



MINUTES
Committee on Development and Planning
Tuesday, December 1, 2020 @ 3:30 p.m.

<https://us02web.zoom.us/j/89479106217> ; ID: 894 7910 6217 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
Brian McGrain, EDP Director
Susan Stachowiak, EDP Director
Don Kulhanek, EDP
Eric Schertzing, Ingham County Treasurer
Chris Buck, Martin Real Estate
Lisa Hagen, OCA
Bruce Gershenson
Jon Gilmore, U-Haul of Western Michigan
Pat Lennon
Jeff Deehan
Greg Venker, OCA
Doug Fleming, Lansing Housing Commission

PUBLIC COMMENT

Mr. Buck spoke in support of the rezoning at 5400 S. Cedar, Z-8-2019.

Mr. Gershenson spoke in support of the rezoning of 5400 S Cedar, Z-8-2019.

Mr. Gilmore spoke in support of the rezoning of 5400 S Cedar, Z-8-2019. Council Member Spitzley asked Mr. Gilmore about the recent demolition of Family Dollar next to their current location, and was told it is going to be a car wash.

Mr. Lennon made himself available for any questions, and spoke in support of the rezoning.

Mr. Deehan spoke on the application for the rezoning at 1030 S Holmes, and clarified the scope of the project, noting it is to renovate the school, and the photos in the packets were done from a survey done by the City. Those plans are not the official plans, but part of the EDP visioning process. Council Member Spitzley asked if he has submitted his plans for the renovation, and he stated he had submitted plans for the interior of the school. Lastly, he added they need the rezoning now so they are able to get the number of units in the building. Mr. Deehan noted they have been maintain the property allowing the neighborhood to utilize and have no desire to have a negative impact. Council Member Spitzley asked if the Committee had any concern with the proposed plans, because it was not the actual sketch on the proposal. Council Member Betz noted he did not have any concerns at this time, it is just for the rezoning. The site plan process will go through Planning Board process. Council Member Spitzley noted it will not come back to Council and wanted to make sure Mr. Betz was comfortable since it is in his ward. Council Member Betz acknowledged he has spoken to the applicants multiple times and also the neighborhoods. Mr. McGrain confirmed the renderings in the packet did come from the EDP office not the applicant, but ideas they put on paper for the applicants and the neighborhood to provide ideas.

Discussion/Action

RESOLUTION – Objecting to the Transfer of all Unsold Tax Reverted Properties from the Ingham County Treasurer to the City of Lansing

Mr. Kulhanek outlined the annual process, based on the State wide mandated process, where the County has to offer properties that were unsold, and the municipality can determine if they want them. If the City does not take the properties they will go to the Landbank. Council Member Spitzley asked why the City was obtaining this resolution so late and close to the deadline, at which Mr. McGrain stated the County was putting forth every effort to accomplish the tax sales before they came to the City. Mr. Schertzing added to the explanation that it is built into the statute that they submit in November or December, and the last tax auction was in November this year. He added that in 2020 there were no tax foreclosures for homes that were occupied, but in the future they will go back to do foreclosure on all homes where taxes are not paid. Council Member Hussain asked how many homes in Lansing were sold and Mr. Schertzing confirmed they started with 50 properties, the structures on the list are in bad shape and one even needs to be demolished. There were 8 properties that were removed before the auction that will become affordable housing in the City.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE OBJECTION TO THE TRANSFER OF ALL UNSOLD TAX REVERTED PROPERTIES FROM INGHAM COUNTY. ROLL CALL VOTE, MOTION CARRIED 4-0.

ORDINANCE – Rezoning Z-8-2019; 5400 S Cedar Street

Ms. Stachowiak briefly spoke on the property location to be rezoned for a use as a self-storage facility. Council Member Garza referenced previous public comment, and asked why the concrete barriers were removed because that is when the blight appeared. Mr. Gilmore stated they were removed by the City because the City was using the property for road equipment storage, and that has now been removed so the owner put the barriers back. No other questions or comments by the Committee.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE TO REZONE 5400 S CEDAR, Z-8-2019. ROLL CALL VOTE, MOTION CARRIED 4-0.

ORDINANCE – Rezoning Z-2-2020; 5528 S Martin Luther King Jr Blvd.

Ms. Stachowiak noted this rezoning is proposed to make property usable by a construction company for their indoor equipment storage. The property backs up to Consumers Energy property and railroad property. No questions or comments by the Committee.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE TO REZONE 5528 S MARTIN LUTHER KING JR. BLVD., Z-2-2020. ROLL CALL VOTE, MOTION CARRIED 4-0.

