



AGENDA
Committee on Development and Planning
Thursday, July 14, 2016 @ 10:00 a.m. (note time)
10th Floor Conference Room, City Hall

Councilmember Jody Washington, Chair
Councilmember Jessica Yorko, Vice Chair
Councilmember Judi Brown Clarke, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes: June 23, 2016

4. Discussion/Action:

- A.) RESOLUTION – ACT-7-2012; Sale of Former Fire Station #3; 629 W. Hillsdale Street
- B.) RESOLUTION- Set a Public Hearing; SLU-3-2016; 125 W. Malcom X; LBWL Central Substation Project
- C.) RESOLUTION – Set a Public Hearing; Design Lansing Comprehensive Plan Amendment; 125 W. Malcom X; LBWL Central Substation Project
- D.) RESOLUTION - ACT-7-2016; Authorize Construction of LBWL Central Substation Project
- E.) RESOLUTION – ACT-9-2016; Sale of 1020 W. Hillsdale Street to Habitat For Humanity Capital Region (HFHCR); Relocation and Renovation of Scott Center
- F.) RESOLUTION – License Agreement for Zipline at Riverfront Park; Zip the Grand Inc.
- G.) Communication; Ingham County Treasurer Schertzing; Local Purchase option on Tax Foreclosed Properties
- H.) RESOLUTION – Set a Public Hearing; SLU-2-2016; Special Land Use Permit, Church in “F” Commercial & “D-1” Professional Office Districts at 5606 S. Martin Luther King, Jr. Blvd.

5) Place on File

- Communication from Hank Frechtling of Locke Township: RE: Scott Sunken Garden
- Community from Judy Scott Teegardin; RE: Scott Sunken Garden

6) Other

7) Adjourn



COMMITTEE

ON Development & PlanningDATE 7-14-16

Please print

NAME	ADDRESS	EMAIL	Representing	PHONE
Chris Knudstrup	BWL	CRK@LBWL.com	BWL	517-702-6080
Anne Rzepecki	BWL	amr1@lbwl.com	BWL	517-702-6062
Loretta Stanaway	546 Armstrong	soswop@aol.com	self	517 648 5730
Mary Toslack	645 S Grand	mtoslack@gmail.com	self	517.230.4092
Bob Johnson	316 N. Capitol	robert.johnson@lansing.mi.gov	PND	483.4068
Justin Hidelgo	1526 Tugela Tr.	Justin.hidelgo1978@gmail.com	Breadhouse	204-5300
Victor Trevino	506 MLK	Trevino77@yahoo.com	Breadhouse	582-9940
STEPHEN SERKIAN	BWL	SS@LBWL.COM	BWL	702-6735
William Hubbell	self	W-hubbell@nail.com		515-3458
Ryan Smith	215 e Saint Joes	ignatiusports@gmail.com	Cherry Hill Neigh Assoc.	517-981-9291
DALE SCHRADER	226 W Maple	SCHRADER ENVIR	PL	517 749-7292
ANNE SCHRADER	226 W Maple LANSING MI	SCHRADER ENVIR @ COMCAST.net	PL	517-303-6027
DALE SCHRADER	11	11	11	517-749-7292
Logan Lynn	BWL	coll@lbwl.com	BWL	702.6532
DAVE BOLAN	BWL	dcbl@LBWL.com	BWL	702-7093
Jarl Brey	4014 Northpark Northpark MI	capitolize@gmail.com	Capitolize	269330.4461
Susan Luter	734 Sparrow Ave Lansing, MI 48910	St.luter@gmail.com	self	517-487-6268

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NAME	ADDRESS	E-mail	Rep.	PHONE #
Bob Ford	809 Center ST LANS.	bford@lapine.net	BWL	485-5500
Sharon Burton	1235 N Washington	burtonbutn@aol.com	Garden	734-476-1451
Sue Stachowalek	316 W Capitol	sstachow@lansingmi.gov		4085
JEFF Wood	226 W. Genesee	hjeffwood@gmail.com		517-648-7034
DICK PEEFLEY	BWL 123 WASHINGTON	RKP@LBWL.COM		517 242-6312

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MINUTES

Committee on Development and Planning
Thursday, June 23, 2016 @ 10:00 a.m.
10th Floor Conference Room, City Hall

CALL TO ORDER

The meeting was called to order at 10:00 a.m.

ROLL CALL

Council Member Jody Washington, Chair
Council Member Jessica Yorko, Vice Chair- arrived at 10:02 a.m.
Councilmember Judi Brown Clarke, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Kristen Simmons, Assistant City Attorney
Brett Kaschinske, Parks and Recreation Director
Susan Stachowiak, Planning & Neighborhood Development
Council Member Wood
Bill Rieske, Planning & Neighborhood Development
Mark Mello, Union
Price Dobernack, UAW 333
Eric Farrington, Sheet Metal Workers Local 7
Mark Nelson
Chris Weir, LTCU
Zach Russell, Parks and Recreation

PUBLIC COMMENT

No Comments

MINUTES

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE MINUTES FROM JUNE 9, 2016. MOTION CARRIED 2-0.

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DISCUSSION/ACTION

RESOLUTION- SLU-1-2016, 2101 E. Mt Hope Avenue; Wireless Communication Tower in "A" Residential District – 100 year Flood Plain

Ms. Stachowiak confirmed that the SLU was not only to allow the tower but also to construct in the flood plain. The DEQ permits have been received, and variances have been issued for the height.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE RESOLUTION FOR THE SLU-1-2016; 2101 E. MT. HOPE; WIRELESS COMMUNICATOIN TOWNER IN "A" RESIDENTIAL DISTRICT – 100 YEAR FLOOD PLAIN. MOTION CARRIED 2-0.

ORDINANCE – Z-2-2016; Vacant Lot west of 3000 Dunkel Road; "CUP" Community Unit Plan to "F" Commercial District

Council Member Washington detailed the site as the proposed Taco Bell site that will expand into its own location along with the rezoning will clear up the no longer valid "CUP" zoning.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE ORDINANCE FOR Z-2-2016; REZONING FROM "CUP" COMMUNITY UNIT PLAN TO "F" COMMERCIAL DISTRICT. MOTION CARRIED 3-0.

Council Member Washington clarified to the public present the reason there was no long discussion on the topics is because the Committee has seen all the applications before, they have had their required public hearings and this is now for approval or denial.

ORDINANCE – Z-3-2016; Lake Trust Site, "D-1" Professional Office and "F" & "F-1" Commercial to "G-1" Business

Council Member Washington noted to that this rezoning would be to bring the property into conformance with the rest of the area and marketable for mixed use. Ms. Stachowiak agreed noting that it is only the south 132' of the property because the north portion is already "G-1".

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE ORDINANCE FOR Z-3-2016; REZONING FROM "D-1" PROFESSIONAL OFFICE AND "F" & "F-1" CCOMMERCIAL DISTRICT TO "G-1" BUSINESS. MOTION CARRIED 3-0.

ORDINANCE – Z-4-2016; South Edge Development, Rezoning from "DM-4" Residential; "F-1" Commercial & "D-1" Professional Office to "G-1" Business District

Ms. Stachowiak recalled for the Committee that this was part of project the Committee had already seen that is located south of Lake Trust, and where they plan to incorporate the existing historic buildings into the development. It is supported as a great proposal of mixed use and will include parking behind the buildings.

MOTION BY COUNCIL BROWN CLARKE TO APPROVE THE ORDINANCE FOR Z-2-2016; REZONING FROM "CUP" COMMUNITY UNIT PLAN TO "F" COMMERCIAL DISTRICT. MOTION CARRIED 3-0.

RESOLUTION – ACT-5-2014; Sale of Grand Woods Park, W. Willow Hwy. and Grand Woods Park Drive

Council Member Washington acknowledged the sale price of \$600,000 payable to the City in four (4) installments. Mr. Kaschinske clarified it will be five (5) installments with the 1st in 2016. The resolution does clarify the funds will go into the parks land acquisition funds.

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Council Member Brown Clarke asked the Parks Department and Council to consider being proactive in the future with funds and a funding model for the Lugnuts/Cooley Stadium.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE ACT-5-2014; SALE OF GRAND WOODS PARK, W. WILLOW HWY., AND GRAND WOODS PARK DRIVE. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Z-5-2016; 2918 N East Street; AVMM, LLC Marco's Pizza; "A" Residential District to "F" Commercial District

Ms. Stachowiak identified the property stating it has always been a commercial use, and the office is not sure why it was zoned Residential. This rezoning would bring the property into conformance with the zoning.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 25, 2016 FOR Z-5-2016; 2918 N EAST STREET, AVMM, LLC MARCOS PIZZA, "A" RESIDENTIAL DISTRICT TO "F" COMMERCIAL DISTRICT. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; ACT-7-2012; Sale of Former Fire Station #3; 629 W Hillsdale Street

Mr. Rieseke noted that the property had been before the Planning Board four (4) years ago at which point they had acknowledged it to be marketed for sale. It is zoned D-1, which is professional zoning and would not make it eligible for any future marijuana facility. There has been an offer on the property, and therefore that is why the staff is bringing to the City Council at this time to set the public hearing. There is no staff knowledge of what the buyers plan to use the property for, however any information will be brought back after the hearing to the Committee.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 11, 2016 FOR ACT-7-2012; SALE OF FORMER FIRE STATION #3; 629 W HILLSDALE STREET. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; SLU-2-2016; Special Land Use Permit, Church in "F" Commercial & "D-1" Professional Office Districts at 5606 S. Martin Luther King, Jr. Blvd.

Council Member Yorko updated the Committee on her communication with the Church, telling them the Church has a Bread House in ReoTown and a Bread House South. They also continue to do outreach to the neighborhood. Council Member Washington added that even if the public hearing is set, they are still in violation of the zoning ordinance, in addition that the Planning Board denied them and it does not meet the Master Plan. Council Member Brown Clarke recapped the Planning Board meeting where the Associate Minister spoke the Planning Board did not know they were actively providing services, and they still rejected them. They are out of compliance right now, so the Committee should not move the Council process until as a committee they discuss where they are doing. Ms. Stachowiak confirmed the Planning Board did not know at the time they were offering the services, and once staff was informed they were told to apply for the SLU, and that is what instigated this application. They are still holding services, and they could ask them to cease, however at this time are just asking for the public hearing to be set.

Council Member Wood brought it to Ms. Stachowiak attention of the new Canabas Church at 918 Southland with services on Sunday. Council Member Washington asked Ms. Stachowiak about the status of the temple on MLK, and Ms. Stachowiak acknowledged they had not done anything and they have been cited for the nuisances.

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MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 25, 2016 FOR SLU-2-2016; 5606 S. MARTIN LUTHER KING JR. BLVD., CHURCH IN "F" COMMERCIAL & "D-1" PROFESSIONAL OFFICE DISTRICT. MOTION FAILED 1-2.

Council Staff will contact the property owners and invite them to the next Committee meeting for questions and answers. Ms. Stachowiak informed the Committee that the Planning Board has already denied the SLU.

OTHER

- SkyVue Development Question and Answers (City Attorney)

Mr. Mello informed the Committee and Law of the FOIA requests he had submitted regarding the SkyVue Project, with no response. Mr. Dobernack introduced himself. Mr. Mello noted that one recent FOIA request was for a list of contractors and contractor's names so he could research to see if permits were completed and clean up was done. Mr. Mello continued to voice his concern that his opinion was that Law was not responding and he was being ignored. His request for information from LEAP was provided, however it did not tell him what he needed, and had paid his legal services to review it.

Ms. Simmons referenced a letter her office had from the FOIA request to LEAP that confirmed the information had been provided. Ms. Simmons continued to inform Mr. Mello there is some information the City does not have, and some information might be in another entity. Mr. Mello was asked to forward all dates of his FOIA request to Ms. Simmons for her to follow up with the FOIA coordinator on.

Council Member Yorko asked Ms. Stachowiak if there is demolition on a project if they submit documentation to the Planning and Neighborhood Development office, but Ms. Stachowiak stated it is not handled in her office, but in Building Safety. Council Staff was asked to contact Building Safety to obtain information on how the process works, who does what and how the City ensures outside workers are paying taxes. Council Member Brown Clarke asked if Mr. Mello had checked with the DEQ since the building supervisor on the project is supposed to have those documents on site, and if not they would not be in compliance with the DEQ permit.

Council Member Wood asked Council Member Washington to invite the SkyVue developer in for questions, and Council Member Washington stated she could also invite Steve Willobee and the engineer from the last meeting on this topic.

Mr. Dobernack asked for the status of the FOIA's. Ms. Simmons again asked for the dates they submitted the requests. Council Member Brown Clarke informed the Committee that the Committee of the Whole will review the FOIA Policy at the June 27, 2016 meeting.

Council Member Brown Clarke asked Ms. Simmons why some documents is housed at the LEAP offices and not the City. Ms. Simmons confirmed it depended on what the documents are, and what surrounds them on what is kept at the City.

Council Member Wood asked if the Committee could see the contract between the City and LEAP, and if they can be required to provide the files in the City for them to receive their funding from the City.

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Council Member Washington suggested a continued discussion on the topic at the July 14th, 2016 meeting.

- Communication; M. Harrison RE: Z-2-2016- place on file.

Adjourn at 10:46 a.m.

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

Approved by the Committee on _____



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM - Act-7-2012, Sale of 629 W. Hillsdale Street

Date: May 25, 2016

The Planning Board, at its September 4, 2012 meeting, voted (6-0) to recommend that the property at 629 W. Hillsdale Street be sold on the open market

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

General Property Information

City of Lansing

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Parcel: 33-01-01-16-360-002 Unit: CITY OF LANSING

Property Address [collapse]

629 W HILLSDALE ST
LANSING, MI 48933

Owner Information [collapse]

CITY OF LANSING
120 E SHIAWASSEE ST
LANSING, MI 48933

Unit: 33

Taxpayer Information [collapse]

LANSING FINANCE DEPT
124 W MICHIGAN AVE
LANSING, MI 48933

General Information for Tax Year 2012 [collapse]

Property Class:	099 - EXEMPT - REAL	Assessed Value:	\$0
School District:	33020 - LANSING	Taxable Value:	\$0
State Equalized Value:	N/A	Map #	P -0349A-0002
User Number Indx:		Date of Last Name Chg:	12/07/2011
		Date Filed:	12/30/1997
		Notes:	N/A
Historical District:	N/A	Census Block Group:	N/A

Principal Residence Exemption	May 1st	Final
2013	0.0000 %	-
2012	0.0000 %	0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2011	\$0	\$0	\$0
2010	\$0	\$0	\$0

Land Information [collapse]

	Frontage	Depth
Lot 1:	0.00 Ft.	0.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	0.00 Ft.	Average Depth: 0.00 Ft.

Total Acreage:	0.21		
Zoning Code:	N/A		
Land Value:	\$0	Mortgage Code:	00801
Land Improvements:	\$0	Lot Dimensions/Comments:	65.49X137.62@2.22
Renaissance Zone:	NO		
Renaissance Zone Expiration Date:			
ECF Neighborhood Code:	W225 - W225-DOWNTOWN-WAREHOUSES		

Legal Information for 33-01-01-16-360-002[\[collapse\]](#)

LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1

Sales Information

0 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Libar/Page
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Building Information

City of Lansing

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Parcel: 33-01-01-16-360-002

1 building(s) found.

Description ↑	Floor Area	Yr Built
 Commercial/Industrial Building 1 - <i>Garage, Fleet Service</i>	0 Sq. Ft.	0

General Information

Floor Area:	0 Sq. Ft.	Estimated TCV:	N/A
Occupancy:	Garage, Fleet Service	Class:	C
Stories Above Ground:	0	Average Story Height:	0
Basement Wall Height:	N/A	Year Remodeled:	0
Year Built:	0	Heat:	Space Heaters, Gas with Fan
Percent Complete:	100%	Functional Percent Good:	100%
Physical Percent Good:	68%	Effective Age:	15 yrs.
Economic Percent Good:	100%		

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Image/Sketch for Parcel: 33-01-01-16-360-002

City of Lansing

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Caption: No caption found



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Image/Sketch for Parcel: 33-01-01-16-360-002

Caption: Building 2

[Printer friendly version](#)[View Full Size](#)

HILLSDALE ST

SYCAMORE ST



Sketch by Apex IV™

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COMPREHENSIVE PLAN – ADOPTED APRIL 9, 2012 FUTURE LAND USE PLAN CLASSIFICATIONS

	Purpose	Typical Location / location criteria	Typical Uses	Typical Densities / building heights	Placemaking characteristics
Downtown Mixed-Use Center: Core	To maintain and enhance the vitality of downtown as a regional destination by encouraging a mix of uses; reinforcing the compact, walkable character of the core area; emphasizing the quality and visual interest of architecture; carefully managing parking; and maintaining the presence of older, often historic buildings.	The area located within an approximate 5-minute walk (¼ mile) of the intersection of Allegan Street and Grand Avenue.	Offices, institutions, retail, personal services, entertainment, hotel and residential. Ground floor retail uses and residential should be encouraged. High rise office and residential towers with large surface parking lots and limited street frontage, and automobile-oriented uses should not be permitted.	Minimum height of 2 stories. For Washington Square between Michigan Avenue and St. Joseph Street the maximum building height should be 6 stories to maintain the intimate pedestrian character of this corridor. The remaining parts of this district do not have a height limitation. Base density/height and bonuses for residential, mixed-income housing, ground floor retail, open space and other desired development features will need to be determined. Residential densities should range between 60-100 dwelling units per acre.	Buildings should be located at the sidewalk edge with a nearly continuous street facade and a clearly defined primary entrance oriented to the street. Minimum ground floor transparency (windows and doors) should be established. Ground floor retail storefronts are encouraged. Building base and top should be articulated. Facade articulation into vertical units replicating traditional downtown building widths (e.g., at 30-foot intervals) should be considered. Materials standards should be considered. Surface parking is discouraged with deck parking underground, on-site above the ground floor and/or in the interior of the block, or in publicly-owned structures (funded in part by payments in lieu of parking). Parking ratio maximums should be considered.
Downtown Mixed-Use Center: Edge	To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods.	Located between the downtown core and I-496 on the south, Old Town on the north and near-downtown neighborhoods on the east and west.	Office, institutions, entertainment, live-work and residential. Retail and personal services as an accessory use should be located in the same building as a primary use. Automobile-oriented uses and light industrial are permitted with special approval. High rise office and residential towers with large surface parking lots and limited street frontage should not be permitted.	Base density/height and bonuses for residential, mixed-income housing, ground floor retail, open space and other desired development features will need to be determined. Minimum 2 stories; up to 10 stories should be considered with height overlay zones and bonuses for desired development features. Residential densities of 20-100 dwelling units/acre depending on sub-area location and existing development context. Refer to the descriptions of the sub areas found starting on page 52 as a reference to density and character.	Buildings should maintain a consistent setback and nearly continuous street facade to frame the street, with a clearly-defined primary entrance oriented to the street. Surface parking should be located on the interior of the block where possible and should be well landscaped and screened in all cases. Parking ratio maximums should be considered. Building base and top should be articulated. Facade articulation into vertical components should be considered. Minimum transparency (windows and doors) requirements should be established. Transitional features requirements (architectural elements and building massing height step backs) to mitigate potential conflicts between higher intensity uses and residential uses should be considered. Historic preservation of valuable existing buildings, and residentially-scaled and detailed new architecture should be encouraged in areas where older residential structures remain and on neighborhood edges.

FIRE STATION NO.3



STAFF REPORT

APPLICANT: Bob Johnson, Director, Planning and Neighborhood Development (PND), representing Fire Chief Randy Talifarro, Lansing Fire Department (LFD).

APPLICANT'S PROPOSAL: Market for Sale, for future uses as permitted by the zoning ordinance.

CURRENT USE: This property is among three fire stations, #3, #5, and #7, that have been decommissioned and are considered surplus by the Fire Department.

PROPERTY SIZE AND SHAPE: Rectangular, 65.49' of frontage by 137.62' deep. 9,013, 0.207 acres

EXISTING ZONING: **"D-1" Professional Office District**, which permits office uses and low density multiple dwellings. Uses permitted by Special Condition include funeral homes, clinics, multiple dwelling at same density as "DM-1" Residential District (up to 19.8 dwelling units per acre). *Use by Special Land Use Permit:* Churches, trade union hall, fraternities, sororities.

COMPREHENSIVE PLAN DESIGNATION

The *Design Lansing* Comprehensive Plan designates this area as Downtown Mixed-Use Center – Edge (see attached).

AGENCY REFERRALS

Board of Water and Light:

No concerns expressed. The site is outside the 10-year time of travel for BWL production wells. As mixed use it should not pose a threat to drinking water wells.

Building Safety/Code Compliance: No objections for proposal.

Development Office:

Support marketing for sale for uses allowed in current zoning designation.

EDC/LEAP: No response received.

Parks & Recreation: No comment.

Property Management: Recommend sale of this property. This station is no longer in use. Maintenance has been deferred, and the building appearance has begun to decline as well.

**Act-7-12, 629 W. Hillsdale (PPN 33-01-01-16-360-002), Fire Station #3,
Market for Sale**

Public Service Department:

Public Service has the following comments about the subject property:

- No environmental issues are known.
- Both storm and sanitary sewer exist adjacent to the property. It is not known if there is internal separation needed.
- Redevelopment of this site would require a site plan.

Transportation Engineer:

No objection to the sale of this facility from a transportation and traffic operations perspective.

ACT 33 REVIEW - PLANNING BOARD PURVIEW

Act 33 Review of Public Improvements

Michigan Planning Enabling Act (P.A. 33 of 2008), Sec. 61.

(1) A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body or other body having jurisdiction over the authorization or financing of the project and has been approved by the planning commission.

Act 33 Review of Property Transactions

- Section 208.07 of the Codified Ordinances includes the requirement of an Act 285 (now 33) Review for the acquisition of property.
- Section 208.08 states that "The Mayor and department heads shall establish procedures to promote the sale of real property deemed unnecessary for City operations..." Act 33 Reviews are conducted to determine a property's public purpose, if any, and its necessity for City operations.

BACKGROUND

This is a small fire station, on a 1/5 acre site tucked into a mixed-use neighborhood south and east of Capitol Commons in the downtown edge. *The station is no longer in use, and is considered surplus.*

This station has been considered for closure for a long time. The River Island Comprehensive Plan (1978) noted:

"The closing of fire station No. 3 has been proposed with the relocation of station No. 7 (to) just north of I-496 near Hillsdale and Logan (now M.L.K.) streets. A 1978 study update on this action substantiated the benefit to combine this service area and operations into a new three company station."

**Act-7-12, 629 W. Hillsdale (PPN 33-01-01-16-360-002), Fire Station #3,
Market for Sale**

ANALYSIS

LOCATION: The station is located south and west of downtown, at the SE corner of Hillsdale and Sycamore Streets. It is on a small parcel, east and south of Capitol Commons, and west and north of the Fox 47 TV station.

CHARACTER: The station is a yellow brick building, two stories, with two overhead doors and an office entrance in the front.

EXTENT: Although other stations are proposed for disposition as well, this case focuses on Station #3 and the parcel on which it is located, legally described as:

LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1

STAFF RECOMMENDATION

The Planning staff, based on a review of the location, character, and extent of the Act-7-12 proposal, recommends this finding and recommendation.

Finding:

- The property is currently exempt from taxation.
- The station is no longer in use, and is considered surplus.
- No public purpose has been identified for which the property should be retained.

Recommendation:

Staff recommends approval of the proposal to market this property for sale.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-7-12, Sale of 629 W. Hillsdale Street (former LFD Station #3)

WHEREAS, the City of Lansing proposes to sell the former Lansing Fire Station #3 located at 629 W. Hillsdale Street, Lansing (the "Property"), to Kindsvatter Dalling & Associates, Inc. for use as commercial office space in Lansing; and

WHEREAS, the subject Property it is not dedicated parkland; and

WHEREAS, by resolution 2012-228, Council authorized approved Act-7-12, the marketing for sale of the Property; and

WHEREAS, a written appraisal of the property, dated February 8, 2016, conducted by Carlson Appraisal, estimates the market value of the property to be \$131,000.00; and

WHEREAS, a Phase I environmental assessment of the property, completed by Wilcox Professional Service, LLC, revealed the potential for environmental impacts due to an adjacent site to the southeast of the subject property containing recognized environment conditions (REC) ; and

WHEREAS, the City has a fee simple interest in the property; and

WHEREAS, the City desires to see the Property returned to use; and

WHEREAS, the Planning Board found, based on its review of the location, character and extent of Act-7-12 in accordance with its Act 285/33 Review procedures that no public purpose has been identified that would require the City to retain ownership of the Property; and

WHEREAS, on September 4, 2012 the Planning Board voted (6-0) to recommend the Property be sold on the open market; and

WHEREAS, the Real Estate Purchase Agreement (the "Agreement") between the City of Lansing and Kindsvatter Dalling & Associates, Inc. for 629 W. Hillsdale Street (former LFD Station #3) has been placed on file with the City Clerk for more than 30 days and is presented for approval; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith.

BE IT RESOLVED, the Lansing City Council hereby approves and authorizes the sale of the former LFD Station #3 property at 629 W. Hillsdale Street, legally described as:

Lot 1 Capitol Commons Urban Renewal Plat No.1, Part of the Southwest 1/4
Section of Section 16, T4N, R2W, City of Lansing, Ingham County, Michigan

(Parcel I.D. #: 33-01-01-16-360-002)

as placed on file with the City Clerk, for \$125,000, plus duly assigned closing costs, to
Kindsvatter Dalling & Associates, Inc.; and

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized
to sign and execute all documents necessary to effectuate the aforementioned sale,
subject to their prior approval as to content and form by the City Attorney.



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Judi Brown Clarke and Councilmembers

FROM: Mayor Virg Bernero

DATE: 6-23-16

RE: Resolution— Setting Public Hearing for SLU-3-2016, Public Utility— 125 W. Malcolm X— Lansing Board of Water & Light—Central Substation Project

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak

Subject: CITY COUNCIL AGENDA ITEM - SLU-3-2016, Public Utility - 125 W. Malcolm X

Date: June 22, 2016

The Lansing Planning Board, at a special meeting held on June 21, 2016, voted (5-2) to recommend approval of a request by the Lansing Board of Water & Light for a Special Land Use to construct a power substation at 125 W. Malcolm X Street. The subject property is zoned “C” & “DM-4” Residential, which districts permit “a structure which is owned or operated by a public utility”, if a Special Land Use permit is approved by the Lansing City Council.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed Special Land Use complies with all of the criteria established by Section 1282.02(f)(1-9) of the Zoning Ordinance for granting special land use permits. Based upon these findings, the Planning Board recommended approval of SLU-3-2016.

At the Planning Board public hearing held on January 5, 2016, the applicant’s representatives and 3 other individuals spoke in favor of the request and 10 individuals spoke in opposition to the request.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2016, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning:

SLU-3-2016: Special Land Use Permit, 125 W. Malcolm X Street, Public Utility in the "C" & "DM-4" Residential Districts

BY THE COMMITTEE OF DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-3-2016
125 W. Malcolm X Street
Public Utility in the "C" & "DM-4" Residential Districts

WHEREAS, the applicant, Lansing Board of Water & Light, has requested a Special Land Use permit (SLU-3-2016) to construct a power substation at 125 W. Malcolm X Street; and

WHEREAS, the property is zoned "C" & "DM-4" Residential Districts where a structure which is owned or operated by a public utility is permitted subject to obtaining a special land use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact this proposal would have on the surrounding area, the environment, public services and compliance with the intent and purpose of the Zoning Ordinance and Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on May 17, 2016, at which time the applicant's representatives spoke in favor of the request, 3 individuals spoke in support and 10 individuals spoke in opposition to the request; and

WHEREAS, the Planning Board (based upon testimony, evidence and the staff report) at its June 21, 2016 meeting, voted (5-2) to recommend approval of SLU-3-2016 to permit the proposed Lansing Board of Water & Light power substation at 125 W. Malcolm X Street; and

WHEREAS, the City Council held a public hearing regarding SLU-3-2016 on _____, 2016; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-3-2016, to permit the proposed Lansing Board of Water & Light power substation at 125 W. Malcolm X Street.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request with conditions, the City Council has considered the factors listed in Section 1298.07(B)(2), and determines the following:

1. The proposed power substation is compatible with the essential character of the surrounding area, as designed.
2. The proposed power substation will not change the essential character of the surrounding area.
3. The proposed power substation will not interfere with the general enjoyment of adjacent properties.

4. The proposed power substation will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed power substation will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed power substation can be adequately served by essential public facilities and services.
7. The proposed power substation will not place any demands on public services and facilities in excess of current capacities.
8. The proposed power substation is consistent with the intent and purposes of the Zoning Code and in conformance with the Design Lansing Comprehensive Plan.
9. The proposed power substation will comply with the requirements of the "C" & "D-4M" Residential Districts.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-3-2016, 125 W. Malcolm X Street
Special Land Use Permit – Public Utility

The Lansing City Council will hold a public hearing on Monday, _____, 2016, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-3-2016. This is a request by the Lansing Board of Water & Light for a Special Land Use permit to construct the power substation at 125 W. Malcolm X Street. The subject property is zoned “C” & “DM-4” Residential, which districts permit “a structure which is owned or operated by a public utility”, if a Special Land Use permit is approved by the Lansing City Council.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, _____ 2016 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

Ownership History of the Jenison House (1945 to present):

The City of Lansing acquired the property located at 915 Townsend (later known as the Scott Art and Garden Center) from the General Motors Corporation, and not the Jenison family. GM paid the Jenison family \$26,300.00 for the property on April 30, 1945. (*Liber 533, Page 67 Ingham County Register of Deeds*)

The City of Lansing then trades property with GM (May 5, 1945). The City receives the 915 Townsend property (Jenison House) and land from GM that is north of the Jenison house and curving to the east of land owned by Edgar Cooley (parcel located immediately east and adjacent to the Women's Historic Center – 213 W. Malcolm X (Main) Street. (*Liber 534, Page 11-12; and, Liber 534, Page 14-16 Ingham County Register of Deeds*)

The land conveyed to GM by the Jenison Family (915 Townsend) came without restrictions or covenants. The same is true regarding the land that GM conveyed to the City of Lansing.

Ownership of the Scott Mansion property and Sunken Garden (1977 to present):

The Trustees of the estate for Mrs. Gertrude Scott conveyed, by way of sale, the land (Scott Mansion was demolished in 1965 by Mrs. Scott) and Sunken Garden to the General Motors Corporation for \$73,333.00 on August 19, 1977. (*Liber 1229, Page 402 Ingham County Register of Deeds*)

It is a fact that GM acquired the Scott Mansion land and Sunken Garden without any restrictions or covenants.

GM trades its recently acquired (August 1977) Scott property with the City of Lansing for the property that the City had acquired from GM in 1945, which was the property located at 915 Townsend. (*Liber 1265, Page 392*). The trading of property between GM and the City occurred on August 21, 1978.

The Jenison House was moved (1978) from its Townsend location to the land immediately west of the Sunken Garden, where it sits today.

Also, the City of Lansing pays GM \$175,000.00 to acquire the Cooley-Hayes (Women's Historic Center). (*Liber 1265, Page 392 Ingham County Register of Deeds*)

FACT: Neither the JENISON HOUSE (915 Townsend) nor the SCOTT MANSION & SUNKEN GARDEN were bequeathed to THE CITY OF LANSING. GM paid a total of \$99,633.00 to acquire both properties.

FACT: THE CITY OF LANSING paid \$175,000.00 for the property at 213 W. Malcolm X (Main) Street, known as the Cooley-Hayes/Women's Historic Center. The City purchased the property from General Motors.

FACT: Only two parcels were bequeathed to the City of Lansing, *the parcel boundaries for both are outside the footprint of the proposed BWL Sub-Station*. The two parcels that were “gifted” to the City are property formerly owned by Mr. Eugene Cooley (deed restricted – Cooley Gardens); and, the unimproved lot immediately east of the Women’s Historic Center formerly owned by Mr. Edgar L. Cooley (no deed restriction).

SCOTT PARK (ART & GARDEN CENTER)

LAND EXCHANGE

213 W. MALCOLM X

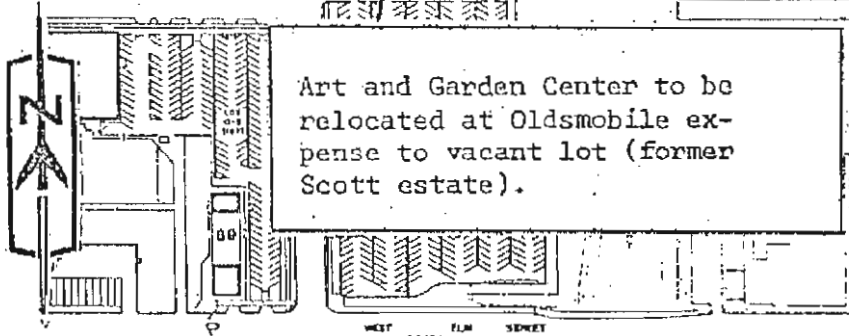
Baptist Convention Center presently optioned by Olds would be deeded to the city. Olds will bring structure up-to-code for city use.

Vacant lot formerly the Scott estate presently owned by Olds would be deeded to the city.

Scott Park presently owned by the city would be deeded to Oldsmobile for employee parking.

