

Bailey Newsletter

BAILEY COMMUNITY ASSOCIATION



Chairperson: Suchitra Webster

Editor: Sally Silver

Circulation: Rilla McHarris

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BAILEY ANNUAL MEETING

Place: Orchard Street Pump House

Date: Thursday, May 2nd, 2013

Time: 7:00 p.m. – 9:00 p.m.

TOPIC: The Process for Revising the
Comprehensive Plan

BCA Business: 7:00 – 7:20 p.m.

Speaker: 7:20 – 8:30 p.m.
**Tim Dempsey, Director of East Lansing
Planning and Development**

The Bailey Community Association will hold its Annual Meeting on Thursday, May 2nd from 7:00 to 9:00 p.m. at the Orchard Street Pump House (corner of Orchard, Chittenden and Linden). Suchitra Webster, Chairperson of the Bailey Community Association, will give a rundown of the BCA's actions over the past year. This will be followed by the election of officers and new board members. (See the end of the newsletter for the list of nominees.) At about 7:20 p.m., the City's Director of Planning and Development, Tim Dempsey, will discuss the Comprehensive Plan, and the upcoming process to revise it. **Residential areas, rental units, green space, downtown – what is the big picture for East**

Lansing and where does the Bailey Neighborhood fit in? The Comprehensive Plan is the city's guidebook for land use and development. A number of actions over the past year have their origins in the Plan, such as the recent effort to form a pilot project in southern Bailey (see article below on this). Because Bailey is located near the downtown, major corridors, and the university, it is especially likely to be affected by the Comprehensive Plan, **so Baileyites are urged to learn about the process and become involved!** Tim will also take your questions. **Please come with questions and bring your friends!**

WANTED: Valentine's Party Organizer

In February, Sally Silver announced that she was stepping down as main organizer of the annual Bailey Valentine's party. She founded the party and has organized it **for over twenty years!!!** Here's what she says: "The Valentine's Party is important to the neighborhood's children and comes during the winter doldrums. It is aimed at young people, and would benefit from direction by younger members of the neighborhood with more energy than I now have, new ideas, and contacts with neighborhood youth. The party has a ready and large group of volunteers who, with myself, will continue to help out. All that is needed is one or more people who will set the party in motion and perhaps redesign some features of it." Please contact: SallyTSilver@hotmail.com for more information if you are interested in doing this.

!!! Upcoming PUMP HOUSE Concerts !!!

The Pump House Concerts music series at the Bailey Pump House brings in top level talent from Michigan, Nashville, and across the country to play in this special venue. **All shows begin at 7 p.m. unless there is contrary notice, and a \$15 voluntary contribution/person is appreciated for the artists.** More shows may be scheduled beyond those listed below, so to check concert schedules, please send an email to pumphouseconcerts@gmail.com to receive updates on shows, or go to www.facebook.com/pumphouseconcerts and www.baileyneighborhood.org. You can also call Smitty at 517-927-2100. Here are some of the upcoming concerts. Please consult the above sources for more information.

Sunday, April 28th – ADLER & HEARNE. From the piney woods of Texas, performing songwriters Lynn Adler and Lindy Hearne serve up a bountiful harvest. The two met in Nashville, and years later their paths merged in Texas. According to *EP Folk Magazine*, "Adler's voice is angelic in its tone and delivery while Hearne possesses a world-weary tone that speaks from age and experience" "Mix Magazine" says this of their songs: "poetic, harmonious songs...refreshingly gentle and true." For more information see: www.adlerandhearne.com.

!!! PUMPSTOCK !!!
SATURDAY, June 8th, 2 pm – 8 pm
Bailey Playground – 300 Bailey Street

PUMPSTOCK has become an annual outdoor tradition in the Bailey Neighborhood. It's a family friendly afternoon of American Roots Music with several great bands, food, face painting, jugglers and all kinds of FUN for everyone! Just look at the great bands that will be featured: **NATHAN BELL, CRANE WIVES, MIKE MANGIONE AND THE UNION, & MORE!** Here's a bit of information about some of them:

The Potter's Field: Known for poetic, gritty lyrics, driving instrumental style, close and powerful vocal harmonies and easy stage presence, The Potter's Field surprises with new songs and ideas that sound familiar yet nostalgic. Haunted and edgy alt-folk!

Nathan Bell: Called, “The American Realist Songwriter,” Nathan writes of love, families, war, difficult internal struggles & simple joys. He even writes about muscle cars, factory towns & legendary country music stars. He comes at these from fresh, bold angles that blow the dust from songwriting conventions.