ORDINANCE – Rezoning Z-3-2020; 1030 S Holmes Street

Ms. Stachowiak did not add any addition information from earlier comments by the owner during public comment and made herself available for questions. No questions or comments by the Committee.

MOTION BY COUNCIL MEMBER BETZ TO APPROVE THE ORDINANCE TO REZONE 1030 S HOLMES STREET, Z-3-2020. ROLL CALL VOTE, MOTION CARRIED 4-0.

RESOLUTION – Introduction & Setting Public Hearing; Rezoning Z-7-2020;

Eydel Properties LLC; MVAH Development; 514 W. Erie & 500 N Cedar; Rezoning from H Light Industrial to G-1 Business

Ms. Stachowiak outlined the properties to the Committee noting 514 W Erie is a small parcel but contiguous to 500 N Cedar, and rezoning both parcels would make a larger parcel for the applicant's plans for a multigenerational residential and large portion senior housing, noting they are not proposing commercial or mixed use. The Planning Board and staff supports the proposed rezoning and consistent with the Master Plan. Ms. Stachowiak lastly made the Committee aware that they will not be market rate and they are considering a PILOT, but a PILOT at 10% so will not need City approval for that portion. Council Member Spitzley asked that staff communicate with the applicant to plan to have a presentation of the night of the public hearing. Mr. Fleming spoke on the application and they are in negotiations with a partnership with the Housing Commission for the senior property and affordable family property that would adhere to 30-80% AMI. This is furthering the mission for the Lansing Housing Commission to work with reputable developers to improve housing in the City. Mr. Fleming concluded by assuring the Committee he has already reached out to the neighbors and hope they will be able to offer services to them similar to other Housing Commission properties. Council Member Spitzley asked Mr. Fleming how many units are proposed, and was told the senior site would have over 80+, the single family will have 70+ so roughly 155-158 in total, at a \$30 million project. Mr. McGrain explained the process that to go into the 2021 tax credit rounds, the applicants need the rezoning in hand before they apply with the State which is February, 2021, and the City staff supports the request. Council Member Spitzley asked if this is an application similar to the Walter French PILOT, with the same February deadline, and that deadline was confirmed by Mr. McGrain, noting Walter French is PILOT and they already have their zoning, this is just a rezoning. Mr. Fleming informed the Committee at this time in 2021 there are two deadlines, February and October, but the October deadline will have new rules and a risk factor. Mr. McGrain acknowledged they were not aware of the October date that was added to the State schedule, and appreciated Mr. Fleming's information. Council Member Spitzley asked for staff to have the applicants attend the December 14, 2020 Council meeting to do a presentation when they set the public hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-7-2020; 514 W ERIE AND 500 N CEDAR, FOR JANUARY 11, 2021. ROLL CALL VOTE, MOTION CARRIED 4-0.

RESOLUTION – Introduction & Setting Public Hearing: Rezoning Z-8-2020; GDN Farms, LLC; 2918 N East Street; Rezoning from F Commercial to H Light Industrial

Ms. Stachowiak clarified to the Committee that the property was being used for a marijuana establishment without approval or licensing from the City of State. She continued to detail the layout of the area noting the other properties are zoned commercial, and this property is in the corridor Master Planned for commercial use. Ms. Stachowiak noted there was a parcel to the east that was annexed into the City as industrial multiple years ago, and staff believes the City needs to keep the commercial corridor for businesses that depend on exposure and sustain and maintain a customer base, and therefore with all these points listed, staff does not support the application. Council Member Spitzley noted for the record she would not support a rezoning to bring property that is in violation into compliance. Council Member Betz asked if the Committee needs to take any action on setting this public hearing, and was informed by Council Member Spitzley that under the regulations, Committee and Council has to follow through on the steps of the application allowing a public hearing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-8-2020; 2918 N EAST STREET. ROLL CALL VOTE, MOTION CARRIED

ORDINANCE – Ordinance to institute Form Based Zoning Code

Council Member Spitzley was asked to postpone action on the Ordinance until the December 15, 2020 Committee meeting, while Council continues to research and ask questions. Mr. McGrain offered to meet with any council member individually on the topic.

Adjourn

Adjourned at 4:30 p.m.

Submitted by Sherrie Boak

Recording Secretary,

Lansing City Council

Approved by the Committee December 15, 2020