



**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 3<sup>rd</sup> 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 3<sup>RD</sup> 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 2<sup>nd</sup> 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 April 20, 2026