



AGENDA
Committee on Development and Planning
Monday, July 17, 2017 @ 4:00 p.m.
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 19, 2017

4. Discussion/Action:

- A.) RESOLUTION – ACT-12-2016; Vacate Jerome Street between Pennsylvania and Holmes (Sparrow Hospital)
- B.) ORDINANCE - Z-8-2016; Rezoning 3001 S Washington Avenue; D-1 Professional Office and J- Parking District to F- Commercial District
- C.) UPDATE - 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
- D.) ORDINANCE- Z-1-2015; 930 W Holmes; Rezoning a portion from "F" Commercial District to "G-2" Wholesale District

5) Other

6) Adjourn

DRAFT



MINUTES

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

CALL TO ORDER

Called to order at 4:03 p.m.

PRESENT

Council Member Brown Clarke, Chair
Council Member Yorko, Vice-Chair- arrived at 4:06 p.m. and left at 5:26 p.m.
Council Member Houghton, Member
Council Member Hussain, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Brandon Waddell, Assistant City Attorney
Kathy Miles
Penny Zago
John and Susan Dixon
Gerald Clark
James Stoll
Randy Yono
Dominic Yono
Elaine Womboldt

PUBLIC COMMENT

Public Comment was available during each agenda item and at this time. No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM JUNE 5, 2017 AS PRESENTED. MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM JUNE 12, 2017 AS PRESENTED. MOTION CARRIED 3-0.

DRAFT

DISCUSSION/ACTION

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

Applicant was not present, so no action taken. Council Staff will contact Mr. Lloyd again.

RESOLUTION - SLU-1-2017; 700 E. Oakland; Residential Use in "I" Heavy Industrial

No comments or questions.

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE SLU-1-2017 FOR 700 E OAKLAND. MOTION CARRIED 3-0.

ORDINANCE - Z-2-2017; 5025 S. Pennsylvania; E-2 Local Shopping to F Commercial

Council Member Hussain asked for confirmation and a corrected staff report nothing the property and building was not vacant, but had a business in it. He also requested an updated photo to reflect that also. Ms. Stachowiak apologized for the error and stated she would update and provide the information to Council staff before the Council meeting on June 26, 2017. Council Member Hussain concluded his statements by noting he would not be supporting the request.

Ms. Miles asked if it was the former BP Gas Station. Council Member Brown Clarke confirmed and also noted that there are two different issues, and the one that is in front of the Committee is the rezoning not the current dispensary that is located there. The landlord has the due process to rezone if he wishes, and as it relates to the Master Plan it is consistent with the other corners at this intersection. Again the Committee needs to only look at the zoning application.

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE ORDINANCE Z-2-2017 FOR 5025 S. PENNSYLVANIA FROM E-2 LOCAL SHOPPING TO F COMMERCIAL. MOTION CARRIED 3-1.

ORDINANCE - Z-3-2017; 3512 S Martin Luther King Jr.; F Commercial and J Parking to H Light Industrial

No comments or questions.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE Z-3-2017 FOR 3512 S MARTIN LUTHER KING JR., FROM F COMMERCIAL TO J PARKING AND H LIGHT INDUSTRIAL. MOTION CARRIED 4-0.

Ordinance - Historic District for Central United Methodist Church

Council Member Brown Clarke confirmed the public hearing was held on June 12, 2017 and there were no comments. No additional comments or questions were stated at this meeting.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE ORDINANCE FOR THE HISTORIC DISTRICT FOR CENTRAL UNITED METHODIST CHURCH. MOTION CARRIED 4-0.

RESOLUTION – Set a Public Hearing; SLU-2-2017; 3600 N Grand River Ave.; Residential Land Use in the "H" Light Industrial District

Ms. Stachowiak noted that the property is zoned H, and the SLU would allow the owners, a heavy equipment facility, manufacturer, technical school and repair facility, to house their students for the vocational school in a boarding house setting. The 15 students would be on site Sunday evenings through Friday afternoons. Ms. Stachowiak noted that the owner also

DRAFT

partners with Lansing Community College on this vocational schooling. The applicants will be present at the hearing and the Committee meeting after that to provide more details on the project. Council Member Brown Clarke noted also that at the Planning Board the applicant stated they work with Lansing Promise dollars.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION TO SET THE HEARING FOR JULY 24, 2017 FOR SLU-2-2017; 3600 N GRAND RIVER AVENUE. MOTION CARRIED 4-0.

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

Ms. Stachowiak referred the Committee to the photos and maps which depicted the 6 platted lots where the owner could build 5 single family homes, but is choosing to build 3 duplexes. During the Planning Board review there was one concern that it would be owner occupied, however being that it abuts industrial and commercial the owner could also rezone for those uses, but is choosing to keep it at residential. This is an acceptable planning practice, and they can be used as a buffer with their dense residential development.

Council Member Yorko asked if a site plan had been submitted, and it shows of that acreage what the dimension of the buildings, green space and setbacks would be. Ms. Stachowiak confirmed for the Committee that they will have to meet the setbacks set by ordinance which would be 20' from the front, 30' in the rear, and 6' from each side. The density is based on lot size and lot area by bedrooms. After the department ran the calculations it appears the maximum number of buildings the applicant can build is 3 duplexes with maximum stories at 2. The maximum lot coverage is 55% which is pavement and structure combined. Council Member Brown Clarke asked if there has ever been an inventory of rentals done in that area, ad Ms. Stachowiak stated they do not, but she can have that information at the next Committee meeting when the application comes back after the hearing. Council Member Hussain gave his opinion that it is ideal now with all the trees and was opposed to duplexes as an ideal plan, but would support single family homes.

Mr. Dixon, as a resident and member of the neighborhood association spoke in opposition to the project. Mr. Dixon felt the neighbors had not had a chance to comment, and asked the lots in question stay single family. Mr. Dixon's opinion was that if they were allowed to be duplexes, it would look like Flint because his belief was that there is a lack of code enforcement in Lansing. Mr. Dixon ended by stating he personally would not allow any public or low income housing to be put there.

Council Member Brown Clarke confirmed to Mr. Dixon that the applicant has never stated they will be low income. This current task the Committee is charged with is setting the public hearing. Mr. Dixon was also reminded that as the property currently sits, the owner could build single family homes now with no Council approval.

Ms. Stachowiak confirmed that the current owner is Reed Machinery, owned by Ed Reed. The only question before the Committee is the zoning, they do not consider the setbacks, any contaminates or if it is low income. A property owner of a duplex can only live in one unit, and claim 50% homestead, so by default the other side will be a rental. Council Member Yorko stated clearly for the public that if the Council votes down the rezoning, the owner can come in and build 5 single family homes and rent them out, as long as he registers them as rentals.

DRAFT

Ms. Miles spoke in opposition to the removal of the current treed lot, and noted her belief there are contaminants on site. Ms. Miles asked the property owner to speak to the neighbors before he starts.

Council Member Brown Clarke stated the owner could be encouraged to visit the neighborhood meeting this week, and also clarified to the public that if there are contaminants on site that will have to be found out before they even dig.

OTHER

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

Council Staff confirmed Council held their hearing on April 13, 2015 and the Committee on Development & Planning reviewed it again in September and October 2015 where it tabled it until the applicant completed additional items. Those being; a meeting with neighborhood organizations, payment of the delinquent taxes, address code issues, and propose a landscape plan to address potential water runoff.

Mr. Yono distributed a brochure on Capital City Indoor Storage. Ms. Stachowiak recapped the project which was to convert the site to indoor storage. The concern at the time, she added, was that the area was a large commercial area, and with no regular traffic, it would be large area of empty parking. The Planning Board did recommend approval with one opposed. In regards to the ongoing code complaint item, Ms. Stachowiak confirmed that whenever there is a complaint they reach out to the owner and he responds, and since he cannot barricade the entrances, it is a "react" process.

Council Member Brown Clarke asked Mr. Yono for verification on his unpaid taxes. Mr. Yono admitted they were unpaid, and provided an excuse that he had lost track of the process because in 2015 when it was tabled the developer walked away. Mr. Yono informed the Committee that before his final approval his intentions are to pay off the taxes.

Council Member Brown Clarke recapped the situation from 2015 where there was concern on the water run off going into the neighborhood which is Burchfield. Mr. Yono stated he did not have a landscape plan to address this, but planned to install a fence to beautify the corner. Ms. Stachowiak referred to the conditional zoning approval which stated there would be no fences. Also included in those conditions were that they were to preserve the front 125' along Holmes for commercial uses, and 80' along the other property line. When this Committee saw it and the public hearing was held in 2015 the requirement for landscaping was added.

Council Member Brown Clarke referred to the recent handout and asked if the applicant was now proposing offices. Mr. Yono confirmed there would be approximately 30% and added they are also considering adding a portion of the building for sorting containment for the Big 3.

Council Member Hussain acknowledged speaking to the applicant in 2015 before he was a Council Member, and the issue at the time was the semi parking. Council Member Hussain voiced his concern that what the area is trying to accomplish for a prime development site, this proposal would stop it. His belief was that the area needs to create synergy. Council Member Hussain then concluded his comments stating he did not believe the neighborhoods never met with Mr. Yono, so asked him again to meet with them.

Council Member Yorko referred back to a statement made by Mr. Dixon during the previous agenda item, noting she was offended by his referral to Flint.

DRAFT

Council Member Houghton confirmed that she was aware that the applicant has never spoken to the Old Everett Neighborhood. She confirmed for the Committee that she would not be willing to move forward on the request until they meet with the neighborhoods, in addition to paying their outstanding taxes. Council Member Houghton provided Mr. Yono with contact information for Old Everett Neighborhood.

Mr. Yono stated that on September 20, 2015 he met with Ms. Womboldt on site and at the time there were tow trucks on site removing vehicles. During his time in reaching the neighborhoods, the developer withdrew their participation in the project. He stated he did canvass the area and know on doors in 2015.

Council Member Hussain informed Mr. Yono of the other neighborhood he needed to reach out to would be Colonial Village, and encouraged him also to attend a meeting with Rejuvenating South Lansing.

Council Member Brown Clarke reminded Mr. Yono that if there is no neighborhood support the overall project will always be problematic, so he needs to take the opportunity now to revisit the condition of meeting with the neighborhoods. Council Member Yorko spoke in opposition to the Council advocating and hold meetings between the two parties, directing them to work with each directly.

Council Member Brown Clarke recapped for everyone present that the public hearing was already held in 2015, and the next step before the Committee and Council is action on the rezoning for approval or denial. Ms. Stachowiak confirmed she had already spoken to the City Attorney Smiertka and he stated that technically the City has fulfilled the requirements and there is time frame. It would be up to the Committee if they want to hold another hearing but it would not be required.

Mr. Yono stated he was given 30 days by the developer to make something happen with the approval.

Council Member Hussain asked Mr. Yono not to rush the process, and provided meeting dates of Colonial Village meeting for June 21 and Old Everett for June 20th.

Council Member Brown Clarke encouraged the applicant to reach out to the neighborhoods and report to the Committee on the public input. She noted this could still provide a time line of the application being in front of the Council on July 24th. Council Staff was directed to place on the Committee meeting for July 17th at which point the applicant will also update the Committee on his unpaid taxes.

