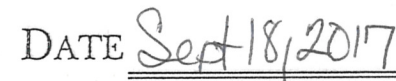




AGENDA
Committee on Development and Planning
Monday, September 18, 2017 @ 4:00 p.m.
10th Floor Conference Room, City Hall
UPDATED 9/18/2017 a.m.

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**
 - July 17, 2017 August 7, 2017 August 21, 2017
4. **Discussion/Action:**
 - A.) **RESOLUTION – Appointment**; Douglas Mains; 2nd Ward; Planning Board;
Term to Expire June 30, 2018
 - B.) **RESOLUTION – Set 2nd Public Hearing; IFT-1-17 Certificate**; Cameron Tool;
1800 Bassett
 - C.) **RESOLUTION – OPRA Certificate**; 1101 S. Washington Avenue; Super Fancy Too,
LLC
 - D.) **RESOLUTION – OPRA Certificate**; 1103 S Washington Avenue; REO Life, LLC
 - E.) **RESOLUTION – Set 2nd Public Hearing; Amended OPRA Certificate**; 629 W
Hillsdale; DED Dev. LLC
 - F.) **ORDINANCE – Z-5-2017**; 1024 Lake Lansing Road; “B” Commercial to “F-1”
 - G.) **RESOLUTION – Set the Public Hearing**; SLU-3-2017; Del Vista, LLC, Residential
Use in the “H” Light Industrial District, Vacant Property South of 322 Pere Marquette
 - H.) **ORDINANCE- Z-1-2015**; 930 W. Holmes; “F” Commercial to “G-2” Wholesale
- 5) **Other**
 - **DISCUSSION-** Budget Priorities FY 2018/2019
- 6) **Adjourn**



DRAFT



MINUTES

Committee on Development and Planning
Monday, July 17, 2017 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 4:06 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Brandon Waddell, Assistant City Attorney
Michael Markey
Christopher Jackson
Anita Beavers
June Kenfield
Amy McBain
Jon Miles
Kathy Miles
Michael Morofsky
Kari Ross
Gregg McClintic
DG Frettier
Elaine Womboldt
Nick Tate, Assistant City Attorney

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 HOUGHTON TO APPROVE THE MINUTES FROM JUNE 19, 2017 AS PRESENTED. MOTION CARRIED 3-0.

DRAFT

DISCUSSION/ACTION

RESOLUTION – ACT-12-2016; Vacate Jerome Street between Pennsylvania and Holmes (Sparrow Hospital)

Council Member Brown Clarke noted that per the request from the Planning and Neighborhood Development Department, the request was requested to be placed as pending/tabled until a future date so they can continue to work with Sparrow Hospital on fine tuning the resolution.

Council Member Yorko confirmed she had conversations confirming the bike access on Jerome will be maintained.

ORDINANCE - Z-8-2016; Rezoning 3001 S Washington Avenue; D-1 Professional Office and J-Parking District to F- Commercial District

Ms. Stachowiak confirmed for the Committee that the required public hearing was held, and the Committee is now considering final action. She also added that currently there is a medical marihuana dispensary on site, illegally. In addition she noted that if it is rezoned there are issues with the required setbacks of that current illegal use from a church and park. The applicant is aware of this but still wants to see the rezoning and if it is approved the dispensary would have to go, and it would be able to be marketed for other F-Commercial uses.

Council Member Brown Clarke asked if the dispensary was currently still in use, and it was confirmed, however Mr. Waddell noted they were sent a letter and had until this Friday, July 21st to respond to the City Attorney Office. If Law determines the dispensary is in violation they will be given a cease and desist letter, and will be given 30 days to close the business. If the illegal activity continues they will go to Circuit Court.

Council Member Yorko stated her approval of the rezoning which she believed fits in the Master Plan, and felt confident in the enforcement if it is found the use is illegal. She concluded that the Committee's role is not to address the legal issues.

Ms. Stachowiak assured the Committee that the staff recommends the approval because it too will not allow medical marihuana due to the required setbacks from other uses, but will allow other options. The property was F-1 Commercial 10 years ago, but the zoning was reduced for a day care at the site.

Council Member Houghton concurred with Council Member Yorko, and Council Member Brown Clarke reiterated that the Committee is charge of the zoning, and the illegal use is the secondary process addressed by Law.

Mr. Morofsky asked for the property location confirmation.

Ms. Womboldt stated she spoke in opposition on behalf of Old Everett Neighborhood after hearing their concerns and oppositions. She also spoke in opposition to the illegal use of the dispensary.

Council Member Brown Clarke reminded the Committee that at the last meeting this item was on the agenda, the owner informed the Committee he would have the tenant leave since it was illegal. Mr. Waddell to provide an update to the Committee on the dispensary by Friday after the deadline has based.

DRAFT

Council Member Yorko noted to the public that the Committee minutes will reflect to the Old Everett Neighborhood the statements made by Law, Ms. Stachowiak and Committee members on what the zoning does and does not allow. She concluded by reiterating that there will be a new tenant because the dispensary cannot be located in the proximity it is in relation to the Church property.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE ORDINANCE FOR z-8-2016 FOR THE REZONING AT 3001 S WASHINGTON AVENUE. MOTION CARRIED 3-0.

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

Ms. Stachowiak recapped the application which was to rezone the property to construct 3 duplexes instead of 5-6 single family homes which he could legally do without approval. The staff researched the neighborhood based on the last meeting, and it appeared there are currently 34 rentals in the 300ft notification area, which comes to about 80%. The issue of rentals is not the topic however; it is the rezoning to allow duplexes. Ms. Stachowiak also confirmed that the owner did meet with Colonial Village neighborhood.

Mr. Frettier asked if the association was notified, and was opposed of the removal of the trees which act as a buffer. Council Member Brown Clarke noted that the duplexes will also have green space, and potentially more than if the owner kept it as is, and built 6 homes in that same area.

Ms. Stachowiak assured the public that the zoning runs with the land, and has no effect on the ownership of the property. The zoning ordinance will tell them how to develop in regards to parking, number of units, setbacks, etc.

Ms. Kenfield with Colonial Village acknowledged the owner for their efforts to meet with them and they had extended an invitation to him to attend their Board meeting. Ms. Kenfield assured the Committee the owner represented Reid Machinery and the project very well. Ms. Kenfield then admitted that over the last couple years they have seen a rise in rentals and are discouraged with the proposed SLU to add duplexes which would add more rentals.

Ms. McBain, as a new resident in the area, asked if the master plan and master use allowed for the SLU proposed use, and then voiced her concern with the removal of the trees on the vacant lot. Council Member Brown Clarke assured her the plan does follow the master plan which calls for single family or duplexes. She added that as of right now the owner could put 6 houses in and cut every tree without Council approval, so the Committee is looking at the best use. She concluded by confirming the granting of the SLU would not be precedence setting, and the task before the Committee at this time is to continue with the due process the applicant is entitled to, and set the public hearing. At that point it will be in front of the whole Council. Ms. Stachowiak also confirmed the master plan calls for higher density single family and two family. Council Member Yorko noted to Ms. McBain that the City Master Plan was on the website under "Design Lansing", and is reviewed every 5 years.

Ms. Miles voiced her concern on additional traffic considering the route is a bus route and ambulance route. Council Member Brown Clarke acknowledged her concern, but reiterated that the task in front of the Committee at this time is not to approve or deny but to schedule the public hearing.

DRAFT

Mr. Markey, as a resident in the neighborhood for over 40 years, spoke in support of the rezoning, noting that the owner could put in 6 homes, and if homes are built that brings in more taxes, support for the schools and the businesses.

Ms. Beavers supported keeping the existing trees on the lot and opposed the SLU.

Council Member Brown Clarke again stated to the public that as the property currently sits the owner can cut all the trees down, and potentially build single family homes on the 6 lots. The public comment was acknowledged and appreciated by the entire Committee, however it was stated again this meeting was to set the hearing, not make the final decision.

Mr. Miles asked if the approval was granted, what could stop the owner from moving further into the neighborhood with other development. Council Member Brown Clarke noted that the agenda item for discussion, public comment and action is to set the public hearing for this application.

Ms. Womboldt spoke on behalf of Colonial Village whom she stated informed her they wanted it to stay the way it is.

Mr. Morofsky also stated he spoke to the neighborhood and his opinion was they all wanted single family not duplexes.

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION TO SET TH PUBLIC HEARING FOR AUGUST 14TH, 2017 FOR Z-4-2017. MOTION CARRIED 3-0.

Ms. Ross asked if the rezoning would allow for apartments, and Council Member Brown Clarke assured her the zoning would only allow for single family or duplexes.

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

Council Member Brown Clarke note to the Committee that there are continued outstanding issues, however it was noted the project had already had its required public hearing in April, 2015. Prior to a final vote at Committee in 2015 these outstanding issues were asked to be addressed. The information on the issues of the owner meeting with the neighborhood and outstanding taxes we just presented to the Committee. Therefore the Committee held no discussions and asked for no comments, but set another meeting date of July 24th, 2017 @ 4:45 p.m. to address only this agenda item.

Ms. Womboldt spoke on the property, her understanding of the progress on the site, and spoke in opposition to the rezoning.

Council Member Brown Clarke assured the public that the Committee wants public comment, but want to make sure it is held and done in a supportive process to not be framed by one person or one groups perspective. Mr. Waddell confirmed that the public hearing requirement was met already and not required again, and also that there is not requirement that any applicant meet with the neighborhoods, not a charter requirement.

Council Member Brown Clarke provided Mr. Waddell with an email from Ms. Stachowiak on the request of the owner to move forward along with another email she had received inquiring on the process of the application. Mr. Waddell was asked to meet with the neighborhood representative. Council Member Yorko voiced a concern with the content of the email from Ms.

DRAFT

Stachowiak, and with the combination of both emails there was concern by all Committee members.

Mr. Tate was introduced as the newest assistant City Attorney.

Adjourn at 5:15 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____

DRAFT

SUBMITTED AT MEETING

Opposing the zoning for 930 W. Holmes at July 17, 2017 Meeting
Development and Planning Committee Meeting

I believe it is important to talk about the history relating to the rezoning of 930 W. Holmes property.

February 3, 2015: I attended the Planning Board meeting. During public comment, I stated the reasons Rejuvenating South Lansing opposed the rezoning of this property.

March 3, 2015: Planning Board meeting, it approved for rezoning but only after the following 3 conditions were completed. This is part of the Conditional Zoning that was to be added to the property.

- 1) No Chain-link, wire, wood or vinyl fence will be constructed on the property,
 - 2) Exclude an area along W. Holmes Rd and front property & Washington Avenue to help with the flooding issue relating to drainage;
 - 3) Plans must be developed to show the landscaping changes in this area..
- These conditions were sent onto the Development and Planning Committee

As of today, July 17, 2017 they have not been completed

On April 13, 2015: The issue of rezoning was brought before City Council. After Rejuvenating South Lansing, several neighborhood representatives and citizens made public comment it was decided to send the rezoning of this property back to Development and Planning where Councilmember Tina Houghton was Chair, Judi Brown Clarke, Vice Chair and Vincent Delgado Member. It was then decided by Mr. Yono to pull the request from rezoning the property.

September 2015: On September 23, 2015. I attended the Development and Planning meeting opposing the rezoning in behalf of Rejuvenating South Lansing stating our reasons and also delivered a letter from Old Everett neighborhood opposing this rezoning. At that meeting, it was decided that all the requirements made by the Planning Board must be fulfilled, taxes must be paid up, the issues with the semi parking was to be corrected, and Mr. Yono was to set up a meeting with area neighborhoods to discuss his plan. **No further action was taken by Mr. Yono and the item was dropped from the agenda.**

As of today, July 17, 2017, this has not been done.

Since the last request in September 2015 Mr. Yono's property has had:

- 27 code issues including a trash notice sent out on July 10, 2017
- Numerous letters sent from Zoning office concerning semi-truck parking on the property
- Behind in back taxes: 2016 Winter \$5,120.36; 2016 Summer \$37,538.99;
- 2015 Winter \$6,549.64; 2015 Summer \$36,750.77. (\$85,959.76) And of course the current summer tax of approximately \$37,000.
- Notice of Forfeiture: Ingham County 3/27/17 \$48,815.64
- Martin Holmes LLC is owned by Salman Dominic Yono, 2458 Harness Dr. West Bloomfield MI
- GRSY Holdings, LLC is owned by Randy Yono, 20 W Adams, Detroit, MI
- There have promises made during this process that were not kept

Mr. Yono has not proven to be a responsible property owner by proof of his previous actions. At the June 19, 2017 Development and Planning meeting, Mr. Yono he stated he will pay his taxes when he

DRAFT

Page 2 of 2 Opposing the Rezoning of 930 W. Holmes.

gets the rezoning. His statement suggest to me that he is holding the City hostage for the payment of taxes. I believe he must be held accountable just like the rest of us do only on time.

