



MINUTES

**Committee on Development and Planning
Monday, April 15, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor**

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:01 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Susan Stachowiak, Economic Development & Planning
Greg Venker, Assistant City Attorney
Brett Kaschinske, Parks & Recreation Director
Bill Rieske, Economic Development & Planning
Pastor Mary Allen
Emily Jefferson
Karl Dorshimer, LEAP
Eric Helzer, Red Cedar
Chris Stralkowski, Red Cedar

PUBLIC COMMENT

No public comment at this time

Minutes

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM MARCH 25, 2019. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – By-Laws; Michigan Avenue Corridor Improvement Authority

Mr. Klein defined for the Committee that this item along with the By-Laws for the next item are necessary for the authorities. This Authority was established in 2009, and per the statute these need to be approved by the Authority Board and the City Council as the governing unit.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE BY-LAWS FOR THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 3-0.

RESOLUTION – By-Laws; Saginaw Corridor Improvement Authority

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE BY LAWS FOR THE SAGINAW CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; SLU-1-2019; 900 Southland Avenue, Suite 918; Church Use in a “F” Commercial District

Ms. Stachowiak confirmed the location in a building where most units are currently vacant, and acknowledged that usually the staff would be opposed to churches in commercial however with this traffic restricted location there is no traffic conflict. They have also requested they do not object to any future liquor licenses for commercial properties that apply.

Council Member Hussain spoke briefly on the history of the site in 2018 where there were illegal establishments and another church. Ms. Stachowiak confirmed it was not the same owners as the illegal church use. Council Member Hussain asked her to invite the Pastor to the meeting on April 22nd when the SLU public hearing will be introduced.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR SLU-1-2019 FOR MAY 13, 2019. MOTION CARRIED 3-0.

RESOLUTION – SLU 2-2018; 1609 N Larch Street; Residential Use in I-Heavy Ind.

Council Member Hussain confirmed the required hearing was held, there were no comments, no emails or calls to the Council. The location is the old electrical substation near the overpass on Larch and was purchased in 2018 for \$70,000. At the first meeting the Committee was informed the applicant wants to convert it to four (4) market rate apartments. The applicant does own the adjacent parcel to accommodate parking, and environment assessment was done and asbestos abatement was done.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE SLU-2-2018 FOR 1609 N LARCH. MOTION CARRIED 3-0.

ORDINANCE – Z-9-2018; ID#33-01-01-17-480-021; C Residential to F Commercial

Council Member Hussain noted that this had its public hearing with no comments and it appeared to staff that it was a historical mapping error. Ms. Stachowiak confirmed the applicant owns a neighboring parcel north will need to combine to make a larger site.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE ORDINANCE Z-9-2018 FOR 33-01-01-17-480-021. MOTION CARRIED 3-0.

Ms. Stachowiak introduced Pastor Allen who arrived and is the applicant for the SLU 1-2019. Pastor Allen introduced herself and stated they were not related to the church that was located there earlier illegally and their intention is to make a difference in the neighborhood with the Church of Amazing Grace.

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

Ms. Jefferson introduced herself and outlined her career with the Attorney General Office as an Assistant where she currently works on licensing and regulations, and deals with public health code, and veteran affairs. She admitted she did not choose the Board of Zoning Appeals but when approached by the Mayor stated she would serve wherever needed.

Council Member Garza asked her about her 4th choice on the application which would have been the Medical Marihuana Commission and asked if she had any connections to the business, which she stated no.

Council Member Washington asked Ms. Jefferson if she could be an independent voice, and gave her opinion that Members on the Planning Board and Board of Appeals want marihuana everywhere, so she asked if Ms. Jefferson could be reasonable in her decisions. Ms. Jefferson stated she has no beliefs for or against it, but is a new and interesting area of law. She confirmed she had no strong affiliations and believed she could be impartial.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF EMILYJEFFERSON TO THE BOARD OF ZONING APPEALS. MOTION CARRIED 3-0.

RESOLUTION – ACT-10-2019; Simken Triangle Acquisition; 3427 Pleasant Grove

Mr. Kaschinske noted to the Committee that properties in this area had been before the Council before and this was a triangle parcel that would open Pleasant Grove into the park. They met with the land owner and a price was agreed upon for \$1,000. They will install buffering and this would allow signage to the entrance of the park.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR ACT-10-2019; SIMKEN TRIANGLE ACQUISITION; 3427 PLEASANT GROVE. MOTION CARRIED 3-0.

RESOLUTION - Brownfield Plan #72; Red Cedar Development; 203 S. Clippert

Council Member Hussain asked the applicants if there were any changes to the Brownfield and asked the Committee if they had any questions or concerns. Mr. Helzer referenced handouts from the last Committee meeting which reflected the annual taxes paid in 2024 at \$3,537,889 and new tax revenue for public use at \$17,292,135.

Council Member Washington asked what would happen if the Brownfield does not go through, would the residents north of Frandor be effected on the drain assessment. Mr. Helzer stated the estimates 17-20% the developer would bear, and Mr. Stralkowski stated it would be proportional. Once all five (5) municipalities have been allotted their share, then their amount would come out of just the City of Lansing cost for the repair, on top of what they are paying anyways.

MOTION BY COUNCIL MEMBER WASHIGTON TO APPROVE THE RESOLUTION FOR BROWNFIELD PLAN #72 FOR THE RED CEDAR DEVELOPMENT. MOTION CARRIED 3-0.

Adjourn

Adjourned at 4:37 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on May 13, 2019