



**MINUTES**  
**Committee on Development and Planning**  
**Tuesday, August 4, 2020 @ 3:30 p.m.**  
**Via ZOOM audio/video**

**CALL TO ORDER**

Council Member Spitzley called the meeting to order at 3:30 p.m. via ZOOM

**PRESENT via audio/video**

Council Member Spitzley, Chair-  
Council Member Garza, Vice-Chair  
Council Member Betz, Member  
Council Member Hussain, Member- excused

**OTHERS PRESENT via audio/video**

Sherrie Boak, Council Staff  
Lisa Hagen, Assistant City Attorney, Council Research Assistant  
Susan Stachowiak, EDP  
Aini Abukar  
Alexis Carnegie-Dunham  
Don Sober  
Nikki Soldan  
Hannah Bryant, LEDC  
Andrew Fedewa, EDP  
Staci, Sparrow Hospital  
Eric Iverson, Sparrow Hospital- LSJ Engineers  
Alec Malvetis, Dept. Public Service  
Andy Kilpatrick, Director of Public Service  
Greg Venker, Assistant City Attorney

**MINUTES**

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM JUNE 16, 2020 AS PRESENTED. MOTION CARRIED 3-0.

**DISCUSSION/ACTION**

RESOLUTION – Appointment; Aini Abukar; Member; S. MLK Jr. Blvd. Corridor Improvement Authority Board; Term to Expire 7/31/2021

Ms. Abukar provided a brief introduction and her interest in the corridor and her background in revitalization, along with her passion about seeing the corridor thrive.

Council Member Spitzley asked for any public comment on this agenda item, and there was no public comment at this time.

Council Member Garza asked Ms. Abukar about her ideas or vision for this corridor. Ms. Abukar noted she recently moved back from Chicago, and has been out of the area for 9 years, however since her return she has observed and held discussions with others in the area. She would be looking to create revitalization and beautification, along with bringing in business. Council Member Betz asked what kind of businesses she would like to see in that area, and how she would work on building that area out. She was also asked how she was going to work with the public and engage with the public. Ms. Abukar acknowledged the question and stated she would continue to reach out and work on the current disconnect. Looking to events to bridge the gap and bring in services that the residents need. Her end goal would be to come up with a plan after speaking to the community before proposing it to the Authority.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF AINI ABUKAR TO THE S MLK JR. BLVD. CORRIDOR IMPROVEMENT AUTHORITY BOARD. ROLL CALL VOTE, MOTION CARRIED 3-0.

### **PUBLIC COMMENT**

No public comment at this time.

### **RESOLUTION – Appointment; Alexis Carnegie-Dunham; Member; S. MLK Jr. Blvd. Corridor Improvement Authority Board; Term to Expire 7/31/2023**

Ms. Carnegie-Dunham provided a brief overview of her life time residency in Lansing, particularly the south side of Lansing. Ms. Carnegie-Dunham stated her goal for the Board would be for walkability.

Council Member Spitzley asked of her vision for the corner at Logan Shopping Center. Ms. Carnegie-Dunham noted the first thing she sees is space, and it is a large area, and envisions working on getting more businesses there. Council Member Garza spoke in support of more revitalization in that area and increased walkability. Council Member Betz asked about her thoughts on business retention and business development and any impact on tax incentives. Ms. Carnegie-Dunham noted that there are several businesses in walking distance from her residence and she would reach out to them on what their thoughts are for the future development.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF ALEXIS CARNEGIE-DUNHAM TO THE S MLK JR. BLVD. CORRIDOR IMPROVEMENT AUTHORITY BOARD. ROLL CALL VOTE, MOTION CARRIED 3-0.

### **RESOLUTION – Appointment; Don Sober; Member; S. MLK Jr. Blvd. Corridor Improvement Authority Board; Term to Expire 7/31/2024**

Mr. Sober introduced himself as a resident in the S. Washington Apartments since 2016, and currently a member of the Board of Commissioners for the Lansing Housing Commission. He added that once he heard of this authority he was interested in participating. Council Member Spitzley asked Mr. Sober his thoughts on what he can bring to the Authority as a resident in the area. Council Member Garza referenced the application and noted the other boards he is currently serving on and his other involvements in the Community. He then asked him what his vision was. Mr. Sober noted he is handicapped, and so he is able to provide a new perspective and look at accessibility. His vision would be make sure there is a voice to make sure any plans or design do not forget about the handicap. He concluded by stating at no point in anyone's life should anyone be tied to a can of soap, if anyone has the chance to stand up for change they

should. Council Member Betz asked Mr. Sober if he had any opinion on using tax breaks for businesses, and what his thoughts would be on bringing business into the area. Mr. Sober stated it needs to be more welcoming and more attractive for businesses. Regarding a tax break, it would depend on the business and if it was the right business for the south side of Lansing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF DON SOBER TO THE S MLK JR. BLVD. CORRIDOR IMPROVEMENT AUTHORITY BOARD. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – Appointment; Jeffrey Johnson; Regional Business Owner Representative Member; S. MLK Jr. Blvd. Corridor Improvement Authority Board; Term to Expire 7/31/2021  
Mr. Johnson contacted the office prior to the meeting and was not able to attend. His appointment will be moved to the next Committee meeting.

RESOLUTION – Appointment; Michael Skory; Member; S. MLK Jr. Blvd. Corridor Improvement Authority Board; Term to Expire 7/31/2022  
Council Member Spitzley removed this item off the agenda.