Rejuvenating South Lansing strongly opposes the rezoning of 930 W. Holmes because of the past history of the property owner. I believe the facts support our reasons for opposing the rezoning. Our standards for property owners are the same as we have for residents, be contributors to the community and be responsible for your financial debts to pay for services you receive.

Thank you for your time.

Elaine M. Womboldt, Facilitator
Rejuvenating South Lansing
Where Everyone is a Neighbor

DRAFT



MINUTES

Committee on Development and Planning
Monday, August 7, 2017 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 4:04 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Brandon Waddell, Assistant City Attorney –left the meeting at 4:51 p.m.
Nick Tate, Assistant City Attorney
Eric Pratt, LEAP
Deb Parrish
Gary Gartus
Michael Brogan
Tracey Sheldon
Carry Combs-Obel
Jon Snyder
Kathy Miles
Elaine Womboldt
Anita Beavers
Susan Stachowiak, Planning & Neighborhood Development
Ryan Wert
Stephanie Space
Joy Gleason

PUBLIC COMMENT

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

MINUTES

Council Member Hussain stated he would be submitting comments on the July 17th meeting even though he was not in attendance at that meeting. Council Member Brown Clarke moved

DRAFT

action on those minutes to the next meeting asking Council Member Hussain to forward those comments to Council Staff.

DISCUSSION/ACTION

RESOLUTION – Appointment of Stephanie Space; Building Board of Appeals; Term Expire June 30, 2020

Council Member Brown Clarke confirmed for the Committee that Ms. Space would be replacing Mr. Barry Wood who moved out of the City.

Ms. Space briefly outlined her experience with working in downtown and desire to use her career skills as a designer with Studio Intrigue Architects, by giving back to the community.

It was confirmed that all positions on the Board are At-Large positions per the PA 230 of 1972.

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF STEPHANIE SPACE TO THE BUILDING BOARD OF APPEALS WITH A TERM TO EXPIRE JUNE 30, 2020. MOTION CARRIED 4-0.

Council Member Brown Clarke stated she would ask the Council President to move action on this item up to the beginning of the Council agenda on August 14, 2017.

DISCUSSION – Request for Extension of NEZ Certification No. 2007-0092; Capitol Properties, LLC

Mr. Brogan noted that the request was for an extension. Effective 1/1/2016 last 3 years are at 90% tax, however they purchased in 2005 and worked with EDC at the time. The EDC does not address the Certificate from the 12 year time line to the 9 year time line which was established 1/1/2016. They are requesting a 15 year exemption so that they will catch up on the 3 years lost when the State changed the Certificates from 12 year certificates to 9 years certificates. Their request is because they were originally granted 12 years, and lost 3 of those years with the change in procedures so are requesting 15 years certificate to obtain those lost 3 years back. Council Member Brown Clarke asked what the City role would be in this request. Mr. Brogan stated that the City just needed to grant the resolution for the 15 years, with the original start date. There will not be overlapping Certificate, the State will change the time frame from 12 years to 15 years. Mr. Brogan added that they are excepting the tax increase from 2016, they are acceptable to time out in 2021.

Council Member Brown Clarke stated the Committee will review for action at their meeting on August 21, 2017 and then move it to Council for their meeting on August 28th.

DISCUSSION – Developers and Public Input

Council Member Brown Clarke stated to the Committee and Law the concern that when a developer comes into the Committee, the Committee asks the developer to reach out to the community and neighborhoods, however it appears the developer is then targeted and there is a question as to what extent the Committee can hold the developer accountable for initiating meetings with the neighborhoods, if it is not a neutral discussion, the question would be then what is the purpose of asking the developers to reach out to the community.

Council Member Brown Clarke then distributed copies of neighborhood meetings to the Committee where comments and statements were made, and the Committee reviewed the document.

DRAFT

Council Member Brown Clarke asked Mr. Waddell the question, if the Committee tells the developer and holds them accountable to reach out to the community, does the developer have to provide proof of that meeting, and if the Committee makes contingencies that they do meet for public input, what structure should that request or contingency have. Mr. Waddell informed the Committee that he did review the Council rules, and there is nothing wrong when the Committee asks the developer to speak to the public, and hear what they have to say. There is a fine line on what the Committee can require the developer to do, and a cause of action, if they require a developer to do something outside of a public hearing. The law can require a public hearing but requiring a hearing with another organization and denying them of not having that meeting could cause legal issues. The Committee can request and encourage, but cannot deny. Council Member Brown Clarke stated to the Committee and the public that her intention is to be consistent on expectations, and encourage them to reach out to the neighborhoods. She then asked Mr. Waddell what can be said and what expectations can be expected. Mr. Waddell stated the Committee could ask for a “good faith effort”, but at the end of the day they cannot require. The public hearing covers the neighbors meeting.

Council Member Hussain asked, in regards to a property at 930 W. Holmes, if a hearing 2 years ago satisfies the hearing requirement or if a 2nd hearing is required. Mr. Waddell stated he would double check, but added that at the end of the day, no neighborhood meeting is required.

Ms. Womboldt asked for a copy of the handout the Committee received at the beginning of the meeting, at which Council Member Brown Clarke stated she would get her a copy and Council Member Hussain gave her his. Ms. Womboldt defended the handout which was notes from Rejuvenating South Lansing, at which she stated the group promotes positive energies in South Lansing. She added that all information is provided to anyone who signs up for her emails. Ms. Womboldt also noted her belief that the notes were freedom of speech and her opinion that the Rejuvenating South Lansing was being harassed. Ms. Womboldt then moved her comments to the property at 930 W Holmes, and the history of meetings. She then referenced a brochure distributed by the developer which included comments from her. Lastly she spoke in opposition to the application for 930 W. Holmes, and recapped a conversation she had with the owner at the elevator, at which it was pointed out to her that that discussion was hear say. For clarification to Ms. Womboldt, Mr. Waddell defined “hear say” as an out of court statement, saying what someone told you without that person here is “hear say”.

Ms. Miles stated she spoke to June Kenfield who stated to her she kept a phone log and some to the owner on July 11th. Ms. Miles was informed that too was hear say, and she then stated should could provide Ms. Kentfield’s phone number.

Council Member Brown Clarke reiterated that the topic on the agenda today was to clarify what can be said to the developer and what the expectations are for appropriate public input.

Ms. Parrish asked if the handout today would be part of the minutes and Council Member Brown Clarke stated it would be.

Ms. Gleason asked if from this point going forward, will Council seek to find a way to more permanently clarify and define what should be the process for developers. And if there will be a process started to change the ordinance in the future. Council Member Brown Clarke agreed that she is looking at what can the Committee guide is when they we ask a developer to reach out to the residents and neighborhoods. The Committee needs clarification on what their ability is to use the neighborhood meeting as a compliance standard and what should they be expecting, because the Committee cannot overstep their bounds. Another question she noted,

DRAFT

was if the Committee can require that the developer pay their taxes. Mr. Waddell was asked to bring back information on what the Committee can and cannot ask for Committee approval or conditions.

RESOLUTION – SLU-2-2017; 3600 N Grand River Ave.; Residential Land Use in the “H” Light Industrial District

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION FOR THE SLU-2-2017 ON 3600 N GRAND RIVER. MOTION CARRIED 4-0.

RESOLUTION – Set the Public Hearing; IFT-1-17 Certificate; Cameron Tool; 1800 Bassett

Mr. Pratt noted that in 2014 the District was created, and the applicant has met all the requirements and continues to be successful.

Ms. Sheldon informed the Committee that Cameron Tool intends to add on 20,000 of manufacturing space, with the hopes of adding 10-15 new employees over the next 5 years. Currently they staff 85 employees and 14 apprentices.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR AUGUST 28, 2017 FOR IFT-1-17 CERTIFICATE FOR CAMERON TOOL; 1800 BASSETT. MOTION CARRIED 4-0.

Mr. Pratt informed the Committee that the IFT Certificate abates 50%.

RESOLUTION – Set the Public Hearing; OPRA Certificate; 1101 S. Washington Avenue; Super Fancy Too, LLC

Mr. Pratt reminded the Committee that Council has already approved the District for this property and the property at 1103 S. Washington, and this would be for the Certificate for both properties. The intention is for the property at 1101 S. Washington to move into their site by year end, and 1103 S. Washington has plans to be in during 2018.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE HEARING FOR AUGUST 28, 2017 FOR THE OPRA CERTIFICATE FOR 1101 S WASHINGTON AVENUE; SUPER FANCY TOO, LLC. MOTION CARRIED 4-0.

RESOLUTION – Set the Public Hearing; OPRA Certificate; 1103 S Washington Avenue; REO Life, LLC

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR AUGUST 28, 2017 FOR THE OPRA CERTIFICATE FOR 1103 S WASHINGTON AVENUE, REO LIFE LLC. MOTION CARRIED 4-0.

RESOLUTION – Set the Public Hearing; An Amended OPRA Certificate; 629 W. Hillsdale; DED Development, LLC

Council Staff read a letter dated June 29, 2017 from Mr. Jared T. Belka that clarified the request to amend the application to seek approval of an additional reduction of half the school operating and stated education taxes. The original request included this request but when it was submitted to the Treasury a “checked” box was removed and the Treasury as not able to consider the request. Mr. Pratt confirmed it was an administration error which created disapproval by the Treasury due to the technical issue. It is permitted under the ACT, and will not affect the prior action and will make the schools whole.

DRAFT

MOTION BY COUNCILMEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE AMENDED OPRA CERTIFICATE AT 629 W HILLSDALE, DED DEVELOPMENT LLC. MOTION CARRIED 4-0.

RESOLUTION – Introduction and Set Public Hearing; Z-5-2017; 1024 Lake Lansing Road; “B” Residential to “F-1” Commercial

Ms. Stachowiak detailed the location and current use of a vacant former party store. She also noted it has always been zoned residential because of the abutting residential properties. The applicant is asking to rezone to F-1 Commercial for a dispensary. Ms. Stachowiak noted that under all versions of the draft ordinances, this would qualify for a dispensary because it is more than 500 ft. from schools and churches.

Council Member Brown Clarke asked why this location was ever zoned residential in the first place. Ms. Stachowiak confirmed it was annexed into the City, and when properties come into the City they come in and the lowest residential density zoned property.

Ms. Miles asked if I was rezoned if it would qualify for medical marihuana potential, at which Ms. Stachowiak confirmed.

Ms. Parrish spoke in opposition to the rezoning, questioning their parking, also referred to an incident at 3001 S. Washington Avenue.

Council Member Houghton asked Ms. Stachowiak what the parking requirement would be, and Ms. Stachowiak informed the Committee it is based on the useable square footage of the building and the customer area. She noted that two (2) spaces may be enough.

Council Member Brown Clarke reminded the Committee of the due process requirement of a public hearing, and noted that after the public hearing it will come back to the Committee for consideration.

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION FOR INTRODUCTION AND SETTING THE PUBLIC HEARING FOR SEPTEMBER 11, 2017 Z-5-2017 FOR 1024 LAKE LANSING ROAD FROM B RESIDENTIAL TO F-1 COMMERCIAL. MOTION CARRIED 4-0.

Adjourn at 5:17 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____

Distributed @ mtg.

From: Rejuvenating South Lansing [mailto:emwomboldt@comcast.net]

Sent: Wednesday, July 19, 2017 4:03 PM

To: SLansing, Rejuvenating <emwomboldt@comcast.net>

Subject: Information about one of the emails discussed at the Committee on Development and Planning Meeting 7/17/2017

Dear Friends of Rejuvenating South Lansing,

In the past two days, I have sent you emails regarding the July 17, 2017 Development and Planning Committee meeting. There were specific details regarding the rezoning of 930 W. Holmes Rd. I also told you I was going to find out about the two emails that was continually referred to during the meeting. Councilmember Brown Clarke, Chair was so concerned about them that she would not continue the discussion and called a special meeting.

I pursued seeking the emails discussed by requesting a copy of them from on 7/18/17 to Sherrie Boak, City Council Office Manager. I informed her that the one email Councilmember Yorko spoke about being in the packet was not in the packet. Her reply back to was I would have to direct all request to Councilmember Brown Clarke, Chair of Development and Planning.

On 7/18/17, I received an email from Brandon Waddell, Assistant City Attorney. I believe if transparency and full disclosure, I decided I would share the documentation relating to one of the emails along with the full chain from the original email I mistakenly sent to Sherrie Boak, City Council Office Manager. I am sincerely sorry for my mistake but honestly thought I had corrected it by sending 3 emails to Sherrie Boak from Friday, July 14, 7:07PM and 8:38PM to Monday, July 17, 2017 11:03AM. As you will see, one of the emails was a reply from Ms. Boak at 10:07AM on Monday, July 17, 2017. I knew she had gotten the emails, must have read them, and as office manager would surely let Councilmember Brown Clarke know before the meeting that I had reached out to her to correct the problem.