Crane Wives: Album of the Year, Song of the Year, Special Jury Prize, Listeners Choice Award (2011) - WYCE Radio Top 5 Bands to Listen to from Michigan.. Home Grown Indie-Folk. NOT TO BE MISSED!

Mike Mangione and the Union: This is a touring group that combines a folk-rock sound with an orchestrated string section, soulful vocals and literate sensibility. Their music can be described as luminous, tearstained folk, Memphis-styled gospel and bluesy-flavored pop.

* * *

FRIDAY June 28th – LINDSDAY LOU & THE FLATBELLYS:

Hailing from all corners of the Great Lakes State of Michigan, Lindsay Lou & the Flatbellys are giving a nod to American traditional music, while boldly taking their own songs in new directions. Distinct vocals, tight harmonies, instrumental expertise, and creative arrangements are all essential characteristics of their unique sound. The group focuses on the original tunes of Lindsay Lou Rilko, which include true-life tales of bank-robbing aunties, moonshinin' grandpas, and celebrations of love, life, and nature. It's an infectious vibe that could only have been born in the heart of America's Fresh Coast!

NOTICE: Tri-county Planning for Grand River Ave.

The Tri-County Regional Planning Commission will hold charettes (participatory public meetings) from May 1st to May 7th to develop a “vision plan” for the Grand River Avenue/Michigan Avenue corridor from Lansing to Webberville. Any policy changes that result could have a substantial impact on the Bailey neighborhood.

The charettes will open on May 1st, 6 – 9:30 p.m. at the Lansing Center (333 East. Michigan, Lansing) and close on May 7th, 6 – 9:30 p.m. at the Hannah Center. From May 2nd through May 6th, a design studio will be open from 10 a.m. – 7 p.m. in East Lansing at 333 E. Grand River (corner of Grand River Ave. and Charles Street). More information is available at migrand-charette.com.

UPDATE: MORE ON PILOT PROJECT FOR SOUTH BAILEY

The February issue of the *Bailey Newsletter* discussed a City-sponsored project to consider the use of form-based zoning codes in pilot regions of the Bailey neighborhood. The project at that point involved two somewhat independent proposals. One involved possible redevelopment in an area of south Bailey (generally south of Ann St.) guided by form-based zoning.* The idea was that redevelopment there could help bring some of the non-conforming rentals in other parts of Bailey into conformity, by shifting density closer to Grand River and campus, while at the same time guiding redevelopment in ways that fit with existing architecture.**

The second proposal was related to the desire of several landlords to add bedrooms and bathrooms to

their houses to make them more appealing to tenants, as in cases where a house is licensed for more tenants than it has bedrooms. City zoning law prevents structural changes to structures that do not accord with current law. In this case, for instance, adding bedrooms for the extra tenants would support the nonconformity allowing four rather than two. Last year landlords lobbied City Council to sunset this restriction, and although City Council turned them down, it signaled a willingness to consider more limited policy changes. Staff then developed a proposal that would have relaxed the restriction within a pilot area of south Bailey, where landlords would have been able to add bedrooms and bathrooms by making *interior* changes such as adding walls, and in exchange would have had to make exterior improvements such as planting trees and shrubberies.

At its Feb. 11th meeting, the BCA board voted to oppose the project in its entirety, on grounds that the board and neighborhood had not had sufficient opportunity to review and comment on the policy details as they developed; that, as we understood the policy, it was not clearly aimed at bringing non-conforming rental uses into conformity or otherwise stabilizing or improving quality of life in East Lansing neighborhoods; and that, although neighborhood residents and landlords were to meet separately in the initial stages of the project, meetings of the neighborhood residents committee often incorporated landlords, whose issues then dominated the discussion, limiting progress on issues of interest to neighborhood residents. BCA communicated its resolution to City Council during discussion of the project at its Feb. 12 work session.

On Feb. 14th and 15th, City staff held meetings for residents of south Bailey so they could learn more about the project and offer comment. A total of about 25 residents attended. Residents' comments focused on quality-of-life issues in south Bailey, including broken glass in the streets, disruptive noise at all hours, and vandalism. Residents were opposed to redevelopment and increased density in the area. The few comments about the proposal to relax restrictions on landlords were that it seemed counterproductive.

