



MINUTES
Committee on Development and Planning
Tuesday, November 3, 2020 @ 3:30 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 3:30 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

OTHERS PRESENT via audio/video

Sherrie Boak, Council Staff
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Brian McGrain, EDP
Andrew Fedewa, EDP
Susan Stachowiak, EDP
Amanda O'Boyle, OCA

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM OCTOBER 22, 2020 AS PRESENTED. ROLL CALL VOTE, MOTION CARRIED 4-0.

Discussion/Action:

RESOLUTION – Reappointment; James Tischler; LDFA Board; Term to Expire 6/30/2024
Council Member Spitzley noted this was a reappointment to the LDFA Board.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION ON REAPPOINTMENT OF JAMES TISCHLER TO THE LDFA BOARD. ROLL CALL VOTE, MOTION CARRIED 4-0.

RESOLUTION – Reappointment; Tiffany Dowling; Saginaw Street Corridor Improvement Authority; Term to Expire 6/30/2024

Council Member Spitzley noted this was a reappointment to the Saginaw Street Corridor Improvement Authority.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION ON THE REAPPOINTMENT OF TIFFANY DOWLING TO THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. ROLL CALL VOTE, MOTION CARRIED 4-0.

RESOLUTION- Introduction & Setting of Public Hearing; Ordinance Amendment to Chapter 1300; Section 1300.11; Marijuana Micro Businesses in Commercially Zoned Districts

Ms. Hagen informed the Committee that the OCA was requested to modify the current ordinance specifically for micro-businesses. In the current ordinance these uses are linked with other grower and this request would allow micro businesses in commercial districts, yet still maintaining the one (1) per Ward.

Council Member Hussain asked if it did not occur, would some districts not be allowed a micro businesses, and if there are pending licenses, are they conditionally approved based on if this amendment is made. Ms. Hagen was not able to speak to those questions.

Council Member Betz highlighted that micro businesses are small scale, and asked what that would mean to allow in heavy zoned districts. Ms. Hagen explained that initially it was allowed in heavy industrial because it was part of the grow component, and micro business involves processing as well.

Council Member Spitzley asked the OCA the reason for the amendment. Ms. Hagen first noted that any micro business on the licensing list currently is “pending” because they are waiting on their State license, not the City license. She continued that the request was from the Administration who in turn approach Council President Spadafore to sponsor the referral. Council Member Spitzley asked if a specific business approached the Administration for the amendment, and Ms. Hagen noted the only request they received was from the Administration to change it.

Council Member Hussain asked if the amounts in the Wards would change, and Ms. Hagen noted that the way it is now, it is very limited. Council Member Spitzley stated her review of the amendments appear to be a change to an ordinance for a problem that does not exist, and therefore there is confusion on why it is being proposed to be amended.

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

RESOLUTION – Introduction & Setting of Public Hearing; Ordinance to institute Form Based Zoning Code

Mr. Fedewa shared his screen and presented an overview of the proposed Form Base Code. This presentation included a map on the plan which reflected preservation, enhance and transformation. It was confirmed there has been 15 public events and workshops in the Wards, 5 Planning Board public hearings, and lastly the presentation outlined the table of contents listing districts, general provisions, the approval process and the administrative process. Amongst the districts were commercial/mixed use, residential zones (10), and special district zones (5).

Council Member Hussain asked Council Member Spitzley when the department will be able to do a presentation, and she stated her intention is a presentation at Committee of the Whole on 11/30/2020 before the public hearing that same night at Council. Council Member Betz stated he would have questions before the hearing and will submit them. Council Member Spitzley asked the department to forward documents to Council staff so the full Council can have all the materials. Council Member Garza asked if there were residential homes that will not comply with the new Form Based Code if they will be demolished, and Mr. McGrain stated there will be multiple properties considered "grandfathered in", but this is setting the stage for future development, with them knowing this is putting the tools in place, but not a change overnight. Ms. Stachowiak added they would actually be considered "non-conforming" and a certain percentage of change could require properties to comply with the new Form Based Code.

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

Mr. McGrain confirmed they will be prepared for a larger presentation and Q & A at the 11/30/2020 Committee of the Whole meeting. He also offered his and his staff time if any Council Member wanted to meet one-on-one to review and address the Code.

Other

Council Member Spitzley stated the applicants for the Commercial Rehabilitation project at 329-337 S Washington are looking for action the same night of the public hearing, November 9, 2020. Therefore at this time she is discharging action on the Commercial Rehabilitation District for 329-337 S Washington and the Commercial Rehabilitation Certificate for 329-337 S Washington out of this Committee to the Committee of the Whole for November 9, 2020.

DISCUSSION/ACTION

Adjourn

Adjourned at 4:03 p.m.

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

Approved by the Committee November 17, 2020