

**REVISED AGENDA II**  
**Committee of the Whole**  
**City Council Chambers, 10<sup>th</sup> Floor, City Hall**  
**Thursday, September 9, 2010**  
**2:00 p.m.**  
**(or Immediately following the Council Meeting)**

Council President A'Lynne Robinson  
Council Vice President Kathie Dunbar

- I. Call To Order
- II. Roll Call
- III. Approval of Minutes:
- IV. Public Comment
- V. Discussion/Action:
  1. SLU-1-2010; 5750 S. Cedar St., a Special Land Use request by Abundant Grace Faith Church
  2. Discussion on the Snow and Ice Removal Ordinance
- VI. Other
- VII. Adjourn
- VIII. Pending



## Abundant Grace Faith Church

3222 S. MLK Blvd. Ste.27

P.O. Box 70025

Lansing MI 48908-0025

517-999-3116

**From: Abundant Grace Faith Church (AGFC)**

**To: Neighborhood folks near our future church  
home (old Builders Square/Farmer Jack stores located at 5750 S. Cedar Street)**

Abundant Grace Faith Church (AGFC) purchased the building in December of 2009. You may have noticed some activity at this site during the past few months (clean-up, tree trimming, working crews, etc...). We are in the early stages of renovating this building which has been vacant for about 8 years.

In brief, phase one of our church renovation plan will include a 1200 seat auditorium, youth and childrens facilities, bookstore and Fellowship Hall/kitchen area.

AGFC is a family friendly, Bible believing, faith teaching, non-profit organization. AGFC was incorporated in March of 2007 with approximately 60 members. Our membership now exceeds 200.

Louis E. Dixon Sr. is our senior pastor and is a lifetime resident of Lansing. He graduated from Eastern High School in 1975 and retired after 32 years at General Motors. Co-Pastor Pamela Dixon, is a 1980 MSU graduate and has worked for the State of Michigan for almost 27 years. They have 3 children and 3 grandchildren.

AGFC is looking forward to being in your area and know that we will be a blessing to the South Side, the City of Lansing and surrounding areas.

If you have any questions or see any activity in or around our facility that may be suspicious, please call (517) 999-3116.

Sincerely,

A handwritten signature in black ink that reads "Bruce Morton". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Bruce Morton/Associate Pastor/AGFC

The Religious Land Use and Institutionalized Persons Act of 2000 states:

"No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution." It also forbids regulations that impose a "substantial burden on the religious exercise" of people or religious assemblies or institutions, including "the use, building or conversion of real property."

The City Zoning Ordinance makes adequate provisions for churches throughout the city. Churches are permitted in all zoning districts, including residential, if the conditions set forth in the ordinance for evaluating special land use permits can be satisfied. Furthermore, the ordinance does not treat religious institutions less favorably than any other non-commercial use, such as schools or nursing homes, seeking to locate in a commercial district. In fact, unlike schools and nursing homes, the ordinance actually provides for churches in commercial districts, through the special land use permit process, where each case can be evaluated on its own merits to determine if the location is appropriate.

SUMMARY

This is a request by Abundant Grace Faith Church to utilize the building at 5750 S. Cedar Street (former Builder's Square/Farmer Jack) for a church. The subject property is zoned "J" Parking, "G-2" Wholesale, "F" Commercial and "H" Light Industrial districts. Churches with associated parking are permitted in these districts, if a Special Land Use permit is approved by the Lansing City Council.

3-1

DNP discharged

BY THE COMMITTEE OF DEVELOPMENT AND PLANNING  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-1-2010

5750 S. Cedar Street

Church in the "F" Commercial, "J" Parking, "G-2" Wholesale & "H" Light Industrial "Districts

WHEREAS, the applicant, Abundant Grace Faith Church, has requested a Special Land Use permit (SLU-1-2010) to establish a church in the building at 5750 S. Cedar Street; and

WHEREAS, the property is zoned "F" Commercial, "J" Parking, "G-2" Wholesale & "H" Light Industrial "Districts where churches with associated parking are permitted subject to obtaining a special land use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact this proposal would have on the surrounding area and the impact on the environment, utilities, services and compliance with the Zoning Code and objectives of the Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on March 16, 2010, at which three representatives of the church spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board (based upon testimony, evidence and the staff report) at its April 6, 2010 meeting, voted (3-1) to recommend approval of SLU-1-2010 to permit a church at 5750 S. Cedar Street; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2010 on June 14, 2010 at which 3 person, including 2 representatives of the church, spoke in favor of the request; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2010 to establish a church at 5750 S. Cedar Street.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed church is compatible with the essential character of the surrounding area, as designed.
2. The proposed church will not change the essential character of the surrounding area.
3. The proposed church will not interfere with the general enjoyment of adjacent properties.
4. The proposed church will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

