



AGENDA
Committee on Development and Planning
Monday, June 19, 2017 @ 4:00 p.m. (note time)
10th Floor Conference Room, City Hall

Councilmember Judi Brown Clarke, Chair
Councilmember Jessica Yorko, Vice Chair
Councilmember Tina Houghton, Member
Councilmember Adam Hussain, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes

- June 5, 2017
- June 12, 2017

4. Discussion/Action:

- A.) RESOLUTION- Appointment of Tim Lloyd; At Large Member to the Board of the Zoning Appeals; term to expire June 30, 2018
- B.) RESOLUTION - SLU-1-2017; 700 E. Oakland; Residential Use in "I" Heavy Industrial
- C.) ORDINANCE - Z-2-2017; 5025 S. Pennsylvania; E-2 Local Shopping to F Commercial
- D.) ORDINANCE - Z-3-2017; 3512 S Martin Luther King Jr.; F Commercial and J Parking to H Light Industrial
- E.) Ordinance - Historic District for Central United Methodist Church
- F.) RESOLUTION – Set a Public Hearing; SLU-2-2017; 3600 N Grand River Ave.; Residential Land Use in the "H" Light Industrial District
- G.) RESOLUTION – Introduction and Set a Public Hearing; Z-4-2017; Victor Avenue; Vacant Parcel (Tax ID# 33-01-01-29-259-1220)"B" Residential to "C" Residential

5) Other

Z-1-2015; 930 W Holmes; Rezoning a portion from "F" Commercial District to "G-2" Wholesale District

6) Adjourn

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MINUTES

Committee on Development and Planning
Monday, June 5, 2017 @ 3:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 3:07 p.m.

PRESENT

Council Member Brown Clarke, Chair
Council Member Yorko, Vice-Chair- left the meeting at 4:29 p.m.
Council Member Houghton, Member
Council Member Hussain, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Jim Smiertka, City Attorney
Brandon Waddell, Assistant City Attorney
Eric Pratt, LEAP
Elaine Womboldt
Kathy Miles
Katie Johnson
J.P. Buckingham, Tri Terra
Scott Schmidt
Brant Johnson
Kevin McKinney, McKinney and Associates
Katie Cook, WKAR

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM MAY 15, 2017 AS PRESENTED. MOTION CARRIED. 4-0

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM MAY 23, 2017 AS PRESENTED. 4-0

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DISCUSSION/ACTION

RESOLUTION- Appointment of Tim Lloyd; At Large Member to the Board of the Zoning Appeals; term to expire June 30, 2018

Mr. Lloyd was not able to attend, and the resolution was moved to the Committee meeting on June 12th at 4:45 p.m.

RESOLUTION – Appointment of Katie Johnson; At Large Member of the Planning Board; term to expire June 30, 2018

Ms. Johnson spoke briefly on her current career working with Make Safe program, and her education which includes a Masters with Wayne State in Urban Planning.

Committee members spoke in support of Ms. Johnson's efforts and interest for taking a role on the Planning Board.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF KATIE JOHNSON TO THE AT LARGE MEMBER OF THE PLANNING BOARD WITH A TERM TO EXPIRE JUNE 30, 2018. MOTION CARRIED 4-0.

RESOLUTION – Brownfield Redevelopment Plan # 68; 513 & 515 W Ionia Street; Belen Buildings Redevelopment Project

Mr. Pratt recapped for the Committee that the agenda item was for the final approval, related to a redevelopment of 2 structures that have sat vacant for 5-6 years and formally the Belen Floral. The public hearing was held, and the Brownfield Authority supports the request unanimously. Council Member Hussain reiterated that at the public hearing the public spoke in support of it. There were no comments or questions from the Committee.

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION FOR BROWNFIELD REDEVELOPMENT PLAN #68. MOTION CARRIED 4-0.

RESOLUTION- Brownfield Redevelopment Plan # 69; 221 West Saginaw Avenue Redevelopment Project

Mr. Pratt forwarded an apology from the applicant, Motion Properties, Inc., for their scheduling conflicts and not being able to attend. Mr. Pratt then recapped that in November 2016 Council approved an OPRA for the site which is a former church. During the renovation the owners ran into environmental issues that now need to be remediated. Council Member Brown Clarke noted there were no public comments in opposition to the project at the hearing. Mr. Pratt answered a question from the Public Hearing by Council Member Wood on the fiscal impact. He assured the Committee that since it is using a revolving fund, there is no impact on local taxing jurisdictions.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION FOR THE BROWNFIELD REDEVELOPMENT PLAN #69. MOTION CARRIED 4-0.

DISCUSSION – Chapter 1300; Medical Marihuana Ordinance

The Committee reviewed the recent DnP Ordinance Draft 6.5.17 with reference to the document that came from the last meeting, Draft #6D May 16, 2017 which highlighted the zoning references for the Committee on Development & Planning.

Council Member Brown Clarke directed the Committee through DnP Ordinance Draft 6.5.17 with a comparison to the highlighted version noted as "pink copy" due to the tag on the document.

Page 4, lines 10-14 remained the same.

Page 4, lines 18-19 were new.

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Page 4, lines 42-45 remained the same.
Page 5, lines 35-37 were new.
Page 5, lines 39-40 remained the same.
Page 5, lines 42-46 remained the same.
Page 6, lines 1-2, remain the same.
Page 6, lines 4-9 were new.
Page 6, lines 11-12 were new.
Page 6, lines 14-26 were new.
Page 6, lines 18-35 remained the same, along with lines 41-46.
Page 7, lines 2-12 were new, and lines 14-34 remained the same.
Page 8, lines 4-46, 1300.3 were all new.
Page 9, lines 2-17, the conclusion of 1300.3 were also new.

Council Member Hussain asked why “Medical Marijuana Facilities” was moved in the order, which Council Member Brown Clarke noted because it would now be before the types of facilities.

Council Member Yorko stepped away from the meeting at 3:41 p.m.

Page 11, lines 29-39 were new.
Page 12, lines 32-37, item (17) was new.
Page 13, lines 15-18, item (22) was new.
Page 14, lines 23-27 remained the same.
Page 14, lines 44, item 27 was new and continued onto page 15, lines 1-7.
Page 15, lines 33-36, item (2) is new.
Page 16, lines 11- 28 were all new.
Page 16, lines 30-46 were all new.
Page 17, lines 1-27 were new.
Page 17, lines 44-46, item (D) in 1300.7 were new and went onto page 18, lines 1-4.
Page 18, line 14-17, lines 28-29 and lines 31-38, item (F).
Page 19, lines 1-19 were new.
Page 19, lines 4-19 were new.
Page 19, lines 29-30 were new.
Page 19, lines 37-40 were new.
Page 20, lines 18-38 included some new items, so the Committee was asked to look at all the lines.
Page 21, lines 39-44 remained the same.

Council Member Yorko returned to the meeting at 3:44 p.m.

Page 22, lines 1-6 remained the same.
Page 22, lines 8-16 were new.
Page 22, lines 18- 23 were new.
Page 22, lines 31-35 were new, and lines 37-46 remained the same.

The Committee referred Council Member Brown Clarke back to page 18, on the distance limitations. Council Member Brown Clarke noted they were moved to 1300.13.

Council Member Yorko stepped away from the meeting at 4:05 p.m.

Page 23, lines 2-13 remained the same.

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Page 23, lines 15-18 remained the same, but was missing “MTA”.

Page 23, lines 35-40 remained the same.

Page 25, lines 5-6 remained the same.

Page 25, lines 39-41 remained the same.

Page 26, lines 17-18 remained the same.

Page 27, lines 33-36 remained the same.

Page 28, lines 42-44 remained the same.

Council Member Yorko returned to the meeting at 4:17 p.m.

Page 29, 1300.13 was all new.

Page 30, lines 1- 32 were new.

Page 31, lines 4-5 were new.

Page 31, lines 17-18 were new.

Page 33, lines 18-46, 1300.18 were new.

Page 34, lines 1-37, the continuation of 1300.18 were new.

Lastly, the sunset date on page 34 was changed to 2027.

Council Member Brown Clarke stated she would work with Council staff on taking the new language into red color, and “strike-out” the old language, then provide that to the Committee by noon on Tuesday, June 6th. That version will then be sent to whomever signed in with an email.

Council Member Yorko left the meeting at 4:29 p.m.

Ms. Womboldt provided her opinion that Rejuvenating South Lansing worked on the creation of the Medical Marihuana Ordinance, and noted members attended the Committee on Public Safety meetings over the last 17 months. Ms. Womboldt stated her understanding that the version 6D would be discussed at the next Committee of the Whole meeting, and she was frustrated that at this meeting she wasn’t given a copy of the ordinance to follow along during the outlined provide by Council Member Brown Clarke. Ms. Womboldt continued with her frustration that she believed there was no public input at this meeting, but they had public input at the Public Safety meetings, and she also added her belief there was a motion that the discussion would be held at the Committee of the Whole meeting, and there was a motion by Public Safety that discharged the document to Council to set a hearing. Council Member Brown Clarke explained to Ms. Womboldt that every Committee has a scope of responsibility and a large portion of the Medical Marihuana is around zoning. The Committee on Public Safety addressed public safety and code, and now D & P addresses zoning. Council Member Brown Clarke reminded Ms. Womboldt that the ordinance language did not make it out of Public Safety in 2016 and some of that had to do with the language changes at the State level, and a request for a pause. Council Member Brown Clarke provided examples of what zoning is being reviewed including definitions on playground equipment, and parks, and also the distance setbacks. This Committee is not being unprofessional, but doing their due diligence. Council Member Brown Clarke pointed out that with a turnaround in a week and before the already scheduled Committee of the Whole meeting, these recent comments will address with zoning. Ms. Womboldt again accused Council Member Brown Clarke of being unprofessional because she was not provided a copy of the ordinance the Committee was looking at, then asked for the other Committee members to comment. Council Member Brown Clarke stated that that the Committee was asked to provide their comments from the last meeting marked draft to her to compile. Ms. Womboldt stated she wanted to review the document and provide her comment because she believed Council Member Brown Clarke rewrote the ordinance without the public knowing the changes. Council Member Brown Clarke assured Ms. Womboldt that the

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suggested changes from discussions, recommendations, comments and discussion with other entities and State representatives. She also noted that if there was public comment before D & P did their due diligence, then the public would comment on a document that could change again after D & P.

Council Member Brown Clarke stated that the changes will be reflected under a new draft and she will speak to Council Member Hussain as the Committee on Public Safety Chairperson, and get a recommendation from Law.

Council Member Hussain explained his understanding of the process thus far, that which was D & P to provide input, and then have discussion on those changes and receive advise from Law on those changes. Then that input, and after public hearing, all input would be taken back to Public Safety and Public Safety will decide if they need to make those changes. Council Member Brown Clarke suggested that during the conversation at Committee of the Whole they could talk about the items from D & P, but it would be confusing with comments on the Public Safety version and the D & P comments. Therefore she is trying to look at zoning and then at Committee of the Whole a comprehensive discussion for Public Safety and D & P. Council Member Hussain voiced his concern because when the ordinance was reviewed at Public Safety the Committee gave their consensus on any changes, which did not occur at D & P with these comments. He also noted that the ordinance has already gone to the Planning Board. Council Member Brown Clarke acknowledged those steps, however reminded everyone that at one point the City Attorney asked for a 60 day pause, and there was an understanding that there were no discussions until Law directed them. She then stated she would initiate a conversation with Council President Spitzley on what her plans are for the process.

Mr. Smiertka added in that under the legislative process and the Council Rules, any one Council Member can bring a competing ordinance to the floor. He also confirmed that the concepts currently on the table in this meeting are different then what Public Safety would look at. Council Member Brown Clarke clarified she was not proposing a competing ordinance, but offering comments on practices that were not in 6D. Mr. Smiertka suggested she rename this latest version "D & P #1" and strike out and drop in her suggested language.

Mr. Smiertka recapped his understanding that there were four items of focus in this proposed draft; commission vs. no commission; limitation on provisioning center vs. different numbers; other ordinance limits through zoning, and the zoning issues with applicant, provisioning centers and not transporters.

Ms. Miles asked if there would be a final decision made on Monday at the Committee of the Whole meeting. Council Member Brown Clarke noted that the Committee of the Whole Monday, will see if for the first time as that body, and they will hold a discussion. Council Member Hussain encouraged Council Member Brown Clarke to reach out to Council President Spitzley on the layout of the Committee of the Whole agenda and how the D & P Chairperson will address the changes since currently the Committee has discussed or concurred with consensus on any of them. Council Member Brown Clarke stated she will also do a cover memo to highlight the changes.

Council Member Brown Clarke stated she would work on the overarching differences, but did not want to do overage on the work of Public Safety.

Adjourn at 5:15 p.m.

Submitted by, Sherrie Boak,

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Recording Secretary,
Lansing City Council
Approved by the Committee on _____

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MINUTES

Committee on Development and Planning
Monday, June 12, 2017 @ 4:45 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 4:52 p.m.

PRESENT

Council Member Brown Clarke, Chair
Council Member Yorko, Vice-Chair- absent
Council Member Houghton, Member
Council Member Hussain, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Heather Sumner, Assistant City Attorney
Farhan Bhatti
Elaine Womboldt

PUBLIC COMMENT

No public comment.

MINUTES

Action on the minutes moved to the next meeting.

DISCUSSION/ACTION

RESOLUTION – Appointment of Farhan Bhatti; At Large Member of the Planning Board; term to expire June 30, 2021

Mr. Bhatti, who moved to Lansing in the downtown in 2007, originally began as a volunteer for Mayor Bernero during his campaigning and is currently the Director of a non-profit called “Care Free”, which provides access for those with limited access to health care.

Council Member Brown Clarke asked Mr. Bhatti why this board. Mr. Bhatti voiced his interest in economic development and help in implementation of a strategic plan on how and where businesses should develop, and his belief that as a physician he can offer a perspective on medical marihuana with the board.

Council Member Hussain asked how the position became vacant. Council Staff confirmed that it was vacant due to a resignation from Alisande Henry.

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MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF FARHAN BHATTI AS THE AT LARGE MEMBER OF THE PLANNING BOARD WITH A TERM TO EXPIRE JUNE 30, 2021. MOTION CARRIED 3-0.

RESOLUTION- Appointment of Tim Lloyd; At Large Member to the Board of the Zoning Appeals; term to expire June 30, 2018

Mr. Lloyd was not present, so it was moved to a future meeting.

Adjourn at 5:00 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____

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

WHEREAS, the Mayor made the appointment of Tim Lloyd of 3214 Averill Drive in Lansing, MI 48911 as an At-Large Member to the Board of Zoning Appeals for a term to expire June 30, 2018; and

WHEREAS, the nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tim Lloyd of 3214 Averill Drive in Lansing, MI 48911 as an At-Large Member to the Board of Zoning Appeals for a term to expire June 30, 2018.



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) 483-6086 (Fax)

Virg Bernero, Mayor

APPLICATION FOR APPOINTMENT TO A CITY BOARD OR COMMISSION

Thank you for your interest in serving on a Lansing Board, Commission or committee. The Lansing City Charter requires that every appointee to a board, commission, or committee established by Charter or ordinance must meet the following qualifications and eligibility requirements:

- Be a registered elector in the City of Lansing (Charter Section 2-102).
- Be a resident of Lansing for one year prior to taking office (Charter Section 2-102).
- Not be in default to the City at the time of taking office (Charter Section 2-103.2).
- Not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of a public trust; or any felony (Charter Section 2-103.1).

Date: 3.11.14

Full Name: Timothy Levern Lloyd
First Middle Last

Other name(s) by which you have been known, including maiden names: _____

Date of Birth: 1-29-68 Gender: M Ward: 3 Precinct: _____ Last four digits of Soc. Sec. #: [REDACTED]

Address: 3214 Averill Dr.

City LANSING or Other Lansing Zip 48911

Rent or Own? OWN

Home Phone: (517) 394 - 0636 Work Phone: [REDACTED]

Cellular Phone: (517) 202 - 3347 Email TLloyd94@gmail.com

Educational Background: ASSOC. L.C.C

Occupational Background (attach résumé if available): Self Emp.
Small Business Landscaping

Boards on which you are interested in serving: 1)
2)
3)
4)

Additional information regarding experience and credentials: _____

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission:

We need diversity as well as community residence to
have a voice on decision making that will impact our
Lives. (Good or Bad).

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top of page 1, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office:

CONSENT AND CERTIFICATION

This certification is not required, but may impact potential consideration of the appointment being sought.

I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing.

Signature Timothy L. Long Date 3.11.14



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 Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 4-21-17
RE: SLU-1-2017, 700 E. Oakland, Residential Use in the "I" district

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

VB/rh
Attachment



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM
SLU-1-2017, 700 E. Oakland, Residential Use in the "I" district

Date: April 19, 2017

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/OWNER: Summit Street Development, LLC
700 May Street
Lansing, MI 48906

LOCATION: 700 E. Oakland Street & 3 vacant parcels to its south

REQUESTED ACTION: Special Land Use Permit to residential use in the "I" Heavy Industrial District

EXISTING LAND USE: Vacant/Parking Lot

EXISTING ZONING: "I" Heavy Industrial District

PROPOSED ZONING: No change

PROPERTY SIZE & SHAPE: 6.22 acres

SURROUNDING LAND USE: N: Industrial Building
S: Office Building
E: Office Building
W: Vacant

SURROUNDING ZONING: N: "I" Heavy Industrial District
S: "I" Heavy Industrial District
E: "I" Heavy Industrial District
W: "I" Heavy Industrial District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as "Downtown Mixed-Use Center: Edge". Prudden Street and May Street are both designated as local roads.

SPECIFIC INFORMATION

This is a request by Summit Street Development, LLC to construct up to 522 residential units on the property bounded by Oakland Avenue to the north, May Street to the south, Prudden Street to the east and the former railroad right-of-way to the west. Residential land use is permitted in the "I" Heavy Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

BWL:

Building Safety: The BSO has no objections.

Development:

Fire Marshal:

Parks & Recreation: No comments.

Public Service: Any redevelopment of the site with significant site changes will require a site plan review.

Transportation:

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 subject property is located between May Street to the south and Oakland Avenue to the north on the west side of Prudden Street. The applicant is seeking a special land use permit to allow the construction of up to 522 residential units on a site that includes 4 existing parcels of land totaling 6.22 acres. The apartments will be a mix of 1, 2 and 3 bedroom units. The site is currently zoned "I" Heavy industrial which district permits residential land uses, with a special land use permit.

Residential development is the most appropriate use of the subject property, given the land use pattern already established in the area. The property south of May Street is an office building and the parcel to its south is a former industrial building that was converted to apartments in the 1990's. Both of these parcels are zoned "I" Heavy Industrial. To the southwest of the subject property is a more recent residential development that is also zoned "I" Heavy Industrial. Special land use permits were granted by the City to allow both of these residential developments.

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

As described above, multiple family residential use of the subject property will not change the essential character of the area which is already primarily characterized by multiple family

residential developments. In fact, if the site were to be used for one of the heavy industrial permitted by right in the “I” Heavy Industrial district, it would have more of an impact on the essential character of the area than the residential development being proposed.

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

Residential use of the site will not interfere with the enjoyment of adjacent properties. The “I” Heavy Industrial district permits manufacturing, open storage yards, recycling, power stations and other high impact industrial uses as a matter of right. Such uses could generate noise, odors, vibrations, heavy traffic, etc. that would negatively impact and interfere with enjoyment of the existing residential and office uses in the area.

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?

Development of the property for residential use is considered to be an “improvement” to the property and to the surrounding area in general. The site is currently used for a parking lot that detracts rather than contributes to the area in which it is located.

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?

No nuisances are anticipated to result from residential use of the subject property. In fact, residential use of the property will likely have much less of an impact on the surrounding area as most heavy industrial uses that would be permitted as a matter of right in the “I” Heavy Industrial district.

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?

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services. The proposed development will need to be reviewed through the City’s administrative site plan review process which includes review and approval of a storm water management plan by the City engineers.

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

The adequacy of utilities and transportation systems to accommodate the proposed development will be determined during the City’s administrative site plan review process.

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?

Residential development of the subject property will be consistent with the intent and purpose of both the Zoning Ordinance and the Design Lansing Master Plan. The Zoning Ordinance permits residential land use in the “I” Heavy Industrial district, with a special land use permit when it can be determined through an analysis of the criteria contained in Section 1282.03(f)(1)-(9) of the Zoning Ordinance that such use is appropriate for the proposed location. In this particular case, residential use of the property will comply with the necessary criteria, subject to compliance with the specific requirements for development in the “I” Heavy Industrial district. This is described in detail under item 9 below.

The Design Lansing Comprehensive Plan designates the subject property for “Downtown Mixed-Use Center: Edge”. The intent of this designation as stated in the Plan is:

“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.”

The Master Plan lists the following as typical uses for this designation:

“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.”

“Typical densities/building heights: 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.”

The applicant’s proposal is consistent with the intent and purpose of the Master Plan. As noted above, residential use is listed as one of the uses that should be allowed for this district. The proposed building(s) will be a maximum of 10 stories and area and the proposed density of 83 dwelling units per acre is also within the acceptable density levels for this district.

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

The “I” Heavy Industrial district permits residential development, with approval of a special land use permit, if the proposed development complies with the dimensional requirements of

the “DM-4” Residential district. The dimensional requirements applicable to this proposal are as follows:

Density: 700 square feet of lot for each 1-bedroom unit
950 square feet of lot for each 2-bedroom unit
1,400 square feet of lot for each 3+-bedroom unit

The applicant has not provided a breakdown of the proposed number of units by bedroom count. The applicant simply states that the development will consist of up to 522 units that will be a mix of 1, 2 and 3 bedrooms. The site contains 6.22 acres of land (270,943.2 square feet). Thus, even if the applicant were proposing to construct all 1-bedroom units, 365,400 square feet of lot area would be required. Therefore, the applicant’s proposal well exceeds the density levels permitted by the Zoning Ordinance.

Building Height: 120 feet

The applicant has not provided any renderings or plans of the proposed building(s), however, the application states that the building(s) will be “up to 10 stories”. The 120 foot height limitation should be adequate to accommodate 10 stories.

Parking: 1-bedroom unit – 1.5 spaces
2+ bedroom unit – 2 spaces

The applicant has not provided any details on how parking for the proposed development will be accommodated, particularly since some of the parking in the existing lot north of May Street is necessary to fulfill the requirements for the office/residential uses south of May Street.

