



MINUTES
Committee on Development and Planning
Tuesday, February 4, 2020 @ 3:30 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT

Council Member Spitzley, Chair- arrived at 3:39 p.m.
Council Member Garza, Vice-Chair
Council Member Betz, Member
Council Member Hussain, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Amanda O'Boyle, Assistant City Attorney
Susan Stachowiak, Economic Development & Planning
Amy Potchen
Mary Farrand
Lucy McClintic, CACS Headstart
Sheryl Landgraf, FTZ Labs
Jeff Landgraf, FTZ Labs
Nickolas Lentz
Sidney Wuycheck
Roger Donaldson
Miguel Rodriguez, CACS

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER BETZ TO APPROVE THE MINUTES FROM JANUARY 27, 2020 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – Set Public Hearing; SLU-3-2019; 1315 Massachusetts Avenue; Parking Lot in “B” Residential Zoning District

Ms. Stachowiak noted that currently the applicants own the property adjoining this property, and due to their issue with lack of parking, they have a purchase agreement with the Land Bank to purchase 1315 Massachusetts Avenue. They will provide 6’ off the north to that neighboring property owner and then convert the remainder of the lot into a parking lot. Being that the sole use will be parking, and permitted in residential, their only needed request is for a Special Land Use for that type of use. Council Member Hussain asked if the structures have been removed and what other amendments will they make to convert to a parking lot. Ms. Stachowiak confirmed the structures are gone, they will access the lot from the rear alley.

Ms. McClintic stated that currently the CACS Head Start program that uses the school, has 3 teachers per classroom, and with the Early Learning Institute that is housed in the building as well, that requires 10 staff per class room.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MARCH 16, 2020. MOTION CARRIED 3-0.

RESOLUTION – Introduction/Set Public Hearing; Z-9-2019; 3440 N East Street; Conditional Rezoning from F- Commercial to G-2 Wholesale District

Ms. Stachowiak acknowledged the applicants were before Council in early 2018, at which point when the process was done the Council denied their rezoning to go from F-Commercial to G-2 Warehouse. The proposal now is a new application for a Conditional Rezoning for the purpose of the Conditional Rezoning request is for the G-2 Warehouse zoning designation with a condition that the only use allowed will be the marihuana testing/safety compliance facility. The other marihuana uses of processing, transport or provisioning center will not be allowed. The Committee reviewed the maps in the packets, discussed other G-2 uses in the area and any neighborhood input. Council Member Betz confirmed that during his Council election in late 2019 the residents he spoke to in the area supported this use. Mr. Landgraff confirmed all their discussions with the neighbors has resulted in good input and support. Council Member Hussain acknowledged his struggle with the application the first time in 2018, and noted his concerns with this application. This included the surrounding zoning and his concern it would create spot zoning now and in the future for other properties. Mr. Landgraff referenced an article he brought on spot-zoning for the Committee. Council Member Spitzley asked if the Planning Board approved this conditional rezoning request and Ms. Stachowiak confirmed it was unanimous. Council Member Hussain asked if there was any historical use of the property and if it was ever residential. Ms. Stachowiak noted it was used as an office, and the applicants confirmed they have no intention of tearing down the structure because it will be used just for the safety testing. Ms. Landgraff added that they own the two properties to the south of this parcel and therefore they are the “neighbors”. Ms. Stachowiak did clarify that those parcels were not part of this request, and Council Member Spitzley asked if they intended to come back to Council in the future to have those two additional parcels rezoned as well. Mr. Landgraff confirmed they did not have those intentions at this time, and if they needed larger space they would move. Council Member Spitzley asked what their intentions were for safety, and was told they will have alarms, cameras, and assured her that they will not have the similar amount of marihuana on site as with a dispensary. They are closed to the public and only collect samples. Council Member Hussain asked about onsite parking, deliveries and the access. Mr. Landgraff assured the Committee the parking lot is currently asphalt, and Ms. Stachowiak added that during the first request in 2018 they did research what kind of traffic was generated and it would be similar to a car wash. Council Member Betz was asked how many employees they will have

and was told four (4). Council Member Spitzley recommended the applicants attend the Council meeting the night of the public hearing to do a brief presentation. Council Member Hussain asked how the Planning Board voted in 2018, and was told in unanimous support.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR Z-9-2019; 3440 N EAST STREET, FOR MARCH 16, 2020. MOTION CARRIED 4-0.

Adjourn

Adjourned at 3:51 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on February 18, 2020