Ms. Womboldt confirmed she did meet with Mr. Yono on site in 2015, but did not recall going through the property, but discussing her concerns. Ms. Womboldt continued to speak in opposition to the rezoning application. Council Member Brown Clarke asked Ms. Womboldt to allow the applicant to meet with the neighborhoods and share his perspective, and her confirmed opposition already represents to him this meeting with Rejuvenating South Lansing could be a hostile environment.

DRAFT

Council Member Brown Clarke asked the developer and applicant to host a charrette in a neutral location to encourage and take community engagement and input. The applicant was asked to establish a time and location and provide that information to the Council Staff and neighborhoods.

Adjourn at 5:40 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____



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: 6-22-17
RE: Act-12-2016, Vacate Jerome Street between Pennsylvania & Holmes

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
Act-12-2016, Vacate Jerome Street between Pennsylvania & Holmes

Date: June 14, 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”

STAFF REPORT

SUMMARY:

Sparrow Health System requests the vacation of Jerome Street between Holmes and Pennsylvania Avenue. Sparrow owns all the property on both sides of that segment of Jerome.

Staff recommends the following finding and recommendation:

Finding: The request can be granted without a significant impact on the circulation network. Sparrow traffic is already isolated from the neighborhood, and Jerome will remain a non-motorized transportation route. Easements for water, electric, street lighting and communications will be necessary to maintain service.

Recommendation: Approval, with conditions:

- Sparrow enters into a maintenance agreement for the signal at Jerome & Penn.
- The non-motorized access along Jerome, from Penn to Holmes will be preserved.
- The street light agreement (for Jerome St.) with Board of Water and Light will be transferred to Sparrow.
- The agreement with ACD for their cell network antenna would need to be transferred to/renegotiated with Sparrow.
- Easements for existing utilities (water, electric, communications) will be reserved.

BACKGROUND INFORMATION:

APPLICANT/OWNER: Sparrow Health System
1215 Michigan Ave.
Lansing, MI 48912

EXISTING LAND USE: Street right of way (ROW)

EXISTING ZONING: Unzoned ROW

SIZE & SHAPE: Jerome Street - Rectangular in shape, approx. 82.5' x 1240.5', 102,403 square feet (approx..)

SURROUNDING LAND USE: N: Sparrow facilities, Lansing Eastern High School
S: Sparrow Hospital and parking structure.
E: Sparrow-owned property, residential.
W of Holmes: Sparrow Hospital.
W. of Penn: Residential a"Commercial.

SURROUNDING ZONING: N and S: "DM-4", "C" Residential districts

E: "F-1" Commercial district, "C" Residential district.
W. of Penn: "F-1" Commercial district. "DM-3"
Residential district.

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the Sparrow property for Institutional use. The transportation plan designates Jerome Street as a non-motorized transportation route.

CASE HISTORY:

In June of 1902, the City acquired the Jerome St. ROW segment between N. Pennsylvania and N. Holmes Street for \$400.

Since the late 1990s, traffic diverters were installed on Holmes Street at Jerome and Eureka Streets to isolate Sparrow related vehicular traffic from the adjacent neighborhoods.

In 2005, the City entered into a license agreement for three utility tunnels under and across Jerome Street between the main building and Central Utility Plant on Jerome.

In the *Walk-Bike Lansing* and *Design Lansing* plans (2012), Jerome Street was designated as an E-W non-motorized transportation route in lieu of directing bicycle traffic onto Michigan Avenue. This designation was affirmed in the *Design Lansing* Comprehensive Plan.

Sparrow has also combined the former Eastern High School practice field with the Central Utility Plant parcel at 1223 Jerome Street.

BACKGROUND:

The sanitary and storm sewers within the vacated rights of way only serve the Sparrow-owned parcels on either side. The water mains, gas mains and electric lines appear to serve other properties therefore easements are proposed for these. The sidewalks are part of the City's non-motorized transportation system, therefore an easement or other arrangement for their continuation is needed.

AGENCY RESPONSES:

AT&T: No response received.

Board of Water and Light:

LBWL Electric: BWL Electric approves the plan based off of the following: That the BWL is given a written easement for areas where we have electric utilities. BWL has primary ductlines and distribution in the mentioned area.

LBWL Water Operations: The water mains along Jerome and N. Holmes must be protected by

easement.

LBWL Environmental Wellhead Protection: This project lies within the Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

City Attorney: No response received.

Fire Marshall:

I spoke with a representative at Sparrow Hospital. I confirmed that the vacation of the streets in question would not negatively affect Fire Department access.

Parks and Recreation: No comments.

Public Service - Engineering:

In general, we see no reason why this Jerome Street segment could/should not be vacated as requested.

Extensive dye testing of storm and sanitary sewers revealed that the sewers within the Jerome and Holmes Street rights-of-way do not serve other properties, so no easements for these utilities need be reserved.

Public Service, Transportation:

- If the road is vacated and one of the approaches at the Jerome/Penn intersection becomes a private road/drive, Sparrow would be subject to paying for ¼ of the signal maintenance for that intersection.
- Jerome is shown as a non-motorized connection on the City's non-motorized plan. It is important that this connection be preserved, to maintain the network density for walkers and bikers. An alternate alignment through that area could be acceptable.
- Street light agreement will need to be transferred to Sparrow.
- The agreement with ACD for their cell network antenna would need to be transferred to or renegotiated with Sparrow.
- Easements for existing utilities (water, electric, communications) would need to be retained.

ANALYSIS:

Location: Since Sparrow acquired the Eastern High School property Jerome Street essentially bisects the Sparrow holdings. Jerome Street traffic will become increasingly Sparrow-related, and take

on the role of a private drive. Its function as a non-motorized transportation route should be preserved.

Character: The character of the street will change with any expansion of Sparrow's footprint. Again, the non-motorized route function would remain, although the alignment may change.

Extent: The extent of the vacation is from the east side of Pennsylvania to the the middle (approx.) of Holmes Street. The eastern end was carefully delineated so as to separate the sewers which serve the Sparrow property from those that serve the adjacent neighborhood. (See map.)

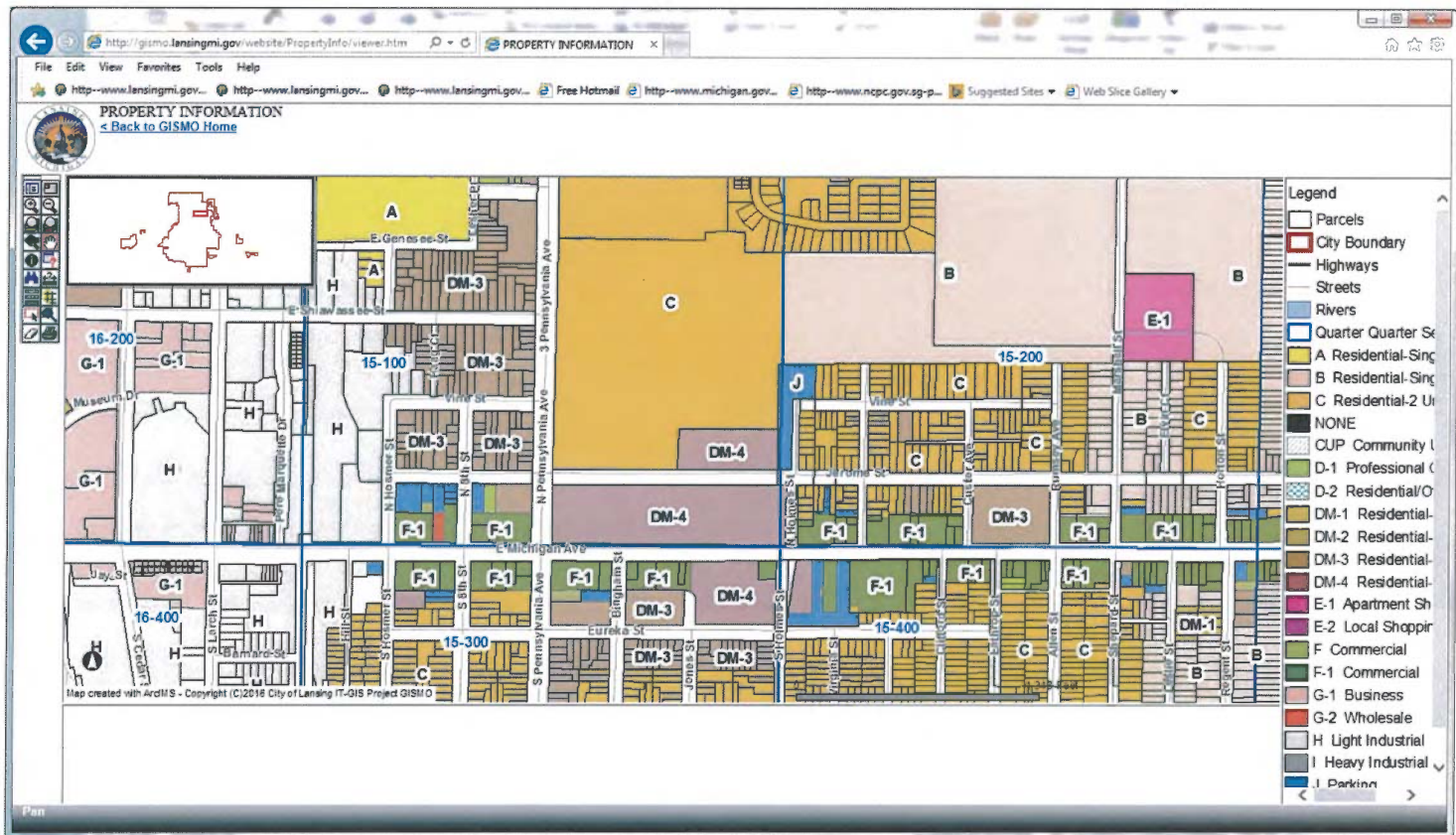
RECOMMENDATION

Finding: The request can be granted without a significant impact on the circulation network. Sparrow traffic is already isolated from the neighborhood, and Jerome will remain a non-motorized transportation route. Easements for water, electric, street lighting and communications will be necessary to maintain service.

Recommendation: Staff recommends that the City vacate the Jerome Street ROW (Pennsylvania Ave. to N. Holmes, with these conditions:

- Sparrow enters into a maintenance agreement for the signal at Jerome & Penn
- The non-motorized access along Jerome, from Penn to Holmes will be preserved
- The street light agreement (for Jerome St.) with Board of Water and Light will be transferred to Sparrow
- The agreement with ACD for their cell network antenna would need to be transferred to/renegotiated with Sparrow
- Easements for existing utilities (water, electric, street lighting, communications) will need to be reserved.

$$(M_{\text{H}})^{-1} = 1.2 \pm 0.2 \pm 0.5 \text{ (stat)} \pm 0.2 \text{ (sys)} \text{ GeV}^{-1} \quad (N_{\text{H}})^{-1} = 1.9 \pm 0.2 \pm 0.4 \text{ (stat)} \pm 0.2 \text{ (sys)} \text{ GeV}^{-1} \quad \text{with } m_{\text{H}} = 125 \text{ GeV}$$



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

Act-12-2016, Act-12-2016, Vacate Jerome Street between Pennsylvania Ave. and N. Holmes Street.