The applicant may need to request variances from the Board of Zoning Appeals with respect to density and parking.

RECOMMENDATION

Based on the findings of fact contained in the staff report, it is recommended that SLU-1-2017 be approved to permit the development of the property bounded by Oakland Avenue to the north, May Street to the south, Prudden Street to the east and the former railroad right-of-way to the west, for multiple family residential use to the density permitted under the “DM-4” district, unless a variance to the allowable density is permitted by the Board of Zoning Appeals.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Site Plan Intended General Areas



Site Photos

Arial Overhead



View to southwest from northeast corner. Looking down Oakland Avenue; Demmer on right, Site on left. Prudden Tech Centre and Motor Wheel far left.

Site Photos



View from center of site looking North. Demmer is across Oakland viaduct.



View from above Demmer looking South toward site.

PARCEL HISTORY

Historic Configuration



1998 arial photograph showing pre-existing structures on the subject parcels.



2005 arial photograph showing the remaining foundations, now buried, on the subject site.



E Oakland Ave

Sheridan Rd

May St

Prudden St



Legend

- roads_final
- Tax Parcels
- 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

Zoning



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

SLU-1-2017

Residential Use in the "I" Heavy Industrial District
700 E. Oakland & 3 Vacant Parcels to its South

WHEREAS, Summit Street Development, LLC has requested a Special Land Use permit (SLU-1-2017) to permit up to 522 residential units on the property bounded by Oakland Avenue to the north, May Street to the south, Prudden Street to the east and a former railroad right-of-way to the west; and

WHEREAS, the property is zoned "I" Residential District, where residential use is permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on April 4, 2017, at which the applicant's representatives spoke in favor of the request and 4 persons asked questions, two of whom expressed concerns about its impact on the residential neighborhood to the east; and

WHEREAS, the Planning Board, at its April 18, 2017 meeting, voted (4-0) to recommend approval of SLU-1-2017 for a Special Land Use to permit up to 522 residential units on the property bounded by Oakland Avenue to the north, May Street to the south, Prudden Street to the east and a former railroad right-of-way to the west; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2017 on _____, 2017; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2017, a Special Land Use permit to permit up to 522 residential units on the property bounded by Oakland Avenue to the north, May Street to the south, Prudden Street to the east and a former railroad right-of-way to the west

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, the City Council determines the following:

1. The proposed residential development is compatible with the essential character of the surrounding area, as designed.
2. The proposed residential development will not change the essential character of the surrounding area.
3. The proposed residential development will not interfere with the general enjoyment of adjacent properties.
4. The proposed residential development will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed residential development will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed residential development can be adequately served by essential public facilities and services.
7. The proposed residential development will not place any demands on public services and facilities in excess of current capacities.
8. The proposed residential development is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed residential development will comply with the requirements of the "I" Heavy Industrial District.



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 Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 4-20-17
RE: Z-2-2017, 5025 S. Pennsylvania - Rezoning

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 - Z-2-2017, 5025 S. Pennsylvania - Rezoning

Date: April 19, 2017

The Lansing Planning Board, at a special meeting held on April 18, 2016, voted (4-0) to recommend approval of Z-2-2017, a request by the Gamut Group, LLC to rezone the property at 5025 S. Pennsylvania Avenue from “E-2” Local Shopping District to “F” Commercial District. The purpose of the rezoning is to permit a commercial retail establishment on the subject property.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed rezoning will be consistent with the existing land use patterns in the area and with goals of the future land use pattern being advanced in the Design Lansing Comprehensive Plan.

No comments were received at the Planning Board public hearing held on April 4, 2017.

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 INFORMATION

APPLICANT/OWNER: Gamut Group, LLC
P.O. Box 27222
Lansing, MI 48909

REQUESTED ACTIONS: Rezone 5025 S. Pennsylvania Avenue from "E-2" Local Shopping & "J" Parking Districts to F" Commercial District

EXISTING LAND USE: Vacant Gasoline Station Building

EXISTING ZONING: "E-2" Local Shopping & "J" Parking Districts

PROPOSED ZONING: "F" Commercial District

PROPERTY SIZE: 132' x 133' = 17,556 square feet - .40 acres

SURROUNDING LAND USE: N: Office
S: Commercial
E: Residential
W: Commercial

SURROUNDING ZONING: N: "D-1" Professional Office & "J" Parking Districts
S: "F" Commercial & "G-2" Wholesale Districts
E: "A" Residential District
W: "F" Commercial District

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for "Urban Mixed-Use Corridor" land use. S. Pennsylvania is designated as a principal arterial and E. Jolly Road is designated as a minor arterial.

DESCRIPTION:

Z-2-2017. This is a request by the Gamut Group, LLC to rezone the property at 5025 S. Pennsylvania Avenue from "E-2" Local Shopping & "J" Parking Districts to "F" Commercial District. The purpose of the rezoning is to permit a commercial retail establishment (medical marijuana dispensary) on the subject property.

AGENCY RESPONSES

Building Safety: The BSO has no objections to the rezoning.

Development Office:

Parks & Recreation: No comments.

Public Service:

- If any changes are proposed to the site, a full site plan must be submitted.
- There are existing sanitary and storm sewers located in both Pennsylvania Ave and Jolly Rd that are currently serving the site. These sewers may continue to serve the proposed development.

Traffic Engineer:

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property contains a 1,960 square foot commercial building and is located in an area that is characterized by commercial, quasi-industrial, office and residential land uses. Since the property at the other 3 corners of the Pennsylvania/Jolly intersection are already zoned "F" Commercial, it is unclear as to why the subject property is zoned "E-2" Local Shopping district. Given the surrounding zoning pattern, the request will not result in a "spot zone", which is typically considered to be an unacceptable planning practice. In fact, the rezoning will actually eliminate a spot zone as the subject property is the only one in the area zoned "E-2" Local Shopping.

The primary difference between the "E-2" Local Shopping district and the "F" Commercial district is that the "F" district permits automobile sales, hotels/motels, private clubs, comparison retail uses and possibly medical marijuana dispensaries. The "E-2" district, by contrast, is intended to allow convenience type commercial uses that draw its primary customer base from the surrounding area. In other words, it is not intended to permit destination type uses. The applicant is requesting the rezoning for the purpose of permitting a medical marijuana dispensary in the existing building at 5025 S. Pennsylvania Avenue. While it is acknowledged that the City is still in the process of developing an ordinance to regulate such facilities, the subject property is not within 1000 feet of any churches, schools, parks, child care centers or any other uses that may disqualify it from being used as a dispensary based on the ordinance drafts that have been considered thus far.

It is not anticipated that the rezoning will be disruptive to the residential neighborhood to the east. Medical marijuana dispensaries typically do not generate much traffic, noise or other nuisances that would negatively impact the quality of life for nearby residents. In fact, the City's Planning Office has not received complaints of any such issues associated with the existing medical marijuana dispensaries in the City. While the applicant is requesting the rezoning for the purpose of allowing a medical marijuana facility, a rezoning should be considered based on any of the uses that would be permitted under the proposed zoning designation. Given the surrounding zoning pattern, as well as the location of the site at the intersection of a principal and a minor arterial, the uses allowed under the "F" Commercial district are appropriate for the subject property. Basic planning principles dictate that commercial land use should be concentrated along primary roads that are designed to carry a high volume of traffic and which are already characterized mainly by nonresidential land.

uses. Denying the applicants request for “F” Commercial zoning would deprive the applicant of land use rights that are already afforded to the property owners at all other 3 corners of the S. Pennsylvania/E. Jolly Road intersection.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for “Urban Mixed-Use Corridor” land use. The Plan specifies the following for this land use classification:

“To encourage the redevelopment of strip commercial corridors between cores to create a transit-supportive mix of uses, with a clear pedestrian orientation”

The Plan lists the following as typical uses for this classification:

“Retail and personal services, medium-density residential in an urban format (see Residential Corridor), office, live-work, R&D and selected light industrial with special approval. Smaller-scale automobile-oriented uses may be acceptable when appropriate architecture and screening are used, and driveway curb cuts can be located and designed to maintain a clear pedestrian orientation.”

The “F” Commercial district is the most appropriate zoning designation to facilitate the “Urban Mixed-Use Corridor” land use development strategy being advanced in Design Lansing Master Plan. It allows for restaurants, retail stores, gasoline stations, car washes and other general commercial uses as well as automobile-oriented site design regulations. In addition, the current layout of the site is consistent with the placemaking characteristics described above.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning will have no impact on vehicular or pedestrian traffic. The subject property is located at the intersection of S. Pennsylvania Avenue which is a principal arterial and E. Jolly Road which is a minor arterial, both of which are designed to carry a high volume of traffic.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities. No changes are proposed for the site that would have an impact on public facilities.

ENVIRONMENTAL IMPACT:

The proposed rezoning will have no environmental impacts as the site is already developed and no changes are proposed at this time. New construction would require administrative site plan review at which time the site would have to be brought into compliance with all City codes and ordinance including those regulating storm water management.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Approval of the requested rezoning is not anticipated to have any negative impacts on future patterns of development in the area. As evidenced by the attached zoning map, rezoning the subject property to "F" Commercial would make it consistent with the north line of "F" Commercial zoning that exists on the west side of S. Pennsylvania. Thus, there would be no basis for rezoning the property north of the subject property and the properties to the east are part of an established residential neighborhood.

SUMMARY

This is a request by the Gamut Group, LLC to rezone the property at 5025 S. Pennsylvania Avenue from "E-2" Local Shopping & "J" Parking Districts to "F" Commercial District. The purpose of the rezoning is to permit a commercial retail establishment (medical marijuana dispensary) on the subject property.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will be consistent with the existing zoning and land use patterns in the area and with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATIONS

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

Z-2-2017 be approved to rezone the property at 5025 S. Pennsylvania Avenue from "E-2" Local Shopping & "J" Parking Districts to "F" Commercial District.

Respectfully Submitted,

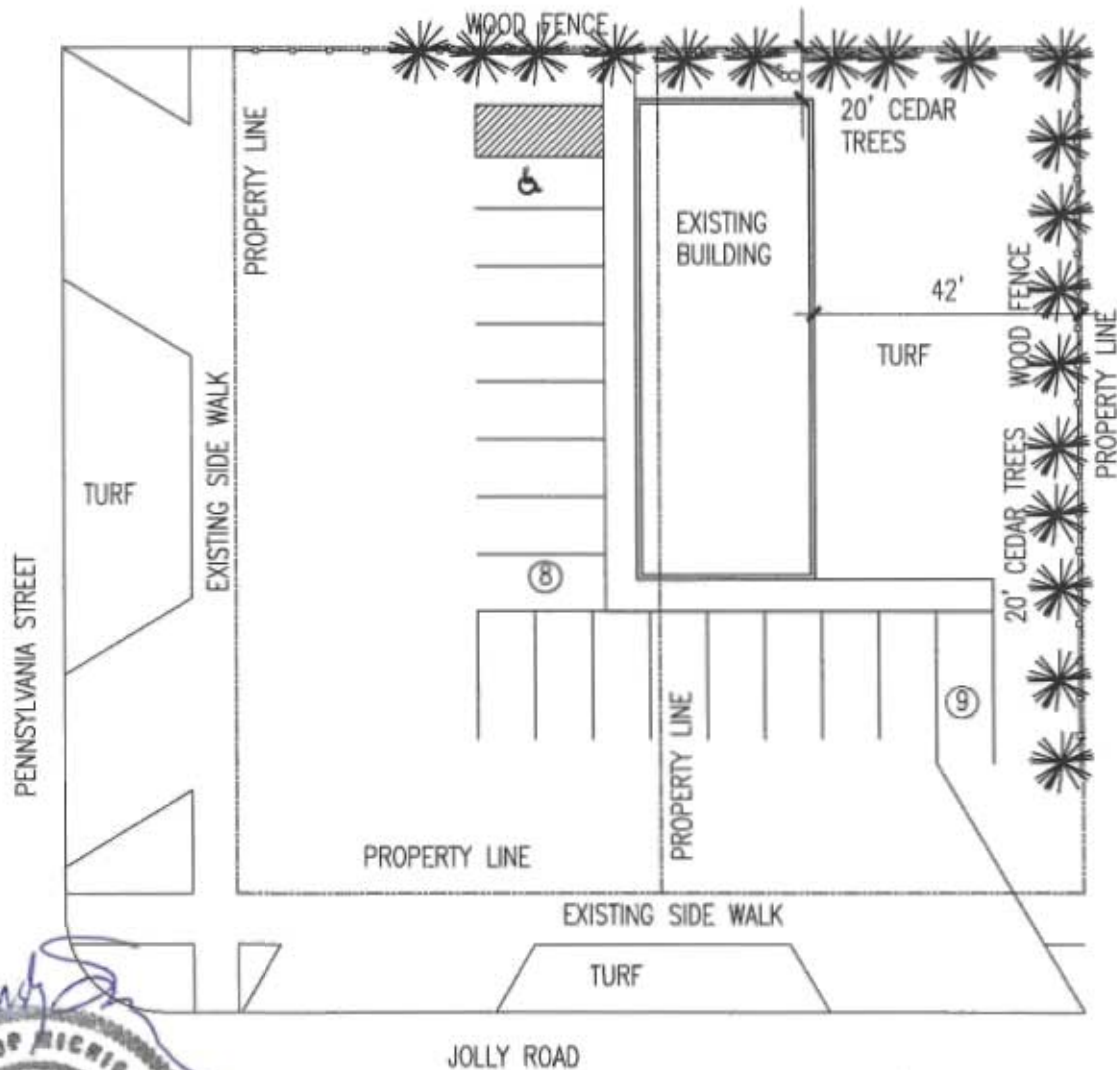
**Susan Stachowiak
Zoning Administrator**

SWANSON DESIGN STUDIOS

ARCHITECTURE

DESIGN

INTERIOR ARCHITECTURE



north



SITE PLAN

1"=30'

SITE PLAN

5025 S. PENNSYLVANIA
LANSING, MICHIGAN

DATE:
2/23/17

JOB NO:
2017.018

C1

PH(517)482-9039 329 EAST GRAND RIVER AVE. LANSING, MICHIGAN 48906 FAX(517)482-9290

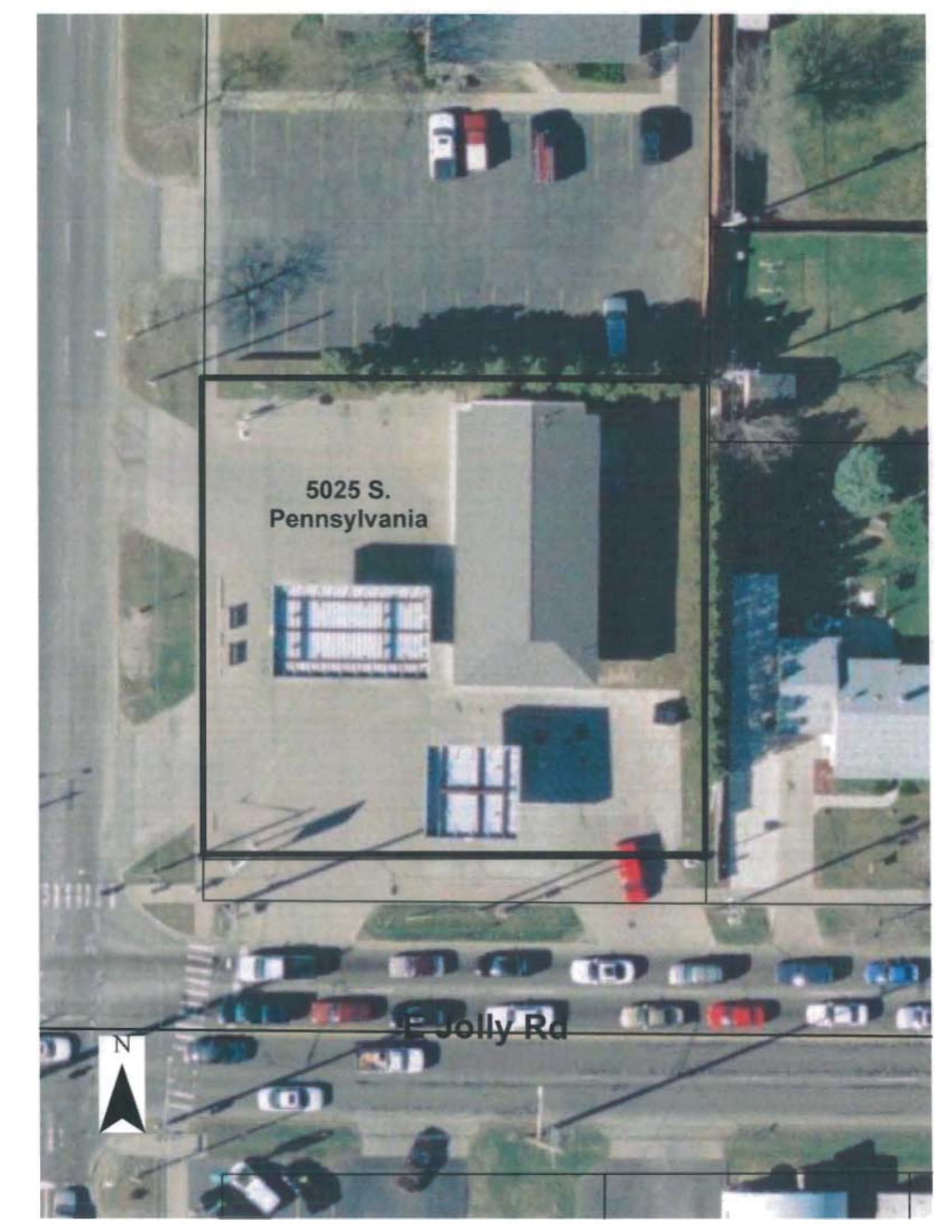
WWW.SWANSONDESIGN.COM

Image/Sketch for Parcel: 33-01-01-34-376-131



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5025 S.
Pennsylvania

This is an aerial photograph of an industrial or commercial site. A large, light-colored building with a flat roof is the central focus. To its left is a large, paved parking lot containing several vehicles, including a white truck with a red and blue stripe and a blue car. To the right of the building is another paved area with a red car. The entire scene is captured from a high angle, showing shadows and the layout of the property. A black rectangular box highlights the building and its immediate surroundings. The text '5025 S. Pennsylvania' is overlaid on the image, indicating the address. Below the main image, a north arrow and the text 'E Jolly Rd' are visible, providing orientation and context for the location.

E Jolly Rd



Legend

- roads_final
- Tax Parcels
- 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



ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-2-2017

Parcel Number's: 33-01-01-34-376-131

Legal Descriptions: Lots 35 & 36 Except the South 7 Feet thereof, Pleasant Ridge Plat, City of Lansing, Ingham County, MI, from "E-2" Local Shopping and "J" Parking districts to "F" Commercial district

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2017, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.



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 Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 4-20-17
RE: Z-3-2017, 3512 S. MLK, Rezoning

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 - Z-3-2017, 3512 S. MLK, Rezoning

Date: April 19, 2017

The Lansing Planning Board, at a special meeting held on April 18, 2016, voted (4-0) to recommend approval of Z-3-2017, a request by MLK Storage Center, LLC to rezone the area of the property at 3512 S. ML King that is currently zoned "J" Parking district and a 70 foot x 370 foot section of the property that is currently zoned "F" Commercial to "H" Light Industrial. The purpose of the rezoning is to permit storage facilities on the subject property.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed rezoning will be consistent with the existing land use patterns in the area and with goals of the future land use pattern being advanced in the Design Lansing Comprehensive Plan.

No comments were received at the Planning Board public hearing held on April 4, 2017.

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

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-3-2017

Parcel Number's: 33-01-01-32-201-223

Legal Descriptions: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE S89DEG 48MIN 18SEC E 881.10 FEET ALONG THE NORTH LINE OF SAID SECTION 32 FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89DEG 48MIN 18SEC E 200.00 FEET; THENCE S00DEG 20MIN 42SEC W 33.00 FEET; THENCE N89DEG 48MIN 18SEC W 74.76 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF HOLMES ROAD (33 FEET 1/2 WIDTH); THENCE S00DEG 11MIN 42SEC W 365.67 FEET; THENCE S89DEG 48MIN 18SEC E 284.73 FEET; THENCE N03DEG 16MIN 38SEC E 236.01 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD (100 FEET WIDE); THENCE S89DEG 48MIN 18SEC E 22.70 FEET; THENCE S00DEG 20MIN 42SEC W 496.76 FEET; THENCE N89DEG 56MIN 45SEC W 695.71 FEET ALONG THE NORTH LINE OF THE PLAT OF MONTCLAIR NO. 1, AS RECORDED IN LIBER 16 OF PLATS, PAGE 46 OF THE INGHAM COUNTY RECORDS; THENCE N00DEG 20MIN 42SEC E 418.47 FEET; THENCE S89DEG 48MIN 18SEC E 250.00 FEET; THENCE N00DEG 20MIN 42SEC E 243.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.44- ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTH 33.00 FEET, AS OCCUPIED BY HOLMES ROAD AND ON THE EAST BY MARTIN LUTHER KING JUNIOR BOULEVARD THEREOF, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, EXCEPT THE NORTH 243 FEET THEREOF, CITY OF LANSING, INGHAM COUNTY, MI,

FROM "J" PARKING & "F" COMMERCIAL DISTRICTS TO
"H" LIGHT INDUSTRIAL DISTRICT.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2017, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

GENERAL INFORMATION

APPLICANT/OWNER: MLK Storage Center, LLC
979 S. Old US 23
Brighton, MI 48114

EXISTING LAND USE: Vacant building being renovated for self-storage

EXISTING ZONING: “F” Commercial, “J” Parking & “H” Light Industrial Districts

PROPOSED ZONING: “H” Light Industrial District

PROPERTY SIZE: 256,712.1 square feet – 5.893 acres

SURROUNDING LAND USE: N: Commercial
S: Single Family Residential & Commercial
E: Commercial
W: Multi-Family Residential & Commercial

SURROUNDING ZONING: N: “F” Commercial
S: “A” Residential, “J” Parking & “F” Commercial
E: “F” Commercial
W: “DM-3” Residential & “F” Commercial District

MASTER PLAN: The Design Lansing Master Plan designates the subject property for “community mixed-use center”. S. ML King is designated as a principal arterial and W. Holmes Road is designated as a minor arterial.