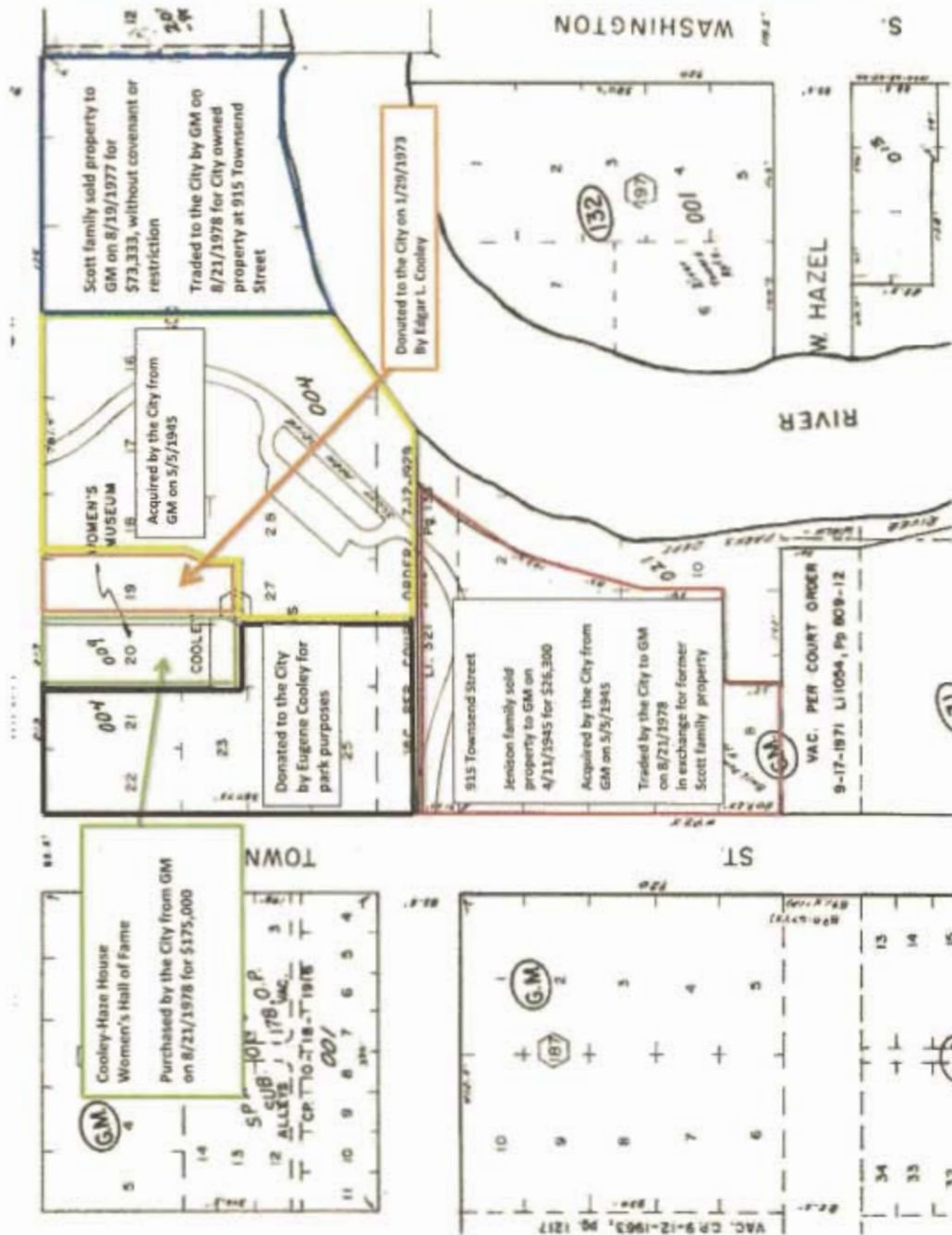
City retains river frontage.

Art and Garden Center to be relocated at Oldsmobile expense to vacant lot (former Scott estate).



Key to Corresponding Documentation

- A. Deed between GM and Jenison Estate for 915 Townsend - 4/11/1945
- B. Deeds between GM and City of Lansing for 2 parcels transacted 5/5/1945 - shown as 915 Townsend and parcel west of Scott parcel
- C. Scott family sells vacant land and Sunken Garden to GM - 8/19/1977
- D. Conveyance between GM and City of Lansing. GM conveys Scott Parcel and Cooley/Haze in exchange for 915 Townsend and \$175,000. See attached resolution dated 8/14/1978.



A

For your safety and to insure the Department of Abstract and Title Guaranty Company

USE 533 and 67

Abstract and Title Guaranty Company

WARRANTY DEED

8291

This Indenture

Made this 30th day of April in the year of our Lord one thousand nine hundred and forty-five between MARY HAWLEY JENISON, widow of Orien A. Jenison, residing at Lansing, Michigan

part I of the first part, and GENERAL MOTORS CORPORATION, a Delaware corporation, having a principal office at 3044 West Grand Boulevard, Detroit, Michigan

part II of the second part. Witnesseth, that the said part I of the first part, for and in consideration of the sum of Twenty Six Thousand Three Hundred Dollars (\$26,300.00)

to, hereinafter in hand paid by the said part II of the second part, the receipt whereof is hereby confessed and acknowledged, do hereby give, grant, bargain, sell, release, release, alien and confirm unto said part I of the second part, and to its successors and assigns, forever, all that certain piece or parcel of land situate and being in the City

Lansing county of Ingham and state of Michigan, and described as follows, to wit: The South 21.25 feet of lots 1, 2 and 3 and the South 50.25 feet of lot 5, and the entire of lots 6, 7, 8, 9 and 10, all in Block 188, City of Lansing, County of Ingham, State of Michigan; also the North one-half of Isaac Street (Olds Avenue) lying South of Block 188, City of Lansing, County of Ingham, State of Michigan, except the West 8 rods thereof; and except an undivided one-half interest in lot 8 and the South 58 1/2 feet of lot 7 and the South 124 1/2 feet of lots 9 and 10, all in Block 188 of the City of Lansing, County of Ingham, State of Michigan, and a similar one-half interest in the North half of Isaac Street lying South of said Block 188, except the West 8 rods thereof.

Together with all the right, title and interest of the party of the first part to any land lying in the bed of any street, road or alley adjoining said premises.

Together with all and singular the incidents and appurtenances thereto in anywise appertaining: To have and to hold the said premises, as herein described, with the appurtenances unto the said part I of the second part, and to its successors and assigns, forever, and the said MARY HAWLEY JENISON

part I of the first part for her self and her heirs, executors and administrators, do hereby covenant, grant, bargain and agree to and with the said part II of the second part its successors and assigns, that at the time of the executing and delivery of these presents she is well seized of the above-granted premises in fee simple; that they are free from all incumbrances whatever except such, if any, as are excepted from the covenant following, and that she will, and her

For your safety, have Abstract and Title Guaranty Company secure your real estate title.

915 Townsend

A

B-1

WITNESSETH

THIS INSTRUMENT, made this 5th day of May in the year of our Lord one thousand nine hundred and forty-five, between GENERAL MOTORS CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Delaware, with its principal office at 3044 West Grand Boulevard, Detroit, Michigan, party of the first part, and CITY OF LANSING, a Michigan Municipal corporation, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the exchange of other property, does by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and its successors and assigns, FOREVER, All that certain piece or parcel of land situate and being in the City of Lansing, County of Ingham, and State of Michigan, and described as follows, to wit:

The South 91.25 feet of Lots 1, 2 and 3 and the South 90.25 feet of Lot 5 and entire Lots 6, 7, 8, 9 and 10, Block 158; also the North 1/2 of Leach Street (Old Avenue) lying South of Block 158 except the West 5 rods thereof.

TOGETHER with all and singular the appurtenances and appurtenances thereunto belonging or in anywise appertaining; TO

B 1

127 684 12 12

HAVE AND TO ENJOY the said premises, as herein described, with the appurtenances, unto the said party of the second part, and to its successors and assigns, FOREVER. And the said party of the first part, for itself and its successors, does covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns, that at the time of the executing and delivery of these premises it is well seized of the above granted premises in fee simple; that they are free from all encumbrances whatever, except such if any, as are excepted from the covenant following, and that it will and its successors shall forever WARRANT and DEFEND the same against all lawful claims whatsoever, except that premises are conveyed subject to all restrictions, easements and driveway rights of record, also subject to Federal and State inheritance tax liens in connection with the estate of Orion A. Jonison, and except that the warranties shall not apply to that portion of Iront Street (Olds Avenue) included herein.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be executed by its duly authorized officers and sealed with its corporate seal, the day and year first above written.

In Presence of

W. W. Carr
W. W. Carr
William B. Robinson
William B. Robinson

GENERAL MANAGER

BY W. W. Carr

Vice President

ATTEST: W. W. Carr

Associate Secretary

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 5th day of May in the year one thousand nine hundred and forty-five before me appeared W. W. Carr

THIS INDENTURE, made this 5th day of May in the year of our Lord one thousand nine hundred and forty-five, between GENERAL MOTORS CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Delaware, with its principal office at 3044 West Grand Boulevard, Detroit, Michigan, party of the first part, and CITY OF LANSING, a Michigan Municipal corporation, party of the second part,

W I T N E S S E T H:

That the said party of the first part, for and in consideration of the exchange of other property, does by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and its successors and assigns, FOREVER, All that certain piece or parcel of land situate and being in the City of Lansing, County of Ingham, and State of Michigan, and described as follows, to wit:

That part of Lots 16, 17, 18, 27 and 28 of Block 177, and Lots 1, 2, 3, 4 and 5 of Block 188, and a portion of William Street, all in the City of Lansing, County of Ingham, State of Michigan, described as:

Commencing at the Northeast corner of Lot 16, Block 177; thence West 245.43 feet; thence South parallel with the West line of Lot 18, 135.0 feet; thence Southwesterly 53.55 feet to a point 15.0 feet South of the North line of Lot 28 and 3.0 feet East of the West line of said Lot 28; thence West 3.0 feet to the West line of said Lot 28; thence South along the lot line 40.0 feet; thence West 66.0 feet to a point in the West line of Lot 27; thence South along the lot line 118.25 feet to the Southwest corner of said Lot 27, Block 177; thence South 27.75 feet; thence West 198.0 feet to a point in the East line of Townsend Street, said point lying 27.75 feet South of the Southwest corner of Lot 25,

Block 177; thence South along the East line of Townsend Street 126.5 feet to a point lying 5.75 feet South of the Northwest corner of Lot 5, Block 188; thence East on a line parallel with the North line of said Block 188 to the Westerly bank of the Grand River; thence Northeasterly along said bank of the Grand River to the Southeast corner of Lot 16, Block 177; thence North along the lot line to the place of beginning.

Together with a perpetual right of way over land lying Westerly of and within 5 feet of that portion of the Westerly boundary above described extending from the North line of said Lot 18 to intersection of said boundary with the East line of said Lot 27 and subject to a similar right of way over a strip of land 5 feet in width lying Easterly of said portion of said Westerly boundary as granted and reserved in conveyance from Amanda F. Barnes to Eugene F. Cooley and Kate F. Cooley, recorded in Liber 124 on page 203 (said right of way being granted and reserved for use as a joint driveway 10 ft. in width by parties to said last mentioned instrument in connection with property adjoining same).

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the said premises, as herein described, with the appurtenances, unto the said party of the second part, and to its successors and assigns, FOREVER. And the said party of the first part, for itself and its successors, does covenant, grant, bargain, and agree to and with the said party of the second part, its successors and assigns, that at the time of the unsealing and delivery of these presents it is well seized of the above granted premises in Fee Simple; that they are free from all encumbrances whatever, except such if any, as are excepted from the covenant following, and that it will and its successors shall forever WARRANT and DEFEND the same against all lawful claims whatsoever, except that premises

are conveyed subject to all restrictions, easements and driveway rights of record, also subject to Federal inheritance tax lien in connection with the estate of Richard H. Scott and except that the warranties shall not apply to that portion of William Street included herein.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be executed by its duly authorized officers and sealed with its corporate seal, the day and year first above written.

In Presence of

L. W. Carr
L. W. Carr
William B. Robinson
William B. Robinson

GENERAL MOTORS CORPORATION
BY B. D. Husker
B. D. Husker
Vice President
ATTEST: J. C. Davidson
J. C. Davidson
Assistant Secretary

STATE OF MICHIGAN }
COUNTY OF WAYNE } SS

On this 5th day of May in the year one thousand nine hundred and forty-five before me appeared B. D. Husker and J. C. Davidson, to me personally known, who being by me severally duly sworn, did say that they were respectively a Vice President and Assistant Secretary of General Motors Corporation, a corporation created and existing under the laws of the State of Delaware, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, and that the said instrument was signed and sealed in behalf of said corporation by

FORM APPROVED
BY THE MICHIGAN
NOT. GENERAL COUNCIL

Trustees
EXERCISE DUE UNDER POWER
OF SALE IN A WILL

LIBER 1229 PAGE 402

607

11,743



This Indenture

Made the nineteenth day of August

in the year of our Lord one thousand nine hundred and seventy-seven

BETWEEN: AMERICAN BANK AND TRUST COMPANY and MAURICE C. SCOTT, co-Trustees of the Estate of Gertrude E. Scott, deceased, of One Washington Square, Lansing, Michigan,
of the first part, and GENERAL MOTORS CORPORATION, a Delaware Corporation,
of 3044 West Grand Boulevard, Detroit, Michigan, 48202,

WITNESSETH, That the said parties of the first part, by virtue of the power and authority to them given by the last Will and Testament of Gertrude E. Scott

late of Lansing, Michigan,
and for and in consideration of Seventy-three Thousand Three Hundred Thirty-three and No/100 (\$73,333.00) Dollars,

to them paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, and to its successors, heirs, assigns, FOREVER, All that certain piece and parcel of land situate in the City of Lansing, Ingham County, Michigan, and described as:

An undivided two-thirds (2/3) interest in and to:
Lot 13, except the East 4 feet thereof, and the
entire of Lots 14 and 15, of Block 177, Original
Plat, City of Lansing, Ingham County, Michigan,
according to the recorded plat thereof, but
subject to all conditions, restrictions and easements of record.

INGHAM
COUNTY
- 21027

STATE OF
MICHIGAN
Dept. of
Taxation



REAL ESTATE
TRANSFER TAX
= 80.85
PB.10583

RECORDED

SEP 16 3 57 PM '77

REGISTER OF DEEDS
Diane Harrison
INGHAM COUNTY, MICH.

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof. And all the estate, right, title, interest, property, possession, claim and demand whatsoever, which the said testa had in her lifetime, and at the time of her decease, and which the said parties of the first part have by virtue of the said last Will and Testament or otherwise, of, in and to the above described premises, and every part and parcel thereof, with the appurtenances, To Have and to Hold, Forever. And the said parties of the first part, for themselves and for their successors, heirs, assigns, administrators, do covenant, promise and agree to and with the said party of the second part its successors, heirs, assigns, that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby, or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

AMERICAN BANK AND TRUST COMPANY

BY John R. Pettibone (L.S.)
John R. Pettibone Its Sr. V.P.

Diane M. Nichols
Diane M. Nichols

BY John Wieber (L.S.)
John Wieber Its Trust Officer

Elizabeth M. Senko
Elizabeth M. Senko
Helen Patterson
Helen Patterson

Maurice M. Scott (L.S.)
Maurice M. Scott

Jennifer A. Harrison co-trustees of the Estate of
Jennifer A. Harrison Gertrude E. Scott, deceased

D-1

LIBER 1265 PAGE 392

RECORDED

THIS INDENTURE, made this 21st day of August, in the year of our Lord one thousand nine hundred and seventy-eight, between GENERAL MOTORS CORPORATION, a Delaware Corporation, duly authorized to do business in the State of Michigan, having its principal office at 3044 West Grand Boulevard, Detroit, Michigan 48202, hereinafter referred to as the GRANTOR, and CITY OF LANSING, a Michigan Municipal Corporation, of City Hall Building, Lansing, Michigan 48933, hereinafter referred to as the GRANTEE,

WITNESSETH, that the said Grantor, for and in consideration of the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00), paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, by these presents does grant, bargain, sell, remise, alien, release and confirm unto the said Grantee, and to the heirs, successors and assigns of the said Grantee, Forever, land situated in the City of Lansing, County of Ingham, State of Michigan, described as follows, to-wit:

Lot 13, except the East 4 feet thereof, and the entire of Lots 14 and 15, Block 177, Original Plat, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof;

AND ALSO CONVEYING,

Commencing in the North line of Lot 20 of Block 177, City of Lansing, Ingham County, Michigan at a point 2 1/2 feet East of the Northwest corner of Lot 20; Thence East 68 1/2 feet; Thence South parallel with the East line of Lots 20 and 26 to a point 15 feet South of the North line of Lot 27; Thence West parallel with North line of Lots 27 and 26, 68 1/2 feet to a point 15 feet South and 2 1/2 feet East of Northwest corner of Lot 26 and Thence North parallel with West line of Lots 20 and 26 to beginning, according to the recorded plat thereof.

SUBJECT TO: Easements, conditions, covenants and restrictions of record.

Together with all and singular the hereditaments and appurtenances, thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the premises as before described, with the appurtenances, unto the said CITY OF LANSING, Grantee, heirs, successors and assigns of the Grantee, Forever, and the said Grantor covenants and agrees to and with the said Grantee that the said Grantor has not heretofore done, committed or wittingly or willingly suffered to be done or committed, any act, matter, or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are or shall be charged or encumbered in title, estate or otherwise howsoever.

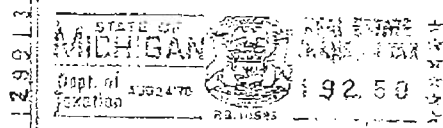
3300-24-130-220
3300-24-130-040

RECORDED

AUG 24 2 09 PM '78

REGISTER OF DEEDS

Paul Johnson
INGHAM COUNTY, MICH.



D1

Board, the Planning Board, the Traffic Board, and the Parks Board, were referred to the Committee on Parks and Recreation, the Committee on Public Service and Highways and the Committee on Planning, all three of which have recommended approval of the requested vacation of the above-described portion of Scott Park Drive; now, therefore, be it

Resolved, that all of the above-described portion of Scott Park Drive be and the same is hereby completely and fully discontinued and vacated; and be it

Finally Resolved, that the City Clerk of the City of Lansing, within thirty (30) days hereafter, shall forward a certified copy of this resolution to the State Treasurer of the State of Michigan and a certified copy of this resolution to the Ingham County Registrar of Deeds for recording.

Adopted by the following vote:

Unanimously.

By COUNCILMAN BLAIR -

Resolved by the City Council of the City of Lansing:

Whereas, the City of Lansing is the owner of and has marketable title to real property described as:

That part of the Northwest 1/4 of Section 21, T4N, R2W, City of Lansing, Ingham County, Michigan, commencing at the Northwest corner of said Section 21, running thence on the section line South 0°05'51" East 1113.73 feet to the North line of Olds Avenue, thence East 1233.76 feet along said North line to the Southwest corner of Block 188 of the Original Plat of the City of Lansing and the point of beginning of the following described parcel, running thence East 182.00 feet along the South line of said Block 188, thence North 0°10' West 52.00 feet, thence North 44°55' East 9.39 feet, thence East 57.00 feet, thence North 0°10' West 74.00 feet, thence North 14°50' East 83.00 feet, thence Northeasterly 183.40 feet along a 360 foot radius curve to the right whose chord bears North 29°25' 30" East 181.42 feet, thence West along the centerline of vacated Williams St. 341.65 feet to the West line of said Block 188, thence South 0°10' East along said West line 271.23 feet to the point of beginning,

hereinafter called the "City Parcel" and commonly known as that part of Scott Park fronting on Townsend Street; and

Whereas, General Motors Corporation is the owner of and has marketable title to real property proximately located in the Scott Park vicinity described as:

Lot 13, except the East 4 feet thereof, and the entire of Lots 14 and 15, Block 177, Original Plat, City of Lan-

sing, Ingham County, Michigan, according to the recorded plat thereof; AND ALSO, commencing in the North line of Lot 20 of Block 177, City of Lansing, Ingham County, Michigan, at a point 2 1/2 feet East of the Northwest corner of Lot 20, thence East 68 1/4 feet, thence South parallel with the East line of Lots 20 and 26 to a point 15 feet South of the North line of Lot 27, thence West parallel with the North line of Lots 27 and 26, 58 1/4 feet to a point 15 feet South and 2 1/2 feet East of the Northwest corner of Lot 26 and thence North parallel with West line of Lots 23 and 26 to beginning, according to the recorded plat thereof,

hereinafter called the "GMC Parcel"; and

Whereas, on April 28, 1978, the City Council of the City of Lansing received from Oldsmobile Division of General Motors Corporation a proposal that the City of Lansing convey the City Parcel to General Motors Corporation in exchange for the conveyance by General Motors Corporation to the City of Lansing of the GMC Parcel; and

Whereas, the City Council of the City of Lansing heretofore determined that this proposed disposition would not significantly diminish the amount of real property owned by the City of Lansing in the Scott Park and Cooley Garden vicinity and would substantially increase the amount of river frontage owned by the city along the west bank of the Grand River; and

Whereas, this matter was reviewed by the Park Board, the Traffic Board, the Planning Board, the Waterfront Development Board, and the Scott Art and Garden Center Board and approved and recommended by the respective boards; and

Whereas, the Committee on Parks and Recreation reviewed this matter and recommended that the proposed disposition be submitted to the electorate of the City of Lansing for approval as required by the Lansing City Charter, ch 14, §14.3(d) and as required by the laws of the State of Michigan at the primary election held on August 8, 1978; and

Whereas, the City Council of the City of Lansing adopted a resolution on May 30, 1978 authorizing and directing the submission of the proposed disposition to the electorate as aforesaid; and

Whereas, at the primary election held on August 8, 1978, the electors of the City of Lansing voted favorably to dispose of the City Parcel in return for a benefit to be realized of not less than the fair market value as appraised by the City Assessor; and

Whereas, on June 27, 1978, the City Assessor determined that the GMC Parcel is a benefit to the City of Lansing of not less than the fair market value of the City Parcel; and

Whereas, the City Council of the City

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Lansing has determined that it would be in the best interests of the City of Lansing to accept the exchange proposal made by General Motors Corporation and to proceed with the proposed disposition by deeding the City Parcel to General Motors Corporation in exchange for a conveyance of the GMC Parcel to the City, together with those additional services to be performed by and at the expense of General Motors Corporation in connection with the exchange as detailed in the aforementioned General Motors Corporation proposal of April 28, 1978 and in the document entitled "Proposed Scott Park Exchange -- Arrangements" adopted by the Committee on Parks and Recreation on August 10, 1978, a copy of which is attached hereto; and

Whereas, it is now desirable to proceed with a closing of the exchange transaction at the earliest convenient date; now, therefore, be it

Resolved, that the City Council of the City of Lansing authorizes the exchange of the City Parcel for the GMC Parcel; and be it

Further Resolved, that this matter be referred to the City Attorney for preparation of documents and to the Property Manager for the processing of the exchange of the City Parcel for the GMC Parcel after all documents have been approved as to form by the City Attorney; and be it

Further Resolved, that the Mayor and the City Clerk be and are hereby directed and authorized to execute a warranty deed of the City Parcel to General Motors Corporation after certification of the election results by the Board of Canvassers and after approval of said deed as to form by the City Attorney and to execute such other documents as may be required in connection with the finalizing of the exchange transaction after approval of such documents as to form by the City Attorney; and be it

Finally Resolved, that the property conveyed by General Motors Corporation to the City of Lansing be designated as parks property and be placed under the auspices of the Department of Parks and Recreation for purposes of management and maintenance.

Adopted by the following vote:

Unanimously.

By COUNCILMAN JAMES D. BLAIR—

Resolved by the City Council of the City of Lansing:

Whereas, the City of Lansing in 1974 purchased 96 acres of land lying within the Red Cedar Drainage Basin (Crego Park); and,

Whereas, Crego Park provides an excellent opportunity to develop a regional natural park which will connect with Potter Park (200), Schube Park, Sycamore Golf

Course, Penner Arboretum, Ponson Park, and Scott Woods Park; and,

Whereas, there are certain parcels of land adjacent to Fidelity Lake/Crego Park which are considered essential for the development of that area as a major recreational facility; and,

Whereas, the City of Lansing will willingly accept title, assume management responsibilities of the land for public park purposes, develop, operate and ensure the land will be utilized as a public park, as it pertains to the parcels as outlined in the grant proposal submitted to the Kanner-Michigan Land Trust which are as follows:

Parcel No. 5301-23-451-001 9	.70 acres
Parcel No. 5301-23-452-001 9	.64 acres
Parcel No. 5301-23-452-011 5	.64 acres
Parcel No. 5301-23-452-151 5	.63 acres
Parcel No. 5301-23-452-191 4	.58 acres
Parcel No. 5301-23-452-641 1	2.24 acres
	<u>5.48 acres</u>

Now Therefore, Be It Resolved that upon approval of the grant application Crego Park/Fidelity Lake by the Michigan Land Trust Fund Board the Mayor and City Clerk be directed to sign the appropriate contractual agreements necessary when approved as to form by the City Attorney.

Adopted by the following vote:

Unanimously.

By COMMITTEE ON PLANNING—

Resolved by the City Council of the City of Lansing:

SUP-14-78

547 South Hayford Street

Construction in Base Flood Plain of the Red Cedar River

Whereas Manuel Rodriguez has requested a special permit to allow the construction of a garage addition in the Base (100 year frequency) Flood Plain of the Red Cedar River; and

Whereas, the City of Lansing is a participant in the National Flood Insurance Program and thereby required to enforce the rules and Regulations of that Program; and

Whereas the Planning Department, Planning Board, Public Service Department and State of Michigan Department of Natural Resources have reviewed the proposal and find it to be in substantial conformance with the Rules and Regulations of the National Flood Insurance Program as adopted by the Department of Housing and Urban

DZ

CENTRAL SUBSTATION Questions and Answers

This is in response to questions and comments received from members of the public at the Planning Board meetings held on May 17 and June 7, 2016.

Misuse of donated property?

A title search shows that the Scott Park property was not donated to the City. The Scott family estate sold the property to GM for \$73,333 on August 19, 1977 (Liber 1229, Page 402 Ingham County Register of Deeds). In 1978, the City swapped its Townsend Street property (with Jenison House) that it acquired from GM in 1945, in exchange for the current Scott Park property. *The Scott Family did not intend the property to be a public park.*

Only two parcels were bequeathed to the City of Lansing, by Eugene and Edgar Cooley, respectively. *The parcel boundaries for both are outside the footprint of by the proposed BWL Sub-Station.*

Why is this issue not on ballot?

According to a City Attorney opinion dated June 11, 2016, placing this issue on the ballot is neither authorized nor appropriate. "Case precedent holds that the City Council may not place propositions on the ballot that shift to the electorate the responsibility for making decisions that they themselves are required to make." Moreover, "pursuant to the Charter, the Home Rule City Act, Attorney General Opinion 6383, and case law, an advisory ballot proposal, as suggested above, is not authorized, and would be ultra vires or outside the authority granted to Council."

State planning and zoning law gives City Council the authority to make the decisions after receiving Planning Board recommendations for Comprehensive Plan items and Special Land Use permits.

Aren't there other sites?

Eight sites were considered because of their proximity to underground circuits under Washington Avenue that cross I-496 and serve downtown customers. The other locations considered were either too small, too disruptive to neighborhoods, too far from the underground circuits resulting in excessive cost, or no longer available due to pending real estate sale agreements or property owners who were not willing to sell.

The DeLuxe Inn site, once considered as an alternative, is not available. Even if it were available, the DeLuxe Inn site represents the best prospect for a land use connection between downtown and ReoTown. Private development of that site is the City's economic development priority to preserve this connection.

Eckert Station as substation site

Ronda Oberlin, of the Lansing Office of Emergency Management, stated at the May 17 Planning Board public hearing that *"Removing critical infrastructure from the floodplain is cited as a priority in the City's Hazard Mitigation Plan."* Due to the Eckert Station's location within the 100 year floodplain, LBWL no

longer considers the Eckert Station site a viable option. The extreme rain events in recent years, increasing flood risks, and increasing uncertainty of our weather conditions are all factors in this decision.

Applicability of the Section 106 Review, National Historic Preservation Act of 1966

Section 106 of the National Historic Preservation Act (NHPA) requires Federal agencies to take into account the effects of their undertakings on historic properties and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings. The NHPA is not applicable to this project because the Lansing Board of Water and Light is not a Federal agency and is not using Federal funds for this project.

Historical value

The project involves the relocation of the Scott Center and Sunken Garden by the Board of Water and Light. BWL will restore the Sunken Garden at its new location, and contribute \$40,000 to an endowment to ensure its long term care.

- BWL will accommodate the Garden Club's request to transplant perennials. BWL will relocate the Sunken Garden to the west of the Scott House and adjacent to Cooley Gardens where maintenance for both gardens will be more accessible and convenient, making the new site ADA compliant.
- BWL will preserve and reassemble the distinctive "niche" and small pond that's referred to as the "grotto," which is the most prominent feature of the garden along with the circular stairs on the west side of the garden's axis. The remaining garden walls, which were made of limestone quarried from Ohio, will be reconstructed with the same shape and size limestone if the existing walls prove to be too costly to reassemble. Approximately 40 color slate stones at the west entry will also be carefully moved and reassembled so that everything looks identical to the original. This will preserve the integrity of the garden and it will look the same as it does now only in a more prominent location, with commanding views overlooking the Grand River.
- BWL will establish a \$40,000 endowment that will provide resources to help maintain the garden, for such expenses as a gardener. This fund would accept contributions from the community in order for garden support to continue in the future.
- The Board of Water and Light recently carried out a \$3,000,000 restoration of the Grand Trunk Western Rail Station near its headquarters on S. Washington Avenue, and upgraded the Dye Water Plant, which was a WPA project constructed in the 1930s. BWL has the necessary expertise and experience in historic preservation and landscape architecture to relocate the Garden successfully.

Scott Center relocation

The Scott Center (former Jenison House) is functionally obsolete at its current location. Despite attempts to make it otherwise, its original design as a residence is ill-suited for use as a public facility.

The best prospect for preserving and reusing the Scott Center building is its relocation. The BWL, City of Lansing and Habitat for Humanity Capital Region (HFHCR) recently announced a proposal to save the structure from demolition and relocate it to a vacant lot approximately one mile away to the site of the old Union Missionary Baptist Church. In addition to paying to move the house, the BWL will earmark to

Habitat any of the unspent moving cost balance for site preparation and jump-starting the renovations of the structure.

The building will be moved to a City-owned property, pending City Council approval, on the east side of Martin Luther King, Jr. Blvd. between Hillsdale and Lenawee Streets. After relocation by LBWL, HFHCR will adapt the structure into three or four units of owner-occupied housing.

Relocating the house to the site of the old Union Missionary Baptist Church also helps to implement the “Seven Block Neighborhood Development Plan”, 1993.

Impact on parkland

Of the four acres proposed for reclassification in the Master Plan, the substation itself will comprise two acres. The remainder will be devoted to amenities that not only screen the substation, but also provide recreational benefits to the public. The gain outweighs the loss as follows:

- A brand new walkway on the north bank of the Grand River connecting Townsend to Washington.
- Two new viewing platforms on the Grand River.
- A new fishing platform on the south bank of the river.
- ADA accessibility to both gardens.
- Consolidation of maintenance for both gardens.
- Saving the Scott Center and repurposing it.
- Creating a place for public art to be created and seen by the public and an entry to REO Town.
- Creating a new parking lot.
- Telling the story of the history of the area through interpretive panels.
- Maintaining the gardens and increasing their use (for weddings, viewing etc.).
- Exposing the Sunken Garden and the views to the Grand River.
- Landscaping the remaining parkland and making it an inviting space.
- Providing wayfinding signage that will expose the site and invite the public into the park.
- Creating new uses for this park and welcoming Lansing residents, visitors, Downtown and ReoTown workers, and GM employees to better understand the history about the industrial revolution and the world leaders who are now legends, and to celebrate the legacy of ReoTown and the City of Lansing hosting Michigan’s Capital.

The Master Plan promotes preservation and enhancement of Parks. The enhancements mentioned provide public benefits above and beyond those derived from the Park in its current state, and more than compensate for Scott Park’s reduced size. Moreover, these public benefits are provided by the BWL, without burdening the Parks millage.

Impact on riverfront

The proposed Comprehensive Plan amendment specifically reserves the 25-foot riparian buffer required for Parks and Recreation. Moreover, the project includes a public walkway along the hilltop on the

north side of the Grand River, funded by the BWL, not the Parks millage. The shores of the Grand River will be untouched by this project, nor is the property being sold.

The Substation will require 2 acres not 4.

The substation is designed to be efficient. It occupies two acres, which is made larger by landscaping and buffering along the perimeter. The central location of the substation is necessitated by proximity to underground circuits adjacent to the site. The proposed site provides the unique opportunity for this buffering to offer additional public benefits, such as the walkway above the river, public art, displays, and wayfinding mentioned above.

Solitude, serenity of Sunken Garden

At its current location, the Sunken Garden is inaccessible to many members of the public. This project calls for relocating and renewing the Garden, enhancing the signage, making it more visible and accessible, and restoring its serenity through sensitive design and landscaping.

Transparency

The Central Substation Project has been considered by and it is accountable to four public bodies which represent our citizens and ratepayers: BWL Board of Commissioners, Parks & Recreation Board, Planning Board and City Council. In addition, the BWL has met with representatives from ReoTown, the Garden Club and Preservation Lansing.