Yes, I made a terrible mistake but I believe this reaction from Councilmember Brown Clarke was used for another purpose. I am still trying to get the 2nd email that was discussed by Councilmember Yorko which she stated was in the packet, but it was not. Again, I am very sorry I cause so much trouble because of my haste to contact people in time prepare and attend the Monday meeting. I will continue; which was discussed, a motion made and carried to oppose the rezoning of 930 W. Holmes Road at our June 27, 2017 meeting.

Elaine Womboldt, Facilitator

Rejuvenating South Lansing

Where Everyone is a Neighbor

Kindly, read all the emails below for all the information regarding the email. Thank you.

Brandon,

I am answering your email dated 7/18/17 3:30PM which said:

Elaine

At the direction of Judy Brown-Clark, I am reaching out to you to get clarification of the email sent from you to Sherri Boak on Friday July 14, 2017 requesting help "with language to oppose this project other than we don't want a storage facility." Can you let me know what you were actually asking for?

Brandon Waddell

Assistant City Attorney

Office of the City Attorney

July 19, 2017 at 1:55PM

Brandon, I wanted to provide the original email chain as evidence that apparently was not completely shared with you when Councilmember Brown Clarke handed you an email at the Development and Planning Committee Meeting on Monday, July 17, 2017 around 5:15PM. I would also like to point out Sherrie Boak, City Council Office Manager, was in attendance at this meeting. I cannot imagine how this could have possibly been so inaccurate from the truth which is in the chain of emails.

Please read the chain of the emails that were originally sent by scrolling down to the bottom of the page and then moving upwards.

Friday, July 14, 2017 at 7:07 PM. I sent the first email by mistake to Sherrie Boak with no one's name in the text of the email.

Friday, July 14, 2017 at 8:38PM I sent another email to Sherrie Boak stating I made a mistake and it was not meant for her.

Monday, July 17, 2017 at 10:07AM I received an email sent to me from Sherrie.

Monday, July 17, 2017 at 11:03 AM I sent an email to Sherrie.

After reading the complete chain you will realize the email you are questioning me about was never intended for Sherrie Boak or Councilmember Judi Brown Clarke. Furthermore, I explained my mistake and asked Sherrie Boak (City Council Office Manager) to delete the email and not send it onto anyone else on Friday, 7/14/17 at 8:38PM.

The email you are referring to was intended for someone who has focused on the rezoning of the 930 W. Holmes property since 2015. It was based on comments made to me by Development and Planning Committee members during one of their meetings and I wanted to make sure we did not use that term again. Or as you refer to in your email, "with language to oppose this project other than we don't want a storage facility".

I hope this clarifies your question, "what you were actually asking for?" I was not asking for anything.

Sincerely,
Elaine Womboldt, Facilitator
Rejuvenating South Lansing
Where Every One is a Neighbor

-----Original Message-----

From: Rejuvenating South Lansing <emwomboldt@comcast.net>

To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>

Sent: Mon, Jul 17, 2017 11:03 am

Subject: RE: City of Lansing Committee on Development and Planning Agenda 7/17/2017

Hi, Sherrie,

Thanks for letting me know, it was my mistake and am sorry if I caused you any inconvenience. Like I said, I should have slowed down and made sure I was sending it to the person I was working with in our group.

Hope you have a great day, and I'll see you at 4PM today.

Elaine

On July 17, 2017 at 10:07 AM "Boak, Sherrie" <Sherrie.Boak@lansingmi.gov> wrote:

Good Morning

There was no name directed on the first email, so I thought you wanted me to give to Council Member Brown Clarke, Committee Chairperson, for the record, so I already did it.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683
www.lansingmi.gov/City_Council

From: Rejuvenating South Lansing [<mailto:emwomboldt@comcast.net>]
Sent: Friday, July 14, 2017 8:38 PM
To: Boak, Sherrie
Subject: Re: City of Lansing Committee on Development and Planning Agenda 7/17/2017

Hi, Sherrie,

I just realized I made a terrible mistake and hope you can help me correct my error. I sent you the email (scroll below, it was sent at 7:07PM) I intended to send it to a person who I have been working on relating to the 930 W. Holmes issue which is on Monday's D & P agenda. I am sorry to cause you any inconvenience relating to this issue, but would you please delete it and not send the email I sent onto anyone else?

Thank you in advance for helping correct my mistake. I better slow down, and double check all my information before I hit the send button.
Elaine Womboldt

On July 14, 2017 at 7:07 PM Rejuvenating South Lansing <emwomboldt@comcast.net> wrote:

Just checked and the agenda came for the D & P meeting. Sure enough, the 930 W. Holmes is the last item on the agenda. We are screwed because Adam will not be there to protest and of the issues. I need help from you, pretty please, with language to oppose this project other than we don't want a storage facility. Elaine

NOTE: If you would like your email address removed from our distribution notices; notify me and I will remove it immediately.

 Virus-free. www.avast.com

This email has been scanned by the City of Lansing Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Thank you to Kathy Miles for providing her notes from the Public Safety Committee Meeting held on Wednesday, April 5, 2017 at 3:30 PM, City Hall, 10th Floor, Council Chambers.

Councilmember Adam Hussain, Chair; Councilmember Carol Wood, Vice Chair; and Councilmember Tina Houghton, Member

Public Safety 4-5-17

Minutes for the 3-15 public safety meeting and the 3-30 meeting at 3200 S. Washington were approved.

Adam deferred to Mr. Smiertka after mentioning that the committee had vetted the first 15 pages.

Mr. Smiertka said that language that had been removed in Draft 7 was now being put back in after he attended the Municipal Attorneys Conference. He feels that it is an issue of performance standards and part of the Facilities Act as well as coming under the Licensing and Regulatory Affairs. He feels the city should deal with performance standards at the local level now since the State will not be ready to deal with them until December of 2018.

Carol Wood has concerns about Draft 7 and would prefer to move forward with Draft 6A. She is aware of duplicates by the State.

Mr. Smiertka took them out and is now being asked to put them back in after having conversations with other municipalities and residents. He said some municipalities are allowing dispensaries and others are only allowing grow facilities. He said the committee could make the change today and go back to 6A.

Adam said he had been on Spring Break vacation at Niagara Falls with his family but came back because he felt it was important to be here for this meeting. He said he has been sitting here for 9 years

and feels like games are being played to delay an ordinance. Things were bad in 2008 and 2011 but are now out of control. He presented several options; they can go back to the ordinance passed by Council in 2011, which according to the City Attorney is a legal ordinance, they can go by the 2013 decision upheld by the Supreme Court or go back to the 2016 proposed ordinance. He said they have done all they could do – they have met with neighborhood groups and residents, advocates and patients and dispensary owners. He feels that Draft 6A was a good ordinance. They spent a lot of thoughtful time on document language.

In September Mr. Smiertka asked for a 60-day delay. In October the Dykema law firm presented their own ordinance to the Planning Board. The 2016 ordinance was tabled. The planning board vetted the entire ordinance instead of just dealing with the zoning portion that was in their jurisdiction. In December Mr. Smiertka was supposed to get a scaled down version of Draft 6A. Instead he *got an entirely new ordinance*. The *planning board engaged with the marijuana industry but did not reach out to neighbors, businesses or anyone else*.

Adam said that ***rather than continue with Draft 7, they are going back to Draft 6A.***

Mr. Smiertka cited changes passed by the legislature for the addition of language back into the ordinance. He said that the Commission for the State will not be ready until 2018. Definitions have changed and he cited internal consistency exercises and conversations with some Council members.

Carol questioned the change in the definition of parks and playgrounds and said that the City Charter and Master Plan already have definitions for them. Changing the language would be additional and would not present consistency.

Mr. Smiertka said they should use the defined term for a great product. Using the Michigan Tracking Act and the Facility Licensing Act were the planning board recommendations. He stated that he had nothing to do with

the Dykema draft. . He had discussions regarding the establishment of the Commission and that will be kept in the reserve section of the ordinance until they find those willing to serve.

Adam said that with the changes and *addition of the term "buffering zone"* and changes to the definition of playground ***the document became a completely new ordinance.*** They are going back to 6A. The committee has spent hundreds of hours listening to all segments of the community to try to insure that all received fair and equal treatment. He feels that they can make changes to 6A that will reflect that. ***The planning board changed the whole ordinance, not just the zoning which was their purview.***

Mr. Smiertka said he got the plan and the boards requests at the February meeting He gave them 3 pages having to do with the zoning portion of the ordinance. He told Adam they have the right to go back to draft 6A.

Carol said 6A was consistent that there be no drive-through window at dispensaries. In Draft 7 that had been deleted.

Mr. Smiertka said input on that deletion was for convenience of patients and cited pharmacies as an example. He said all the *changes were* on a compassionate basis for the committees consideration only.

Carol asked Mr. Smiertka how he saw the 2011 ordinance that is already on the books.

He said he would have to review it and that it makes no provision for a Commission.

Adam brought up that there was a motion to repeal the 2011 ordinance and that Mr. Smiretka had said it is better to have an ordinance on the books and was against repealing it. He said that the MMMA was on the books and they should go according to the act.

Tina Houghton said that she was on the committee that worked on the 2011 ordinance and that "her head hurts" and this all seems to be a convoluted mess. She wants to go forward and 6A seems to be ok to her. She feels they owe it to the public to present a concrete and enforceable ordinance when it is finished. She mentioned that other Council members have a plan and are concerned. *She would like the discussion to move to the Committee of the Whole.*

Carol said this is the first she has heard of any concerns from other Council members and asked Tina to enlighten them as to what the concerns are.

Adam also said he had not heard of any concerns.

Tina said she meant that some members of Development and Planning have concerns.

Carol agrees that there are concerns and reiterated that they go back to draft 6A. She reminded Tina that since she had been on the committee in 2011 she should be aware that **discussion of an ordinance has always been under public safety.** Carol also stated that the ordinance will have to be discussed before COW before approval. Carol noted that several other Council members have previously attended the public hearings She stands behind her request to go back to draft 6A and make corrections to it to move forward.

Mr. Smiertka said there are 5 major issues that will have to be addressed: 1. whether the new Commission gets paid or is volunteer; 2. the term "*buffering*" *is just a zoning term* and they will have to define terms and control the number by zoning; 3. grow facilities are an industry and will be located in manufacturing zones. He thought the Commission would be up and running by December of last year; 4. the number of Commission members and the performance standards.

Adam brought the zoning change in recommendations for distance from child care facilities as defined in draft 6A. As far as abatement and a cap on numbers, they had those discussions last year and Adam believes they struck a balance then. Now it is the "wild, wild west" and totally unregulated. Both sides were listened to and they engaged the whole community.

Mr. Smiertka said they can go back to draft 6A and the 5 areas will have to be debated. He understands that some Council members want things to stay the way they are now. All members had the opportunity to come to the many meetings held and it is his decision that the discussion stay with public safety until it is finished.

Heather, an assistant city attorney, said that the law is not settled but is still in flux and once the Commission begins licensing that will not be the end of it. Next December they will begin re-licensing. This is a new economy and a new area of business. She cited poor drafting on the part to the State as part of the confusion.

Mr. Smiertka will go back to LARA with the changes.

Adam said he still has not heard anything that would prohibit them from going back to draft 6A.

Heather brought up a study being done by MSU for the City Pulse and suggested that Adam wait for those results before proceeding.

Adam stated that he will not be waiting for Beryl Schwartz's study.

Adam said that "his head hurts too" and that he is open for suggestions.

Tina asked what the differences were between 7 and 6A.

Mr. Smiertka said that some language will have to go back in.

Adam disagrees with the new method of measuring distance and said whatever comes out of the committee will be a result of robust conversation and that is what got us here from last year. *The new ordinance will be called 6B.*

Carol asked Mr. Smiertka about the references about whether to pay the Commission .

Mr. Smiertka said he is not sure that they can be paid.

Carol said the section on the Commission will be left as reserved. In the past there had been discussion on hiring an expert to help with hiring of the Commission.

Mr. Smiertka said they can still discuss that.

Carol brought up the Moratorium passed in 2010. Registration of existing shops is not required under the current moratorium and the city attorney's office told them not to do registration. There are many more shops now, in violation of the moratorium. Should they be able now to register them and get a current number?

Mr. Smiertka asked Mark Dotson from the city attorney's office to answer. Mark said he has a list but it would not reflect the current number.

Tina asked if a new list would include "grandfathering rights" and was told no.

Adam said he knows for a fact that there are moratorium violations and that he has reported some of them himself. He said that some are "playing with the system".

Carol asked for a clarification of the moratorium and asked if it would take a resolution to get registration. How would shops be notified? By letter? How does Mr. Smiertka see registration?

Mr. Smiertka said they would have to identify them and then send out letters.

Adam said he is sorry if he put Mr. Smiertka on the spot.