DESCRIPTION:

Z-3-2017. This is a request by MLK Storage Center, LLC to rezone the area of the property at 3512 S. ML King that is currently zoned “J” Parking district and a 70 foot x 370 foot section of the property that is currently zoned “F” Commercial to “H” Light Industrial. The purpose of the rezoning is to permit storage facilities on the subject property.

AGENCY RESPONSES**BWL:**

Building Safety: The building safety office has no objections to the rezoning.

Development Office:

Fire Marshal:

Parks & Recreation: No comments.

Public Service: We have no objection to the rezoning. Any changes in imperviousness or drainage patterns of the site would require a site plan be submitted for review. Any changes to the site would require storm water control measures to not adversely affect the City storm system or adjacent properties

Traffic Engineer:

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

This rezoning request involves the areas of the site currently zoned “J” Parking and an area of the site currently zoned “F” Commercial at the northwest corner of the property that measures approximately 70 feet wide from north to south and 370 feet wide from east to west. The area of the site that connects to W. Holmes Road will remain zoned “F” Commercial in order to preserve the frontage for commercial rather than industrial land use. The building on the subject property is within area of the site that is already zoned “H” Light Industrial and is in the process of being renovated for self-storage. The purpose of the rezoning is to permit drive-up storage on the area of the site west of the existing building. This includes 67 covered car/RV/boat storage spaces, 32 parking spaces along the north property line and 5 enclosed storage buildings. Attached is a site plan that illustrates the proposed development.

The site adjoins a single family residential neighborhood to the south and a multiple family residential complex to the west. The new development will be required to install a landscape buffers strip, at least 8 feet in width, along all property lines that adjoin residential uses. This will mitigate any potential negative impacts from the development in terms of light glare, noise and unsightly conditions. In terms of general compatibility with the surrounding residential neighborhoods, the proposed self-storage development is one of the most desirable uses for the subject property since such uses typically produce very little activity/traffic.

The subject property was originally developed as a vehicle dealership (Metro Ford). As was the custom at that time, the building was zoned for the use and the remainder of the site was zoned strictly for parking. Although not an appropriate planning practice, this allowed the City to have complete control over its development. The site has not been used as a dealership for some time and the current zoning makes reuse of the site difficult as a large portion of it can only be used for parking. The proposed rezoning allows for use of the entire site subject to the standard Zoning Ordinance controls such as setback, parking, landscape, screening and buffering requirements.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for “community mixed-use center”. The Plan specifies the following for this land use classification:

“To encourage the transformation of large commercial concentrations into mixed-use districts”

The Plan lists the following as typical uses for this classification:

“Offices, institutions, live-work, retail, personal services, entertainment, hotel and residential. Ground floor retail uses are encouraged in the mixed-use center core. Larger footprint retail and office uses are allowed, but should be part of an overall plan that includes other scale uses and the integration of placemaking principles noted below. R&D and selected light industrial is permitted with special approval.”

Since “light industrial uses with special approval” is one of the typical uses listed above for the “Community Mixed-Use Center” designation, the proposed rezoning is consistent with the land use pattern being advanced in the Master Plan. The proposed self-storage development will have less of an impact on the adjoining residential properties as most commercial uses as such facilities typically do not generate a high level of activity.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed development will not have any negative impacts on vehicular or pedestrian traffic in the area. Self-storage facilities generate a low volume of traffic in comparison to most commercial uses. Furthermore, the property is accessed via S. MLK which is a principle arterial and W. Holmes Road which is a minor arterial, both of which are designed to accommodate a high volume of traffic.

IMPACT ON PUBLIC FACILITIES:

The addition of more than 1,000 square feet of new impervious surface to the site will require administrative site plan review, at which time the adequacy of the utility systems to accommodate the proposed improvements will be evaluated.

ENVIRONMENTAL IMPACT:

Since the proposed development will require administrative site plan review, the entire site will have to brought into compliance will all applicable City codes and ordinance. This will include storm water management and landscape, screening and buffering along the east, west and parts of the south and north property lines.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposed rezoning will not negatively impact future patterns of development and nor will it set a precedent for future rezoning requests in the area. The subject property is unique in that approximately half of the site is already zoned “H” Light Industrial and the owner cannot make reasonable use of the remainder of the site given the current zoning. Rezoning the property to a less intensive zoning designation such as “F” Commercial would not allow for reasonable use of the subject property as the “F” district permits the type of uses that typically depend on street visibility to

draw customers. The area of the subject property that is the subject of this rezoning has no visibility from either W. Holmes or S. ML King and thus, it is only viable for destination type uses such as that being proposed by the applicant.

SUMMARY

Z-3-2017. This is a request by MLK Storage Center, LLC to rezone the area of the property at 3512 S. ML King that is currently zoned "J" Parking district and a 70 foot x 370 foot section of the property that is currently zoned "F" Commercial to "H" Light Industrial. The purpose of the rezoning is to permit storage facilities on the subject property.

The findings of fact as outlined in this staff report support a positive recommendation for the rezoning. The proposed rezoning is consistent with the existing land use and zoning patterns in the area and will have no negative impacts on transportation, utilities or future patterns of development in the area.

RECOMMENDATION

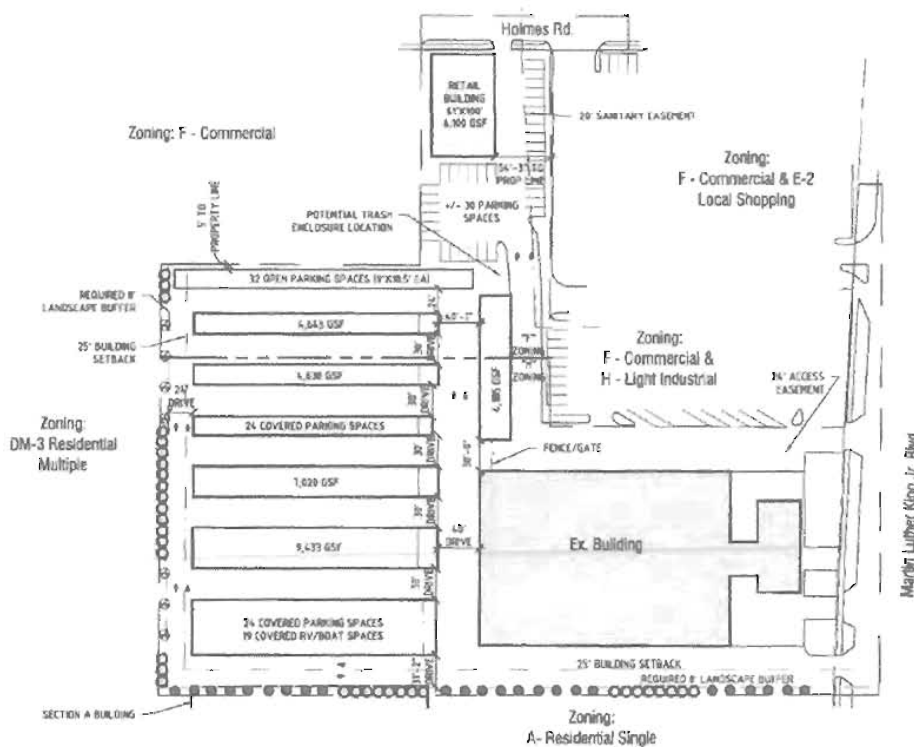
Pursuant to the findings described above, the following recommendations are offered for the Planning Board's consideration:

Staff recommends that Z-3-2017 be approved to rezone the area of the property at 3512 S. ML King that is currently zoned "J" Parking district and a 70 foot x 370 foot section of the property that is currently zoned "F" Commercial to "H" Light Industrial, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

My Space Self Storage



MySpace Self Storage
Lansing

Parcel ID: 33-01-01-32-201-223
3512 South M.L.K Jr. Blvd.
Lansing MI

Zoned: F- Commercial
J - Parking District
H - Light Industrial

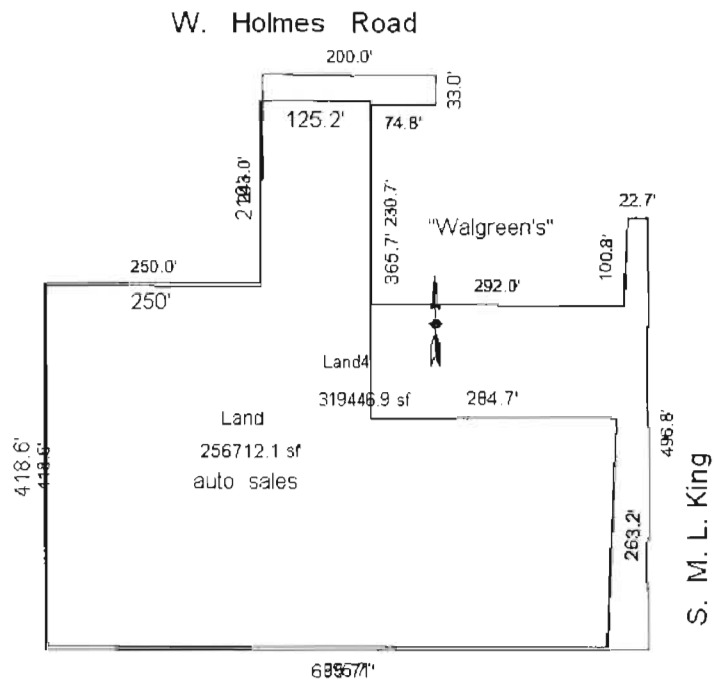
8' Landscape Buffer against residential zoning
25' Building Setback against residential zoning

Covered Car/RV/Boat Parking Spaces: 67
Open Parking Spaces: 32

Total Storage Building Square Footage: 29,919 GSF

Total Retail Square Footage: 6,100 GSF
Net Retail Square Footage: 4,880 SF
Retail Parking: (1/150 Usable SF) 33 Spaces Required

Image/Sketch for Parcel: 33-01-01-32-201-223



Sketch by Apex IV™

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My Space Self Storage



February 7th, 2017
301 Walnut Blvd | Rochester, Michigan | 48307 | p 248 601 4422 | www.designhaus.com

W Holmes Rd

area to be rezoned

3512 S. MLK

S Martin Luther King Jr Blvd

Marion Ave

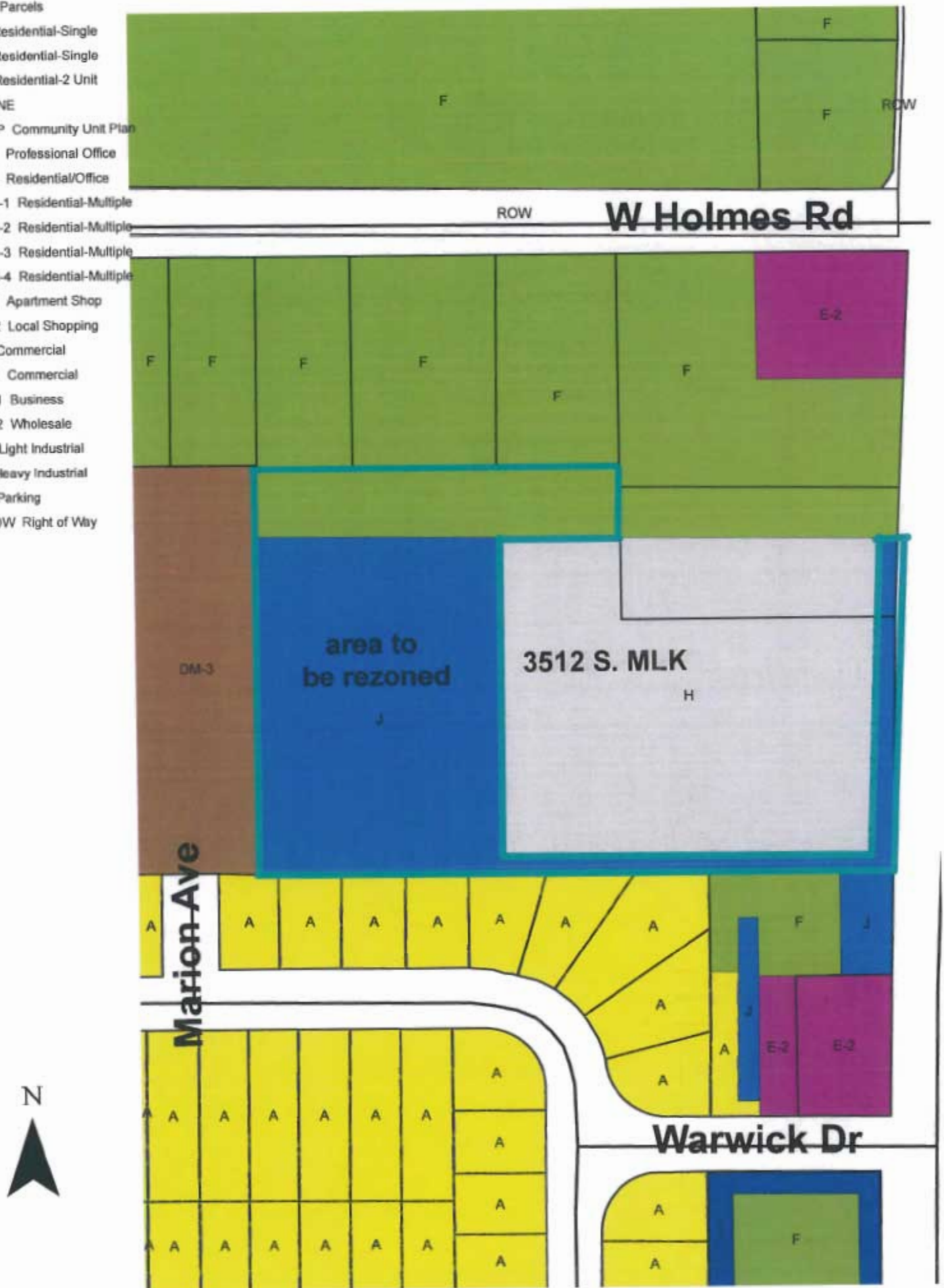
Warwick Dr



Legend

- roads_final
- Tax Parcels
- 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

Zoning





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 Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 5-4-17
RE: Central United Methodist Church Historic District

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

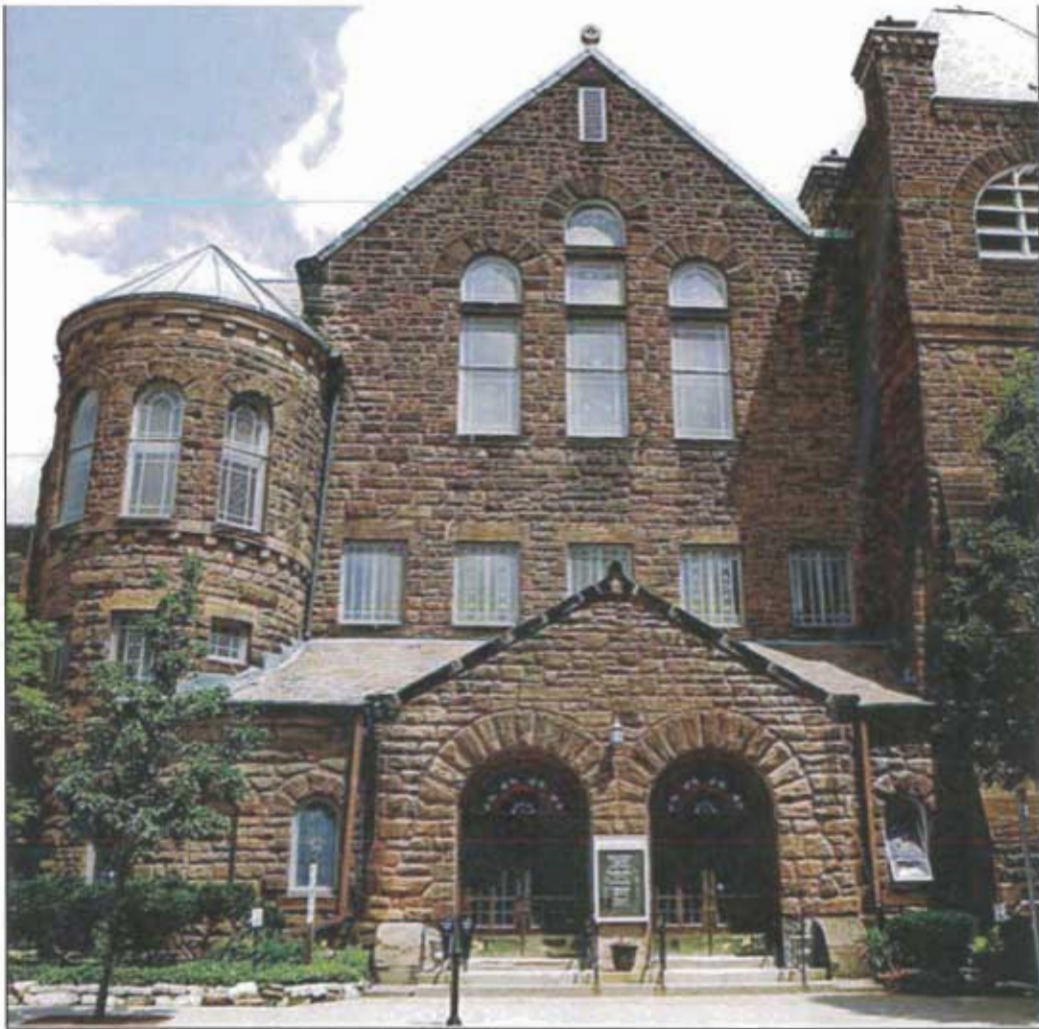
Subject: CITY COUNCIL AGENDA ITEM - Central United Methodist Church Historic District

Date: April 26, 2017

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



**Final Report for the Proposed
Central United Methodist Church Historic District**

Historic District Study Committee members:

Penny Zago
Cassandra Nelson
Carol Skillings
Tom Truscott

April, 2017

Central United Methodist Church Historic District Study Committee Report

Charge of the Committee: The Central United Methodist Church Historic District Study Committee was established by the Lansing City Council Resolution #2016-277 on December 12, 2016, pursuant to Chapter 1220 of the Lansing Code of Ordinances with the powers and duties thereunder to conduct studies and make reports and recommendations regarding the Central United Methodist Church at 215 North Capitol Avenue in Lansing. The committee is instructed to report back to City Council with its findings within 180 days of members being appointed.

Composition of the Committee: The following citizens serve on the Study Committee:

- Penny Zago is Central United Methodist Church's designated representative on the Historic District Study Committee.
- Cassandra Nelson has Master's Degrees in Historic Preservation and Art History, and is a practicing Historic Preservation Consultant. She currently serves on the Lansing Historic District Commission, and has also served on the Marshall Street Armory Historic District Study Committee.
- Carol Skillings serves on the Lansing Historic District Commission, and her home has been listed on the National Register and designated as a single-resource Local Historic District.
- Tom Truscott is active in the State of Michigan's Historical Marker program, and has been instrumental in marking historic landmarks across the state of Michigan. Mr. Truscott is also a member of the Michigan Historical Commission and the Lansing Historic District Commission.

Historic District Name: Central United Methodist Church Historic District, 215 North Capitol Avenue, Lansing, Michigan 48933-1372

City: Lansing

County: Ingham

Report Type: Final Report

Date Transmitted: April 26, 2017

Boundaries of Proposed District:

Legal Boundary Description: Lots 4, 5, and 6, Block 95, Original Plat, City of Lansing, Ingham County, Michigan. PPN 33-01-01-16-180-041.

Boundary Justification: The boundary includes the original building, constructed in 1888-89; the Temple House, completed in 1921; and the Mary-Sabina Chapel, completed in 1942. See attached maps.

Historic District Resources:

The district consists of one contributing resource, the Central United Methodist Church building. There are no noncontributing resources; therefore 100% of the proposed district is historic.

District is Significant Under the Following National Register Criteria:

Criterion C, Design and Construction

Period of Significance for the Proposed District:

The period of significance for the district is 1880 to 1970.

Reason: Central United Methodist is, along with the First Baptist Church, one of the finest Richardsonian Romanesque churches in Michigan outside of Detroit.

The 1889-90 church bears additional importance for having been designed by Elijah E. Myers, a Detroit architect widely known for his public buildings, which included the state capitol buildings for Michigan, Colorado, and Texas, along with county courthouses, and the city halls for Grand Rapids, Michigan, and Richmond, Virginia.

The building is also significant for its Temple House and Mary-Sabina Chapel additions, both designed by Lansing architect Lee Black, who was well known across southern Michigan during his early years in Lansing for his Methodist church building work. Lee Black's 1922-23 Temple House is itself an architecturally distinguished example of his work, admirably designed to complement the Myers church's Richardsonian Romanesque character in its use of the same stone in same rock-face form, in re-using elements of the church's Romanesque forms, and in maintaining the same eaves height.

Description:

Central United Methodist Church originated with a Methodist class established in Lansing's middle village in 1850. The present church building was constructed in 1889-1890 to replace a brick church built in 1862; it is a massive, low, Ionia-sandstone structure with a Late Victorian sanctuary trimmed in red oak. Designed by Elijah E. Myers, the architect of the Michigan State Capitol, Central United Methodist is, along with the First Baptist Church, one of the finest Richardsonian Romanesque churches in Michigan's lower peninsula outside of Detroit.

Located at the northwest corner of North Capitol Avenue and West Ottawa Street, Central United Methodist Church faces south onto the Capitol square. The structure consists of the church proper, built in 1889-90, and, to the north, the 1922-23 Temple House and the 1942 Mary-Sabina Chapel. The church is a massive and low, Richardsonian Romanesque structure of dark red Ionia (Michigan) sandstone, one hundred fifty feet long by eighty-six feet wide, with shallow transepts. The broad south

front has an eighty-five-foot high square tower at the street corner and – at its southwest corner—a lower, half-round tower. Typical of the Richardsonian Romanesque style, the building is characterized by strong massing, rough stonework, semi-circular Romanesque arches at the doors and windows, and asymmetrical massing on the south (front) and east elevations.

Inside, the broad, open lobby has two U-shaped staircases leading to a second-floor lobby and, through a broad, open entryway, to the sanctuary. The sanctuary is a wide, low room with a rear gallery and a pitched ceiling supported by open, timber trusses. All the trim is of red oak. The room's Late Victorian pews are set in concentric rows extending outward from the chancel at the north end. The chancel area (rebuilt in 1955 as such) originally contained a low pulpit platform and, behind it in a recess, a large pipe organ.