This project has not been rushed through the approval process. The Mayor announced the project on February 8. It has been discussed by the BWL Board of Commissioners, in Parks Board meetings in February, March, and April, a Planning Board meeting in March, public hearing in May, and public comment on June 7. The Planning Board's recommendation will be transmitted to City Council, which along with its Development and Planning Committee, will discuss this issue in five additional public meetings.

20 foot walls won't hide a 50 foot power station

The height of the wall, combined with narrow setbacks from the property lines, will remove the vast majority of the substation from view. The substation itself involves 2 or 3 structures that will be in the 50 foot tall range, including the utility lines distributing power to BWL customers.

Walls will look like a prison

The walls are a canvas with numerous possibilities – public art, architectural features, historical displays, landscaping, and a “living wall” have all been suggested. BWL held a charrette in ReoTown about the design of the walls, and will continue to consider creative suggestions in the final design for the walls.

Overhead utility wires over Sunken Garden

The overhead wires will be located in manner that minimizes the impact on Cooley Gardens and the remainder of Scott Park. (Currently, overhead utilities exist on the site, central to the overall park.)

Viewing platform will look out over Fountain Place parking lot

The viewing platform will look out over the Grand River and all of ReoTown, with its buildings, streets, public art, Rivertrail, and yes, parking lots.

What's the cost differential between alternate sites?

It is essential that the \$26,000,000 Central Substation project be located in close proximity to the underground circuits that serve downtown customers so as to avoid relocating those circuits at a cost of \$4,000 per linear foot. After an exhaustive search that included eight other sites conforming to these criteria, the BWL concluded the City of Lansing's Scott Park site is the only viable location for this project.

The BWL previously said that placing the Central Substation at the Eckert location would create an additional \$42,000,000 in costs. It no longer believes it that locating critical infrastructure in the floodplain is a viable option.

How much money will come back to the City when the Eckert Power Station is sold?

This is impossible to determine at this point, more than three years before its retirement date in 2020. As a practical comparison, the Accident Fund redevelopment of the former Ottawa Power Station was a \$186 million project.

Substation will destroy habitat of protected bats

This project will comply with all rules and regulations regarding bat habitats.

The Women's Hall of Fame

The City bought the Cooley-Haze House from General Motors for \$175,000 back in 1978. The Women's Hall of Fame rents the facility for \$1.00 per year. The building is outside the boundaries of both the project and the park.



MEMO TO: City of Lansing Planning Commission

FROM: Steven D. Japinga, Director, Government Relations

DATE: June 21, 2016

RE: Support Proposed Amendment to City's Master Plan

On behalf of the Lansing Regional Chamber of Commerce (LRCC), we respectfully ask that the City of Lansing Planning Commission move to support and approve the proposed amendment to the city's master plan in order for the Lansing Board of Water and Light (LBWL) central substation project to move forward.

Businesses and residents require reliable energy. To ensure power demands are met, the LBWL has been working diligently to implement their integrated resource plan. This project is part of that plan as well as the overall mission of the LBWL to ensure reliable, affordable and environmentally responsible energy for all of Lansing moving forward into the 21st century.

With regards to the current status of the Scott House and the Sunken Gardens, LRCC believes that the LBWL has been a terrific community partner involving several key stakeholders to ensure that these two important pieces of Lansing history are preserved and enhanced in their new locations.

500 E. Michigan Avenue, Suite 200
Lansing, MI 48912
p 517.487.6340
f 517.484.6910

www.lansingchamber.org



CLEAN WATER ACTION

Lansing Planning Board
City of Lansing
316 N. Capitol Ave. Ste D1
Lansing, MI 48933

To Whom It May Concern:

The new Central Substation project proposed by the Lansing Board of Water and Light is essential for moving our community away from dependence on dirty coal. I urge you to support the development of the Central Substation that will allow Lansing to become a leader in the renewable energy economy and as a result improve public health.

Right now, Lansing is stuck in the Stone Age relying on burning fossil fuels to meet about 90% of our energy needs. Importing coal from other states is an expensive proposition for BWL ratepayers. Sending our hard earned money out of town not only hurts our local economy, but we end up paying the price tag once again in terms of the cost to public health.

Pollution from coal-fired power plants is the single largest threat to our air and water quality across the country and has serious impacts on public health in Mid-Michigan. These emissions contain toxic heavy metals like lead and mercury and have been proven to cause many respiratory and cardiovascular illnesses. In fact, the connection between poor air quality and respiratory illness is bad that according to the Ingham County Health Department almost 400 people wind up in the hospital due to Asthma attacks each year. This is the number one preventable illness impacting children in our County.

And of course we must do more to protect our vital local waterways. Lansing is fortunate to have great access to the beautiful rivers flowing through the heart of our City. The water offers unique recreational opportunities for fishing, kayaking, walking alongside, and even water skiing. The issue is having a giant coal plant, the Eckert Power Station, discharging wastewater into these waterways and disposing of coal ash around town. Coal ash is a byproduct of burning coal and the heavy metals like mercury contained in the ash can get into the water. The Michigan Department of Natural Resources issues an annual fish advisory that essentially states we should not consume more than 1 fish per month caught in the Grand River because of the high levels of mercury. Locating the substation in the flood plain at

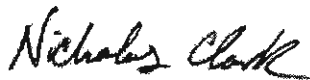
the Eckert station will prolong the life of the plant and further endanger the water quality of the Grand River.

Recently, the Board of Water and Light went through a 6 month long public planning process that resulted in recommendations regarding investment in renewable energy sources like wind power. In order for us to access new wind energy the BWL needs to make some significant improvements to the power grid here in town with the Central Substation being a primary component.

Further more, it is my understanding that the project will result in a wonderful new park with increased access to the River Trail and public art installations. At a time when the City is selling public parks and other assets because of financial constrain this development provides for a great opportunity to improve on parkland that is currently not used very often and in an inconspicuous location.

Holding up the substation not only potentially prolongs our dependence on coal power but will preclude our ability to access wind farms elsewhere in the state. I understand some of the sensitivities surrounding the proposed citing, however we need to consider the overall quality of life of Lansing residents. If we want to continue to attract the next generation of business and civic leaders to our community then we need to make smart energy decisions that will protect our environment and public health.

For the Great Lakes,

A handwritten signature in black ink that reads "Nicholas Clark". The signature is written in a cursive, slightly slanted style.

Nic Clark

Michigan Director

Rieske, Bill

From: Mary Toshach <mtoshach@gmail.com>
Sent: Tuesday, June 21, 2016 12:09 PM
To: Rieske, Bill; Johnson, Robert
Subject: Fwd: Scott Sunken Garden/BWL Substation
Attachments: FullSizeRender.jpg

Planning Board Members,

Due to my work schedule I am unable to attend today's meeting, but wish to have my thoughts presented to the Board and Public.

Having served on the Historic District Commission and with a Masters in Historic Preservation and a second major in Urban and Regional Planning, I am concerned about the impact this proposal will have on the revitalization of the REO business district and surrounding area.

Additionally as a resident of the Printers Row Condominium Association the proposed BWL Power substation is of great concern. When making a decision to purchase the property I diligently looked at the current zoning and Master Plan for the area - at the time (as with the new Master Plan) there were no plans to convert the Garden and surrounding area into a Light Industrial substation. A photo is attached of my current view from our front door...the tall pines will disappear and be replaced by a wall and steel towers.

Cursory research into the affect of Power Substations on nearby property values has been disturbing. The general consensus is property with a view of substations experience a decline in property values of up to 67%. Could this be considered at "taking without just compensation"? While the recession of 2008 affected us, an additional decrease in value not only hurts our personal investments, it also greatly decreases the tax base for the city. And what happens to the two apartment buildings across the river?

The proposed wall and art work seem to be smoke screens and an attempt to appease nearby residents. Considering the proposed new City Market and what was built, there is little confidence that the renderings are true depictions of reality.

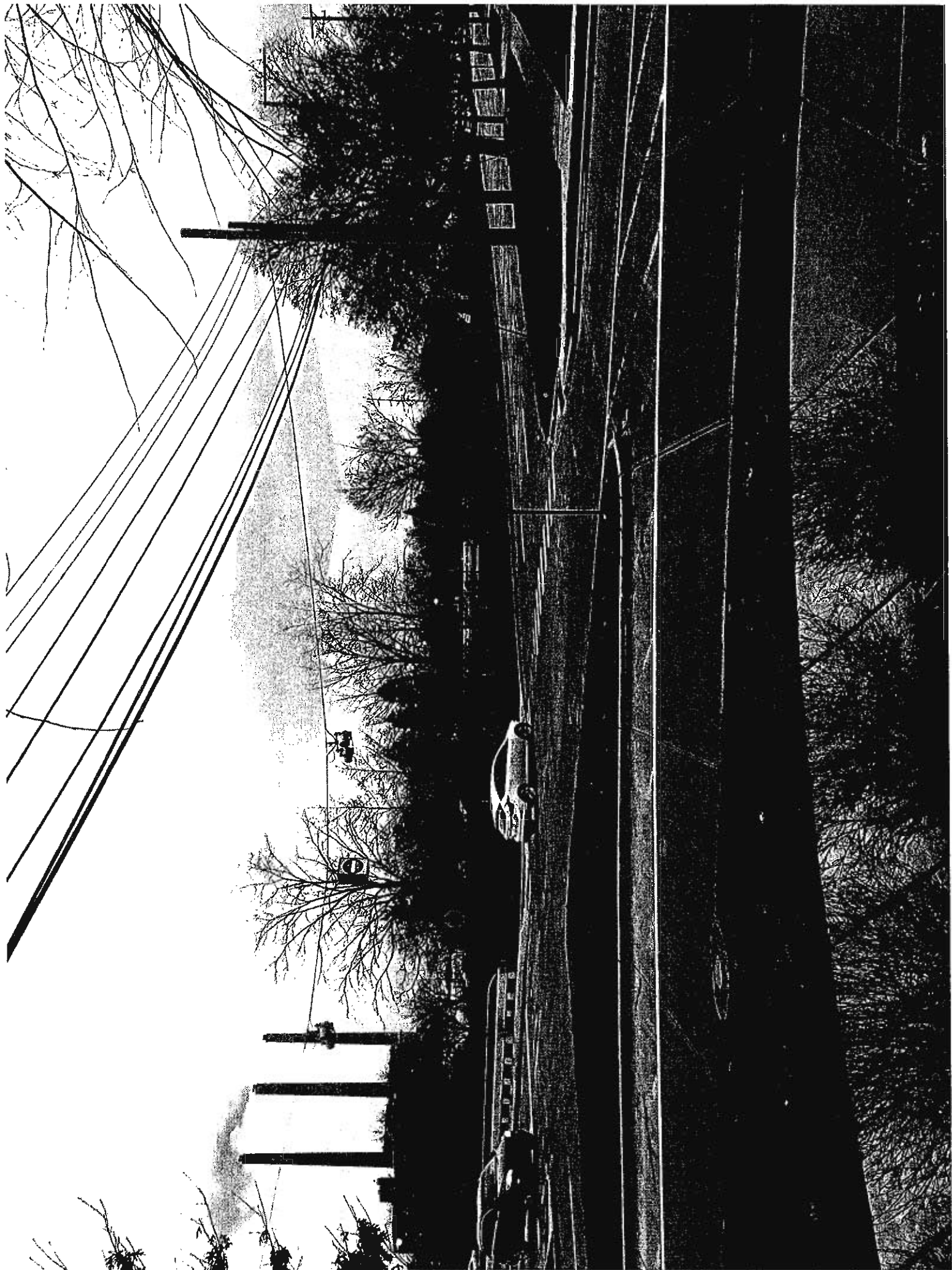
Lastly, the issuance of a "Special Use" permit for the use of Park land for an irreversible Industrial use is a slap in the face. If you are going to follow through with the proposal be honest and REZONE the property appropriately!

Thank you

Mary Olds Toshach

mtoshach@gmail.com

This email has been scanned by the City of Lansing Symantec Email Security.cloud service.



Rieske, Bill

From: Loretta Stanaway <soswop@aol.com>
Sent: Monday, June 20, 2016 9:00 PM
To: alisande@sbcglobal.net; tcox1inc@yahoo.com; beth@bgappraise.com; jhovey@truscottrossman.com; lynne.m.martinez@gmail.com; cernamarta@gmail.com; johnruge1@aol.com; Rieske, Bill
Cc: schraderenviro@comcast.net
Subject: Scott Sunken Garden vote

Please enter this into the public record as part of the Scott Sunken Garden issue up for a vote at the 6-21-16 special planning board meeting. Thank you.

Viewpoint to LSJ Re Scott Sunken Garden/BWL Substation June 16, 2016

To say the BWL needs to build a new substation downtown is accurate.
To say the only place to do so is the site of the Scott Sunken Garden is inaccurate.
The LSJ's opinion that the BWL's plan is "good enough" is dismally inaccurate too.
There are options the BWL is dismissing in its misguided drive to use the dedicated parkland for a purpose never envisioned by its donors.

The Scott Sunken Garden is a pristine pocket park donated to the citizens by Richard Scott's family; they also donated Scott Woods and other parcels for parks.
The site is eligible for historic designation based on its ties to R.E. Olds, Oldsmobile, and Judge Cahill, and on its unique design and unusual plantings.

The Lansing Garden Club has lovingly maintained this site for over 30 years. They mow, weed, water, plant and replenish plants out of their own pockets, donating their labor.

Rather than destroying this serene sunken garden and moving its adjoining historic house, the BWL should seriously pursue other location options. There are several sites well suited to two smaller substations, which would give the city reliability and redundancy without destroying parkland.

Given the garden's ties to GM's history, it would be a good gesture for General Motors to grant use of a corner of their adjacent vacant parking lot for one of the substations – or for the single, larger substation that BWL proposes.

The argument that building a substation elsewhere would cost more is specious and the notion that the proposed substation can be built *anywhere* without a rate increase is wrong. Moreover, the BWL costs tied to their proposal change almost every time they speak.

While the mayor touts a fondness for riverfront development, this proposal takes a secluded riverfront dedicated park in the midst of a greenbelt of serenity and creates a behemoth of steel structural monstrosity, rising 50' high, surrounded by a 4 acre perimeter of 20'-40' concrete walls "decorated with murals" in some places. The other elements of the plan are not capable of delivering what is promised. The BWL "trail" merely empties into GM industrial parking on Townsend Street. The "BWL viewing platform" faces the back parking lot of Fountain Place Apartments across the river. The new garden would not have the majestic approach of the Scott Sunken Garden. BWL plans show it located downhill from the Capitol Avenue entry parking lot. This is NOT "good enough". Lansing can and should do better.

Disregarding the Parks and Recreation Master Plan and our City Wide Master Plan are wrong. The #1 priority of our Master Plan is the "Preservation and Enhancement of Parks".

Taking donated and dedicated parkland is wrong. This discourages any future philanthropic donors who see their intent being dismissed. Simply "transferring" a park to BWL for a substation is wrong. Our City Charter demands that any sale of parkland requires a vote of the people.

The BWL proposal to demolish the Scott Sunken Garden is opposed by a very large, diverse group of citizens. It is not possible to move and replicate a garden. It cannot be done.

The BWL is still recovering from the firestorm of bad publicity generated by the ice storm and its aftermath, from firing its previous general manager and his outrageous golden parachute, from its recent ransomware attack, and from the recent widespread outage of BWL phone and computer systems. We have seen too many "back door deals" lately. Let's be up front and let the people of Lansing decide what to do here. Public trust is important. The BWL has an opportunity to do the right thing here.

Dale Schrader
Preservation Lansing

Loretta S. Stanaway
soswop@aol.com
546 Armstrong Rd.
Lansing, MI 48911
517-648-5730
*Make things happen
Watch things happen or
Wonder what happened*

Stachowiak, Susan

From: Wood, Carol
Sent: Monday, June 20, 2016 12:29 PM
To: Stachowiak, Susan
Subject: FW: Letter from Judy Scott Teegardin

Please make sure this is enter into the record for the Planning Board.

Carol

Carol Wood
Councilmember At-Large
517 483-4188 office

From: Wynne Potter [<mailto:wynne1019@gmail.com>]
Sent: Friday, June 17, 2016 8:37 AM
To: Wood, Carol; Yorko, Jessica; jessica@lansingsfourthward.com; jody.washington@lansing.gov; adam.hussain@lansing.gov; patricia.spitzley@lansing.gov; judi.brownclarke@lansing.gov
Subject: Letter from Judy Scott Teegardin

To the Planning Board and City Council:

As the granddaughter and daughter of the benefactors of the Scott Sunken Garden, I implore you to please consider these points before allowing BWL to build their substation. This garden was created in 1930 by my grandparents and is a beautiful treasure. It also is built on the Cahill foundation and is historic.

I would like to bring out some points against removal.

My grandparents were nature lovers and grandfather was a philanthropist and donated many parks in Lansing for the enjoyment of the people to enjoy nature and serenity. His Scott Woods Park was his bird sanctuary.

My grandfather Richard Scott also built Mary Sabina chapel (named after my great grandmothers) and the Temple House of the Methodist Church by the Capital for the enrichment of the people. He gave back his own money during the depression to the people, who trusted him when he was president of the City National Bank and director of Michigan National.

He set up entertainment for the REO employees while President and made sure the REO families were taken care of. He also was a member of the original Planning Board, instrumental in getting Atlas Forge, MI Screw Co., and other co. established. He was a leading advocate of river beautification, birds, and flowers.

It would be a tragedy to lose this park and what my grandfather meant to Lansing. Lansing needs it's green spaces! Please do not betray my family and kindness of my grandparents by taking beauty away. Make Lansing proud again!

Sincerely,
Judy Scott Teegardin

Stephen Serkaian

From: Steve Serkaian <steve@serkaian.com>
Sent: Thursday, May 12, 2016 1:42 PM
To: Stephen Serkaian
Subject: Parks Board Minority Report

To: Lansing City Council
From: Veronica Gracia-Wing, James McClurken, Rita O'Brien, City of Lansing
Park Board
Re: Minority position regarding amendment of the City's Master Plan
allowing the Board of Water and Light to build on Scott Park

The Lansing Park Board voted on 13 April 2016 to recommend that the Lansing City Council amend the City's Master Plan. This amendment will allow the Board of Water and Light to construct a power substation on river front parkland. It will remove Scott Park from the city park inventory permanently, require the destruction of the Scott Sunken Garden, and will result in the moving or destruction the Jenison (also commonly known as the Scott House) House which is a structure of historical merit. While the Parks Board approved the recommendation before it by a 3-5 vote, the Park Board minority believes that this recommendation is contrary to the strong opposition of Lansing citizens. The minority Park Board members wish formally to voice their own recommendation that the Lansing City Council oppose transfer of Scott Park to the Board of Water and Light.

The Parks Board minority opposes this reclassification because:

- it violates the intent of the original donors of the property;
- it removes park property from the city inventory without a vote of city residents;
- it destroys historically significant features; and
- it is contrary to the strongly stated position of many Lansing residents.

The original donors of the property, the Scott Family, gave this property to the City of Lansing as parkland. They believed this property would be preserved as a park in perpetuity. Although there is no clause in the original deed to the city that would restrict the use, conversion or sale of the property, the Parks Board has protected the property from development in the 1960s and 1970s based on the Board's understandings regarding terms of the bequest. Those understandings were expressed in person by the grandchildren of the property donors who attended the 13 April 2016 hearing. The Park Board minority believes that the proposed conversion of parkland to industrial use will deter other potential donors who might bequeath property to the city.

The Park Board minority believes that the transfer of this property from public parkland to industrial use should only be completed after a referendum by Lansing voters. The City argues that no referendum is required to transfer this parkland to the Board of Water and Light. The logic for this position is that only a sale of parkland requires public referenda and the transaction before the Parks Board would only transfer use rights from one city department to another. The Parks Board minority acknowledges the logic of this position. However, the effect of transferring parkland to the Board of Water and Light for industrial use is the same as a sale. The transfer permanently removes river front parkland from the parks inventory and turns the property into another industrial site. If a referendum is required to determine the will of Lansing voters for terminating the status of parkland by sale, it should also be applied to the termination of parkland by

bureaucratic devices.

The construction of a Board of Water and Light power substation at Scott Park will cause the destruction of two historically significant structures. The Scott Sunken Garden and the Jenison House have been determined by Preservation Lansing, Michigan Historic Preservation Network, and the State of Michigan Historic Preservation Office to have significant historical value and, thus, are worthy of preservation. The most important of these structures is the Scott Sunken Garden. This structure is determined by the three groups named above to be worthy of National Historic Register status. While the Jenison House is likely not worthy for this national preservation status, the historic connection of the Jenison's with Lansing history, the size, style and historical context of the home make it a candidate for preservation.

Board of Water and Light planners state that they have heard preservationist requests and that their compromise of creating a new sunken garden to the west of their proposed power station and \$100,000 toward moving the Jenison house mitigate the damage caused by their project. However, once the garden is destroyed, it is gone and its historic value along with it. A new park that incorporates elements of the original garden is simply a new park in a new place. Further, while the Board of Water and Light is willing to appropriate \$100,000 to move the Jenison House for a "qualified buyer," the BWL has not defined "qualified buyer" and cannot say how much money moving the house to a new site will actually cost. In the past, structures of greater historical significance than the Jenison House have been destroyed because the cost of moving them exceeded the amount appropriated for their move. The Parks Board minority do not find either of these proposals suitable substitutes for leaving the structures in place.

Park Board supporters of this project have stated that the reclassification of this land will take a "woefully underused" park and commit the land to a more useful purpose. The Parks Board minority take exception with this statement. We reviewed no evidence showing who uses or does not use Scott Park. This position uses overblown rhetoric to justify their position. The Park Board received support for preservation of this park from hundreds of people who learned about the planned project only one month before the 13 April 2016 Park Board meeting. Preservation Lansing presented the Park Board with a petition signed by a thousand people, 523 of whom live in Lansing, urging us to oppose reclassification of Scott Park. Scott Garden has been tended by the Lansing Garden Club for more than thirty years. These gardeners have invested their time and treasure in Scott Garden even when the City of Lansing did not. The Lansing Garden Club asked that this park be preserved. Lansing residents spoke thoughtfully and respectfully to the Parks Board at the 13 April 2016 meeting. The speakers opposed destruction of Scott Park by more than three to one. The speakers were supported by a large crowd who shared their views. Three speakers approved of the Board of Water and Light plan. Given the strong support for maintaining the park and its structures, and the strong history of dedicated service shown in maintaining the park, the Park Board minority does not concur with the majority position that the park is "woefully underused" and can thus be converted to an industrial site.

Board of Water and Light representatives have stated that locating the power station at the site of current Eckert Power Plant would add \$12.5 million dollars to the cost of their program. The implication of their statement is that the cost is prohibitive. At the same time, these representatives expressed their excitement at the prospect of repurposing the Eckert Power Plant for redevelopment. The Ottawa Street Station, a similar structure which occupied a more favorable location in the city, was closed for twenty years and costed \$182 million to renovate. By comparison, \$12.5 million dollars is a small cost to

spend on a power substation at the site. Further, BWL representatives stated that building the power substation at the site of Eckert Power Plant would delay closing the existing power plant by seven years. The Park Board minority points to the many BWL delays in closing the Eckert Power Plant that have come before this proposal. We find additional delays inevitable and believe that other factors besides saving Scott Park will create additional delays. We find the BWL arguments concerning additional cost and delays unconvincing.

The Park Board majority believe that preserving Scott Park will ultimately increase the cost of power generation, in effect, raising costs for Lansing consumers. The Park Board minority share the majority concern about cost. However, the role of Park Board members in this process is to protect park property that can be preserved as natural areas and used for recreational purposes. We believe that small and reasonable cost increases, which are inevitable under any plan before the Lansing City Council, cannot be the major deciding factor when determining the future of Lansing Parks.

The Park Board minority respectfully present this statement of our opposition to the reclassification of Scott Park. We recommend that the Lansing City Council direct the Board of Water and Light to build the new power station on the site of Eckert Power Plant.

Stachowiak, Susan

From: Art <hasbrook@gmail.com>
Sent: Monday, June 06, 2016 12:58 AM
To: Stachowiak, Susan
Subject: Fwd: Bernero's War on Parks

----- Forwarded message -----

From: "Art" <hasbrook@gmail.com>
Date: Jun 3, 2016 2:21 PM
Subject: Bernero's War on Parks
To: <lynne.m@acd.net>, "Josh Hovey" <jhovey@truscottrossman.com>, "Alisande Henry" <alisande@sbcglobal.net>, "Graham, Beth" <beth@bgappraise.com>, "Cox, Anthony" <tcx1inc@yahoo.com>, "Lynne Martinez" <lynne.m.martinez@gmail.com>, "Hovey, Josh" <jhovey@rossmangroup.com>, <cernamarta@gmail.com>
Cc: <council@lansingmi.gov>, "Putnam, Judy" <jputnam@gannett.com>, <elacy@lsj.com>

Dear Planning Board,

Thank you again for your time and interest in this. The LBWL is pushing plans to destroy a historical park which would leave irrevocable losses to our community.

I'll summarize the main points of concern for clarity:

The BWL admitted two substations could work at Jessica Yorko's community meeting. That opens up the other properties and will better our power grid.

Bernero has park hit list which needs to be made public. The park board was attempting to gain that but it is not publicly know.

The Jenison Home (Scott Center) should be used for the needs of the Michigan Woman's Hall of Fame and the community would step up to this if they knew how officials have treated our Women's Center. (The community should have been made aware of The Women's Center announcement, to the City, of intention to leave for better accommodations, but this has not yet been disclosed by the city.)

The Homeless Angels' hotel volunteers had asked they landbank and Bernero about wanting to rebuild/restore homes for the homeless, but they were pushed off. We need to facilitate the job skill education of our homeless and let our beloved local Charities house the homeless in more suitable buildings. The homeless hotel director showed interest in those homeless citizens being trained and also helping restore municipal owned buildings for the community as well. They could help work on these park buildings and it would benefit them as well as the city as a whole.

There is a roaring jet engine sound from steam vents next to Cooley Gardens. That noise is currently loud from Scott Sunken Garden and deafening at Cooley Gardens.

Justice Edward Cahill was a civil war hero and presided over the landmark civil rights case of 1890. The Scott Sunken garden is made at the foundation of his home by the foundation of his home. Cther stones were used to repurpose as this historical garden by Nick Kriek.

Nick Kriek was an immigrant who offered great success in horticulture here. He designed the garden in the foundation of Cahill's home and started Cottage Garden nursery here in the Lansing Area nearly 100 years ago.

The garden can not be moved successfully and removing the foundation would void its historical value. MSHDA's coordinator of national landmarks has recommended Scott Sunken Garden for the National Register's review. The purposed new garden on the lower portion of this bank would have no significance here.

ADA protects historical landmarks and both gardens surrounding Scott Park have entry points without steps.

The Park Board voted down selling Willoughby Park and admitted they needed more details about fauna, flora, history and other assets of parks before such actions.

I am a resident homeowner and a local philanthropist of many years. I have not often approached political concerns directly, but I am invested into this community.

Thank you so much for everything. Please let me know if you'd like any additional documents. I'd be happy to provide any further details; there are many more significant arguments against the fouling of our parkland: the LBWL and this passing Mayor need to stop bribing organizations with our money. They are wasting our time when we need to let conservation groups survey our parks, we need to save our relationship with The Women's Center by meeting thier reasonable needs, and we need to facilitate training our homeless through the successful Homeless Angel's methodology.

Please listen to the informed community and assure the community is fully informed before this goes any further.

Thank you,

Art Hasbrook

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April 29, 2016

Dear City of Lansing Planning Board,

It is my opinion that the Board of Water and Light should be required to find an alternate location for the proposed substation at the intersection of Washington Avenue and Malcolm X Street. The site that they have selected is home to the Scott Sunken Gardens and the Scott Center, and directly adjacent to Cooley Gardens and the Cooley-Haze House, which is currently home to the Michigan Women's Historical Center and Hall of Fame. All of these sites have some historical significance for Lansing, and both gardens and the Cooley-Haze House are potentially eligible for listing on the National Register of Historic Places.

Built in 1918, the Tudor Revival Scott Center is an excellent candidate for rehabilitation, and could be a wonderful asset to the community as an event space, meeting venue, or restaurant, particularly with the riverfront and adjacent gardens. The Scott Sunken Gardens date to the 1930s and are associated with the Scott Mansion originally located on the site, home to Richard Scott, president of the R.E. Olds Motor Company. The gardens were built by Scott on the foundation of a house that had formerly belonged to Michigan Supreme Court Justice Edward Cahill, and were maintained by Nicholas Kriek, a Dutch immigrant who founded Cottage Gardens nursery in Lansing in 1923 - the company is still in business locally and is now run by Kriek's grandson Bill Hicks. Moving the gardens would destroy their integrity, and render them ineligible for listing on the National Register. Their early twentieth century landscape design is unique in Lansing and should remain in its original context.

Relocation and/or demolition of the Scott Gardens and House would also negatively impact the adjacent Cooley Gardens and Cooley-Haze House, by removing their historical context. Built in 1903 for Frank Cooley, the Cooley-Haze House is the only remaining home in its original location along that stretch of Malcolm X Street, once one of the grandest neighborhoods in Lansing. Placing an industrial substation next to the house would irrevocably alter the streetscape that surrounds it. The same can be said for the Cooley Gardens, designed in 1938 by noted landscape architect Edward H. Laird, a founding member of the American Society of Landscape Architects.

In addition to the impacts on Lansing's historic sites, it is my opinion that downtown-adjacent riverfront property is a poor choice for an industrial substation. Lansing should be encouraging the use of its existing parks, and the thoughtful development and rehabilitation of riverfront property. Rezoning the parcel from parkland to utility and handing the property to the Board of Water and Light does neither of those things. Rather than creating a welcoming gateway between a newly thriving downtown and a burgeoning REO Town, it will do precisely the opposite - creating a barrier between the two neighborhoods and effectively further isolating REO Town. Furthermore, Design Lansing - the 2012 comprehensive plan for the City of Lansing - calls for the city to capitalize on its existing park inventory and points out that public gardens are among the amenities that citizens of Lansing would most like to see expanded. To rezone the lot runs contrary to Lansing's existing master plan.

Thank you for your time and consideration.

Sincerely,

Cassandra Nelson
500 Fulton Place
Lansing, MI 48915
cassandranelson38@gmail.com

Stachowiak, Susan

From: burtonbutn <burtonbutn@aol.com>
Sent: Saturday, May 07, 2016 7:05 AM
To: Rieske, Bill; Stachowiak, Susan
Subject: Scott Sunken Garden relocation

There are many problems with the BWL proposal to relocate the historic Scott Sunken Garden. I would ask you to please read this article link which discusses the potential dangers of Electric Magnetic Fields.(EMF's). This topic has NOT been discussed at all by BWL and I am very concerned about long term exposure hazards to EMF's.

BWL plans to demolish the existing Sunken Gardens and rebuild them directly beneath the 138,000 volt high voltage power transmission lines. Currently, the power lines run over the parking lot only. For public safety, we would expect that testing for EMF's takes place at the location of the new Sunken Garden. The ladies of the Garden Club of Greater Lansing would be exposed long term by working directly underneath these lines.

Eight separate US studies listed in this link have reported positive associations between proximity to power lines and some forms of cancer and leukemia. These articles advise children not to play under Power lines. There are potential links between EMF exposure and Alzheimers as well.

In conclusion, we do not approve of the new location of the Sunken Garden and insist that the BWL conduct EMF measurements at the spot of the new Sunken Garden, which would be located directly underneath the power lines as a part of any deal with BWL.

<http://www.lessemf.com/pamphlet.html>

Kind Regards,
Sharon Burton
Garden Club member and resident of Lansing

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Stachowiak, Susan

From: Barbara Cooley <bcooley800@comcast.net>
Sent: Thursday, May 12, 2016 5:44 PM
To: Stachowiak, Susan
Cc: Rieske, Bill; Johnson, Robert
Subject: Letter to the Members of the City of Lansing Planning Board

Dear Ms. Stachowiak,

I am from Lansing and have deep roots in the community. I will always feel a strong connection to Lansing even though I haven't lived there for many years. Still, I come back frequently to see family and friends and to attend meetings. Every time I return I am always dismayed and yes, a little embarrassed. The city has fallen on hard times, as have many cities in the U.S., and looks it.

What bothers me more is that Lansing appears to have no desire or commitment to preserve what little is left of its important past, nor to possibly leverage them into something more that could contribute to a revitalization of a once-proud, important city in Michigan. I came to tour the Jenison house and the Scott Sunken Garden this spring and was amazed at how the house, although terribly neglected, was still surprisingly intact with great potential. Both the house and garden are prime real estate to showcase Lansing with a negligible financial commitment from the city. The possibilities are endless and the location, right on the river, makes them all the more desirable and remarkable. Water frontage is an important economic development asset for most communities. Why does Lansing not want to capitalize on that?

Of further concern is what will happen to the Cooley-Haze house. If the Jenison House and Scott Sunken Garden are bulldozed (or even moved), what's to become of the Cooley-Haze house? Years ago the city put I-496 through a section of lovely but tired old houses and now it appears the city would like to remove all vestiges of what was once a lovely part of the city, connected to the bustling capitol. Other cities have embraced their tired, old buildings and actually turned them into shining assets. I worry deeply that both houses, garden and property will soon be nothing more than a piece of an industrial wasteland.

