



MINUTES

**Committee on Development and Planning
Thursday, October 27, 2016 @ 10:00 a.m.
10th Floor Conference Room, City Hall**

CALL TO ORDER

The meeting was called to order at 10:00 a.m.

ROLL CALL

Council Member Jody Washington, Chair
Council Member Jessica Yorke, Vice Chair-arrived 10:04 a.m.
Councilmember Judi Brown Clarke, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Karl Dorshimer, LEAP
Susan Stachowiak, Planning & Neighborhood Development
Mary Farr, Looney Moon, LLC

PUBLIC COMMENT

No Public Comment

MINUTES

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE MINUTES FROM OCTOBER 13, 2016 AS PRESENTED. MOTION CARRIED 2-0.

RESOLUTION – Set a Public Hearing; Z-7-2016; Rezoning from “F” & “DM-2” to “E-1” ; Dunkel & Collins Road

Ms. Stachowiak reminded the Committee that they had approved a rezoning do DM-2 a few years ago for the developer to renovate for student housing, however that marketing plan did not work so they are now seeking this rezoning to market as apartments.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING for Z-7-2016 FOR DECEMBER 12, 2016. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; OPRA District; 204 E. Grand River; Looney Moon LLC

Ms. Farr provided photos of the existing structure and their plans for the renovation. They are projecting a \$1.4 million project which will consist of 5 floors including the basement. The owner

currently owns 200-202 E Grand River and purchased 204 and 206 E. Grand River. The common staircase will be removed and all will access via 200-202. The plans for this project include an office area in the basement, office & retail on the 1st and floor, studio apartments on the 2nd micro apartments and the 3rd-4th floors will be two story apartments. This will give 4 apartments total, 2-studios and 2- one bedroom.

Council Member Yorke questioned what the proposed work would do the historical integrity of the site, but Ms. Farr stated the upper floor additions will not be visible from the front façade. Council Member Washington asked what prospects they have for the office and retail. Ms. Farr confirmed they do not have any signed leases because they are not sure on the finish date, however they are meeting with potential clients and do hope to finish by December 2018.

Mr. Dorshimer distributed an OPRA financial breakdown that outlined base value, personal property, real property, taxes paid, taxes abated, and taxes collected on the project. The OPRA is a 7 year OPRA with the following abatements and values. Those details include:

Base Land Tax Value - \$3,300 Base Building Property Tax Value - \$15,100
New Personal Property Total Investment - \$1,150,960
Total Real Property Taxes Collected in the 7 years - \$76,972
City Portion of those taxes Collected - \$2,504
Amount of Real Property Taxes Abated - \$133,763
City Portion of Real Property Taxes Abated - \$55,097
Total Taxes Paid by Developer- \$83,153 Total Taxes Abated - \$133,763
Total Lansing Taxes Collected - \$4,193 Total Lansing Taxes Abate - \$55,097
Increase in Total Taxes Collected - \$73,992
Increase in City Taxes - \$1,689

Council Member Yorke asked for the breakdown on what the amounts would be after seven (7) years, and Mr. Dorshimer roughly calculated it would be close to taxes at \$7,800 annually.

Ms. Farr added to the conversation that this project will also bring in up to 15 new employees and additional full time residents.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR NOVEMBER 28, 2016 THE OPRA DISTRICT FOR 204 E. GRAND RIVER. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; OPRA Certificate; 204 E. Grand River; Looney Moon LLC

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR NOVEMBER 28, 2016 FOR THE OPRA CERTIFICATE FOR 204 E. GRAND RIVER. MOTION CARRIED 3-0.

The Committee acknowledged Mr. Dorshimer for the detailed handout he provided.

Council Staff discussed upcoming Committee dates, and the Committee agreed to meet on Wednesday, November 23, 2016 as their second meeting in November. Council Member Brown Clarke will be absent and excused at that meeting.

Adjourn at 10:25 a.m.

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

Approved by the Committee on November 10, 2016