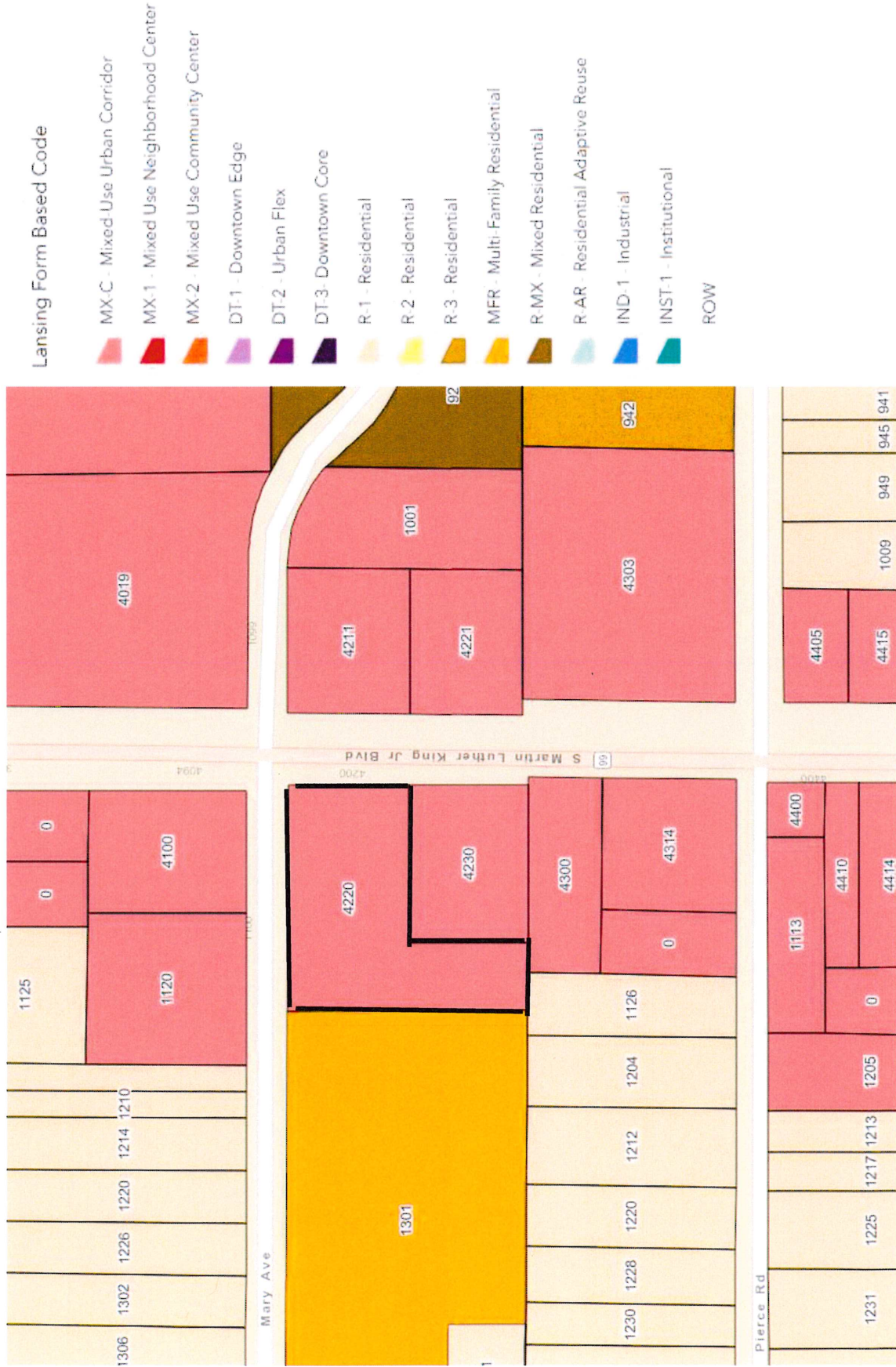


Proposed location for antenna installation  
(8 meters above the ground)