Heather answered a question about signage. The ordinance on the books says that shops in downtown can only cover 20% of their windows with signs. She cited cell phone stores as an example of businesses that cover almost all their windows and also use signs that allow the business to see out while no one can see in. The complaints about the "High Lansing" billboards is a First Amendment 'free speech' issue that comes under strict government scrutiny and there is no way to affect them.

Adam said he takes exception to the concern for aesthetics only in downtown and it is an issue for all of the city.

Carol said that draft 6A addresses signage.

Mr. Smiertka said that the MMMA committee has the ability to deal with marketing.

Public Comment

A man asked what right religion has to do with Marijuhana and the distance it has to be from a church? He supposed that if a person lived next door to a church they would have to cross the city to get their meds. He said it makes no sense for the city to determine distances from schools and churches. He said that is saying that religion can determine public health. He suggested that then maybe dispensaries should call themselves churches.

Kathy Miles reminded the committee of her testimony at Council and the detrimental statistics presented from Colorado since legalization and the stress it has placed on police, fire, hospitals and the downturn in education and employment. She mentioned that Steve Jappinga has been told by Michigan Works that some manufacturers are planning on leaving Lansing because they cannot fine enough

drug-free people to hire. Andy Schor has stated that surrounding cities have no intention of "opting-in" to allow dispensaries since Lansing is willing to have them. Judge Garcia wrote a letter to the editor about his concern that the "High Lansing" billboards glorify drugs and will have a bad influence on our youth. She spoke about the horrendous recommendations made to the new ordinance by the planning board and thanked the committee for going back to draft 6A. She also said that she was at the planning board meeting in the fall and told how they had verbally gutted ordinance 6A at that time.

Mary Ann Prince said in the 60's people could not wait to move into Lansing because of the good schools. Cities around us do not have the dispensaries and she feels we should close them all down. She asked the committee

why they are putting themselves through this. She finished by saying that *we need a city that people want to move into not move out of.*

A speaker has a question about the distance restrictions in 6A and wants to know about "relevant use".

Rich Hall wants to know about "relevant facility reference" in draft 7 and thinks they should address the inconsistency.

Elaine Womboldt said she had a statement about draft 7 and thanked the committee for going back to 6A. She spoke about the 2011 ordinance and the Council discussion and subsequent decision not to revoke it. She asked if we could start licensing now. She held up the full-page ad in the City Pulse requesting donations to fight the marijuhana ordinance and said the paper is promoting something that is not good for residents or our children.

Lee Klien is in a wheelchair and has diabetes and other health problems. He could take hours to say all he wants to about the benefits of marijuhana. He agreed that this discussion is far from over. He asked who they used to draft the regulations. Was it LARA? He said that no matter what they do, there will be lawsuits about who gets to stay where. He told the committee that as soon as they make a decision, they will sue. He disagreed with Kathy's statistics and said all is going extremely well in Colorado. Lots of people want to use marijuhana recreationally.

Adam had to stop him after his 3 minutes was up and said Lee was welcome to speak to them after the meeting was adjourned.

Brian is with the marijuhana industry and does not recall any conversation regarding drive-through windows not being allowed. He asked if it is legal to restrict them since pharmacies and banks use them. He said if they have to lift the moratorium to have people apply for licensing, what is the point of having one.

Lee requested another 3 minutes but Adam told him that is not how it works, they have to be fair to everybody.

Adam acknowledged that some people need marijuhana as a medicine and reminded us that they have not closed the shops even though they could have. Draft 6A reflects the need for medicine and the MMMA allows for home growing. He invites the threatened litigation. The City Attorney has put the ordinance together and the shops have been doing business illegally.

Mr. Smiertka said that anything having to do with drive-up windows is a zoning issue.

Carol said that this body worked on the 2011 ordinance and it had a cap. They did not get a lawsuit based on that ordinance. They have worked just as hard on the current ordinance as they did then.

The next meeting will be Wednesday, April 12th at 4:00.

The following are informal and personal notes that Kathy Miles took during the Ways and Means Committee meeting on May 31, 2017 in order to share information with others. Thank you, Kathy, for your time and efforts putting the information down on paper so they can be discriminated.

Ways and Means 5-31-17

Jody explained that we were here to find out where the financing and authority to put a road through the middle of Ormond park are coming from.

Public Comment

Dayle Schrader is president of Preservation Lansing and said that we have lost so many parks under this administration. He was in Ormond park last night and said that there were kids playing basketball, walking dogs and using the climbing wall. He does not have a neighborhood park where he lives and confessed to being jealous of neighborhoods that do have one. He said it brings value to the neighborhood.

Ryan Smith believes the real issue is the legality and unethical method being used. He said that a road through the middle of the park means it will cease to exist as a park. He thinks this matter should be investigated legally and likened it to the Scott park situation. He had hoped that we learned a lesson from Scott park and wants a legal interpretation since it is still classified as a park. How can that be true if most of it gets destroyed by a road?

Elo is a resident whose grandmother has lived in the neighborhood for many years. He said

her children and grandchildren have used Ormond park and enjoyed it. This is a lower income working class neighborhood where the children have few advantages.

Bethany Stire bought her house on Green street because of the nearness of Ormond park. She said it is a peaceful area and the road through the park will destroy the quality of the neighborhood. Green space is vital for quality of life and health.

Judith Felice expressed stewardship concerns. She cited the last minute springing the road on citizens, the Parks board and Council. This is the 3rd time this issue has come up but was debated and turned down previously. **This park is part of the Tollgate drain** and wonders *what effect the paving will have on the drain*. She does not want to see the entry to Grosbeck be made through the park. There are 3 other possible entry points to Grosbeck and feels this could be easily resolved by choosing another entry point. She asked if alcohol will be served at Grosbeck and what effect drinking drivers will have on the neighborhood. She reminded us that we have an obligation to protect our green spaces.

Elaine Womboldt said this announcement came "out of the blue" and she just found out about it last Friday. She and her husband walked the park Saturday and said that Ormond park is a

diamond in the rough and a sanctuary in a deprived area. It is not right to take it away after 70 years. We have a responsibility to the children in the area to give them options. It is deplorable what is happening to recreation sites in Lansing. Parks are part of the city and one person should not be able to take them away. Putting a road down the middle of the park would be an injustice and undemocratic. *We heard during the budget hearings that there was no money and now we are being told that there is a surplus carried over of \$380,000.*

Mary Stanford lives on Green street and is committed to saving the park. The children in this neighborhood do not have many assets; their parents cannot take them to soccer leagues or to participate in organized sports. No one wants a road through this park. Her husband interviewed 28 golfers on Saturday and 26 of them were against this plan. One was in favor of it and another said if they destroy Ormond park, he would boycott Grosbeck. Wood street has an entrance that could be used. *If the neighbors, golfers and the Parks board do not want this park destroyed who is pushing this plan?*

Kathy Badgley said that the City Council has the power to pass a resolution to stop all activity until information has been vetted. There are no engineering plans available for this road. There is no business plan presented. This information is a matter of public record and nothing should proceed until that information is available. She heard Mr. Bernero on the radio *describe himself as the "implementor" and said that residents just have resistance to change.*

Kathy Miles also hear Mr. Bernero on the radio and he stated that the road will go through the park whether LEPFA takes over Grosbeck or not.

Harold Leeman said that this issue has come up before and been dropped.

Jody Washington agrees with all the comments and said that if she worked for the administration she would be mortified. She was surprised to find out about plans for Ormond park and only found out about it from neighbors. She addressed Brian, head of Parks board and appointed by Mr. Bernero, and said there has been *no transparency* and this *should go through the proper vetting.* The supposedly surplus of \$380,000 being 'carried over' is a surprise. The Parks board did not support this plan and it was listed as the 5th item on their agenda.

Where is this money coming from and who wants this plan? This is not a safety issue. Has signage been explored? She is horrified about this plan and said if she worked for the administration she would be horribly embarrassed. This is a low-income area and this is their only park. She has been told that Lansing residents do not golf at Grosbeck and knows that is not true. She asked if LEPFA has obtained a liquor license for Grosbeck? **Are they doing this just because Mr. Bernero says he can?**

Carol Wood wants information on the funding aspects.

Angela Bennett said what is being proposed is not a road and the \$380,000 is leftover parks millage carried forward from parks projects.

Carol said the parks budget had \$250,000 for paving.

Angela said that they have the capacity to carry money forward and are exempt from Council oversight. They have spent some of the funds for design consultations.

Carol asked about priorities and asked if there were any other parks in need of paving now.

Brent said that the Pacer rating on parks and trails was done and re-paving was done on Foster community center and the Bancroft Loop.

Carol asked if they did not do the Ormond park project this year would they have done Foster this year? How much paving is waiting now?

Angela again mentioned the \$380,000 being carried over. She said there is \$56,000 available for design.

Brent said they rate all parking lots.

Carol asked about the repairs needed to the river trails and mentioned Grants that the city gets from the County to fix them. She said they could have used the leftover \$380,000 to fix trails and may not have needed the Grants from the County. She also added that if trails had been properly maintained the trails would not need Grants. She mentioned sections of the trails that are currently closed because of needed repairs.

Brent denied that there are any sections closed for repairs.

Carol reminded him of several sections that are currently closed. She also told him that the statistics he just used were from 2013.

When Council was discussing budget information on Capital Improvements Ormond park was never part of that information. How can this money be spent without Council approval? She asked Joe Abood about the legality of this.

Joe Abood said that was an interesting question but did say that they do not need Council approval for "carry forward" monies. He has no idea why it was never discussed before.

*Carol asked Angela and Brent what their **intent** was for not informing Council? Why did they not bring up the mention of a road through Ormond park?*

Brent said that it is in the 5-year Master Plan and that 2 options for entry off Wood street were discussed and disregarded. He said everyone knew about it.

Carol said that the decision to move forward with that part of the Master Plan was not made public and Council was not privy to it. Why not?

Angela said that the information was rather general and didn't specify it.

Carol said *Council did ask for specifics* and that Angela and Brent knew what they were doing

when they withheld information.

Brent said they have paid for design work already and the decision has been made.

Jody said that the neighborhood did not know that the decision had been made. **Who made that decision-Virg Bernero and Chad Gamble?** What have you spent so far?

Brent said they have spent \$1,400 for desing planning and people did know. They made the decision for a safer neighborhood.

Carol asked if there had been any accidents due to drinking?

Jody said that Council, neighbors and the Parks board did not know. She asked who makes up the Master Plan? Is there any input? It seems like they write the book and follow it if the feel like it. She is not happy and asked how much they expect this neighborhood to take. Parks are not just for people; wildlife and migratory birds use it also. Jody said she is horrified at the cavalier attitude.

Eric Hewitt, City Auditor, asked if the proposed project should have been on the list and cited the CIP budget with a total of \$455,000 to do improvements like the new clubhouse and liquor. Golf revenues statistically do not increase when these types of improvements are made and often expenses increase. There is no business plan to show recovery of funds.

Carol said that because of strife the and the Council being disenfranchised they need to stop the project for now and allow for communtiy input.

Brent said they have already been part of the overall plan.

Carol said that during input, ideas are without "legs" and now that it does have legs this is the time for public input.

Jody wants Parks board approval before moving forward.

Brent mentioned the March meeting and said they looked at the option at that time for Ormond park.

Carol said that maybe they need to start attending all the Park board meetings.

Jody said that there were other prioritites on the list and asked if they had been taken care of. Even though the funding is all part of 1 lump sum, there are different priorities. Jody just got a transcript of the Parks board meeting today and said that almost all of the board were not in favor of this road. The administration want it and also for Grosbeck golf course to be turned over to LEPFA.

Is there any way that everybody can win and not just the administration? It is difficult to deal with issues when you hear about them at the last minute. There has been no transparency. Halt the project now and give everybody a chance to win.

Judith Felice asked Jody if it is possible for control of park land to be retained by the Parks board and the entertainment aspects of Grosbeck when it is controlled by LEPFA.

Carol said the Parks board would maintain control.

Jody said there is no RFP and no business plan.

Kathy Badgley cited the Master Plan and said Ormond park is listed in the Action Plan. There is no number assigned for the Ormond park entrance to Grosbeck. The public can ask how millage money is spent There are 4 or 5 more areas for a pathways. Out of a list of priorities for millage money to be spent, a golf course was 15th with a BMX course finishing the list at 16th.

Mary Sanford said that Brent said golfers want the new entrance to the golf course. What data does he have to back that claim up? What has been done in the palm to make safety in the neighborhood better since he claimed that was the reason for the road?

Brent said that traffic on residential streets is a safety concern and those types of questions have to be referred to public safety.

Jody said that once there is no park, childrens only option will be to play in the street.

Angela said that fiscal year 15-16 have paving dollars in the budget.

Carol requested that information amount in writing.

Jody asked what the carryover is and why it is so much? What is not getting done?

Brent cited examples going back to 2013.

Eric said that CIP carry-forward might cross fiscal years.

Jody wants the 'idiots guide' to that information. She **asked Brent if they had a date to start digging?** She said if there is no date, if they would go to the administration and plead with them to have decency.