WHEREAS, Sparrow requests that the City vacate Jerome Street between Pennsylvania Ave. and N. Holmes Street; and

WHEREAS, Sparrow owns all the property on both sides of that segment of Jerome; and

WHEREAS, the Planning Board, at its meeting on June 6, 2017, reviewed this request in accordance with its Act 33 Review procedures, and found that:

- the request can be granted without a significant impact on the circulation network,
- Sparrow traffic is already isolated from the neighborhood,
- Jerome will remain a non-motorized transportation route,
- easements for water, electric, street lighting and communications will be necessary to maintain service; and

WHEREAS, on June 6, 2017, the Board voted unanimously (5-0) to recommend approval of this request, with conditions; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-12-2016, and vacates the Jerome Street right-of-way between Pennsylvania Ave. and N. Holmes Street, legally described as:

TAX PARCEL NUMBER: 33-01-01-15-177-903

PART OF THE NORTHWEST 1/4 OF SECTION 15, T4N,R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN BEING DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 OF "ASSESSOR'S PLAT NO. 1"; THENCE EASTERLY TO THE NORTHWEST CORNER OF BLOCK "B" OF "GOWER'S ADDITION"; THENCE NORTHERLY, 82.5 FEET TO THE SOUTHWEST CORNER OF BLOCK "C" OF SAID "GOWER'S ADDITION"; THENCE WESTERLY TO THE EAST LINE OF PENNSYLVANIA AVENUE; THENCE SOUTHERLY, 82.5 FEET TO THE POINT OF BEGINNING,

AND

THAT PART OF JEROME STREET PLATTED IN "GOWER'S ADDITION" LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK "A" OF "GOWER'S ADDITION"; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF JEROME STREET, 16.98 FEET; THENCE 51.70 FEET ALONG A 69.39 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 42°41'23" AND A CHORD

OF NORTHWESTERLY, 50.51 FEET; THENCE NORTHERLY, 38.11 FEET TO THE SOUTHEAST CORNER OF BLOCK "C" OF "GOWER'S ADDITION" AND THE POINT OF ENDING, ALL WITHIN THE CITY OF LANSING, INGHAM COUNTY, MICHIGAN,

with the following conditions:

- Sparrow and the City of Lansing enter into a maintenance agreement for the signal at Jerome Street & Pennsylvania Avenue
- The non-motorized access along Jerome, from Pennsylvania Ave. to Holmes St. will be preserved.
- The street light agreement (for Jerome St.) with Board of Water and Light will be transferred to Sparrow.
- The agreement with ACD for their cell network antenna would need to be transferred to/renegotiated with Sparrow.
- Easements for existing utilities (water, electric, communications) will be reserved.

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



Virg Bernero, Mayor

OFFICE OF THE MAYOR

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

TO: City Council President Judi Brown Clarke and Councilmembers
FROM: Mayor Virg Bernero
DATE: 11/10/16
RE: Z-8-2016, 3001 S. Washington Avenue, 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-8-2016, 3001 S. Washington Avenue, Rezoning

Date: November 2, 2016

The Lansing Planning Board, at its regular meeting held on November 1, 2016, voted (6-0) to recommend approval of a request by Green Key Properties, LLC to rezone the property at 3001 S. Washington Avenue from “D-1” Professional Office & “J” Parking Districts to “F” Commercial District. The purpose of the rezoning is to permit a retail establishment (medical marijuana dispensary) 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 zoning and land use patterns in the area. The Board also found that the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

At the Planning Board public hearing held on November 1, 2016, the applicants and one other person spoke in favor of and two persons spoke in opposition to the rezoning.

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-8-2016

Parcel Number's: 33-01-01-28-304-002

Legal Descriptions: Lots 4 & 5 & the East 90 feet of Lot 6, Holmesdale Subdivision, City of Lansing, Ingham County, MI, from "D-1" Professional Office & "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 _____, 2016, 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: Gordon Green, Member-Manager
Green Key Properties, LLC
6824 Brightwood Avenue
Waterford, MI 48329

REQUESTED ACTIONS: Rezone 3001 S. Washington Avenue from "D-1" Professional Office & "J" Parking Districts to F" Commercial District

EXISTING LAND USE: Unauthorized Medical Marijuana Dispensary

EXISTING ZONING: "D-1" Professional Office & "J" Parking Districts

PROPOSED ZONING: "F" Commercial District

PROPERTY SIZE: Irregular Shape - .39 acres

SURROUNDING LAND USE: N: Kent Cleaners
S: Church
E: Residential
W: Residential

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

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for "Residential Corridor" land use. S. Washington Avenue is designated as a minor arterial.

DESCRIPTION:

This is a request by Green Key Properties, LLC to rezone the property at 3001 S. Washington Avenue from "D-1" Professional Office & "J" Parking Districts to "F" Commercial District. The purpose of the rezoning is to permit a retail establishment (medical marijuana dispensary) on the subject property.

It was recently brought to the attention of the Planning Office that a medical marijuana dispensary was being operated out of the building at 3001 S. Washington Avenue. Since this property is zoned "D-1" Professional Office, which district does not permit medical marijuana dispensaries, the owner of the property was issued a violation notice requiring the discontinuation of this use. In response, the owner has applied to have the property rezoned to the "F" Commercial district which, if approved, would allow a medical marijuana dispensary, once an ordinance is enacted and the current moratorium on these types of facilities has been lifted.

AGENCY RESPONSES

BWL:

Building Safety: The BSO has no objection to the rezoning. However, FYI, the current retail occupant (without a C of O) is a Medical Marijuana facility.

Fire Marshal:

Parks & Recreation: No comments.

Public Service:

Traffic Engineer: The Transportation and Non-motorized has no objection to the rezoning request, however, this does not constitute a review or approval of any site plan or other process that may be required for a project to move forward on this property

COMPATIBILITY WITH SURROUNDING LAND USE

The subject property is currently zoned "D-1" Professional Office district, with the exception of the parking lot east of the building that is zoned "J" Parking district. The area of the site that is zoned "D-1" was rezoned from "F" Commercial in 2002 at the request of the owner at that time. The purpose of that rezoning was to allow an expansion of the child care center capacity because the requirements for such use are less stringent under the "D-1" district.

The property directly to the north of the subject property is zoned "F" Commercial and therefore, the proposed rezoning will not result in a "spot zone" which is typically considered to be an unacceptable planning practice.

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 has not received any complaints about the existing medical marijuana facility that has been operating illegally at this location for several weeks. The facility is illegal because it was established after the moratorium on such facilities went into effect in March of this year. This violation was brought to the attention of the Planning Office after the City electrical inspector noticed that the facility was operating without having obtained the necessary permits to ensure that the electrical system in the building was adequate to accommodating the use. Medical marijuana grow operations typically require an inordinate amount of heat and lighting which can place a serious burden on the building's electrical system.

COMPLIANCE WITH MASTER PLAN

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

“To allow medium-density residential development in a variety of urban formats, rather than a conversion of residential to commercial use, along certain high-traffic streets that also serve as transit routes or are within easy walking distance (¼ mile).”

The proposed rezoning is clearly not in compliance with the Master Plan. It is, however, consistent with a general goal of Master Planning which is to concentrate commercial land uses along major or minor arterials that already have a strong presence of nonresidential land uses and a transportation system designed to accommodate the traffic.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The proposed rezoning will have no impact on traffic in the area. The site is located on S. Washington Avenue which is a minor arterial 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. The proposed zoning will not result in a “spot zone” as the property directly to the north is already zoned “F” Commercial. Furthermore, in 2002, the subject property was rezoned from “F” Commercial to “D-1” Professional Office so that the child care center that occupied the site at that time could expand its capacity without having to provide as much outdoor play area. The current owner of the property is requesting that the 2002 rezoning be reversed so that the site can be used for retail sales that would include medical marijuana. If the rezoning were to be denied, it would deprive the property owner of land use rights that are already afforded to the property owner directly to the north and to the previous owners of the property, prior to them having the property rezoned. If the site had not previously been zoned “F” Commercial, staff would not be making a positive recommendation on this request. Since there are no other sites in the area that have been downzoned from “F” Commercial, approval of this rezoning will not set a negative precedent for future requests to rezone property in the area to the “F” Commercial district.

SUMMARY

This is a request by Green Key Properties, LLC to rezone the property at 3001 S. Washington Avenue from "D-1" Professional Office & "J" Parking Districts to "F" Commercial District. The purpose of the rezoning is to permit a 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.

RECOMMENDATIONS

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

Z-8-2016 be approved to rezone the property at 3001 S. Washington Avenue from "D-1" Professional Office and "J" Parking Districts to "F" Commercial District.

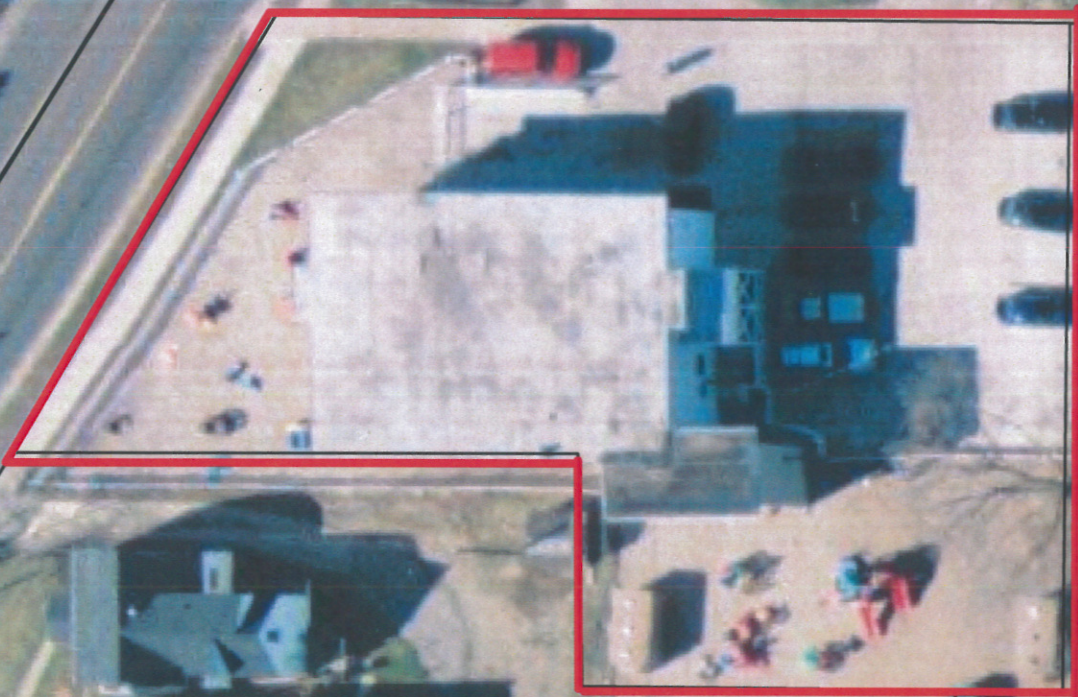
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