# Zoning Map



**Resolution #2026-###**

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

SLU-2-2025, 4220 S. M. L. King Jr. Blvd., Church

WHEREAS, Abel Izaguiurre is requesting a Special Land Use permit to utilize the existing building at 4220 S. Martin Luther King, Jr. Boulevard for a church; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on December 2, 2025, at which no comments were received; and

WHEREAS, the Planning Commission, at its December 2, 2025, meeting, voted 7-0 to recommend approval of SLU-2-2025 for a special land use permit to authorize use of the building at 4220 S. M. L. King Jr. Blvd. for a church; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2025 on March 9, 2026; and

WHEREAS, the Committee on Development and Planning met on March 16, 2026, and has reviewed the report and residential development recommendation of the Planning Commission.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2025 for a special land use permit to authorize use of the building at 4220 S. M. L. King Jr. Blvd. for a church.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines that:

1. The proposed church will be harmonious with the character of the surrounding area.
2. The proposed church will not change the essential character of the area.
3. The proposed church will not interfere with the enjoyment of adjacent properties.
4. The proposed church does represent an improvement to the property.

5. The proposed church will not generate any nuisances or hazardous conditions.
6. The proposed church can be adequately served by public services and utilities.
7. The proposed church will not place any demand on public services and facilities in excess of current capacities.
8. The proposed church is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed use will meet the dimensional requirements of the zoning district.

February 5, 2026

Lansing City Clerk  
City Hall  
124 West Michigan Ave  
Lansing, MI 48933

**Re: Obsolete Property Rehabilitation Act District for 418 Baker Lansing, MI 48910**

Dear Clerk Swope,

Pursuant to the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, Ron Holdings, LLC respectfully requests the establishment of an OPRA District for the property commonly known as **418 Baker Street** (the “Property”), with the legal description attached hereto.

The Property has been inspected by the City of Lansing Assessor and determined to suffer from functional obsolescence. Constructed in 1911, the two-story mixed-use commercial building has historically supported neighborhood commercial activity but is now vacant and unable to compete in the modern commercial and residential marketplace without substantial rehabilitation.

The building currently exhibits significant deficiencies, including the absence of a functioning electrical system, lack of gas service and heat, a deteriorated plumbing system, structural violations, and an aged, leaking roof. Interior conditions include missing drywall and insulation, inadequate flooring, and the absence of operational kitchens and bathrooms. Collectively, these conditions render the property unsuitable for productive use in its current state.

Ron Holdings, LLC intends to undertake a comprehensive rehabilitation and redevelop the structure into a modern mixed-use building designed to support both residential and neighborhood-serving commercial activity. The planned redevelopment includes:

- One retail space to be leased to an affiliated real estate firm
- Conversion of the west retail space into a work/live unit featuring a two-bedroom, one-bathroom residence with integrated office space
- Renovation of the second floor into two residential apartments, consisting of one two-bedroom, two-bathroom unit and one three-bedroom, two-bathroom unit

- Comprehensive exterior modernization, including updated façade elements, new signage, enhanced lighting, and high-quality mixed-material finishes

The estimated investment for the project is in excess of \$200,000, with final costs to be determined upon completion of design and construction planning.

This redevelopment will reactivate a long-underutilized property, expand local housing options, and contribute to the continued revitalization of the Baker Street corridor. The project is expected to attract new residents, support small business activity, improve neighborhood aesthetics, and strengthen the surrounding economic environment.

Ron Holdings, LLC is committed to the long-term ownership and stewardship of the Property and is working closely with the Lansing Economic Development Corporation to bring this vision to fruition. Establishing the OPRA district prior to permit issuance is essential to ensure the project proceeds in a financially feasible manner.

Thank you for your consideration of this request. We respectfully ask the City to approve the establishment of an OPRA District for the Property.

