

AGENDA

Committee on Development and Planning April 20, 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 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>

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 16, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; Brandon List as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026
 - C. RESOLUTION - SLU-3-2026; 5200 S. Cedar St., Unit 5206, to authorize use of the rear Suite as a place of worship
 - D. RESOLUTION - Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker Street, 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 16, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Legislative Office Manager
Luke Bingaman, Legislative Analyst
Daniel DuChene, OCA
Robert Noordhoek
Paul Schmidt
Alyakira Izaguirre
Chelsea Dowler, LEDC
Kris Klein, LEDC
Lior Ron, Ron Holdings, LLC

MINUTES

Council Member Nevarez Martinez passed the gavel.

MOTION BY COUNCILMEMBER NEVAREZ MARTINEZ TO APPROVE THE MINUTES FROM MARCH 2, 2026, AS PRESENTED. MOTION CARRIED 2-0.

Council Member Carter passed the gavel.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION – Appointment; Robert Noordhoek as the 3rd Ward member of the Planning Commission for a term to expire June 30, 2027

Council Member Carter asked if his interest in this board appointment has changed, and if he had the capacity to serve. Mr. Noordhoek confirmed.

Council Member Nevarez Martinez asked why he was interested in this specific Commission, and Mr. Noordhoek stated in the past he was with the Police Commissioners and enjoyed serving, and looks forward to the opportunity, and has the capacity to understand and make the decisions for the City to be helpful.

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF ROBERT NOORDHOEK AS THE 3RD WARD MEMBER OF THE PLANNING COMMISSION FOR A TERM TO EXPIRE JUNE 30, 2027. MOTION CARRIED 2-0.

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

Council Member Carter asked Mr. Schmidt about his interest in serving. Mr. Schmidt summarized his interest in serving on this Board because he has lived in the area since 2009, was involved a former corridor organization that was dissolved during the pandemic. He continued by stating he has been part of organizing in the corridor and other areas within Downtown Lansing, Inc.

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE APPOINTMENT OF PAUL SCHMIDT AS A MEMBER OF THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS FOR A TERM TO EXPIRE JUNE 30, 2026. MOTION CARRIED 2-0.

Mr. Schmidt asked about the termination date, and Ms. Boak stated the appointments are referred from the Mayor's office and cannot confirm if the date is incorrect. Mr. Klein stated that he would check with the Mayor's office.

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

It was noted there were no questions or comments of concern from the public, and Council Member Nevarez Martinez stated they have been asked why, and Mr. Fedewa stated that are reviewing the ordinances now to remove churches of worship from SLU requirements, but at this time it is required for a SLU.

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE RESOLUTION FOR SLU-2-2025; SPECIAL LAND USE PERMIT, 4220 S. MARTIN LUTHER KING JR. BLVD., TO AUTHORIZE USE OF THE EXISTING BUILDING AS A CHURCH. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker St., Ron Holdings LLC

Mr. Klein distributed a presentation to the Committee. Mr. Klein went through what an OPRA is; then allows for a certificate for up to 2 years, and this is for the first step to establish the District first.

Mr. Ron spoke on his properties in the City, collaboration with the county, and affordable housing renovations, converting uninhabitable properties. There are 18 employees (Lansing residents) with his organization. The property at 418 Baker is being proposed for \$200,000 renovation with structure and conversion to multifamily on 2nd floor, and commercial on first floor.

Mr. Klein stated it is deemed functionally obsolete by the Assessor in February 2026. Per the pictures, there are deterioration, lacking ADA compliance, HVAC, electrical and plumbing deficiencies. This will allow the developer to stabilize the building.

Council Member Carter asked what the rental rates would be, and Mr. Ron stated they have not done any analysis until the City tells them of 2, 3, 4 bedroom.

Council Member Nevarez Martinez asked how they became interested in this building, and Mr. Ron stated they started looking for office space and extra storage, with income; looking at mixed use.

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR APRIL 6, 2026 ON OBSOLETE PROPERTY REHABILITATION ACT (OPRA) DISTRICT; 418 BAKER ST., RON HOLDINGS LLC. MOTION CARRIED 2-0.

Other

No other business.