As a non-resident with no voting power I realize my views on this may not matter to you, but as a frequent visitor to a beloved hometown, I hope my concerns would have some weight. I long to see my hometown stand up tall and preserve her heritage and showcase her assets – at least what's still left of them. I urge you to preserve these small bits of Lansing's past for future generations.

Sincerely,
Barbara

Barbara Cooley
Cell: 616.292.7387

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To: Planning Board Members

From: Dale Schrader

~~226 W. Maple Street~~ 4519 Gough Rd
~~Lansing, MI 48906~~ Delta Twp.

RE: Planning Board Vote Tues. May 17, 2016

Dear Planning Board Members,

I am trying to understand why the City of Lansing even bothers having a Comprehensive Master Plan.

The Mayor's office and BWL is able to just bypass the plan and turn dedicated parkland into quasi Public Utility. With NO public vote! We should never lose parkland. But at the very least, this should be decided by a public vote.

The extensive Comprehensive Plan seems like a valuable document. On Page 77 it talks about "protecting historical sites"

Page 104 and page 191 discuss protecting dedicated parkland and on page 203 the conclusion encourages **collaboration with the public**.

But **page 104** is especially noteworthy and worth quoting here.. Page 104 describes the five PRIORITY ISSUES of the City Master Plan...

"PRIORITY ISSUES Page 104 of Comprehensive Master Plan

The public involvement process identified a number of key issues that became the basis for plan recommendations: The #1 PRIORITY ISSUE?

1. Preservation and Enhancement of Parks:

Lansing residents value their park system and place a very high priority on its preservation and enhancement. A 2009 survey, conducted as part of the update to the City's parks and recreation. Master plan 2 identified four top priorities for facility improvements: trails, natural areas, **public gardens** and nature centers. The top priority for recreation programming was special events and festivals. Design Lansing participants also identified the park system as their **top priority for preservation** and suggested an expanded trail system and on-street bicycle and pedestrian improvements to connect the City's parks."

The #1 Priority is PARKS! Now you have before you a decision to transfer valuable and historic Park to BWL to build an giant industrial substation. The Planning Board needs to consider this. We need our Parks. BWL needs to put the substation on GM property or at Eckert Station. It can be done.

Thank you.

Dale Schrader

Rieske, Bill

From: Art <hasbrook@gmail.com>
Sent: Tuesday, May 17, 2016 9:20 AM
To: Yorko, Jessica; Rieske, Bill; Stachowiak, Susan; Johnson, Robert; City Council
Subject: Re: better Ecological, Historical and Economic options for our Substation(s)

Hello,

Thank you again for all your work here. I'm listing out an itemized rebuttal of why this proposed plan will further hurt our city.

This plan is designed to remove the right of public vote and has been done with disregard to the extensive historical value and without a wider exploration of facts and options.

- There are under-explored options for the substation(s)
- Scott Park has needed more access from Washington Ave for decades; the original and most Beautiful Lansing River Walk is still there with the Terraced Stone walls up to the Scott Center
- The Scott Sunken Garden is a nationally significant historical landmark which can not be relocated; they propose to destroy more national history; it has accessibility which could be further smoothed for ADA compliance
- Neither of the acknowledged historical gardens are inaccessible by wheelchair, the ADA of 1990 Title III protects historical landmarks, such as Scott Sunken Garden, which are eligible for the national registry
- There are/have-been many disabled fans of both gardens as they are; Scott Sunken Garden has been maintained by volunteers who were seniors decades ago, and there are simple low-cost noninvasive methods to better the existing handicap accessibility for both of these Historical Gardens
- The parking lot is not a draw to this historical park but other recent losses in significant parkland should bring several million to park funds
- The City of Lansing moved the Jenson House to Scott Park because of its hilltop location on this historical river bank park to both preserve the house and because of this ideal location.
- The Women's Historical Museum has already been effected by demands of related City Officials; they have officially announced plans to leave this location, and alternative options to better this park and the Scott Center is our chance to try to retain these assets in Lansing

This BWL Proposal to destroy our historically significant riverside park land has been set in place against the Park Masterplan and there are far better options for maintaining needed riverside greenspace, saving a district of Historical Landmarks, facilitating continued charitable causes (such as the Women's Hall of Fame), and further exploration for better uses of these assets to build on our community.

Thank you,

Art Hasbrook
517-719-7637

<http://www.facebook.com/scottsunken garden>
admin@lansingfriends.com

hasbrook@gmail.com

Hello,

I thank you for the little time you have offered to hear out the concerns and options being presented in regards to our Nationally Significant Historical Landmark of Scott Sunken Garden as well as an interest to help maintain Lansing's Michigan Women Hall of Fame. There is an under explored option of a multipurpose use on the failed motel parcel and revitalization of the river bank on both sides of this REO Town Washington Avenue bridge.

I am pursuing a shared use with easements of the substation and needed safety/security barriers around its perimeter. These easements would allow a possible future commercial use on the expressway side and easements for commercial use on the river side of the property. This would meet the needs of the LandBank's payments through property taxation on this land.

The BWL representatives said that they had disinterest in that land because of the strip of floodplain. The Ingham County Executive said that this 20 foot retaining wall did have to be rebuilt but that could be costs cushioned by the Bond itself.

I am purposing a for-profit subsidiary business incorporated by local charitable organizations to help maintain the ethical community minded pursuit of this endeavor. I am proposing two stories of glassed in balcony for art lined dinning along the eastern strip of this river side retaining wall and the western side would offer a 40 foot rockclimbing facility. The owners of the Stone Printing property are interested in this effort to maintain historical property and rejuvenate Lansing also. The surrounding dock could be used for river access and the adjacent lot is covered by the bond as well; a small bay could be added for more river access and I am interested in introducing gondolas for this stretch of the river. The dinning should feature both Lansing Art and produce from Lansing's community gardens.

I am also pursuing related endeavors for maintaining such buildings and revitalizing historical parks to enable these charitable causes through community involvement. We need job skill training and workshops to allow people to gain experience through these efforts.

I will be following up with more details and presentation material over the next few days. Please reply with any thoughts, recommendations, or interested contacts.

Thank you,

Art Hasbrook
[517-719-7637](tel:517-719-7637)

<http://www.facebook.com/scottsunkengarden>
admin@lansingfriends.com
hasbrook@gmail.com

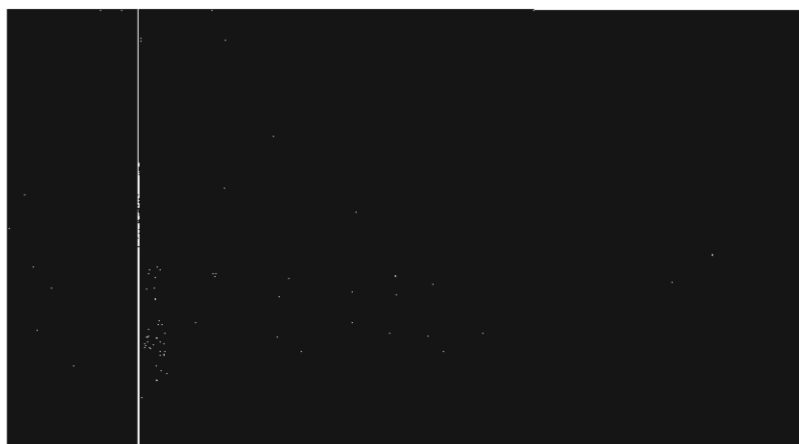
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Rieske, Bill

From: Jana Nicol <jananicol@yahoo.com>
Sent: Tuesday, May 17, 2016 3:17 PM
To: lynne.m@acd.net; jhovey@truscottrossman.com; alisande@sbcglobal.net; beth@bgappraise.com; johnrue1@aol.com; tcox1inc@yahoo.com; cernamarta@gmail.com; Rieske, Bill; jbc@egr.msu.edu; Brownclarke, Judi; Washington, Jody; Yorko, Jessica; Johnson, Robert
Subject: Scott House and Sunken Garden

I am writing to ask that you save the Sunken Garden and Scott House. This park is an historical landmark and one of the gems in the park system in Lansing. It cannot be moved and it cannot be recreated.

Over 1,000 people have signed a petition asking that it be saved:
[Lansing Parks Board: Save Scott House and Sunken Garden](#)



Lansing Parks Board: Save Scott House and Sunken Garden

The Lansing Board of Water and Light is trying to have the City of Lansing "un-dedicate" Scott Park and the Sunk...

Please save this park and ask BWL to build elsewhere.

Jana Nicol
Lansing, Michigan

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Michigan Historic Preservation Network

313 E. Grand River, Lansing, MI. 48906

517-371-8080 www.mhpn.org

May 1st, 2016

Dear Lansing City Council,

I am writing on behalf of the Michigan Historic Preservation Network in regard to the Scott House and the Scott Sunken Gardens located at the corner of South Washington Avenue and Malcolm X Street. It is our opinion that the Board of Water and Light should be urged to find an alternate location for the substation they plan to construct and the Scott House and its adjacent sunken gardens should remain in place.

The English Tudor Scott (Jenison) House, built in 1918, is representative of a unique style of architecture in Lansing's historic repository. In its recent years, the building has been routinely used by community groups and it has been deemed an important asset to the community for its location and associated history. The house, in its current position, has historical ties to the adjacent Scott Gardens and to the former Scott Mansion built on the site. A 1996 assessment of the house determined that the building is sound with only a few structural deficiencies. If left in place or sensitively relocated, the Scott (Jenison) House would be an excellent candidate for rehabilitation. Should demolition be pursued, rather than sensible rehabilitation, not only will a loss of historic character negatively affect the remaining streetscape of the area, but it will also be a loss in investment of capital and resources.

The Scott Sunken Gardens that date back to the 1930s, and which are associated with the original Scott Mansion, would not fare well if moved. The early twentieth landscape design is unique to Lansing and should remain in its original orientation and context. Furthermore, the National Register Coordinator at the Michigan State Historic Preservation Office has preliminarily determined that the gardens are historically significant and eligible for listing on the National Register of Historic Places. Dismantling the stone walls and recreating the gardens in another location would cause a loss of integrity, making the gardens ineligible for historic designation and destroying their in situ authenticity.

It is our recommendation that Scott (Jenison) House and the Scott Sunken Gardens remain undisturbed in their current locations and that the Board of Water and Light find another location for the substation.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script, which appears to read "Amanda Rintjes".

Amanda Reintjes
Greater Michigan Field Representative
Michigan Historic Preservation Network & the National Trust for Historic Preservation
906.250.6301
reintjes@mhpn.org

Michigan Historic Preservation Network is the statewide preservation organization for Michigan. It is a nonprofit, membership organization and the 2007 recipient of the National Trust for Historic Preservation Trustees Award for Organizational Excellence and 2007 State History Award from the Historical Society of Michigan. MHPN partners with the National Trust for Historic Preservation, the country's largest private, nonprofit preservation organization. As partners, both organizations are dedicated to protecting the irreplaceable and providing leadership, education, advocacy and resources to save Michigan's diverse historic places and revitalize communities.



City of Lansing

OFFICE OF THE CITY ATTORNEY

F. Joseph Abood, Interim City Attorney

CITY ATTORNEY OPINION

TO: MAYOR VIRG BERNERO

CC: COUNCIL PRESIDENT JUDI BROWN CLARKE AND ALL CITY COUNCIL MEMBERS

FROM: F. JOSEPH ABOOD, INTERIM CITY ATTORNEY

DATE: JUNE 11, 2016

RE: SCOTT PARK - BWL

BACKGROUND

The City owns certain property commonly known as Scott Park. It is proposed that the Scott Park property become the new site, by way of a special land use permit, of a new Board of Water and Light substation. Procedurally, Council will be asked to grant a special land use (SLU) permit to allow the Board of Water and Light to construct their new substation on the property. Council members have indicated that they may consider placing an advisory question on the ballot as to the issue of Scott Park.

QUESTIONS PRESENTED

1. Does the proposed grant of a special land use permit to the Board of Water and Light for the use of City-owned property known as Scott Park constitute a sale of the land that would require a vote of the electorate?
2. Does the Lansing City Council have the legal authority to place an advisory question on the ballot concerning the granting of the special land use permit or any other aspect of the proposed use of the property by the Board of Water and Light?

SHORT ANSWERS

1. No. As a general precept Boards of the City do not own land. While the Board of Water and Light is an administrative board and has been delegated executive and policymaking

responsibilities necessary to the proper operation of the agency (5.102.1), the Charter specifically states, "The Board shall have the power to acquire property in the name of the City for purposes of the Board of Water and Light." (5-203.2). Therefore, the granting of a special use permit to the Board of Water and Light is not a sale of property by the City as contemplated by the Charter to require the vote of the electorate.

2. No. Pursuant to the Charter, the Home Rule City Act, Attorney General Opinion 6383, and case law, an advisory ballot proposal, as suggested above, is not authorized, and would be ultra vires or outside the authority granted to Council.

ANALYSIS

1. The City of Lansing owns Scott Park. The Board of Water and Light is a City administrative board. It is an agency of the City. By permitting a SLU to the Board of Water and Light to place a new substation on City owned property does not constitute a transfer of ownership of the property. Since the City remains the owner, the provisions in the Charter relating to the sale of public property including the requirement of an affirmative vote of the electorate or an affirmative vote of 2/3 of Council is not required.

However, Council does have an important role to play in the process and that revolves around the consideration of the SLU to allow the Board of Water and Light to build the substation on the City property.

2. Michigan law generally disfavors advisory ballot questions. Case precedent holds that the City Council may not place propositions on the ballot that shift to the electorate the responsibility for making decisions that they themselves are required to make. *Scovill v Ypsilanti*, 201 Mich 288 (1919)

Also practically this would incur the cost of ballots and election to do something that is the elected officials responsibility. That is not to say that the City Charter does not allow for advisory votes or questions.

The Lansing City Charter provides for Initiative and Referendum on Ordinances, not on general advisory questions.

Therefore, the issue would have to be placed into the context of an ordinance proposition for it to satisfy the Charter.

The relevant provisions of the Charter are found at Chapter 4. Ballot Issues. 2-402 Initiative and Referendum, as you will note, the Charter only refers to Initiative and Referendum as they relate to ordinances and in no way references general questions. Again at 2/407 Submission of Council speaks only in the context of ordinances.

It is also true that if the Charter allows for an advisory vote then that would be appropriate. The Lansing City Charter does not allow for a general question advisory vote. In other words, the general advisory ballot question relative to the use of Scott Park does not meet the requisite City Charter criteria to be placed on the ballot.

I trust this answers the questions submitted for consideration. If there should be any additional questions, we would be happy to address them.



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Judi Brown Clarke and Councilmembers

FROM: Mayor Virg Bernero

DATE: 6-23-16

RE: Resolution—Approval of Design Lansing Comprehensive Plan Amendment –
125 W. Malcolm X –Lansing Board of Water & Light— Central Substation Project

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM
Design Lansing Comprehensive Plan Amendment - 125 W. Malcolm X

Date: June 22, 2016

The Lansing Planning Board, at a special meeting held on June 21, 2016, voted (5-2) to recommend approval of an amendment to the Design Lansing Future Land Use Plan to change the future land use designation of the east, approximately 4 acres of the Scott Park property at the SW Corner of Washington Ave. and Malcom X Street (125 W. Malcolm X Street), from “Open Space -Dedicated Park” to “Open Space – Quasi-Public / Utility”. This purpose of the amendment is to permit the construction of a Lansing Board of Water and Light substation on the eastern portion of the site, with park improvements to the remaining open space.

At the Planning Board public hearing held on May 17, 2016, the applicant’s representatives and 3 other individuals spoke in favor of the request and 10 individuals spoke in opposition to the request.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2016, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing Amendment #1 to the Design Lansing Comprehensive Plan, to change the future land use designation of the eastern portion of Scott Park (approx. 4 acres) from “Open Space – Dedicated Park” to “Open Space – Quasi-Public / Utility”.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

LBWL Central Substation project
Amendment to in Resolution #0145 of 1981
Adoption of Design Lansing Comprehensive Plan Amendment #1

WHEREAS, on June 22, 1981, as recommended by the Lansing Parks Board and presented by the Parks and Recreation Department, the Lansing City Council adopted a classification report listing designated parkland under Resolution #0145; and

WHEREAS, Scott Park, located at 125 W. Malcom X Street, Lansing, Michigan 48933, (hereinafter "Property") is classified as designated parkland under Resolution #0145 of 1981, and

WHEREAS, the Property is also designated on the Design Lansing 2012 Comprehensive Plan Future Land Use Plan as "Open Space – Dedicated Park"; and

WHEREAS, the City of Lansing is desirous of repurposing the eastern portion of the Property for Lansing Board of Water and Light ("LBWL") purposes as set forth herein; and

WHEREAS, the City of Lansing is the owner of the subject Property; and

WHEREAS, the Lansing City Charter Section 8-402.6 states: "No park, recreation, cemetery, or waterfront land may be sold without the approval, by a majority vote, of the electors of the City voting on the question at a regular or special election"; and

WHEREAS, both LBWL and the Parks and Recreation Department are divisions of the City of Lansing in accordance with the Lansing City Charter, adopted on August 8, 1978; and

WHEREAS, on February 10, 2016, LBWL, with concurrence of the Parks and Recreation Director, presented a plan to the Lansing Parks Board for constructing a Central Substation on the Property for the purpose of providing reliable, environmentally friendly electrical service to Lansing's downtown while also enhancing the underutilized parkland surrounding the new substation; and

WHEREAS, according to the plan for the proposed Central Substation:

- the substation will be encircled with a masonry wall featuring public art and displays,
- A walkway which will provide public pedestrian access from Washington Avenue to Townsend Street will be constructed along the south wall of the substation, north of the Grand River,

- the Sunken Garden will be relocated near Cooley Gardens, a more prominent location within the park, and made accessible in compliance with the Americans with Disabilities Act (ADA),
- ADA access will be provided to Cooley Gardens, which will remain otherwise undisturbed,
- the parking lot will be relocated,
- the Scott House will be relocated off-site, portions offered for salvage, or demolished,
- the Women's Historical Museum will be unaffected,
- the City of Lansing retains ownership of the Property, and there is no violation of any deed restrictions regarding the use of this property; and

WHEREAS, at its meeting on April 13, 2016, the Parks Board concurred with the recommendation of the Parks and Recreation Director, and voted 5 to 3 to recommend that the eastern portion of the Scott Park property be repurposed for Board of Water and Light (LBWL) purposes as set forth herein, to amend the inventory of dedicated parkland by removing approximately 4 acres of the Property from Scott Park, and to further recommend that LBWL prioritize recreational opportunities in the southeast corner of the substation site, subject to operational restraints; and

WHEREAS, the City of Lansing initiated Amendment #1 to the Design Lansing Comprehensive Plan, to change the future land use designation of the eastern portion of Scott Park from "Open Space – Dedicated Park" to "Open Space – Quasi-Public / Utility", and to develop the Property in accordance with the plan for the Central Substation described above; and

WHEREAS, copies of the proposed Amendment # 1 were forwarded to all adjoining jurisdictions, railroads, and utilities at least forty-two (42) days prior to holding a public hearing before the Planning Board regarding the proposed Amendment #1, in accordance with Section 41 of the Michigan Planning Enabling Act, and as authorized by City Council; and

WHEREAS, no comments were received from these jurisdictions, railroads, and utilities; and

WHEREAS, at a special meeting on May 17, 2016, the Lansing Planning Board held a duly noticed public hearing at the Neighborhood Empowerment Center, 600 W. Maple St., regarding the proposed Amendment #1, at which thirteen members of the public spoke; and

WHEREAS, the Planning Board also received public comments at its regular meeting held June 7, 2016 and its special meeting held June 21, 2016, and

WHEREAS, at the special meeting on June 21, 2016, the Planning Board took into consideration the testimony presented at said public meetings, and voted 5 to 2 to approve Amendment #1 to the Design Lansing Comprehensive Plan, and to recommend its adoption by the Lansing City Council; and

WHEREAS, on Monday, _____, the Lansing City Council held a duly noticed public hearing to hear comments regarding the Amend #1 proposal; and

WHEREAS, the Committee on Development and Planning has reviewed the proposed Amendment #1, and the recommendations of both the Parks and Planning Boards, and concurs therewith;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby amends the Property as listed in Resolution #0145 of 1981 for the purpose of removing up to 4 acres of the Property, as described in Resolution #1045 of 1981, from the list of “dedicated parkland”, as recommended by the Parks Board.

BE IT FINALLY RESOLVED, that the Lansing City Council hereby adopts the Design Lansing Amendment #1 as described above, and changes the Future Land Use designation of the eastern portion of Scott Park, particularly described as:

Lots 13 thru 17 inclusive except the Easterly 4 feet of Lot 13 and the Westerly 33 feet of Lot 17, ALSO except an area of land lying between the water’s edge of the Grand River and a line 25 feet Northerly thereof, all in Block 177 of the Original Plat of the Town of Michigan now the City of Lansing, as recorded in plats, Ingham County Records, Ingham County, Michigan,
from “Open Space – Dedicated Park” to “Open Space – Quasi-Public / Utility” to accommodate the proposed Central Substation.

GENERAL INFORMATION

APPLICANT:	Board of Water & Light (LBWL) 1201 S. Washington Avenue Lansing, MI 48910
OWNER:	City of Lansing 124 W. Michigan Avenue Lansing, MI 48933
REQUESTED ACTIONS:	Comprehensive Plan Amendment – Change future land use designation of the east, approximately 4 acres of the property at 125 W. Malcolm X from “Open Space - Dedicated Park” to “Open Space - Quasi-Public/Utility” for the purpose of allowing the property to be used for an LBWL power substation. Act-7-2016: Authorization of a new LBWL power substation on the City owned property at 125 W. Malcolm X Street, in accordance with the location, character, and extent criteria set forth in Act 33. SLU-3-2016: Special Land Use permit to authorize the construction of an LBWL power substation at 125 W. Malcolm X Street. The subject property is zoned “C” & “DM-4” Residential, which districts permit “a structure which is owned or operated by a public utility”, if a Special Land Use permit is approved by the Lansing City Council.
EXISTING LAND USE:	Scott Park
EXISTING ZONING:	“DM-4” & “C” Residential Districts
PROPERTY SIZE & SHAPE:	Approximately 4 acres
SURROUNDING LAND USE:	N: I-496, Office, Residential S: Multi-Family Residential, GM Parking E: Vacant W: Cooley Gardens, Women’s Historical Center, GM
SURROUNDING ZONING:	N: “F” Commercial, “D-1” Professional Office & “DM-4” Residential Districts S: “DM-4” Residential & “J” Parking Districts E: “DM-4” Residential District W: “A” Residential, “C” Residential, “I” Heavy Industrial Districts

AGENCY RESPONSES:**Board of Water and Light:**

- BWL has an existing underground steam main and easement traversing north to south through the property, this easement needs to be retained.
- BWL has an existing overhead electric transmission line traversing north to south through the property, this easement needs to be retained.
- BWL has existing electric and water facilities on the property that will need to be removed and/or relocated depending on the final site plan.
- The Central Substation will serve electric utility service to the majority of the Downtown Lansing area, including major commercial, municipal, state and hospital customers.

Building Safety:

Regarding Agency Referral - BWL Substation - 125 W. Malcom X (Scott Park), the building safety office would require plan review and building permits not covered by code section 105.2.3, MBC 2012. Other buildings, additions, alterations, platforms, stairs, etc. that would be governed by the Michigan Building Code would require plan review and building permits showing compliance with the codes adopted by the State of Michigan including accessibility.

Section 105.2.3 Public Service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established rights.

Development:

The project will benefit economic development in the City by providing stable electrical power to the downtown, and will also create an appealing entrance to the Reotown area and neighborhoods and a desirable walking pathway along the river. The Development Office will assist in any way it can.

Parks & Recreation:

The Parks & Recreation Board has recommended approval of the project.

Public Service:

- Williams Street from Townsend to the Grand River was vacated per court order on 7-12-1929 (Liber 321 Page 136). Public Service does not have a copy of the deed. It is assumed that a utility easement was reserved due to 66" storm sewer located in it.
- There is a 66" storm sewer that is located in vacated

Williams Street, which is along the south side of the proposed development.

- There is a 12" storm sewer that shares the headwall with the 66". This storm sewer services the existing parking lot.
- There is a sanitary lead for the structure on the southwest corner of the property.
- The Michigan Women's Historical Center is located on a separate parcel owned by the City of Lansing. The sanitary sewer in Malcolm X was abandoned when I-496 was constructed. It is likely that the sanitary lead for this property discharges to the south and shares a lead with the structure in the southwest corner of the Cooley Gardens property. This will need to be verified. If the lead is shared, a separate sanitary lead will be required. If the sanitary service discharges to the south, an easement/agreement will be needed to protect the sanitary lead.
- It is not known where the sanitary service for 125 W. Malcolm X discharges. It should discharge to 12" sanitary sewer in Malcom X.
- The sidewalk on Malcom X is in poor condition. Based on a visual inspection, the sidewalk was damaged by the BWL performing utility work. It should be replaced.
- The City has applied to MDOT for preventative maintenance for the Washington Avenue bridge. The application is for an epoxy overlay, expansion joint replacement, and selected structure painting. The proposed plan for the substation includes pedestrian access to the River Trail on the north and south side of the bridge. If the bridge application is approved, the River Trail accesses should be coordinated with that work.
- All adjoining streets are City of Lansing major streets.
- City of Lansing storm sewer is available to the substation in Washington and in Malcolm X.
- Sanitary sewer is available to the substation in Malcolm X.

Transportation:

The Transportation and Non-Motorized section has reviewed the request and we don't have any comments or requirements related to the three requests. We will be interested, however, in any changes to access and traffic characteristics that would result from the proposed substation. These can be addressed during the site plan approval process.

DESIGN LANSING COMPREHENSIVE PLAN AMENDMENT #1

PROPOSAL:

The City is initiating an amendment to the Design Lansing Future Land Use Plan to change the future land use designation of the east, approximately 4 acres of the Scott Park property at the SW Corner of Washington Ave. and Malcom X Street (125 W. Malcolm X Street), from “Open Space - Dedicated Park” to “Open Space – Quasi-Public / Utility”. This purpose of the amendment is to permit the construction of a \$26,000,000 Board of Water and Light substation on the eastern portion of the site, with park improvements to the remaining open space. The following are specific components of the Board of Water & Light’s proposal:

- The substation will be encircled with a masonry wall featuring public art and displays.
- A walkway which will provide public pedestrian access from Washington Avenue to Townsend Street will be constructed along the south wall of the substation, north of the Grand River.
- The Sunken Garden will be relocated near Cooley Gardens, a more prominent location within the park, and made accessible in compliance with the Americans with Disabilities Act (ADA).
- ADA access will be provided to Cooley Gardens, which will remain otherwise undisturbed.
- The parking lot will be relocated.
- The Scott Center will be relocated off-site, portions offered for salvage, or demolished.
- The Women’s Historical Museum will be unaffected.

RATIONALE:

The Scott Park proposal is a component of LBWL’s Lansing Energy Tomorrow initiative, which includes the Integrated Resources Plan (IRP) process that will specify how the BWL will replace the Eckert Power Station, 1950s cra-coal fired plant that will close by 2020, and prepare for the Clean Power Plan, EPA’s regulations for reducing greenhouse gas emissions. The IRP process will be based on consideration of costs to customers, ensuring a reliable energy source for the region, environmental stewardship, managing future uncertainty and risks, federal regulations, local-generation capacity, and economic development. The Central Substation is the first step in allowing the retirement of the Eckert plant generation.

The Eckert plant serves downtown Lansing, General Motors and Sparrow Hospital. Eckert’s distribution circuits feeding downtown are located in underground ducts that are failing, and Eckert can’t be removed from service without new generation or transmission infrastructure. LBWL’s Lansing Energy Tomorrow Plan, unveiled in May, 2015 also includes the five-year, \$101 million Transmission & Distribution Improvement Project, which is already underway. The Central Substation is an integral part of this improvement project.

ALTERNATIVES CONSIDERED:

Eight alternatives were considered:

- The vacant GM office building on Townsend. Unavailable for purchase.
- GM property southwest of and adjacent to Cooley Gardens. Unavailable for purchase.
- Residential property north of South Street. Would remove several properties from the tax roll and would result in the displacement of several residents that occupy houses in the area.
- 100 Block of W. South Street, behind businesses along the west side of S. Washington's 1200 block. The site is too small to accommodate the substation. Would also involve eliminating parking used by businesses in the area.
- The Seventh Day Adventist property on the NE corner of Walnut and St. Joe - across I-496. The site is too small to accommodate the substation.
- Deluxe Inn Site – the site is too small and is under contract for private development.
- Eckert Substation site - located in the floodplain, with deteriorating underground conduits beneath railroad tracks. Utilizing the Eckert site for this purpose would increase the cost of the new substation by \$13,000,000, and delay the closing down of the coal-fired plant 7 years. The estimated cost to place the new substation at this location is \$38,500,000. While BWL already owns the site, it is in the 100 year flood plain and would require raising the elevation of the substation area above the base flood elevation. Additionally the site is adjacent to active railroad tracks and would require a protective wall to be built for potential train derailments. Distribution lines would need to be rebuilt under the railroad and moved out to Townsend St. north to Williams St. where it intersects the existing duct banks.
- Underground – an underground substation would cost \$45.6 million, plus \$5-10 million for burying the transmission lines.

Historical Significance:

The Lansing park system includes three National Register properties: the Turner-Dodge Mansion, the Moores Park Natatorium, and Reutter Park. LBWL has one National Register property: the newly-restored Depot building on S. Washington Ave. Neither the Scott Center nor the Sunken Garden are listed on the National Register of Historic Places or located in local Historic Districts.

The Scott Center is available to be relocated off-site and restored. An RFP (request for proposals) process is being utilized to find a qualified buyer for the Center and the Board of Water & Light will provide up to \$100,000 for relocation costs.

The Sunken Garden will be relocated to a prominent, ADA accessible location within the park as part of this project. LBWL staff is working with the Garden Club of Greater Lansing on plans to maintain and safeguard the vegetation in preparation for this relocation. LBWL will also establish a \$40,000 endowment for the maintenance of the Garden.

Land Sale:

The City of Lansing is the current and future owner of the subject Property. The Lansing City Charter Section 8-402.6 states: "No park, recreation, cemetery, or waterfront land may be sold without the approval, by a majority vote, of the electors of the City voting on the question at a regular or special election". Both LBWL and the Parks and Recreation Department are divisions of the City of Lansing in accordance with the Lansing City Charter.

This is not a land sale – title to the property is and will continue to be vested in the City of Lansing. There are no deed restrictions that would prevent the substation project and the City Charter does not require a vote of the people for this project as the property will remain under the control and ownership of the City.

Community Outreach and Involvement:

LBWL officials have met with members of the public more than a dozen times:

- LBWL Board of Commissioners Meeting
- Community Design Charrette
- Parks Board -- 3 meetings.
- Planning Board -- 2 meetings, including the May 17 public hearing.
- ReoTown Commercial Association – 4 meetings. LBWL, which is a member of the Association, also agreed to make a \$20,000 contribution every three years for the life of the project to rotate public art displays on the west wall of the substation.
- Garden Club – 2 meetings.
- Preservation Lansing – 1 meeting.
- Council Committee on Development and Planning (D&P) – 1 meeting.

Future public meetings include three with City Council, two with the City Council Committee on Development & Planning, and one with the Board of Zoning Appeals.

Park Utilization:

According to data from the Parks reservation program for rentals from May, 2011 to May, 2016 (based on information provided by the customer at the time of reservation):

- The Cooley Gardens Pavilion had 87 rentals (including 4 for 2016), for an estimated head count of 6,043,
- Sunken Gardens had 23 rentals (including 2 for 2016) and an estimated 918 attendance,
- The Scott Center Center has not been used for over 10 years so there are no numbers available.

The Cooley Gardens Pavilion gets more than six times the use of the Sunken Garden. Relocating the Sunken Garden to a prominent location adjacent to Cooley Gardens and making Americans with Disability Act and parking improvements as proposed may increase the visits to the Sunken Garden and enhance its benefit to the public.

Parks Board Action:

At its meeting on April 13, 2016, the Parks Board voted to recommend that:

- The eastern portion of the Scott Park property be repurposed for Board of Water and Light (LBWL) purposes as set forth herein,
- The inventory of dedicated parkland be amended by removing up to 4 acres of the Property from Scott Park, and
- The Lansing Board of Water and Light prioritize recreational opportunities in the southeast corner of the substation site, subject to operational restraints.

ACT 33 REVIEW

This review is being conducted pursuant to the requirements of the Michigan Planning Act (P.A. 33 of 2008), Section 61, which requires an evaluation of the location, character and extent of a public building prior to authorizing its construction:

Location:

The project is located at the SW corner of S. Washington Ave. and at a key location:

- Entrance to ReoTown,
- Just south of I-496 freeway,
- In close proximity to key electrical infrastructure (cable ducts, transmission lines).

After a thorough site selection process (see above) LBWL determined that Scott Park is the most suitable site.

Character:

The project would introduce an urban, artistic and enhanced recreational feel to the site. Although a significant portion of the current Scott Park will be used solely for the substation, the public will benefit from several improvements to the remainder of the site, including a covered riverwalk on the north side of the Grand River, public art, viewing platforms, and ADA access to both Cooley Gardens and the Sunken Garden (as relocated). NOTE: Both facilities have “grandfather” status and lack ADA access at this time.