S Washington Ave

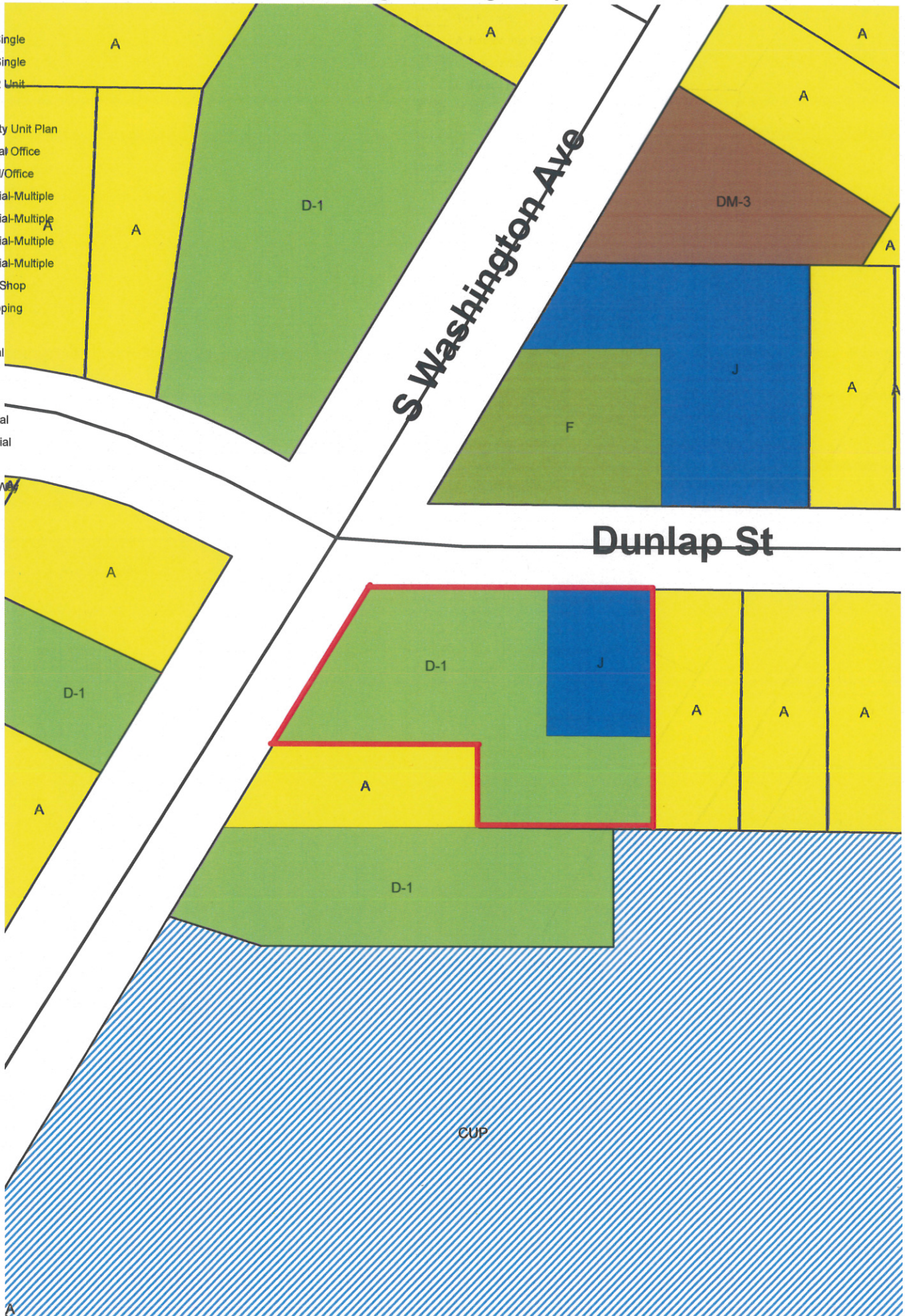
Dunlap St



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





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 – .57acres

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

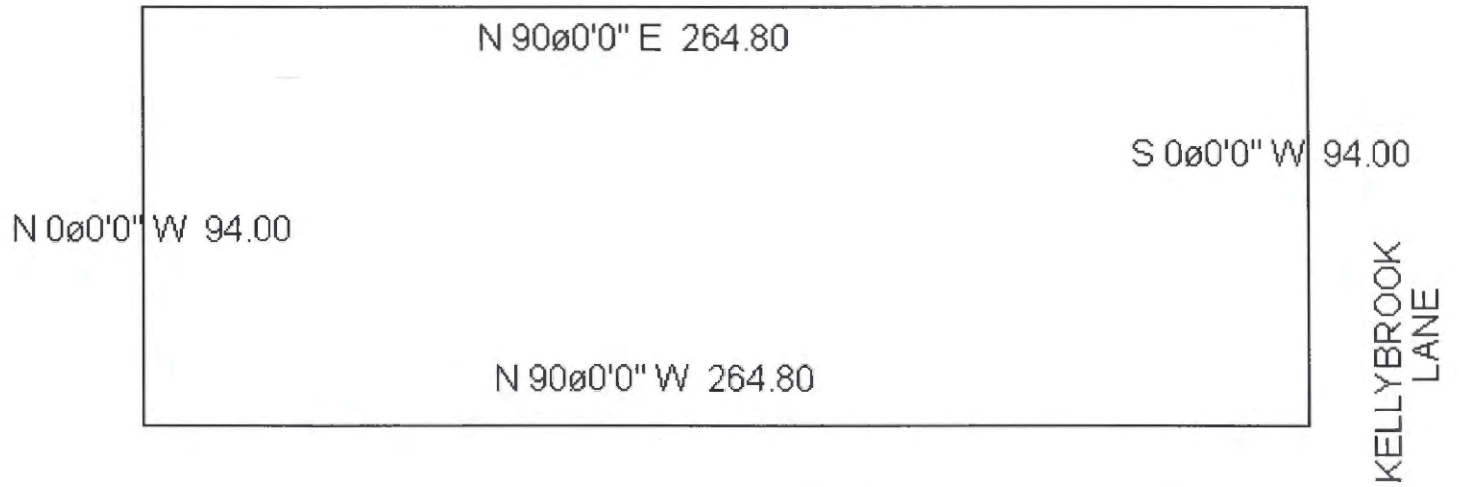
Pursuant to the findings described above, the following recommendations are offered for the Planning Board’s consideration:

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,

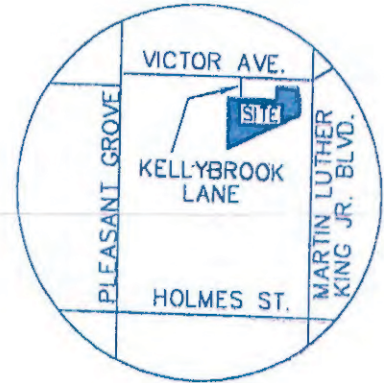
**Susan Stachowiak
Zoning Administrator**

VICTOR AVE

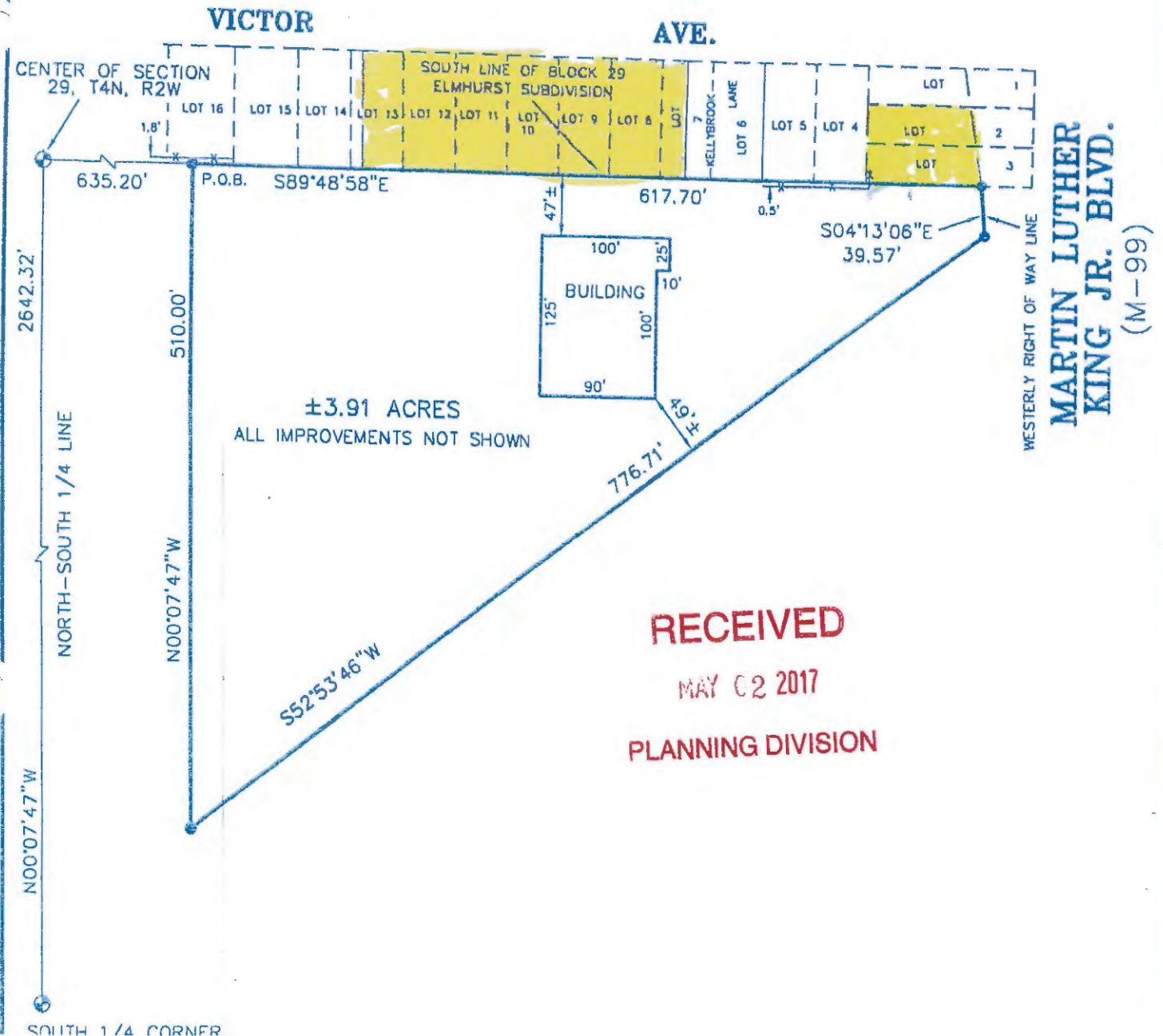


CERTIFIED BOUNDARY SURVEY

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



City of Lansing Zoning Map

 Tax Parcels

 B Residential-Single

☐ NONE

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

☐ Heavy Industrial

J Parking

☐ ROW Right of Way



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

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.

