



Andy Schor, Mayor

CITY OF LANSING HISTORIC DISTRICT COMMISSION

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PLANNING OFFICE 316 N. CAPITOL AVE., SUITE D-1

Minutes – Approved 7/11/22 **Lansing Historic District Commission** **Monday, April 11, 2022** **Regular Meeting**

1. CALL TO ORDER – Chairperson Sonnenberg called the meeting to order at 5:27 pm.

- a. Roll Call:

Present: Curtis Sonnenberg, Carol Skillings, James Bell, Heather Goupil, Jacklyn Lillis-Warwick, Cassandra Nelson,

Absences: Sam Troutman (excused), Jim McClurken (excused),

Staff Present: Andy Fedewa, Planner

2. APPROVAL OF AGENDA – “Presentations – Temple Lofts Development, Eric Kehoe, Michigan Community Capital” moved to follow Approval of Agenda. Approved as revised.

3. PRESENTATIONS – Temple Lofts Development, Eric Kehoe, Michigan Community Capital.

The Temple Lofts is a part of the ‘North Lansing Historic Commercial District’ listed on the National Register of Historic Places (1976) and the State of Michigan Historic Sites (1976).

Mr. Kehoe, Development Manager, Michigan Community Capital, stated that Michigan Community Capital (MCC) is an independent 501(c)(3) non-profit that lends and invests in Michigan communities to counter gentrification and create upward mobility and wealth-building opportunities for underserved individuals and families.

MCC took on the building in 2019 after it sat vacant for nearly ten years and started construction during 2020. Redevelopment plans altered the building from three floors to five, resulting in four floors of 31 apartments over the first floor commercial. The development has confirmed Strange Matter Coffee will occupy the commercial space while Michigan Community Capital will headquarter itself in the office space.

Mr. Kehoe said that there were not many original interior features to retain or highlight in the redevelopment because so much has changed over the years with the different owners. The arched window openings will be highlighted, and the original stained-glass windows will be repurposed into art throughout the building.

Ms. Lillis-Warwick asked at what price will the apartments be listed. Mr. Kehoe said they have not advertised a specific rate yet, but 49% of the units will be market rate.

Ms. Goupil questioned if MCC has more development plans for metro Lansing. Mr. Kehoe said they are looking at additional properties in the City and Old Town because of their move into the building.

Commission members thanked Mr. Kehoe for presenting.

4. COMMUNICATIONS – None

5. PUBLIC HEARINGS – None

6. DISCUSSION/ACTION

a. Minutes for Approval – January 10, 2022 meeting. Approved by unanimous consent.

b. Historic Preservation Outreach (Comprehensive Plan Update, proposed Deconstruction Ordinance)

Comprehensive Plan Update

Mr. Fedewa informed the Commission that the Planning Office is undertaking an update of the 2012 *Design Lansing* Comprehensive Plan. Historic Preservation is mentioned in the Plan as a placemaking tool and strategy of economic development. The Plan as a whole is focused on the form and perception of Lansing. This direction left out a lot of analysis about how the City's history continues to effect economical, educational, environmental, and health outcomes for Lansing's residents.

The Planning Office proposes keep working on the goals and objectives of the 2012 Plan but to discuss with the community current issues more holistically and what possible strategies could improve resident access to resources and opportunity.

Mr. Fedewa welcomed Commission members to review the *Design Lansing* Plan and suggest topics, community members that could be involved in the planning process, and what sort of historic-focused meetings the City could facilitate.

Proposed Deconstruction Ordinance

Mr. Fedewa informed the Commission that a group of interested stakeholders proposed a new ordinance for the 'deconstruction' of houses built prior to 1950 before their demolition. This process would allow contractors or a skilled trades group to salvage materials not typically recovered like flooring, trim, windows, hardware, fixtures, etc. This would recycle irreplaceable historic material and divert usable construction material from landfills.

Mr. Fedewa asked the Commission to review the draft and to please suggest any contractors, builders, craftspeople, or resale businesses that could be involved in this work.

7. PUBLIC COMMENTS – None

8. STAFF AND COMMISSION MEMBER COMMENTS - None

9. OTHER BUSINESS – None

10. PENDING ITEMS – None

11. ADJOURNMENT – 6:20 p.m.