Extent:

Analysis of the extent of a proposal evaluates whether the level or magnitude of the proposed request is appropriate and in relation to the intended land use pattern, public facilities, and services in the area.

The project is designed to be as compact as possible so as to minimize its impact on the Park. The substation facility is expected to serve the entire downtown area, including Sparrow Hospital, LCC, the Accident Fund, the City of Lansing, and the State of Michigan.

Findings:

Based on a review of the location, character, and extent of the proposal, staff recommends the following finding:

- LBWL is phasing out the Eckert Power Station due to the obsolescence of the facility and anticipated regulatory changes.
- LBWL and City staff have conducted a thorough search for an appropriate location for the substation.
- Due to the Eckert Station's location within the 100 year floodplain, the extreme rain events in recent years, increasing flood risks, and increasing uncertainty of our weather conditions, the Eckert Station site is not considered a viable option.
- The subject property is the most appropriate location for a substation to serve LBWL's customers in the downtown area, including LCC, the Accident Fund and Sparrow Hospital, with the impending decommissioning of the Eckert Power Station.
- The proposed project will include several amenities to benefit the public including pathways, public art, viewing platforms and ADA access to both Cooley Gardens and the relocated Sunken Garden.
- The proposed substation will be designed to minimize its adverse impact on the remainder of the site.
- The substation is designed for reliability and to meet the current and future needs of downtown Lansing, including its major employers.
- The property known as Scott Park was acquired from General Motors, not donated to the City by the Scott estate for park purposes.
- LBWL has been respectful of Scott Park's features, and has proposed to:
 - contribute \$100,000 to the relocation of the Scott Center building,
 - relocate the Sunken Garden "brick by brick, stone by stone, and plant by plant," and contribute \$40,000 to endowment to its perpetual care.
- A vote of the electors is neither required nor appropriate to approve this Plan amendment and Special Land Use permit.

SPECIAL LAND USE PERMIT

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. **Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The proposed substation will be designed to be compatible with the surrounding area. The proposed site will be attractive and provide for an inviting and engaging entrance to Reo Town. The project includes significant enhancements to the site for public use such as pathways, access to the Lansing River Trail, a viewing platform, and ADA access to the relocated Sunken Garden.

The proposed power substation will not generate noise, odors, vibrations or other nuisances that would negatively impact the surrounding area. In addition, the substation will generate very little traffic by the LBWL and will allow the new parking lot to be available to the public for use of the amenities in the Park.

With respect to the layout of the site, the substation will be located at the front property lines along both Malcolm X Street and S. Washington Avenue. The majority of the site is in the Reo Town Overlay district which mandates this type of layout. In fact, any newly constructed building within the Reo Town Overlay District would have to be built at the front property lines.

2. Will the proposed special land use change the essential character of the surrounding area?

The site is surrounded by a freeway to the north, a vacant site to the east, additional City property to the west, a river and a multiple-family residential building to the south. Given the diverse land use pattern that already exists in the area, the proposed substation will not change this essential "character". The proposed project will be designed to create an appealing and engaging entrance to Reo Town as the site will provide certain amenities such as pathways, an accessible Sunken Garden, a viewing platform, art, etc., for the public to enjoy.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The proposed power substation will not interfere with the enjoyment of adjacent properties. The subject property is surrounded by I-496 to the north, the Grand River to the south, a vacant site to the east and City property to the west. The proposed substation will have no negative impacts on Cooley Gardens or the Women's Historical Museum on the remainder of the City property to the west.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

- The Scott Center is a vacant building that has not been used for more than 10 years and is in a state of deterioration. The project includes a \$100,000 subsidy for the relocation of the Scott Center by a qualified buyer for a use that is more appropriate to the building's design.
- The Sunken Garden has limited visibility from beyond the property lines and prior to this project, most residents likely were not even aware that it exists. The project includes the relocation of the Sunken Garden in close proximity to Cooley Gardens, improved visibility, ADA accessibility, and a relocated parking lot to serve them both. Moreover, the project includes an LBWL pledge to establish a \$40,000 endowment for the Sunken Garden.

- The substation will be encircled with a masonry wall featuring public art and displays to create an attractive entrance to Reo Town.
- The project also includes a viewing platform above the Grand River, a new walkway from Washington to Townsend, a new pathway from Capitol Avenue connecting to Cooley Gardens and the new walkway, a new staircase connecting the river trail to Washington Avenue and new landscaping, signage and a new parking lot.

The proposed substation will have no more of an impact on the natural environment of the lot than any other development of the property. The development will be required to go through administrative site plan review to ensure that it is in full compliance with all applicable City ordinances.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?

The power substation will not generate any nuisances or hazardous conditions. In fact, the proposed substation is a component of BWL's "Energy Tomorrow" initiative to provide reliable, affordable and clean energy to its customers. This includes the "Integrated Resources Plan" process that will specify how the BWL will replace the Eckert Power Station, a 1950s era-coal fired plant that will close by 2020, and prepare for the Clean Power Plan, EPA's regulations for reducing greenhouse gas emissions. The IRP process will be based on consideration of costs to customers, ensuring a reliable energy source for the region, environmental stewardship, managing future uncertainty and risks, federal regulations, local-generation capacity, and economic development.

EMF (Electric and Magnetic Fields) measurements at the fence line of substation sites similar to the proposed Central Substation and under the transmission line that transverses Scott Park are equal to typical levels found in most kitchens. Magnetic fields decrease significantly as the distance increases. Studies conducted by such agencies as the EPA, have been inconclusive as to if they have any effect.

6. Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?

The subject property will be served by all necessary public services and utilities.

7. Will the proposed special land use place demand on public services and facilities in excess of current capacity?

The proposed substation use is not expected to increase the demand on public services and facilities in excess of current capacity.

8. Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?

The Design Lansing Comprehensive Plan currently designates the subject property as “Open Space -Dedicated Park”. When the Design Lansing Comprehensive Plan was originally developed, no other use for the subject property beyond its current use was even contemplated. An amendment to the *Design Lansing* Comprehensive Plan that would change the future land use designation of the eastern, approximately 4 acres of the subject property to “Open Space – Quasi-Public/Utility” is currently being considered. This amendment would be the appropriate land use designation for the proposed substation and is recommended for approval by the Planning Office.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

The east 250 feet of the subject property is zoned “DM-4” Residential and is located within the Reo Town Overlay district.

The remainder of the subject property is zoned “C” Residential. Both zoning districts permit “a structure which is owned or operated by a public utility”, if a special land use permit is approved by the Lansing City Council.

The majority of the proposed substation will be located within the area of the site that is in the Overlay district which has no setback, lot coverage or parking requirements and allows a maximum building height of 40 feet. The west, approximately 1/3 of the proposed substation is located within the area of the site that is zoned “C” Residential and is not within the Overlay district. The “C” Residential district requires a 50 foot front yard setback, a 30 foot rear yard setback, a maximum lot coverage of 40% by structures and 60% total lot coverage, a parking requirement of 2 spaces for each employee within the largest shift and a 35 foot building height limitation. Based on a review of the preliminary plans for the substation, a variance to the building setback requirement from the front property line along W. Malcolm X Street will be required. This will be supported by the Planning Office staff as it would be more appropriate and desirable, from a planning standpoint, to have the building located at or very near the front property line along both streets. It will also allow the building to have a consistent setback as it crosses the 2 zoning districts on the site.

RECOMMENDATIONS

Staff recommends approval of the following requests:

Design Lansing Comprehensive Plan Amendment #1: An amendment to the Design Lansing Future Land Use Plan to change the future land use designation of the eastern portion of Scott Park from “Open Space -Dedicated Park” to “Open Space – Quasi-Public / Utility” as proposed. This would affect approximately four acres, particularly described as:

Lots 13 thru 17 inclusive except the Easterly 4 feet of Lot 13 and the Westerly 33 feet of Lot 17, ALSO except an area of land lying between the water's edge of the Grand River and a line 25 feet Northerly thereof, all in Block 177 of the Original Plat of the Town of Michigan now the City of Lansing, as recorded in plats, Ingham County Records, Ingham County, Michigan.

Act-7-2016: Authorization of the construction of a Board of Water & Light Central Substation on the east, approximately 4 acres of the property at 125 W. Malcolm X Street, based on a review of the location, character and extent of the project as outlined in this staff report.

SLU-3-2016: A special land use permit to allow a Board of Water & Light power substation on the east, approximately 4 acres of the property at 125 W. Malcolm X Street, based on a finding that the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the Zoning Code for evaluating Special Land Use permits.

Respectfully Submitted,

Bill Rieske
Assistant Planning Manager

Susan Stachowiak
Zoning Administrator



BWL Central Substation Project

The BWL Central Substation is vital to providing reliable power to the downtown Lansing area into the future. It is essential that the Central Substation be located in close proximity to the underground circuits that serve downtown customers so as to avoid relocating those circuits at a cost of \$4,000 per linear foot. After an exhaustive search that included eight other sites conforming to this criteria, the BWL concluded the City of Lansing's Scott Park site is the only viable location for this project. The other locations considered were either too small, too disruptive to neighborhoods, too far from the underground circuits resulting in excessive cost, or no longer available due to pending real estate sale agreements or property owners who were not willing to sell.

Locating the Central Substation at the Eckert Power Station site, which is in a 100 year floodplain, is no longer a viable option. Ronda Oberlin of the Lansing Office of Emergency Management, who appeared before the Planning Commission on May 17, summarized her testimony in the following:

"Our weather patterns have become increasingly erratic. In the past five years there have been three extreme rain events. The smallest of these, but the only one to occur near one of our rivers, was in August 2015. It resulted in the Grand River rising almost five feet in three hours. Rising an inch an hour was considered unlikely for the Grand River 10 years ago. The decommissioning of Eckert Station also increases the chance of ice jam flooding, which was a problem on the Grand River before Eckert was built."

"Removing critical infrastructure from the floodplain is cited as a priority in the City's Hazard Mitigation Plan. The critical infrastructure that is there now was built before flood risk was understood. In light of what we now know about our flood risk, and the increasing uncertainty of our weather, it would be irresponsible to put any additional critical infrastructure in the floodplain and therefore I could not support locating the new substation at the Eckert location."

Based upon Ms. Oberlin's statement the BWL no longer believes locating the proposed substation at the current Eckert site will qualify for a floodplain permit by the DEQ, other governing agencies or emergency response units. In the unlikely event a permit were approved for the Eckert site, it would place in jeopardy critical infrastructure that thousands of people rely upon for electric use, which is basically the entire City of Lansing downtown service district. This would have a major impact on the health, safety and welfare of our citizens and customers including major employers, community colleges, state and city government, and the hospital as well as our primary retail district relative to floods, ice dams and floating debris.

The BWL previously said that placing the Central Substation at the Eckert location would create an additional \$42 million in costs – an extra \$12 million to build on the site to mitigate its location in a flood zone by elevating the substation above the flood zone and \$30 million to keep the Eckert Station operational with new equipment for another seven years beyond its targeted closing date of 2020. It would also take the Eckert Power Station off the market for future economic development, similar to the successful repurposing of the former Ottawa Power Station by the Accident Fund.

Future commercial development repurposing the Eckert facility is possible. The existing substation would be replaced with a relatively flat parking lot to serve the proposed commercial development. This design would inconvenience significantly fewer people compared to building a new substation in this location. In the event of a flood the generally flat parking lot with very few vertical obstructions becomes much more likely to be permitted than the earth fill, walls and/or vertical structures required or associated with a substation. Should a flood occur relative to a commercial development it would only impact the parking lot and vehicles located on it. In fact, this flatter surface would help mitigate a flood better than a substation-hardened site because such a site would require the substation to have to be built up higher to get it above the floodplain and the fast moving river water thereby forcing the water to flood elsewhere.

Building the Central Substation, which would replace the Eckert Substation next to the Eckert Power Station, on the Scott Park Site is the first step in allowing the BWL to retire the Eckert Power Station on January 1, 2020. If building the Central Substation at Scott Park is not approved, the BWL will have to invest millions of dollars to keep the Eckert Power Station operational for another seven years from 2020 through 2026 and this will require more than 355,000 tons of coal per year (based on 2015 consumption) and corresponding emissions of 706.8 tons per year of NOx (oxides of nitrogen) and 1,525.3 tons per year of SO₂ (sulfur dioxide). By example, one year's consumption of 355,000 tons of coal would fill 3,052 rail cars, which when linked together, would create a train that's 28 miles long. That's the distance from the State Capitol Building in Lansing using Michigan and Grand River avenues to just past Fowlerville. Keeping the Eckert Power Station operational for an additional seven years would consume 2,485,000 tons a coal and fill 21,364 rail cars creating a train that's 196 miles, the distance from the State Capitol Building to Ft. Wayne, Indiana. Building the Central Substation at the Scott Park location will alleviate use of this amount of coal, and will result in mid-Michigan having cleaner air.

The BWL process has been open, transparent and communicative, responding to the community and ratepayers in more than a dozen meetings with stakeholders, including:

- Holding a public design charrette for the substation exterior
- Meeting with Preservation Lansing, in which the BWL agreed to Preservation Lansing's proposal pay up to \$100,000 to move the Scott Center House (Jenison House) to a new location, should a qualified buyer be identified through the City of Lansing's RFP to sell the building. The BWL's commitment was included in the City's RFP.
 - The BWL, City of Lansing and Habitat for Humanity Capital Region in May announced a partnership to save the Scot Center House from demolition and relocate it to a vacant lot approximately one mile away. In addition to paying to move the house, the BWL will earmark to Habitat any of the unspent moving cost balance for site preparation and to jump-start the restoration of the house.
- The BWL continues to work with members of the Garden Club of Greater Lansing in moving the sunken garden.
 - BWL will accommodate the Garden Club's request to transplant perennials. BWL will relocate the Sunken Garden to the west of the Scott House and adjacent to Cooley Gardens where maintenance for both gardens will be more accessible and convenient making the new site ADA compliant.
 - BWL will preserve and reassemble the distinctive "niche" and small pond that's referred to as the "grotto," which is the most prominent feature of the garden along with the circular stairs on the west side of the garden's axis. The remaining garden walls, which were made of limestone quarried from Ohio, will be reconstructed with the same shape and size limestone if the existing walls prove to be too costly to reassemble. Approximately 40 color slate stones at the west entry will also be carefully moved and reassembled so that everything looks identical to the original. This will preserve the integrity of the garden and it will look the same as it does now only in a more prominent location, with commanding views overlooking the Grand River.
 - BWL will establish a \$40,000 endowment that would provide resources to help maintain the garden, for such expenses as a gardener. This fund would accept contributions from the community in order for garden support to continue in the future.
- The BWL and REO Town Commercial Association (RTCA) have agreed to an RFP process that will review proposals for public art to be placed along the Washington Ave. substation wall. The BWL will support the public art process by funding winning proposals up to \$20,000 every three years. The RFP public arts review team will include representatives of the BWL, City of Lansing, RTCA and the Arts Council of Greater Lansing.

The Central Substation Project has been involved in a very democratic process as it is accountable to four public bodies which represent our citizens and ratepayers: BWL Board of Commissioners, Parks & Recreation Board, Planning Board and City Council. The City Charter does not provide for public vote to amend the Master Plan and change the use of Scott Park for utility purposes because the BWL is a city agency and city agencies cannot own land. The proposal to locate the Central Substation at Scott Park does not constitute a sale because no money is exchanging hands. The City of Lansing will continue to own the land.

The Office of the City Attorney wrote the following opinion:

1. Does the proposed grant of a special land use permit to the Board of Water and Light for the use of City-owned property known as Scott Park constitute a sale of the land that would require a vote of the electorate?

No. As a general precept Boards of the City do not own land. While the Board of Water and Light is an administrative board and has been delegated executive and policymaking responsibilities necessary to the proper operation of the agency (5.102.1), the Charter specifically states, "The Board shall have the power to acquire property in the name of the City for purposes of the Board of Water and Light." (5-203.2). Therefore, the granting of a special use permit to the Board of Water and Light is not a sale of property by the City as contemplated by the Charter to require the vote of the electorate.

2. Does the Lansing City Council have the legal authority to place an advisory question on the ballot concerning the granting of the special land use permit or any other aspect of the proposed use of the property by the Board of Water and Light?

No. Pursuant to the Charter, the Home Rule City Act, Attorney General Opinion 6383, and case law, an advisory ballot proposal, as suggested above, is not authorized, and would be ultra vires or outside the authority granted to Council.

The proposed Central Substation at Scott Park will create several new recreational uses and provide greater access and visibility to the renovated park site, including: a new parking lot for park visitors with easy access off Malcolm X Blvd, two river viewing stations and fishing platform along the Grand River; a new river walkway along the north bank of the Grand River and other newly created accessible (ADA) walkways within Scott Park, a staircase allowing pedestrians to access the existing River Trail on the south bank of the Grand River from Washington Avenue, new seating, lawn areas / landscaping and; greater synergy between the Scott Sunken Garden and the Cooley Garden due to its new location. These new park improvements will take a hidden gem and breathe new life into these otherwise forgotten park facilities and allow them to be viewed by the public with beautiful descending views of not only the Sunken Garden, which will remain sunken but visible, but also of the Grand River some 35 feet below the relocated gardens. The BWL will spend \$4 million on the decorative walls to screen the electrical substation, and recreational and new or improved park amenities for all citizens and ratepayers to enjoy, and turn an underutilized park site into a new recreational and electrical gem that will provide consistent and reliable power to our customers for years to come and to keep our rates low and competitive.



For Immediate Release
Monday, February 8, 2016
Contact: BWL Media Line
517-342-1026

BWL Announces New Substation Project

Innovative design to capture area's history and to link downtown Lansing with REO Town

As part of its plan to replace the Eckert Power Station and adjoining Eckert Substation in order to continue providing affordable and reliable power, the Lansing Board of Water & Light announced today that it will build a new substation at the corner of S. Washington Ave. and W. Malcolm X St.

The \$26 million Central Substation project will be located on a four acre portion of Scott Park and incorporates a unique exterior design that creates a link between downtown Lansing and REO Town, increases access to Cooley Gardens and enhances other recreational activities at the site. The new substation will create approximately 75 construction jobs when it is expected to begin this fall.

The innovative project will create several new recreational uses, including: viewing and fishing platforms along the Grand River; a walkway from Washington Ave. to Townsend St.; loop trails connecting existing pedestrian system to proposed walkways; new pathway from Capital Ave. connecting to Cooley Gardens; new staircase connecting the River Trail to Washington Ave.; and wayfinding signs on Malcolm X, Washington Ave. and Townsend St. It will also replace existing parking lots in poor condition with new lots, design new landscape for the park renovation and add decorative wall panels on the Central Substation.

"The BWL made an exhaustive search of potential sites to locate our new Central Substation," said General Manager Dick Peffley. "The Scott Park site not only is the most cost efficient, it is located near Eckert's electric distribution lines that will provide power and reliable service for the downtown Lansing area for years to come." Peffley also said the BWL researched substation designs across the United States to act as a foundation for the new design in Lansing, which conceptually incorporates REO Town's automotive history and the spirit of Michigan's capitol.

Peffley said the Central Substation is part of Lansing Energy Tomorrow, the BWL's major electric modernization program to replace and upgrade aging infrastructure with clean, efficient and reliable generation and transmission assets. In addition to determining how to replace Eckert, Lansing Energy Tomorrow includes an extensive five-year, \$101 million Transmission & Distribution (T & D) Improvement Project that is already underway which includes: new

transmission lines; five new or rebuilt substations; reducing the number of circuits and the amount of customer demand at the Eckert substation, and; adding capacitor banks at strategic points on the BWL's transmission system

With its three tall towers that are visible for miles, Eckert and its substation are located along the Grand River just south of downtown Lansing. They are at the end of their operational life, and keeping them open is not an option: parts are becoming scarce and very expensive; pending environmental regulations create an uncertain future for coal-fired plants like Eckert; increased operational costs on aging units; and Eckert is located in a flood zone.

"REO Town has been transformed with BWL's \$182 million cogeneration plant and headquarters project, along with the City of Lansing's \$2.84 million Streetscape project that revitalized the Washington Ave. corridor," said Lansing Mayor Virg Bernero. "The BWL has stepped up again in an innovative project that not only will provide for reliable power, but creates a unique gateway between downtown and REO Town, increases recreational opportunities and makes the nearby vacant Deluxe Inn property more attractive for development."

Mayor Bernero said the BWL will hold a design charrette on Tuesday, February 23 from 6 7:30pm at the REO Town Depot, 1201 S. Washington Ave., to allow input from community members on the final design of the substation's exterior walls.

The BWL will relocate and upgrade Scott Sunken Garden. The Scott Center House, which has no historical value and is currently used as a City of Lansing storage facility, was relocated to the site in 1978 by the Lansing Parks and Recreation Department. An RFP (Request for Proposal) Scott Premains to be raised.

The project will require necessary reviews and approvals moving forward.

###

What is BWL's Lansing Energy Tomorrow plan?

BWL's Lansing Energy Tomorrow plan will detail how the Lansing Board of Water & Light will meet its energy needs in the future with reliable, affordable and clean energy. It includes the Integrated Resources Plan (IRP) process which will specify how the BWL will replace the Eckert Power Station, 1950s era-coal fired plant that will close by 2020, and prepare for the Clean Power Plan, EPA's regulations for reducing greenhouse gas emissions. The IRP process will be based on consideration of costs to customers, ensuring a reliable energy source for the region, environmental stewardship, managing future uncertainty and risks, federal regulations, local-generation capacity, and economic development.

BWL's Lansing Energy Tomorrow Plan also includes the five-year, \$101 million Transmission & Distribution Improvement Project, which is already underway.

Why is the Eckert Power Station closing?

The Eckert Power Station will close by 2020 because it is nearing the end of its useful operational life: parts are becoming scarce and very expensive; pending environmental regulations create an uncertain future for coal-fired plants like Eckert, and Eckert is located in a flood zone.

With its three tall towers that are visible for miles, the Eckert Power Station is located along the Grand River just south of downtown Lansing. Eckert generates about one-third of the energy in the BWL's service territory.

What are the options for replacing Eckert and the power it generates?

Options include building a new more efficient and cleaner power plant, buying power off the grid, boosting alternative and renewable energy options such as wind, solar or other technologies, like smart meters, and investing in energy efficiency programs — or some combination of these generation options. The goal of the IRP process is to craft a plan that the BWL will implement based on a balanced consideration of costs to customers, ensuring a reliable energy source for the region, environmental stewardship, risks, federal regulations, local-generation capacity and economic development.

How can BWL customers and stakeholders participate in the IRP process?

The BWL is committed to making the IRP process inclusive and transparent by giving customers and stakeholders a voice in developing the plan. A nine-member Citizens Advisory Committee made up of BWL customers, experts in energy and utility operations and local leaders will lead the planning process. They'll hold five community meetings across the BWL's service territory between October 2015 and January 2016. The purpose of the meetings is to review technical data collected to determine the best future energy plan for the region. At the meetings, BWL customers and other stakeholders will have an opportunity to comment on the technical data and offer comments and recommendations. Based on the Citizens Advisory Team's technical analysis and input received at the meetings, a final report will be presented to the BWL Board of Commissioners in 2016.

Is keeping Eckert open and operational a feasible option?

Keeping Eckert open is not an option. It is located in a flood plain and because it is nearly 60 years old, parts and repairs are becoming prohibitively expensive. Eckert is coal-fired, and pending environmental regulations create an uncertain future for coal-fired plants like Eckert.

What is the timeline for completing the IRP process?

The final IRP recommendations will be presented to the BWL Board of Commissioners in 2016.

What is the timeline for closing and replacing the Eckert Power Station?

The Eckert Power Station will close by 2020. The IRP process will make recommendations as to how to replace the energy provided by Eckert and prepare for the Clean Power Plan, EPA's regulations for reducing greenhouse gas emissions.

What will the IRP process examine?

A key part of the IRP process is a technical analysis of options available for replacing Eckert, including building a new cleaner and more efficient power plant, replacing the electric by buying it off the grid, replacing the electric with renewable resources such as wind, solar or other technologies, like smart meters, and investing in energy efficiency programs — or some combination of these options.



Proposed Amendment #1 Design Lansing Comprehensive Plan *DRAFT*

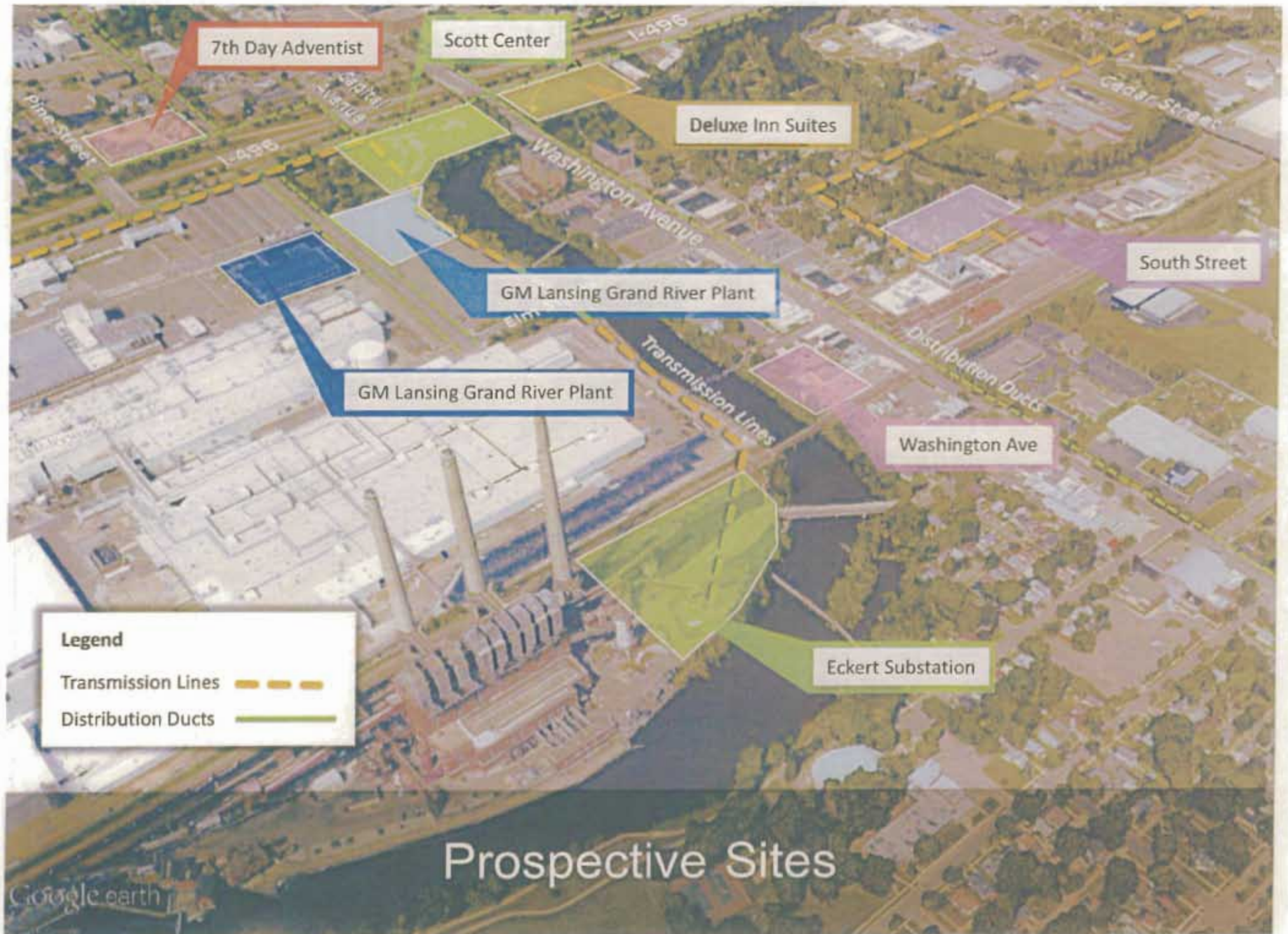


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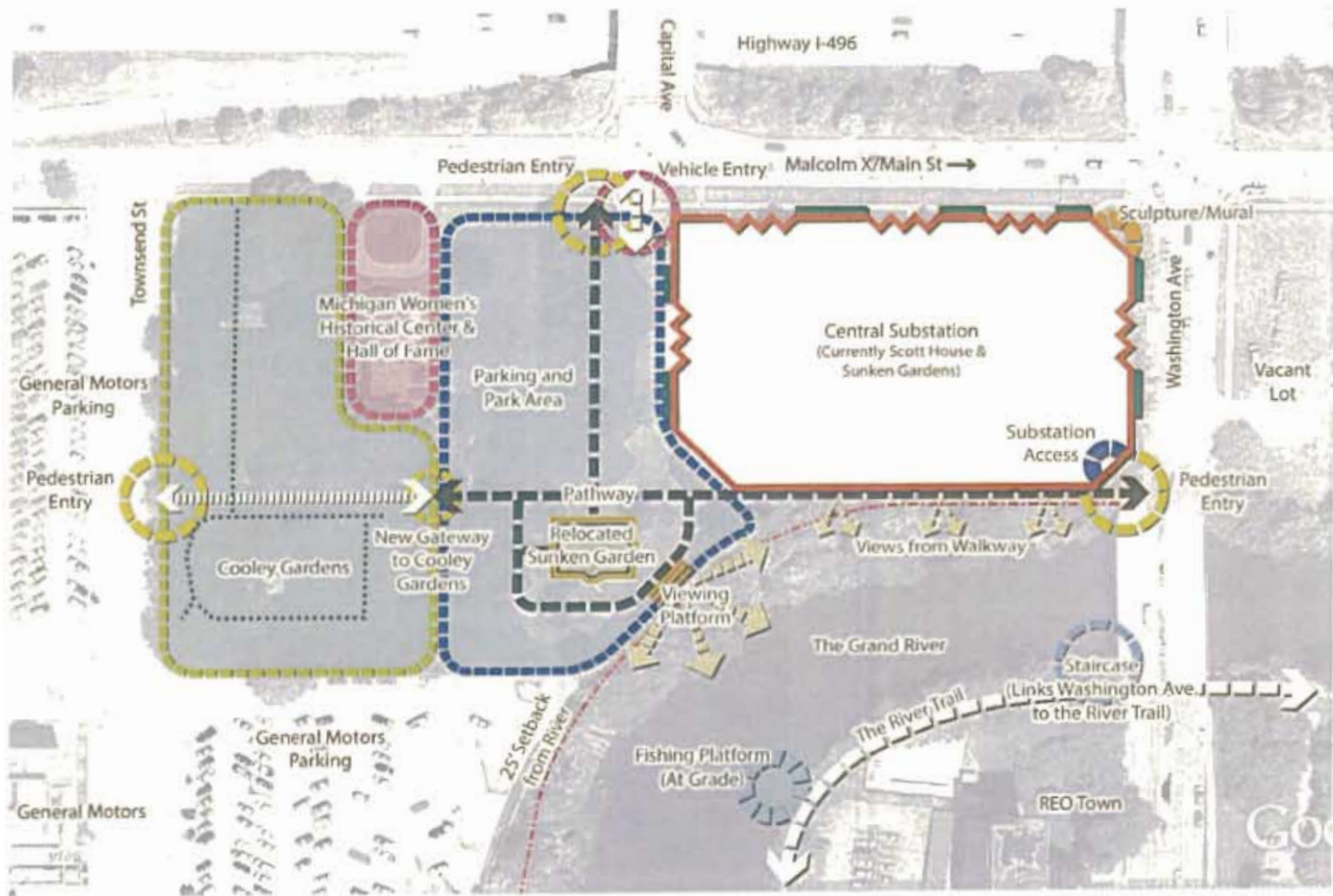
Legend

- PROPOSED
- Future Land Use
- Open Space-Dedicated Park
- Open Space-Quasi-Public / Utility
- Low-Density Residential
- Medium-Low-Density Residential
- Medium-Density Residential-Urban
- Medium-Density Residential-Suburban
- Residential Corridor
- Downtown Mixed-Use Center: Core
- Downtown Mixed-Use Center: Edge
- Community Mixed-Use Center
- District Mixed-Use Center
- Urban Mixed-Use Corridor
- Suburban Commercial
- Institutional
- Research and Development
- Light Industrial
- General Industrial
- Community Facility