Sincerely,

**Efrat Sadras Ron**  
Ron Holdings, LLC

### Legal Description:

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Land is located in the City of Lansing, County of Ingham, State of Michigan, and described as follows:

The North 33 feet of the South 66 feet of Lots 1 and 2, Block 1, Amended Plat of Hall's Southside Addition, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 4, Ingham County, Michigan. Also: The North 53.6 feet of the East 58 feet of Lot 1, Block 1, Amended Plat of Hall's Southside Addition, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 4, Ingham County, Michigan. Also: The South 2 rods in width of Lots 1 and 2, Block 1, Amended Plat of Hall's Southside Addition, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 4, Ingham County, Michigan.

Assessed for taxes as: Lots 1 and 2, EXCEPT the North 53.06 feet of the West 41 feet thereof, Block 1, Amended Plat of Hall's South Side Addition, according to the recorded Plat thereof, as recorded in Liber 2 of Plats, Page(s) 4, Ingham County Records.

Commonly known as: 418 Baker St., Lansing, MI 48910

Parcel ID: 33-01-01-21-429-051

**CITY OF LANSING  
418 BAKER STREET  
PROPOSED OPRA DISTRICT APPROVAL SCHEDULE**

<b>DATE</b>	<b>BOARD/COMMITTEE</b>	<b>ACTION</b>	<b>ATTENDANCE BY APPLICANT</b>
Feb 23 2026  7:00PM	Lansing City Council	Received and referred to Committee on Development and Planning by council.	NO
Mar 16, 2026  4:00pm	Committee on Development and Planning	Committee approves Resolution to set Public Hearings.	YES
Mar 23, 2026  7:00PM	Lansing City Council	Setting of public hearing on <b>April 6, 2026</b>  <i>Public hearing notice requirement – 10 days</i>	NO
April 6, 2026  7:00PM	Lansing City Council	Public hearing held at City Council. Referred to the Committee on Development and Planning for approval.	YES
April 20, 2026  4:00PM	Committee on Development and Planning	Committee on Development and Planning recommends approval.	IF REQUESTED
April 20, 2026  7:00PM	Lansing City Council	Approves OPRA District.	IF REQUESTED

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, April 6, 2026, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 418 Baker Street in the City of Lansing, Michigan, legally described as:

418 Baker Street (Tax Parcel No. 33-01-01-21-429-051):

LOTS 1 & 2 EXC N 53.06 FT OF W 41 FT; BLOCK 1 AMENDED PLAT OF  
HALL'S SOUTH SIDE ADD

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Kris Klein, President & CEO, Lansing Economic Development Corporation (LEDC), 401 S. Washington Sq. Suite 101, Lansing, MI 48933, (517) 599-1136.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

**Chris Swope, Lansing City Clerk, MMC/CMMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

**Resolution #2026-###**

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 418 Baker Street, Lansing, Michigan

WHEREAS, Ron Holdings, 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 418 Baker Street, 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 418 Baker Street, Lansing, Michigan, is legally described as:

418 Baker Street (Tax Parcel No. 33-01-01-21-429-051):

LOTS 1 & 2 EXC N 53.06 FT OF W 41 FT; BLOCK 1 AMENDED PLAT OF  
HALL'S SOUTH SIDE ADD; and

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, April 6, 2026, 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.



# 418 Baker Street

**OBSOLETE PROPERTY REHABILITATION ACT (OPRA)  
DISTRICT REQUEST**





# Table of Contents

- 1. What is an OPRA?**
- 2. Development Team**
- 3. Project Overview**
- 4. Request**





## What is an OPRA?

- The Obsolete Property Rehabilitation Act (OPRA) provides property tax exemptions for rehabilitated commercial properties.
- To be eligible for OPRA exemption, properties must obtain a statement of obsolescence from the assessor and be located in an established Obsolete Property Rehabilitation District.
- Two-step process:
  - **(1) Establish OPRA district**
  - (2) OPRA certificate
- The State Tax Commission is responsible for final approval and issuance of OPRA Certificates.