Elaine is disappointed and frustrated. She attended the budget hearings and never heard a word about **excess funds**. She mentioned all the neglected parks in the city such as Washington and the needed repairs at the Frances park pavilion. Taxpayers are appalled at the neglect and have distrust of this administration.

Jody asked people to remember that they voted for the parks millage and have been misled.

Carol asked Joe Abood to submit any legal restrictions in writing.

Adjourned.

The following are informal and personal notes that Kathy Miles took during the Special Council Meeting on May 31, 2017 in order to share information with others. The purpose of the meeting was to override the Mayor's Veto. Thank you, Kathy, for your time and efforts putting the information down on paper so they can be discriminated.

Special meeting of Council to Override Mayor's Veto 5-31-17

Carol Wood was Chair.

Patricia Spitzley was not there. Her father is in the hospital and she was with him.

Judi Browne Clarke was having a seminar with her students.

Jessica Yorko cited 'parental duties' and said if she had come, she would have vote to uphold the Mayor's decision.

This meant that there was no chance to override the veto which would have taken a vote of 6.

Chambers were packed. Carol went right to public comment.

Public Comment

Bethany said the issue is contentious and ignores the long-term interests of the residents and the city. She quoted Jody's comment from the Ways and Means meeting just prior, asking if there was any way that everybody can win in this situation. LEPFA is irresponsible and this plan lacks vetting, planning and transparency. She asked Council members to keep their oath of office and do what is best for all citizens.

Kathy Miles stated that Mr. Bernero has said many times that he wants to sell all the golf courses in Lansing. We are almost there. The proposed paving of Ormond park was a well-kept secret until a few weeks ago. The public was deliberately not informed. The destruction of this well-used park is taking place against the strong opposition of the Parks board and without any input from residents of the city. There is to be no vote or even the "pretense" of repurposing.

The Mayor's statement on the radio this morning said that the roads will be built whether LEPFA takes over Grosbeck golf course or not. Calling the road through the middle of Ormond park an "entrance" is just dishonest semantics. LPEFA has failed to make the City Market or Common Ground financially sound.

Changes to Ormond park and Grosbeck are being made as a means to make sale of the golf course more attractive to developers. **The cost of these "improvements" are being made at taxpayers expense.** Apparently stripping residents and the city of assets, especially our irreplaceable green spaces, will continue right up to the time that this administration leaves office. It is the Mayor's intention to sell off our small

neighborhood parks and put high-density housing on them according to statements made at LINC meetings by the Mayor's neighborhood specialist. Don't wait until the park in your neighborhood falls under the administrations axe; get involved now to save our parks.

Loretta Stanaway said that this is a very uncommon way to do business. It is discrimination against residents of that area. She feels that the Mayor is throwing a lifeline to LEPFA by giving them control of Grosbeck golf course. This is the first step to selling the golf course which has been the Mayor's goal all along. Some members of Council have good excuses for not being here but not having a Mayoral candidate here is inexcusable. Those running for re-election better remember that they will not have Virgil there any more. She encouraged Council to step up and do the right thing.

Sharon is mad as hell and sees another park being destroyed. LEPFA has not made a success of anything. The Parks department needs to learn how to manage. All the trees at the Scott park location are gone and nothing is being done there. We need to stop this 'lame duck' mayor.

Elaine Womboldt said this is an important issue and even though there are not 6 Council members here and an override is not possible, that does not excuse members not fulfilling their responsibilities to be here. **Parks are resources.** She opposes LEPFA and the Mayor's veto. We need to keep control of our parks and the golf course. Virgil is taking away a location that has been a park for 70 years. It is a hidden gem for that neighborhood. Council needs to stand strong and listen to constituents. This is not going away and it is our tax dollars that are at stake.

Kath Raffone is a candidate for 4th Ward Council and opposes the veto of this part of the budget. It is a despicable move and procedures were not followed. The Mayor goes around procedures to get his way no matter who it hurts as long as he gets what he wants. There is no reason to give Grosbeck to LEPFA and it might even be illegal to do so. Judi Brown Clarke is not here to defend her position from the last meeting supporting the takeover of Grosbeck. Some Council members are not responsible enough to face the music. **Parks are for quality of life and not to make money.**

Roxanne Course said she was nervous because she does not usually speak but felt it was important to be here. She wants to save our green spaces and lives next to Ormond park. Her kids and grankids play there. This is a low-income neighborhood with very few other options for play. All parks are important. **Ormond park is part of the longest eskar in North America.** Animals, birds and insects live there. Parks are good for mental and physical health.

John Course agrees with all statements by previous speakers. He feels that there is unseemly haste in this procedure and a lack of honesty. *Judi Brown Clarke told him last week that there would not be a road in Ormond park but did not have knowledge*

about an entryway. Politicians ask us to "trust" them to do the right thing but we usually get betrayed. This park is always full and well used.

Troy Harmon lives with his parents by Ormond park. They have lived there 32 years. There are many animals living there and there are always children playing there. Putting an access road off Wood street and building a parking lot there would preserve Ormond park.

Peter Wood said that Virgil's statements take his breath away. He calls himself the "implementor". Peter talked to 28 golfers and 26 of them are against the road in Ormond park. The community does not want the road there and most of Council and the Parks board are against it. In an **interview on WLNS the Mayor said that this is an administrative decision and "the people be damned; he is the decider and he has decided"**. This is clearly not about saving the city money but is the Mayor's hidden agenda. He stands with the community and the Parks board and would have asked them to overturn the Mayor's veto if enough members had shown up.

Jim McClurken is a candidate for 4th Ward Council and serves on the Parks board. He said that it is untrue that the Parks board voted for this change. They sent a strong letter to Council making it clear that they were opposed. He has had many calls asking them to save Ormond park and Grosbeck golf course. *The issue before the Parks board was about building a covered patio. There was never any discussion of a takeover by LEPFA.* He also is insulted by comments made by the Mayor on WKAR. Shady decisions were made outside the public view and with no accountability to the citizens. The residents are not afraid of change as accused by the Mayor. *LEPFA taking over Grosbeck will not save the city money.*

Beth Monteith said shame on the Mayor and the administration as well as the absent Council members. This is an unnecessary tragedy.

Judith Felice is pleading to save Ormond park. Little of due process has been followed. She addressed members of Council who voted for the takeover in hopes that they have changed their minds. Tina looked bored and yawned while she was being addressed. Judith served on the Parks board for 20 years and mentioned the 2 park millages residents passed as proof that we are not afraid of change. She also cautioned that it may be harder to get future millages passed in light of what of what is being proposed.

Mary Stanford talked about the low-income children that do not have soccer leagues or martial arts or organized sports available to them. Parks allow kids to just be kids there. The Mayor says we are powerless. She wants Council and citizens to think outside the box. She would like to keep Grosbeck golf course and see it be used year round. She also asked us to think about ethical responsibility.

Keisha said that we need to be informed about and included in decisions. *Parks bring fewer crimes to a neighborhood and support health benefits. They are a venue for fun and games, provide oxygen and enhance property values as well as attract retirees. It is a top residential selling point and increases the quality of life by 33% according to real estate studies.*

Elo agreed with the speakers and is a college student majoring in a field of geography called "Political Ecology". It helps people who are unable to defend themselves politically, which is a sinister thing. The Mayor said we do not have the power to oppose him. Elo asked what we mean when we said the Pledge of Allegiance at the beginning of the meeting by the words "with liberty and justice for all".

Claude Beavers said he learns a lot by coming to these meetings. He said the Mayor gave 'fake news' regarding LEPFA when he guaranteed that we would have 60,000 golfers by the year 2018. Claude asked if perhaps this was a typo and could not possibly be substantiated. He also said that it is a 'pipe dream' to keep the golf course and want it to prosper. His grandsons grew up playing golf on Lansing's many municipal courses. One of his grandsons is going to be in the State conference and is a product of Lansing courses. We need to keep our remaining golf course. Don't give it to LEPFA.

Michael Ruddock lives in the 1st Ward and said that this proposal is a "house of cards". He is personally disappointed that there has been no public engagement. Potential developers and the Mayor must be very happy. He made reference to the debacle at Scott park. He asked which Council member will stand up and propose that this will not happen again. We need to solve the takeover of our parks without due process to see that this does not happen again.

Dale Schrader said that this hearing is a farce without 6 members present to override the veto. It is an embarrassment and asked Council members to take note of all the people in Chambers. He said this is just the tip of the iceberg and that those up for election better be aware. He also said that Judi Brown Clarke's candidacy is 'dead' by her actions and that the public is watching. LEPFA has not made a success of anything and the point of this is to have it fail so that the Mayor can sell Grosbeck to developers. He then went on a rant about Virgil and Trump which I will not repeat.

Ms. Smith said that she will be less polite than her neighbors who have spoken. She discussed money given to Janine McIntyre and Peter Lark and said *to find the root of the corruption to follow the money trail*. Who are the elected officials that will help the Mayor perpetrate this insanity. Where is the study of the volume of traffic this will bring? Will the road have to be widened? When the park is gone will the kids have to play in the street? There has not been a lot of thinking going on by a lot of people.

Ryan, Cherry Hill neighborhood association, said he *feels like he is going to a funeral*. Legal issues need to be investigated. The **City Attorney should be standing up for the residents not looking for loopholes for the Mayor to exploit to take our rights away**. He encouraged any attorneys watching to come forward and contact him to do a legal investigation.

Kathy Badgley asked who owns our land and is Ormond a dedicated park? It is a dedicated park but she was denied access to the file to find out details. **Council can pass a resolution to halt progress** until there are more answers. She objects to LEPFA because they have never turned a profit on any of their ventures. Losses will come out of the Parks budget. We will never progress as a city or nation without coming together for solutions.

Mike Dobrowsky said that there is no money to fix our roads and our Pacer rating is 2 levels below acceptable. It is irresponsible to build another road. He agrees with previous speakers and reminded Council members that the ballot box is out there.

Harold Leeman dealt with this issue on Ormond park 12 years ago when he was on Council. He told Carol that she has the power to request absent members to appear immediately and she can use it.

A resolution was made by Jody and Carol to move to overturn the Mayor's veto.

Kathy Dunbar conferred with the City Attorney and asked if there was a precedent for knowing if it would fail. Is there an option for future consideration?

Mr. Smiertka said it would not be subject to reconsideration under the Charter and the Open Meetings act. It would be practically impossible to get it done by tomorrow which would be the deadline.

Jody said she is sickened that 3 members did not show up and wants a vote taken not to allow them excused absences. She has never done that before and does feel that there have been an incredible amount of absences on this Council. There are loopholes in the ballot language and she would like to change that language on how we deal with park land in the future. She will watch closely how colleagues vote on that language change. She is already getting pushbacks from some Council members. She apologized to those there and to residents over this lost battle.

Adam Hussain said that residents here have proven that they are well versed and informed. Subsidizing LEPFA is not a competent business plan and he does not have confidence in them. He liked Claude's story of the grandsons learning golf on the municipal courses we used to have. There have been no additional bids taken on management of Grosbeck and no input from the Parks board or the community. He has not heard from 1 person who is in favor of this move. He never votes out of concern for his re-election but always keeps the best interest of residents as his priority.

Tina Houghton said that she has been here listening to us. Kathy gave her a thumbs down sign and she said "thanks a lot Kathy" from the dais. Kathy told her she is welcome. Tina said that the move to LEPFA is the issue here and not Ormond park. That drew groans from the residents there. She said the transfer is going to happen. She talked to Brett and there is no reason for no community engagement. She said she is a big advocate for saving the park. She believes the move to LEPFA is the right move. She considers Grosbeck as a "special interest". **She may be wrong but is "willing to take the risk"**. Someone in the audience shouted out "who is paying you" and Tina declined to speak further. **(Note that at the 5-15-17 COW meeting Tina made the statement that "we should sell Grosbeck golf course")**.

Carol asked if there were any further questions for the City Attorney. She asked if the could suspend the meeting by going into recess and continue it again on June 12th.

Mr. Smiertka read the Charter for a few minutes on veto language and then said that the Charter trumps the issue and that would not be possible.

Carol spoke of her frustration that the topic of a LEPFA takeover did not come up during budget considerations. LEPFA has no training in managing a golf course, there is no RFP, no business plan. She understands the need to do something different and again asked if signage had been investigated or any marketing had been done. She asked if everything possible had been done to make it profitable. We pay 3 Mills yearly. At the Ways and Means meeting her concern was that there was no real decision or community discussion or listening to residents. She hopes to be able to look at the next steps going forward. She is here and has heard you.

Carol took a roll call vote. **The only person not voting to override the veto was Tina Houghton.**

Randy Hannnon spoke for the Mayor. He said the vote had nothing to do with Ormond park and that Grosbeck loses money yearly. Paying \$24 for a round of golf is not going to sustain Grosbeck. LEPFA is a entrepreneurial enterprise and the status quo is not an option. The 5-year Master Plan includes Ormond park and the road through it.