Conceptual Diagram



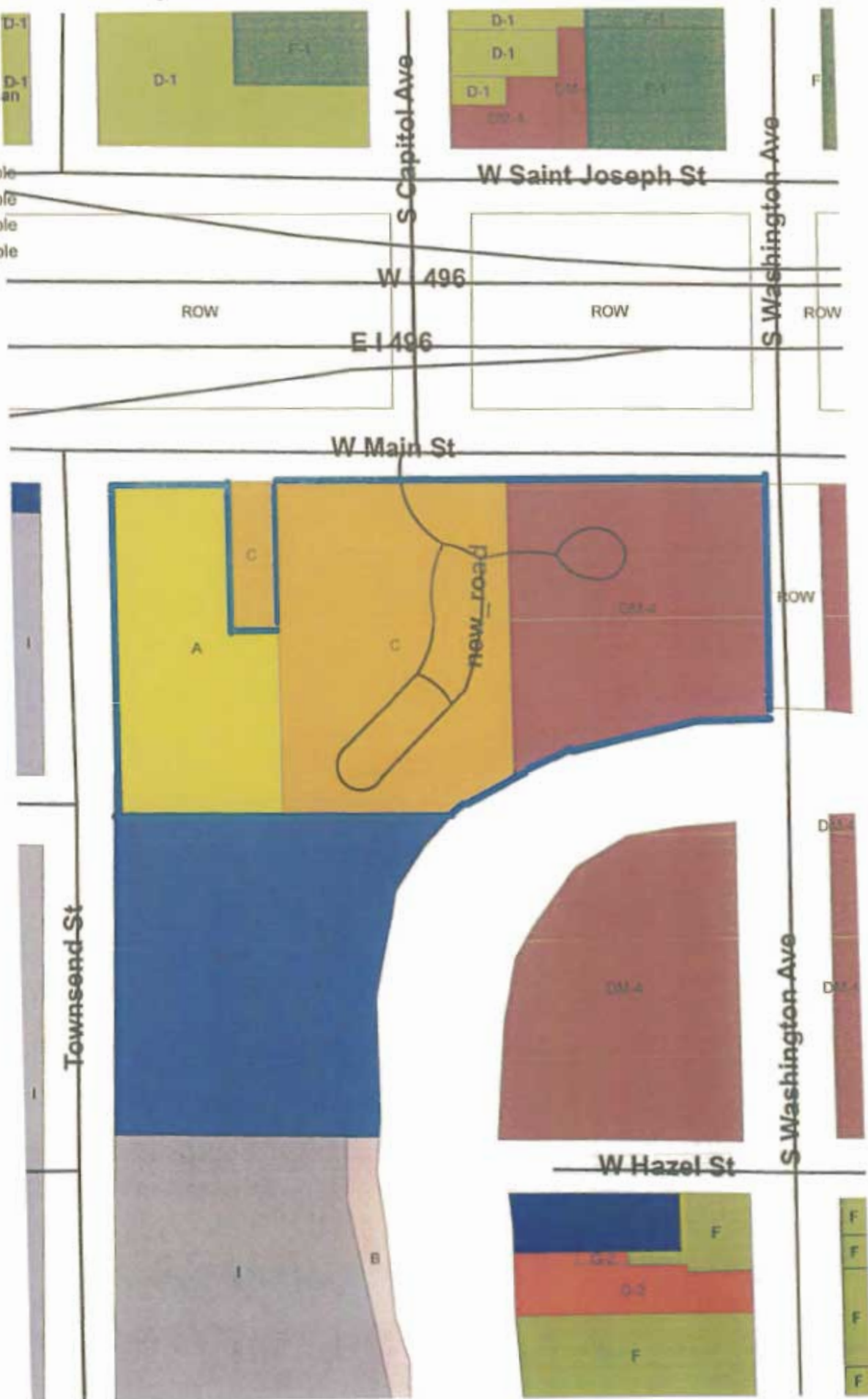
The Scott Center Site



Legend

- roads_final
- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way

City of Lansing Zoning Map



CITY OF LANSING
NOTICE OF PUBLIC HEARING
Design Lansing Comprehensive Plan Amendment #1
Central Substation Project, 125 W. Malcolm X Street

The Lansing City Council will hold a public hearing on Monday, , 2016, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Design Lansing Comprehensive Plan Amendment #1 to change the future land use designation of the east, approximately 4 acres of the Scott Park property at the SW Corner of Washington Ave. and Malcom X Street (125 W. Malcolm X Street), from “Open Space - Dedicated Park” to “Open Space – Quasi-Public / Utility”.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2016 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Judi Brown Clarke and Councilmembers

FROM: Mayor Virg Bernero

DATE: 6-23-16

RE: Resolution— Act-7-2016— Lansing Board of Water & Light— Authorize
Construction of Central Substation Project

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM - Act-7-2016, LBWL Central Substation Project

Date: June 22, 2016

The Lansing Planning Board, at a special meeting held on June 21, 2016, voted (5-2) to recommend approval of a request by the Lansing Board of Water & Light to authorize a new power substation on the City owned property at 125 W. Malcolm X Street, in accordance with the location, character, and extent criteria set forth in Act 33.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

“Equal Opportunity Employer”

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-7-2016, LBWL Central Substation project

WHEREAS, the Central Substation proposal is a component of LBWL's Lansing Energy Tomorrow initiative, which includes the Integrated Resources Plan (IRP) process that will specify how the BWL will replace the Eckert Power Station, 1950s era-coal fired plant that will close by 2020, and prepare for the Clean Power Plan, EPA's regulations for reducing greenhouse gas emissions; and

WHEREAS, the City initiated Amendment #1 to the Design Lansing Future Land Use Plan to change the future land use designation of the east 4 acres (approx.) of the Scott Park property at the SW Corner of Washington Ave. and Malcom X Street (125 W. Malcolm X Street), from "Open Space -Dedicated Park" to "Open Space – Quasi-Public / Utility"; and

WHEREAS, the purpose of the amendment is to permit the construction of a \$26,000,000 Board of Water and Light substation on the eastern portion of the site, with park improvements to the remaining open space, specifically:

- the substation will be encircled with a masonry wall featuring public art and displays,
- a walkway which will provide public pedestrian access from Washington Avenue to Townsend Street will be constructed along the south wall of the substation, north of the Grand River,
- the Sunken Garden will be relocated near Cooley Gardens, a more prominent location within the park, and made accessible in compliance with the Americans with Disabilities Act (ADA),
- ADA access will be provided to Cooley Gardens, which will remain otherwise undisturbed,
- the parking lot will be relocated,
- the Scott Center will be relocated off-site, portions offered for salvage, or demolished,
- the Women's Historical Museum will be unaffected; and

WHEREAS, at its meeting on June 21, 2016, the Planning Board recommended adoption of the Design Lansing Comprehensive Plan Amendment #1 to accommodate the proposed Substation; and

WHEREAS, the on June 21, Board reviewed the location, character, and extent of the proposed Central Substation project in accordance with Section 61 of the Michigan Planning Enabling Act (P.A. 33 of 208), and found that:

- LBWL is phasing out the Eckert Power Station due to the obsolescence of the facility and anticipated regulatory changes.

- LBWL and City staff have conducted a thorough search for an appropriate location for the substation.
- Due to the Eckert Station's location within the 100 year floodplain, the extreme rain events in recent years, increasing flood risks, and increasing uncertainty of our weather conditions, the Eckert Station site is not considered a viable option.
- The subject property is the most appropriate location for a substation to serve LBWL's customers in the downtown area, including LCC, the Accident Fund and Sparrow Hospital, with the impending decommissioning of the Eckert Power Station.
- The proposed project will include several amenities to benefit the public including pathways, public art, viewing platforms and ADA access to both Cooley Gardens and the relocated Sunken Garden.
- The proposed substation will be designed to minimize its adverse impact on the remainder of the site.
- The substation is designed for reliability and to meet the current and future needs of downtown Lansing, including its major employers.
- The property known as Scott Park was acquired from General Motors, not donated to the City by the Scott estate for park purposes.
- LBWL has been respectful of Scott Park's features, and has proposed to:
 - contribute \$100,000 to the relocation of the Scott Center building,
 - relocate the Sunken Garden "brick by brick, stone by stone, and plant by plant," and contribute \$40,000 to endowment to its perpetual care.
- A vote of the electors is neither required nor appropriate to approve this Plan amendment, Act 33 Review, and Special Land Use permit; and

WHEREAS, on June 21, 2016, the Planning Board voted 5-2 to recommend approval of Act-7-2016, to authorize the construction of the Central Substation project; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board, and concurs therewith;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the construction of the Central Substation as proposed.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this proposal, subject to prior approval as to content and form by the City Attorney.

Boak, Sherrie

From: Jamie Schriner-Hooper <oldtownjamie@gmail.com>
Sent: Monday, July 11, 2016 9:47 AM
To: City Council
Subject: Sunken Gardens

Good morning,

I'm writing in opposition to the proposed substation and moving of the Sunken Gardens. As a gardener and someone who spends a significant amount of time *trying* to maintain public gardens and property in Old Town, to have a garden as beautifully maintained by primarily volunteers is exceptional and unique. It has taken decades for the garden to develop into what it is now. Even though the BWL is proposing to move it brick by brick and plant by plant, it will take years for it to potentially return to what it is today, and that is only if it is well-cared for by many people -- people who I don't believe will continue to volunteer if it is moved and people the city does not have to pay to care for it.

While I understand that there are cost savings for placing the substation in the proposed location, I ask that you also consider the public perception implications and costs to moving the garden. You risk losing people who have been actively engaged for years. The city simply can't afford to lose people who are actively working to continue to make Lansing a great place, as opposed to the people simply complaining on social media about how awful our community is. These volunteers are the people we want and need to keep engaged.

The garden is beautiful. I don't believe that the city realizes the number of people who have experience live-changing moments there -- be it weddings, engagements, photos and more. To potentially lose it would be an absolute tragedy.

While I'm unable to attend public meetings because I'm simply too busy volunteering to try to keep my neighborhood a great place, please know that I hope that you'll consider my voice and the voice of many like me when voting on the Sunken Garden.

Please don't hesitate to contact me at oldtownjamie@gmail.com or 517.927.8629 with any question or concerns.

Thank you,
Jamie Schriner-Hooper
1216 Turner St., Apt. A
Old Town Lansing

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For more information please visit <http://www.symanteccloud.com>

Boak, Sherrie

From: Kathleen M. Foley <foleyk@msu.edu>
Sent: Monday, July 11, 2016 9:48 AM
To: City Council
Subject: Please do not destroy the Sunken Garden Choose another site. Thank you

Hello.

I am opposed to your decision to use the Sunken Garden as a substation site. This wonton destruction of a site deeded to the city to preserve the family's contribution to Lansing is no tin keeping with the family's wishes to preserve the work of their family to make this lovely green space. Please rethink it. There is enough destruction in the world, don't you think? Choose another site. Be one of the good guys. There seem to be so few these days.

Thanks ,
Kathleen

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For more information please visit <http://www.symanteccloud.com>

Boak, Sherrie

From: Connie M Jones <cmjones1610@yahoo.com>
Sent: Monday, July 11, 2016 10:57 AM
To: City Council
Subject: Scott Sunken Garden

Good morning Council Members,

I am writing in reference to Scott Park and the Sunken Garden. I understand that the Lansing Board of Water and Light is trying to have the City of Lansing "un-dedicate" Scott Park and the Sunken Garden and turn it into an industrial substation, which will be an unsightly 40-50 feet tall. This action would set a dangerous precedent for ALL parks in Lansing.

I would urge the City of Lansing and the BWL to find another location for the industrial substation. Surely there is some unused parcel of land that would be a more appropriate location. Richard Scott built the Sunken Garden in 1930. Mr. Scott was President of RE Olds Motor Co., and the garden was built on the foundation of Michigan Supreme Court Justice Edward Cahill's former home. The site is a State, City, and GM landmark. It is also dedicated park land.

I strongly believe that we need to preserve our park land and green space in Lansing for our children and grandchildren. I ask that you take a position against the destruction of Scott Park and the Sunken Garden.

Thank you for your time and consideration,
Connie

Connie M. Jones, CPA
1610 S Pennsylvania Ave
Lansing MI 48910

517-331-2121
cmjones1610@yahoo.com

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For more information please visit <http://www.symanteccloud.com>

Boak, Sherrie

From: hillary walilko <walilkoh@gmail.com>
Sent: Monday, July 11, 2016 12:39 PM
To: City Council
Subject: BWL Substation

Dear Council Members,

As a resident, property owner, and Treasurer of the REO Town Commercial Association I urge you to vote in support of the BWL's proposed substation at the corner of Malcom X and Washington Ave.

After attending many meetings, and much consideration, I feel that the proposed plan for the space is a positive addition to the REO Town community. The current use of the property, and the corner in general, is extremely unappealing (with the exception of the Scott Sunken Garden). As I frequently walk to work along that corridor I intentionally avoid that side of the street because of the imposing wall, poor sidewalk condition, and often overgrown weeds creeping over the fence/wall. I believe that the addition of a plaza and public art will make this a much nicer entrance into the neighborhood.

Additionally, I am in favor of the site relocation and renovation of the Scott Sunken Garden. Prior to this proposal I was entirely unaware of the sunken garden (as I feel a majority of residents were) and the relocation of them in conjunction with Cooley Gardens seems like a huge positive to enjoyment by many more people. The addition of a board walk along the south side of the property leading to the gardens should also drastically increase both their use and that of Cooley Gardens.

Thank you for your consideration of this important project.

Sincerely,

Hillary Walilko
1138 S. Grand Ave.
Lansing, MI 48910

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For more information please visit <http://www.symanteccloud.com>

Boak, Sherrie

From: Cassandra Nelson <cassandranelson38@gmail.com>
Sent: Monday, July 11, 2016 12:49 PM
To: Yorko, Jessica; Wood, Carol; Brownclarke, Judi; Hussain, Adam; Washington, Jody; Dunbar, Kathie; Spitzley, Patricia; Houghton, Tina; City Council
Subject: proposed BWL substation

Monday, July 11, 2016

City Council,

I am writing to you once again in advance of tonight's Committee of the Whole meeting to express my concerns regarding the proposed Board of Water and Light substation on the grounds of the Scott Sunken Gardens.

As has already been discussed in the media and at Planning and Parks Board meetings, the proposed site is one of historical significance to the City of Lansing. Relocating the sunken gardens and Scott Center will irretrievably destroy the context and thus the significance of the gardens. Negative impacts will also be had on the Cooley-Haze House and Cooley Gardens, by removing the remaining context along Malcolm X/Main Street, and effectively isolating the last of the formerly grand row of mansions there.

The BWL has publicly stated that the substation should not be subject to a Section 106 review process because no federal funds will be used for the project. However, Section 106 of the National Historic Preservation Act of 1966 requires a review if there is any federal involvement in the project, including permitting and/or licensing. The Federal Energy Regulatory Commission (FERC) is responsible for licensing of hydroelectric projects. If this proposed substation is related to operations that the BWL is conducting under a license or permit from FERC, that alone should be enough to trigger a Section 106 review in cooperation with the State Historic Preservation Office.

Again, I must also question of the legality of this rezoning. Lansing's City Charter calls for there to be a public vote before any city parkland can be deaccessioned. Page 26 of the City Charter (Article 8 - Regulatory Powers and Contracts, Chapter 4 - Property, Section 8-403 - Purchase and Sale of Real Property) explicitly states that "No park, recreation, cemetery, or waterfront land may be sold without the approval, by majority vote, of the elector of the City voting on the question at a regular or special election." Rezoning the parcel to transfer ownership to the BWL violates the spirit and intent of this charter, if not its actual wording. In this case, rezoning the parcel is equivalent to selling it - no, giving it - to the Board of Water and Light. I urge you to abide by the spirit of Lansing's City Charter, and require that the rezoning of this parcel be subject to a public vote. Rezoning the parcel to transfer ownership to BWL without a public vote sets a dangerous precedent for Lansing's remaining parkland.

Thank you, once again, for your thoughtful consideration on this matter.

Cassandra Nelson
500 Fulton Place
Lansing, MI 48915
517-242-4435

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Boak, Sherrie

From: Steve Bohnet <bohnetstr@gmail.com>
Sent: Monday, July 11, 2016 12:59 PM
To: City Council
Subject: Scott Sunken Garden

Good afternoon,

I'm writing in opposition to the proposed LBWL substation and moving of the Sunken Gardens. As a tax payer and property owner in the City of Lansing, making me, in effect, a co-owner of a Public Utility (The Lansing Board of Water and Light) I believe this to be a poor use of riverfront land. Land that is in the heart of a metropolitan-community area. My occupation is one of Historical Restoration. I could not, in good conscience, stand mute on this subject.

This garden has taken decades to develop into what it is now. Even though the LBWL is proposing to move it brick by brick and plant by plant, it will take years for it to potentially return to what it is today, given that the plantings survive this move.

Any extra costs involved in finding and procuring a new location are small in comparison to the loss of this City treasure and the permanent damage to riverfront greenspace. These costs are actually tied to poor planning by the LBWL.

Lansing is quickly gaining a reputation as a City that destroys it's best assets. I have not encountered even one person who thinks this is a good idea. The Lansing Board of Water and Light, a once revered organization, is quickly losing the respect and trust of it's owners, with past failures during emergencies and now poor planning decisions, like this one. I believe it is the due-diligence of the Mayor and The Lansing City Council to protect vital greenspace, preserve public parks and listen to the voices of it's citizens..

The garden is beautiful. It is a space where many life-events have taken place, to lose this would be unthinkable.

I am unable to attend public meetings due to conflicts with my work schedule. I hope that you'll consider this my way of speaking out in opposition.

Please don't hesitate to contact me at Bohnetstr@gamil.com or 517-490-5375 with any question or concerns.

Thank you,
Steve Bohnet
2918 N. Grand River Ave.
Lansing, MI 48906

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Boak, Sherrie

From: Leslie Hargett <relaxingleslie@gmail.com>
Sent: Monday, July 11, 2016 1:34 PM
To: City Council
Subject: Saving Scott Sunken Gardens and other Lansing, Gems

Please table this decision until there is transparency in the recommendation to Convert the Gardens and the process to involve the residents in this decision as well as the implications for other Lansing Parks if there is consideration to approve The change of Scott Gatrdems to a. BWL substation Thank you

Sent from my iPhone

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Boak, Sherrie

From: Joey Latterman <jlatterman@sbcglobal.net>
Sent: Monday, July 11, 2016 2:01 PM
To: City Council
Subject: scott sunken garden

As the granddaughter of the architect for the scott sunken garden, I and my family, are opposed to turning it into a substation. Not only will destroying this garden extinguish the historical significance of this garden, but also destroy faith for donating private lands for public use. In other words, trust is being toyed with for future donations- not something easily undone. Please consider how saving money in the short term will impact Lansing in the long term. Thank you Joey Latterman

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Boak, Sherrie

From: Mary Toshach <mtoshach@gmail.com>
Sent: Monday, July 11, 2016 2:04 PM
To: City Council
Subject: BWL Proposed Electrical Substation

City Council persons,

I am writing to express my opposition the the destruction of the Historic Sunken Gardens and the installation of an industrial electrical substation at the intersection of Washington and Mascolm X streets.

My opposition is multifaced and includes:

- 1) Historic structures (or landscapes in the case of the gardens) should be preserved in situ - not reconstructed in part as a compromise. The integrity of plantings and site will be gone forever since these were constructed in the foundations of a previous house.
- 2) Industrial land uses should not replace parks - dedicated or not! Parks are an important asset to the quality of life in, air quality and viability of urban areas. Residents of urban areas look for nearby parks and recreation areas when making decisions regarding housing options. What is proposed surrounding the substation as a "park" is not an enticement but an offering in hopes that residents will see it as an improvement.
- 3) The unsightliness of a substation - even partially masked by a brick wall and graphic images is not a welcoming sight to travelers, newcomers and others visiting our city for the first time....not to mention those that live nearby and will be viewing the steel towers and wires on a daily basis. How many vibrant and viable cities and neighborhoods hve you visited have an electrical substation adjacent to a par and historic structiures - or as a gateway to an urban neighborhood? Would LLC accept this as their gateway? Why should REO Town?
- 4) Destruction of property values - studies have shown that properties within visible range of a substation experience a decline in value of up to 70%. And what will happen to occupancy rates in adjacent apartment buildings? Is it realistic to think a hotel or other housing will be developed on the site of the Deluxe Inn?

I realize the City faces many issues and the budget is one of the biggest. But strategis thinking outside the box is needed....involve more citizens, ACTIVE encourage involvement and creation of Friends groups for parks and other activities that would benefit from public/private partnerships. Help and Support these groups - do not hinder them from helping you.

Parks should not be considered a burden and sold off or "reused" - they are an important asset and are important to our future.

Please consider ALL issues carefully prior to making a decision.

Thank you

Mary Olds Toshach, MSHP, MURP

Boak, Sherrie

From: Steve Japinga <sjapinga@lansingchamber.org>
Sent: Friday, July 8, 2016 12:36 PM
To: City Council
Cc: Boak, Sherrie; Hannan, Randy; Tim Daman; Eric Dimoff
Subject: LRCC Memo of Support for LBWL Central Substation Project
Attachments: LRCC MEMO TO Lansing City Council_Support Amendment to City Master Plan.pdf

Importance: High

Lansing City Council Members,

I hope this email finds you well.

On behalf of the Lansing Regional Chamber of Commerce (LRCC), we respectfully ask that the Lansing City Council move to support and approve the proposed amendment to the city's master plan in order for the Lansing Board of Water and Light (LBWL) central substation project to move forward.

Businesses and residents require reliable energy. To ensure power demands are met, the LBWL has been working diligently to implement their integrated resource plan. This project is part of that plan as well as the overall mission of the LBWL to ensure reliable, affordable and environmentally responsible energy for all of Lansing moving forward into the 21st century.

With regards to the current status of the Scott House and the Sunken Gardens, LRCC believes that the LBWL has been a terrific community partner involving several key stakeholders to ensure that these two important pieces of Lansing history are preserved and enhanced in their new locations.

Please feel free to contact either myself or Tim Daman if you have any questions or concerns over the weekend. We will be in attendance for the Committee of the Whole meeting on Monday as well.

Thank you!

Steven D. Japinga
Director, Government Relations
Lansing Regional Chamber of Commerce
O: 517-487-6340
C: 517-449-3732
Twitter: @SteveJapinga



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MEMO TO: Lansing City Council Members

FROM: Steven D. Japinga, Director, Government Relations

DATE: July 8, 2016

RE: Support Proposed Amendment to City's Master Plan

On behalf of the Lansing Regional Chamber of Commerce (LRCC), we respectfully ask that the Lansing City Council move to support and approve the proposed amendment to the city's master plan in order for the Lansing Board of Water and Light (LBWL) central substation project to move forward.

Businesses and residents require reliable energy. To ensure power demands are met, the LBWL has been working diligently to implement their integrated resource plan. This project is part of that plan as well as the overall mission of the LBWL to ensure reliable, affordable and environmentally responsible energy for all of Lansing moving forward into the 21st century.

With regards to the current status of the Scott House and the Sunken Gardens, LRCC believes that the LBWL has been a terrific community partner involving several key stakeholders to ensure that these two important pieces of Lansing history are preserved and enhanced in their new locations.

500 E. Michigan Avenue, Suite 200
Lansing, MI 48912
p. 517.487.6340
f. 517.484.6910

www.lansingchamber.org



July 8, 2016

Lansing City Council
124 West Michigan
10th Floor City Hall
Lansing, Michigan 48933

Dear City Council Members:

The Greater Lansing Convention & Visitors Bureau supports the recommendation by the Lansing BWL to build a Central Substation at the City of Lansing's Scott Park. This Central Substation Project will provide clean, reliable power to downtown Lansing and the greater Lansing region for years to come. In addition, the proposed project will renovate and enhance Scott Park by creating new recreational uses while providing greater visibility and access for visitors to the park.

We urge the Lansing City Council approve this BWL Central Substation Project that will provide low cost, consistent, and reliable power to our region and turn an underutilized park into a new recreational asset for residents and visitors to enjoy.

Sincerely,

A handwritten signature in black ink, reading "Jack A. Schripsema".

Jack A. Schripsema
President and CEO
Greater Lansing Convention & Visitors Bureau

Boak, Sherrie

From: Thomas Griffin <tgriffin48864@gmail.com>
Sent: Tuesday, July 12, 2016 5:47 AM
To: City Council
Subject: Sunken Garden

There are many different properties available that would be a great fit for BWL. These properties would also greatly enhance the Lansing area with BWL'S upgrades. So please find another site.

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Boak, Sherrie

From: Mother and Earth Baby Boutique <motherandearthbb@gmail.com>
Sent: Monday, July 11, 2016 9:42 PM
To: City Council
Subject: Sunken Garden

Please don't destroy the Sunken Garden!

Lynn Ross

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OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: City Council President Judi Brown Clarke and Councilmembers

FROM: Mayor Virg Bernero

DATE: 6-23-16

RE: Resolution— Act-9-2016— Sale of 1020 W. Hillsdale Street to Habitat For
Humanity Capital Region (HFHCR)—Relocation and Renovation of Scott Center

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-9-2016, 1020 W. Hillsdale (PPN 33-01-01-17-478-007), Sale to Habitat for Humanity

WHEREAS, the City of Lansing proposes to convey the former site of the Union Missionary Baptist Church located between W. Lenawee and W. Hillsdale along the east side of N. Martin Luther King Blvd.; and

WHEREAS, the property has been unoccupied since 1998, and the building was razed in 2008, and no public purpose has been identified for retaining the property; and

WHEREAS, Habitat For Humanity Capital Region (HFHCR) proposes to purchase the property for the relocation and renovation of the Scott Center into affordable, owner-occupied housing, and the construction of additional housing units; and

WHEREAS, the property is 2.22 acres of vacant land, with a market value of less than \$50,000; and

WHEREAS, the on June 21, Planning Board reviewed the location, character, and extent of the proposal in accordance with is Act 33 Review procedures, and found that:

- the property has been vacant with no public purpose since 1998, and vacant land since 2008, with no public purpose identified,
- the property is designated for residential development in the Comprehensive Plan,
- conveying this parcel for the relocated Scott Center will allow for redevelopment of the property after eight years of vacancy, in conformity with the Comprehensive Plan, in a manner beneficial to the neighborhood, while creating housing for low to moderate income families, and putting the property on the tax rolls; and

WHEREAS, on June 21, the Planning Board voted unanimously (7-0), to recommend the conveyance of this property for the purposes outlined above; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board, and concurs therewith;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves Act-9-2016, the conveyance of the property legally described as:

W 20 FT LOT 7, ALL OF LOTS 8, 9, 10, 13, 14 & 15, ALSO LOTS 11 & 12 EXC PARTS USED AS STREET ROW; BLOCK 8 BUSH, BUTLER & SPARROWS
ADD

for the above purposes as proposed, for the sum of One Dollar (\$1.00).

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.



OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

Virg Bernero, Mayor

TO: Sue Stachowiak

FROM: Mayor Virg Bernero

DATE: 6-22-16

RE: Act-9-2016, 1020 W. Hillsdale, Sale of Land

The attached is in need of revision or correction. Please resubmit to our office once the requested changes have been made. Sending back so Sue can attach a missing supporting document.

Thanks,
VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM - Act-9-2016, 1020 W. Hillsdale, Sale of Land

Date: June 22, 2016

At a special meeting held on June 21, 2016, the Planning Board voted (7-0) to recommend approval of Act-9-2016, to sell the former site of the Union Missionary Baptist Church located at 1020 W. Hillsdale Street to Habitat For Humanity Capital Region (HFHCR) for the relocation and renovation of the Scott Center into affordable housing, and the construction of additional housing units.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

STAFF REPORT

The City of Lansing proposes to sell the former site of the Union Missionary Baptist Church located between W. Lenawee and W. Hillsdale along the east side of N. Martin Luther King Blvd. The property has been unoccupied since 1998, and the building was razed in 2008. With no identified public purpose for the property, the City proposes its sale.

Habitat For Humanity Capital Region (HFHCR) proposes to purchase the property for the relocation and renovation of the Scott Center into affordable housing, and the construction of additional housing units.

PROPERTY SHAPE, SIZE, AND LOCATION: Roughly rectangular, 2.22 acres.

LEGAL DESCRIPTION: W 20 FT LOT 7, ALL OF LOTS 8, 9, 10, 13, 14 & 15, ALSO LOTS 11 & 12 EXC PARTS USED AS STREET ROW; BLOCK 8 BUSH, BUTLER & SPARROWS ADD.

EXISTING LAND USE: Vacant Land (former site of Union Missionary Baptist Church).

PROPOSED LAND USE: Residential.

SURROUNDING LAND USE:

North: Residential.

South: Commercial, Residential.

East: Residential.

West: Institutional (Union Missionary Baptist Church).

EXISTING ZONING: "C" Residential.

SURROUNDING ZONING:

North: "C" Residential.

South: "F" Commercial.

East: "C" Residential.

West: "C" Residential, "B" Residential.

MASTER PLAN DESIGNATION: The *Design Lansing* Comprehensive Plan designates this property as Medium-Density Residential – Urban. The typical densities/building heights for this designation are ten to twenty dwelling units per acre; minimum height of 2 stories and maximum height of 3 stories. For new development; consistent, shallow front yard setbacks should be required; buildings should be parallel to and facing the street; parking should be located to the rear; building entries with porches or stoops should be oriented to the street. Minimum percent

transparency and vertical orientation for windows should be considered for facades visible from the street.

APPLICANT'S PROPOSAL

The City of Lansing proposes sell the property to HFHCR, for its proposal to relocate the Scott Center (former Jenison House) to this property and developing 3-4 owner occupied housing units for families with low to moderate income. The remainder of the property would be for development for additional units, also for affordable housing.

HFHCR proposes to receive the Scott Center structure after delivery by LBWL's relocation contractor to land parcel 33-01-01-17-478-007 located between Lenawee and West Hillsdale on South Martin Luther King Blvd from its current location known as 125 W Malcolm X St. Lansing, MI 48912.

HFHCR intends to accept the original structure of the house without the east wing and two rear sunrooms that were added after the last relocation in 1978. HFHCR intends to recreate the English Tudor style elevation of Scott Center, with the interior goal of retaining the character of the home while modernizing and restructuring the property to three possibly four separate dwellings. The Scott Center will contain three, possibly four dwellings to a site of approximately 20 affordable units.

HFHCR intends to sell the completed properties to low or moderate income households that will occupy the residences as owner/occupant. It has sought HOME and CDBG funds through the City of Lansing Development office to support the project, based on LBWL contributing the relocation costs.

BACKGROUND

The City acquired this parcel as part of the "7-Block" plan to eliminate blight and move the Union Missionary Baptist Church. The Church became vacant in 1998, and was demolished circa 2008. Since then, the parcel has remained vacant. There is no public purpose for the parcel.

Conveying this parcel for the relocated Scott Center will allow for redevelopment of the property after eight years of vacancy, in conformity with the Comprehensive Plan, in a manner beneficial to the neighborhood, while creating housing for low to moderate income families, and putting the property on the tax rolls.

The Scott Center (former Jenison House) is functionally obsolete at its current location. Despite attempts to make it otherwise, its original design as a residence is ill-suited for use as a public facility.

AGENCY REFERRALS:

Board of Water and Light –

LBWL Electric: LBWL Electric has no objections to the sale of this property for the purposes proposed in the “Staff Report (Preliminary Draft)” of Act-9-2016.

Wellhead Protection: As good practice care should be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater. For any questions or concerns please contact Angie Goodman at 517-702-7059 or by email at ame1@lbwl.com.

LBWL Water and Steam Distribution Department – Water and District Energy Distribution
Comments: APPROVED WITH CONDITIONS. Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- This property is located outside of the LBWL’s District Energy Service Territory, but is within the LBWL’s Water Distribution Service Territory.
- The LBWL Water and Steam Distribution Department has no objections to the sale of this property for the purposes proposed in the “Staff Report (Preliminary Draft)” of Act-9-2016.
- Prior to receiving utility service to the proposed structures (either new construction, or the relocated Scott House), the property owner must make application and submit utility drawings depicting the proposed service(s). Application and drawings may be made to Mike Schorsch @ (517) 702-6369, mrs1@lbwl.com. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>.
- The customer is responsible for sizing water services for adequate flow. The BWL will not take responsibility for inadequately sized services.
- Services, mains, and meter settings to conform to LBWL Rules & Regulations. <http://www.lbwl.com/Commercial/Rules-Regulations-for-Service/>
- All services, up to and including the meter, are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place.
- The customer is responsible for all costs of water service and main installations and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
- If existing services need to be demolished a demolition request must be filed with the Lansing Board of Water and Light Utility Services Department. Please contact Utility Services at (517)702-6700.
- Any questions about specific water service requirements may be directed to the LBWL Water Distribution Department Engineer; Mike Schorsch, P.E. @ (517) 702-6369, or via e-mail at mrs1@lbwl.com.

Building Safety Office: BSO has no objections. Site plan and building reviews/permits will need to be completed per the current State of Michigan codes prior to any construction.

Public Service – Engineering: Combined/sanitary sewer is available in Lenawee St. and Hillsdale St. Storm sewer is available in Lenawee St. Development of the property would most likely require a site plan.

Public Service – Transportation: The Transportation and Non-Motorized Section of the Public Service Department supports the proposal. We recommend that the parcel be developed to at least the density of the adjacent residential area, to maximize use of the available road and other public infrastructure. The applicant should note that MLK Jr. Blvd. is under the jurisdiction of the Michigan Department of Transportation, so any changes to access on this street would require MDOT's approval.

