

Bailey Newsletter

BAILEY COMMUNITY ASSOCIATION



Chairperson: Suchitra Webster
Editor: Sally Silver
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LUMINARIES

The Annual Luminaries Display Is Scheduled for 12/21/10, Winter Solstice Evening
(see article below)

Canvassing Neighbors: SOON !
Block Captain Pick-Up Date: Saturday, December 15th, 11 a.m. - 1 p.m.
Pick-Up Place: Orchard Street Pump House
Display Date: December 21st, beginning at 6 p.m.
Cost for Luminaries: \$5/set of 10 candles, 10 bags, 10 cups

! MORE BLOCK CAPTAINS NEEDED !

The sale of luminaries to light up the darkest nights of winter is the main income source for the Pump House. The display is scheduled for December 21st on Winter Solstice, but households are welcome to place them out on Christmas Eve instead or additionally. The luminaries, white bags with candles placed inside them and stabilized with sand, are placed along the curb, then lit all at once to create magical paths along neighborhood streets. Block captains should be knocking on your doors before the 15th, the pickup date for materials, to ask if you would like to purchase sets of these. If you have not heard from a block captain by December 14th, or if you would like to pick up a set for your individual household for another reason, you may go to the Pump House on December 15th yourself. Block captains who cannot pick up on December 15th should use contact information below and reschedule.

Block captains are still needed for several blocks. If your block was dark last year, you were probably wondering why it wasn't included in the luminary display. Well, it was probably for lack of a block captain. Being a block captain is not hard: Just knock on your neighbors' doors before the 15th, and ask if they would like luminaries. If so, collect payment for the luminary sets, make a note

of which households want how many sets, then go to the Pump House on the 15th to gather the materials (cups, candles and sand). Before the 21st, distribute these to your neighbors. Some block captains put a box of sand on their porches for neighbors to help themselves. Another reason your block may be dark is that a large number of your neighbors may be out of town on the 21st. But some residents are such ‘luminary enthusiasts,’ that they buy extra sets of luminaries to set out in front of vacant houses, and often those missing the event will buy luminaries even if absent. If you would like to be a block captain, please contact: Konrad Hittner (khittner1@gmail.com, 351-6354), Dudley “Smitty” Smith (pumphouseconcerts@gmail.com, 337-1651), or Susan Woods (susanw.woods@gmail.com, 336-9014).

All proceeds from the luminary sale support the revitalized and expanded use of the Orchard Street Pump House. The building is used daily, with eight regular user groups meeting weekly. Under Dudley Smith’s leadership, the Pump House has become a gig of choice for talented live musicians from across the country. Others using the space include dance groups, yoga, meditation and martial arts practitioners.

With a portion of last year’s revenue, the Pump House board bought several lighter, more portable tables and curtains for the buildings west windows. The revenues were also used to defray the costs for the liability insurance that the city now requires if the building is to be used for the public. The Pump House is a vital neighborhood resource and all Baileyites appreciate the fine work of the Pump House Board. (Thanks to Konrad Hittner for providing the information for this article.)

MORE GREAT PUMP HOUSE CONCERTS

Sundays, beginning at 7 p.m.

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.

MONDAY, December 10th – DECEMBERSONGS. This quartet of wonderful singer/songwriters is returning for another special concert of holiday songs, both original and traditional. They are: Amy Speace (songs recorded by Judy Collins), Jon Vezner (Grammy winner), Dan Navarro and Sally Barris (Grammy nominees). This is a wonderful group and has become a Pump House holiday tradition. Tickets are \$25 at the door and \$20 in advance at www.decembersongs.brownpapertickets.com. This concert is sponsored by the Wild Goose Inn at www.wildgooseinn.com and is not to be missed!

SUNDAY, January 13th – THE TRUE FALSETTOS. The True Falsettos are a swing duo featuring Joe Wilson (steel guitar, guitar, vocals) and Kevin Gills (bass, vocals). Embracing the hot jazz and swing styles of the thirties and forties, Joe and Kevin play some of the liveliest music

around. In addition to original tunes, they play songs of the Nat King Cole Trio, Bob Wills & the Texas Playboys, Fats Waller, Louis Jordan, and MORE! They were a great hit at the Midwest Folk Alliance this year.

!!! BAILEY NEWSLETTER CARRIERS NEEDED !!!