The next meeting is June 12th.

The following are informal and personal notes Kathy Miles took during the Committee of Development and Planning Meeting on Monday, June 5, 2017. Kathy has provided her notes in order to share information with others. For your information, these are the members of the Committee of Development and Planning: Councilmembers: Judi Brown Clarke, Chair; Jessica Yorko, Vice Chair; Tina Houghton and Adam Hussain, Members. I also want to let you know that Councilmember Adam Hussain is Chair and Tina Houghton is a member of Public Safety.

Development and Planning 6-5-17

Meeting started at 3:07. Minutes were approved.

Resolutions

A was deferred to the next meeting.

B Appointment of Katie Johnson to At-Large member of the Planning Board. Approved. This is an approval to a vacant position for 1 year.

Katie was asked to tell a little about herself. She works for Michigan Fitness Program which helps children walk and bike to school safely. She has a Masters degree from Wayne. Judi said that she knows her and is happy to see her coming forward to serve. Jessica also knows her. Adam is excited to see that her first choice is to serve on Planning. He said that her knowledge of Form-Based code and the Master plan will be appreciated. The motion was approved and she will be sworn in at Monday's Council meeting.

C The development of the old Belens flower store at 513 and 515 Ionia street is welcome. The building has been vacant for 5 years. Scott Schmidt will be putting in retail on the ground floor and housing on the top floor. The Brownfield request was given unanimous approval. Judi said this development is appreciated and Adam said it is rare to see one that has total support. Elaine Womboldt asked to see the architects renderings and said they are lovely.

Kevin McKinney has his office around the corner from the building and is total support of this development. The approval will come before Council on Monday.

D Eric from Leap said that this is the 3rd time this old church has been before them. Twelve years ago it was granted an OPRAH and development began. The developer ran into environmental issues with asbestos and now it must be deemed a Brownfield before remediation can proceed. It received unanimous support. Carol asked if it had any impact of taxing and was told no.

Judi was happy with the visible improvement.

E Draft 6D of the marijuhana ordinance and another version from development and planning were compared and notes were made of where changes had been made. There were several areas where substantial changes were proposed. Committee members circled areas where changes had made on their copies. There was no discussion of what the changes were and the public had no copies to review so they were only able to listen with frustration as to what was occurring.

After the ordinance had been gone through, Judi said that she will come in and go over a combined copy with Sheri and have a new draft ready for Council members by noon tomorrow.

Public Comment

Elaine Womboldt and Judi had a rather heated discussion about the changes. Elaine said that Public Safety has been working on the ordinance for 17 months. It was her understanding that Draft 6D would be brought forth to Committee of the Whole meeting on Monday. This committee was supposed to deal only with zoning issues. Many things have been discussed

today that have nothing to do with zoning, such as playground equipment. She asked **why development and planning seems to be re-writing this ordinance**. Why were 2 of the 4 members of this committee never at the public safety meetings when the ordinance was gone over line by line? Public Safety reached out to all segments of the public and **Carol met with all Council members individually to apprise them of what was in the ordinance, as revealed by her at a previous meeting**.

Judi angrily informed Elaine that she has a job and the times of the public safety hearings were not convenient for her.

Elaine said she is still waiting for Draft 6D to be discussed as written and said that the back and forth between copies was very confusing. She has promised to give members of RSL an update on this meeting and does not know what to tell them at this point.

Judi said that all committees have a scope of responsibility and that issued pertaining to public safety and Code have been addressed. There were a lot of changes last year and it is up to us to do changes now. She said that *duration of time has no bearing on their job*. Playground equipment is part of zoning and they are working as fast as they can. Any committee can make changes and that is not unprofessional. She is making an effort to ensure that members of this committee reconcile information between drafts.

Elaine said she hasn't heard from any other committee members present and that she did not get a chance to have an input. *Re-writing a draft without any public input means that you should have to call it a new draft tomorrow*.

Mr. Smiertka said that you don't need to be a member of a committee to submit a draft and anyone could submit one.

Judi said that best practices were used by the committee and they can't discuss draft 6D without their input. The committee had zoning recommendations and will front-load all comments.

Elaine said that they are circumventing public knowledge and they need to have transparency. There needs to be more input than just from 4 committee members.

Judi said she will clean up the language and re-name a new draft after talking to Jim. She asked him if it would be disingenuous to call it 6D? She then asked Adam what his comfort level was to calling the new draft 6D?

Adam said that 6D comes before COW on Monday and he is confused. He thought this meeting was to discuss changes and he is not seeing eye to eye with Judi. This has always been under the purview of public safety and he wants to ensure that an ordinance makes it through Council. His impression was that after discussion with development and planning that the draft would go back to public safety.

Judi said she would be silent on public safety issues. COW will discuss draft 6D and then development and planning will present their changes. It will all be discussed at the same time.

She also mentioned that she has some other suggestions that she will introduce at the COW meeting.

Adam said this is very confusing for him and he is not sure if this would be proper procedure.

Judi said that she will send all members a clean copy and they will meet on Monday.

Adam said that she didn't ask for a consensus and **wanted to know where the new language came from**. He said that public safety had gone line by line so that everyone knew and understood what was being discussed.

Judi said that he had the luxury of time and she has not had that. She is using new best practices and State language. She also mentioned that she has consulted with colleagues in Colorado and California.

Adam said this has always been harbored in public safety and all thought the Patricia was supposed to have comprehensive conversation. When it was moved to zoning the language had been looked at.

Judi thought that after public safety development and planning would have their say. She asked what her role should be on Monday.

Adam said that he was the chair of development and planning last year and thought that under Patricia things would go forward since she was on the board and he was certain she knew that public safety had vetted all of draft 6D.

Judi asked if it was his impression that the ordinance never came to development and planning.

Adam said that is how it was done with the Home-Grow ordinance. He said process is process.

Judi said *this is process* and she wants it to go public.

Elaine said she came to let them know her suggestions and the public so far has only been informed on draft 6D.

Judi said she only made suggestions; not changes.

Mr. **Smierka** said that everybody is correct. He said that **changes made by development and planning are significant**.

Judi said it was not her intent to have competing ordinances. Best practices from Colorado and California right now show what suggested language should be within the 6D format. She asked Mr. Smierka if they should call it a new draft.

Mr. Smierka said yes, call it a new draft.

Elaine said she does not want to send incorrect information out to her members and asked if the initial discussion will begin with 6D and then bring up additions from development and planning.

Judi said it is on the agenda and now all is up to Patricia. There are 3 areas of differences:

1. community vs committees
2. the number of centers
3. zoning and distance.

Elaine thanked the committee for their time.

Judi said the new document will be very readable and will flow.

Kathy Miles wanted to be assured that Monday will just be discussion and no decisions will be made until the public has input regarding their concerns about proposed changes by development and planning.

Judi assured her that was correct.

Adam said that challenging the chair of developemnt and planning is difficult and how do they navigate changes. How do they say there are changes when he does not want changes presented as concerns.

Judi said they are one meeting away from Maunday and she will stand alone on the committee and zoning.

Mr. Smiertka said that **there are major conflicts present and 4 major areas of change.**

Judi said she will make a cover sheet with the 5 overarching changes.

Heather said Monday maybe they should pause on the major changes.

Mr. Smiertka said they don't have to me to go thought the ordinance line by line anymore.

Juid does not want to negate what Adam and public safety has done. She will talk to Patricia and wants the least amount of confusion and wants to do this with finesse.

Adjourned.

DRAFT



MINUTES

Committee on Development and Planning
Monday, August 21, 2017 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 4:05 p. m.

PRESENT

Council Member Brown Clarke, Chair
Council Member Yorko, Vice-Chair- left the meeting at 4:57 p.m.
Council Member Houghton, Member
Council Member Hussain, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Jim Smiertka, City Attorney
Brandon Waddell, Assistant City Attorney
Gregory Venker, Assistant City Attorney
Michael Brogan, Capitol Properties
Susan Stachowiak, Planning and Neighborhood Development
Jon Miles
Kathy Miles
Tom Donaldson
Tiffany Dowling
George Grof, Reid Machinery
Elaine Womboldt
Lance Wimberly

PUBLIC COMMENT

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

MINUTES

Council Member Hussain stated there was a document that was not attached to the July 17th minutes that he had provided to Staff, so he asked the minutes be tabled again.
Council Member Brown Clarke moved the minutes to the next meeting.

DRAFT

Council Member Hussain noted that Council Member Yorko was not present at the August 7th meeting, so the minutes from that meeting needed to reflect her absence and only 3 members present for the votes. He also noted he had additional comments to add.

Council Member Brown Clarke moved the minutes to the next meeting and asked Council Member Hussain to forward his comments to Council Staff to be included at the next meeting.

DISCUSSION/ACTION

RESOLUTION- Appointment Tom Donaldson; Member Saginaw Street Corridor Improvement Authority; Term Expire June 30, 2019

Mr. Donaldson gave an overview of his career at Lansing Community College, and his role as a small business owner and consultant to other small business owns.

Council Member Hussain asked Law what the role of the Authority was. Mr. Smiertka stated it was an outside authority and not covered under the Charter.

Council Member Yorko spoke in support of Mr. Donaldson, and added that the Authority consists of residents and employees in the Authority area, covered by the State Statue.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE APPOINTMENT OF TOM DONALDSON TO THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. WITH A TERM TO EXPIRE JUNE 30L, 2019. MOTION CARRIED 4-0.

Mr. Smiertka stated to Council Member Hussain the Statue and any Articles or By-Laws can be provided to him

RESOLUTION – Request for Extension of NEZ Certification No. 2007-0092; Capitol Properties, LLC

Council Staff distributed the most recent draft resolutions from the City Attorney office which now included the words “successors”, the correct address of “222 S. Washington” and “BE IT FINALLY RESLOVED, that the City Clerk provide three certified copies of this resolution to the Lansing Economic Development Corporation for submission of this action to the State Tax Commission.” Mr. Waddell noted that when the resolutions were passed in 2016 there were two separate sites, but since then it has been combined into one address, 222 S. Washington which is what the State Certifications state.

Council Member Yorko acknowledged she had spoken to the applicant in the past, along with LEAP and Law, and was informed that if this was passed by Council it could set a standard for others to request an extension. Mr. Smiertka confirmed that he was not aware of any other NEZ Certificates out there, and it would not be taking advantage of the Statue, but aligning it.

Mr. Brogan provided history on the Certificate, which he stated was started and issued in 2005, but then the State changed the Statue in 2006 on the time frame, and never let the owners aware of it. The owners did pay the taxes in 2016 because of the change, but would like to amend it now for the next years in the extension bringing them to 2020 before they pay again.

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE EXTENSION TO THE NEZ CERTIFICATE FOR CAPITOL PROPERITES FOR 222 S WASHINGTON UNITS #3 & #5.
MOTION CARRIED 4-0.

DRAFT

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE EXTENSION TO THE NEZ CERTIFICATE FOR CAPITOL PROPERTIES FOR 222 S WASHINGTON UNITS # 4 & # 6.
MOTION CARRIED 4-0.

ORDINANCE – Z-4-2017; 1219 Victor Avenue; B Residential to C Residential

Council Member Yorko informed the Committee she had spoken to residents in the area who support the rezoning and project, but told her they did not want to attend the public hearing because they felt there could be a confrontation with their neighbors who were against it.

Council Member Hussain informed the Committee he also spoke to a resident who supported it, but he also received phone calls and email against it. Council Member Hussain noted he had attended a neighborhood meeting on the subject and the majority spoke against it. He also noted a past meeting where he heard it stated the owner does not want to move forward with single family because it abuts the industrial area and not be able to rent. Council Member Brown Clarke stated that her understanding from the meetings on the topic was that it was more marketable as duplexes which allowed for more green space with the required setback, and they would have to rent one side because it is a duplex. Council Member Hussain stated he did not support the rezoning. Council Member Brown Clarke acknowledged Council Member Hussain's comments, but reiterated that rentals can occur with single family or duplexes. Council Member Hussain then stated a concern he had with what appeared to him to be "spot zoning", and provided an example in the south side of the 3rd Ward where there are duplexes and the issues he hears about. He would not support the rezoning because he wished for it to be consistent with the land use.

Council Member Houghton informed the Committee she had spoken to one resident in Colonial Village, and they informed her they were fine with it either way, and then asked Ms. Stachowiak to define "spot zoning".

Ms. Stachowiak stated "spot zoning" would be where they would consider rezoning one parcel C Residential where there are no others nearby, but in this case it represents a transitional pattern, which is an acceptable practice, from industrial to the South, wholesale to the North, and higher density residential. Again she stated the proposal represents a good transitional zoning. Staff could have made a case either way and staff and the Planning Board both recommend approval. Mr. Smiertka added to the definition of "spot zoning" stating it is when amendments create a small zone within a large zone of a different zoning.

