



MINUTES
Committee on Development and Planning
Thursday, October 22, 2020 @ 2:00 p.m.

<https://us02web.zoom.us/j/83364118115> ; ID: 833 6411 8115; Dial In: (312) 626-6799

Held virtually in an effort to protect the health and safety of the public & to mitigate the spread of COVID 19

CALL TO ORDER

Council Member Spitzley called the meeting to order at 2:01 p.m.

PRESENT via audio/video

Council Member Spitzley, Chair remotely from Lansing, Michigan
Council Member Garza, Vice-Chair remotely from Lansing, Michigan
Council Member Betz, Member remotely from Lansing, Michigan
Council Member Hussain, Member remotely from Lansing, Michigan- left the meeting at 2:27 p.m.

OTHERS PRESENT via audio/video

Sherrie Boak, Council Staff
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Susan Stachowiak, EDP
Greg Venker, OCA
Kris Klein, LEDC
Cathleen Edergely
Andrew Fedewa, EDP
Beth Kuiper
Doug Marek
JE Tischler
Matt McNeil
Megan Short

PUBLIC COMMENT

Ms. Edgerly spoke in support of the 329-227 S Washington Commercial Rehabilitation District and Certificate.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM SEPTEMBER 15, 2020 AS PRESENTED. ROLL CALL VOTE, MOTION CARRIED 4-0.

DISCUSSION/ACTION

RESOLUTION – Reset Public Hearing; Z-8-2019; Conditional Rezoning; 5400 S Cedar, F-1 Commercial and J Parking to G-2 Wholesale District

Council Member Spitzley noted for the record that the hearing was set for October 12, 2020 however due to some Michigan Supreme Court decisions the meeting was canceled and therefore needed to be rescheduled for November 30, 2020.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO RESET THE PUBLIC HEARING FOR Z-8-2019 FOR NOVEMBER 30, 2020. ROLL CALL VOTE, MOTION CARRIED 4-0.

RESOLUTION – Introduction & Setting Public Hearing; Z-2-2020; 5528 S, Martin Luther King Jr. Blvd., D-1 Professional Office to F Commercial

Ms. Stachowiak noted for the Committee that the front of the property is already zoned F Commercial, and this would be to make the whole parcel F Commercial. The property butts up to a utility right of way and large wooded area separating it from multi-residential. She continued by stating the applicants are Stream Line Enterprises and have the intention to add additional office space and storage for their equipment only. Council Member Spitzley asked if the house is currently being used as residential, and Ms. Stachowiak acknowledged it has been used as an office. Council Member Spitzley asked if it had been used as a medical marihuana facility in the past, and Council Member Hussain stated to his knowledge it was not.

TION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR Z-2-2020 FOR NOVEMBER 30, 2020. ROLL CALL VOTE, MOTION CARRIED 4-0.

RESOLUTION – Introduction & Setting Public Hearing; Z-3-2020; 1030 S. Holmes Street, D-1 Professional Office to DM-4 Residential

Ms. Stachowiak recapped historical information for the Committee including that this was previously owned by Spartan Internet, however their project never came about and it has sat vacant. This applicant intends to convert the school to residential in addition to constructing more units on the property. It will be high density, but they will be limited to the number of units. The Planning Board recommended approval unanimously and during that hearing there was only one comment and that was in support. Council Member Spitzley asked for confirmation they were proposing 108 residential units and 124 beds. Ms. Stachowiak confirmed those numbers, but they won't know more until they meet again with the applicants after the rezoning but it will all depend on height and setbacks. Council Member Spitzley asked if the school would be torn down, and was told it would be converted. Council Member Garza asked if they would be allowed to park on the street to meet their parking, and Ms. Stachowiak noted they have to meet the parking requirement in confines of the site. Council Member Spitzley asked Ms. Stachowiak to make sure the applicants are at the hearing so they can provide a conceptual layout of the apartments to show if 1 bedroom, studio, etc. breakdown, address the parking situation, and the proposed green space. Council Member Hussain spoke on an interest in the price points for the rent also. Council Member Betz informed the Committee that when he spoke to the neighborhoods there is an expectation of the green space, and Council Member Spitzley referenced the limited green space on the conceptual plans. Council Member Betz concluded by stating that he also heard from the residents that they were interested in a community space built into the plans.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR Z-3-2020 FOR NOVEMBER 30, 2020. ROLL CALL VOTE, MOTION CARRIED 4-0.