“The Bailey Newsletter” is passed out door to door throughout the neighborhood by a cadre of dedicated volunteers whatever the weather and often on short notice. The newsletter is the main way that the Bailey Community Association communicates with our many new residents and those who are unaware of our website address, which is: www.baileyneighborhood.org. But some streets and blocks are missing carriers. If you are in one of these areas but getting a newsletter, it is because someone who does not live on your street is delivering the newsletter.

Can you help out? The streets missing carriers are: Hagadorn south of Burcham, Spartan north of Beech, and Stoddard south of Beech. If you can do this, please contact Rilla McHarris, the newsletter’s Distribution Manager, at mcharri2@msu.edu or call 337- 0512.

Advance Valentine’s Party Announcement Sunday, February 3, 2013, 2 – 4 p.m.

Mark your calendar now! The Valentine’s Party will be a week earlier this year to accommodate the schedule of our great entertainer, NIA! More in the next newsletter.

City/Neighborhood Partnerships

City Manager George Lahanas mentioned at the Bailey Annual Meeting in April that he would like to initiate partnerships between the city’s many neighborhood associations and the city in order to accomplish more in the neighborhoods, increase citizen engagement, and prevent conflicts between the city and the neighborhoods. This past summer his administration approached the Bailey Community Association to ask if we would like to be a pilot neighborhood. The partnership would include a staff liaison who would attend Bailey meetings at the request of the neighborhood association, and city sponsorship of the Bailey website. The content of the website would be the sole responsibility of the neighborhood, we could post freely to it, and we could also retain our URL (web address). The trial would last up to six months. At its September meeting, the B.C.A. board unanimously voted to be a pilot neighborhood for the “partnering with people” proposal. The city liaison to the board will be Megan McFarland, Assistant to the City Manager.

Fireworks Again !

As reported in the April 2012 “Bailey Newsletter,” on January 1st of 2012, the state of Michigan enacted the Michigan Fireworks Safety law, Act 256, legalizing the sale of louder and more powerful consumer fireworks in Michigan and also permitting their discharge at all times. Although the law prohibits communities from banning the sale of fireworks, it does permit local communities to enact laws to prevent the ignition and discharge of fireworks EXCEPT on the day

before, day of, and day after a *national* holiday. As of last spring, however, the city of East Lansing had not done this, instead relying on the use of the noise ordinance to help remedy the problem. But the noise ordinance is not the best tool to solve this problem: By the time a firework has been ignited and led to a complaint, the people who have set off the firework have left the scene.

During an unusually warm St. Patrick's Day, and more frequently throughout this spring and summer, Bailey residents have been disturbed by constant barrages of fireworks. A number of people living near the apartments on Burcham across from Butterfield Drive were disturbed this summer by fireworks emanating from that complex. They attended the September Bailey Board meeting to request that the Bailey Community Association call on the East Lansing City Council to ban the discharge of fireworks where permitted by state law, and lobby the state legislature to repeal the new law. Other neighborhoods have also complained and neighboring towns such as St. Johns and Mason have either enacted bans or looked at doing so. In fact, the East Lansing Police Department reported that fireworks complaints in 2012 more than doubled those from 2011, going from 42 in January-September of 2011 to 94 in 2012. Council member Nathan Triplett had suggested that the city take up this measure earlier in the summer, but the council chose to wait to see how things played out until there was little doubt that the state law was indeed creating problems for East Lansing residents.

As a result, East Lansing fireworks ordinance (Ordinance 1283) was enacted on October 2, 2012 and went into effect on October 10, 2012. The ordinance states that no person shall ignite, discharge or use consumer fireworks except on the day preceding, the day of, or the day after a national holiday. The *state* law further stipulates that fireworks can only be ignited from personal property and that it is illegal to discharge fireworks when intoxicated.

Ordinance 1283 is part of Chapter 26 - Offenses of the Code of the City of East Lansing in the section dealing with disorderly conduct. This means that a violation could result in a fine up to \$500 and/or 90 days in jail. Violations causing property damage, injury or death can lead to much steeper fines and penalties. (Thanks to Nathan Triplett for help with this article.)

Proposed Development of the Garten House Apartment Complex

In January, the B.C.A. board first learned of a proposal by DTN Management to redevelop the Garten House Apartment Complex, the little cottages at the corner of Gunson and Beech Streets. DTN wished to upgrade the rentals to conform with modern requirements, which would evidently be difficult if the cottages were kept intact. Their plan called for destroying the cottages and replacing them with two compact buildings with a similar occupancy level. But because the current RM-14 zone for these buildings would not meet the parking or lot coverage requirements of the proposed project, the developers requested that the concerned lot be rezoned to RM-54. However, they *also* proposed that two adjacent lots that they did not own be rezoned to RM-54 as well, apparently to avoid the appearance of a 'spot zone.'

