



MINUTES

**Committee on Development and Planning
Monday, February 4, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor**

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:00 p.m.

PRESENT

Council Member Hussain, Chair
Council Member Garza, Vice-Chair
Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Brian McGrain, Director Economic Development and Planning
Joseph Abood, Chief Deputy City Attorney
Greg Venker, Assistant City Attorney
Kris Klein, LEDC
Karl Dorshimer, LEDC
Bill Rieske, Economic Development & Planning
Susan Stachowiak, Economic Development & Planning
Robert Gibb
Robert Fryling
Mark Matus, LBWL
Kathy Miles
Pablo Maldonado, Pablo's Mexican Restaurant

PUBLIC COMMENT

Public comment taken at each agenda item.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM DECEMBER 3, 2018 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – Appointment; Jason McCammon; Member; Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2022

Council staff provided an email from Mr. McCammon stating he was declining the appointment at this time due to work and family obligations, and does not believe he can commit to the Board at this time.

RESOLUTION – Appointment; Brian McGrain; Member; Local Development Finance Authority; Term to Expire June 30, 2019

Council Member Hussain noted to the Committee that the Authority consists of seven (7) members from Ingham County, Lansing and East Lansing. Mr. McGrain confirmed he used to sit on the Authority as an Ingham County Representative but resigned when he came to work for the City. The Authority's function is to encourage innovative economy. Since he had not been on the Authority for two years he could not speak to what they have currently done, but noted they did focus on technology innovation as a key point. Lastly, Mr. McGrain confirmed he would be replacing Chad Gamble as the City representative. Mr. Dorshimer added to the conversation that there is a new economy division that is encouraging technology based business and partnership with MSU and joint projects with East Lansing. Council Member Washington asked how they were reaching out. Mr. Dorshimer admitted their biggest challenge was powered by tax capture in the technology zone, so there was very little funding, but with McLaren Hospital going into the area, and attracting for-profit entities, the revenue will be there. MSU is stepping up to the table on these items.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF BRIAN MCGRAIN TO THE LDFA. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Robert Gibb; At-Large Member; Historic District Commission; Term to Expire June 30, 2021

Mr. Gibb introduced himself as a Lansing resident, licensed architect, and having past work experience in construction management, and residential renovation of historic buildings. Council Member Hussain confirmed his application noted his only interest was this Commission. Council Member Washington asked Mr. Rieske if Mr. Dale Shrader was asked to fill a position on this Commission and Mr. Rieske noted he had not, but the vacancy currently being filled by Mr. Gibb has to be filled by an architect per the Commission rules.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO APPOINT ROBERT GIBB TO THE HISTORIC DISTRICT COMMISSION. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Robert Fryling; At-Large Member; Board of Zoning Appeals; Term to Expire June 30, 2021

Council Member Hussain noted for the Committee that the Board consists of 9 members and one has to be a Planning Board member as well.

Mr. Fryling provided details on his residency, work experience currently at Sparrow MIT and personal experience in the construction field.

Council Member Washington provided her interest in the importance of the Board and asked Mr. Fryling if he can be an independent thinker, and he confirmed.

Council Member Hussain asked Mr. Fryling how he intended to communicate with the neighbors in an area where there are zoning appeals. Ms. Stachowiak intervened and clarified that the BZA is a quasi-judicial Board, and it would be illegal for the Board member to have communications with business owners, residents and applicants outside of the meeting.

All business on an appeal must be done in the Board meeting. Council Member Hussain acknowledged that detail, and stated to Mr. Fryling his interest is that the applicants have an involvement with the community and residential groups, he would never suggest the Board member go to a constituent meeting and discuss a specific appeal case. Ms. Stachowiak added for Mr. Fryling and the Committee that an applicant cannot come to the Board of Zoning Appeals to overturn a Council decision. Council Member Washington admitted that her concerns are with variances and particularly the marijuana variances. Council Member Hussain asked Ms. Stachowiak to list what a typical variance would be, at which she listed signs, fence heights, fence locations, setbacks for decks, garages and additions, and it wasn't until recently that they saw marijuana cases.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO APPOINT ROBERT FRYLING TO THE BOARD OF ZONING APPEALS. MOTION CARRIED 3-0.