SLU-1-2010, 5750 S. Cedar Street  
Special Land Use Permit - Church

The Lansing City Council will hold a public hearing on Monday, June 14, 2010, at 7:00 p.m. in Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, to consider SLU-1-2010. This is a request by Abundant Grace Faith Church to utilize the building at 5750 S. Cedar Street (former Builder's Square/Farmer Jack) for a church. The subject property is zoned "J" Parking, "G-2" Wholesale, "F" Commercial and "H" Light Industrial districts. Churches with associated parking are permitted in these districts, if a Special Land Use permit is approved by the Lansing City Council.

For more information about this case, phone City Council Offices on City business days, Monday through Friday, between 8 a.m. and 5 p.m. at 483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, June 14, 2010, at the City Council Offices, Tenth Floor, City Hall, 124 West Michigan Avenue, Lansing, MI 48933-1696.

**Chris Swope, Lansing City Clerk**

GENERAL INFORMATION

APPLICANT/OWNER: Bruce Morton  
Abundant Grace Faith Church  
P.O. Box 70025  
Lansing, MI 48908-0025

STATUS OF APPLICANT: Owner

REQUESTED ACTION: Special Land Use permit to utilize the building at 5750 S. Cedar Street for a church

EXISTING LAND USE: Vacant Commercial Building (Former Builder's Square/Farmer Jack)

EXISTING ZONING: "F" Commercial, "J" Parking, "H" Light Industrial & "G-2" Wholesale Districts

PROPERTY SIZE & SHAPE: Irregular Shape  
10.3 acres

SURROUNDING LAND USE: N: Car City & Valvoline Oil Change  
S: Strip Mall  
E: Car Sales & Residential  
W: Residential

SURROUNDING ZONING: N: "H" Light Industrial & "J" Parking Districts  
S: "A" Residential & "F" Commercial Districts  
E: "F" Commercial, "G-2" Wholesale, "A" Residential & "J" Parking Districts  
W: "A" Residential District

MASTER PLAN DESIGNATION: The Southeast Area Comprehensive Plan designates the subject property for mixed land use (Commercial/Office/Apartments). S. Cedar Street is designated as a principal arterial.

SPECIFIC INFORMATION

This is a request by Abundant Grace Faith Church to utilize the building at 5750 S. Cedar Street (former Builder's Square/Farmer Jack) for a church. The subject property is zoned "J" Parking, "G-2" Wholesale, "F" Commercial and "H" Light Industrial districts. Churches with associated parking are permitted in these districts, if a Special Land Use permit is approved by the Lansing City Council.

The proposed church will hold regular services on Sunday mornings and Wednesday evenings. The church will also hold morning services on the first Saturday of each month, evening services on the first and third Sundays of each month and men's fellowship on the second Saturday of each month. The church will also occasionally hold special services and bible teachings. The existing church averages around 230-250 members. It was incorporated in May of 2007 and had approximately 60 members at that time. The proposed church will be initially designed for approximately 500 seats in the sanctuary/auditorium with the ability to hold up to 1,200. There will be full-time church staff in the building during the week. The allowable capacity of the church is determined by the amount of available on-site parking or parking that can be leased from another property owner within 300 feet of the site. The Zoning Ordinance requires 1 parking space for each 3 seats or 6 linear feet of pew in the main area of worship. There are 470 parking spaces on the site (including the small parcel that between the driveways).

AGENCY RESPONSES:

Sent 3/9/09, Due on 3/23/09

Assessing:

BWL:

Building Safety:

No objection provided they obtain property permits to change the use group from "M" to "A-3" and complete any required alterations.

Code Compliance:

Development:

Use of this parcel as a church is inconsistent with the high concentration of commercial/retail uses on S. Cedar Street, a major corridor with transit and traffic designed to serve high volume businesses.

Fire Marshal:

LPD:

Parks & Recreation:

No comment

Public Service:

There is a 66" storm drain and an 18" sanitary sewer run along the west and north sides of the property. The detention pond off the NE building corner will need to be restored to its design capacity.

Transportation:

The Transportation and Parking Office has no objection to the issuance of the special land use subject to the following comments.

This site had a traffic signal at the entrance when the previous business was open. Although the traffic characteristics of the proposed use may be different than the previous use, if this church grows in size and uses all space on the site, a traffic signal may again be needed. This traffic signal would need to be approved by the Michigan

Department of Transportation. All costs for the traffic signal, up to \$50,000 for installation and \$1,000 per year for maintenance, would be the responsibility of the property owner.