Adjourn

Adjourned at 4:19 pm

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

DRAFT

Application for Appointment to Board or Commission

02/16/2026 2:18 PM (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	02/16/2026
First Name	Brandon
Last Name	List
Date of Birth	██████████
Home Address	5308 Queenbury Dr. SE
City	Grand Rapids
Zip Code	49508
Email	listbran@msu.edu
Gender	male
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	Regional
Best Phone Number to Contact You	517.420.9610
In what year did you move to Lansing?	2021
Additional Information Regarding Experience and Credentials	I am the campus planner at Michigan State University. I help guide long-range planning and coordinate with the applicable stakeholders to further the University's mission and role within communities across Michigan, including Lansing. I have broad experience grappling with complex planning and corridor improvement initiatives and bring a strategic-planning skillset that aligns with Michigan Avenue Corridor Authority.
Occupational Background	I am an alumni of MSU's landscape architecture program. My consulting carrier included large-scale urban design and planning efforts in Detroit, Chicago, and

Grand Rapids. I now represent MSU as the campus planner.

Educational Background Michigan State University - Bachelor of Landscape Architecture
University of Michigan - Master of Environmental Science

Are you a current City of Lansing or Lansing Board of Water and Light employee? No

First Choice for Board to Serve on Michigan Avenue Corridor Improvement Authority

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.

I am excited to apply for the open position on the Michigan Avenue Corridor Improvement Authority because my professional work and personal interests align with its mission to strengthen infrastructure and support neighborhood-aligned economic growth. As campus planner at Michigan State University, I work at the intersection of long-range planning, public infrastructure investment, and community partnership. My role requires coordinating across public agencies, diverse stakeholders, and local neighborhoods to ensure that physical improvements and development strategies support the institution and the communities with which it interfaces. The Michigan Avenue corridor functions as a critical gateway between campus and city, and I am eager to contribute my experience to a collaborative effort that enhances its long-term vibrancy and resilience.

Through my work in campus planning, landscape architecture, and strategic planning, I have developed a strong understanding of systems, placemaking, and the strategic use of economic development tools to catalyze growth. I bring a systems-level perspective, an ability to translate planning goals into actionable projects, and a commitment to inclusive, neighborhood-responsive decision-making. Serving on the Michigan Avenue Corridor Improvement Authority would allow me to contribute technical expertise, institutional insight, and collaborative energy to ensure that investments along Michigan Avenue strengthen connectivity, enhance the public environment, and support a thriving commercial corridor that benefits the broader community.

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.

Agreement to Background Check Authorization • I agree

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. Brandon List

Date & Time 02/16/2026 2:17 PM (EST)

Receive an email copy of this form. Yes

MICHIGAN STATE UNIVERSITY

March 19, 2026

Lansing City Council
124 W. Michigan Avenue
Lansing, MI 48933

Dear Members of the Lansing City Council,

I am writing to express Michigan State University's (MSU) strong support for the appointment of Brandon List, MSU Campus Planner, to the Michigan Avenue Corridor Improvement Authority as the business representative for MSU.

Brandon brings extensive professional expertise in urban and campus planning, transportation planning, land use, and regional development. His work at Michigan State University consistently reflects a deep understanding of how thoughtful planning along key corridors—particularly Michigan Avenue—can enhance economic vitality, mobility, safety, and long-term community wellbeing.



Importantly, Brandon has a thorough understanding of MSU's role in and commitment to the Greater Lansing community. He works closely with local partners and has demonstrated a clear appreciation for how MSU's interests align with the City of Lansing's vision for a strong, connected, and thriving region.

OFFICE OF
Government Relations

Hannah Administration Building
426 Auditorium Rd Rm 484
East Lansing, MI 48824-1046
517-353-9000
Fax: 517-353-9190

Brandon is also a strong advocate for joint, collaborative planning, especially in areas where university and community priorities intersect. His knowledge of campus development, multimodal transportation networks, and neighborhood interface issues will be a valuable asset to the Corridor Improvement Authority as it supports growth and reinvestment along the Michigan Avenue corridor.

444 North Capitol Street, NW
Ste. 307
Washington, DC 20001
202-434-8000

For these reasons, Michigan State University fully supports and recommends his appointment. We believe Brandon will serve the Authority, and the community, with professionalism, insight, and a commitment to partnership.

MSU Detroit Center
3408 Woodward Ave Ste 202
Detroit, MI 48201-2726
313-578-9708

Thank you for your consideration. Please do not hesitate to reach out if I can provide any additional information.

govrel@msu.edu

Sincerely,

A handwritten signature in cursive script that reads "Rebecca DeVooght".

Rebecca DeVooght
Vice President for Government Relations

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 Brandon List as a member of the Michigan Avenue 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 April 20, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Brandon List as a member of the Michigan Avenue 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

SLU-3-2026, Special Land Use Permit – Place of Worship 5200 S Cedar Street

SLU-3-2026 is a request by the Islamic Society of Greater Lansing for a Special Land Use permit to utilize an existing suite in the rear of the existing building at 5200 S Cedar St. for a place of worship.

