

AGENDA

Committee on Development and Planning March 26, 2025 at 3:30 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 Hussain, Vice Chairperson

Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. March 12, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Presentations:**
- 6. Discussion/Action:**
 - B. RESOLUTION - Appointment; Bryan Britten; At-Large member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors; Term to expire February 28, 2027
 - C. RESOLUTION - Appointment; Michael Owsley; Resident member; South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors; Term to Expire July 31, 2025
 - D. RESOLUTION - Appointment; Melissa Riba; At-Large member of the Historic District Commission; Term to Expire June 30, 2026
- 7. Other**
- 8. 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.

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MINUTES
Committee on Development & Planning
Wednesday, March 12, 2025 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT

Council Member Jeremy Garza, Chair
Council Member Adam Hussain, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen – Lawrence, OCA
Andrew Fedewa, EDP

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF MARCH 10, 2025 AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

Discussion/Action:

RESOLUTION- Introduction and Setting of Public Hearing (2nd) – Form Based Code and Zoning Map; Repeal and Replace current zoning ordinance and map, being Part 12 Title 6 of the Codified Ordinances, except for Chapter 1300- Marihuana Operations

Mr. Fedewa noted there are no additional items.

Council Member Garza noted that the Lansing Planning Commission reviewed and approved a zoning map revision and amendments to the city's form-based zoning code. The changes aim to consolidate and simplify zoning classifications by merging R-1, R-2, and R-3 into a single district (R-1), R-4, R-5, and R-6a into R-2, and renaming R-6b as R-3. These adjustments are intended to make zoning regulations easier to understand and administer while ensuring that no areas are upzoned without proper review. The revisions also address a mapping error and incorporate input from stakeholders, including public comments supporting more housing options and infill development. The Planning Commission unanimously recommended approval of the proposed changes, with 7-0.

Council Member Hussain asked about the subject area that pertains to the zoning map, and who caught that. Mr. Fedewa stated it was caught by Council Member Kost. Council Member Hussain

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voiced his concern that this went through all parties; department, OCA, planning Commission, and nothing was caught.

Council Member Kost asked if the ADU notes that the property owner has to occupy one or the other. It was noted that the ADU 1250.04.08 would not be part of this, and the hearing is only for zoning map.

Council Member Garza asked about Mr. McLaughlin comment. Ms. Stachowiak stated they have spoken to and addressed Mr. McLaughlin comments.

Council Member Hussain asked about the nature of the support, and Mr. Fedewa stated all participants in public comment were residents.

Council Member Kost referred to the map, and asked about Ward 1 locations of R-2. It was confirmed and they broke out the difference between R-1 and R-2, and Mr. Fedewa stated the difference is the lot width from 40' for one and 50' for the other. The proposed R-3 was 6B and that was allowing for 6 units and was the duplex district, which was the west portion of the east side.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR APRIL 21, 2025 FOR THE ORDINANCE AMENDMENT TO REPEAL PART 12 TITLE 6 OF THE CODIFIED ORDINANCES. MOTION CARRIED 3-0.

OTHER

No other topics of discussion.

ADJOURN

Adjourned at 3:39 p.m.

Submitted by, Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee on

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) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

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	01/10/2024
First Name	Bryan
Last Name	Britten
Date of Birth	
Home Address	301 W Lenawee Street Apt 200
City	Lansing
State	MI
Zip Code	48933
Email	britten.bryan@gmail.com