At the Mar. 26th City Council work session, City staff presented a version of the plan that abandoned form-based redevelopment and focused solely on the proposal to relax restrictions. The pilot area was to be bounded on the north by Ann St., on the west by Bailey, on the east by Milford, and on the south by a line a few houses south of Albert.

At its April 9th work session, City Council discussed whether to proceed with the relaxed restrictions proposal. Four well-prepared speakers from south Bailey spoke against proceeding. One speaker pointed out that if the pilot project failed the pilot area would be stuck with the consequences permanently. Another speaker argued that the restrictions at issue had been adopted some time ago with good reason and should not be abandoned now. Council opted not to proceed, and to fold consideration of both proposals of the pilot project into the coming update of the City's Comprehensive Plan.

This update of the Comprehensive Plan would in any case have had important long-term consequences for the Bailey neighborhood, but now becomes even more important for residents to monitor and involve themselves in. The process that the City and its consultants will follow for the update will be the focus of the Bailey Annual Meeting on May 2.nd

*Form-based codes generally specify appearance and use of buildings together rather than focusing on use and strict dimensional parameters, as in more traditional zoning.

** A *non-conforming rental*, as used here, is one that is licensed for more than two unrelated tenants. Under zoning law, non-conforming rentals are grandfathered, and can be maintained as long as the structure involved is not altered in ways at odds with current zoning law. Ordinance 900 mandated that new rentals have no more than two unrelated tenants, making rentals with more than two nonconforming. **(Thanks to Erik Altmann for help with this article.)**

UPDATE on City Council Action on Proposed Ordinance #1288, Affecting Overlay Districts

The *last Bailey Newsletter* included an article about Ordinance 1288. Since then, the Ordinance was reviewed again by the East Lansing City Council. This proposal originally came to the Council from the Housing Commission and would have created another exception to the requirement that in order to rent a house, a property owner must possess a rental license and go through all the steps necessary to get one. The proposed exception would have allowed temporary rentals (for up to four years) if a house was up for sale while being rented, and would have skirted the usual fees and city inspections needed for a rental license. The purpose was apparently to aid people unable to sell their homes in a difficult market without accruing the expenses associated with the usual rental license procedures. Although the proposed law was originally aimed at areas outside of overlay districts (which prohibit absentee-owner rentals), Ordinance 1288 would have affected houses in overlay districts as well.

As reported in the last newsletter, Ordinance 1288 elicited an outcry from many neighborhood associations throughout the city, including Bailey, which spoke against it at the public hearing on Jan. 15th and at the subsequent Housing Commission meeting on Jan 24. After such a large show of opposition, the Housing Commission withdrew its support for the ordinance by a vote of 4-1.

Because the ordinance was still on the agenda for a vote at the February 19th City Council meeting, the Council was still required to vote on it. Bailey Community Association board member Erik Altmann was at that meeting and gave this report: "Councilmember Triplett speaks against the ordinance, suggesting that in the end it's a poor fit for East Lansing, and noting that the Housing Commission has withdrawn its support and that he will follow their lead. Mayor Goddeeris speaks against the ordinance, but in appreciation of all the public input, which helped Council to see the issue in a new light. Motion to approve fails, 0 – 5." (Thanks to Erik Altmann for his help with this article.)

Valentine's Party 2013 THANK YOU's

The Bailey Community Association and Community Relations Coalition held the neighborhoods 27th annual Valentine's Party on February 3rd. Storyteller and dancer Karrie Korroch **used NIA techniques to lead children in ecstatic dancing.** The Jugglers juggled, even taught a few partygoers the basics of juggling. People decorated cookies and Valentine's Day cards, won door prizes, munched on goodies and generally had a great time. Thanks to our terrific entertainers!

This party is a cooperative effort by many people. Now it is time to thank them. Thanks to Marybeth and Ron Meyer for helping provide supplies for the card and cookie-making tables and to Marybeth for helping set up the cookie-decorating and card-decorating tables and run them. She's a key to the party's success. Thanks to Smitty (Dudley Smith) for being an outstanding Master of Ceremonies. Thanks to Anne Grevstad Nordbrock for being an essential all-around helper. Thanks to Anne Grevstad-Nordbrock and Suchitra Webster for publicizing the party. Thanks to Thomas and Krista Baumann, Linda Cassidy, Jim and Alicia Liesman, Anne Grevstad-Nordbrock, Sally Silver, and Sue Webster for providing delicious snacks. Thanks to Harry Moxley for his superb hot cider and thanks to Michelle Lane and Don Scheckel for some great cold beverages. Thanks to Brian Silver for helping set up, decorate, and clean up. Thanks to Community Relations Coalition interns Troy Anderson, Maya Berkowitz, Tony Biallas Cole Borland, Justine Markey, Ryan McCaffrey, Eddie Miller, Kevin O'Brien Jon Sharp and the Intern Coordinator Elinor Landess for baking heart-shaped cookies, decorating the pump house, setting up the tables, guiding children at the cookie-decorating and card-decorating tables, greeting party-goers,