Depending on the size of the church and its use at the time of occupancy, a traffic impact study may be required to determine if there will be any traffic issues at the main entrance.

### ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?

The S. Cedar Street corridor is characterized by commercial and quasi-industrial land uses. While churches are an important and very valuable component of any community, so are vibrant commercial districts. Church activities are generally infrequent and occur outside of normal business hours. The majority of the time, there is little activity and large vacant parking lots which detracts, rather than contributes to a commercial environment.

2. Will the proposed special land use change the essential character of the surrounding area?

The proposed church will change the commercial character of the area. The Zoning Ordinance makes provisions for allowing churches in all zoning districts, including residential and office, where the conditions for evaluating special land use permits can be satisfied. Conversely, commercial uses, are limited to major corridors. S. Cedar Street is zoned, master planned and designed for customer-oriented, commercial uses that generate a high volume of traffic on a daily basis. Given the location of the site and the surrounding zoning and land use patterns in the area, a church does not appear to be the most appropriate use of the property.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The primary concern with churches in terms of interfering with the enjoyment of adjacent properties is the potential conflicts with liquor licenses. By state law, a church has an opportunity to object to all new liquor licenses within 500 feet of the church property. In this case, there are commercially zoned properties directly to the north, south and east of the subject property. Although there is already a school on the property to the south that fronts along Miller Road, the church property would be much closer to the commercial properties along S. Cedar Street.

4. **Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

The proposed church will not represent an improvement to the use or character of the property or the surrounding area. Cedar Street is a principal arterial that is designed to carry a high volume of traffic, which is why the properties that front along S. Cedar are zoned and master planned for commercial land use. The church will result in a hole of little activity, with a great deal of parking, within an otherwise active commercial area.

With regard to the natural environment of the lot, no changes are proposed for the site. There is a landscape strip around the perimeter of the site and several landscape islands located throughout the parking lot. Additional landscaping throughout the site would be greatly encouraged.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The church will not generate any hazardous conditions.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration ?**

The subject property is currently served by all necessary public services and utilities. No negative comments have been received from any of the reviewing departments or agencies. Inspections may be necessary to determine if the structure meets current building code and fire code requirements.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed special land use is not expected to increase the demand on public services and facilities in excess of current capacity. In terms of traffic, S. Cedar Street is designated as a principal arterial and is therefore, designed to accommodate a high volume of traffic.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The proposed church is not consistent with the intent and purpose of the Zoning Ordinance or the Southeast Area Comprehensive Plan. The zoning pattern and future land use pattern along S. Cedar Street is clearly intended to retain and promote commercial land use along this

corridor. The subject property is zoned a combination of commercial, wholesale, industrial and parking districts and is master planned for commercial/office or multiple family development. The intent of the zoning ordinance is to concentrate commercial land uses along principal arterials/state trunklines. Such streets are designed to accommodate uses that generate a high volume of vehicular trips on a daily basis and receive heavy truck deliveries. Unlike commercial uses, the Zoning Ordinance allows churches, with a special land use permit, in residential and office districts. Churches are considered compatible uses in residential neighborhoods and office districts since they are quiet, the majority of the traffic is on weekends and there is no heavy truck traffic associated with their use.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

There are no physical changes proposed for the exterior of the building or the site at 5750 S. Cedar Street and therefore, the only dimensional requirement that applies to this request is parking. The Zoning Ordinance requires 1 parking space for each 3 seats in the main sanctuary. Since the applicant would like to have seating for 500 people in the main sanctuary, 167 parking spaces would be required. The attached site plan shows 470 parking spaces, including the lot that is located between the 2 driveways.

#### OTHER

The Religious Land Use and Institutionalized Persons Act of 2000 states:

"No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution." It also forbids regulations that impose a "substantial burden on the religious exercise" of people or religious assemblies or institutions, including "the use, building or conversion of real property."

The City Zoning Ordinance makes adequate provisions for churches throughout the city. Churches are permitted in all zoning districts, including residential, if the conditions set forth in the ordinance for evaluating special land use permits can be satisfied. Furthermore, the ordinance does not treat religious institutions less favorably than any other non-commercial use, such as schools or nursing homes, seeking to locate in a commercial district. In fact, unlike schools and nursing homes, the ordinance actually provides for churches in commercial districts, through the special land use permit process, where each case can be evaluated on its own merits to determine if the location is appropriate.

#### SUMMARY

This is a request by Abundant Grace Faith Church to utilize the building at 5750 S. Cedar Street (former Builder's Square/Farmer Jack) for a church. The subject property is zoned "J" Parking, "G-2" Wholesale, "F" Commercial and "H" Light Industrial districts. Churches with associated parking are permitted in these districts, if a Special Land Use permit is approved by the Lansing City Council.