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	5174103184

In what year did you move to Lansing?	2022
Additional Information Regarding Experience and Credentials	I was born and raised in Lansing, and lived here for most of my life, with a few brief stints in NYC, DC, and Seattle. I have a Master of Arts in Economics from Johns Hopkins University, and have worked as a software/data engineer for the past decade in both the private and public sectors, including a one year of experience working with Mayor Duggan in Detroit, almost three years of working for the Manhattan District Attorney's Office, and a summer working for Michigan State Representative Dan Scripps.
Occupational Background	I work as a data engineer for a company that provides modernization efforts to federal government agencies.
Educational Background	I hold an undergraduate degree from Michigan State University, and a graduate degree from Johns Hopkins, both of which are in economics.
Previous Appointments	N/A
Current Appointments	N/A
Please attach a resume if available.	 bryan_britten_resume.pdf
First Choice for Board to Serve on	Economic Development Corporation / Tax Increment Finance Authority / Brownfield Redevelopment Authority
Second Choice of a Board to Serve on	Mayor's Neighborhood Advisory Board
Third Choice of a Board to Serve on	Downtown Lansing, Inc.
Fourth Choice of a Board to Serve on	Lansing Housing Commission
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 would like to serve on any board or commission where I could have an impact by applying my knowledge of economics, my experience as a life-long Lansing resident, and my skills as an engineer.
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.	N/A

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. Bryan Britten

Date & Time 01/10/2024 12:00 PM (EST)

Receive an email copy of this form. Yes

Bryan Britten

Lansing, MI 48933 | (517) 410-3184 | britten.bryan@gmail.com

[LinkedIn](#) | [GitHub](#)

Skills

- Python
- SQL
- PowerBI
- Process Automation
- Regulatory Compliance
- Policy Analysis
- Testimony Support
- Project Management
- Cross-Functional Collaboration

Experience

Consumers Energy | Compliance Analyst

October 2024 - Present | Jackson, MI

- Serve as the subject matter expert on MISO Resource Adequacy regulations, including BPM-011 and Module E, providing guidance and interpretation to ensure compliance and alignment with evolving market rules.
- Collaborate cross-functionally with teams across Contracts, Integrated Resource Planning, and Electric Supply to inform key business decisions, support PPA procurement strategy, and contribute to filings such as the PSCR and SRM cases.
- Leverage technical expertise to modernize internal workflows by migrating legacy Excel-based tools to a centralized database and developing a web application for real-time monitoring of resource performance and forecasted Seasonal Accredited Capacity (SAC) valuations.

Skylight | Data Engineer

January 2022 - July 2024 | Remote

- Operated as the Tech Lead on two projects with the CDC, achieving 100% of the milestone delivery expectations.
- Developed cloud-based microservices using ADLS Gen2 and Azure Functions that facilitated the ingestion of previously unused healthcare data, resulting in improved analytical capabilities for epidemiologists.
- Mentored engineers via pair programming and one-on-ones, directly resulting in two engineers receiving promotions.
- Implemented CI/CD using GitHub Actions, which ensured a smooth transition from existing software to the new solution.

Meta (Facebook) | Data Engineer

November 2019 - January 2022 | Washington, DC

- Developed and maintained self-service analytical tools using Python and Jupyter notebooks, which allowed investigators to analyze networks of bad actors at petabyte scale.
- Implemented automated dashboards to aggregate critical analyses, increasing speed and accuracy in identifying and addressing networks of bad actors, resulting in a significant reduction in the time between the initial identification of the network and its enforcement.
- Worked with Data Scientists, Machine Learning Engineers, and Content Moderators to build and optimize pipelines in Meta's version of Airflow, improving the efficiency of content moderation and detection systems, resulting in a prevalence score of 0.06% and more than 99% accuracy in decision making.

Education

Johns Hopkins University | M.A. Applied Economics

Graduated 2013 | Washington, DC

Michigan State University | B.S. Economics

Graduated 2010 | East Lansing, MI

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the recommendation for appointment of Bryan Britten as an At-Large member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 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 & Planning met on March 26, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Bryan Britten as an At-Large member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2027.

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	02/21/2025
First Name	Michael
Middle	Victor
Last Name	Owsley
Other name(s) by which you have been known, including maiden names	Mike Owsley
Date of Birth	
Home Address	2208 Beal Ave
City	Lansing
State	MI
Zip Code	48910
Email	Mvowsley@gmail.com
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	Ward 4
Precinct	34
Best Phone Number to Contact You	417-812-4000
In what year did you move to	2023

Additional Information Regarding Experience and Credentials

I was previously a life insurance agent and notary public commissioned in Springfield, Missouri. I presently serve as the Secretary and a Precinct Delegate to the Ingham County Democratic Party. These roles are extensions of my devotion to public service. I am also a proud member of the International Brotherhood of Electric Workers 1106.