and helping to clean up. The CRC co-sponsors this party. Their help and leadership are indispensable to it. Finally and most important of all, thanks to all those who attended the party and made it so much fun!

One of the great features of the Valentine's party are the door prizes provided by local merchants. We will thank them fully in the Fall Newsletter to remind people to do their holiday shopping downtown. For now we just want to remind all of you who value having a vibrant downtown to SHOP there! There are a lot of fine businesses there. Those that contributed to the Valentine's Party are: **The Curious Book Shop, Footgear, Mackerel Sky Gallery, Moosejaw Mountaineering, the Peanut Barrel, The Student Book Store, Wanderer's Teahouse and Café, and for the first time, Silver & Beyond.**

NOTE: At the February meeting of the Bailey Community Association Board of Directors, Sally Silver announced that she is stepping down as organizer of the party, so the B.C.A. is seeking someone to replace her. Please see the announcement about this!

Thanks to B.C.A. Officers and Board Members: Thanks to all of the Bailey Community Association Board members who not only met once a month to discuss neighborhood affairs, but sat on committees, monitored and participated in city meetings, and organized neighborhood events. Special thanks to **Suchitra Webster**, who has served for four years as B.C.A. Chairperson, the longest ever for a B.C.A. chairperson! She has ably steered the neighborhood through challenges to the overlay district ordinance, the Butterfield diverter trial, attempts to redevelop the Garten House cottages, recent efforts to alter the zoning in southern Bailey, and many other difficult issues. She is retiring as chairperson, but fortunately will continue on the board in other capacities. Now is also time to thank those who have served on the board and are now retiring or have recently retired from the board. Thanks to **Wendy Sylvester Rowan**, who sat on the board for four years, serving on the Beech Sidewalk Committee and as liaison to the Pump House Board. Thanks to **Justine Markey**, who served as a representative for the Community Relations Coalition, ably assisted by **Ryan McCaffrey**. They helped plan neighborhood events and provided a valuable youthful perspective on a board dominated by older folk. (Please see more about CRC contributions below.) Thanks to **Anne Grevstad-Nordbrock** who has served on the board for four years as membership secretary, treasurer, secretary, and vice chairperson and head of the traffic committee. She and her husband, Ted, created the Bailey website, thus fulfilling a longtime neighborhood need! She has even offered to continue to serve as webmaster, even though she is leaving the board.

Thanks to the Community Relations Coalition: The Community Relations Coalition was formed in 1999 following the riots in East Lansing after MSU's loss to Duke in the Final Four that year. Consisting of a large committee representing the Michigan State and City of East Lansing communities, its purpose has been to reduce tensions and find ways to improve relations between these populations. One of the offshoots of this effort was the creation of a cadre of student interns who would serve as a direct link between the two communities by partnering one-on-one with permanent residents and working directly with neighborhood associations, including Bailey. This past year, two interns, Justine Markey and Ryan McCaffrey have attended Bailey Community Association board meetings. Their participation has been invaluable in making the board more aware of student concerns.

But the interns have done much more. They've helped organize and provided essential help to the Bailey Valentine's Party; they've organized three neighborhood litter clean ups; they have hosted ice cream socials so that old and young could get to know each other; they've been key participants in the city's Autumn Fest; they're the main organizers of the upcoming Taste of East Lansing. Also, they knock on doors to talk to residents and to deliver information in this effort to improve relations between "town and gown."

Thanks to the Pump House Board: The Orchard Street Pump House, nestled in its charming park at the intersection of Orchard, Linden and Chittenden, was rescued from demolition by some alert Baileyites years ago. Since then it has served as a gathering place for both routine and extraordinary activities. It is thanks to the Pump House board that it is so successful. It is the board that maintains the building and schedules its activities, puts on the neighborhood Ice Cream Social and organizes the winter luminary display. Thanks to Konrad Hittner, Amy Moore, Dudley and Gerry Smith, Wendy Sylvester Rowan and Susan Woods for all their great work! A special salute to Konrad for heading the group, and to the Smiths for the terrific Pump House Concerts!