The 1922-23 Temple House is a four-story, brick structure whose front on North Capitol Avenue is faced with stonework which imitates the architectural style and material of the church proper. It contains the church offices, and a two-story auditorium surrounded by glass-door-fronted Sunday school classrooms. On the third floor is a two-story gymnasium, with stairs to a large fourth-floor space. Lee Black was the architect.

The Mary-Sabina Chapel, dedicated on September 3, 1942, is also Romanesque in style to harmonize with the original building and the Temple House. The Chapel, which extends off the rear of the original structure toward Capitol Avenue, was designed by Lee Black and Son, who also supervised its construction.



Central Methodist Episcopal Church, built in 1889 at 215 N. Capitol Avenue in Lansing.

Statement of Significance for the Proposed District

Criterion C: The building embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Lansing

Lansing, Michigan's capital city, was established as a result of a provision of the 1837 Michigan constitution, which required the relocation of the state's governmental seat from its temporary location in Detroit by 1849. A number of other towns vied for designation as the new capital. All were rejected, however, due in large part to the lobbying of New Yorker James Seymour, who had purchased significant quantities of land in the Lansing area in the 1830s. At the instigation of Seymour, Lansing Township was proposed as a location. The township was located midway across the state, and to the north of that part of the state that was already becoming settled, so its selection was seen as a means of promoting the growth of the more northern parts of the state. Seymour's lobbying was eventually successful, and Lansing Township was adopted as the site of the new and permanent capital.

Commissioners appointed by the 1847 legislature to select the specific location for the new capital chose Section 16, an area now bounded by Saginaw Street to the north, Martin Luther King to the west, St. Joseph Street to the south, and the railroad line east of Larch Street to the east. By 1847 there were three villages in existence along the Grand River in this region: the north village, which had grown up around a dam and sawmill at the point where the area's pioneer highway, now Grand River Avenue, crossed the Grand River; the south village, located along Main Street and South Washington Avenue; and the middle village, centered at Washington and Michigan avenues near the future capitol location. The middle village quickly developed into the main focal point of Lansing Township.

In 1859 the City of Lansing was incorporated with a population of about 3,000. By 1880 the population of Lansing had grown to 8,326. With the rise of the automobile industry in the early twentieth century Lansing's population swelled, reaching 31,229 in 1910 and 57,000 by the mid-1920s.

The area that is now downtown Lansing initially developed around the site of the state capitol building. The first "temporary" capitol building, a wooden Greek Revival structure, was built in 1847 on the block bounded by Capitol and Washington Avenues, and Allegan and Washtenaw Streets. This temporary capitol square was located to the southeast of the larger square set aside as the site for a later, permanent capitol building. As it turned out, this temporary capitol, enlarged in 1863, served until 1878, when the new capitol was completed. Designed in the Renaissance style, the National Historic Landmark-designated structure was the first of several state capitols designed

by Elijah E. Myers and is, in historical terms, the most significant structure in downtown Lansing.

The late nineteenth century saw not only a continuing gradual expansion of Lansing's central business district, but also the beginnings of more intensive development. Larger buildings such as the five-story Hollister Building (1892-93) at the northwest corner of Washington and Allegan, the six-story Prudden Building (1902, demolished) at the southwest corner of Washington and Michigan, the five-story Cameron & Arbaugh Building (1905) at the southeast corner of Washington and Kalamazoo, and the six-story Oakland Building (1906, demolished) at the southeast corner of Michigan and Capitol all replaced smaller, lower buildings.

Development also affected Capitol Avenue. South Capitol began to acquire a mixed character in the 1860s when a foundry located at the southwest corner of Capitol and Kalamazoo Street. During the nationwide roller skating craze of the early 1880s, a large building was constructed on the east side of Capitol Avenue, south of where the Masonic Temple (Cooley Law School) now stands. Later, an "ice cream factory" was built farther south on the west side of Capitol Avenue. In 1892, a Freewill Baptist church was built at the southeast corner of Capitol and Kalamazoo, and in 1901-02, the city's Masons added a large temple.

North Capitol Avenue became a street mainly of substantial homes in the years following the construction of the new Michigan State Capitol. A number of churches were also built along North Capitol, drawn perhaps by the proximity to the capitol building and the central business district. In the 1880s and 1890s, Central Methodist, First Baptist, First Presbyterian, and All Souls Universalist congregations all constructed church buildings in the area.

During the 1890s, many large public buildings were also constructed along and near Capitol Avenue. Among these were some of Lansing's finest Richardsonian Romanesque structures, including the post office built in 1894 at Michigan and Capitol, and the monumental city hall constructed in 1897 at Capitol and Ottawa. Both were demolished in the late 1950s for the construction of a new city hall. A handful of other Romanesque Revival structures survive in the city, most notably the German Methodist Episcopal Church (1893), the Cherry Street School (1894), and a cluster of turn of the century commercial buildings in Lansing's National Register-listed North Lansing Commercial District (Old Town).

Central United Methodist Church

The earliest recorded Methodist meeting in Lansing was held in 1845, when Reverend Lewis Coburn first preached in the log cabin of Joab Page of North Lansing. In 1850, a Methodist class (congregation) was formed in what is now central Lansing. Its first leader was Reverend Resin Sapp, chaplain of the Michigan legislature. Services were held at Representative Hall in the old state capitol building. The same year, the state

deeded land at the corner of Washington Avenue and Ottawa Street (Lot #6, Block 96) to the First Methodist Episcopal Church under Public Act No. 231 of 1848. That land was subsequently turned over to the Central Methodist Episcopal Church, which constructed its first building in 1863.

By 1882, plans were being formulated for a new church. That year, a parcel of land at Lot #6, Block 95, one block west of the original site, was deeded to the church for \$2,500.00. On December 1, 1887, the original site was sold for \$12,000 to be delivered when the new church was finished. In 1888, Lot #5, Block 95 (located just north of Lot #6) was secured to complete the site for the new church building and a subscription for \$8,000 was started towards construction.

On June 18, 1888, Dr. William Haze and Dr. A. D. Hagadorn (both Trustees), and Mr. J. Gilletts (from the church-at-large) were appointed as the Building Committee. They worked with Charles H. Thompson, Adam Foster, F. E. Church, Morgan B. Hungerford, and Dr. R. E. Miller, to direct the building of the Richardsonian Romanesque, Ionia sandstone church. The new building was contracted for \$34,000 on September 1, 1888. It was designed by Elijah E. Myers of Detroit, the architect of the Michigan State Capitol. Henry W. Coddington of Kalamazoo was the contractor, and Israel Gillett was Superintendent of Construction, serving without pay as a service to the church. That price did not include pews, furnishings, or stained glass windows, and the completed structure cost approximately \$41,000. On May 2, 1889, the cornerstone for the building was laid and in it was placed a history of the church by C. E. Thompson. Bishop I. W. Joyce dedicated the completed building on April 20, 1890.

The completed church featured eighty-four stained glass windows, designed by the Chicago firm of W.H. Wells & Company, which opened ca. 1870 and was active through the turn of the century. Donations for the memorial windows were authorized by the Board of Trustees on March 19, 1889. The church was originally equipped with a Hook and Hastings pipe organ, run by a water motor, at a cost of \$5000. A new M.P. Moeller organ was installed in 1920.

On March 26, 1920, Lot #4, Block 96 (to the north of the original church building) was purchased for \$20,000 for the construction of an addition to the church. On November 11, 1921, philanthropist and REO Motor Car Company President Richard Scott and his wife Gertrude presented the Temple House to the church. The Scotts later provided an endowment fund of \$100,000 for the continued support of the building. They believed that in order to build the physical and social, as well as the moral and spiritual, life of the community, the church should serve with a seven day a week service and not operate solely on Sundays. The cornerstone for the Temple House was laid on May 30, 1922, by C. Jeffares McCombe, Minister; Theodore Henderson, Bishop; and L. H. Manning, D.D., Superintendent. The Temple House was dedicated a year later, on May 6, 1923, being accepted for the congregation by Professor Walter H. French. Prominent local architect Lee Black designed the building, then valued at \$250,000. Black went on to design many of Lansing's most notable downtown buildings, including the Bank of Lansing (1931), and the Dye Water Conditioning Plant (1939).

On December 31, 1922, an illuminated revolving cross was installed on the church tower, given by Mr. and Mrs. Joseph H. Burton, in memory of their deceased son, Hyde Monroe Burton. The cross was dedicated by Rev. C. Jeffares McCombe.

On September 3, 1942, Mr. and Mrs. Richard Scott donated the Mary-Sabina Chapel to the church, dedicated to the memory of their mothers, Mrs. Mary Jane Scott and Mrs. Sabina Elizabeth Teel. Architect Lee Black, this time in conjunction with his son Kenneth C. Black, designed and supervised the construction. The Chapel, like the Temple House, is Romanesque in style to harmonize with the original building. Under the direction of the architects, several artists worked to develop the decorative and symbolic features of the Chapel. These artists included Pietro Bernasconi, carver; Andrea Maglia and Thomas de Lorenzo, architectural decorations; and Corrado Parducci, modeler. (Parducci was a Detroit based architectural sculptor, was responsible for the ornamentation of many of Detroit's finest early twentieth century buildings, including the National Historic Landmark designated Fisher Building and Guardian Building, both finished in 1929, the Detroit Masonic Temple (1926), the Edsel and Eleanor Ford House (1927), and Meadowbrook Hall (1929).

On December 20, 1950, joint members of the Board of Trustees and Finance Committee considered an offer from a member of the congregation to give funds to the church for an electronic installation resembling bells in the church belfry. Church organist and Michigan State University carillonneur Wendell Westcott favored a traditional cast bell carillon. The Board of Trustees voted to accept the Memorial of Carillon bells, and thirty six traditional bells cast by the Dutch firm Petit and Fritsen were installed. This carillon became the third set of bells sold in this country by Petit & Fritsen who subsequently were to be the chief source of new carillon in the United States. As of the 2014 Carillon Directory, Central United Methodist Church continues to have one of the eight church carillons in the State of Michigan.

In 1955, portions of the church were remodeled to meet the changing needs of the congregation. The Moeller Organ, purchased in 1920, was replaced with a new Casavant Organ. The choir loft was no longer adequate for the expanded choirs, and with such extensive changes needed it was decided to rebuild the entire chancel, installing a new altar, enlarging the choir space, purchasing new chancel furnishings, and further redecorating the chancel, sanctuary, and narthex. At the same time a Memorial Plaque and Book of Remembrance were placed in the Goodell Library. A public address system was also installed.

In 1968 the Methodist Church merged with the Evangelical United Brethren Church, becoming the United Methodist Church. Thus Central Methodist became the Central United Methodist Church. The Church was listed on both the National and State Registers in 1980, and received a state historical marker in 1981.

Elijah E. Myers

The architect of Central United Methodist Church was Elijah E. Myers (1832-1909). Myers was a leading architect of government buildings during the latter half the nineteenth century, and is widely recognized for his designs of existing state capitol buildings in Michigan, Texas, and Colorado. During his thirty four year career as an architect, he completed designs for at least 80 buildings.

Born in Philadelphia in 1832, Myers initially studied law, but left school to work as a carpenter and joiner. He may have studied architecture at the Franklin Institute or with his friend, Samuel Sloan, a prominent and prolific architect and author of many architecture books. After serving as an engineer with the U.S. Construction Department during the Civil War, Myers moved to Springfield, Illinois in 1863 where he began his career in architecture and established his first firm. Myers moved to Detroit by 1871 where he lived and worked for the rest of his life.

Although he designed many residences and churches, Myers is most widely known for his governmental buildings throughout the United States, and in Mexico City and Rio de Janeiro. He worked on the Michigan Capitol building in the 1870s, the Texas Capitol in the late 1880s, and during the 1890s he worked on the Colorado Capitol building. Using the National Capitol in Washington, D.C. as a model, Myers established the standard for state capitol buildings. Myers also served on the Board of Examiners for the buildings erected for the Chicago World's Fair in 1893.

Other Michigan churches designed by Myers include the First Presbyterian Church in Albion and the Plymouth Congregational Church in Plymouth. It is unknown if Myers attended church or had a religious affiliation. He married and had four children, of which one son joined him in his architecture practice. Myers died in Detroit in 1909.



A portrait of Elijah E. Myers, Central United Methodist Church architect, hangs in the Michigan Senate meeting room bearing his name in the state Capitol, in Lansing, Mich. Myers was the architect for the Michigan Capitol building, as well as those of Texas and Colorado. The portrait was painted by Joseph DuMont in 1995, based on photographs.

Lee Black

Lee Black, designer of the Temple House and Mary-Sabina Chapel, established his Lansing architectural practice in 1913. Two of his early commissions were the First Methodist Episcopal Church, E. Grand River at Cedar Street (more recently Bethlehem Temple Church and the Temple Club) and the first part of the Mt. Hope Methodist Episcopal Church at Cedar and Mt. Hope – both built in 1916-17 (Mt. Hope was expanded in the 1920s). During his early career in Lansing, Black designed numerous Methodist churches – the *Michigan Contractor & Builder* records commissions in Wacousta (10/30/1915), Marshall (5/20/1922), Muskegon Heights (7/15/1922), and Cadillac (8/18/1928), along with the Temple House. Kenneth C. Black joined his father in the firm in 1930 and was made a full partner two years later. Lee Black retired in 1958 and the firm then reorganized as Kenneth C. Black & Associates.

References:

Central United Methodist Church, *History of Central United Methodist Church 1850-1976*, 1976.

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Elliott, Cecil D. *The American Architect from the Colonial Era to the Present*. McFarland & Company, Inc. 2003.

Goeldner, Paul. *The Designing Architect: Elijah E. Myers*. The Southwestern Historical Quarterly, Texas State Historical Association (JSTOR). 1988.

Lansing Downtown Historic District, National Register of Historic Places Registration Form, 2008.

Michigan Historical Marker for Central Methodist Church, 1981.

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<http://www.senate.michigan.gov/history/meyers.html>.

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Reindl, J.C. *Seneca court architect will be honored*. Toledo Blade. 2009.
<http://www.toledoblade.com/local/2009/03/02/Seneca-court-architect-will-be-honored.html>

Smyrl, Vivian Elizabeth. *Myers, Elijah E.* Published by the Texas State Historical Association. *Handbook of Texas Online*. Uploaded on June 15, 2010.
<http://www.tshaonline.org/handbook/online/articles/fmy02>.

Michigan Contractor & Builder. March 25 and April 15, 1916.

SAMPLE ORDINANCE ESTABLISHING THE DISTRICT

1220.26. – Central United Methodist Church Historic District.

The Central United Methodist Church Historic District, located at 215 N. Capitol Avenue (A.K.A. 200 W. Ottawa Street), being legally described as:

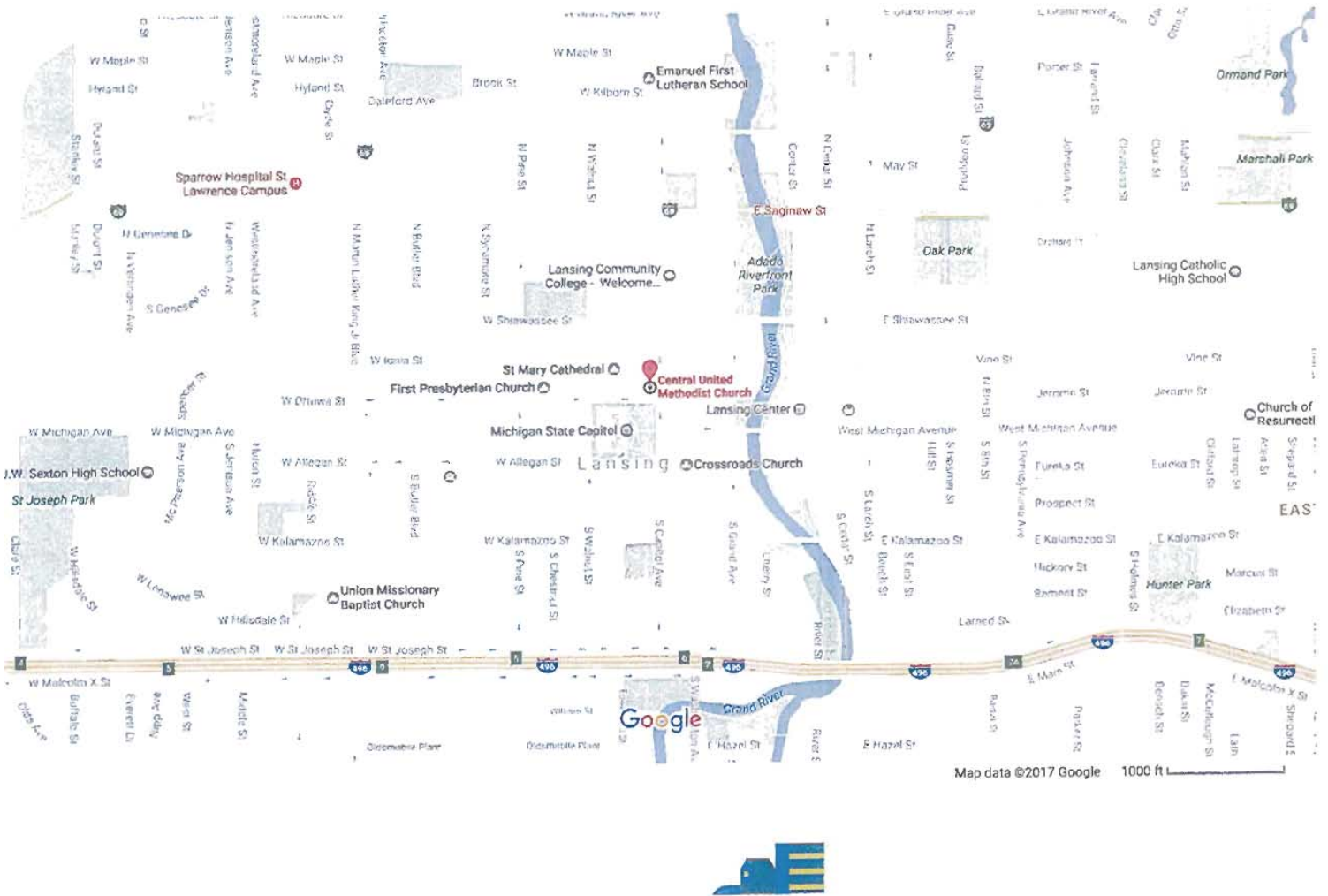
Lots 4, 5, and 6, Block 95, Original Plat, City of Lansing, Ingham County, Michigan. PPN 33-01-01-16-180-041.

is hereby established as a Lansing Historic District in accordance with this chapter.

Attachments

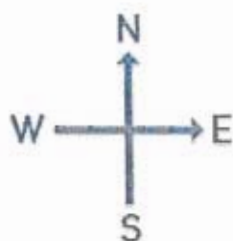
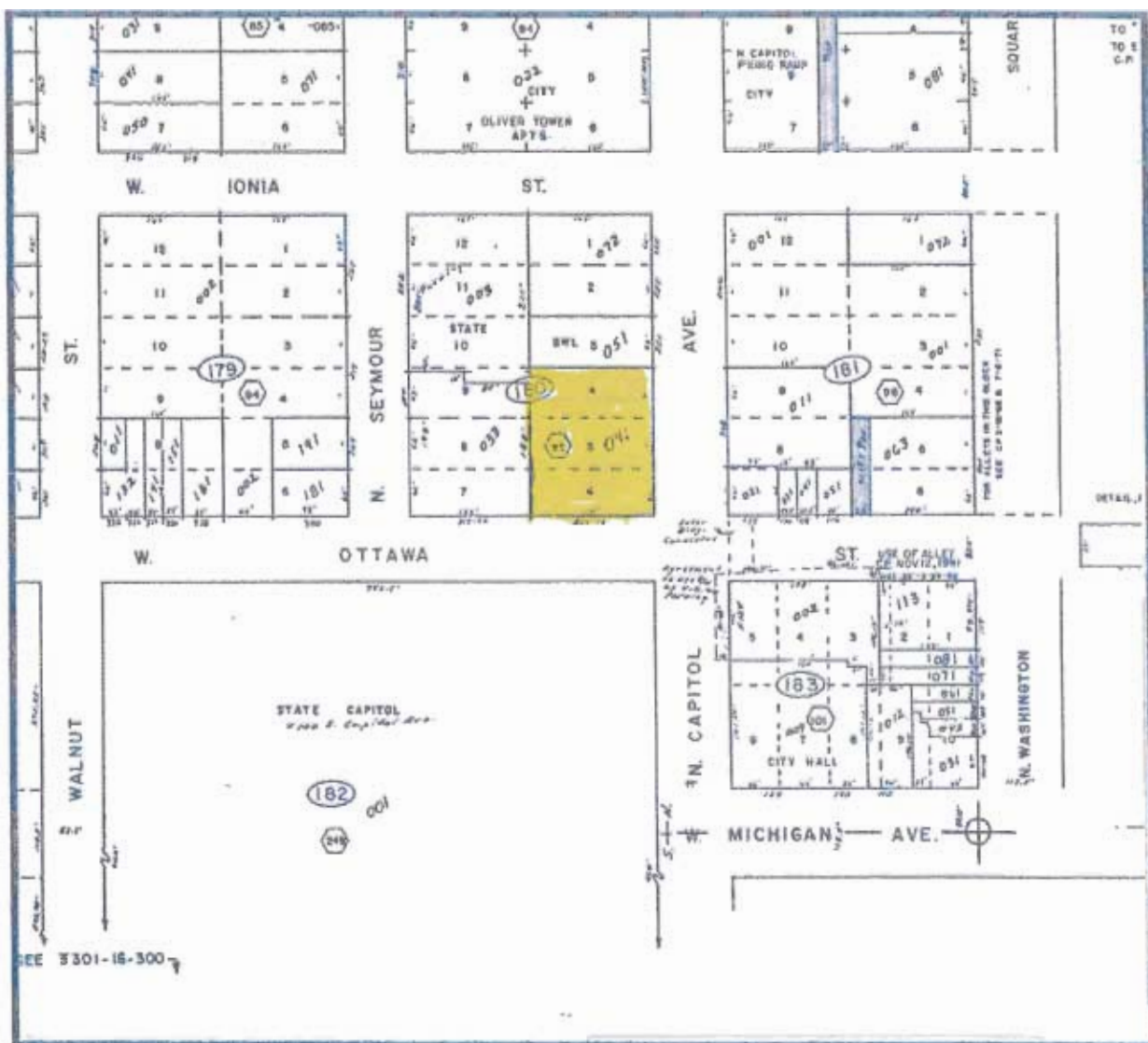
- Vicinity map
- Parcel map
- Exterior photographs