Occupational Background

I am the VAN Administrator for the Michigan Democratic Party and before that was the Organizational Development Team Lead for the Truman State University Union and Involvement Services. In my career I have been a successful database manager, ensuring organizational compliance with internal bylaws and providing general technical support. My career has made me familiar with a variety of virtual programs, including NGP VAN, SQL, BigQuery. Before I got into database management, I worked as a field organizer and campaign manager across campaigns in Missouri, Wisconsin, and Michigan.

Educational Background

In 2023, I completed both my Bachelors of Science in Political Science and International Relations and my Bachelor of Fine Arts in Creative Writing.

Are you a current City of Lansing or Lansing Board of Water and Light employee?

No

Previous Appointments

N/A

Current Appointments

N/A

First Choice for Board to Serve on

South Martin Luther King Jr. Boulevard Corridor Improvement Authority

Second Choice of a Board to Serve on

Economic Development Corporation / Tax Increment Finance Authority / Brownfield Redevelopment Authority

Third Choice of a Board to Serve on

Electrical Examiners Board

Fourth Choice of a Board to Serve on

Arts and Culture Commission

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 want to be involved in my community, especially when it comes to investing in my community. I want to use my experience with big data modeling and data collection to better model and represent what other Lansing Residents desire from their community. I also want to use my experience in field organizing to bring more citizens into the process for (especially) the Economic Development Corporation and South MLK CIA. My hope is to help Lansing become the kind of place where young people want to move and start their own businesses. Specifically my goals including improving walk and bikeability across town, adapting existing roadways to better service CATA, and coordinating with other commissions (especially the transport authority and parks commission) to create more holistic zoning.

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.

N/A

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. Mike Owsley

Date & Time 02/24/2025 12:00 PM (EST)

Receive an email copy of this form. Yes

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the recommendation for appointment of Michael Owsley as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2025; 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 & Planning met on March 26, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Michael Owsley as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2025.

Application for Appointment to Board or Commission

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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	09/21/2023
First Name	Melissa
Last Name	Riba
Date of Birth	
Home Address	413 Westmoreland Ave
City	Lansing
State	MI
Zip Code	48915-1874
Email	ribameli@umich.edu
Gender	female

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	5174889449

In what year did you move to Lansing?	1995
Additional Information Regarding Experience and Credentials	please see attached resume
Please attach a resume if available.	File(s) attached:  Melissa Riba 04252023.pdf
First Choice for Board to Serve on	Historic District Commission
Second Choice of a Board to Serve on	Lansing Housing Commission
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.	Historic District Commission: I wish to serve because I want to be a part of helping to preserve historical integrity of Lansing's buildings while also helping to redevelop and bring these spaces into alignment with current needs. Lansing Housing Commission: As a member of the Ingham Co. Housing Task Force that is actively working to expand the quality and availability of low to moderate-income housing in the county, I am well-positioned to serve as a liaison between city and county efforts at addressing housing needs in the area, helping to coordinate and inform across efforts.
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.	Melissa Riba
Date & Time	09/21/2023 2:38 PM (EDT)
Receive an email copy of this form.	Yes

Melissa Riba
413 Westmoreland
Lansing, MI 48915
517/488-9449
ribameli@umich.edu
[LinkedIn](#)

Professional Summary

A highly experienced evaluation and research professional with a passion for transforming data into actionable information; Expert in facilitating diverse, multi-disciplinary partnerships and developing strategic initiatives and project portfolios; Experienced non-profit leader; Adept at applying strategic thinking to accomplish organizational objectives; Experienced grant and proposal writer; Out-of-the-box thinker; Firm believer that knowledge is power and people's lived experience matters.