*purchased in 2009*

The proposal can comply with some of the criteria of Section 1282.03(f)(1)-(9) of the Zoning Code for evaluating Special Land Use permits.

- 1. The proposed Special Land Use is not harmonious with the character of adjacent properties and surrounding uses.
- 2. The proposed Special Land Use will change the essential character of the surrounding properties.
- 3. The proposed Special Land Use may interfere with the general enjoyment of adjacent properties.
- 4. The proposed Special Land Use does not represent an improvement to the lot as it currently exists.
- 5. The proposed Special Land Use will not be hazardous to adjacent properties.
- 6. The proposed Special Land Use can be adequately served by public services and utilities.
- 7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
- 8. The proposed Special Land Use is not consistent with the specific designations of the Zoning Code and the Southeast Area Comprehensive Plans.
- 9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

**RECOMMENDATION**

Staff recommends denial of SLU-1-2010 based upon the findings of fact as outlined in this staff report.

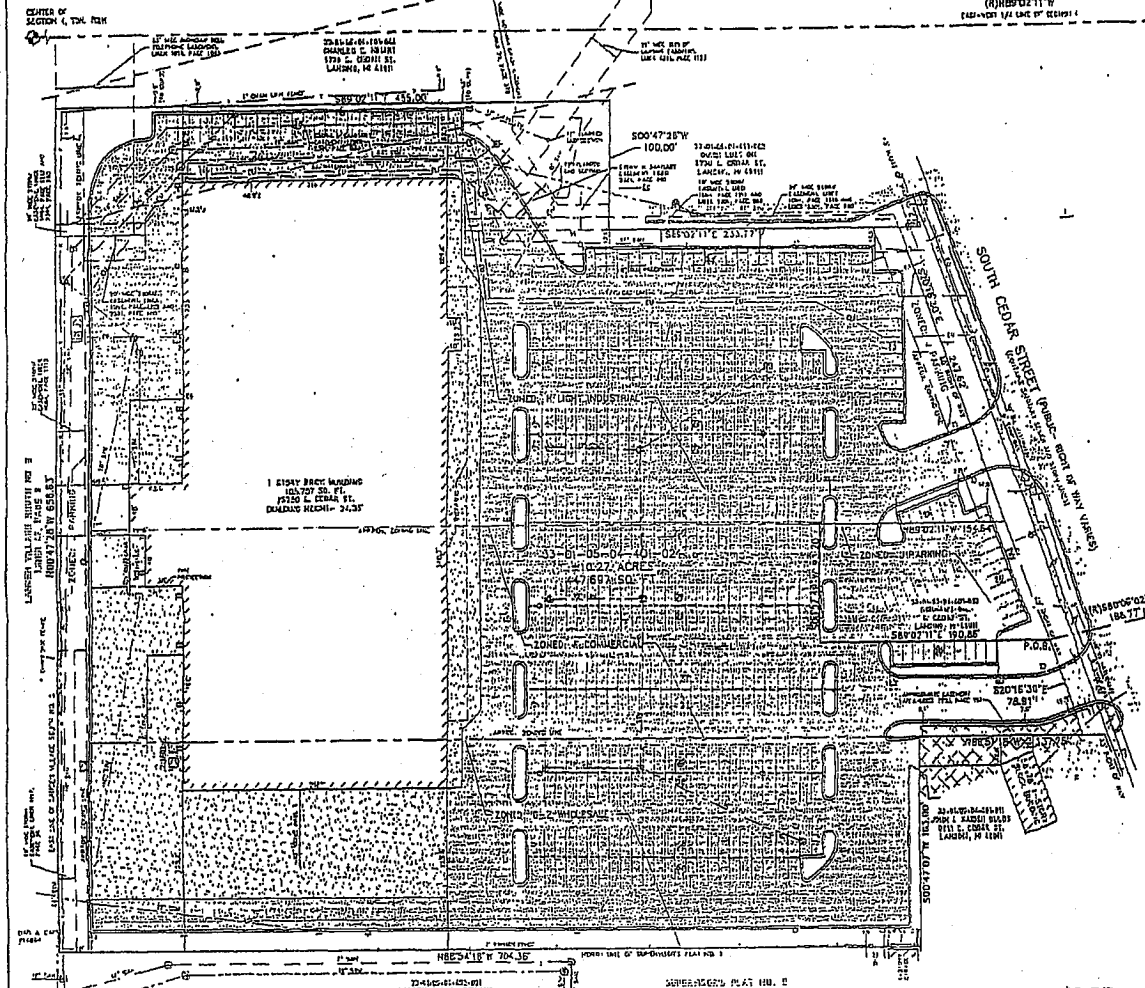
Respectfully Submitted,

Susan Stachowiak  
Zoning Administrator

- ① future land use map
- ② create vibrant commercial corridors ~~D.S.~~  
KD
- ③ to compliment a synthesis of what's in the area & not create a whole