Hrg 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,

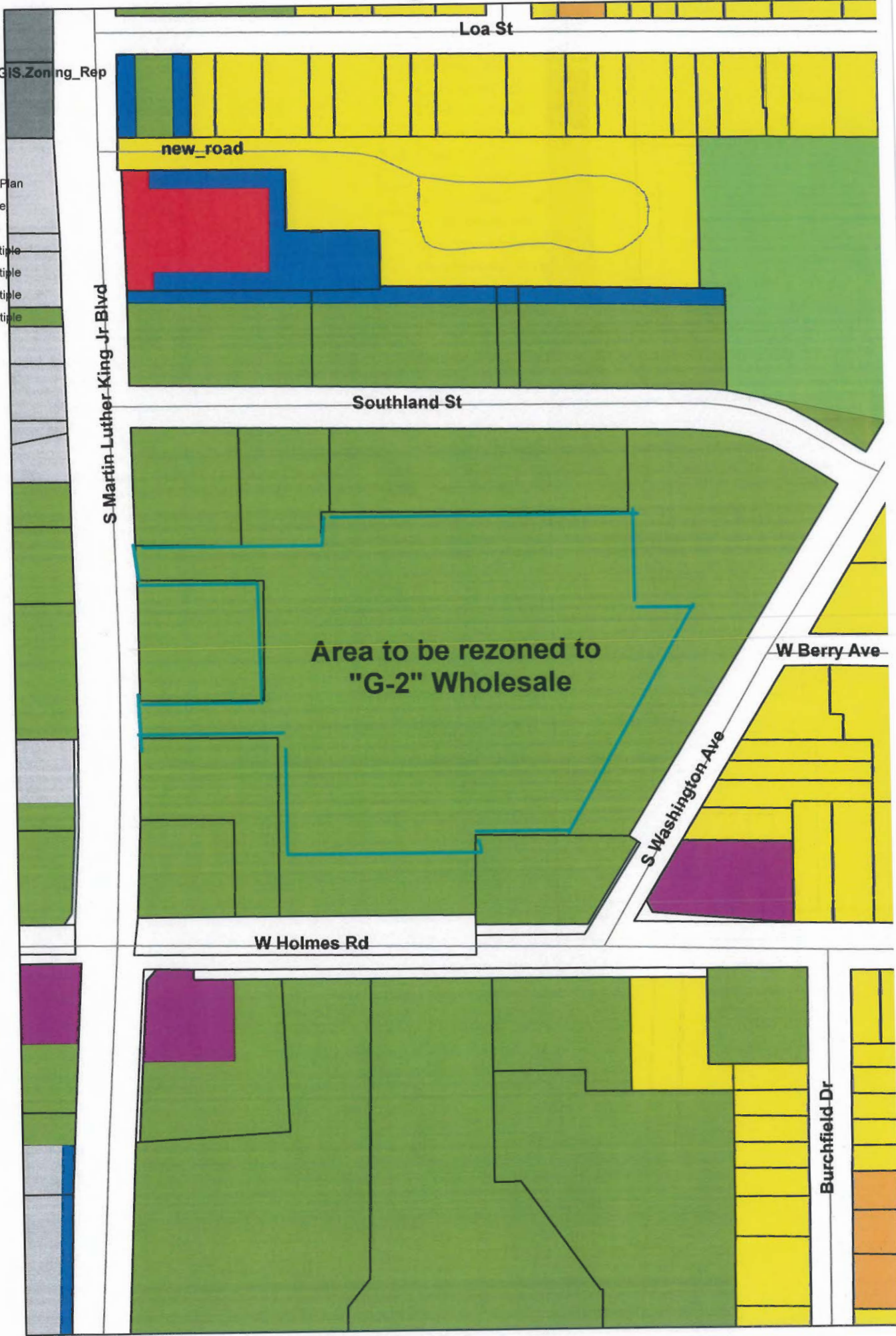
Sherrie Boak, Recording Secretary, Lansing City Council

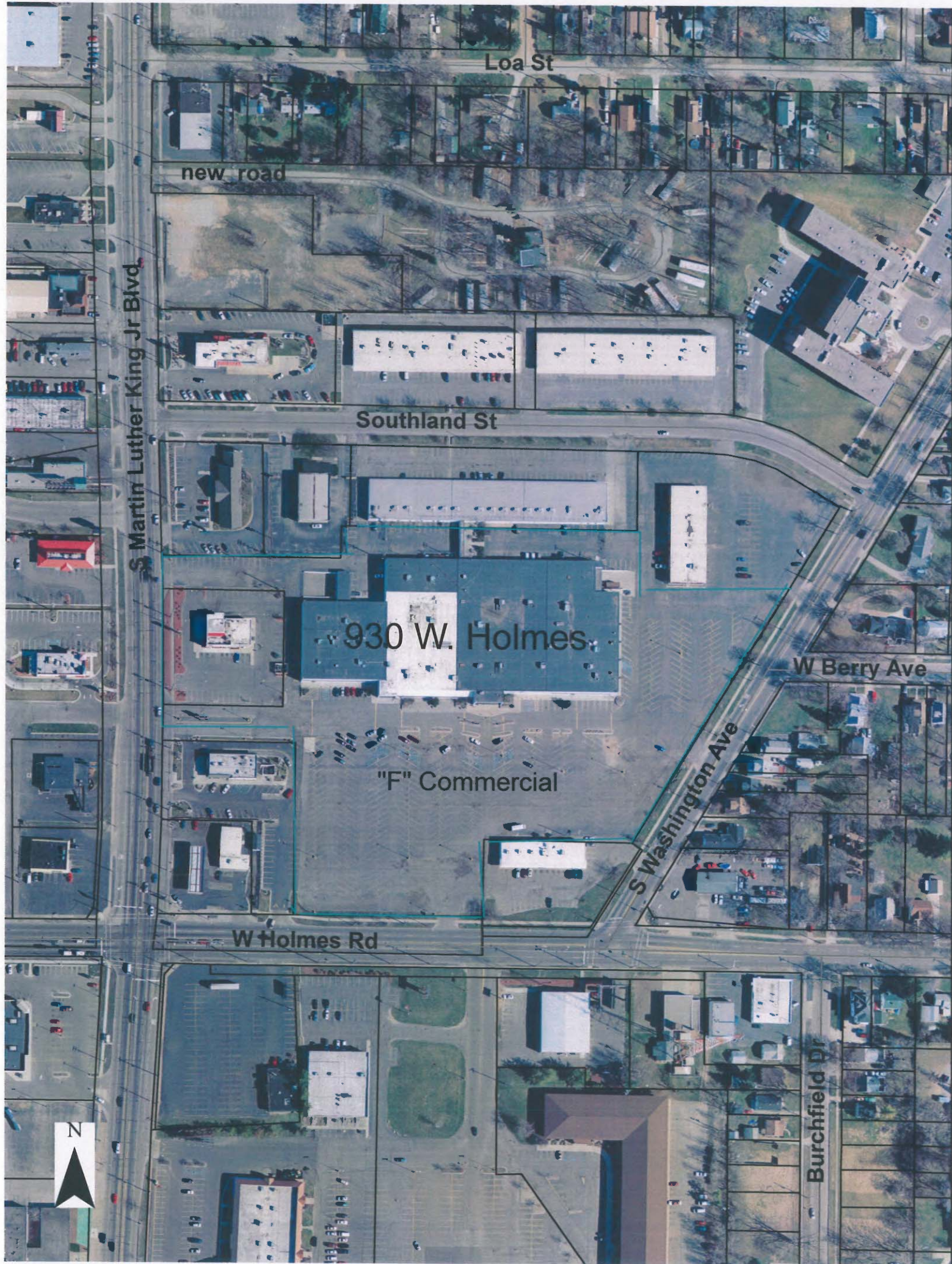
Approved by the Committee on October 21, 2015

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





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**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** EDS

****Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

[Privacy Policy](#)

Image/Sketch for Parcel: 33-01-01-29-477-082**City of Lansing**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

****Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

[Privacy Policy](#)

Menu

Set Weather

Michigan

Subscribe

Sign In Search

(<http://www.mlive.com/>)

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.

More Michigan Business



Michigan Automotive News and Reviews

(<http://www.mlive.com/auto>)



Michigan business press releases

(<http://www.mlive.com/prnews>)



Search for jobs in Michigan

(<http://www.mlive.com/jobs/>)

Most Read



'Pay it Forward' couple leave Tim Hortons in Shields amid shakeup; loyal customers upset

(http://www.mlive.com/news/saginaw/index.ssf/2014/12/coffee_read)



Gambling site reportedly pulls Jim Harbaugh to Michigan betting odds after massive movement

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



Police identify man killed in single-vehicle crash at M-14 and US-23 near Ann Arbor

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



21-year-old man killed in what appears to be accidental shooting in Jackson County

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



NFL Network: Michigan reached out to Jim Harbaugh, believes ex-UM QB wants to stay in NFL

(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%2Fo8%2Fdealpoint_merrill_buys_former.html)
(http://twitter.com/share?url=http%3A%2F%2Fwww.mlive.com%2Fbusiness%2Fmid-michigan%2Findex.ssf%2F2014%2Fo8%2Fdealpoint_merrill_huys_former.html)
(<mailto:>)

Related Stories

[Former car wash](#)

[Read state Rep.'s](#)

read)



Man shot and killed in his yard in Saginaw, family member says

(http://www.mlive.com/news/saginaw/index.ssf/2014/12/man_read)

Active Discussions

- 1 **Andrew Heller: Religious freedom act is really about legalizing intolerance**
(http://blog.mlive.com/flintjournal/aheller/2014/12/andrew_comments)
(247 comments)
- 2 **Detroit Lions coach Jim Caldwell unhappy with mounting penalties despite 9-4 record**
(http://www.mlive.com/lions/index.ssf/2014/12/detroit_lions_comments)
(31 comments)
- 3 **Saginaw man accused in Amtrak stabbings is a veteran and 'the system failed him,' sister says**
(<http://www.mlive.com/news/saginaw/index.ssf/2014/12/comments>)
(31 comments)
- 4 **Report: Oregon State contacts Brady Hoke about vacant head coaching job**
(http://www.mlive.com/wolverines/index.ssf/2014/12/reports_comments)
(131 comments)
- 5 **Amid fears of decline, readers debate future of salmon fishery in Lake Michigan**
(<http://www.mlive.com/outdoors/index.ssf/2014/12/comments>)
(15 comments)

See more comments »
(<http://www.mlive.com/interact/>)



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 & “I1” 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 Ambs @ (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@lwl.com



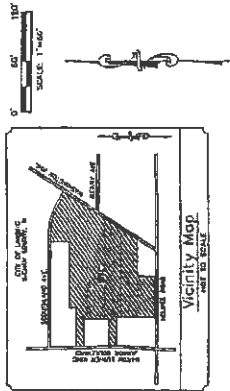
Hometown People. Hometown Power.

1201 S. Washington Ave

PO Box 13007

Lansing, MI 48901-3007

SHEET 1 OF 3



ZONING INFORMATION

According to the City of Lansing Zoning Ordinance, the subject property is zoned R-1 (Residential Single-Family). The proposed subdivision is consistent with the zoning requirements for this district.

NOTES CORRESPONDING TO SCHEDULE B

1. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.

GENERAL NOTES:

1. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.
2. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.
3. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.
4. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.
5. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.
6. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.
7. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.
8. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.
9. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.
10. THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.

BEARING BASIS:

ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS.

FLOOD NOTE:

THE SUBDIVISION IS NOT IN A FLOOD HAZARD AREA.

LEGEND:

- 1. Subdivision Boundary
- 2. Easement
- 3. Right of Way
- 4. Street
- 5. Lot
- 6. Building
- 7. Tree
- 8. Fence
- 9. Utility
- 10. Other

ABBREVIATIONS:

- 1. Subdivision Boundary
- 2. Easement
- 3. Right of Way
- 4. Street
- 5. Lot
- 6. Building
- 7. Tree
- 8. Fence
- 9. Utility
- 10. Other

Pursuant to Section 1236.08 of the City of Lansing Subdivision Regulations, the lot division as indicated herein is hereby approved.