STAFF RECOMMENDATION

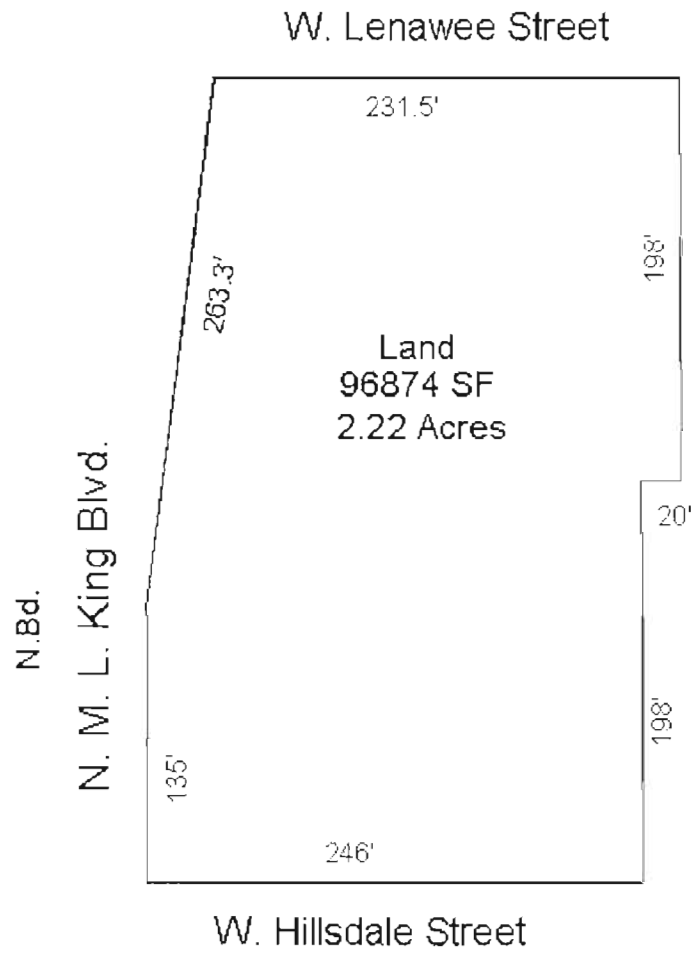
Staff recommends approval of the following finding and recommendation:

Finding:

The property has been vacant with no public purpose since 1998, and vacant land since 2008, with no public purpose identified. It is designated for residential development in the Comprehensive Plan.

Conveying this parcel for the relocated Scott Center will allow for redevelopment of the property after eight years of vacancy, in conformity with the Comprehensive Plan, in a manner beneficial to the neighborhood, while creating housing for low to moderate income families, and putting the property on the tax rolls.

Recommendation: Staff recommends the sale of the property to HFHCR for the purpose of relocating the Scott Center and constructing additional owner occupied residences.



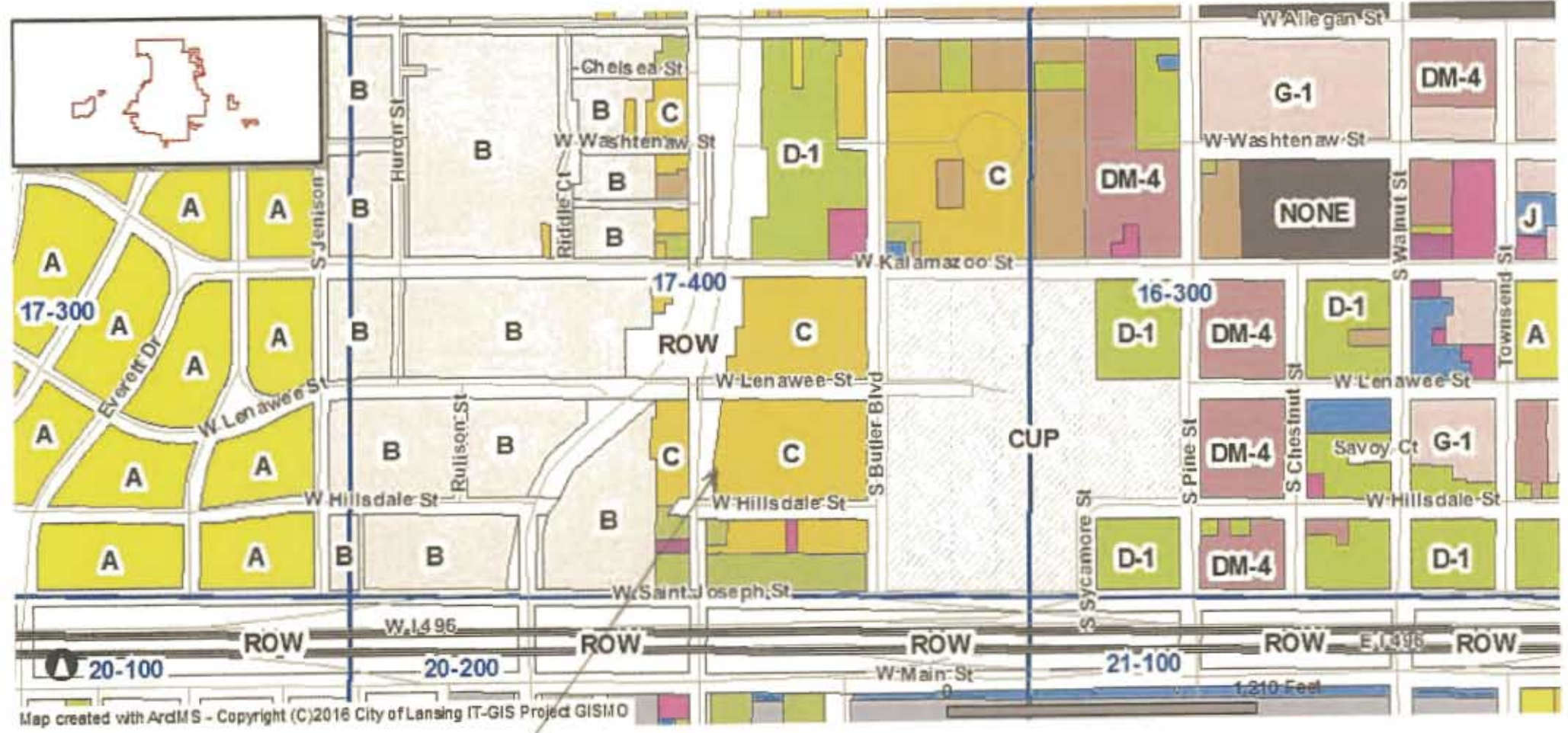
jcg 12-17-03

Sketch by Apex IV™

Image/Sketch for Parcel: 33-01-01-17-478-007



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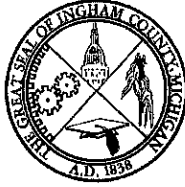
AGENDA ITEM

INFORMATION
NOT AVAILABLE
AT THE TIME
PACKET WAS
DISTRIBUTED

Eric Schertzing
Ingham County Treasurer

RECEIVED
2016 JUN 13 PM 1:32
LANSING CITY CLERK

Desiree Kirkland
Chief Deputy Treasurer
(517) 676-7235
dkirkland@ingham.org



Courthouse
P.O. Box 215
Mason, MI 48854-0215
(517) 676-7220
eschertzing@ingham.org

June 3, 2016

Mr. Chris Swope
Lansing City Clerk
124 West Michigan Avenue
9th Floor
Lansing, Michigan 48933

Dear Mr. Swope:

I am writing to you on behalf of Treasurer Eric Schertzing who serves as the Foreclosing Governmental Unit (F.G.U.) for Ingham County under Public Act 123 of 1999; MCL 211.1-211.157.

Property was foreclosed upon by the F.G.U. for unpaid property taxes in the City of Lansing. Public Act 123 affords certain acquisition rights to government prior to the auction process. I encourage you to review this process at MCL 211.78m(1). Essentially, the City may acquire the property for public use by paying the taxes owed. A list of all property tax foreclosed parcels located in the City of Lansing is enclosed. This local purchase option must be exercised no later than July 5, 2016.

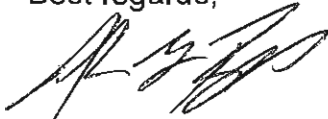
Treasurer Schertzing, working in consultation with local government, spearheaded the creation of the Ingham County Land Bank Authority in 2005 to help combat the problems property tax foreclosed parcels can present to governments and communities. Oftentimes the cost of maintaining such parcels exceeds any benefit a local jurisdiction may gain. The Land Bank allows for those benefits to still become available to the local community without any additional expense from the City. Ingham County will be interested in acquiring a number of parcels for inclusion in the Land Bank. However, the State of Michigan and your jurisdiction have access these property tax foreclosed parcels prior to the County.

When this issue is taken up, Treasurer Schertzing would be happy to schedule his attendance to answer any questions that may arise.

Also included is a form that may be used to request the F.G.U. add any applicable municipal liens to a foreclosed parcel's minimum bid. This form must be returned no later than July 1, 2016.

Thank you for your assistance in this matter.

Best regards,

A handwritten signature in black ink, appearing to read 'J. G. Bonsall', written over a horizontal line.

Joseph G. Bonsall
Land Bank Coordinator
(517) 267-5221
jbonsall@ingham.org

Cc: Bob Johnson, City of Lansing Planning and Neighborhood Development Office

Cc: F. Joseph Abood, Interim City of Lansing Attorney

Enclosure

PARCEL	TAX DUE	INTEREST/FEES DUE	TOTAL DUE
33-01-01-03-101-091	716.34	419.37	1,135.71
LOT 73 WOODLAWN SUB			
Property Address: SANFORD AVE LANSING MI			
33-01-01-03-378-051	14,364.18	4,579.94	18,944.12
LOT 143 PARK MANOR HEIGHTS			
Property Address: 2324 COMMONWEALTH AVE LANSING MI			
33-01-01-04-103-122	10,595.51	3,038.41	13,633.92
LOTS 37 & 38; FAIRFIELD GARDENS SUB			
Property Address: 326 W FREDERICK AVE LANSING MI			
33-01-01-04-109-101	6,700.16	1,906.56	8,606.72
LOTS 53 & 54 IDEAL HOMESITES			
Property Address: 622 CARRIER ST LANSING MI			
33-01-01-04-276-081	3,105.73	1,350.67	4,456.40
LOT 46 SUPERVISORS PLAT OF COMMUNITY HOME SITES			
Property Address: 541 E PAULSON ST LANSING MI			
33-01-01-04-301-141	8,142.33	3,326.74	11,469.07
N 75 FT OF S 335 FT LOT 15 & N 50 FT OF S 335 FT LOT 16 ASSESSORS PLAT NO 34 REC L 11 P 15			

Property Address: 2703 TAYLOR ST LANSING MI

33-01-01-04-328-231	1,211.94	914.58	2,126.52
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LOT 53 ASSESSORS PLAT NO 45

Property Address: TURNER ST LANSING MI

33-01-01-04-426-592	4,271.38	1,798.81	6,070.19
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COM 793 FT W OF E 1/4 POST, TH N 12.75 FT TO S LINE CHILSON AVE, W 50 FT, S 179.75 FT, E 50 FT, N 167 FT TO BEG; SEC 4 T4N R2W

Property Address: 426 CHILSON AVE LANSING MI

33-01-01-05-427-041	11,522.79	3,326.37	14,849.16
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LOT 5 ASSESSORS PLAT NO 57

Property Address: 2730 N M L KING JR BLVD LANSING MI

33-01-01-05-451-021	743.49	746.24	1,489.73
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COM INTERSECTION N&S 1/4 LINE & S'LY LINE OF 100 FT R/W GRAND RIVER AVE, TH N 68DEG 26MIN W 140.7 FT, S 23DEG 44MIN W 272.45 FT TO N BANK OF GRAND RIVER, S 64DEG 16MIN E 161.55 FT ALONG SAID BANK, N 21DEG 34MIN E 284 FT TO SAID S R/W LINE, N 68DEG 26MIN W 10.13 FT TO BEG; SEC 5 T4N R2W

Property Address: N GRAND RIVER AVE LANSING MI

33-01-01-05-451-031	2,762.67	1,268.75	4,031.42
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COM ON S'LY LINE OF 100 FT R/W GRAND RIVER AVE S 68DEG 26MIN E 10.13 FT FROM INTERSECTION WITH N&S 1/4 LINE, TH S 68DEG 26MIN E 270 FT, S 21DEG 34MIN W 397.6 FT TO N BANK GRAND RIVER, N 45DEG 37MIN W 292.9 FT ALONG SAID BANK, N 21DEG 34MIN E 284 FT TO BEG; SEC 5 T4N R2W

Property Address: N GRAND RIVER AVE LANSING MI

33-01-01-06-131-035	956.62	607.50	1,564.12
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LOT 237 WESTMONT SUB

Property Address: ALFRED AVE LANSING MI

33-01-01-06-178-031	3,474.28	1,437.16	4,911.44
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LOT 176 WESTMONT SUB

Property Address: 3020 YOUNG AVE LANSING MI

33-01-01-06-279-091	5,000.72	2,045.37	7,046.09
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LOTS 77 & 78 DELTA GRANDE SUB NO 1

Property Address: 2606 LAFAYETTE AVE LANSING MI

33-01-01-08-127-521	9,151.68	1,406.70	10,558.38
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E 49.6 FT LOT 9 BASSETTS SUB

Property Address: 1425 MUSKEGON AVE LANSING MI

33-01-01-08-201-571	6,632.78	2,744.58	9,377.36
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W 32 FT OF E 70.25 FT LOT 1 ASSESSORS PLAT NO 12

Property Address: 1217 MUSKEGON AVE LANSING MI

33-01-01-08-203-031	3,971.68	1,548.34	5,520.02
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LOT 34 EXC E 6 FT REDWOOD SUB

Property Address: 1434 REDWOOD ST LANSING MI

33-01-01-08-228-311	4,408.17	2,464.73	6,872.90
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LOT 216 KNOLLWOOD PARK

Property Address: 1411 ROOSEVELT AVE LANSING MI

33-01-01-08-282-051	1,360.30	1,047.55	2,407.85
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S 26 FT LOT 130 & N 17 FT LOT 129 KNOLLWOOD PARK

Property Address: ROOSEVELT AVE LANSING MI

33-01-01-08-328-011	7,762.00	2,114.50	9,876.50
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LOT 7 WESTMORE PARK SUB

Property Address: 1208 COMFORT ST LANSING MI

33-01-01-08-378-251	5,375.44	2,714.48	8,089.92
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LOT 22 BLOCK 2 DAYTON5 ADD

Property Address: 817 N JENISON AVE LANSING MI

33-01-01-08-404-041	5,452.33	1,937.97	7,390.30
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S 18.75 FT LOT 32 & N 22.5 FT LOT 34 BLOCK 2 BECKERS ADD

Property Address: 1126 WESTMORELAND AVE LANSING MI

33-01-01-08-405-061	4,836.92	2,370.97	7,207.89
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LOTS 23, 24 & W 23 3/7 FT LOT 22 ADA'S SUB

Property Address: 1214 GLENN ST LANSING MI

33-01-01-08-405-111	11,066.95	3,584.60	14,651.55
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E 68 2/7 FT OF N 32 FT OF S 96 FT LOTS 19 & 20 ADA'S SUB

Property Address: 1135 LINWOOD ST LANSING MI

33-01-01-08-406-161	6,887.98	1,892.42	8,780.40
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LOT 29 BUNGALOW HOME ADD

Property Address: 1123 THEODORE ST LANSING MI

33-01-01-08-408-071	7,132.94	2,735.48	9,868.42
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LOT 162, N 15 FT LOT 163 & S 20 FT LOT 161 CHARLES KUDNERS SUB

Property Address: 1003 WESTMORELAND AVE LANSING MI

33-01-01-08-455-271	14,116.20	3,887.60	18,003.80
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LOT 14, N 1.5 FT LOT 13 & S 10 FT LOT 15 OAKDALE ADD

Property Address: 923 N M L KING JR BLVD LANSING MI

33-01-01-08-479-011	1,267.31	913.31	2,180.62
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W 110 FT OF N 16.31 FT LOT 128 & W 110 FT OF S 16.69 FT LOT 129 ENGLEWOOD PARK
ADD

Property Address: 922 CHICAGO AVE LANSING MI

33-01-01-08-481-102	7,160.46	2,259.20	9,419.66
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LOT 25 ENGLEWOOD PARK ADD

Property Address: 716 N M L KING JR BLVD LANSING MI

33-01-01-08-482-191	5,783.86	1,967.31	7,751.17
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N 34 FT LOT 106 ENGLEWOOD PARK ADD

Property Address: 729 CHICAGO AVE LANSING MI

33-01-01-09-229-061	5,270.46	2,214.66	7,485.12
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LOT 20 BLOCK 1 LINCOLN HEIGHTS SUB

Property Address: 1910 THOMPSON ST LANSING MI

33-01-01-09-252-191	13,849.37	3,447.21	17,296.58
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N 70 FT LOT 4 BLOCK 9 ORIG PLAT

Property Address: 1503 TURNER ST LANSING MI

33-01-01-09-304-021	13,047.81	3,160.48	16,208.29
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S 2 R LOT 10 BLOCK B SUB OF BLOCKS 26 & 27 ORIG PLAT

Property Address: 1118 N PINE ST LANSING MI

33-01-01-09-334-081	8,285.09	2,675.47	10,960.56
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E 40 FT OF W 79 FT LOT 7 BLOCK 41 ORIG PLAT

Property Address: 124 W KILBORN ST LANSING MI

33-01-01-09-352-221	16,784.11	4,455.48	21,239.59
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E 1/2 LOT 5 BLOCK 2 MOORES SUB ON BLOCK 27

Property Address: 623 BROOK ST LANSING MI

33-01-01-09-360-231	6,365.70	2,538.38	8,904.08
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E 37 FT LOTS 11 & 12 BLOCK E SUB OF BLOCKS 26 & 27 ORIG PLAT

Property Address: 515 W OAKLAND AVE LANSING MI

33-01-01-09-476-041	4,133.70	1,594.84	5,728.54
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S 2 R OF W 6 R LOT 22 BLOCK 21 ORIG PLAT

Property Address: 808 CENTER ST LANSING MI

33-01-01-10-103-011	1,370.01	949.29	2,319.30
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LOT 2 BLOCK 2 BALLARDS ADD

Property Address: 1913 N HIGH ST LANSING MI

33-01-01-10-103-031	15,748.21	3,948.71	19,696.92
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S 14 FT LOT 3 & N 26 FT LOT 4 BLOCK 2 BALLARDS ADD

Property Address: 1903 N HIGH ST LANSING MI

33-01-01-10-106-051	11,364.48	3,927.55	15,292.03
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LOT 19 & PART OF VAC ALLEY DESC AS COM NE COR LOT 19, TH W 33 FT, N 3.96 FT, E 33 FT, S 3.96 FT TO BEG; REPLAT OF BLOCK 3 OF BALLARDS ADD

Property Address: 825 E NORTH ST LANSING MI

33-01-01-10-131-181	10,968.51	2,837.40	13,805.91
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LOT 211 & S 1/2 LOT 212 HIGHLAND PARK

Property Address: 1601 MASSACHUSETTS AVE LANSING MI

33-01-01-10-153-311	1,097.66	608.77	1,706.43
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N 20 FT LOT 10 & S 20 FT LOT 11 BLOCK 3 HANDY HOME ADD

Property Address: 1545 N HIGH ST LANSING MI

33-01-01-10-180-161	4,966.35	1,432.60	6,398.95
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LOT 182 HIGHLAND PARK

Property Address: 1315 MASSACHUSETTS AVE LANSING MI

33-01-01-10-181-381	3,944.35	1,550.27	5,494.62
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LOT 50 & S 1/2 LOT 51 CAPITOL HEIGHTS

Property Address: 1311 VERMONT AVE LANSING MI

33-01-01-10-183-231	6,290.95	1,276.88	7,567.83
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COM 4.5 FT S OF NE COR LOT 9, S'LY ALONG W'LY LINE CLEVELAND ST 45 FT W'LY TO SW COR LOT 8, N'LY 32.4 FT TO PT 2 FT SE'LY OF NW COR LOT 8, E'LY TO BEG; OTTOS ADD

Property Address: 1229 CLEVELAND ST LANSING MI

33-01-01-10-254-121	11,966.13	3,387.34	15,353.47
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LOT 208 CAPITOL HEIGHTS

Property Address: 1419 OHIO AVE LANSING MI

33-01-01-10-304-101	5,548.09	1,922.13	7,470.22
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LOT 13 SMITH G YOUNGS SUB OF A PART OF LOTS 4 AND 5 JAMES SEYMOURS SUB

Property Address: 1108 N HIGH ST LANSING MI

33-01-01-10-326-561	16,330.86	3,054.43	19,385.29
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LOT 1 BROWNS SECOND SUB

Property Address: 1108 E GRAND RIVER AVE LANSING MI

33-01-01-10-327-121	6,640.30	2,180.74	8,821.04
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W 60.2 FT LOT 14 FARRANDS ADD

Property Address: 1110 CAMP ST LANSING MI

33-01-01-10-329-381	8,110.14	2,289.67	10,399.81
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E 104 FT LOT 14 BLOCK 3 ORCHARD GROVE

Property Address: 1021 JOHNSON AVE LANSING MI

33-01-01-10-378-191	3,266.23	1,388.30	4,654.53
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LOT 24 THE METLIN ADD

Property Address: 715 JOHNSON AVE LANSING MI

33-01-01-10-401-140	1,014.03	789.55	1,803.58
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LOT 27, ALSO PARTS LOTS 28 & 29 LYING S OF A LINE COM 10.815 FT N OF SE COR LOT 29, TH W'LY 102 FT +/- TO POINT ON W LINE LOT 28 LYING 10.815 FT S OF NW COR THEREOF & POE; OTTO'S ADD

Property Address: CLARK ST LANSING MI

33-01-01-10-408-061	5,387.86	2,042.63	7,430.49
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LOT 54 FARRANDS ADD

Property Address: 1108 CLEVELAND ST LANSING MI

33-01-01-14-104-291	1,031.33	1,331.51	2,362.84
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LOT 55 FOSTER FARM

Property Address: N HAYFORD AVE LANSING MI

33-01-01-14-104-301	8,455.78	3,794.49	12,250.27
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LOT 56 FOSTER FARM

Property Address: 519 N HAYFORD AVE LANSING MI

33-01-01-14-136-291	6,155.00	2,324.89	8,479.89
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LOTS 334 & 335 FOSTER FARM

Property Address: 331 N FRANCIS AVE LANSING MI

33-01-01-14-352-041	4,427.44	1,658.19	6,085.63
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LOT 80 LESLIE PARK SUB

Property Address: 413 S CLEMENS AVE LANSING MI

33-01-01-14-353-151	5,246.47	1,843.05	7,089.52
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LOTS 285 & 286 LESLIE PARK SUB

Property Address: 426 S MAGNOLIA AVE LANSING MI

33-01-01-14-360-001	5,232.50	2,615.79	7,848.29
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W 99 FT LOTS 431 & 432 LESLIE PARK SUB

Property Address: 501 S HAYFORD AVE LANSING MI

33-01-01-15-104-341	6,590.44	2,068.31	8,658.75
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COM 8 FT W OF NW COR LOT 3, TH W 50.24 FT, S 107.5 FT, E 47.5 FT, N 33.25 FT, E 2.74 FT, N 74.25 FT TO BEG; LOT 4 BLOCK 2 ASSESSORS PLAT NO 7

Property Address: 904 LINDEN GROVE LANSING MI

33-01-01-15-104-401	3,101.58	1,315.06	4,416.64
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LOT 11 BLOCK 2 ASSESSORS PLAT NO 7

Property Address: 508 LESHER PLACE LANSING MI

33-01-01-15-154-201	6,436.68	2,016.17	8,452.85
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E 1/2 LOT 9 BLOCK 3 JEROMES ADD

Property Address: 910 VINE ST LANSING MI

33-01-01-15-310-001	2,787.97	979.25	3,767.22
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N 42 FT LOT 5 & W 12 FT OF N 42 FT LOT 4 BLOCK 16 GREEN OAK ADD

Property Address: 301 S HOSMER ST LANSING MI

33-01-01-15-311-001	6,099.37	2,040.31	8,139.68
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N 1/2 OF W 3 R LOT 5 BLOCK 15 GREEN OAK ADD

Property Address: 900 PROSPECT ST LANSING MI

33-01-01-15-358-271	7,248.75	2,727.48	9,976.23
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LOT 11 BLOCK 12 LANSING IMPROVEMENT COMPANYS ADD

Property Address: 830 LARNED ST LANSING MI

33-01-01-15-376-241	52,856.67	13,603.28	66,459.95
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LOT 4 BLOCK 2 LANSING IMPROVEMENT COMPANYS ADD

Property Address: 1116 E KALAMAZOO ST LANSING MI

33-01-01-15-405-091	644.15	779.55	1,423.70
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S 2 R OF E 5 R LOT 63 HARRAHS ADD

Property Address: CLIFFORD ST LANSING MI

33-01-01-15-408-081	621.82	746.51	1,368.33
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LOT 28 HARRAHS ADD

Property Address: LATHROP ST LANSING MI

33-01-01-15-479-121	4,622.00	1,190.40	5,812.40
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LOT 92 PAUL PARK ADD

Property Address: 513 LESLIE ST LANSING MI

33-01-01-16-106-011	10,070.08	2,302.80	12,372.88
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W 85 FT OF N 1 R LOT 11 & W 125 FT OF S 1 R OF N 1/2 LOT 11 BLOCK 74 ORIG PLAT

Property Address: 528 N SYCAMORE ST LANSING MI

33-01-01-17-227-241	6,028.80	2,591.02	8,619.82
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E 1/2 LOT 5 WHITES SUB E OF BUTLER REC L 1 P 15

Property Address: 727 W SAGINAW ST LANSING MI

33-01-01-17-227-311	3,967.13	1,528.10	5,495.23
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E 1/2 LOT 15 WHITES SUB E OF BUTLER REC L 1 P 15

Property Address: 825 W SAGINAW ST LANSING MI

33-01-01-17-228-321	7,323.64	2,325.74	9,649.38
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W 45 FT LOTS 18 & 19 WHITES SUB W OF BUTLER REC L 1 P 15

Property Address: 915 W LAPEER ST 1 LANSING MI

33-01-01-17-231-291	9,160.03	2,699.97	11,860.00
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S 33 FT OF E 59 FT LOT 1 DODGE AND DANIELS SUB W OF BUTLER REC L 55 P 553

Property Address: 433 N BUTLER BLVD LANSING MI

33-01-01-17-258-121	7,441.10	3,374.54	10,815.64
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E 3 R LOT 17 BLOCK 2 FRENCHS SUB

Property Address: 1210 W OTTAWA ST LANSING MI

33-01-01-17-258-181	10,354.37	2,153.40	12,507.77
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S 9 R OF E 2 R OF W 4 R LOTS 1, 2 & 3 BLOCK 2 FRENCHS SUB

Property Address: 1112 W OTTAWA ST LANSING MI

33-01-01-17-259-101	3,896.59	1,592.57	5,489.16
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W 1/2 LOT 6 BLOCK 4 FRENCHS SUB

Property Address: 1318 W MICHIGAN AVE LANSING MI

33-01-01-17-276-111	16,522.56	3,372.80	19,895.36
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E 37.5 FT OF W 9 1/2 R LOT 3 BLOCK 9 CLAYPOOL SUB

Property Address: 1014 W IONIA ST LANSING MI

33-01-01-17-384-071	5,260.94	1,783.80	7,044.74
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LOT 110 MCPHERSONS HEATHERWOOD SUB NO 2

Property Address: 1800 W ST JOSEPH ST LANSING MI

33-01-01-20-107-201	4,538.94	1,263.12	5,802.06
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LOT 37 RIVERCREST SUB

Property Address: 1901 WILLIAM ST LANSING MI

33-01-01-20-130-131	21,095.00	6,673.86	27,768.86
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W 37 FT LOT 38 RIVERVIEW HEIGHTS SUB REC L 4 P 44

Property Address: 1607 W MALCOLM X ST LANSING MI

33-01-01-20-412-041	9,908.53	2,834.61	12,743.14
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N 107.25 FT LOT 12 BLOCK 5 CADWELLS ADD

Property Address: 1208 EDWARD ST LANSING MI

33-01-01-20-480-011	10,094.57	5,387.77	15,482.34
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LOT 123 KENWOOD SUB

Property Address: 1711 S M L KING JR BLVD LANSING MI

33-01-01-20-480-021	11,357.90	2,733.06	14,090.96
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LOT 122 KENWOOD SUB

Property Address: 1715 S M L KING JR BLVD LANSING MI

33-01-01-20-489-041	7,993.98	2,246.61	10,240.59
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LOT 10 FLORAL SUB

Property Address: 1817 S RUNDLE AVE LANSING MI

33-01-01-21-253-040	15,212.91	7,400.63	22,613.54
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LOT 1 CLEARS SUB OF BLOCK 204

Property Address: 1033 S GRAND AVE LANSING MI

33-01-01-21-258-085	10,151.91	6,136.86	16,288.77
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E 2 R OF S 5 1/2 R LOT 15 BLOCK 203 ORIG PLAT

Property Address: 227 E SOUTH ST LANSING MI

33-01-01-21-277-070	5,309.44	1,870.82	7,180.26
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LOT 3 BLOCK 220 ORIG PLAT

Property Address: 1016 BEECH ST LANSING MI

33-01-01-21-360-141	4,504.05	1,679.48	6,183.53
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W 44 FT LOT 12 & W 44 FT OF S 22 FT LOT 13 BLOCK 23 PARK PLACE

Property Address: 612 W MT HOPE AVE LANSING MI

33-01-01-21-361-131	5,118.31	1,520.31	6,638.62
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N 22 FT LOT 13 & S 22 FT LOT 14 BLOCK 22 PARK PLACE

Property Address: 1840 BRADLEY AVE LANSING MI

33-01-01-21-380-121	8,072.18	2,383.15	10,455.33
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N 44 FT OF E 44 FT LOT 9 & N 44 FT LOT 10 BLOCK 16 PARK PLACE

Property Address: 1716 COLEMAN AVE LANSING MI

33-01-01-21-382-101	1,879.38	851.75	2,731.13
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S 36 FT LOT 10 BLOCK 20 PARK PLACE

Property Address: 1843 DAVIS AVE LANSING MI

33-01-01-21-430-040	3,037.23	354.86	3,392.09
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LOT 15 & S 6.5 FT OF E 21 FT LOT 14 TORRANCE COURT SUB REC L 8 P 29

Property Address: 535 TORRANCE CT LANSING MI

33-01-01-21-431-095	6,464.08	1,446.20	7,910.28
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S 56.5 FT LOT 32 TORRANCE FARM ADD

Property Address: 1508 BAILEY ST LANSING MI

33-01-01-21-451-015	7,735.41	2,718.81	10,454.22
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LOT 10 BLOCK 2 HALLS THIRD ADD

Property Address: 138 GARDEN ST LANSING MI

33-01-01-21-484-020	2,734.06	1,097.97	3,832.03
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N 31 FT LOT 129 TORRANCE FARM ADD

Property Address: 1815 LINVAL ST LANSING MI

33-01-01-22-132-041	5,926.17	1,562.68	7,488.85
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LOT 20 BLOCK 10 MANUFACTURERS ADD NO 2

Property Address: 1017 PARKER ST LANSING MI

33-01-01-22-203-161	9,245.21	2,627.89	11,873.10
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LOT 253 EXCELSIOR LAND COMPANYS SUB

Property Address: 924 DAKIN ST LANSING MI

33-01-01-22-206-142	3,789.22	1,422.77	5,211.99
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LOTS 232 & 233 EXCELSIOR LAND COMPANYS SUB

Property Address: 1042 DAKIN ST LANSING MI

33-01-01-22-207-021	3,221.91	1,387.34	4,609.25
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LOT 281 EXCELSIOR LAND COMPANYS SUB

Property Address: 1015 DAKIN ST LANSING MI

33-01-01-22-207-181	4,025.27	1,910.70	5,935.97
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LOT 359 EXCELSIOR LAND COMPANYS SUB

Property Address: 1024 MCCULLOUGH ST LANSING MI

33-01-01-22-208-181	8,142.36	2,410.76	10,553.12
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LOTS 11 & 12 PARKVIEW LAND CO ADD

Property Address: 1034 LATHROP ST LANSING MI

33-01-01-22-228-041	7,791.69	2,565.17	10,356.86
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LOTS 46 & 47 ASSESSORS PLAT NO 49

Property Address: 721 LESLIE ST LANSING MI

33-01-01-22-253-211	2,503.55	1,179.04	3,682.59
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E 82.75 FT LOTS 349, 350 & 351 EXCELSIOR LAND COMPANYS SUB

Property Address: 1416 WALSH ST LANSING MI

33-01-01-22-256-101	6,278.22	3,069.28	9,347.50
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LOT 199 & S 13 FT LOT 198 EXCELSIOR LAND COMPANYS SUB

Property Address: 1233 BENSCH ST LANSING MI

33-01-01-22-277-101	6,528.93	3,064.56	9,593.49
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LOTS 150 & 151 CITY PARK SUB

Property Address: 1142 LESLIE ST LANSING MI

33-01-01-22-277-121	6,697.02	2,770.77	9,467.79
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LOT 154 & N 1/2 LOT 153 CITY PARK SUB

Property Address: 1132 LESLIE ST LANSING MI

33-01-01-22-280-162	6,323.03	2,310.80	8,633.83
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LOTS 105, 106 & 107 PARKVIEW LAND CO ADD

Property Address: 1236 ALLEN ST LANSING MI

33-01-01-22-283-262	1,334.25	938.56	2,272.81
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W 34 FT LOT 63 CITY PARK SUB

Property Address: 1820 PERKINS ST LANSING MI

33-01-01-22-309-291	8,172.53	2,139.52	10,312.05
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LOT 7 BLOCK 6 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 912 BAKER ST LANSING MI

33-01-01-22-352-011	8,383.86	3,606.21	11,990.07
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LOT 3 BLOCK 4 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1507 LYONS AVE LANSING MI

33-01-01-22-353-031	11,720.10	2,600.91	14,321.01
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LOT 9 REO MOTOR CAR CO'S SUB REC L 6 P 30

Property Address: 1609 DONORA ST LANSING MI

33-01-01-22-353-131	7,569.89	3,563.50	11,133.39
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LOT 37 BLOCK 7 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1709 DONORA ST LANSING MI