# ALTA/ACSM LAND TITLE

## "5750 SOUTH CEDAR"



### SCHEDULE B, SECTION II, EXCEPTIONS

(as provided in Chicago Title Insurance Company, Commitment No. 33043905624, Revision No. 1, Dated March 21, 2007)

- Item 8: Parcel subject to City of Lansing easement as recorded in Liber 1117, Page 26, Ingham County Records, said easement is platiable and shown hereon.
- Item 9: Parcel subject to City of Lansing easement as recorded in Liber 058, Page 1056, Ingham County Records, said easement is not platiable and therefore not shown hereon.
- Item 10: Parcel subject to City of Lansing easement as recorded in Liber 1084, Page 1212 as modified in Liber 2301, Page 980, Ingham County Records, said easement is platiable and shown hereon.
- Item 11: Parcel subject to City of Lansing easement as recorded in Liber 1084, Page 1210 as modified in Liber 2301, Page 980, Ingham County Records, said easement is platiable and shown hereon.
- Item 12: Parcel subject to Michigan Bell Telephone easement as recorded in Liber 1018, Page 1045, Ingham County Records, said easement is platiable and shown hereon.
- Item 13: Parcel subject to City of Lansing easement as recorded in Liber 1218, Page 1123, Ingham County Records, said easement is platiable and shown hereon.
- Item 14: Easement to City of Lansing as recorded in Liber 058, Page 1055, Ingham County Records, said easement is not platiable therefore the effect to subject parcel is unknown.
- Item 15: Parcel subject to terms, conditions and covenants of easement between Fruman-Day Investment Company and Wolverine Development Corporation as recorded in Liber 1122, Page 144, Ingham County Records, said easement is not platiable, therefore not shown hereon.
- Item 17: Parcel subject to Easement Agreement to John A. Bolas and Solsah Wiles as recorded in Liber 2835, Page 187, Ingham County Records, approximate location of said easement is shown hereon.
- Item 18: 100 foot wide Welgman Drain Easement as shown on Professional Engineering Associates survey, Job No. 97201, dated February 3, 1998, is physically shown hereon.
- Item 19: Encroachment of 6 foot privacy fence along the Southern boundary line is physically shown hereon.
- Item 20: Encroachment of 4' chain-link fence along the West boundary line is physically shown hereon.
- Item 25: Parcel subject to the right of way for drain construction & maintenance as recorded in Liber 72, Page 372, Ingham County Records, said easement is platiable and shown hereon.