According to the zoning code, the RM-14 zone is designed for moderate population density and

“intended to provide for the development of projects in areas where such projects could be integrated with or located near basically single-family areas.” The zone was applied to the cottages retroactively after they passed into East Lansing’s jurisdiction from Meridian Township and was the best fit for the already developed site, though not ideal.

The RM-54 zone, by contrast, is designed for buildings close to the university where commercial and residential uses combine. As a result, this district allows heights of up to 70 feet and a maximum ground coverage of 80%. In other words, use of this zone at the location of the Garten House apartments and adjacent properties would allow the elimination of green space and increases of building heights, particularly if the adjacent property owners chose in the future to use the new zone that would be given them. The B.C.A. opposed application of the RM-54 zone to this area as inappropriate to residential character of the smaller single family homes nearby.

This project was shelved, but came forward again last summer, reaching the City Council on October 2nd, where they took up the request to:

“rezone the properties at 316 Gunson, 400 Gunson, and 1130 Beech from RM-14 Low Density Multiple-Family Residential to RM-54, University Oriented Multiple-Family Residential.”

B.C.A. Chairperson Suchitra Webster spoke against the proposal, noting that under the assumption that these lots, which are not adjacent to either the downtown or the university, are suitable for a zone designed for areas adjacent to the university, any part of Bailey could be rezoned to the RM-54. She noted also that the area did not provide for a proper transition between the proposed apartments and the surrounding single and two family residences. Moreover, the redevelopment had the potential to increase the level of population density and traffic in ways that would have a negative impact on the quality of life of nearby residents. Other Bailey residents concurred, also mentioning the potential decrease in green space the zone allows.

The City Council voted unanimously against the proposed rezoning, as had the Planning Commission before it. Moreover, the three council members (Beard, Goddeeris and Loomis) who had taken part in creating the Comprehensive Plan did not believe the RM-54 had been intended for a location such as this one. However, council members indicated that there was a need to revise the city’s zoning code to allow for the redevelopment of antiquated rental properties such as this.

Committee to Consider New Zoning for Some Parts of Bailey

In light of the desire of rental property owners such as DTN Management to redevelop older rentals that do not have the amenities or configurations preferred by today’s tenants under the zoning categories in which they find themselves, the City Council instructed its planning staff to put together a large committee to include Bailey residents and landlords among others to discuss the possibility of applying ‘form based’ zoning to some areas with properties having these problems. The committee’s first meeting was on Monday November 26th. It will continue meeting into January. We will have more details about this in the next newsletter but if this interests you, please contact B.C.A. Chairperson, Suchitra Webster at hingwesu@msu.edu or attend the B.C.A. board meeting on Monday, December 10th at the Bailey Community Center beginning at 7:30 p.m.

Valentine's Party Thank You's 2012

Last February the Bailey Community Association hosted its annual Valentine's Party. In our April newsletter, we thanked the many volunteers who helped to make that a success. Now it is time to thank the downtown merchants who contributed wonderful door prizes to the party, adding greatly to the festivities. During this December **SHOP LOCALLY** for your holiday gifts! Many people move to the Bailey neighborhood because of its proximity to the downtown, but the vibrancy of the downtown **depends on neighbors shopping there**. So while you are making up your holiday gift lists, make sure to visit our local merchants to be surprised by some of the special and unique items they carry. **Support our unique downtown businesses!** Thanks to:

Wanderer's Teahouse and Café, at 547 East Grand River for a \$20 gift coupon for a pot of tea, soup and a sandwich. Now that Americans have embraced coffee, it is time to be really civilized and drink tea! This teahouse provides a warm ambiance, homemade soups and salads, great pastries and, of course, a large assortment of organic teas and coffees. It's open until 11 p.m. and has free WIFI — a great place for lunch, a light supper, or, of course, a spot of tea!