Council Member Hussain left the meeting.

RESOLUTION – ACT-3-2020; Utility Easement; 444' north of Case Street; Laux Const.

Mr. Fedewa detailed for the Committee that this is a request to vacate a utility easement in an already vacated section of Case Street. There were no issues with other utilities. Mr. Fedewa stated the applicant is proposing to build a 36,500 building for a medical marijuana grow facility.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR ACT-3-2020. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; Commercial Rehabilitation District; 329-337 S. Washington Square

Mr. Klein, Mr. Marek and Mr. Tischler spoke on the property and its current condition. They provided a brief presentation with photos of the building. This also outlined the commercial rehab connection. The project summary included wall repair, HVAC, electrical, roof repair, apartment remodels, plumbing and windows that come in at \$273,125.00.

Council Member Garza asked how they obtained the estimates of the cost. Mr. Marek stated they have gotten some bids, and throughout the projects they will gather other bids. Council Member Garza asked if they have reached out to the labor organizations, and Mr. Marek confirmed they have not, but understand that this process does require them to put out to all local. Mr. Tischler stated this project will be put out on Builders Exchange. Council Member Garza encouraged them to use quality companies when using tax payer dollars in this application. Council Member Betz asked if Council typically give these types of tax exemptions to apartments; a private individual renting out apartments. Council Member Spitzley also had the same questions, and asked Mr. Tischler to speak to this, and explain the process and where the dollars come from. Mr. Tischler stated the City has a long history in providing incentive programs in rehabilitation and have come in Act 192 Neighborhood Enterprise projects. Under Act 146 the OPRA (Obsolete Rehabilitation District), and this request is under Act 210, the Commercial Rehab Act. It is being done under this because this project has already gone under the Act 192 in the past and now this is 16 years later and looking at additional renovations and repairs as seen in the earlier presentation. This application is an additional tool for the City to consider. The track record for residential rehabilitation passage is strong in the City, stated Mr. Tischler. Mr. Klein added that this functions much like the OPRA; it is a tax abatement on the property, only on the real property, not the land or commercial. This allows for an abatement up to 10 years. This Act is focused on the rehabilitation of the property of commercial residential mixed use. Council Member Betz voiced his concern on a tax break to remodel apartments, and was confused on how a commercial rehabilitation act is being used for residential updates, and getting a tax break on it. He asked Mr. Tischler why Council would be giving \$75,000 to remodel apartments. Mr. Tischler responded that it is less the issue of exemption, in a commercial mixed use building the apartments are considered commercial residential in tax law, and under Act 146. This is more like a land use when considering an exemption. If the City created zones under the Neighborhood Enterprise Zones in residential areas, residents could apply for exempts. Council Member Spitzley asked if the applicant was looking for the full 10 year, and Mr. Marek confirmed he was. Mr. Marek then stated that in attempting to be exact on the amounts, they are estimating between \$10,000-\$12,000 annually depending on the tax rate. Council Member Betz asked Mr. Marek if any of the current or previous tenants were effected by COVID and if they were given any breaks by him, and Mr. Marek confirmed none of his tenants

had issues. Mr. Venker assured Council Member Garza on his question on local labor, that the City has received a signed a universal developer's agreement that contains how the local labor process goes, preference for local first, regional, then State.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE COMMERCIAL REHABILITATION DISTRICT FOR 329-337 S WASHINGTON FOR NOVEMBER 9, 2020. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; Commercial Rehabilitation Certificate; 329-337 S. Washington Square

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE COMMERCIAL REHABILITATION CERTIFICATE FOR 329-337 S WASHINGTON FOR NOVEMBER 9, 2020. ROLL CALL VOTE, MOTION CARRIED 3-0.

Council Member Spitzley asked the OCA to outline the process for the Commercial Rehabilitation District and Certificate. Mr. Venker confirmed the public hearings can be held the same night, however when the Committee and Council takes action the District will have to be addressed before action on the Certificate.

Adjourn

Adjourned at 3:04 p.m.

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

Approved by the Committee November 3, 2020