# Development Team

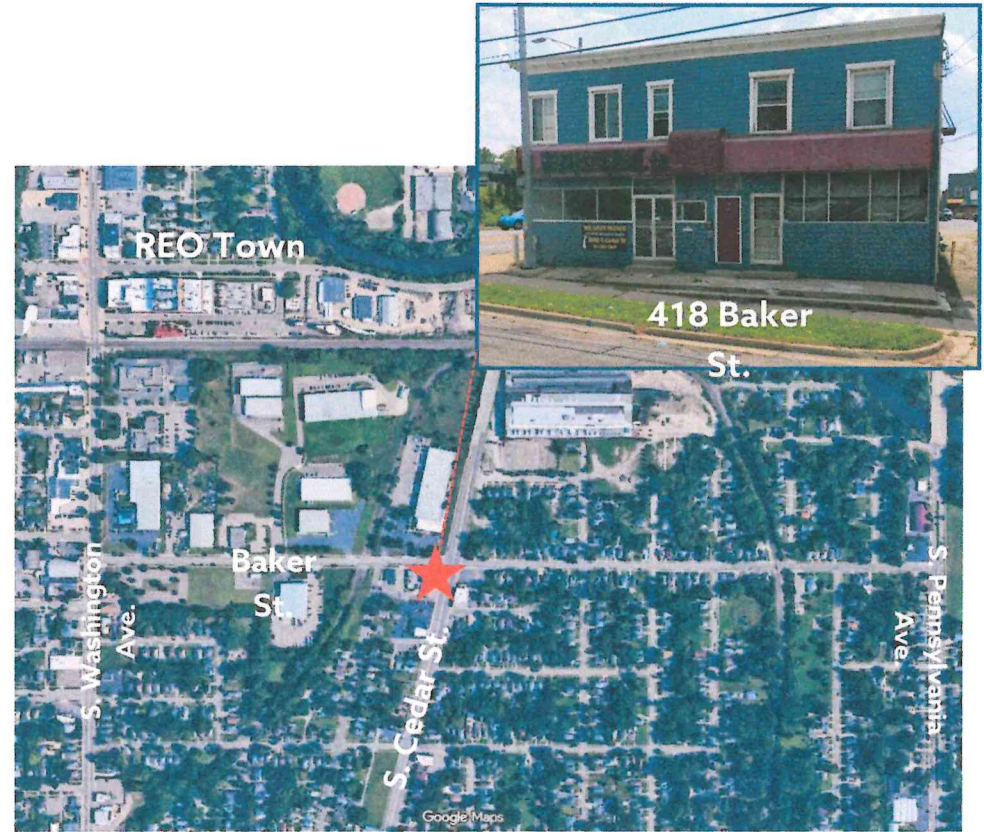
Lior Ron

- Investing in Lansing since 2008.
- 175+ rental units, including 120 affordable units.



# Project Overview

- Mixed-use rehabilitation project (estimated investment exceeding \$200k)
- Ground-floor activation:
  - Real estate office
  - Two bedroom live/work residential unit.
- Upper-floor (two residential units)
  - Two-bedroom, two-bathroom unit
  - Three-bedroom, two-bathroom unit



Source: Google Maps



# Project Overview - Current Conditions

- The structure was deemed functionally obsolete by the City Assessor in February 2026.
  - HVAC, electrical, plumbing systems are incomplete and remaining parts obsolete.
  - ADA compliance issues (bathrooms, staircases, entrances)
  - Foundation exceeding useful life, causing vertical cracking.





# Request

- Establishment of OPRA District to:
  - Allow development team to stabilize property foundation and roof while maintaining eligibility for future OPRA certificate application.



Rendering provided by Lior  
Ron



**THANK YOU**

# **418 Baker Street**

**OBSOLETE PROPERTY REHABILITATION ACT (OPRA)  
DISTRICT REQUEST**