[Signature] 2/26/13

SURVEY PREPARED BY:

GOULD INVESTMENTS

FORMER EDS PARCEL SPARTAN FIRE

930 WEST HOLMES

LANSING MI 48910

DATE: 2/26/13

BY: [Signature]

PROJECT NO.: 1303

SCALE: 1" = 40'

PROJECT LOCATION: 930 WEST HOLMES, LANSING, MI 48910

PROJECT OWNER: GOULD INVESTMENTS

PROJECT CONTACT: [Name]

PROJECT PHONE: [Phone Number]

PROJECT FAX: [Fax Number]

PROJECT EMAIL: [Email Address]

PROJECT WEBSITE: [Website Address]

LEGAL DESCRIPTION:

THE SUBDIVISION IS SUBJECT TO THE CITY OF LANSING ZONING ORDINANCE AND THE CITY ENGINEER'S REVIEW.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Michigan, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property.

[Signature]

DATE: 2/26/13

BY: [Signature]

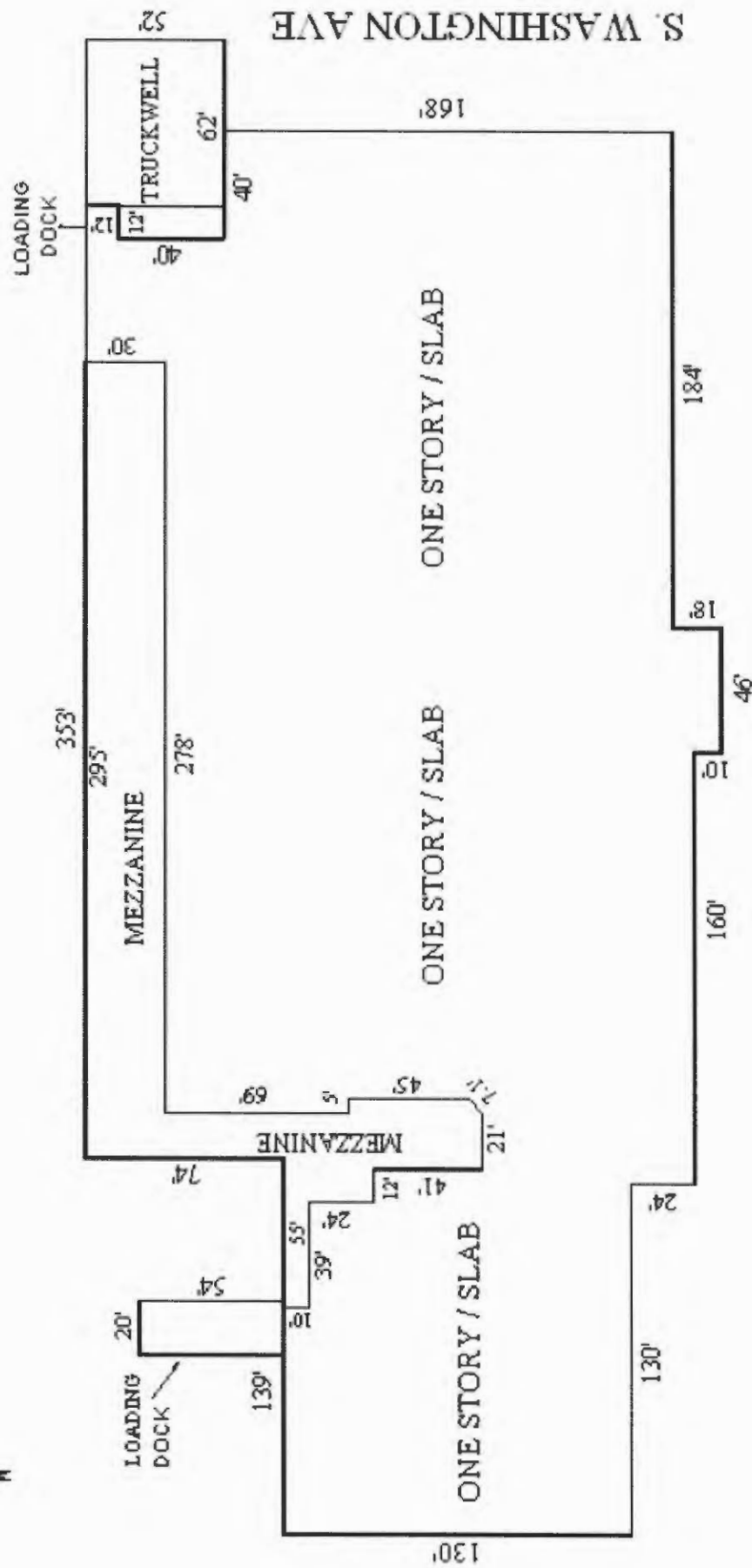


GOULD INVESTMENTS

930 WEST HOLMES

LANSING MI 48910

LIFE SLOPE



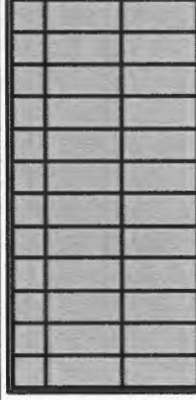
W. HOLMES RD

Sketch by Apex IVth



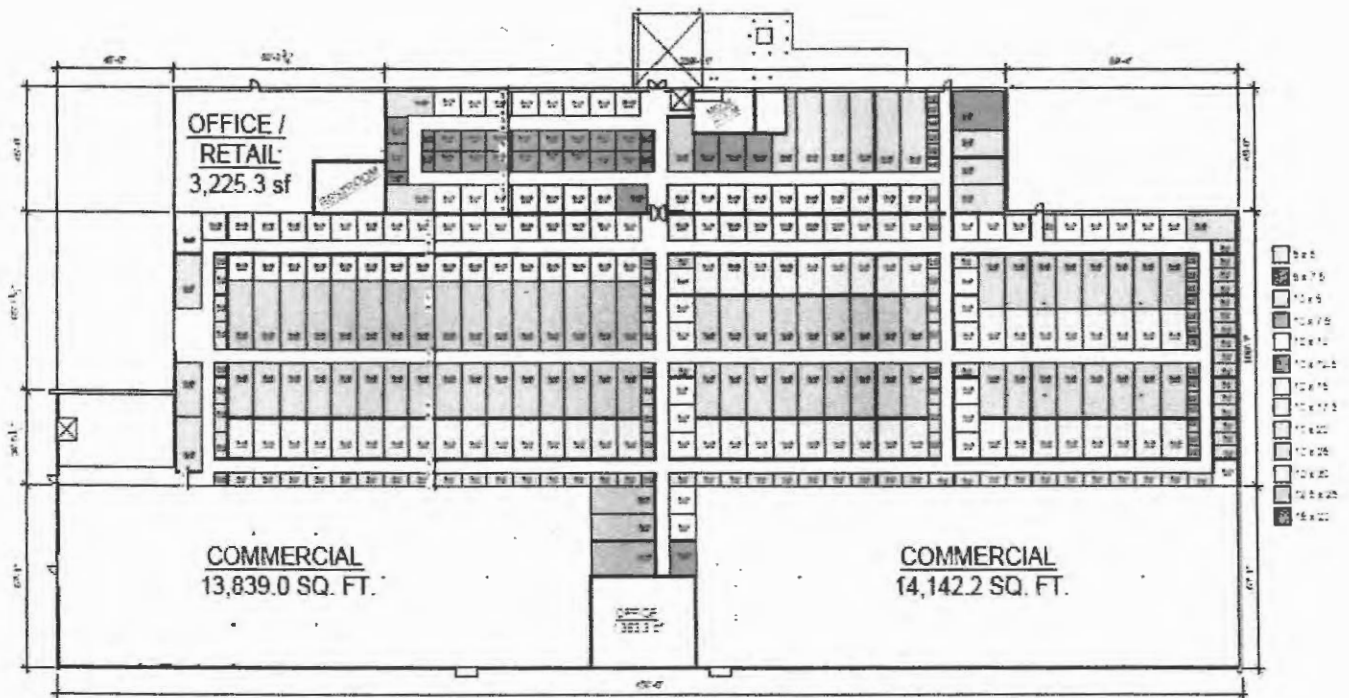
STORAGE &

@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.

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, _____, 2015, 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-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, with the condition that no fences will be constructed on the property.

MARTIN HOLMES, LLC

Document No	Document Type	Recorded Date	Party 1	Party 2
2017-011552	NOTICE OF FORFEITURE	3/27/2017 3:50:12 PM	INGHAM COUNTY TREASURER	MARTIN HOLMES LLC
2015-007558	MISCELLANEOUS DOCUMENT	3/6/2015 9:36:30 AM	MARTIN HOLMES LLC	BOARD OF WATER & LIGHT
2015-000394	WARRANTY DEED	1/7/2015 8:22:21 AM	ADAMS WOODWARD LLC	MARTIN HOLMES LLC

2017-011552
DERRICK QUINNEY
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
03/27/2017 3:50 PM
PAGES: 2

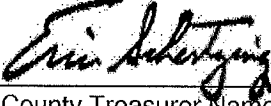
Michigan Department of Treasury, LPS
3626 (Rev. 10-06)

CERTIFICATE OF FORFEITURE OF REAL PROPERTY

This form is issued under the authority of MCL 211.78g

On March 1, 2017 the following real property was forfeited to the Ingham County Treasurer for NON PAYMENT OF PROPERTY TAXES for the year(s) 2015

This property will be titled absolutely in the name of the foreclosing governmental unit if not redeemed by March 31, 2018 after entry of a judgment of foreclosure pursuant to MCL 211.78k. After this date parties of interest in this property will have NO FURTHER RIGHT TO REDEEM.

Property ID No. 33-01-01-29-477-082	
Owner According to Tax Record MARTIN HOLMES, LLC	
Property Address 930 W HOLMES RD LANSING	Amount for Which Property Forfeited \$ 48,815.64
Property Description See Attached Description	
Prepared by Ingham County Treasurer PO Box 215 341 S Jefferson Mason, MI 48854	Signature of County Treasurer  County Treasurer Name Printed ERIC SCHERTZING

Michigan Department of Treasury, LPS
3626 (Rev. 10-06)

CERTIFICATE OF FORFEITURE OF REAL PROPERTY

This form is issued under the authority of MCL 211.78g

Property ID No.: 33-01-01-29-477-082

Property Description:

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 ROAD; 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.

CAPITAL CITY

INDOOR STORAGE . FLEX SPACE . CLIMATE CONTROL



DOCUMENT STORAGE & RETENTION . SORTING & CONTAINMENT

INDOOR STORAGE

930 W. HOLMES RD, LANSING, MI 48901



GRSY HOLDINGS LLC

submitted @ meeting 6.19.17

GRSY Holdings LLC is a Detroit based company that currently owns and operates businesses and real estate properties ranging 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 have a 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 LLC is expanding its business ventures into the climate controlled self-storage business. They 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 Capitol City Indoor Storage. Capitol City Indoor Storage is different because we are the industry leader that offers more than storage. We offer the customer both climate controlled, 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. Capitol City Indoor Storage 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—gun safes, pharmaceuticals, collectibles, document and record storage, small business inventory storage, as well as wine storage.

Capitol City Indoor Storage gives the opportunity to a 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 an 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.