Qualifications/Skills

- Evaluation design and measurement
- Qualitative, quantitative and mixed methods research
- Fluent with multidisciplinary perspectives (public health, health services research, health economics, public policy, funders, healthcare operations, payer perspectives)
- Expertise in the intersections of health and socio-economic equity and disparities
- Non-profit executive level leadership
- Personnel and team management
- Data-driven decision making (design and utilization of dashboards)
- Strategic planning and implementation
- Facilitation of collaborative partnerships and learning communities
- Skilled writer and communicator across diverse audiences
- Project management
- Policy analysis

Professional Accomplishments and Experience

Research and Evaluation Director, Center for Health and Research Transformation, University of Michigan, Ann Arbor, MI (June 2016 – present)

- Manages and implements the center's research and evaluation portfolio, including design, methodology, logic modeling, measurement, monitoring of budget, scope and project outcome/deliverables, maintenance of client relationships, and adherence to reporting and regulatory requirements
- Represents research and evaluation work to CHRT Board of Directors (comprised of C-Suite executives from Michigan Medicine and Blue Cross Blue Shield of Michigan)
- Provides leadership and guidance on Executive Director's strategic initiatives including long-range strategic planning, financial, staffing and structural decision-making
- Facilitates partnerships across the University of Michigan, Blue Cross Blue Shield of Michigan and key stakeholders and creates robust, interdisciplinary teams to achieve project goals

- Supervises project teams and research and evaluation staff to ensure team cohesion, skills building and professional growth
- Oversees development, administration, analysis, and reporting on CHRT's two statewide surveys: Cover Michigan (conducted since 2009) and the Michigan Primary Care Physician Survey (conducted since 2012) resulting in more than two dozen briefs and white papers
- Serves as CHRT lead on major health and human services integration projects and as liaison between the Michigan Department of Health and Human Services, philanthropic funders, health service researchers, community and practice sites and other stakeholders on implementation and evaluation activities

Healthcare Research Lead, Center for Healthcare Research Transformation, University of Michigan, Ann Arbor, MI (November 2007 – May 2016)

- Managed the Center's health service research portfolio including developing and assessing requests for proposals
- Liaised with principal investigators on CHRT funded projects to ensure completion and consulted on dissemination of results
- Planned and executed symposia and other events to highlight important health policy and research topics
- Developed and managed CHRT statewide surveys and oversaw analysis and brief development on policy relevant topics
- Facilitated committees of expert research consultants charged with guiding CHRT's research agenda

Senior Consultant, Public Sector Consultants, Lansing, MI (2003 – 2007)

- Designed and managed evaluation and survey research projects on behalf of PSC clients and consultants
- Assessed research needs and developed proposals and grant applications, performed statistical analysis (descriptive and inferential), and created reports on research findings
- Supervised research staff and project teams
- Provided consultation and education regarding research design, implementation, and analysis;
- Represented PSC publicly to present results or other information regarding methodology and statistical analysis
- Assembled and managed teams of consultants and support staff to achieve research goals

Consultant, Public Sector Consultants, Lansing, MI (2001- 2003)

- Administered all aspects of survey research projects: developed and reviewed survey instruments, contracted with and supervised vendors, analyzed results, and wrote reports.
- Presented survey results to clients, media, and others.

Academic Appointments

Lecturer of Health Policy, Gerald R. Ford School of Public Policy, University of Michigan, Ann Arbor, MI (2018-present)

Lecturer of Health Policy, School of Public Health, University of Michigan, Ann Arbor, MI (2017)

Adjunct Faculty, Department of Sociology, Lansing Community College, Lansing, MI (2005-2007)

Adjunct Lecturer, Department of Sociology, Michigan State University, East Lansing, MI (1997-2003)

Education

- MA, Sociology (with concentrations in medical and family sociology), Michigan State University, 1995
- BA, Sociology and Philosophy, California State University, Fresno, 1992

Community and Professional Affiliations

- Member, American Evaluation Association
- Member, Academy Health
- Ingham County Housing Trust Fund, Board Member
- Ingham County Racial Equity Taskforce, Member
- Healthy Safety Net Symposium Planning Committee, 2022, 2023

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the recommendation for appointment of Melissa Riba as an At-Large member of the Historic District Commission 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 & Planning met on March 26, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Melissa Riba as an At-Large member of the Historic District Commission for a term to expire June 30, 2026.