Google Maps



Central United Methodist Church, 215 N. Capitol Ave., Lansing, Michigan





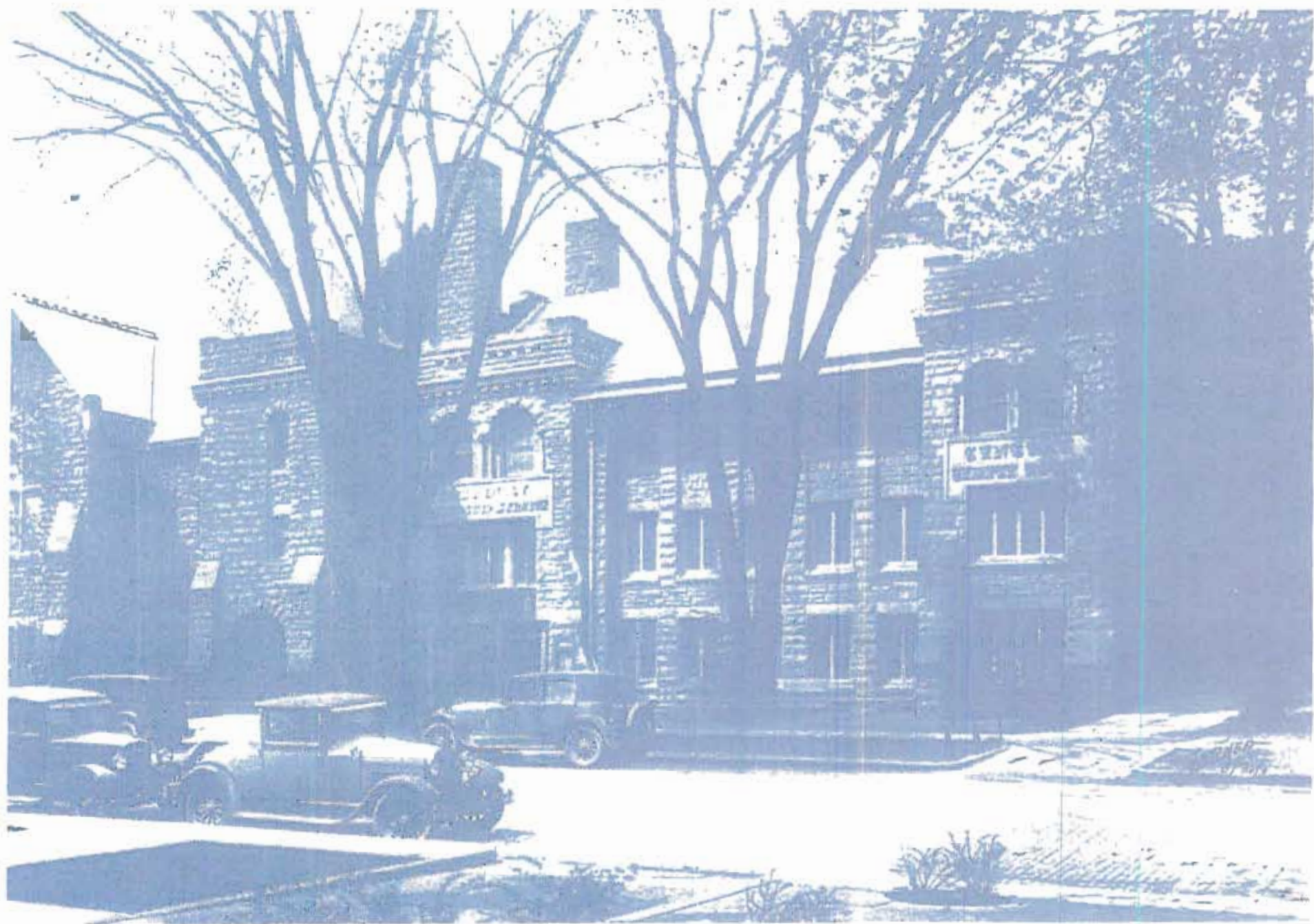
Central United Methodist Church

Lots 4, 5, and 6, Block 95, Original Plat, City of Lansing, Ingham County, Michigan. PPN 33-01-01-16-180-041.



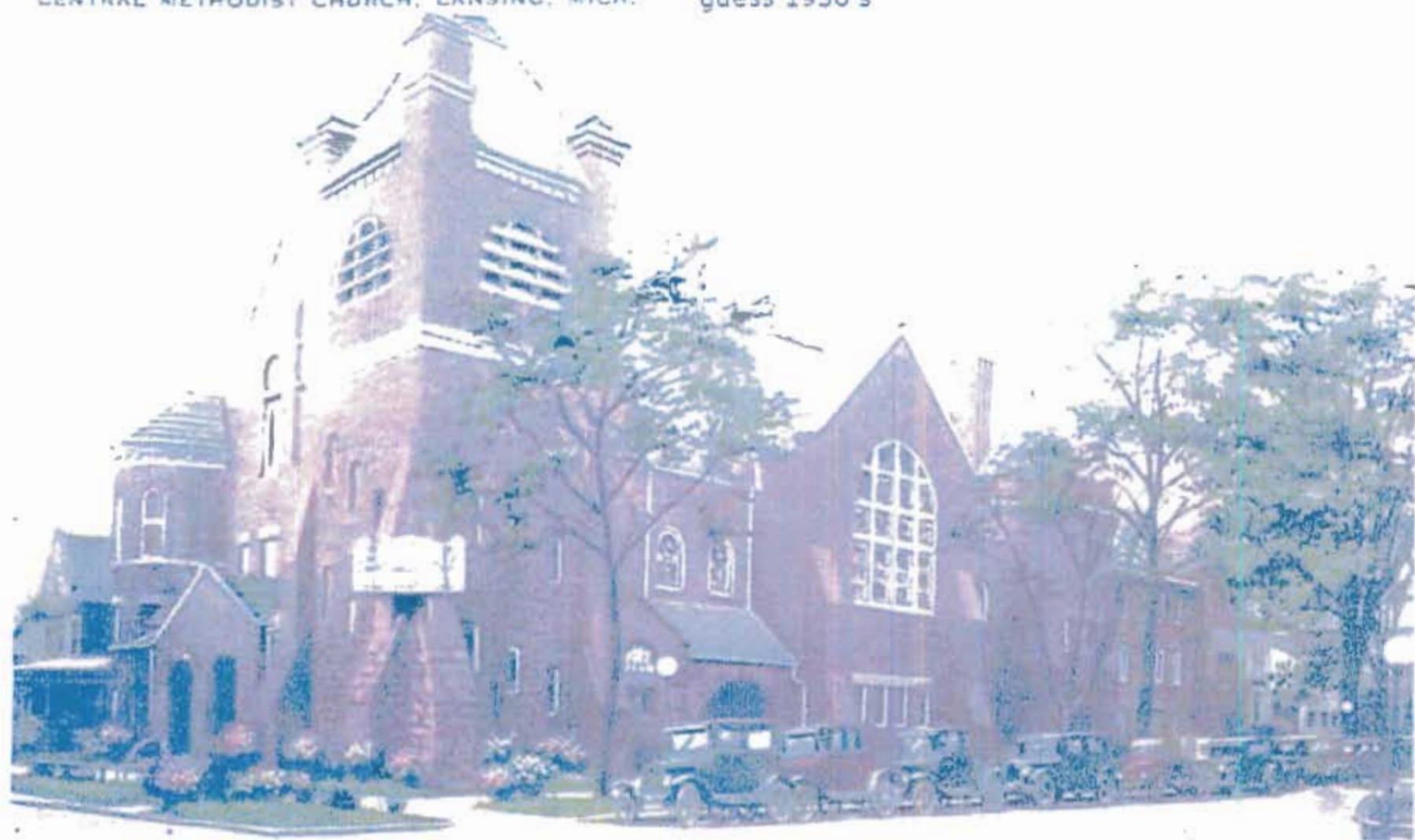






CENTRAL METHODIST CHURCH, LANSING, MICH.

guess 1930's



ORDINANCE NO. 1220.26

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN TO AMEND CHAPTER 1220 BY ADDING A NEW SECTION 1220.26 TO THE LANSING CODIFIED ORDINANCES FOR THE PURPOSE OF ESTABLISHING THE CENTRAL UNITED METHODIST CHURCH HISTORIC DISTRICT, A SINGLE-RESOURCE LOCAL HISTORIC DISTRICT LOCATED AT 215 N. CAPITOL AVENUE (A.K.A. 200 W. OTTAWA STREET) PPN 33-01-01-16-180-041, IN THE CITY OF LANSING, MICHIGAN, AND DEFINING ITS BOUNDARIES IN ACCORDANCE WITH CHAPTER 1220.

The City of Lansing ordains:

Section 1. That Chapter 1220 of the Code of Ordinances of the City of Lansing, Michigan, be and is hereby amended by adding a new Section 1220.26 to read as follows:

1220.26. – CENTRAL UNITED METHODIST CHURCH HISTORIC DISTRICT.

THE CENTRAL UNITED METHODIST CHURCH HISTORIC DISTRICT, LOCATED AT 215 N. CAPITOL AVENUE (A.K.A. 200 W. OTTAWA STREET), BEING LEGALLY DESCRIBED AS:

Lots 4, 5, and 6, Block 95, Original Plat, City of Lansing, Ingham County, Michigan. PPN 33-01-01-16-180-041.

IS HEREBY ESTABLISHED AS A LANSING HISTORIC DISTRICT IN ACCORDANCE WITH THIS CHAPTER.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance was duly adopted by the Lansing City Council on _____, 2017, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 5. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.



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 Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 6/9/17
RE: SLU-2-2017, Residential Use - 3600 N. Grand River

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
SLU-2-2017, Residential Use - 3600 N. Grand River

Date: June 7, 2017

The Lansing Planning Board, at its regular meeting held on June 6, 2017, voted (4-0) to recommend approval of SLU-2-2017. This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, 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.

At the Planning Board public hearing held on June 6, 2017, the applicant's representatives spoke in favor 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"

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

SLU-2-2017

**Residential Use in the “H” Light Industrial District
3600 N. Grand River Avenue**

WHEREAS, AIS Construction Equipment Corporation has requested a special land use permit to allow the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the property is zoned “H” Light Industrial District, where residential use is permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on June 6, 2017, at which the applicant’s representatives spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its June 6, 2017 meeting, voted (4-0) to recommend approval of SLU-2-2017 for a Special Land Use to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2017; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2017, a Special Land Use permit to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property.

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, the City Council determines the following:

1. The proposed boarding house is compatible with the essential character of the surrounding area, as designed.
2. The proposed boarding house will not change the essential character of the surrounding area.
3. The proposed boarding house will not interfere with the general enjoyment of adjacent properties.
4. The proposed boarding house will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed boarding house will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed boarding house can be adequately served by essential public facilities and services.
7. The proposed boarding house will not place any demands on public services and facilities in excess of current capacities.
8. The proposed boarding house is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed boarding house will comply with the requirements of the "H" Light Industrial District.

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, _____, 2017, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-2-2017: Special Land Use Permit, 3600 N. Grand River Avenue, Residential Land Use in the "H" Light Industrial District

GENERAL INFORMATION

APPLICANT/OWNER: AIS Construction Equipment Corporation
3600 N. Grand River Avenue
Lansing, MI 48906

REQUESTED ACTION: Special Land Use Permit to residential use in the "H" Light Industrial District

EXISTING LAND USE: Construction equipment sales and heavy equipment repair/operator classes

EXISTING ZONING: "H" Light Industrial & "A" Residential Districts

PROPOSED ZONING: No change

PROPERTY SIZE & SHAPE: 7 acres

SURROUNDING LAND USE: N: Industrial
S: Residential
E: Office/Storage
W: Office/Industrial/Educational

SURROUNDING ZONING: N: "H" Light Industrial District
S: "A" Residential District
E: "G-2" Wholesale & "I" Heavy Industrial District
W: "H" Light Industrial, "J" Parking & "A" Residential Districts

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for light industrial land use. N. Grand River is designated as a principal arterial and Remy drive is designated as a local road.

SPECIFIC INFORMATION

This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

In addition to selling and repairing heavy construction equipment, AIS operates a technical school on the property, offering courses in heavy equipment repair and operator courses. The purpose of the SLU is to provide housing for the students who are enrolled in the classes from Sunday evening to Friday morning. The maximum number of students that would occupy the house at any given time is 15. A building permit to change the use of the building from offices to housing will be required to ensure that it meets all applicable codes for residential occupancy.

AGENCY RESPONSES:

BWL:

Building Safety: The BSO has no objections.

Development:

Fire Marshal:

Parks & Recreation: No comments.

Public Service: Any redevelopment of the site with significant site changes will require a site plan review.

Transportation: The Transportation and Non-Motorized Section of the Public Service Department does not have any comments or requirements

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 applicant owns the property at 3600 N. Grand River as well as the adjacent site to its west. The properties are utilized for heavy construction equipment sales/repair and as a vocational school for the repair and operation of heavy construction equipment, all of which are permitted uses in the "H" Light Industrial district. The applicant is proposing to convert the existing office building at the southeast corner of the site to a boarding house for up to 15 students who are enrolled in classes on the subject property. The students will occupy the building from Sunday evening to Friday morning. Residential use in the "H" Light Industrial district required a special land use permit. The boarding house will be considered accessory to the vocational school which is one of the primary uses on the site.

From a physical standpoint, the site will remain exactly the same as no new construction is proposed. The residential use will not draw additional traffic to the site as the students that will occupy it are already visiting the site on a regular basis. The special land use will merely provide a place for them to live while taking classes.

The properties directly adjoining the subject property are all being utilized for industrial or office uses. There is a residential neighborhood on the south side of Grand River which is a major thoroughfare that provides a significant buffer between the neighborhood and the subject property. Given the adjoining industrial/office land uses, the location of the site on a major thoroughfare and the lack of any physical change to the property, the proposed special land use permit will have no negative impacts on the surrounding area.

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

As described above, residential use of one of the buildings to provide housing for students taking classes on the site will not change the essential character of the area. The primary uses of the site (heavy construction equipment sales/repair, vocational school) will remain exactly the same. The proposed boarding house is merely accessory to the primary uses on the site. Furthermore, since the applicant is not proposing any changes to the site in terms of new construction, its layout and appearance will not change. In addition, the proposed boarding house is not anticipated to generate any type of activity that would be disturbing in any way to the surrounding area.

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

Residential use of the site will not interfere with the enjoyment of adjacent properties. The surrounding properties to the east, west and north are all currently zoned either industrial or wholesale. The area to the south is zoned residential but is separated from the site by N. Grand River Avenue. Furthermore, the proposed residential use is far less intensive than many of the industrial uses that could be located in the area of the site containing the building that is the subject of this request which could impact the area neighborhood to the south.

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?

No changes are proposed for the site (no new parking or new building area). The proposed conversion of a building from office use to residential use will have no impact on the natural environment.

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?

No nuisances are anticipated to result from the proposed residential use of one of the buildings on the site. In fact, residential use typically has much less of an impact on an adjoining area than many of the uses that would be permitted by right in an “H” Light Industrial district.

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?**

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services.

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

The proposed conversion of a building from office to residential use will not place demands on any public services 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?**

Residential development of the subject property will be consistent with the intent and purpose of both the Zoning Ordinance and the Design Lansing Master Plan. The Zoning Ordinance permits residential land use in the “H” Light Industrial district, with a special land use permit when it can be determined through an analysis of the criteria contained in Section 1282.03(f)(1)-(9) of the Zoning Ordinance that such use is appropriate for the proposed location. In this particular case, residential use of one building on the site will comply with the applicable criteria used for evaluating special land use permits.

The Design Lansing Comprehensive Plan designates the subject property for “Light Industrial” use. The intent of this designation as stated in the Plan is:

“To provide an environment for commercial services, sales, warehousing/wholesaling, and manufacturing when located within an enclosed structure. No outdoor storage of materials or equipment other than sales displays should be permitted.”

The Master Plan lists the following as typical uses for this designation:

“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.”

The applicant's proposal is consistent with the intent and purpose of the Master Plan. As noted above, residential use is listed as one of the uses that should be allowed for this district. Furthermore, a trade/vocational school is a permitted use in the "H" Light Industrial district and the proposal is strictly to provide housing for its students during the time that they are attending classes.

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

No new construction is proposed for the subject property. The building that is the subject of this request complies with all dimensional requirements set forth in the Zoning Ordinance. In addition, there is more than adequate parking on the site to accommodate the proposed residential use, both from a code standpoint and from a practical standpoint.

SUMMARY

This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation 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 complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

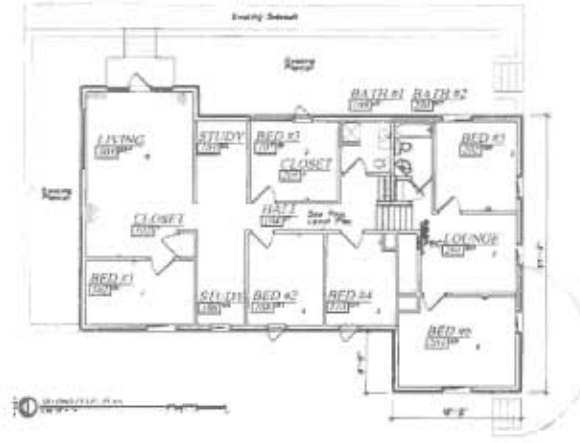
1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does 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 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

Based on the findings of fact contained in the staff report, it is recommended that SLU-2-2017 be approved to permit use of the building located at the southeast corner of 3600 N. Grand River Avenue for housing for up to 15 students attending classes on the property, subject to compliance with all applicable building and housing codes for residential occupancy.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**





North West Corner



North Elevation



West Elevation



North Elevation (South end)



South East Corner



South Elevation



South West Corner



West Elevation

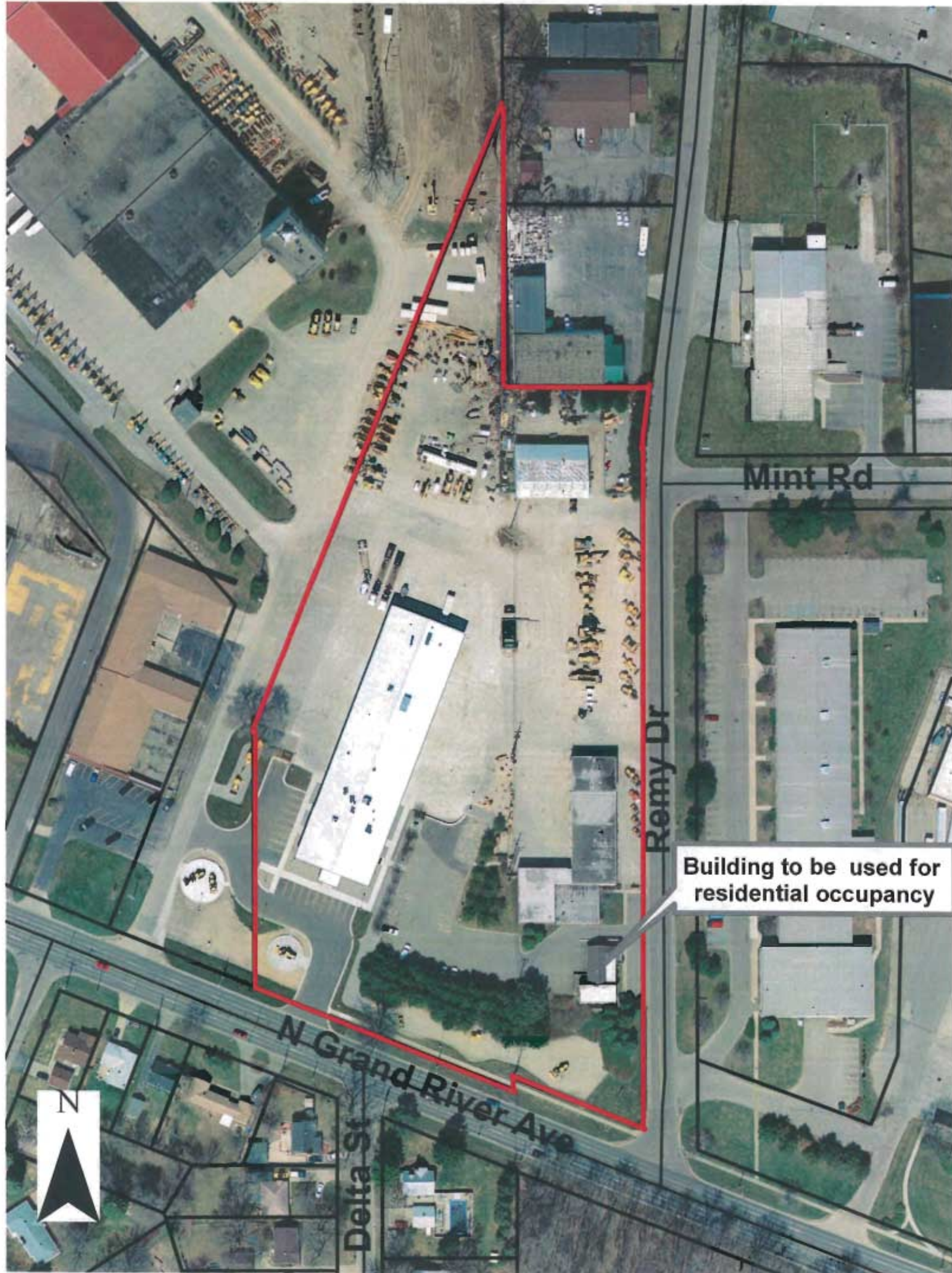


Building to be used for housing



Vocational School Building





Mint Rd

Remy Dr

Building to be used for residential occupancy

N Grand River Ave

Delta St



Legend

-  roads_final
-  Tax Parcels
-  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



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

SLU-2-2017

**Residential Use in the “H” Light Industrial District
3600 N. Grand River Avenue**

WHEREAS, AIS Construction Equipment Corporation has requested a special land use permit to allow the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the property is zoned “H” Light Industrial District, where residential use is permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on June 6, 2017, at which the applicant’s representatives spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its June 6, 2017 meeting, voted (4-0) to recommend approval of SLU-2-2017 for a Special Land Use to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2017 on _____ 2017; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2017, a Special Land Use permit to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property.