No comments were received at the public hearing held by the Planning Commission at its February 3, 2026, meeting. Following the hearing, the Commission voted unanimously to recommend that the City Council approve SLU-3-2026 based upon compliance with the criteria set forth in the Zoning Ordinance for evaluating requests for special land use permits.

Resolution #2026-###

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

SLU-3-2026, 5200 South Cedar Street, Place of Worship

WHEREAS, the Islamic Society of Greater Lansing is requesting a Special Land Use permit to utilize a suite in the existing building at 5200 S. Cedar Street for a place of worship; 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 February 3, 2026, at which no comments were received; and

WHEREAS, the Planning Commission, at its February 3, 2026, meeting, voted 6-0 to recommend approval of SLU-3-2026 for a special land use permit to authorize use of rear suite in the building at 5200 S. Cedar Street for a place of worship; and

WHEREAS, the City Council held a public hearing regarding SLU-3-2026 on April 6, 2026; and

WHEREAS, the Committee on Development and Planning met on April 20, 2026, and has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-3-2026 for a special land use permit to authorize use of the rear suite in the building at 5200 S. Cedar Street. for a place of worship.

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 place of worship will be harmonious with the character of the surrounding area.
2. The proposed place of worship will not change the essential character of the area.

3. The proposed place of worship will not interfere with the enjoyment of adjacent properties.
4. The proposed place of worship does represent an improvement to the property.
5. The proposed place of worship will not generate any nuisances or hazardous conditions.
6. The proposed place of worship can be adequately served by public services and utilities.
7. The proposed place of worship will not place any demand on public services and facilities in excess of current capacities.
8. The proposed place of worship 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:

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



418 Baker Street

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



Admittell @ mfg



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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

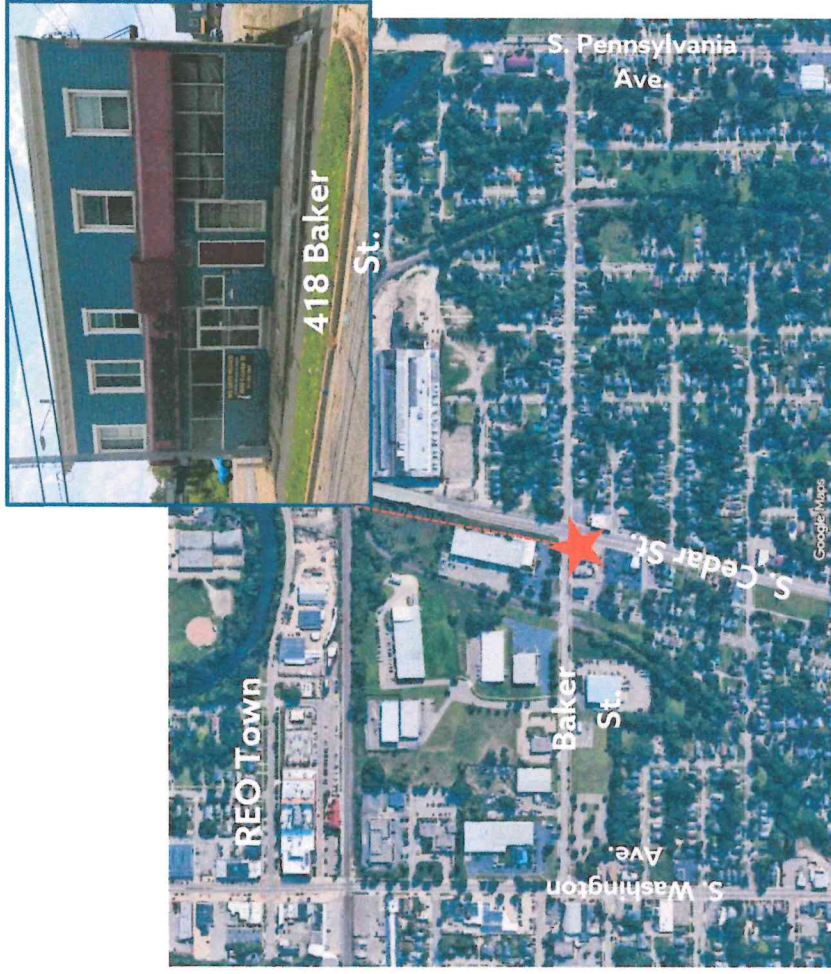
- Investing in Lansing since 2008.
- 175+ rental units, including 120 affordable units.





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



Lansing Economic
Development Corporation



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



Resolution #2026-###

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

Resolution to Establish an Obsolete Property Rehabilitation Act District at 418 Baker Street, Lansing, Michigan

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, Ron Holdings, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 418 Baker Street, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on April 6, 2026.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 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

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.