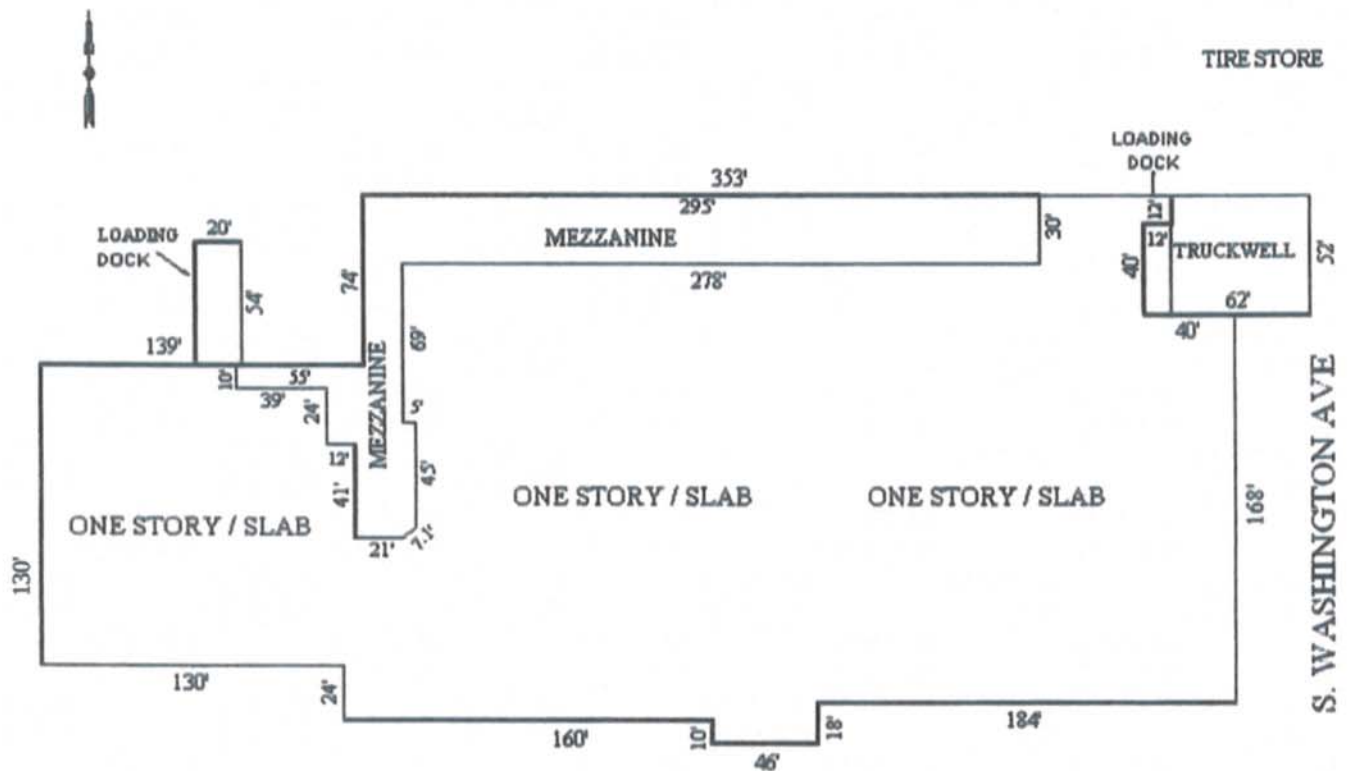
Capitol City Indoor Storage treats each area differently, we will be offering incubator office space as well as e- business logistics targeting the automotive industry. Our incubator space varies in different markets. We will be including a business, art and music incubator that will be made available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

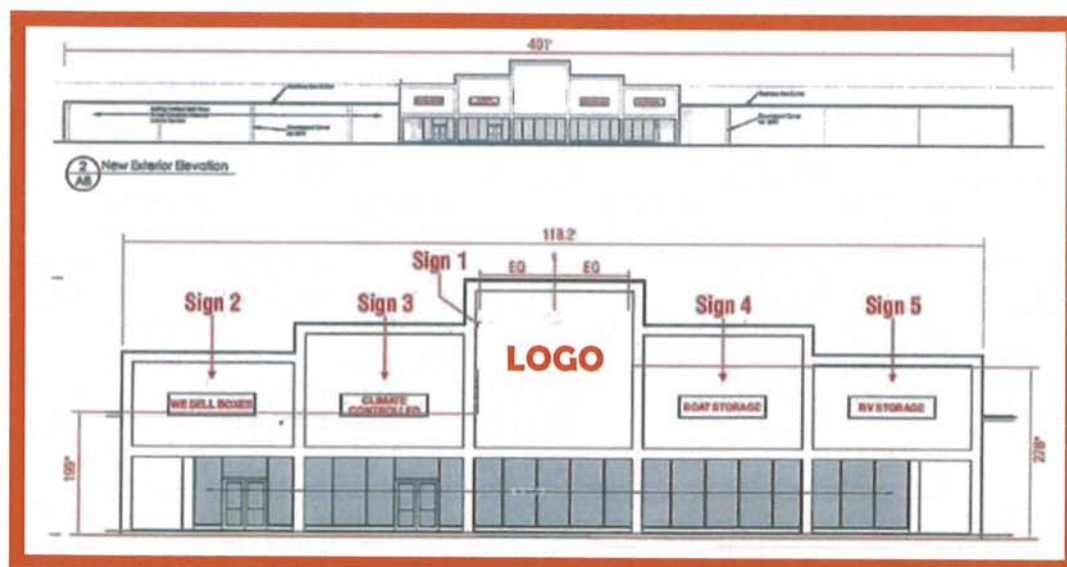
Our redevelopment process consists of a large investment and commitment to the area. Not only will we be adding close to 20 jobs. Capitol City Indoor Storage anticipates increasing traffic visibility by designing well-conceived directional and marquee street signage. We will beautify the exterior by 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 redevelopment, 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 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.

BUILDING DETENTIONS



W. HOLMES RD



GRSY HOLDINGS LLC

PROPERTY INFORMATION

Estimated Value

930 W Holmes Rd is a commercial services property. It has an estimated value of \$2.35 Million, which is 2,261% higher than the \$99,542 average for commercial properties in the 48910 zip code. This places it among the most valuable 10% of commercial properties in the area.

Square Footage and Lot Size

In terms of building space, this property is among the largest 10% of commercial properties in the 48910 zip code. It offers 120,206 sq ft of space, while the average has around 4,290 sq ft. It's also built on a very large lot compared to other commercial properties in the 48910 zip code. It has 9.21 acres of land, while a typical one has 0.46 acres.

Estimated Price Per Square Foot

This property has an estimated price per square foot of \$20.54 per sq ft. That's below average for a commercial property in the 48910 zip code, where the average is \$31.29 per sq ft.



930 West Holmes Road

A one story 120,206 SF Office Building in Lansing, Michigan. Subject is on 9.21 acres and features 500+ car asphalt parking lot. This office building is the largest option available of its size in the area, formerly leased by EDS (Electronic Data Systems) and an Oldsmobile call center. The building was completely renovated for EDS in 1990 and they were on a double net lease in which they were responsible for all operating expenses including real estate taxes, insurance and any common area maintenance.

Lansing is the capital city of the state of Michigan, and the state's sixth largest city. It is located mostly in Ingham County, although a small portion of the city extends into Clinton County and Eaton County. As of the 2000 census, it had a population of 119,128, an Urbanized Area population of 300,032.

The Lansing metropolitan area, commonly referred to as "Mid-Michigan", is an important center for educational, cultural, governmental, business and high-tech manufacturing institutions, including three medical schools, two nursing schools, two law schools and a Big Ten Conference University (Michigan State). Equidistant to Interstate 96 and Interstate 496.

LOCAL BUSINESSES



GRSY HOLDINGS LLC

INDOOR STORAGE



Whether you need to store a vintage motorcycle, family heirlooms or first-edition Elvis collectible plates, Capitol City Indoor Storage has an indoor self storage solution for you. We understand what people want for indoor storage. Rent a storage facility with the comforts of home, providing convenient access and tight controls on your valuable possessions.

Capitol City Indoor Storage offers climate-controlled indoor storage units ideal for storing items that are sensitive to intense cold and high heat, such as comic books, antique furniture and photographs. All climate-controlled mini-storage units are enclosed within a larger facility, which helps to keep out dirt and dust. If you are worried about the damage that outside elements, humidity or the extreme cold can do your collectibles, paper files, vehicles or furniture, then a Capitol City Indoor Storage indoor storage unit is an ideal storage solution.

In addition to climate controls, Capitol City Indoor Storage also offers a variety of security features, including 24-hour video recordings, electronic-gated access, and well-lit surroundings for sensitive business records storage. Our security features are designed so that you feel comfortable using our secure storage facilities.



GRSY HOLDINGS LLC

CLIMATE CONTROL

Do You Need Climate Control in Your Storage Unit?

If you have many possessions—but precious little room to store them at home—chances are you've considered renting a storage unit. However, in some cases, those items could be at risk if you fail to rent a climate-controlled unit. Climate control keeps temperature and humidity levels constant. "Temperature and humidity control can prevent damage when items are stored for a lengthy period of time," said Tim Dietz, a spokesman for the Self Storage Association.

Climate control in the self-storage industry can be defined in various ways, said Diane Piegza, vice president of corporate communications at Sovran Self Storage Inc., a REIT that operates the Uncle Bob's Self Storage chain. "It's everything from temperature control to humidity control," she said. "In some cases, it's the best of both worlds." Piegza said climate control has become more common in self-storage in recent years. She estimates three-fourths of newly built facilities now offer this feature.

The Advantages of Climate Control

The climate can wreak havoc on stored items in many regions of the U.S. In parts of the South and West, daytime temperatures regularly reach scorching highs during the summer. "Clearly, that kind of heat is just not good for a lot of items," Piegza said. By contrast, customers in Northern states may own items that are vulnerable to temperatures that regularly fall below freezing in the winter. Temperature extremes can be tough on everything from wood and leather to pictures and videotapes. Some items may crack or warp. Others may yellow, while documents may become unreadable over time.

Other items that may be susceptible to damage without climate control include:

- Bedding and mattresses.
- Sports equipment.
- Metal appliances.
- Books and other paperwork.

Climate-controlled storage reduces these risks by using heating and cooling units to keep the storage space at a safe temperature, usually at a level above freezing and below 90 degrees, Dietz said.

Humidity: The 55 Percent Mark

Units that also offer humidity control keep humidity levels around 55 percent, Dietz said. Humidity is particularly dangerous to a variety of items, said Tom Maxfield, national operations director at Move It Storage Management in Dallas. "High humidity can cause photos to stick together, or wood furniture to warp, or leather goods to crack," he said. Electronics, artwork and items such as pianos also may sustain damage from too much moisture in the air, Piegza said. If you own an item that's especially sensitive to humidity, search for a storage unit that actively dehumidifies the air. Units that simply cool the air with air conditioning may not bring moisture levels low enough to protect all items, Piegza said. "The true sweet spot for items that are truly sensitive to high humidity levels is around 55 percent," Piegza said.

Source: Kissell, C. (2013, August 8). Do you need climate control in your storage unit? Retrieved February 18, 2015, from <http://www.sparefoot.com/storage-tips/do-you-need-climate-control-in-your-storage-unit/>

FLEX SPACE



Flex space evolved from light industrial warehouses being converted to office space. Businesses that generally occupy these are new dotcoms mechanic shops, and companies that contract government contracts, workshops, electrical and start up tech companies related services.

Companies have discovered that on any given work day, a large percentage of their cubes are unoccupied--in some cases, up to 50%. Employees travel for work, take vacation, or are working from home in greater numbers than ever before. To avoid having to lease or buy more office space, flex space allows a company to have a higher occupancy of cube space and less wasted work areas.