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, the City Council determines the following:

1. The proposed boarding house is compatible with the essential character of the surrounding area, as designed.
2. The proposed boarding house will not change the essential character of the surrounding area.

3. The proposed boarding house will not interfere with the general enjoyment of adjacent properties.
4. The proposed boarding house will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed boarding house will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed boarding house can be adequately served by essential public facilities and services.
7. The proposed boarding house will not place any demands on public services and facilities in excess of current capacities.
8. The proposed boarding house is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed boarding house will comply with the requirements of the "H" Light Industrial District.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-2-2017, 3600 N. Grand River Avenue

Special Land Use Permit - Residential Use in the "H" Light Industrial District

The Lansing City Council will hold a public hearing on Monday, _____, 2017, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-2-2017. This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation 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, _____ 2017 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



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 Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 6-9-17
RE: Z-4-2017, Rezoning, Vacant Parcel east of 1219 Victor Avenue

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
Z-4-2017, Rezoning, Vacant Parcel east of 1219 Victor Avenue

Date: June 7, 2017

The Lansing Planning Board, at its regular meeting held on June 6, 2017, voted (4-0) to recommend approval of Z-4-2017, a request by Reid Machinery, Inc. to rezone the vacant, .57 acre parcel of land located immediately east of 1219 Victor Avenue from "B" Residential to "C" Residential. The purpose of the rezoning is to permit the construction of 3 duplexes on the site.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed rezoning is consistent with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. The Board also found that the request would create a zoning pattern consistent with proper planning and zoning principles, as described in the staff report.

At the Planning Board public hearing held on June 6, 2017, the applicant's representative spoke in favor and 5 area property owners 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, _____, 2017, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-4-2017: Vacant parcel (33-01-01-29-259-120) east of 1219 Victor Avenue,
Rezoning from "B" Residential District to "C" Residential District

GENERAL INFORMATION

APPLICANT/OWNER: Reid Machinery, Inc.
3030 S. ML King
Lansing, MI 48910

EXISTING LAND USE: Vacant property

EXISTING ZONING: “B” Single Family Residential District

PROPOSED ZONING: “C” Two-Family Residential District

PROPERTY SIZE: 264.8’ x 94’ = 24,891.2 square feet – .57 acres

SURROUNDING LAND USE: N: Single Family Residential
S: Warehouse/Storage/Office
E: Repair Shop
W: Single Family Residential

SURROUNDING ZONING: N: “B” Residential District
S: “G-2” Wholesale District
E: “F” Commercial District
W: “B” Residential District

MASTER PLAN: The Design Lansing Master Plan designates the subject property for medium–low density residential use. Victor Avenue is designated as a local road.

DESCRIPTION:

This is a request by Reid Machinery, Inc. to rezone the vacant, .57 acre parcel of land located immediately east of 1219 Victor Avenue, legally described as:

Lot 7, except the East 20 feet thereof, also Lots 8-12 and the East 30 Feet of Lot 13;
Block 29, Elmhurst Subdivision

from “B” Residential to “C” Residential. The purpose of the rezoning is to permit the construction of 3 duplexes on the site.

AGENCY RESPONSES

BWL:

Building Safety: The Building Safety Office has no objections to the rezoning.

Development Office:

Parks & Recreation: No comments.

Public Service:

Traffic Engineer: The Transportation and Non-Motorized Section of the Public Service Department doesn't have any comments or requirements

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The applicant is requesting the rezoning for the purpose of constructing 3 duplexes on the site. Under the current zoning, the applicant could split up the parcel into 6 separate parcels, each of which could contain a single family dwelling. Therefore, the proposed density will be consistent with the density allowed under the current zoning and the predominant density of the neighborhood.

Since the site adjoins quasi-industrial uses to the south and east, it is unlikely that it would be developed for new single family dwellings, which are typically constructed for owner-occupancy. The duplexes, by contrast, would likely be used as rentals which makes them more desirable given the surrounding land uses. The duplexes would also provide a proper transition between the nonresidential uses and the existing single family neighborhood. A transitional or step-down zoning pattern is an accepted planning practice as it provides a buffer between intensive and low impact uses.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for low-medium density residential land use. The Plan specifies the following for this land use classification:

“To provide an environment for medium-low-density single-family detached; single-family attached (townhomes); **and two-family dwelling units.**”

The proposed duplexes are therefore, consistent with the land use pattern being advanced in the Master Plan for the subject property.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed duplexes will not have any negative impacts on vehicular or pedestrian traffic in the area.

IMPACT ON PUBLIC FACILITIES:

The utility systems in the area are capable of accommodate three duplexes. It is anticipated that the site would be split up into 3 separate parcels of land, each containing one duplex. If this is the case, the construction of the duplexes will not require site plan review but will require building permits. If the property were to be developed as one parcel containing all 3 duplexes, it would have to be approved through the Planned Residential Development (PRD) process and reviewed and approved through the City's administrative site plan review process.

ENVIRONMENTAL IMPACT:

The proposed duplex development will not have any negative impacts on the environment. The proposed “C” Residential zoning allows 60% maximum lot coverage for structures and all other impervious surface combined. Therefore, no storm water detention will be required.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposed rezoning will not negatively impact future patterns of development in the area and will not set a negative precedent for future rezonings in the area. With the exception of the subject property, the residential lots on Victor Avenue are exclusively zoned “B” Residential and contain single family residences. The “C” Residential requires a minimum lot width of 60 feet for the construction of a duplex or for the conversion of single family homes into duplexes. The majority of the lots in the area are 40-50 feet wide which would disqualify them from being used as duplexes even if they were to be rezoned to the “C” Residential district.

SUMMARY

This is a request by Reid Machinery, Inc. to rezone the vacant .57 acre parcel of land located immediately east of 1219 Victor Avenue, legally described as:

Lot 7, except the East 20 feet thereof, also Lots 8-12 and the East 30 Feet of Lot 13;
Block 29, Elmhurst Subdivision

from “B” Residential to “C” Residential. The purpose of the rezoning is to permit the construction of 3 duplexes on the site.

The findings of fact as outlined in this staff report support a positive recommendation for the rezoning. The proposed rezoning is consistent with the existing land use and zoning patterns in the area and will have no negative impacts on transportation, utilities or future patterns of development.

RECOMMENDATION

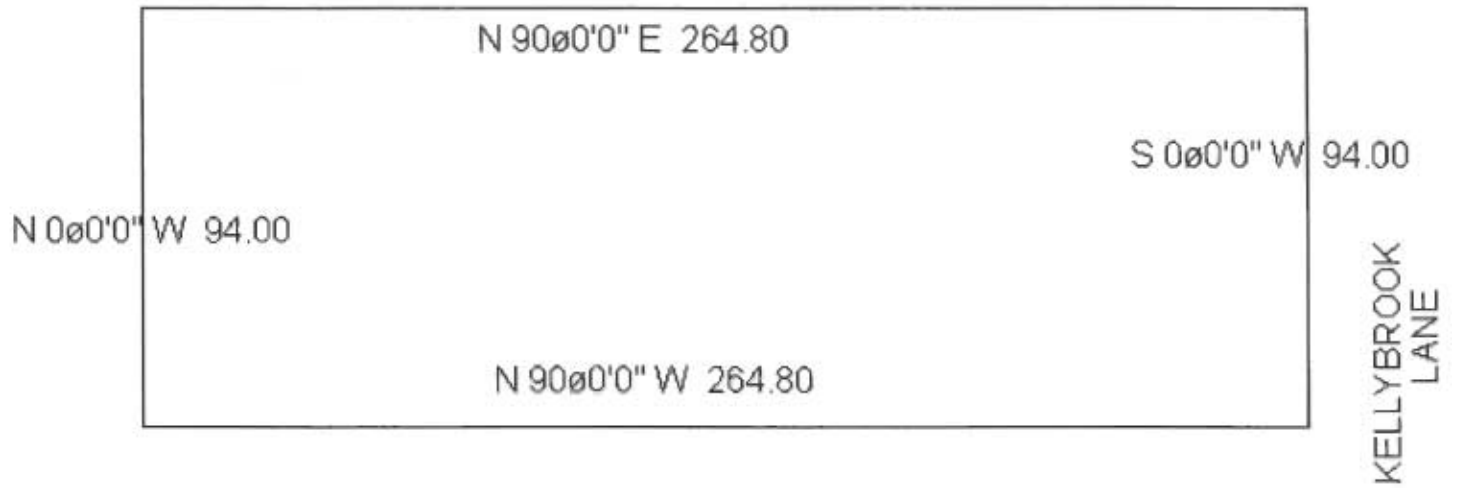
Pursuant to the findings described above, the following recommendations are offered for the Planning Board’s consideration:

Staff recommends that Z-4-2017 be approved to rezone the vacant .57 acre parcel of land located immediately east of 1219 Victor Avenue, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

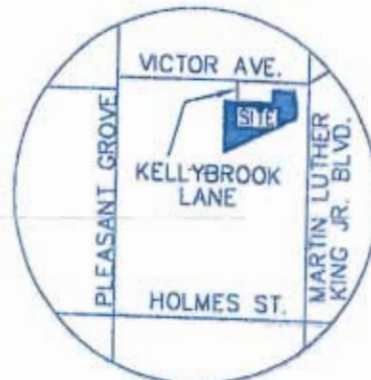
**Susan Stachowiak
Zoning Administrator**

VICTOR AVE

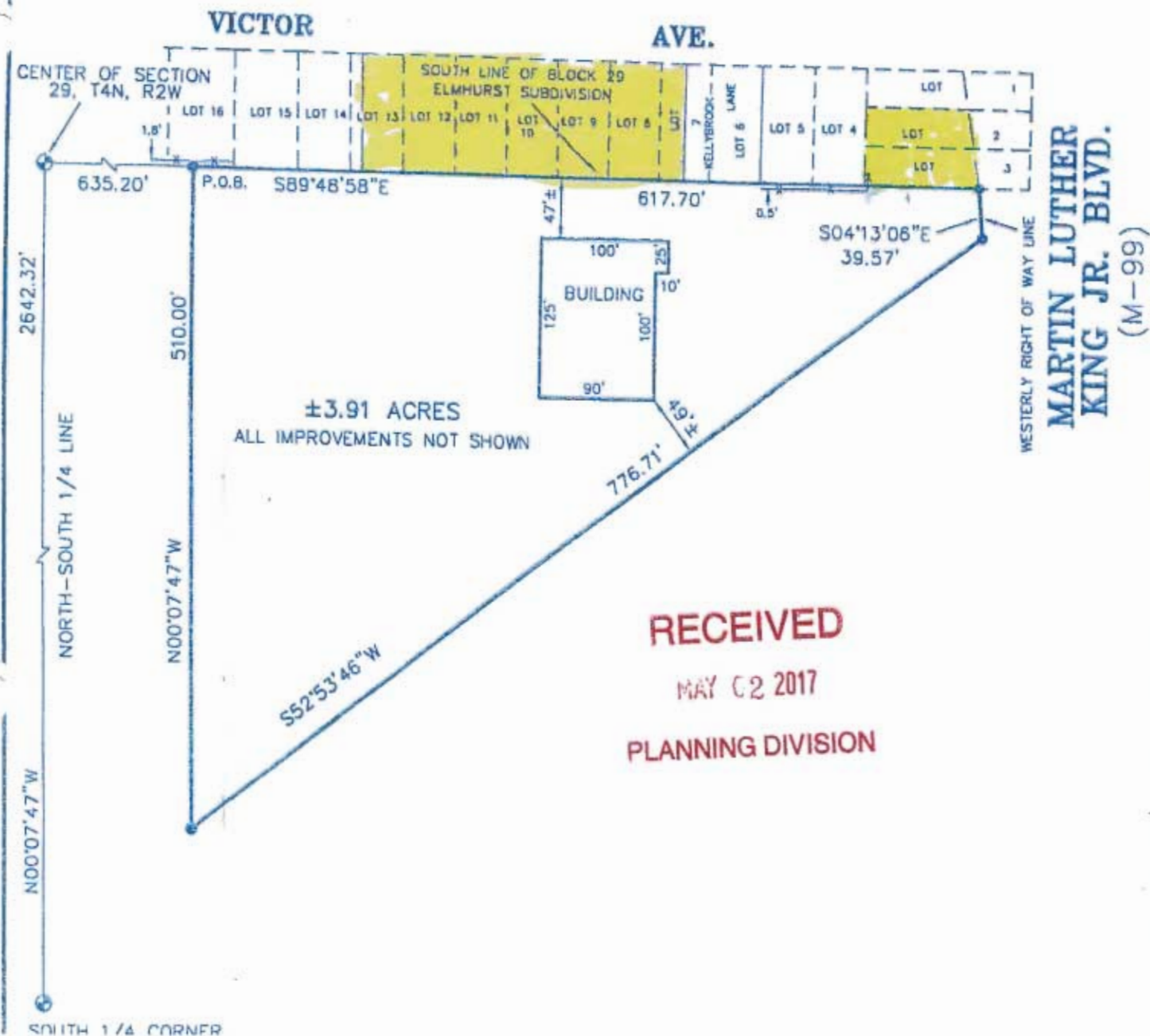


CERTIFIED BOUNDARY SURVEY

FOR: **REID MACHINERY INCORPORATED**



LOCATION MAP
(NO SCALE)



CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed at the direction of said parties, a parcel of land previously described as:

A part of the Southeast 1/4 of Section 29, T4N, R2W, City of Lansing, Ingham County, Michigan.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundary of said parcel and that the more particular legal description of said parcel is as follows:

A part of the Southeast 1/4 of Section 29, T4N, R2W, City of Lansing, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section, thence N00°07'47"W 2642.32 feet to the Center of said Section; thence S89°48'58"E along the South line of Block 29, Elmhurst Subdivision as recorded Liber 6 of Plats, Page 13, Ingham County Records, 635.20 feet to the point of beginning of this description; thence S89°48'58"E continuing along said South line 617.70 feet to the Westerly right of way line of Martin Luther King Jr. Blvd; thence S04°13'06"E along said right of way line 39.57 feet; thence S52°53'46"W parallel with the Southerly right of way line of N.Y.C. Railroad 776.71 feet; thence N00°07'47"W parallel with said North-South 1/4 line 510.00 feet to the point of beginning; said parcel containing 3.91 acres more or less; said parcel subject to easements and restrictions if any.

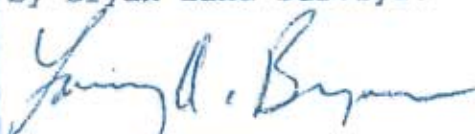
WITNESSES TO SECTION CORNERS:

South 1/4 corner Section 29, T4N, R2W, Liber 6, Page 264.
Found 1" iron in monument box, centerline of Holmes Road.
Found nail & tag #16053 North side of power pole, South, 24.52'
Northeast corner of brick house, S45°W, 86.17'
Found 3/4" pipe, South, 32.70'
Southeast corner of foundation house #1506, 126.90'
Top center of fire hydrant, N50°E, 88.17'

Center of Section 29, T4N, R2W, Liber 4, Page 34.
Found 1/2" bar in 1/2" pipe on fence line East, West & North.
Southwest corner of garage foundation, N20°E, 15.20'
Southeast corner of garage foundation, N40°W, 60.0'
Found concrete monument, West, 25.00'

This survey complies with the requirements of Public Act 132 of 1970, as amended, and was performed with an error of closure no greater than a ratio of 1 in 5000.

All bearings are derived from the South line of Section 29, which is shown to bear N89°53'19"E on previous survey No. 92-B-37229 by Bryan Land Surveys.

 12-22-97

Larry A. Bryan Date:
Professional Surveyor No. 25832

RECEIVED

MAY 02 2017

PLANNING DIVISION



Victor Ave

Property to be rezoned



Legend

-  roads_final
-  Tax Parcels
-  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



N



CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-4-2017, Vacant Property on Victor Avenue
Rezoning from “B” Residential District to “C” Residential District

The Lansing City Council will hold a public hearing on Monday, _____, 2017 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-4-2017. This is a request by Reid Machinery, Inc. to rezone the vacant, .57 acre parcel of land located immediately east of 1219 Victor Avenue, legally described as:

Lot 7, except the East 20 feet thereof, also Lots 8-12 and the East 30 Feet of Lot 13;
Block 29, Elmhurst Subdivision

from “B” Residential to “C” Residential. The purpose of the rezoning is to permit the construction of 3 duplexes on the site.

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, _____, 2017 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

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-4-2017

Parcel Number: 33-01-01-29-259-120

Legal Descriptions: Lot 7, except the East 20 feet thereof, also Lots 8-12 and the East 30 Feet of Lot 13; Block 29, Elmhurst Subdivision, City of Lansing, Ingham County, MI, from "B" Residential district to "C" Residential district

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2017, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-4-2017: Vacant parcel (33-01-01-29-259-120) east of 1219 Victor Avenue,
Rezoning from “B” Residential District to “C” Residential District

was introduced by the Committee on Development & Planning, read a first time by its title and referred to the Committee on Development and Planning.



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 Tina Houghton and Councilmembers

FROM: Mayor Virg Bernero

DATE: March 5, 2015

RE: Resolution— Z-1-2015— 930 W. Holmes Road, excluding the area beginning at the front property line along W. Holmes Road, to a depth of 120 feet to the north and from the front property line along S. Washington Avenue to a depth of 80 feet to the west— Rezoning from “F” Commercial District to “G-2” Wholesale District

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

VB/rh
Attachment

To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM - Z-1-2015, 930 W. Holmes Road, Rezoning

Date: March 4, 2015

The Lansing Planning Board, at its regular meeting held on March 3, 2015, voted (4-1) to recommend approval of a request by DealPoint Merrill, LLC to rezone the property at 930 W. Holmes Road, excluding the area beginning at the front property line along W. Holmes Road, to a depth of 120 feet to the north and from the front property line along S. Washington Avenue to a depth of 80 feet to the west, from "F" Commercial District to "G-2" Wholesale District, with the condition that no chain-link, wire, wood or vinyl fence will be constructed on the property. The purpose of the rezoning is to permit the building at 930 W. Holmes Road to be used for a "climate controlled self-storage and logistics facility" as well as retail and office uses.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed rezoning will be consistent with the existing land use patterns in the area and with goals of the future land use pattern being advanced in the Design Lansing Comprehensive Plan.

At the Planning Board public hearing held on February 3, 2015, the applicant's representative and one area business owner spoke in favor of the request and two area residents 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

Legend

roads_final
Parcels_2013

Vector.GIS.Zoning

Representation: Vector.GIS.Zoning_Rep

- 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

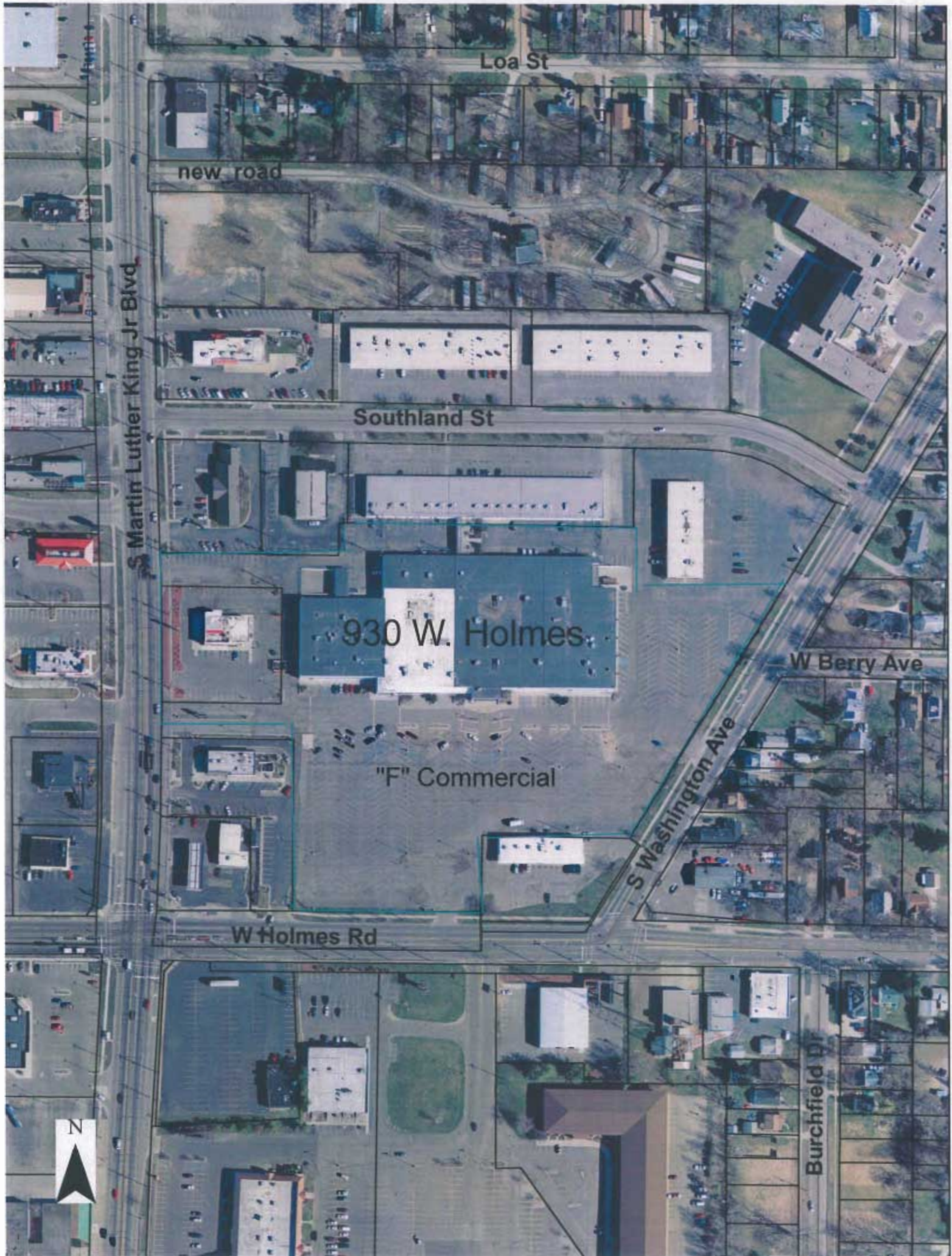
Zoning



N



Burchfield Dr



Loa St

new road

S Martin Luther King Jr Blvd

Southland St

930 W. Holmes

"F" Commercial

W Holmes Rd

W Berry Ave

S Washington Ave

Burchfield Dr



Image/Sketch for Parcel: 33-01-01-29-477-082

City of Lansing

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Caption: EDS



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Image/Sketch for Parcel: 33-01-01-29-477-082

City of Lansing

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Caption: No caption found



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19 comments

Former Kmart in Saginaw Township to become large self-storage facility



Los Angeles-based DealPoint Merrill has purchased the shuttered Kmart store on Bay Road in Saginaw Township and the vacant plaza it's located in. (Courtesy | DealPoint Merrill)

Print (http://blog.mlive.com/mid-michigan-business_impact/print.html?entry=2014/08/dealpoint_merrill_buys_former.html)



(<http://connect.mlive.com/staff/hjordan/index.html>) By Heather Jordan | heather_jordan@mlive.com
(<http://connect.mlive.com/staff/hjordan/posts.html>)

Follow on Twitter (<http://twitter.com/HeatherLJordan>)

on August 02, 2014 at 10:08 AM, updated September 05, 2014 at 9:01 AM

SAGINAW TOWNSHIP, MI — A company plans to convert a shuttered Kmart store in Saginaw Township into an indoor, climate-controlled self-storage facility, with secured boat and RV storage located behind the building.