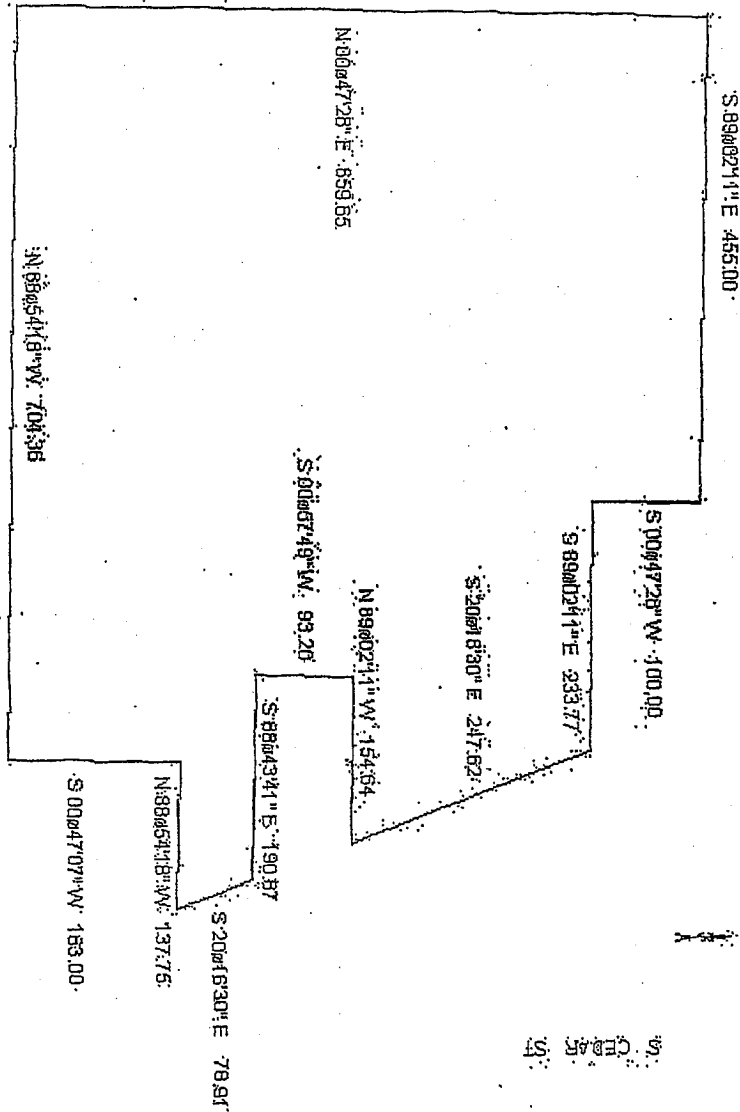
### LEGEND

- SETI
- FOU
- DICE
- DIST
- FEIN
- ASP
- COU
- WCI
- EXIS
- ENR
- SAN
- STO
- WAY
- GAS
- UNIC
- UNIC
- UNIC
- DVE
- PDS
- DOR

**Image/Sketch for Parcel:**  
**33-01-05-04-401-024**  
Caption: L001

[Back to Non-Printer Friendly Version] [Send To Printer]


Sketch by Apex Nova



**\*\*Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.  
Privacy Policy


- General/Sales
- Buildings
- Images/Sketches


Image/Sketch for Parcel: 33-01-05-04-401-024  
Caption: 11\_3\_09

 Printer friendly version

Related Details...

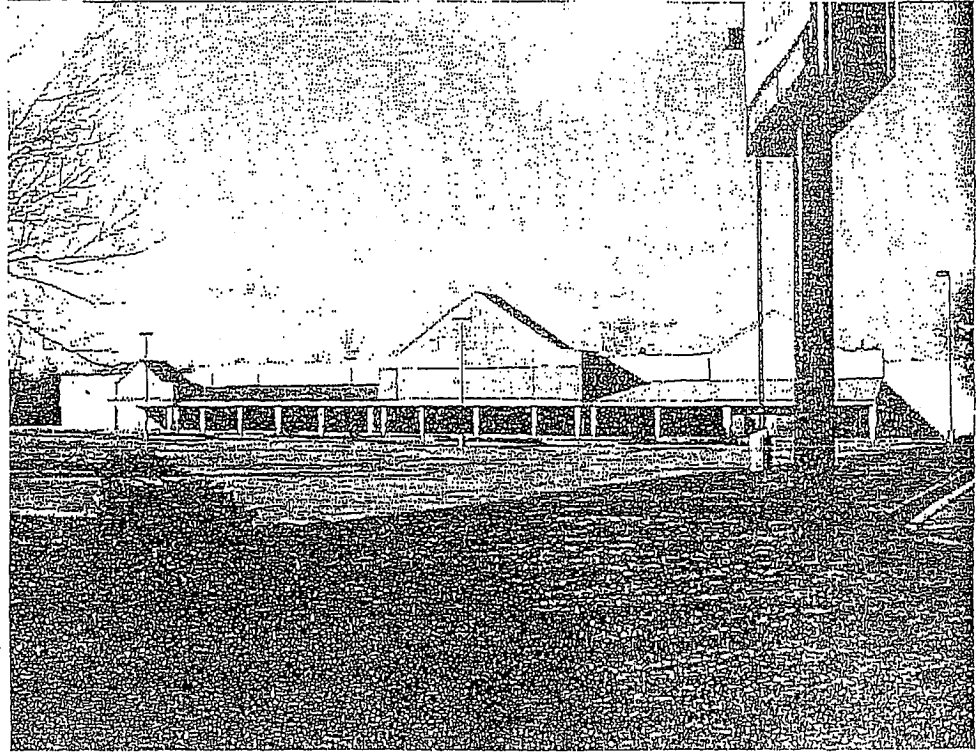
- Tax Information
- Sp. Assessment
- Miscellaneous
- Receivables

 Back to Main

 collapse the menu

Click this button to collapse the above menu to the top of the screen.

[View Full Size](#)



- General/Sales
- Buildings
- Images/Sketches

Related Details...

- Tax Information
- Sp. Assessment
- Miscellaneous
- Receivables

Back to Main

collapse the menu  
Click this button to collapse the above menu to the top of the screen.