Council Member Brown Clarke noted that as it relates to renters, that specific should not be considered when rezoning because renters choose to rent and not own does not make or create an issue, traffic, or nuisance. Council Member Hussain stated he thought he heard when the applicant introduced the proposal to rezone that they were concerned with keeping them single family to rent, so they wanted make them duplexes because it would be easier to rent. He added that himself had no issues with renters, and was not opposing the rezoning because they would be rentals. There was continued discussion with Committee members on rentals and renters. Ms. Stachowiak inserted into the discussion that at an earlier meeting she was asked how many homes in the area were currently rentals, and she confirmed that within 300ft of the property there are 34 residential homes, and 8 are rentals.

Ms. Miles stated she was not sure of which would be better in her opinion, but she was concerned with the size of the lots at 30'. Ms. Stachowiak informed her that the minimum house size is 20' and will meet the required setbacks. The lots are the same size as the platted lots in the rest of the residential neighborhood. She then referenced the map in the packet noting the

DRAFT

size of the lots, and provided an example of spot zoning in the middle of the neighborhood. With duplexes there is more area for parking, and green space.

Ms. Miles asked if the applicant had plans to preserve any trees, and Ms. Stachowiak acknowledged she had not heard anything, but it was not conditional that he does.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE ORDINANCE FOR Z-4-2017, THE REZONING OF THE VACANT PARCEL AT 1219 VICTOR AVENUE FROM B RESIDENTIAL TO C RESIDENTIAL. MOTION CARRIED 3-1.

RESOLUTION – Appointment Tiffany Dowling; Business Owner Saginaw Street Corridor Improvement Authority; Term Expire June 30, 2020

Ms. Dowling stated her interest in sitting on the Board and her role in the community as an owner of 4 buildings at Seymour and Saginaw.

Council Member Yorko spoke in support of the appointment and her role in the area.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE APPOINTMENT OF TIFFANY DOWLING TO THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 4-0.

DISCUSSION – City Attorney Update on Committee Contingencies to Developers

Council Member Brown Clarke recapped the request from the last meeting where Law was asked to research if the Committee can ask the developer to meet with the public for input or work with neighborhood associations, and if so what that requirement would look like, and can the Committee hold the developer accountable to do it. She asked Law for direction to move forward with the Committee in the future so the same expectations are part of the approval process.

Mr. Smiertka noted that in the general law on rezoning, there are many factors and no formula. The Committee can look at the current Master Plan, is the rezoning consistent with the general area, is it consistent with the general land use, is it a suitable use in the District, are there public service adequate in the area to service the use, what is the traffic impact, what does the Planning Board recommend, is there another reasonable use in the current zoning, is there a particular need in the public, what is the effect on surrounding property, will it change the condition in the general area after the rezoning, and will it cause defacement in the area. Citizen opposition comes into the mix he stated, however requiring the developer to do so would be a considered a condition and conditional rezoning has to be proposed by the developer.

Ms. Stachowiak confirmed the contract zoning or conditional zoning has to be proposed by the applicant, and the City cannot impose conditions as leverage. In 2004 the State did give cities the authority to do conditional zoning, which was done with property at Cedar and Syringa where the applicant proposed and agreed on certain uses not being permitted. Since that time the City has seen 20 other conditional rezoning.

Council Member Brown Clarke reiterated her intent to find direction so it can be consistent with every applicant no matter who sits on the Committee.

Council Member Yorko stepped away from the meeting at 4:49 p.m.

DRAFT

Mr. Smiertka offered to provide copies of the language he read from in the Customary Michigan Zoning and Planning book.

The Committee then asked what other models they could consider for public input, and possibly a guide sheet for all future Committee members so they are aware of what to consider.

Council Member Yorko returned to the meeting at 4:51 p.m.

Mr. Smiertka asked Ms. Stachowiak their guidelines for posting notices. Ms. Stachowiak confirmed they follow the State Zoning Enabling Act, which requires them to notify owner and occupants within 300', however they extend it to 350'. She did note she was aware that some communities post signs on the property which is being proposed to be rezoned to make anyone driving or walking by aware. Mr. Smiertka stated the Committee could articulate in an ordinance that a sign has to be posted.

Council Member Yorko asked if the specifics noted earlier by Mr. Smiertka only applied to rezoning or to incentives also. Mr. Smiertka confirmed he spoke on zoning, but the same can be applied to incentives. Council Member Yorko then recapped what she heard being it is acceptable for the Committee to ask, but not acceptable to make a condition.

Council Member Brown Clarke asked the Committee to consider a formal document of best practice for these items.

Council Member Hussain then asked Law if the Committee asked the developer to reach out, they go through the due process, and then when it comes time to vote for passage, can the Committee use the fact that the applicant has unpaid taxes, or a code violation as a reason not to move forward, and if so could Council be defended in court on that. Mr. Smiertka answered that unpaid taxes, and previous violations are not recognized by Law, but if Council is listening to the neighborhood and hearing items of concern then they themselves have that that knowledge when they make their decision on their vote.

Council Member Hussain asked Law if a hearing held 2 years ago satisfies the requirement, noting that some people in the area of the notice could have moved in that time. Mr. Smiertka stated each application would have to be looked at case by case, and if in that length of time there were significant changes, the scope of the development had changed or any drastic changes were made they would consider another hearing.

Council Member Yorko left the meeting at 4:57 p.m.

Council Member Hussain asked for an example of significant changes. Mr. Smiertka answered they consider a land use change drastic, but again reiterated it would be case by case, and if there were no substantive changes it wouldn't need another hearing.

Council Member Brown Clarke determined the Committee will work on the best practices moving forward.

Ms. Miles supported placement of a sign on property proposed to be rezoning, then asked a question to Law, that if a developer owes taxes and there are code violations, if a rezoning can be passed without correcting the violations or paying the taxes. Mr. Smiertka confirmed that in general zoning law does not consider those. Ms. Stachowiak added that there is nothing in the application process or the zoning ordinance that requires it either. She also noted that zoning is

DRAFT

tied to the property not the owner. Mr. Smiertka did point out that if the application becomes a contract, the applicant cannot be in default to the City.

Ms. Miles submitted a written statement from Ms. Kenfield with Colonial Village for the record. This was in response to a statement at the last meeting that Ms. Miles stated she would verify in writing from Ms. Kenfield.

Ms. Womboldt spoke in support of the neighborhood and her wish to work with the developers to come up with an agreeable plan.

Council Member Brown Clarke acknowledged the comments and noted to the Committee that the Committee cannot hold back on its recommendations, and is seeking clarification from Law on moving forward what the process can be. As for posting a rezoning, Mr. Smiertka stated an ordinance can be done to direct staff to post a sign, and Ms. Stachowiak also offered to reach out to her Director, at which point Council Member Brown Clarke asked Ms. Stachowiak to update Council Staff.

Council Member Hussain asked Council Member Brown Clarke why she kept pulling the rezoning request for 3001 S. Washington off the Council agenda the night of the meetings. After clarification from Law, Council Member Brown Clarke stated she had because notification from Law was a cease and desist letter was sent and it was being reviewed and verified by Law if it was open before the moratorium went into effect. At this point Ms. Stachowiak added that the use was never allowed even before the moratorium because it abuts the Buddhist Temple which is 100% illegal. Council Member Brown Clarke asked Law to take the actions to close the dispensary at that location, and informed the Committee that she would not be placing it on the Council agenda again until verification from Law it has been addressed.

Adjourn at 5:13 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

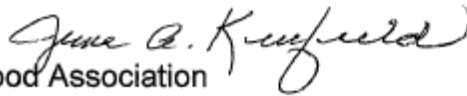
Lansing City Council

Approved by the Committee on _____

DRAFT

TO: Lansing City Council
Committee on Development and Planning

FROM: June Kenfield, President
Colonial Village Neighborhood Association



DATE: August 21, 2017

On July 11, 2017 I was contacted by Randy Yono regarding his request for rezoning at 930 West Holmes Road. He briefly explained his plans for the property and I asked several questions.

Subsequently I learned that Mr. Yono stated to your committee that I had refused to meet with him. I have no recollection of any discussion about a meeting and there is nothing about a meeting included in the notes I wrote immediately after the phone call.

To clarify my current position, I don't remember a time that I turned down an opportunity to learn more about an issue of interest. If Mr. Yono wishes to hold a meeting, I will plan to attend.

RECEIVED

AUG 21 2017

LANSING CITY COUNCIL

Date 2/5/2017

First Name Douglas

Middle Edward

Last Name Mains

Other name(s) by which you have been known, including maiden names *Field not completed.*

Date of Birth 2/24/1985

Address 900 Long Blvd. Apt. 255

City Lansing

State MI

Zip Code 48911

Email douglas.mains@gmail.com

Gender Gender

Ward 2

Precinct 20

Best phone number to contact you 2696150042

Last 4 digits of social security 

number

In what year did you move to
Lansing?

2011

Additional information
regarding experience and
credentials

Field not completed.

Occupational Background

I am currently an attorney in the Lansing office of Honigman, Miller, Schwartz and Cohn, LLP. Prior to that, I was an attorney in the Lansing office of Dykema Gossett, PLLC, and also an attorney with the Michigan House of Representatives.

Educational Background

I received my B.A. from Cornell University, my J.D. from the University of Mississippi School of Law, and my LL.M. from the University of Alabama School of Law.

Please attach a resume if
available

Curriculum Vitae.doc

First choice for board to serve
on

Elected Officers Compensation Commission

Second choice of a board to
serve on

Ethics Board

Third choice of a board to serve
on

Cable Advisory Board

Fourth choice of a board to
serve on

Field not completed.

Please comment briefly on why
you wish to serve on a
particular board or

I have lived in the City of Lansing for more than six years, and I feel that now is the time to become more involved in city governance. My job has led me to become somewhat involved in city politics, and,

commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission

realizing that I will reside in Lansing for the foreseeable future, I wish to help to make the City a better place to live and work. Moreover, I believe that my educational and professional experience will allow me to assist the abovementioned committees.

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

Field not completed.

Background Check Authorization

I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge

Douglas E. Mains

Date & Time

2/5/2017 4:00 PM

BY THE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Douglas Mains of 900 Long Boulevard in Lansing, MI, 48911, as a Second Ward Member of the Planning Board for a term to expire June 30, 2018; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Douglas Mains of 900 Long Boulevard in Lansing, MI, 48911, as a Second Ward Member of the Planning Board for a term to expire June 30, 2018.



OFFICE OF THE MAYOR

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

Virg Bernero, Mayor

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 7-20-17
RE: Application for a P.A. 198—Cameron Tool

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: Eric Pratt, LEAP

Subject: CITY COUNCIL AGENDA ITEM - Application for a P.A. 198—Cameron Tool

Date: 7-21-17

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

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-2408.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date received by Local Unit

STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) Cameron Tool Corporation		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3544	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 1800 Bassett St. Lansing MI 48915		1d. City/Township/Village (indicate which) Lansing	1e. County Ingham
2. Type of Approval Requested ☒ New (Sec. 2(4)) ☐ Speculative Building (Sec. 3(8)) ☐ Research and Development (Sec. 2(9))		3a. School District where facility is located Lansing	3b. School Code 33020
☐ Transfer (1 copy only) ☐ Rehabilitation (Sec. 3(1))		4. Amount of years requested for exemption (1-12 Years) 12 years after construction	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

This project is a facilities expansion including new building addition construction to house a 1,500 ton press, three new cranes, and a new die build bay with die build equipment. The project is a new construction addition including structural modifications.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	► \$2,500,000.00 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	► \$1,500,000.00 Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	► \$4,000,000.00 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements	► 6/20/17	1/3/18	► ☒ Owned ☐ Leased
Personal Property Improvements	► 6/20/17	1/3/18	► ☒ Owned ☐ Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

9. No. of existing jobs at this facility that will be retained as a result of this project. 83	10. No. of new jobs at this facility expected to create within 2 years of completion. 10-15
--	---

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	_____
b. TV of Personal Property (excluding inventory)	_____
c. Total TV	_____

12a. Check the type of District the facility is located in: ☒ Industrial Development District ☐ Plant Rehabilitation District	
12b. Date district was established by local government unit (contact local unit)	12c. Is this application for a speculative building (Sec. 3(8))? ☐ Yes ☒ No