Los Angeles-based DealPoint Merrill, a subsidiary of The Merrill Group of Companies, which is a real estate development and property management firm, has purchased the former Kmart store on Bay Road.

Bridget Smith, Saginaw Township's assistant director of community development, said the 97,645-square-foot former Kmart store, located at 4435 Bay, was built in 1975. It has been vacant since about 2006, she said.

The "climate-controlled super center" will include a business center, organized shipping, truck rentals, private mail boxes and moving supplies, among other things, said communications director Danielle Watson.

In addition, two retail pads in front of the former Kmart store are available for sale or lease.

Watson said the site appealed to DealPoint because of its close proximity to Fashion Square Mall, numerous other retail stores and residential areas.

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(http://www.mlive.com/news/ann-arbor/index.ssf/2014/12/police_identify_man_killed_in.html#ix_read)



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(http://www.mlive.com/news/jackson/index.ssf/2014/12/alleged_read)



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(http://www.mlive.com/wolverines/index.ssf/2014/12/nfl_network)



This map shows the vacant plaza on Bay Road in Saginaw Township DealPoint Merrill purchased, as well as nearby businesses.

Courtesy | DealPoint Merrill

She said the amount of traffic through the area and the fact that The Dow Chemical Co.'s world headquarters are located in nearby Midland also were taken into account when choosing the site.

"It's high growth potential because of the regional mall. ... The whole area is starting to expand, so we look at that. We have to make sure the property is going to justify self storage."

Smith said DealPoint had not yet submitted plans to the township as of Wednesday, July 30, but the purchase and future redevelopment of that property is a good thing for the township's Bay Road corridor.

"I think the fact that they not only have a plan for the former Kmart, but kind of an overall sense of the development they want to see there, it's a good sign," she said.

Smith said clients of this type of storage facility might include small business owners, classic car enthusiasts or "snowbirds" trying to downsize.

"It's not going to be a traditional mini warehouse or storage facility," she said.

Smith added, "I think it's a good fit for the area, especially with college students, the medical school in the city. ... We get a number of calls from people looking for a place to store boats, classic cars, recreational vehicles all the time."

Watson said DealPoint's purchase of this Saginaw Township property was among three recent closings, the others being in Tucson, Arizona and Columbus, Ohio.

"We look to acquire orphaned properties, acquired at a deep discount to replacement cost which can be quickly redeveloped or converted into an adaptive reuse," Watson wrote in an email. "This philosophy provides us with an immediate margin of safety because of our low basis, reduced entitlement or discovery risk, as well as an ability to refinance our capital when market conditions make sense."

— Heather Jordan covers business for MLive/The Saginaw News/The Bay City Times. She can be reached at 989-450-2652 or hjordan@mlive.com (<mailto:hjordan@mlive.com>). Follow her on [Twitter](https://twitter.com/HeatherLJordan) (<https://twitter.com/HeatherLJordan>) and [Facebook](https://www.facebook.com/heather.lockwood.jordan) (<https://www.facebook.com/heather.lockwood.jordan>).

(http://www.facebook.com/sharer.php?u=http%3A%2F%2Fwww.mlive.com%2Fbusiness%2Fmid-michigan%2Findex.ssf%2F2014%2F08%2Fdealpoint_merrill_buys_former.html)
(http://twitter.com/share?url=http%3A%2F%2Fwww.mlive.com%2Fbusiness%2Fmid-michigan%2Findex.ssf%2F2014%2F08%2Fdealpoint_merrill_buys_former.html)
(<mailto:>)

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Roof with missing HVAC Units



Roof Leaks at Rear Wall



Mezz Level Roof Leaks



Roof Leaks at Rear Wall



Front Office



Storage Units



Storage Units



Outside Building



Storage Units



Rear Storage Units

GENERAL INFORMATION

APPLICANT:	DealPoint Merrill, LLC 22817 Ventura Blvd. Woodland Hills, CA 91364
OWNER:	Adams Woodward, LLC 18-24 West Adams Detroit, MI 48226
REQUESTED ACTIONS:	Rezone a portion of the property at 930 W. Holmes Road from “F” Commercial to “G-2” Wholesale District
EXISTING LAND USE:	Vacant Office Building
EXISTING ZONING:	“F” Commercial District
PROPOSED ZONING:	“G-2” Wholesale District
PROPERTY SIZE:	9.2 +/- acres – Irregular Shape
SURROUNDING LAND USE:	N: Commercial S: Commercial E: Commercial/Residential W: Commercial
SURROUNDING ZONING:	N: “F” Commercial District S: “F” Commercial & “E-2” Local Shopping Districts E: “A” Residential & “E-2” Local Shopping Districts W: “F” Commercial & “I” Light Industrial Districts
MASTER PLAN:	The Design Lansing Master Plan designates the subject property for “Community Mixed-Use Center”. S. M.L. King is designated as a major arterial. S. Washington and W. Holmes Street are designated as minor arterials.

DESCRIPTION:

This is a request by DealPoint Merrill, LLC to rezone the property at 930 W. Holmes Road, excluding the property along W. Holmes Road to a depth of 120 feet inward from the front property line and the property to a depth of 80 feet west of front property line along S. Washington, from “F” Commercial District to “G-2” Wholesale District. The purpose of the rezoning is to permit the building at 930 W. Holmes Road to be used for a “climate controlled self-storage and logistics facility” as well as retail, office, incubator office spaces and E-business logistics businesses.

AGENCY RESPONSES

BWL:	See attached.
Building Safety:	The BSO has no objections to Z-1-2015. Please inform the applicant that a Building Permit will be REQUIRED for the change of use group of the portion of the building being converted to storage and for any alterations to the building.
Development Office:	No comment.
Fire Marshal:	The fire marshal office has no concerns at this point
Parks & Recreation:	No comments
Public Service:	This site has a large amount of impervious surface (pavement, roof) and is a significant contributor of stormwater to the storm sewer that is located in Burchfield Drive. If parking lot or building improvements are made, we ask that the owner consider ways to reduce the storm water generated from the site. If significant changes are made to the site that require a site plan review, storm water reduction would be a part of the requirements.
Traffic Engineer:	No comments or requirements relative to the rezoning request. Applicant is advised that this does not necessarily constitute approval of the site plan as presented in the rezoning request. Further discussions related to driveway location, the amount of and type of traffic to be generated by the proposed use and other transportation related issues should take place prior to submittal of a site plan to expedite the process and minimize potential revisions.

REZONING ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE:**

The property to be rezoned is located at the northwest corner of W. Holmes and S. Washington and contains a vacant building that was formerly used as a call center for Oldsmobile. The purpose of the rezoning is to permit the reuse of the building for self-storage as well as office and retail space, while preserving the frontage of the site, strictly for commercial use. The original proposal was to rezone the entire property at 930 W. Holmes Road from "F" Commercial to "G-2" Wholesale. The applicant has since amended the proposal to exclude the frontage along both S. Washington and W. Holmes Road, leaving it zoned "F" Commercial. This prevents the owner of the property from constructing

more warehouses or storage facilities close to the front property lines along Washington and Holmes where they would have a particularly negative impact on the streetscape. In addition, it allows the frontage of the property to be developed for a mix of residential and office or commercial uses since the "G-2" Wholesale district does not allow any type of residential use.

The subject property is surrounded by commercial zoning/land uses to the north, south and west. The property to the east is zoned and used for single family residential purposes. The properties along S. ML King and W. Holmes Street are zoned, master planned and designed for customer-oriented, commercial uses that generate a high volume of traffic on a daily basis. The primary concern with self-storage uses is that they are not customer oriented businesses and as such, they generate very little traffic on a regular basis which detracts rather than contributes to a commercial environment. The majority of the time, there is little activity and a large sea of empty parking spaces. These were the primary reasons why staff recommended denial of the original rezoning requests. While these concerns still exist, the amended application that excludes the frontage from being rezoned, helps to mitigate potential negative impacts of the rezoning to "G-2" Wholesale.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for Community Mixed-Use Center. The purpose of this district, as stated in the Plan, is to:

"Encourage the transformation of large commercial concentrations into mixed-use districts."

The Plan recommends development that includes first floor retail uses clustered to create a shopping core with residentially-scaled structures (4-6 stories) on neighborhood edges.

The proposed rezoning will allow the site to be developed in a manner that is consistent with the land use pattern being advanced in the Master Plan. The frontage of the site will remain zoned "F" Commercial which permits a mix of retail, office, restaurant and other commercial uses with residential use to the density of the "DM-3" Residential district. Although the "G-2" Wholesale district also permits retail, office, restaurant and other commercial uses, it likewise permits storage, warehouses and wholesale businesses and does not permit any type of residential use. The "G-2" zoning, however, will be confined to the center of the site where it is already surrounded on the north and west by existing commercial uses. Furthermore, the rezoning will allow the frontage along W. Holmes and Washington to be used for general commercial or mixed use development. This pattern of development will be consistent with the goals and objectives of the Master Plan.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposal is not anticipated to have any negative impacts on vehicular or pedestrian traffic in the area. S. ML King is a major arterial and W. Holmes Road is a minor arterial, both of which are designed to carry a high volume of traffic.

IMPACT ON PUBLIC FACILITIES:

The applicant is not proposing any changes to the site at this time. New building area or new impervious surface of 1,000 square feet or more in area will require administrative site plan review, during which the drainage system as well as all other physical aspects of the development will be reviewed for compliance with city codes.

ENVIRONMENTAL IMPACT:

The purpose of the rezoning is to allow reuse of the existing building for indoor, self-storage. This change would have no impact on the physical environment, particularly since no additional building area or impervious surface is proposed at this time. The site is almost entirely covered by impervious surface which generates a great deal of storm water run-off. As noted by the Public Service Department in the comments above (see page 2), if the changes are made to the site that requires site plan review at any time in the future, storm water reduction will be required.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

While the proposed rezoning would create a "spot zone" of "G-2" Wholesale district in an area that is predominately zoned "F" Commercial, there are numerous other instances of spot zoning in the area, as evidenced by the attached zoning map. Spot zoning is typically considered inappropriate because it gives development options to a single land owner that are not available to the adjoining properties and creates an inconsistent land use pattern in a particular area. In this case, however, approval of such a rezoning will not set a negative precedent for future rezoning requests of a similar nature since it is unique to the extent that the area to be rezoned would be confined to the interior of a large, significantly underutilized parcel of land.

OTHER

Staff has expressed concerns to the applicant regarding future installation of a fence on the property. A fence on the property would not only be unsightly but would provide an area to obscure outdoor storage which is not permitted in the "G-2" Wholesale district. Based on these concerns, the applicant has agreed to condition the rezoning on prohibiting any type of fencing on the subject property.

SUMMARY

This is a request by DealPoint Merrill, LLC to rezone the property at 930 W. Holmes Road, excluding an area from the front property line along W. Holmes Road to a depth of 120 feet to the north and the area from the front property line along S. Washington Avenue to a depth of 80 feet to the west, from "F" Commercial District to "G-2" Wholesale District. The purpose of the rezoning is to permit the building at this location to be used for a climate controlled self-storage and logistics facility that will also include retail, office and incubator office spaces.

The findings of fact as outlined in this staff report support a positive recommendation to approve the rezoning. The proposed rezoning will be consistent with the land use pattern being advanced in the Master Plan. Furthermore, the proposed rezoning will not result in any negative impacts on traffic, the environment or future patterns of development in the area.

RECOMMENDATIONS

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

Z-1-2015 be approved to rezone the property at 930 W. Holmes Road from "F" Commercial district to "G-2" Wholesale District, excluding an area from the front property line along W. Holmes Road to a depth of 120 feet to the north and the area from the front property line along S. Washington Avenue to a depth of 80 feet to the west, with the condition that no fences will be erected on the subject property.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Stachowiak, Susan

From: randy yono <randyyono@gmail.com>
Sent: Thursday, February 05, 2015 10:36 AM
To: Stachowiak, Susan
Subject: 930 west holmes

Susan I would like to amend the original zoning request to include the following changes:

The first 120 ft. along the property line of Holmes to remain it's current zoning, to be utilized for future retail/office pad development.

Also the first 80 ft. along Washington to remain the current zoning as well to be utilized for future office/retail developments.

Thanks for your assistance. Call me with any questions.

Randy Yono

www.theauctiongenius.com
www.assetsnowauctions.com
randy@theauctiongenius.com
248-755-4444

GRSY HOLDINGS LLC.

@STORE

20 WEST ADAMS
DETROIT, MI 48226
248-755-4444

GRSY Holdings LLC. is a Detroit based company that currently owns and operates businesses and real estate properties. These range from restaurants, over 300 units of multi-family mixed use residential developments, retail operations, as well as commercial real estate throughout Michigan. The principals at GRSY Holdings have an established track record of success with a scope of operations that involve its own construction management, property management, and not to mention, its expertise in business turn around.

GRSY Holdings is expanding its business ventures into the climate controlled self-storage business. We are concentrating on adaptive reuse and re-development of commercial and retail shopping centers, specifically: the conversion of stand alone big box buildings and large shopping centers.

You are probably thinking what makes our business model different than just a storage facility? Our business plan is to convert the "dark big box" into a class "A" quality controlled SUPER center self storage.

We operate under the name of @Store Self Storage. @Store is different, because we are the industry leader that offers more than storage. We offer the customer both climate controlled and open air storage and related services. Property amenities may include Indoor RV/boat storage, commercial and retail self-storage, and a retail business center that offers shipping, utility payments, private mail box center, truck rentals and moving supply sales within our state-of-the-art storm proof facility. We also go above and beyond by offering our services to a niche market, which is why we call ourselves a one stop storage facility. @Store offers the auto enthusiasts a high end indoor auto storage facility. Local businesses also have the luxury of using our state of the art document and shred service. We also provide secured storage for: gun safes, pharmaceuticals, collectibles, document and record storage, small business inventory storage, as well as wine storage.

@Store gives the opportunity to an up and coming entrepreneur, whether it is a student, stay at home parent, or someone simply trying to branch out and start another business, by offering shared office space, with all the services of a office environment (i.e. computers, printers, teleconferencing and video capabilities). It makes it easier for a business to be able to store its inventory, use our business services and equipment, and to complete and plan the logistics all within one roof. This property will have high security computerized access, surveillance cameras and monitoring stations, individual door alarms, under a well lit premises.

@Store treats each area differently, we will be offering incubator office space as well as e-business logistics targeting the automotive industry. Our incubator space varies in different markets. We will be including a business, art and music incubator that will be made available to the community.

We like to configure our properties to their highest and best use. From our experience, we know that many of the older big-box stores are functionally obsolete. This is where our expertise comes in, to redevelop the site to a modern, well maintained facility. We like to include other retail tenants within our developments, if there is a demand to the area.

Our redevelopment process consists of a large investment and commitment to the area. Not only will we be adding close to 20 jobs, @Store anticipates increasing traffic visibility by designing well-conceived directional and marquee street signage. We will beautify the exterior by resurfacing the parking lot and upgrading the landscape, which will help improve the curb appeal to the area. We will be committing \$3,000,000.00 to the re-development, which includes the facade upgrade, roof and HVAC upgrades, new modern energy saving electrical, and plumbing changes. We will be investing in all new and state of the art energy saving equipment.

We believe the subject property represents a viable self-storage adaptive reuse opportunity for a number of compelling reasons:

- Strong visibility w/ many residents as well as business and institutions in the trade area
- We have the flexibility to offer many options as far as unit mix sizes
- We believe that there is a significant market demand for quality self storage facilities. There is virtually no SUPER climate controlled self storage in the subjects market area, which makes the area undersupplied.
- The property is located in an area with strong fundamental demographics, both in terms of population and average/ median income. In addition the economic fundamentals within the region are stable, with a favorable outlook.
- The property is located in a strong retail corridor with strong traffic patterns and street visibility.
- The property is located within close proximity to many institutions and large corporations that will benefit from our services.
- The property sits in a community that may benefit from the services we will be offering.

Stachowiak, Susan

From: John Folino <jdf@LBWL.COM>
Sent: Thursday, January 29, 2015 4:17 PM
To: Stachowiak, Susan
Subject: Z-1-2015 BWL Comments
Attachments: Z-1-2015.pdf

Susan,
Below are the comments from the BWL in regards to Z-1-2015.

SPR - 930 West Holmes Road
LBWL Water and Steam Distribution Department - Water
Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- This site plan review was submitted for re-zoning purposes. More detailed drawings shall be provided should there be any alterations to the existing water main and/or service. The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
- Prior to receiving service, the customer must submit an application to the LBWL Utility Service Department at 517-702-6700 for any new service or alterations to existing services or metering. The customer will be required to enter a service agreement, meet LBWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>
- 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. Service risers to the building shall only be constructed by LBWL forces or LBWL approved Contractors with an LBWL inspector on-site. Water services stubbed out of the building by a non-approved, and without inspection by the LBWL will not be acceptable.
- Any questions about specific water service requirements may be directed to the LBWL Water Distribution Department Engineer; **Derek Ambts @ (517) 702-6417**, or via e-mail at dra@lbwl.com

Note that any site plan approval does not constitute an agreement for service. All customers must meet LBWL requirements and enter a service agreement prior to receiving service.

BWL Electric Comments:

Accepted as proposed with the following comments:

1. There are no apparent conflicts with the proposed development and the existing BWL electric distribution facilities.
2. The BWL can provide an underground and/or overhead electric line extension to serve the new development based on the Board's Rules and Regulations for Electric Service.

3. A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided the owner/developer.

4. Owner/developer must contact BWL Customer Projects Department, Randy Plaunt @ 517-702-6067, to initiate the Service Agreement process.

BWL Street Lighting Comments:

930 w. Holmes – there are street lights at the entrance drives of this property.

Thanks,

John D. Folino

Supervisor, Customer Projects

Development & Marketing

Phone: 517-702-6708

Email: jdf@lbwl.com



Hometown People. Hometown Power.

1201 S. Washington Ave

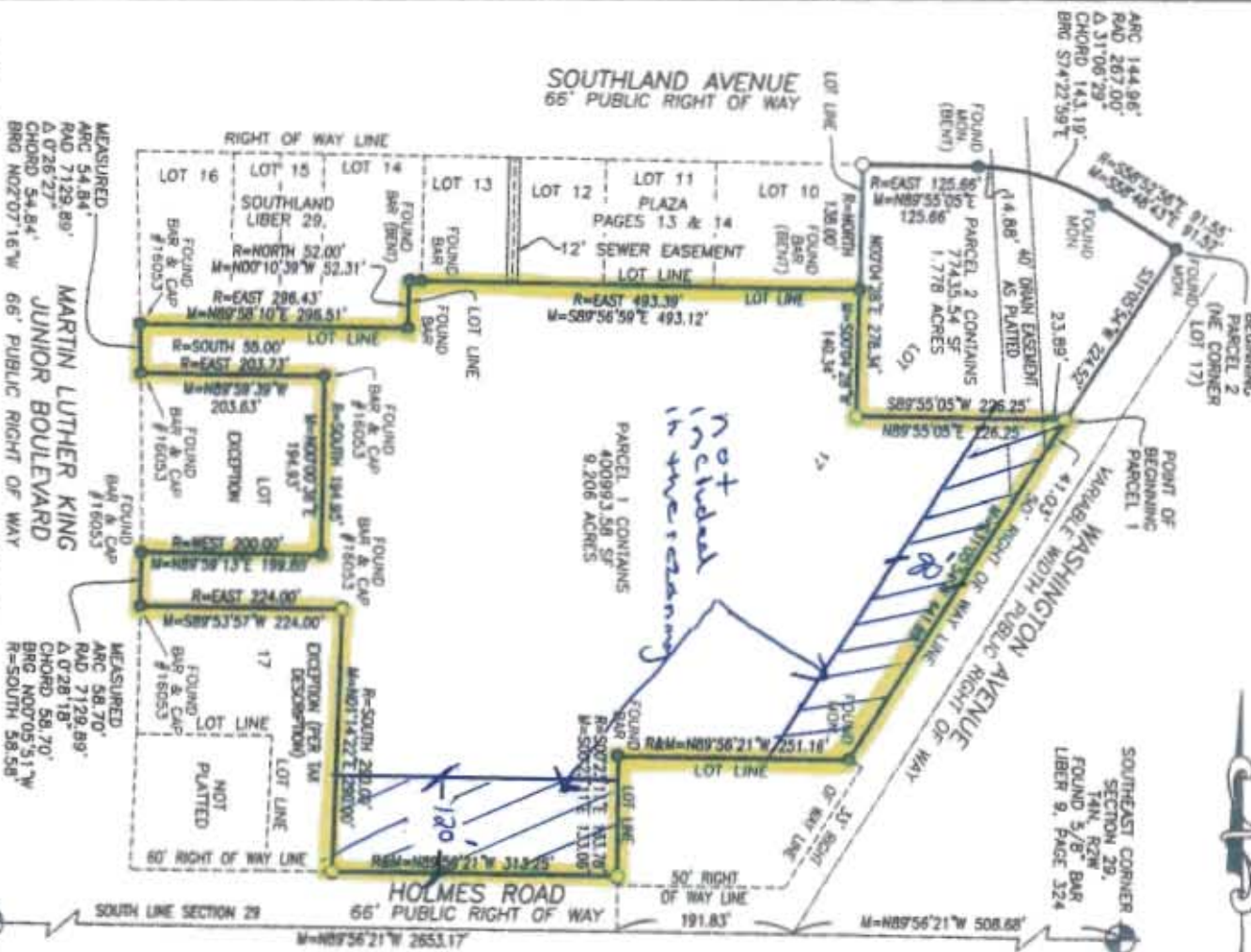
PO Box 13007

Lansing, MI 48901-3007

PREPARED FOR:
GOLD INVESTMENTS
830 WEST HOLMES ROAD
LANSING, MI

CERTIFIED BOUNDARY SURVEY
SECTION 29, CITY OF LANSING,
T.4N, R.2W, INGHAM COUNTY, MICHIGAN.