Image/Sketch for Parcel: 33-01-05-04-401-024  
Caption: 5750 S CEDAR ST - 4\_01

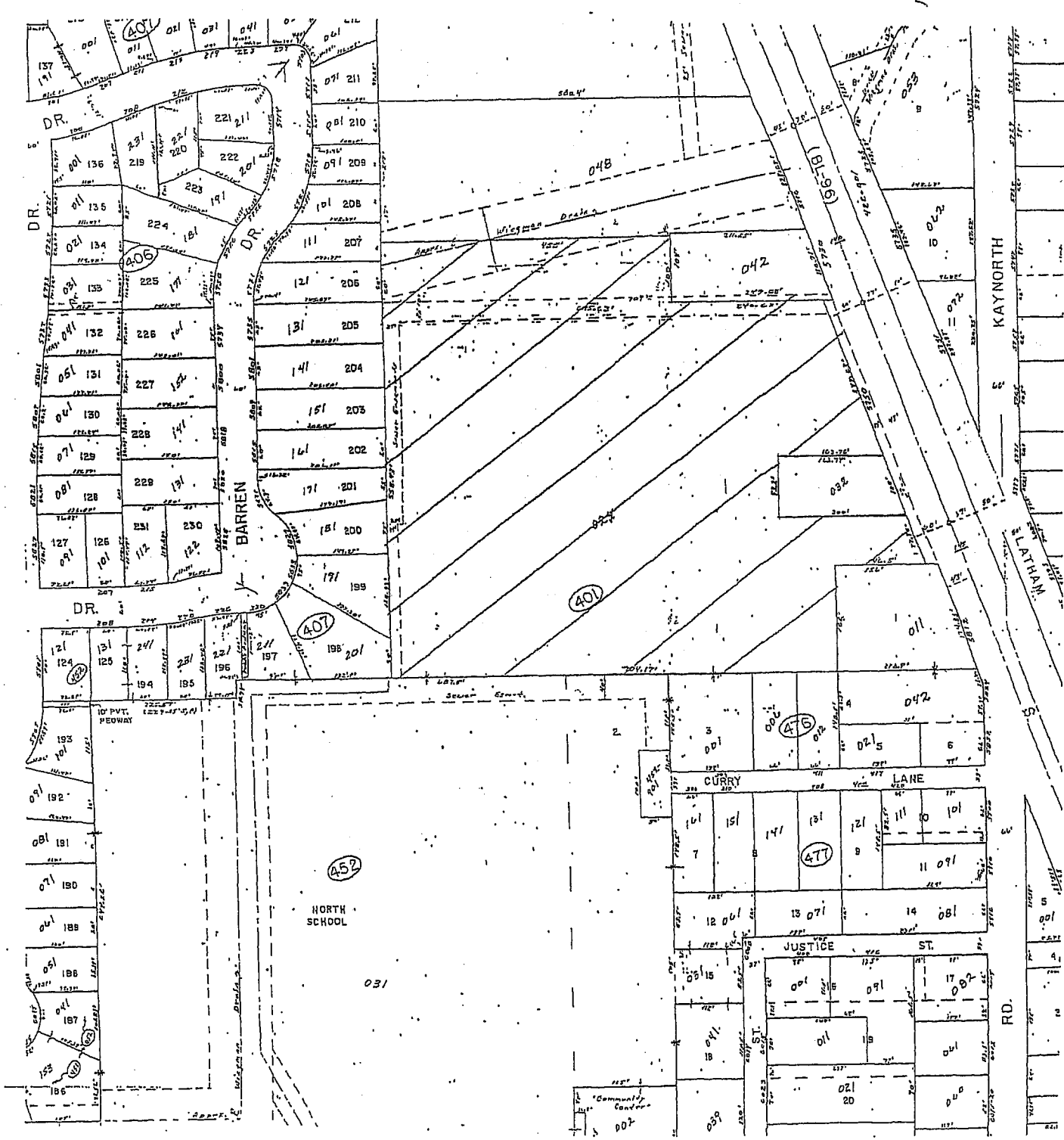
Printer friendly version

View Full Size



# Site Location Map

North



BY THE COMMITTEE OF THE WHOLE  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-1-2010  
5750 S. Cedar Street  
Church in the "F" Commercial, "J" Parking, "G-2" Wholesale & "H" Light Industrial "Districts

WHEREAS, the applicant, Abundant Grace Faith Church, has requested a Special Land Use permit (SLU-1-2010) to establish a church at 5750 S. Cedar Street; and

WHEREAS, the property is zoned "G-2" Wholesale, "F" Commercial, "J" Parking and "H" Light Industrial Districts; and

WHEREAS, churches are a use permitted in the "G-2" Wholesale, "F" Commercial and "H" Light Industrial Districts, subject to obtaining a special land use permit; and