At the beginning of the work day, an employee shows up at work. Cubes are mostly configured in the same way, making them all the same. The employee chooses a cube where she would like to sit, and that is her cube for the day. At the end of the day, she packs up her belongings, either taking them all home with her or storing them in a locker space. This leaves the cube the same way it was when he came in, and leaves it free and open for someone to use the following day.



DOCUMENT STORAGE AND RETENTION

Document Storage & Retention

Your Files are the **Heart** of Your
Business.

Offsite Hardcopy Document Storage and Retrieval Services

@Store provides premier hard copy document storage and retrieval services to businesses needing offsite document management for active records, as well as corporate document archive services for ongoing business record retention demands. From medical records, to company document storage, to insurance claims, to legal filings, to real estate documents, @Store offers comprehensive, hard copy records storage and retrieval services within its state-of-the-art storage facilities.

@Store follow stringent standards in implementing and maintaining security and protection systems, controlling construction, facility access, fire protection and IT systems. We make sure that you have the most secure document storage available. Every facility is audited regularly by a third party to ensure compliance with NRC guidelines.

@Store knows you...and your inventory.

When you need to access your inventory contact @Store on the phone or through the online requests, you are contacting the facility where your business records are stored. Your communication isn't wound across continents or through call centers that add unwanted time and complexity to meeting your needs.



GRSY HOLDINGS LLC

SORTING AND CONTAINMENT

When you have an issue we go to work!

It's inevitable, and it happens to every manufacturer. A problem has come up where you either need to contain the issue, or repair the product. Your resources are limited and valuable. Our facility is within 2 miles of the Grand River Assembly plant and we have the space and time to solve your problems immediately 24/7.

@Store can manage all aspects of outsourced part inspection. Incoming and material inspection, parts verification, and supplier quality auditing. All to containment level 1, 2, and GP 12 standards. We can reduce your manufactured part receiving and inspection expenses and positively impact your PPM rating.

- Our team members are highly trained on containment procedures, policies and inspection techniques to assure your 100% satisfaction.
- We'll quarantine non-conforming products and return or dispose of them according to your instructions.
- If non-conformities are found, we can help you overcome quality issues quickly and effectively.

For parts that do not meet standards we offer complete rework abilities. In addition to our current methods of rework and to provide you with the assurance that your parts will meet quality control standards, we are inventors of new methods of reworking or sorting containment to suit your individual needs. Automotive parts requirements change and you must be ready to meet the challenges presented, assuring that all of the sorted parts will pass inspection for quality at the assembly plant.

Our inspection containment services save you money by reducing the expenses of regular employees along with the space requirements that you would need to set aside within your facilities.

When you need to be sure the parts that you manufacture for use in auto assembly are defect free, trust our experience in sorting and containment services. With our employees, processes and technology, it is now possible for your company to ship defect-free product that is properly packaged, appropriately labeled, on time, every time.

Sorting



Inspection



Containment



We can be there...
when you can't.





randy yono <randyyono@gmail.com>

Rescheduling of Monday's (9/28/15) meeting

randy yono <randyyono@gmail.com>

Tue, Sep 29, 2015 at 12:41 PM

To: Tina Houghton <Tina.Houghton@lansingmi.gov>

Hi Tina,

I did meet with Elaine , Kathy, and John yesterday afternoon. The meeting went good , I believe, but at this point they still don't know what they want to see at the development. As we were there the trucks were all getting either moved, or towed, along with the abandoned vehicles in the lot. I also have a property manager on site there with access and she also has his number. We are trying to make everyone happy. We are excited to make this project a success. Call me with any questions at 2487554444.

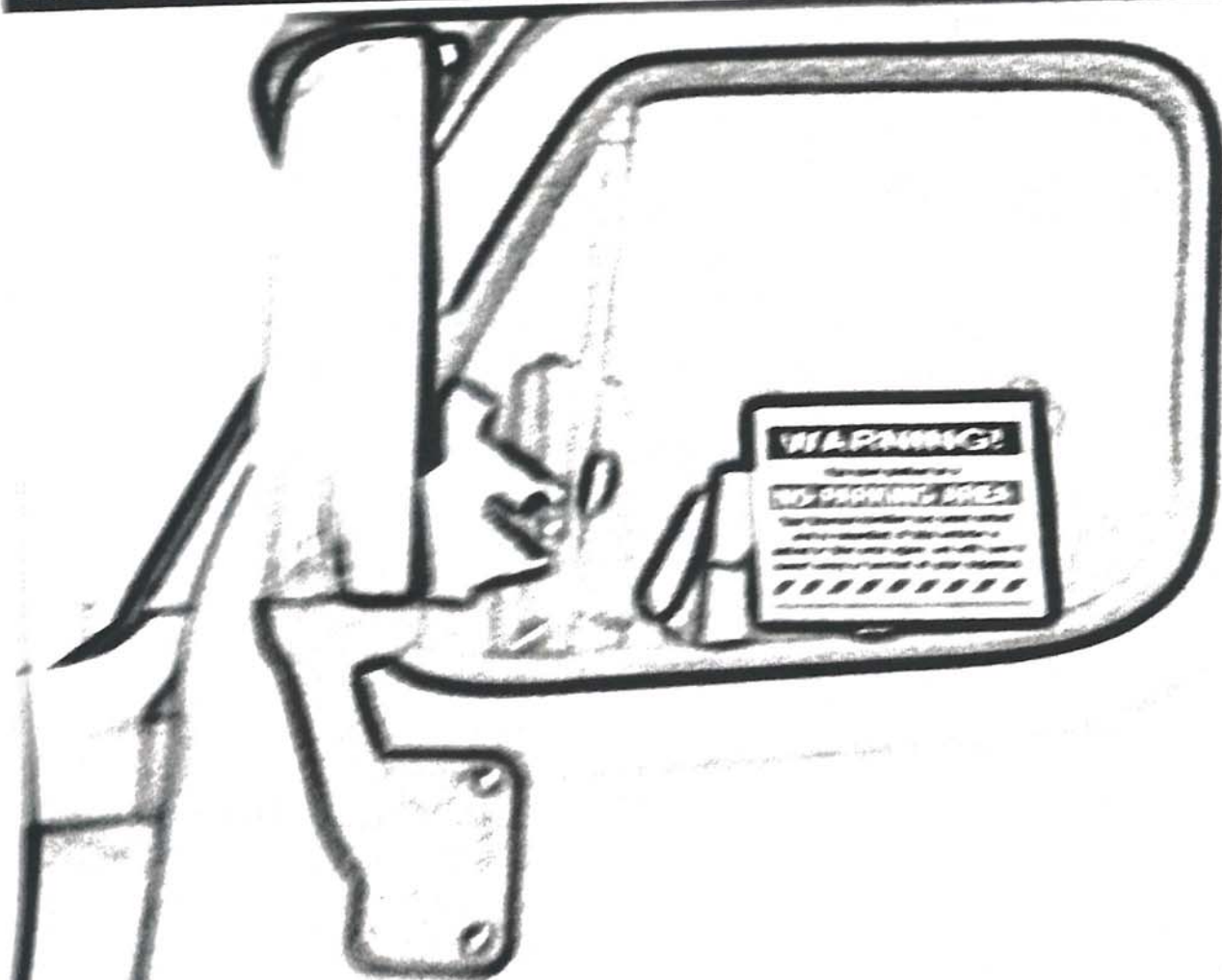
Randy Yono

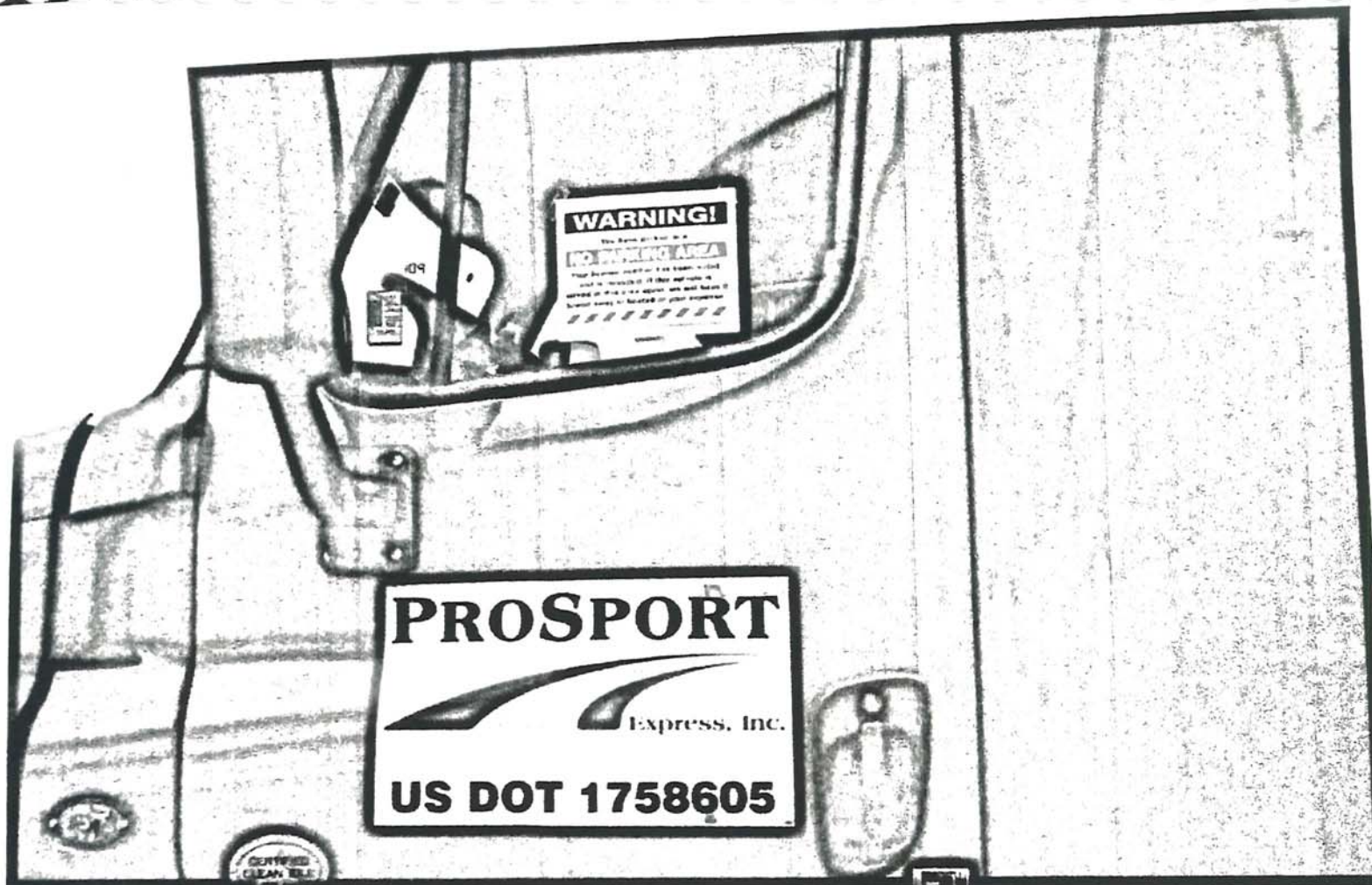
www.theauctiongenius.com
www.assetsnowauctions.com
randy@theauctiongenius.com
248-755-4444

[Quoted text hidden]

D. OBERLIN
TRUCKING

ST. CLAIR SHOOTING





[Quoted text hidden]



2015092695091107.jpg
131K