33-01-01-22-354-191	3,625.92	1,267.57	4,893.49
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LOT 1 BLOCK 2 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1700 LYONS AVE LANSING MI

33-01-01-23-103-091	2,097.49	1,114.90	3,212.39
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LOT 53 LANSING ADDITION COMPANYS SUB REC L 5 P 20

Property Address: 704 S MAGNOLIA AVE LANSING MI

33-01-01-23-127-061	6,062.99	1,559.93	7,622.92
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LOTS 18 & 19 J L PUTMANS SUB REC L 7 P 35

Property Address: 723 S FRANCIS AVE LANSING MI

33-01-01-23-153-021	3,316.51	1,310.36	4,626.87
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S 14 FT LOT 27 & N 36 FT LOT 28 AVIS SUB REC L 9 P 30

Property Address: 1210 S CLEMENS AVE LANSING MI

33-01-01-23-153-071	5,148.13	2,868.55	8,016.68
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LOT 33 AVIS SUB REC L 9 P 30

Property Address: 1228 S CLEMENS AVE LANSING MI

33-01-01-26-302-021	8,779.37	2,751.35	11,530.72
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LOT 3 GREEN MEADOWS SUB

Property Address: 2023 HAMELON ST LANSING MI

33-01-01-27-108-021	6,894.39	2,081.25	8,975.64
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S 19 FT LOT 70 & N 30 FT LOT 71 HOLLYWOOD SUB

Property Address: 2009 DONORA ST LANSING MI

33-01-01-27-158-391	566.56	760.99	1,327.55
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LOT 195 MORNINGSIDE SUB

Property Address: TISDALE AVE LANSING MI

33-01-01-27-476-050	5,503.52	1,913.04	7,416.56
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S 330 FT OF E 792 FT OF SE 1/4 OF SE 1/4 EXC E 173 FT OF S 240 FT; SEC 27 T4N R2W

Property Address: AURELIUS RD LANSING MI

33-01-01-27-476-055	44.01	641.51	685.52
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COM 330 FT N OF SE COR SEC 27, TH W ON LINE 330 FT N OF & PARLL TO S SECTION LINE 792 FT, N 14.68 FT TO S LINE GOODHOME SUB, E'LY TO E LINE SAID SECTION, S 15.48 FT TO BEG; SEC 27 T4N R2W

Property Address: AURELIUS RD LANSING MI

33-01-01-28-106-021	4,896.35	1,777.28	6,673.63
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LOT 18 BLOCK 30 ELMHURST SUB

Property Address: 2113 S RUNDLE AVE LANSING MI

33-01-01-28-106-101	8,333.44	2,249.78	10,583.22
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LOT 59 DUPLEX PARK ADD

Property Address: 2106 BEAL AVE LANSING MI

33-01-01-28-179-131	6,860.97	3,230.89	10,091.86
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LOT 195 & COM SE COR LOT 195, TH E ON S LINE EXT D 25 FT, N 48 FT, W TO NE COR LOT 195, S TO BEG; GREENCROFT SUB

Property Address: 2523 EATON RD LANSING MI

33-01-01-28-285-071	12,391.01	3,108.43	15,499.44
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LOTS 129, 130 & N 5 FT LOT 133 ALSO COM NW COR LOT 129, TH N 5 FT E 120 FT, S 5 FT, W 120 FT TO BEG; ADDMORE PARK

Property Address: 569 LINCOLN AVE LANSING MI

33-01-01-28-303-081	4,178.05	1,605.15	5,783.20
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LOT 4 CONES CREST SUB

Property Address: 627 DUNLAP ST LANSING MI

33-01-01-28-331-101	8,738.10	2,558.97	11,297.07
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LOTS 82 & 83 EXC W 90 FT THEREOF HOLMESDALE SUB

Property Address: 100 DUNLAP ST LANSING MI

33-01-01-28-351-361	599.93	628.97	1,228.90
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LOT 71 HALF ACRE LAND CO'S SUB

Property Address: 621 W HODGE AVE LANSING MI

33-01-01-28-452-231	4,816.48	1,728.80	6,545.28
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N 46 FT OF S 132 FT LOT 1 BLOCK 1 OAK CREST SUB

Property Address: 3116 S CEDAR ST LANSING MI

33-01-01-29-159-001	3,818.75	981.54	4,800.29
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COM ON E LINE PLEASANT GROVE RD 150 FT N OF E&W 1/4 LINE SEC 29, TH N 75 FT, E 150 FT, S 75 FT, W 150 FT TO BEG; SEC 29 T4N R2W

Property Address: 2801 PLEASANT GROVE RD LANSING MI

33-01-01-29-229-161	7,034.68	3,114.60	10,149.28
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E 98 FT LOT 2 BLOCK 3 ELMHURST SUB

Property Address: 2004 S RUNDLE AVE LANSING MI

33-01-01-29-277-051	12,489.13	2,646.30	15,135.43
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LOTS 13 & 14 BLOCK 1 RESUB OF BLOCKS 17, 21, 22 AND LOTS 35 TO 72 INCL, BLOCK 30 ELMHURST SUB

Property Address: 2501 STIRLING AVE LANSING MI

33-01-01-30-478-011	7,952.41	3,990.73	11,943.14
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LOTS 441 & 442 PLEASANT GROVE SUB NO 1

Property Address: 3309 VIKING RD LANSING MI

33-01-01-30-478-121	6,871.11	2,338.54	9,209.65
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LOT 429 PLEASANT GROVE SUB NO 1

Property Address: 3318 AVALON ST LANSING MI

33-01-01-31-126-281	3,782.89	1,504.62	5,287.51
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COM 1638.8 FT E OF NW COR SEC 31, TH S 596.75 FT, W 136 FT, N 596.75 FT, E 136 FT TO BEG; SEC 31 T4N R2W

Property Address: W HOLMES RD LANSING MI

33-01-01-31-127-141	7,728.51	2,899.97	10,628.48
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LOT 417 CHURCHILL DOWNS NO 2 SUB

Property Address: 3406 WAINWRIGHT AVE LANSING MI

33-01-01-31-203-051	5,835.00	2,998.50	8,833.50
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LOT 427 CHURCHILL DOWNS NO 2 SUB

Property Address: 3114 GLENBROOK DR LANSING MI

33-01-01-31-254-181	5,238.86	1,559.80	6,798.66
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LOT 75 PLEASANT SUB

Property Address: 4120 INGHAM ST LANSING MI

33-01-01-31-279-011	3,896.69	1,552.47	5,449.16
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LOT 6 PLEASANT SUB

Property Address: 4209 RICHMOND ST LANSING MI

33-01-01-31-328-371	6,817.53	3,264.44	10,081.97
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LOT 250 CHURCHILL DOWNS NO 1 SUB

Property Address: 3211 RONALD ST LANSING MI

33-01-01-31-352-211	10,484.36	4,307.22	14,791.58
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LOT 177 CHURCHILL DOWNS NO 1 SUB

Property Address: 4710 STILLWELL AVE LANSING MI

33-01-01-31-405-381	10,679.31	2,935.89	13,615.20
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LOT 8 INGHAM PARK SUB

Property Address: 2811 LEYBURN CT LANSING MI

33-01-01-32-101-311	11,686.64	4,457.72	16,144.36
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COM AT N 1/8 POST OF NW 1/4 SEC 32 TH W 4 R, S 43 R, E 4 R N TO BEG; SEC 32 T4N R2W

Property Address: 1901 W HOLMES RD LANSING MI

33-01-01-32-152-331	5,262.71	1,308.64	6,571.35
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LOT 53 MID-STATE REPLAT NO 3 REC L 18 P 4

Property Address: 1921 CARVEL CT LANSING MI

33-01-01-32-203-072	12,251.02	3,265.62	15,516.64
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E 66 FT LOT 40 SUPERVISORS PLAT OF HILLCREST FARMS

Property Address: 1408 HILLCREST ST LANSING MI

33-01-01-32-203-081	579.38	767.88	1,347.26
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W 30 FT LOT 41 SUPERVISORS PLAT OF HILLCREST FARMS

Property Address: HILLCREST ST LANSING MI

33-01-01-32-353-131	6,725.11	1,792.66	8,517.77
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LOT 150 PLEASANT GROVE SUB

Property Address: 4909 HUGHES RD LANSING MI

33-01-01-33-151-101	2,414.09	1,188.23	3,602.32
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LOT 32 SUPERVISORS PLAT OF BURCHFIELD SUB

Property Address: 3827 BURCHFIELD DR LANSING MI

33-01-01-33-428-100	4,962.23	1,776.51	6,738.74
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LOT 89 ORCHARD GARDENS SUB

Property Address: 535 SAMANTHA ST LANSING MI

33-01-01-34-229-045	317.90	703.52	1,021.42
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LOT 38 SUPERVISORS PLAT OF CHERRY HILL

Property Address: REX ST LANSING MI

33-01-01-35-326-131	5,875.41	1,765.21	7,640.62
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LOT 20 SONNYBROOK PLAT

Property Address: 2621 DIER ST LANSING MI

33-01-01-35-353-132	8,348.73	3,092.48	11,441.21
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LOTS 52 & 53 SUPERVISORS PLAT OF CULVER-DALE SUB

Property Address: 2018 IRENE ST LANSING MI

33-01-05-04-104-171	7,469.32	2,292.93	9,762.25
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LOT 102 SOUTHBROOK HILLS

Property Address: 5230 CROCUS AVE LANSING MI

33-01-05-04-377-001	4,867.93	1,767.77	6,635.70
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LOT 19 SUPERVISORS PLAT OF HOME OWNERS SUB

Property Address: 5835 ROLFE RD LANSING MI

33-01-05-05-301-081	234.21	684.13	918.34
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COM ON SW'LY LINE LOT 14 961.7 FT S 44DEG 20MIN E OF W'LY COR, TH S 44DEG 20MIN E 105 FT, N 45DEG E 57.5 FT, N 44DEG 20MIN W 105 FT, S 45DEG W 57.5 FT TO BEG;
SUPERVISORS PLAT OF VALLEAUS SUB

Property Address: SELFRIDGE BLVD LANSING MI

33-01-05-05-302-081	11,140.40	3,205.41	14,345.81
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LOT 4 SUPERVISORS PLAT OF VALLEAUS SUB

Property Address: 5812 S M L KING JR BLVD LANSING MI

33-01-05-05-302-091	2,467.74	1,271.45	3,739.19
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LOT 3 SUPERVISORS PLAT OF VALLEAUS SUB

Property Address: S M L KING JR BLVD LANSING MI

33-01-05-05-329-081	7,279.43	2,001.23	9,280.66
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LOTS 100 & 101 VALLEAU CITY

Property Address: 5933 VALENCIA BLVD LANSING MI

33-01-05-05-376-151	5,452.94	1,812.65	7,265.59
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LOT 11 VALLEAU CITY

Property Address: 5818 VALENCIA BLVD LANSING MI

33-01-05-05-378-021	6,156.70	2,713.77	8,870.47
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LOT 96 VALLEAU CITY

Property Address: 6013 VALENCIA BLVD LANSING MI

33-01-05-05-429-251	9,465.13	2,728.21	12,193.34
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LOT 31 & E 4 FT LOT 32 SUPERVISORS PLAT OF CURTISS SUB

Property Address: 923 R G CURTIS AVE LANSING MI

33-01-05-06-180-201	19,622.07	7,358.05	26,980.12
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LOT 97 WEXFORD HEIGHTS NO 2

Property Address: 3411 VIOLA DR LANSING MI

33-01-05-06-201-282	19,162.27	4,155.24	23,317.51
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E 78.5 FT OF N 1/2 LOT 55 ALSO W 15 FT OF N 1/2 LOT 56 MAPLE GROVE FARMS NO 2

Property Address: 3009 W JOLLY RD LANSING MI

33-01-05-06-226-041	6,982.41	2,369.08	9,351.49
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E 57.5 FT OF S 176.25 FT LOT 67 MAPLE GROVE FARMS NO 2

Property Address: 2416 MIDWOOD ST LANSING MI

33-01-05-06-433-041	7,636.81	1,451.10	9,087.91
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LOT 51 EXC E 10 FT SUPERVISORS PLAT OF WEBSTER FARM SUB NO 2

Property Address: 2422 WEBSTER ST LANSING MI

33-01-05-06-434-061	7,399.57	3,189.01	10,588.58
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LOT 76 WEBSTER FARM SUB NO 1

Property Address: 5840 PIPER AVE LANSING MI

33-01-05-09-177-031	12,202.29	3,581.73	15,784.02
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LOT 60 SUPERVISORS PLAT OF ELMWOOD FARMS

Property Address: 6347 SOMMERSET RD LANSING MI

33-01-05-09-202-321	6,582.92	2,170.71	8,753.63
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N 130 FT OF S 340 FT LOT 5 GARDENDALE SUB

Property Address: 6120 GARDENIA AVE LANSING MI

33-01-05-09-203-001	7,734.25	2,070.16	9,804.41
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W 65 FT OF N 140 FT LOT 4 GARDENDALE SUB

Property Address: 300 E MILLER RD LANSING MI

33-01-05-10-477-112	5,955.44	1,246.98	7,202.42
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N 294.82 FT LOT 11 EXCEPT THE N 180 FT& N 294.82 FT OF E 28.75 FT LOT 10 EXCEPT
THE N 180 FT MAPLE GROVE SUB

Property Address: 7000 AURELIUS RD LANSING MI

Eric Schertzing
Ingham County Treasurer

Desiree Kirkland
Chief Deputy Treasurer
(517) 676-7235
dkirkland@ingham.org



Courthouse
P.O. Box 215
Mason, MI 48854-0215
(517) 676-7220
eschertzing@ingham.org

**REQUEST TO ADD DELINQUENT MUNICIPAL LIENS TO FORECLOSED
PROPERTY MINIMUM BID**

Parcel ID#	Owner Name	Amount Due
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

****Please attach a copy of the bill identifying the specific time period that the charges cover. Do not include any amount due for charges after April 1st.**

I certify that a lien was created by the municipality for the bills requested for payment above. If the parcel had not been foreclosed and the assessment had not been paid, the amount due would have been rolled onto the current year property tax bill.

_____	_____	_____
Municipality	Signature	Date

****DUE TO INGHAM COUNTY TREASURER BY JULY 1st
OF THE FORECLOSING YEAR****

Attorney General Opinion No. 7258 DATED 5/6/2011 states that if a parcel of land is foreclosed by the County Treasurer, "a municipality may seek to recover charges by including the delinquent charges in the cost of the property at the time it is offered for sale under the General Property Act."

The new owner that purchases the property will be responsible for all charges from April 1st until the time of sale. If a parcel has delinquent municipal utility charges at the time of foreclosure on March 31st that have accrued since the last bill was added to the tax roll we can add the balance to the minimum bid.

If the parcel sells at the minimum bid auction or Land Bank sale, the amount owed to the municipality will be disbursed from the sale proceeds. If the parcel sells at the no minimum bid second auction, no disbursement will be made and you will be responsible to try to collect from the previous owner.



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Judi Brown Clarke and Councilmembers

FROM: Mayor Virg Bernero

DATE: May 19, 2016

RE: Resolution— Setting Public Hearing and Approval of SLU-2-2016—Special Land Use Permit, Church in the “F” Commercial & “D-1” Professional Office Districts at 5606 S. M.L. King Jr. Blvd.

The attached correspondence is forwarded, **without recommendation**, for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM - SLU-2-2016, 5606 S. MLK, Church

Date: May 11, 2016

The Lansing Planning Board, at a special meeting held on May 2, 2016, voted (7-0) to recommend denial of the request by the Bread House South for a Special Land Use Permit to permit a church at 5606 S. ML King.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed Special Land Use does comply with all of the criteria established by Section 1282.02(f)(1-9) of the Zoning Ordinance for granting special land use permits.

At the Planning Board public hearing held on May 2, 2016, the applicant's representative spoke in support of the request and no other comments were received.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

“Equal Opportunity Employer”

GENERAL INFORMATION

APPLICANT: The Bread House South
5606 S. ML King Blvd.
Lansing, MI 48911

OWNER: Victor Trevino
209 S. Holmes Street
Lansing, MI 48912

REQUESTED ACTION: Special Land Use permit to permit a church at 5606 S. M.L.
King Jr. Boulevard

EXISTING LAND USE: Office Building

EXISTING ZONING: "F" Commercial & "D-1" Professional Office Districts

PROPERTY SIZE & SHAPE: Rectangular Shape - See attached map
138.6' x 662' = 91,753 square feet (2.1 acres)

SURROUNDING LAND USE: N: Auto Repair Facility
S: Auto Sales Business
E: Multiple Family Residential
W: Consumers Energy Power Lines

SURROUNDING ZONING: N: "F" Commercial & "D-1" Professional Office
S: "F" Commercial & "D-1" Professional Office
E: "DM-1" Residential
W: "A" Residential

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the
subject property for "Suburban Commercial" land use. S.
M.L. King Jr. Blvd. is designated as a major arterial.

SPECIFIC INFORMATION

This is a request by The Bread House South for a Special Land Use permit to utilize the building at 5606 S. M.L. King Jr. Blvd. for a church. Churches are permitted in the "F" Commercial & "D-1" Professional Office districts, which are the zoning designations of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

BWL:

Building Safety: There is no opposition for SLU-2-2016 however, prior to any occupancy of the building, a licensed architect in responsible charge, would need to be retained to provide drawings for a "Change of Use" permit. A plan review and building permit would be required for life and fire safety, sprinkler and fire alarm requirements, occupant loads, means of egress, accessibility, etc. Plan review and building permit applications would need to be applied for in the building safety office and an approved plan review and building permit would need to be provided by this office prior to any work completed or occupancy of the premises.

Development: Development Office has no comment.

Fire Marshal:

Parks & Recreation: No comment. This does not involve Parks and Recreation

Public Service:

Transportation: The proposed use should not create traffic issues based on the projected peak times of use. The applicant is responsible for making sure that all parking requirements, including the appropriate number of ADA accessible spaces, are met.

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The S. M.L. King Blvd. corridor in the vicinity of the subject property is characterized by commercial and quasi-industrial land uses. While churches are an important and valuable component of any community, so are vibrant commercial districts. Church activities are generally infrequent and occur outside of normal business hours. The majority of the time, there is little activity and vacant parking lots which detract, rather than contribute to a commercial environment.

2. Will the proposed special land use change the essential character of the surrounding area?

The proposed church will change the general character of the area. The Zoning Ordinance makes provisions for allowing churches in all zoning districts, including residential and office, where the conditions for evaluating special land use permits can be satisfied. Conversely, commercial uses are limited to major corridors. S. M.L. King Blvd. is zoned, master planned and designed for customer-oriented, commercial uses that generate a high volume of traffic on a daily basis. Given the location of the site and the surrounding zoning

and land use patterns in the area, a church does not appear to be the most appropriate use of the property.

While it is recognized that religious organizations are an extremely important and valued part of the community, there needs to be a balance between daytime uses such as stores and restaurants, which create a critical mass of activity that attracts the public and uses, such as religious facilities, that are primarily dormant during weekdays. There are numerous churches in and around the core downtown area of the city that serve as a prime example of the limited amount of activity that churches generate in a commercial environment.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The primary concern with churches in terms of interfering with the enjoyment of adjacent properties is the potential conflicts with liquor licenses. By state law, a church has an opportunity to object to all new liquor licenses within 500 feet of the church property. In this case, there are numerous commercially zoned properties within 500 feet of the subject property. These zoning districts allow bars, taverns and restaurants as uses permitted by right. Such uses contribute to the economic vibrancy of commercial corridors by attracting large numbers of people to the area. The potential for a church to jeopardize the ability for businesses with liquor licenses to locate in a commercial area could have serious impacts on its future as a thriving commercial district.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

The proposed church will not represent an improvement to the use or character of the property or the surrounding area. S. M.L. King is a major arterial that is designed to carry a high volume of traffic, which is why the properties that front along S. M.L. King Blvd. are zoned and master planned for commercial land use. The church will result in a hole of little activity, with a great deal of parking, within an otherwise fairly active commercial area.

With regard to the natural environment of the lot, no changes are proposed for the site.

5. **Will the proposed special land use be bazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The church will not generate any nuisances or hazardous conditions.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

The subject property is currently served by all necessary public services and utilities. No negative comments have been received from any of the reviewing departments or agencies. Inspections will be necessary to determine if the structure complies with current building code and fire code requirements for an assembly use.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed special land use is not expected to increase the demand on public services and facilities in excess of current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The proposed church is not consistent with the intent and purpose of the Zoning Ordinance or the Design Lansing Comprehensive Plan. The intent of the Zoning Ordinance is to concentrate commercial land uses along major arterials/state trunklines. Such streets are designed to accommodate uses that generate a high volume of vehicular trips on a daily basis and receive heavy truck deliveries. Unlike commercial uses, the Zoning Ordinance allows churches, with a special land use permit, in residential and office districts. Churches are considered compatible uses in residential neighborhoods and office districts since they are quiet, the majority of the traffic is on weekends and there is no heavy truck traffic associated with their use.

The intent of the "District Mixed Use Center" Master Plan designation is:

"To allow for general retail and commercial use, including large footprint and automobile-oriented uses, in a suburban development format that also encourages a mix of uses and accommodates pedestrians, cyclists and transit users."

The Master Plan lists the following as the types of uses that should be promoted in the "District Mixed Use Center" area:

“General and convenience retail uses; medium-density residential in a suburban format (see Medium-Density Residential, above); office; and light industrial with special approval.”

The proposed church is clearly in conflict with the goals of both the Zoning Ordinance and the Master Plan. It is not a customer-oriented business and will not generate the type of activity that would complement the existing businesses in the area and encourage additional economic growth.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

There are no physical changes proposed for the exterior of the building or the site at 3015 S. M.L. King Blvd. and therefore, the only dimensional requirement that applies to this request is parking. The Zoning Ordinance requires 1 parking space for each 3 seats in the main sanctuary. There are more than 60 parking spaces on the subject property which would allow a seating capacity of at least 180 persons.

SUMMARY

This is a request by The Bread House South for a Special Land Use permit to utilize the building at 5606 S. M.L. King Jr. Blvd. for a church. Churches are permitted in the "F" Commercial & "D-1" Professional Office districts, which are the zoning designations of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained in this staff report, the proposal does not comply with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will not be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will change the essential character of the surrounding properties.
3. The proposed Special Land Use may interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does not represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is not consistent with the specific designations of the Zoning Code and the Design Lansing Comprehensive Plan.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends denial of SLU-2-2016, a special land use permit to allow a church at 5606 S. M.L. King Jr. Boulevard, based upon the findings of fact as outlined in this staff report

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**





5606 S. ML King Jr. Blvd

S. Martin Luther King Jr. Blvd

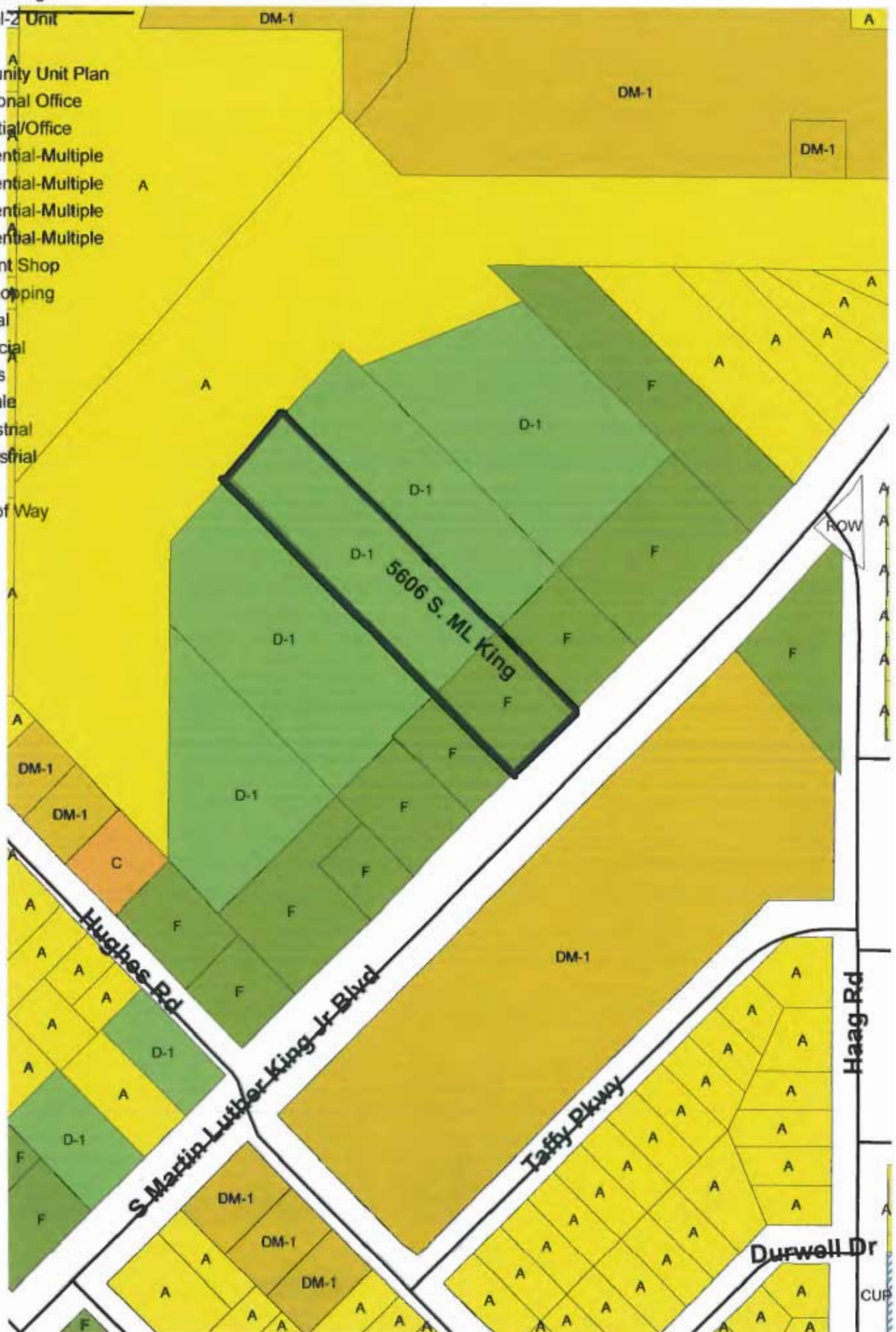
Toby Plwy

Rd



City of Lansing Zoning Map

- roads_final
- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way



BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2016, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning:

SLU-2-2016: Special Land Use Permit, Church in the “F” Commercial & “D-1”
Professional Office Districts at 5606 S. M.L. King Jr. Blvd.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-2-2016, 5606 S. M.L. King Jr. Blvd.
Special Land Use Permit – Church

The Lansing City Council will hold a public hearing on Monday, _____, 2016, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-2-2016. This is a request by The Bread House South for a Special Land Use permit to utilize the building at 5606 S. M.L. King Jr. Blvd. for a church. Churches are permitted in the "F" Commercial & "D-1" Professional Office districts, which are the zoning designations of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, _____ 2016 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

RESOLUTION _____

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-2-2016, 5606 S. M.L. King Jr. Blvd.

Special Land Use Permit – Church in the “F” Commercial & “D-1” Professional Office Districts

WHEREAS, the applicant, Riverview The Bread House South, is requesting a Special Land Use permit (SLU-2-2016) to utilize the building at 5606 S. M.L. King Jr. Blvd. for a church; and

WHEREAS, the property is zoned “F” Commercial & “D-1” Professional Office Districts, where churches are permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact this proposal would have on the surrounding area and the impact on the environment, utilities, services and compliance with the Zoning Code and objectives of the Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on May 2, 2016, at which a representative of the Church spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its May 2, 2016 meeting, voted (7-0) to recommend denial of SLU-2-2016 for a Special Land Use permit to allow a church in the building at 5606 S. M.L. King Jr. Blvd.; and

WHEREAS, in making its recommendation, the Planning Board found that:

1. The proposed church would not be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed church will change the essential character of the surrounding properties.
3. The proposed church may interfere with the general enjoyment of adjacent properties.
4. The proposed church does not represent an improvement to the lot as it currently exists.
5. The proposed church is not consistent with the specific designation of the Design Lansing Comprehensive Plan.

WHEREAS, the City Council held a public hearing regarding SLU-2-2016 on _____, 2016; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby denies SLU-2-2016, a Special Land Use permit to utilize the building at 5606 S. M.L. King Jr. Blvd. for a church.

BE IT FINALLY RESOLVED that in denying this request, the City Council determines the following:

1. The proposed church would not be harmonious with the character of adjacent properties and surrounding uses. The subject property is located in a commercial area and church activities are generally infrequent and occur outside of normal business hours. The majority of the time, there is very little activity which detracts, rather than contributes to a commercial environment.
2. The proposed church will change the essential character of the S. M.L. King area which is primarily characterized by nonresidential land uses. S. M.L. King Blvd. is zoned, master planned and designed for customer-oriented, commercial uses that generate a high volume of traffic on a daily basis.
3. The proposed church could interfere with the general enjoyment of adjacent properties since the subject property is located in a commercial area and churches, by state law, have the ability to object to liquor licenses within 500 feet of its property lines.
4. The proposed church will not represent an improvement to the lot as it currently exists since the church will result in a hole of little activity within an otherwise active commercial area.
5. The proposed church is not consistent with the "Suburban Commercial" land use designation for the subject property being advanced in the Design Lansing Comprehensive Plan. The Plan states that the intent of this designation is "To allow for general retail and commercial use, including large footprint and automobile-oriented uses, in a suburban development format that also encourages a mix of uses and accommodates pedestrians, cyclists and transit users." The proposed church conflicts with the as it is not a customer-oriented business and will not generate the type of activity that would complement the existing businesses in the area and encourage additional economic growth.

June 18, 2016
RECEIVED

JUN 21 2016

Ladies and Gentlemen,

Yesterday my wife and I ~~and the~~ ^{LANSING CITY COUNCIL}

Scott Sunken Garden and the Cooley Garden. We enjoyed both of them very much and were impressed with their beauty and how well they are kept up.

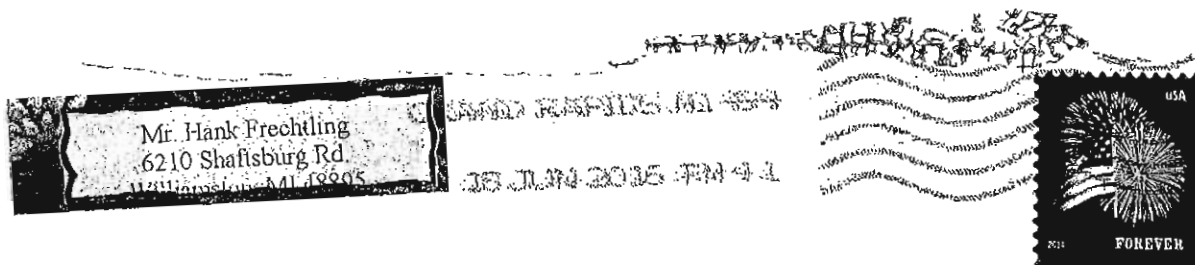
When we have visitors, we will show them these gardens. We already have, in the past, taken guests to the Cooley Garden.

I've heard that the Board of Water and Light wants to build an electric substation where the Scott Sunken Garden is. I think that would be a shame. That site is a place of true beauty amidst parking lots, pavement, and dilapidated buildings down the street. I don't know whether

underground or overhead infrastructure makes that site particularly advantageous for an electric substation, but if another site would be usable, please vote to preserve the Scott Lanken Garden as it is, where it is.

My best wishes to you all —

Hank Frechtling



RECEIVED

JUN 21 2016

LANSING CITY COUNCIL

LANSING CITY COUNCIL
CAPITOL & MICHIGAN AVE
LANSING, MICHIGAN 48933

Zuchowski, Monica

From: Laura Salzer <dangerousljs@hotmail.com>
Sent: Wednesday, June 15, 2016 10:52 AM
To: Clerk, City

Sent from Mail for Windows 10

To the Planning Board and City Council from Judy Scott Teegardin:

As the granddaughter and daughter of the benefactors of the Scott Sunken Garden, I implore you to please consider these points before allowing BWL to build their substation. This garden was created in 1930 by my grandparents and is a beautiful treasure. It also is built on the Cahill foundation and is historic.

I would like to bring out some points against removal.

My grandparents were nature lovers and grandfather was a philanthropist and donated many parks in Lansing for the enjoyment of the people to enjoy nature and serenity. His Scott Woods Park was his bird sanctuary.

My grandfather Richard Scott also built Mary Sabina chapel (named after my great grandmothers) and the Temple House of the Methodist Church by the Capital for the enrichment of the people. He gave back his own money during the depression to the people, who trusted him when he was president of the City National Bank and director of Michigan National.

He set up entertainment for the REO employees while President and made sure the REO families were taken care of. He also was a member of the original Planning Board, instrumental in getting Atlas Forge, MI Screw Co., and other co. established. He was a leading advocate of river beautification, birds, and flowers.

It would be a tragedy to lose this park and what my grandfather meant to Lansing. Lansing needs it's green spaces! Please do not betray my family and kindness of my grandparents by taking beauty away. Make Lansing proud again!

Sincerely,
Judy Scott Tee

This email has been scanned by the City of Lansing Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