WHEREAS, the area of the site that is zoned "J" Parking does not permit for its use as a church; and

WHEREAS, a review was completed by staff evaluating the character, location and impact this proposal would have on the surrounding area and the impact on the environment, utilities, services and compliance with the Zoning Code and objectives of the Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on March 16, 2010, at which three representatives of the church spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board (based upon testimony, evidence and the staff report) at its April 6, 2010 meeting, voted (3-1) to recommend approval of SLU-1-2010 to permit a church in the building at 5750 S. Cedar Street; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2010 on June 14, 2010 at which 3 persons, including 2 representatives of the church, spoke in favor of the request; and

WHEREAS, the Committee of the Whole has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2010 to establish a church at 5750 S. Cedar Street.

BE IT FURTHER RESOLVED that portion of the subject property which is zoned "J" Parking shall not be subject to this Special Land Use permit.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed church is compatible with the essential character of the surrounding area, as designed.
2. The proposed church will not change the essential character of the surrounding area.
3. The proposed church will not interfere with the general enjoyment of adjacent properties.
4. The proposed church will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed church will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed church can be adequately served by essential public facilities and services.
7. The proposed church will not place any demands on public services and facilities in excess of current capacities.
8. The proposed church is consistent with the intent and purposes of the Zoning Code and the Southeast Area Comprehensive plan.
9. The proposed church will comply with the requirements of the "F" Commercial, "G-2" Wholesale & "H" Light Industrial" Districts and the parking area will comply with the requirements of the "J" Parking District

**DRAFT**



Virg Bernero, Mayor

**OFFICE OF THE MAYOR**

9th Floor, City Hall  
124 W. Michigan Avenue  
Lansing, Michigan 48933-1694  
(517) 483-4141 (voice)  
(517) 483-4479 (TDD)  
(517) 483-6066 (Fax)

From the 8-16-10 Council Meeting Packet

**REFERRED TO THE COMMITTEE OF  
THE WHOLE**

TO: City Council President A'Lynne Robinson and Council Members

FROM: Mayor Virg Bernero

DATE: August 12, 2010

RE: Resolution— SLU-1-2010—Church—5750 S. Cedar Street— Property is "F"  
Commercial with "J" Parking, "G-2" Wholesale and "H" Light Industrial

---

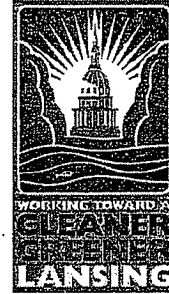
The attached correspondence is forwarded for your review and appropriate action.

VB/rh  
Attachment



Virg Bernero, Mayor

City of Lansing  
Inter-Departmental  
Memorandum



To: Virg Bernero, Mayor  
From: Susan Stachowiak, Zoning Administrator  
Subject: CITY COUNCIL AGENDA ITEM - SLU-1-2010  
Date: August 10, 2010

---

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

“Equal Opportunity Employer”

BY THE COMMITTEE OF DEVELOPMENT AND PLANNING  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-1-2010

5750 S. Cedar Street

Church in the "F" Commercial, "J" Parking, "G-2" Wholesale & "H" Light Industrial "Districts

WHEREAS, the applicant, Abundant Grace Faith Church, has requested a Special Land Use permit (SLU-1-2010) to establish a church in the building at 5750 S. Cedar Street; and

WHEREAS, the property is zoned "F" Commercial, "J" Parking, "G-2" Wholesale & "H" Light Industrial "Districts where churches with associated parking are permitted subject to obtaining a special land use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact this proposal would have on the surrounding area and the impact on the environment, utilities, services and compliance with the Zoning Code and objectives of the Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on March 16, 2010, at which three representatives of the church spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board (based upon testimony, evidence and the staff report) at its April 6, 2010 meeting, voted (3-1) to recommend approval of SLU-1-2010 to permit a church at 5750 S. Cedar Street; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2010 on June 14, 2010 at which 3 person, including 2 representatives of the church, spoke in favor of the request; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2010 to establish a church at 5750 S. Cedar Street.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed church is compatible with the essential character of the surrounding area, as designed.
2. The proposed church will not change the essential character of the surrounding area.
3. The proposed church will not interfere with the general enjoyment of adjacent properties.
4. The proposed church will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed church will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed church can be adequately served by essential public facilities and services.
7. The proposed church will not place any demands on public services and facilities in excess of current capacities.
8. The proposed church is consistent with the intent and purposes of the Zoning Code and the Southeast Area Comprehensive plan.
9. The proposed church will comply with the requirements of the "F" Commercial, "J" Parking, "G-2" Wholesale & "H" Light Industrial "Districts