Curious Book Shop, 307 East Grand River, for two \$10 gift coupons and enough \$5 gift certificates and bookmarks for every person attending the Valentine's Party – a generous gift indeed! A mainstay of the downtown, Curious Book Shop just celebrated its 43rd year in business. And no wonder, for it stocks a huge selection antique and collectible magazines and books of every description – genre fiction, the latest as well as classic fiction and nonfiction, beautiful art books and photo collections, vintage children's books, cookbooks, and comic books. The lower floor houses classic old magazines such as LIFE and COLLIERS, and books in foreign languages that you won't find elsewhere. The top floor (exit Curious Books, turn right, and go up the stairs) contains anime, show biz related items. and scores of books and magazines about sports. Most are as interesting as newly hatched creations. The stock is always changing and there are monthly specials. **A new feature: the shop now carries NEW BOOKS too!** Shop here for your Christmas gifts!

The Student Book Store, at 421 East Grand River, for an art assortment consisting of an Artist sketch book by PRO ART, a set of 8 Crayola Washable Markers, a Helix pencil sharpener, a Scotch fish-shaped tape dispenser, an MSU pencil, a Turtle clip magnet, and a storage container to hold these items! The Student Book Store not only has textbooks and a large assortment of MSU clothing and paraphernalia, but a large stock of Under Armour clothing, art and drafting supplies at good prices, backpacks, laptop bags, puzzles, stuffed animals, greeting cards and wrapping paper, and a large selection of Vera Bradley products. *It has a newly expanded section of general interest books with many children's picture books and best sellers.* SBS is a community resource, an anchor for our downtown, and a family friendly place to shop. And they supply you with a gift bag when you buy something, which is a great convenience when buying holiday gifts.

Mackerel Sky Gallery at 211 M.A.C. for a recycled cardboard armchair to build yourself by TOY TOY and a wonderful wooden automata running horse by Pathfinders to make yourself. Mackerel Sky is an award winning store noted throughout the state for its outstanding hand crafted

items: jewelry, lamps, mirrors, greeting cards and gif wrapping paper, cutting boards, salad bowls, furniture, and Art to Wear (including gorgeous ties) and handmade purses and iPad covers. Its children's section includes puzzles, blocks, baby blankets, and great sock puppets and stuffed animals. It has charming ornaments and stocking stuffers and items in every price range. Here is the place to find unusual, and beautiful gifts that you won't find anyplace else for your holiday shopping.

FOOTGEAR at 108 Division Street, for a \$25 gift certificate. FOOTGEAR is known for its handcrafted and exquisite European footwear – such as Mephisto, Birkenstock (a specialty), Finn Comfort, and THINK. It is well known for its fine service. But it also carries less expensive but wonderful brands such as the terrific winter boots by BOGS. These boots, made of vulcanized rubber and neoprene, are warm in temperatures down to 40 below and decorated with floral and geometric designs. Check out the American made and very popular KEEN products. FOOTGEAR also has shoe care products and great socks! Fine shoes and boots make a wonderful gift, and here you will find shoes not available in the malls or anywhere in the greater Lansing area. **If you want this type of merchandise to be available near you, shop here for the holidays!**

Moosejaw Mountaineering at 555 East Grand River, for two fantastic hoodies of their own manufacture, one a beautiful burgundy red with sage lettering; one a deep slate gray with orange letters. Moosejaw has all you need for camping and outdoor exploration: kayaks and canoes, tents, hammocks, snow shoes, boots, hats, scarves, and all kinds of great clothing to keep you properly dressed for your outdoor adventures. But the goods it stocks aren't just for sportspeople. The hoodies, teeshirts, fleece and down jackets are perfect for your normal outdoor stroll anywhere in Michigan! In addition to well known brands like North Face and Patagonia, Moosejaw sells its own high quality clothing for indoors and out. Currently its teeshirts are made in the U.S., and some are even printed in Michigan. With its wide variety of superior winter hats and gloves, and many interesting small gizmos, it is also a great place for stocking stuffers!

The Peanut Barrel at 421 East Grand River, for a \$25 gift certificate. The Peanut Barrel is an East Lansing institution known not only for its great burgers, fries, sandwiches, wraps and of course, PEANUTS! but for its great ambience. This is a spot where you will find local families mingling with M.S.U. students and professors, relaxing after work or watching all the local and regional sports in a communal environment. The family atmosphere of the Peanut Barrel makes it a hospitable place and great neighbor for the Bailey neighborhood. Stop by often to eat, drink and be merry!

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 Chairperson Suchitra Webster at hingwesu@msu.edu or 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 new Bailey website for updates and more information. It is:
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 !