RESOLUTION – ACT-9-2018; Easement to Consumer Energy; East of Canal Road, West side of LBWL property in Delta Township

Mr. Matus informed the Committee that this easement would be for the construction of the natural gas at Erickson Facility in Delta Energy Park. The gas line would run from Wacousta to the new plant, and there is no cost for the easement.

Mr. Abood and Mr. Venker proposed a change to the resolution asking for a sentence be added before the "Now therefore be it resolved" to state "This easement will be granted for \$1.00". The Committee consensus was to add the line.

Council Member Hussain asked if the item was before the Commissions and Planning Board for review and was informed it did and there were no issues.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR ACT-9-2018 FOR THE EASEMENT TO CONSUMERS ENERGY, EAST OF CANAL ROAD IN DELTA TOWNSHIP. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; Brownfield Plan #62-Amended; Oliver Towers, 310 N. Seymour

Mr. Dorshimer provided a history on the project, which was once managed by the LHC and after a fire was left vacant. The City sold on behalf of the LHC to Eyde Family LLC in 2015 with intent to create residential micro-units. The current Brownfield was approved in 2015 and in 2018 they began the demolition and tear out and in early 2019 they obtained financing for the project. The Brownfield deadline was 2018, however Mr. Dorshimer noted they have more eligible activities that still need to be done so they are now asking to amend the plan. The request today is to set the public hearing. Tri Terra distributed a document that outlined the project and changes which was approved by the Brownfield Authority in December 2018. Mr. Clouse was asked to attend the Council meeting on February 11, 2019, he confirmed and provided an electronic copy of the handout to Council staff to have ready for that meeting.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR SETTING THE PUBLIC HEARING FOR A BROWNFIELD PLAN 62 AMENDMENT FOR 310 N SEYMOUR ON FEBRUARY 25, 2019. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; Lansing Economic Development Corp (LEDC) REO Town Project; Pablo’s Mexican Restaurant; 1102 S Washington Avenue and W. Elm Street

Mr. Klein informed the Committee that the Council needs to approve the project plan for the LEDC Board.

Mr. Maldonado acknowledged the Committee and provided a brief history on his current business in Old Town, his expansion to Reo Town bringing in 24 new employees, and 140 seats at that restaurant. The applicants made the Committee this hearing and approval is required under the Economic Development Corporations Act, No 338 of 1974.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR FEBRUARY 25TH, 2019 LEDC PABLO’S MEXICAN RESTAURANT PROJECT PLAN. MOTION CARRIED 3-0.

ORDINANCE - Z-5-2018; 136 E. Malcom X Street w/vacant parcel east; “DM-4” Residential and “J” Parking to “G1” Business

Council Member Hussain asked if Mr. Forsberg was going to be in attendance because at the public hearing he stated to the Council to believe they were ready to start work on something. Ms. Stachowiak acknowledged she expected him to attend and had not spoken to him. Council Member Hussain stated he was not comfortable with proceeding until Mr. Forsberg attended. Ms. Stachowiak assured the Committee she would reach out to Mr. Forsberg and invite him to the next meeting on February 18, 2019.

ORDINANCE - Z-6-2018; 522 Leshler Place; “DM-3” Residential to “D-1” Professional

Ms. Stachowiak confirmed this was the Neogen property. Council Member Hussain asked if once it was rezoned to D-1 Professional if they would need a SLU for their proposed use, and Ms. Stachowiak stated they would not. Council Member Hussain then stated for the record that at the public hearing there were no comments.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR 522 LESHER PLACE; Z-6-2018. MOTION CARRIED 3-0.

ORDINANCE - Z-7-2018; Two Vacant Parcels at NW Corner of W. Cavanaugh and Lowcroft; “A” Residential to “C” Residential

Council Member Hussain reiterated to the Committee that during the public hearing there were not comments, there was no conflict with the Master Plan and it was not a spot zone.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR Z-7-2018 FOR THE TWO (2) VACANT PARCELS AT THE NW CORNER OF W CAVANAUGH AND LOWCROFT. MOTION CARRIED 3-0.

Adjourn

Adjourned at 4:55 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on February 18, 2019