



MINUTES

**Committee on Development and Planning
Monday, February 18, 2019 @ 3:30 p.m.
Council Conference Room, City Hall 10th Floor**

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:31 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Susan Stachowiak, Economic Development and Planning
Joseph Abood, Chief Deputy City Attorney
Gary Manns
James Houthoofd
Deborah Manns
Jeff Deahan
Andi Bourglas
Bill Rieske, Economic Development & Planning

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM FEBRUARY 4, 2019 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION – Reappointment; Benjamin Bakken; City of Lansing Member to the Local Development Finance Authority; Term to Expire June 30, 2021

Council Member Hussain asked Law, in terms of this Authority, is there a residency requirement. Mr. Abood was not able to confirm and left the meeting to find out the information at 3:31 p.m.

RESOLUTION – Appointment; James A. Houthoofd, Jr.; Member; Saginaw Street Corridor Improvement Authority; Term to Expire June 30, 2021

Mr. Houthoofd provided details on his work experience with NEOGEN and his interest in serving the City, noting he was approached by the Mayor and LEAP representatives for this board since NEOGEN does sit on the Saginaw Street corridor.

Council Member Hussain asked if the membership requires residency or only being a business partner. Mr. Houthoofd stated he did review the requirements and his position will be under the business at large within the corridor. NEOGEN is a public traded company and he is a stake holder. He added he had an interest in both corridor authorities because both NEOGEN locations are in those corridors. Council Member Garza asked Mr. Houthoofd his opinion on making Saginaw Street a two-way street. Mr. Houthoofd acknowledge the potential because of its width, however the questions would be the median status.

Mr. Abood returned at 3:37 p.m. and confirmed that Mr. Houthoofd was eligible to serve.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO APPOINT JAMES HOUTHOOFD JR. TO THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

RESOLUTION – Reappointment; Benjamin Bakken; City of Lansing Member to the Local Development Finance Authority; Term to Expire June 30, 2021- CONTINUED

Mr. Abood informed the Committee that this is a regional board, so this appointment would be appropriate, and there is no residency violation.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO REAPPOINT BENJAMIN BAKKEN TO THE LDFA WITH A TERM TO EXPIRE JUNE 30 2021. MOTION CARRIED 2-0.

RESOLUTION – Appointment; Gary Manns; At-Large Member; Planning Board; Term to Expire June 30, 2022

Council Member Hussain confirmed that Mr. Manns was replacing Ms. Martinez who recently resigned. He also noted that the application stated Mr. Manns had an interest in the Lansing Housing Commission Board as well.

Mr. Manns spoke briefly on his residency in Lansing since 1986, his 35 year career with the State of Michigan, and his interest in both the Planning Board and the Housing Commission because of his desire to provide guidance and become vested in the communities.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO APPOINT GARY MANN S TO THE PLANNING BOARD, WITH A TERM TO EXPIRE JUNE 30, 2022. MOTION CARRIED 2-0.

Mr. Abood stepped away from the meeting at 3:47 p.m. and returned at 3:48 p.m.

RESOLUTION – Introduction and Setting of Public Hearing; Z-8-2018; 5400 S. Cedar Street; “F” Commercial and “J” Parking to “G-2” Wholesale

Ms. Stachowiak provided details on the site, which is the former K-Mart site, which the applicants proposes to convert into self-storage, with a truck sharing facility for U-Haul. They are also proposing two out buildings and out lots. They have not excluded those out lots from rezoning. Ms. Stachowiak confirmed that the Planning Board denied the request 5-2; the

department believes that there are conflicts with other similar facilities, and it does conflict with the master plan for this property.

Council Member Hussain asked Ms. Stachowiak to invite both the applicant and current owner to the Council meeting on February 25, 2019 when Council will be setting the public hearing.

The Committee and staff discussed briefly the potential for “spot zoning”, current pattern of Commercial zoning in this corridor, and the street system established to handle high volume traffic and serve types of businesses that generate traffic, which this use will not. Ms. Stachowiak then distributed a presentation from the applicant on U-Haul Sustainability Programs.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-8-2018 AT 5400 S CEDAR STREET FOR MARCH 25, 2019. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Setting of Public Hearing; Z-9-2018; ID 33-01-01-17-480-021; “C” Residential to “F” Commercial

Ms. Stachowiak noted that the property is surround on three (3) sides by commercial and their office is not aware of why it is currently historically zoned C-Residential. The intent by the applicant is to combine it to a neighboring commercial lot and develop. The applicant has indicated any plans other than that. Ms. Stachowiak confirmed that the Planning Board approved and the applicant attend all their meetings. An invitation will be extend to the applicant to attend the February 25, 2019 meeting when Council will set the public hearing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-9-2018 FOR MARCH 25, 2019. MOTION CARRIED 2-0.

RESOLUTION – Setting of Public Hearing; SLU-2-2018; 1609 N Larch; Residential Use in “I” Heavy Industrial

Ms. Stachowiak noted the location and former use for the Committee as the former BWL substation that was sold in 2018 for \$8,000. The new owner is struggling with finding a use, and is now proposing five (5) residential studio units. Those five (5) units will meet the maximum parking requirements.

Council Member Garza asked if they have performed any work on the structure, and it was confirmed they had not.

Mr. Deahan spoke as a person who has visited the site, not as the owner or applicant, and stated the potential of cost prohibitive to clean up the site.

Ms. Stachowiak lastly confirmed the Planning Board supported the SLU.

MOTION CARRIED BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MARCH 25, 2019 FOR THE SLU-2-2018 FOR 1609 N LARCH. MOTION CARRIED 2-0.

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

Mr. Deahan submitted renderings of the site to the Committee members.

Council Member Hussain confirmed the required public hearing has been held, but the Committee at this time was asking for an update.

Mr. Deahan acknowledged the property was under contract with the Landbank and they are currently working on some unforeseen environmental issues. There is also a potential hotel option on the property and they have reconfigured the layout of that potential hotel. The purchase agreement with the Landbank is conditional to build what is on the plan. Mr. Deahan asked to come back to the Committee on March 4, 2019 to provide an update on the property, site and environmental topics.

RESOLUTION – ACT-1-2019; 212 E. Howe Avenue; Nathan Shell

Mr. Rieske referred the Committee to the site plans and maps in the packet, noting the street ends from the east and west at this parcel, and the applicant is looking to get an access easement across the property. The easement will be 15' x 66'. Mr. Rieske confirmed that City staff have no concerns and the applicant has been working with Public Service also and they have no issue with it. Ms. Stachowiak pointed out that technically the land is land-locked.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR ACT-1-2019 FOR 212 E HOWE AVENUE. MOTION CARRIED 2-0.

RESOLUTION – Revoke OPRA Certificate #3-08-0005; Spartan Internet Properties, LLC; 1030 S. Holmes Street

The Committee reviewed the documents, and Mr. Abood provided a brief overview of the site, noting that it was purchased by Spartan Internet Properties, however they never followed through on their project, took the funds, the City had to sue and did win the judgement. Currently it was taken back by the bank and they are attempting to sell. The recommendation is that the OPRA for the property be revoked at this time.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO REVOKE OPRA CERTIFICATE #3-08-0005 FOR 1030 S HOLMES STREET. MOTION CARRIED 2-0.

Adjourn

Adjourned at 4:29 p.m.

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

Approved by the Committee on March 4, 2019_____