RESOLUTION – Appointment; Nikki Soldan; Regional Business Owner Representative Member; S. MLK Jr. Blvd. Corridor Improvement Authority Board; Term to Expire 7/31/2023  
Ms. Soldan acknowledged that her business has been in its current location for 65 years, and they recently purchased the former *Market Fresh* for their warehouse. Ms. Soldan then spoke briefly on her lifelong residency in Lansing, her role in the family business, and wanting to grow with the City. As her role in business development in Soldan's she hopes to bring residents in to keep money local and her vision is that south Lansing and the area is the melting pot of Lansing. Her goal would be for more events to bring people together more. Council Member Garza asked if the current warehouse will be kept in the business, and Ms. Soldan stated she did not have any finalized information those plans. Council Member Garza then asked for her vision. Ms. Soldan agreed with what the other appointees mentioned and also agreed with more walkability, more events to engage customers. Council Member Betz had no comments.

MOTION BY COUNCIL MEMBER BETZ TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF NIKKI SOLDAN TO THE S MLK JR. BLVD. CORRIDOR IMPROVEMENT AUTHORITY BOARD. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – ACT-2-2020; SW Corner 1506 N Grand River; Sanitary Sewer Easement  
Mr. Malvetis informed the Committee this was part of the bigger CSO program effort. The City needs to build a new sanitary sewer for the sewer separation, and with the new gravity sewer they have to cut the corner of the property to go under the bridge. This property is owned by the Ingham County Landbank who is providing the 400 sq. ft. at no charge. Council Member Spitzley when will this happen and how long. Mr. Malvetis confirmed it is actually setting up a project in 2021 with MDOT for a bridge rehabilitation project.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR ACT-2-2020 FOR THE SW CORNER OF 1506 N GRAND RIVER FOR A SANITARY SEWER EASEMENT. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – ACT-1-2020; Right of Way Vacate; Jerome & Holmes; Sparrow Health Systems

Mr. Fedewa briefly highlighted the property as a vacant section on Jerome between N. Holmes and Pennsylvania, and N. Holmes between Jerome and Michigan. Sparrow Health Systems owns the property on both sides of the streets, and these are currently deeded and platted as right of ways. He did note that this portion is part of the non-motorized system. Mr. Iverson confirmed ownership and noted to the Committee that at this time Sparrow Health Systems does not have any plans for this area, but want to obtain this right of way to begin further investigation into any future expansions. Mr. Kilpatrick confirmed for the committee that they will still require it be part of the non-motorized plan so the neighborhood could still have pedestrian access. Sparrow representatives commented that as plans develop, the pedestrian access will be taken into account and they are committed to working with the City and the neighborhoods. Council Member Betz stated he has spoken to the Eastside Neighborhood Association and everyone supported this action and continued pedestrian access.

MOTION BY COUNCIL MEMBER BETZ TO APPROVE THE RESOLUTION FOR ACT-1-2020 FOR THE R.O.W. VACATE AT JEROME AND HOLMES FOR SPARROW HEALTH SYSTEMS. ROLL CALL VOTE, MOTION CARRIED 3-0.

DISCUSSION – City Attorney Update - Lansing Community College Applications Z-1-2020; N. Capitol Avenue; Rezoning from E-1 Apartment Shop & DM-4 Residential to G-1 Business SLU 2-2020; N. Capitol Avenue; Parking Deck

Ms. Boak referred the Committee to an email they received 7/31/2020 from the applicants via the EDP office stating their request to rescind the rezoning and special land use requests. The email came from Chris MacKersie.

**From:** Chris MacKersie <[mackersc@lcc.edu](mailto:mackersc@lcc.edu)>

**Sent:** Friday, July 31, 2020 11:26 AM

**To:** Stachowiak, Susan <[Susan.Stachowiak@lansingmi.gov](mailto:Susan.Stachowiak@lansingmi.gov)>

**Cc:** McGrain, Brian <[Brian.McGrain@lansingmi.gov](mailto:Brian.McGrain@lansingmi.gov)>; Seleana Samuel <[samuels@lcc.edu](mailto:samuels@lcc.edu)>; Toni Glasscoe <[glassct@lcc.edu](mailto:glassct@lcc.edu)>; Brent Titus ([BTitus@fosterswift.com](mailto:BTitus@fosterswift.com)) <[BTitus@fosterswift.com](mailto:BTitus@fosterswift.com)>; Timothy Martz <[martzt@lcc.edu](mailto:martzt@lcc.edu)>

**Subject:** [EXTERNAL] LCC Z-1-2020 & SLU-2-2020, N. Capitol Avenue

Hello Susan,

Please accept this correspondence as Lansing Community College's formal request to rescind the rezoning and special land use requests (Z-1-2020 & SLU-2-2020, N. Capitol Avenue) for Lot 23.

Thank you for your support throughout this process.

Sincerely,

**Chris MacKersie, MBA**

Executive Director,

Administrative Services Division

Lansing Community College

MOTION BY COUNCIL MEMBER GARZA TO PLACE THE REQUEST ON FILE TO RESCIND Z-1-2020 AND SLU -2-2020. ROLL CALL VOTE, MOTION CARRIED 3-0.

**Other**

No other topics of discussion.

**Adjourn**

Adjourned at 4:15 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee September 18, 2020