0' 150' 300'
SCALE: 1"=150'



LEGEND:

- SET 5/8" x 30" STEEL BAR & CAP #51486
- FOUND CORNER EVIDENCE AS NOTED
- SECTION CORNER
- DISTANCE NOT TO SCALE
- M = MEASURED
- R = RECORDED

LEGEND:

- ARC=ARC LENGTH
- RAD=RADIUS
- Δ=CENTRAL ANGLE
- CHORD=LONG CHORD LENGTH
- BRG=BEARING

SURVEY CERTIFICATION:

SEE SHEET 3 OF 3 FOR SURVEY CERTIFICATION
AND BEARING BASIS.

GEODETIC DESIGNS INCORPORATED

2300 N. GRAND RIVER AVE.

LANSING, MI 48906

PHONE: (517) 908-0008

FAX: (517) 908-0009

www.geodeticdesigns.com



REV.:

FIELD: GB DV DRWG: RJW

DATE: 13-JANUARY-2013

FILE: S201-2012

SHEET 1 OF 3



Assessing the City of Irving needs (see transcript), the subject property is subject to Ordinance and is subject to the following conditions:

Front Easement 20 feet
Side Easement 8 feet to 22 feet
Rear Easement 15 feet
Total Building Width 40 feet
Rear Easement 8/4

A CURRENT FUEL ECONOMY AND THE FINANCIAL CHARACTER OF LACONICITY
AND THE EFFECT OF POLICY ON THE MARKET FOR FUEL.

[illegible]

BEARING ARE INDEXED BY THE LOWEN LINE OF SECTION 27. NO BEARING ON THE
PLAN OF BOUNDARY PLATS, BEARING BEING NORTH 0° 0' 0" W.

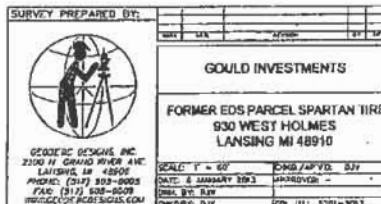
[illegible][illegible]

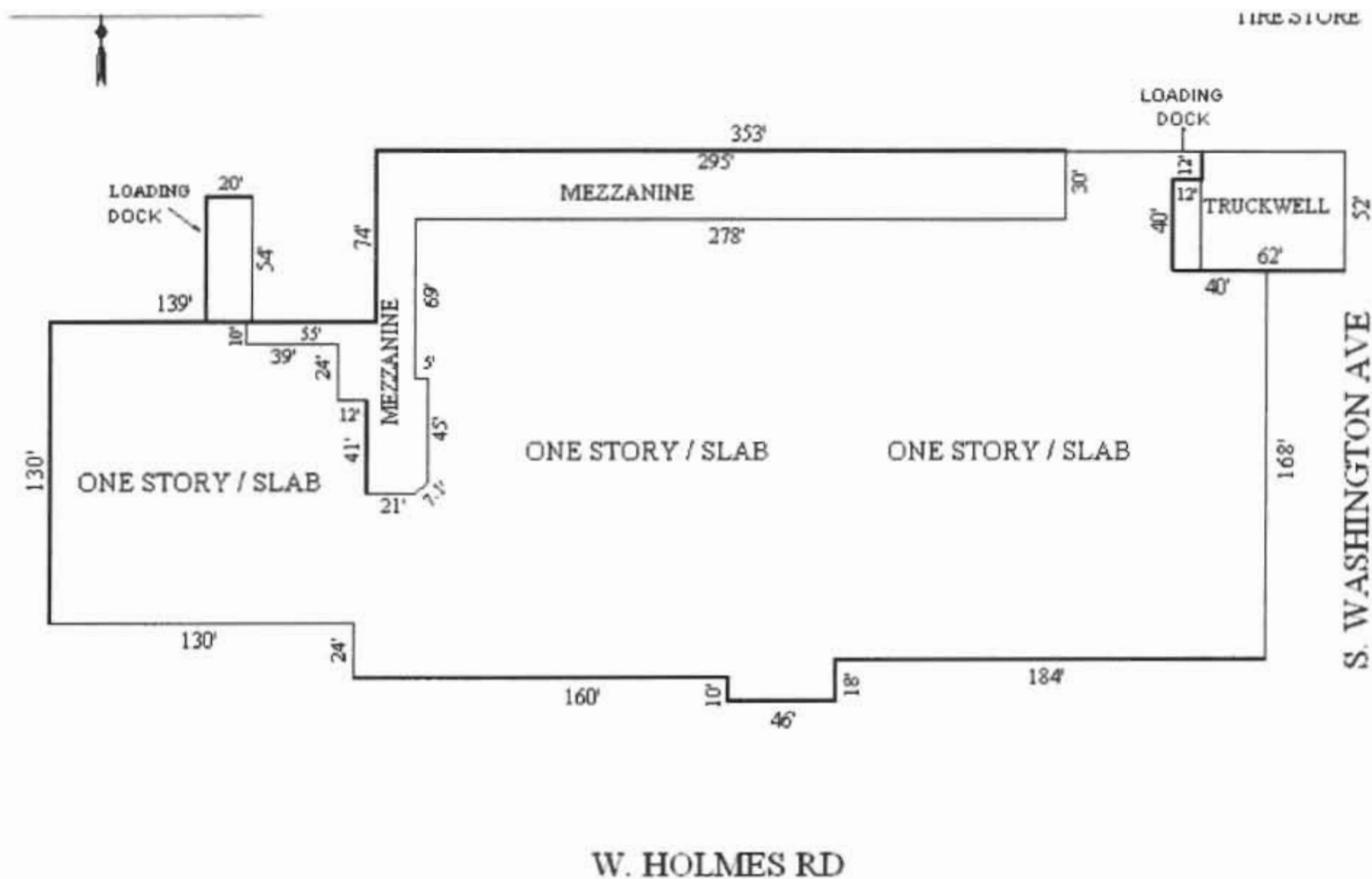
BRAM = BRAMBLE	HC = MEASURED
FD = FLOWED	H = RECORDED
REC = RECORD	LC = CALCULATED
HE = NORTHEAST	NO, FT = SQUARE FEET
IE = IDENTIFICATION	ID = IDENTIFICATION
IZ = IZONITE	C = CAST
BLDG = BUILDING	TEH = TOWN & NORTH
VOL = VOLUME	BLD = BUILDING 3 LAST

[Signature] 2/26/12

[illegible]

RE: Small Number's Post

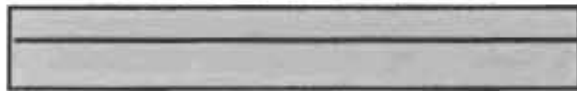




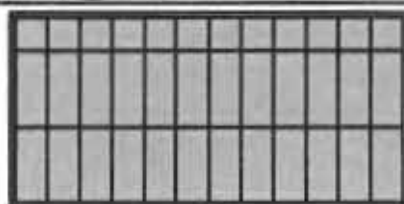
Sketch by Apex IV™



STORAGE &

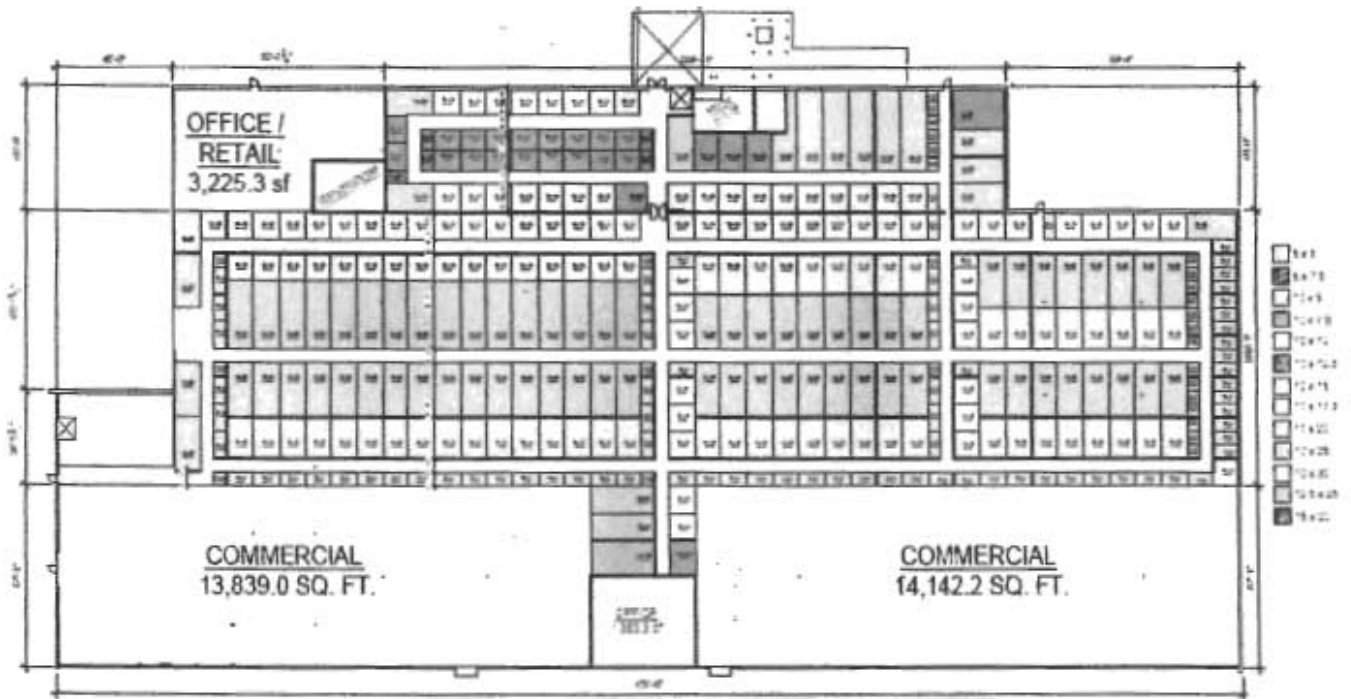


@ STORE



BUSINESS CENTER

BUSINESS PLAN



ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-1-2015

Address: 930 W. Holmes Road

Parcel Number: PPN: 33-01-01-29-477-082

Legal Descriptions: A PORT OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING, AS RECORDED IN LIBER 23, PAGE 13 & 14, INGHAM COUNTY RECORDS. COMMENCING AT 1/2 " BAR IN CONCRETE AT THE NORTHEAST CORNER OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING; THENCE S31DEG05'54"W, 224.52 FEET ALONG THE NORTHWESTERLY LINE OF WASHINGTON AVENUE TO A 5/8 "X30" STEEL BAR & CAP #51489 AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S31DEG 05'54"W, 441.89 FEET ALONG SAID RIGHT OF WAY LINE TO O FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE N89DEG 56 '21 "W, 251.16 FEET ALONG THE SOUTH LINE OF SAID LOT 17 TO. A FOUND BAR; THENCE S00DEG '23 ' 11 "E, 133.06 FEET (RECORDED AS 133,78 FEET) ALONG THE EAST LINE OF SAID LOT 17 TO A 5/8 "X30" STEEL BAR & COP #51489 ON THE NORTH RIGHT OF WAY LINE OF HOLMES ROOD; THENCE N89DEG 56'21 "W, 313.25 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE N01DEG 14 '22 "E, 290.00 FEET TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE S89DEG 53'57 "W, 224.00 FEET TO A FOUND BAR & COP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY.

M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 58.70 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET, WITH A CENTRAL ANGLE OF 00DEG 28'18 " AND A LONG CHORD OF 58.70 FEET BEARING N00DEG 05 '51 "W TO O FOUND BAR & CAP #16053; THENCE N 89DEG 59 ' 13 "E, 199.80 FEET TO A FOUND BAR & CAP #16053; THENCE N 00DEG 00 '36"E, 194.93 FEET TO A FOUND BAR & COP #16053; THENCE N 89DEG 59 '39 "W, 203.63 FEET TO A FOUND BAR & CAP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 54.84 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET WITH A CENTRAL ANGLE OF 00'26 '27 "AND A LONG CHORD OF 54.84 FEET BEARING N 02 DEG 07'16"W TO A FOUND BAR & CAP #16053 AT THE SOUTHWEST CORNER OF LOT 16 OF SAID SOUTHLAND PLAZA; THENCE N 89DEG '58'10"E, 396.51 FEET ALONG THE NORTH LINE OF LOT 17 TO A FOUND BAR AT THE SOUTHEAST CORNER OF LOT 14; THENCE N 00DEG 10 '39 "W, 52.31 FEET TO A FOUND BAR AT AN INTERIOR CORNER OF LOT 14; THENCE S 89DEG 56 '56 "E, 493.12 FEET (RECORDED AS EAST, 493.39 FEET) ALONG THE NORTH LINE FOUND BAR AT THE SOUTHEAST CORNER OF LOT 10; THENCE S 00DEG 04'28 "W, 140.34 FEET TO A 5/8"X30 " STEEL BAR & CAP #51489; THENCE N89'55 ' 05 "E, 226.25 FEET TO THE POINT OF BEGINNING, EXCLUDING THE AREA BEGINNING AT THE FRONT PROPERTY LINE ALONG W. HOLMES ROAD, TO A DEPTH OF 120 FEET TO THE NORTH AND FROM THE FRONT PROPERTY LINE ALONG S. WASHINGTON AVENUE TO A DEPTH OF 80 FEET TO THE WEST, CITY OF LANSING, INGHAM COUNTY, MI, FROM "F" COMMERCIAL DISTRICT TO "G-2" WHOLESALE DISTRICT, WITH THE CONDITION THAT NO CHAIN-LINK, WIRE, WOOD OR VINYL FENCE WILL BE CONSTRUCTED ON THE PROPERTY.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2015, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

9/23/15

RESOLUTION – Appointment of Anthony Cox as the Third Ward Member of the Planning Board; Term to Expire 6/30/2019

Verified that Mr. Cox currently is on the Board already, this is a move to the Third Ward position.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF ANTHONY COX AS THE THIRD WARD MEMBER OF THE PLANNING BOARD. MOTION CARRIED 3-0.

Arg Held.

Z-1-2015; 930 Holmes; Rezoning a portion from "F" to G-2

Ms. Stachowiak detailed the site, location, and application of a partial rezoning, leaving a section of 90' x 120' along Washington and Holmes for future development that is customer oriented. Ms. Stachowiak did confirm that there have been recent issues with semi-truck parking and other activities, which she has communicate to the owner. Mr. Yono stated he will be meeting with Schroeder's Towing after this meeting and signing an agreement for signage and authorization for them to tow those vehicles. Mr. Johnson added that they are preserving the corridor character by having the proposed setback for retail on the perimeter. Ms. Stachowiak confirmed that the Planning Board did vote approval 4-1, with the only concern being for future mixed uses.

Council Member Brown Clarke asked if there had been attempts to meet with the neighborhoods and any coordination with LEAP. Ms. Stachowiak confirmed she was not aware of any. Council Member Brown Clarke did relay that at the Planning Board there was a discussion on more information for the neighbors and also a protocol of working within their vision. Mr. Yono confirmed he did reach out to the local business that surrounds the property along with the residences that surround the property, in turn he received no draw back from them. The property has been vacant for 9 years, and they hope to develop commercial in the front in the future, landscape, and confirmed there will be no outdoor storage, truck rental, storage, but it will include shipping (such as FedEx or UPS). Council Member Houghton asked Mr. Yono directly if he had reached out to the businesses and neighborhoods, and Mr. Yono presented one letter (DIV Properties, Inv.), and stated he had an interest in a petition to the neighborhood, but decided not to pursue that route. Mr. Yono also distributed to the Committee a packet of potential for Capital City Indoor Storage.

Council Member Wood voiced her dis-satisfaction with the property owner, asked him to demonstrate rederic, and informed the group that the neighbors had reached out to Mr. Trezise with LEAP and there has been no contact.

Ms. Womboldt spoke in opposition to the rezoning, distributed a letter from Old Everett Neighborhood along with a letter and petition from residents.

Bishop Maxwell, representing the Clergy Forum of Lansing, informed the Committee that he has met with other clergy and they believe this property is a gateway, and they are concerned with the lack of attention given to the South side. The clergy are in support of having this development, and appreciate Mr. Yono on his investment. Mr. Maxwell also noted that the clergy is willing to work with Mr. Yono to address the concerns, because they too want a business coming in that will be a part of the community.

Ms. Miles asked a few questions, including open air storage, related services, and the number of employees. Mr. Yono stated there would be no outdoor storage, related services would be shipping and receiving and there will be a minimum of 20 employees.

Minister Williams confirmed there is a lack of developments in the area, and if something is not done, it will take years.

Council Member Delgado asked if it is rezoned, and there is a future development interest can it be rezoned, and Ms. Stachowiak confirmed. Council Member Delgado then asked if the developer would be interested in beautification in the area of the future commercial area that is not being rezoned. Mr. Yono confirmed he would consider. Ms. Stachowiak reminded the Committee that this is currently a conditional zoning, which current includes the exclusion of the 80' x 120'; and no fences constructed on the property. If Mr. Yono agrees, it could be added as a condition. Ms. Stachowiak concluded that her office could draft a proposed condition if Mr. Yono is agreeable.

Council Member Delgado asked Mr. Yono if he has seen other mini storage facilities converted into other uses. Mr. Yono gave an example of one in Westland that was just recently converted into a Whole Foods store.

Council Member Delgado asked if truck parking and storage are allowed in the G-2 zoning. Ms. Stachowiak noted they are not allowed, and Mr. Yono again stated he was meeting with a towing company after this meeting.

Committee continued discussion with the applicant regarding his potential if he continues communications with the neighborhoods, community and surrounding area.

Council Member Wood asked the applicant to hold special meetings with Rejuvenating South Lansing, Burchfield and the Old Everett Neighborhood. The Committee recommended McLaren as a site, and encouraged the owner to use a neutral facilitator.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO TABLE THE REZONING REQUEST Z-1-2015; 930 HOLMES FOR FURTHER COMMUNITY ENGAGEMENT. MOTION CARRIED 3-0.

The item will be brought back to the Committee either on October 7TH or 21st.

RESOLUTION – Set a Public Hearing; Z-4-2014; 835 W Genesee; MIPlacemakers/ZeroDay; C to D-1

Ms. Stachowiak informed the Committee that Mr. Hunnicutt the applicant sent their office an email withdrawing his rezoning request.

Council Member Houghton communicated that based on that request to the Planning and Neighborhood Development Department, the item is now dismissed.

DISCUSSION – Budget Priorities and Policies FY 2016-2017

The Committee discussed the Budget Priorities and Policies in front of them, and what had been done so far by the Administration. The Committee decided that a detailed list of items and deadlines including dates need to be added to the Goal II. – *Securing short and long term financial stability through prudent management of City resources*. This will include dates for the CAFR to be presented to Council, Charter required reports by the Finance Director, Administration providing a report in September updating the Council on the budget, State of City Address, Proposed Budget deadlines, and budget presentations. The Committee then continued review of the document highlighting items that need to be changed, deleted, and additions. This included questions on the section noted reduction in costs for existing and future

10/7/15

October 26th public hearing. Lastly Council Member Wood encouraged the owner to incorporate the ordinance required bike parking.

Council Member Delgado asked if the taxes had been paid, and Mr. Dorshimer noted there was verification in the packet.

MOTION BY COUNCIL MEMBER DELGADO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OCTOBER 26TH FOR THE OLIVER TOWERS, 310 N SEYMOUR, OBSOLETE PROEPRTY REHABILITATION ACT DISTRICT. MOTION CARRIED.

Oliver Towers at 310 N Seymour; Obsolete Property Rehabilitation Act Certificate (OPRA)

MOTION BY COUNCIL MEMBER DELGADO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OCTOBER 26TH FOR THE OLIVER TOWERS, 310 N. SEYMOUR, OBSOLETE PROPERTY REHABIITATION ACT CERTIFICATE. MOTION CARRIED 2-0.

RESOLUTION – Set a Public Hearing; Brownfield Plan #62; Oliver Towers at 310 N. Seymour

MOTION BY COUNCIL MEMBER DELGADO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OCTOBER 26TH FOR THE BROWNFIELD PLAN #62 FOR OLIVER TOWERS AT 310 N. SEYMOUR. MOTION CARRIED 2-0.

Council Member Brown Clarke asked if the owner was pursuing any affordable housing. Mr. Eyde stated they are discussion it.

Tabled

Z-1-2015; 930 W Holmes; Rezoning a portion from “F” Commercial District to “G-2” Wholesale District

Council Member Wood noted to the Committee that the owner had not paid the taxes on the property yet.

Ms. Womboldt spoke in opposition to the project, the lack of progress and communication thus far, and highlighted a conversation she had with the owner, his father Sam Yono, Bishop Maxwell, and Minister Rick Williams with Men to Men Think Tank Church. It was noted to her at this meeting that Minister Williams would be the site manager.

MOTION BY COUNCIL MEMBER DELGADO TO KEEP THE ITEM ON THE TABLE UNDER THE CONDITIONS THAT THREE ITEMS FROM THE LAST MEETING WERE NOT ADDRESSED; THOSE BEING THE NEED FOR A MEETING DATE WITH THE NEIGHBORHOODS, A PLAN FOR THE LANDSCAPING AND ON SITE WATER, UPDATE ON CODE COMPLAINT STRATEGIES, AND ADD THIS TIME OF VERIFICATION OF PAYMENT OF TAXES. MOTION CARRIED 2-0.

OTHER

Ms. Womboldt handed out a survey Rejuvenating South Lansing is distributing for a “Restaurant Community Outreach Team”.

Adjourn at 9:25.a.m.

Submitted by,

Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee on October 21, 2015