Thanks to the Newsletter Carriers: Thanks to Rilla McHarris, distribution manager for the “Bailey Newsletter” for organizing newsletter distribution. And great thanks to the many volunteers who actually pass out about 1500 newsletters door to door, four times a year, in all kinds of weather. The newsletter remains the main source of information to the neighborhood and this volunteer effort is essential to developing neighborhood cohesion!

Thanks to all who have helped the Bailey Neighborhood this past year! Many people contribute to the neighborhood by attending city meetings and speaking on important issues and by attending Bailey board meetings and neighborhood events. This year, a large group in the vicinity of Butterfield and Snyder and a few others spoke vigorously against proposed Ordinance 1288. Another group from southern Bailey spoke forcefully against a proposed plan for southern Bailey. Great job!

List of Nominees for BCA Officers and Board of Directors

Officers (one year term):

Chairperson: Konrad Hittner, 639 Kedzie Street (351-6354). Bailey resident for 14 years. Lawyer by training and licensure, but not by recent practice. Two teenage children. Chair of East Lansing Transportation Commission. A leader of the Pump House board and current BCA Vice Chairperson.

Vice Chairperson: Erik Altmann*, 702 Snyder Road (517-927-8589 (ema@msu.edu)). Bailey resident for 13 years. Two high-school aged cats. Associate Professor in Psychology at Michigan State. Member East Lansing Historic District Commission. Current Bailey board member.

Treasurer, Michelle Lane, 417 Butterfield Drive. Bailey resident for 11 years. Three school-aged children Elder law attorney for local firm. Incumbent.

Recording Secretary, Thomas Baumann, 952 Lantern Hill Drive (333-8823) Bailey residents for 8.5 years. Three children. Thomas is a physicist at the National Superconducting Cyclotron Laboratory, MSU.

New Board Member Nominees (two year terms):

Jim Secor, 605 Butterfield Drive (cell/text 989-430-6785). Bailey resident since March 2009. Three adult daughters. Co-Owner of Ieuter & Secor Insurance, Midland (retired); owner/manager of Perrine Pointe (54 residential rentals), Midland (retired). Member, East Lansing Housing Commission.

Jerry Sprague: 221 Orchard Street (734-507-0970). Bailey resident off an on for 30 years. Three adult children. Professional Musician.

One or Two Student CRC Representatives to be named next Fall.

Returning Board Members: Erik Altmann,* Thomas Baumann, Linda Cassiday, Konrad Hittner, Michelle Lane, Jim Liesman, Sally Silver, Suchitra Webster, Colin Weinstein, and Susan Woods.

*Erik was appointed by the B.C.A. board in February to fill a board vacancy pending his formal nomination at our annual meeting. He has shown exceptional initiative and aptitude on zoning and planning issues affecting the neighborhood.

About the Bailey Community Association: The Bailey Community Association was founded to enhance the residential quality of life for those living in the Bailey Neighborhood. The Bailey neighborhood extends from Hagadorn to Abbot, and from Saginaw to Grand River. Anyone living within the boundaries of the neighborhood are welcome to join the association. **The BCA Board of Directors** meets on the second Monday of each month except August at 7:30 p.m. at the Bailey Community Center. Meetings are open to the public, and all residents are urged to attend meetings with their concerns. If you have questions, please contact Vice Chairperson Konrad Hittner at khittner1@gmail.com.

Dues help the Bailey Community Association to organize meetings where viewpoints and concerns can be aired, organize “meet the candidates” forums; organize and complete Bailey park and neighborhood clean-up days; work with MSU’s Community Relations Coalition; work with the Pump House Board to organize social events such as the Ice Cream Social and Valentine’s Party; and publicize these through emails and newsletters.

BCA Website

Don’t forget the Bailey website for updates and more information: www.baileyneighborhood.org.

BCA MEMBERSHIP FORM

NAME: _____ **ADDRESS:** _____

EMAIL: _____ **PHONE:** _____

ANNUAL DUES: \$7.00 for couples and families
\$4.00 for singles
\$3.00 for couples and singles over 65 or for students

(Please send dues to **Michelle Lane, 417 Butterfield Drive, East Lansing, MI 48823**. Checks should be made out to the Bailey Community Association.)

Thanks to the City of East Lansing for helping to pay for, and put out this Newsletter!