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Carey Oberlin	13b. Telephone Number (517) 487-3671	13c. Fax Number (517) 487-0731	13d. E-mail Address carey.combs-oberlin@cameron
14a. Name of Contact Person Tracy Selden	14b. Telephone Number (517) 487-3671	14c. Fax Number (517) 487-0731	14d. E-mail Address seldent@camerontool.com
▶ 15a. Name of Company Officer (No Authorized Agents) Tracy Selden			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number (517) 487-0731	15d. Date 6/14/2017
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 1800 Bassett St. Laning MI 48915		15f. Telephone Number (517) 487-3671	15g. E-mail Address seldent@camerontool.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit ☐ Abatement Approved for ____ Yrs Real (1-12), ____ Yrs Pers (1-12) After Completion ☐ Yes ☐ No ☐ Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable ☐ 1. Original Application plus attachments, and one complete copy ☐ 2. Resolution establishing district ☐ 3. Resolution approving/denying application. ☐ 4. Letter of Agreement (Signed by local unit and applicant) ☐ 5. Affidavit of Fees (Signed by local unit and applicant) ☐ 6. Building Permit for reel improvements if project has already begun ☐ 7. Equipment List with dates of beginning of installation ☐ 8. Form 3222 (if applicable) ☐ 9. Speculative building resolution and affidavits (if applicable)	
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable ☐ 1. Notice to the public prior to hearing establishing a district. ☐ 2. Notice to taxing authorities of opportunity for a hearing. ☐ 3. List of taxing authorities notified for district and application action. ☐ 4. Lease Agreement showing applicants tax liability.		16c. LUCI Code 16d. School Code	
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application	

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909-7971

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

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

WHEREAS, the Lansing City Council has previously created Lansing Industrial Development District (IDD-01-14) on October 27, 2014, on the property located at 1800 Bassett, Lansing MI; and

WHEREAS, the City of Lansing received and filed an application from Cameron Tool Corporation requesting an Industrial Facilities Exemption Certificate (IFT-01-17) for real property investments pursuant to Public Act 198 of 1974, as amended; and

WHEREAS, a public hearing was held on August 28, 2017, on the Industrial Facilities Exemption Certificate (IFT-01-17) filed by Cameron Tool Corporation, at which all owners of real and personal property within IDD-01-14 and, other City residents and taxpayers, the assessor and the representatives of the legislative body of each taxing unit that levies ad valorem taxes for the IDD-01-14 had the opportunity to appear and be heard; and

WHEREAS, Cameron Tool Corporation has substantially met all of the requirements for said Exemption Certificate as required by Public Act 198 and by the policies of this Council;

WHEREAS, the SEV of real property exempt from ad valorem taxes within the City of Lansing, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of real property thus exempted, and

WHEREAS, the Industrial Facilities Exemption Certificate, when issued, shall be and remain in force for a period of twelve (12) years after completion of the facility.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council finds and determines that the granting of this Industrial Facilities Exemption Certificate for real property under Public Act 198, shall not have the effect of substantially impeding the operation of the City of Lansing, nor impairing the financial soundness of any taxing unit which levies ad valorem taxes in the City of Lansing.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the application of Cameron Tool Corporation for an Industrial Facilities Exemption Certificate (IFT-01-17), for real property investments in the areas of IDD-01-14 legally described as:

N 3 FT LOT 2 SHIRLEY PARK, ALSO LOTS 1 THRU 9 INCL, OUTLOTS A & B, ALL VAC SHIRANN ST SHIRANN SUB, ALSO PARTS LOTS 27 THRU 34 ASSESSORS PLAT NO 11 COM N LINE BASSETT ST 163 FT W OF E LINE LOT 30, TH N 231 FT TO N LINE LOT 31, W 1.5 FT, N 165 FT, W 167.76 FT, S 66 FT, W 169.65 FT, S 197.64 FT, E 85.66 FT TO POINT 90.34 FT W OF NE COR LOT 29, S 14.91 FT, E 80.99 FT, S 117.34 FT TO N LINE BASSETT ST, E 172.3 FT TO BEG; ASSESSORS

PLAT NO 11 Tax ID 33-01-01-08-126-004, and

PARTS LOTS 31, 33 & 34 COM SW COR LOT 31, TH E 125 FT, N TO S LINE LOT 34, E 169.65 FT, N 66 FT, W 283.88 FT TO E LINE LMRR, S'LY 264.03 FT ALONG R/W TO BEG; ASSESSORS PLAT NO 11 Tax ID 33-01-01-08-126-093, and

LOTS 27, 28 & W 25.7 FT LOT 29, EXC COM 9.3 FT W OF NE COR LOT 29, TH S 14.66 FT, W 80.99 FT, N 14.91 FT, E 81.04 FT TO BEG, EXC PARTS ABOVE LOTS USED AS BASSETT ST R/W ASSESSORS PLAT NO 11, Tax ID 33-01-01-08-126-082,

for a period of 12 years, after project completion, provided that this resolution shall be effective upon the execution of a written Industrial Facilities Exemption Certificate Agreement between Cameron Tool Corporation and the City of Lansing, in the form as filed with the City Clerk.

BE IT FINALLY RESOLVED that the Mayor, on behalf of the City, is authorized to execute the afore stated agreement, subject to prior approval thereof as to 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 Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 7-20-17
RE: Application for an OPRA Certificate for Super Fancy Too

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: Eric Pratt, LEAP

Subject: CITY COUNCIL AGENDA ITEM - Application for an OPRA Certificate for Super Fancy Too

Date: 7-20-17

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”

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

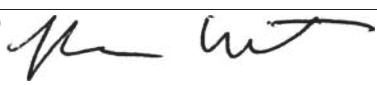
Applicant (Company) Name (applicant must be the OWNER of the facility) Super Fancy Too, LLC								
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 222 E Elm St, Lansing, MI 48910								
Location of obsolete facility (No. and street, City, State, ZIP Code) 1101 S Washington Avenue, Lansing, MI 48910								
City, Township, Village (indicate which) City of Lansing		County Ingham						
Date of Commencement of Rehabilitation (mm/dd/yyyy) 03/01/2017	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/01/2017	School District where facility is located (include school code) Lansing, 33020						
Estimated Cost of Rehabilitation \$100,000	Number of years exemption requested 10	Attach Legal description of Obsolete Property on separate sheet						
Expected project likelihood (check all that apply): <table><tr><td>☒ Increase Commercial activity</td><td>☐ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☒ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>12</u>			☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated
☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas						
☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated						
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. ☐								

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Ryan Wert	Telephone Number 517-487-1910	Fax Number
Mailing Address 222 E Elm St		Email Address ryan@lansingrecording.com
Signature of Company Officer (no authorized agents) 		Title Member

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
--------------------	---------------	-----------

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
☐ Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.
--	---

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Taxable Value		State Equalized Value (SEV)	
Building(s)			
Name of Governmental Unit		Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature		Date	
Clerk's Mailing Address	City	State	ZIP Code	
	Telephone Number	Fax Number	Email Address	

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.



Virg Bernero, Mayor

CITY ASSESSORS OFFICE

Sharon L Frischman, Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4020
FAX: (517) 483-4101
www.lansingmi.gov/pubserv



Address: 1101 and 1103 S Washington Ave.

Parcel No.: 33-01-01-21-257-002

RE: Statement of Obsolescence

This property has been reviewed and inspected by the City of Lansing Assessing Department. The building at this location is a two story building that was originally built as two separate buildings. There is an opening on the first floor only.

The heating and electrical systems are out of date and need modernization. An old fuel oil tank is in the basement and may be difficult to remove.

There are some single pane windows that have been painted and concealed under paneling or drywall.

The second level of 1101 is a former dentist office with very small office areas and a waiting room area. The air /gas/electrical lines for the dentistry equipment are still there under the floor. There is no elevator to access the second floor. The bathrooms are not handicap assessable.

The roof of 1103 has a large leak. Part of the ceiling is improvised plastic which is filled with debris from the leak. The second level was formally used as a living area, which is not habitable at this time.

I have determined that this (these) buildings suffer from more than 50% functional obsolescence both together and separately.

Sharon L Frischman, MMAO (4), MCPPE, MCGA

Date: 1/30/17

July 6, 2017

Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, MI 48933

**Re: Obsolete Property Rehabilitation Act District Application 1101 S Washington Avenue,
Lansing, MI 48910**

General Project Description

The undersigned applicant, with the written permission of the owner of the above property, hereby requests the establishment of an OPRA District covering those properties. The property has been inspected by the City of Lansing assessor who determined that it suffers from obsolescence. The applicant intends to rehabilitate the building into a mixed use commercial building. The first floor will be the future home of Sleepwalker Spirits and Ale, a local craft beer brewery and restaurant previously located in the Allen Market Place kitchen incubator. The second floor (previously a dentist's office) will remain office space but will undergo significant cosmetic renovation.

District Establishment Purpose

In an effort to maximize the utility value of the functionally obsolete building, the applicant is committed to doing complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District, with its multi-year property tax deferment benefit is vital to making the economics of this project work.

Community Benefits

Redevelopment of the property would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of a vacant building into a thriving and alive property.

Basis of Eligibility

The property must be an "Obsolete property" which means commercial property or commercial housing property that is 1 or more of the following:

(i) A "Facility" as that term is defined under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101. This can be determined by an environmental firm.

(ii) Functionally Obsolete. If the project is on property that is functionally obsolete, the applicant shall include, with the application, an affidavit signed by a level 3 or level 4 assessor, that states that it is the assessor's expert opinion that the property is functionally obsolete and the underlying basis for that opinion.

Project Costs and Phasing

The OPRA tax abatement is a significant component of this project. The petitioner has estimated the renovation costs at approximately \$100,000. Renovations are scheduled to be completed by September 1st, 2017. The renovation estimate includes:

Demolition: \$5,000
HVAC: \$25,000
Roof: \$15,000
Electrical: \$10,000
Plumbing: \$10,000
Architectural Fees: \$10,000
General Contractor: \$15,000
Cosmetic Improvements: \$10,000

Property Taxable Value and Legal Description

The property is 1101 S Washington Avenue, Lansing, MI 48910, Parcel #33-01-01-21-257-002. Specifics on this property are as follows:

Owner's Name: Super Fancy Too, LLC
Sq Feet of Building: Approximately 3,300
Tax ID Number:
Tax Value Land: \$12,800 (2016)
Tax Value Building: \$79,200 (2016)
SEV Value Total: \$92,000 (2016)
Legal Description: See Attached

Thank you in advance for your assistance and consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Wert", with a stylized flourish at the end.

Ryan Wert

Super Fancy Too, LLC
222 E Elm St
Lansing, MI 48910
ryan@lansingrecording.com

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
At 1101 South Washington Avenue

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Super Fancy Too, LLC has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1101 South Washington Avenue, Lansing, Michigan (Obsolete Property); and

WHEREAS, Super Fancy Too, LLC (the Developer) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted April 10, 2017, after a public hearing was held on March 27, 2017, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on August 28, 2017 in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, Super Fancy Too, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 10 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Super Fancy Too, LLC has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by December 31, 2018; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, revitalize an urban area, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at 1101 South Washington Avenue legally described as W 80 FT LOT 40 SPARROWS SUB OF BLOCK 200, Ingham County, Michigan -- Parcel Number: 33-01-01-21-257-002.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.



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: 7-20-17
RE: OPRA Certificate for REO Life, LLC

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: Eric Pratt, LEAP

Subject: CITY COUNCIL AGENDA ITEM - OPRA Certificate for REO Life, LLC

Date: 7-21-17

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



Virg Bernero, Mayor

CITY ASSESSORS OFFICE
Sharon L Frischman, Assessor
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4020
FAX: (517) 483-4101
www.lansingmi.gov/pubserv



Address: 1101 and 1103 S Washington Ave.

Parcel No.: 33-01-01-21-257-002

RE: Statement of Obsolescence

This property has been reviewed and inspected by the City of Lansing Assessing Department. The building at this location is a two story building that was originally built as two separate buildings. There is an opening on the first floor only.

The heating and electrical systems are out of date and need modernization. An old fuel oil tank is in the basement and may be difficult to remove.

There are some single pane windows that have been painted and concealed under paneling or drywall.

The second level of 1101 is a former dentist office with very small office areas and a waiting room area. The air /gas/electrical lines for the dentistry equipment are still there under the floor. There is no elevator to access the second floor. The bathrooms are not handicap assessable.

The roof of 1103 has a large leak. Part of the ceiling is improvised plastic which is filled with debris from the leak. The second level was formally used as a living area, which is not habitable at this time.

I have determined that this (these) buildings suffer from more than 50% functional obsolescence both together and separately.

Sharon L Frischman, MMAO (4), MCPPE, MCGA

Date: 1/30/17

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

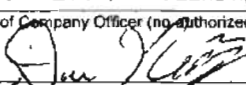
Applicant (Company) Name (applicant must be the OWNER of the facility) REO Life, LLC								
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 1858 Cahill Drive, East Lansing, MI 48823								
Location of obsolete facility (No. and street, City, State, ZIP Code) 1103 S. Washington Ave., Lansing, MI 48823								
City, Township, Village (Indicate which) City of Lansing		County Ingham						
Date of Commencement of Rehabilitation (mm/dd/yyyy) 05/01/2017	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 11/30/2018	School District where facility is located (include school code) Lansing 33020						
Estimated Cost of Rehabilitation \$250,000.00	Number of years exemption requested 10	Attach Legal description of Obsolete Property on separate sheet						
Expected project likelihood (check all that apply): <table border="0"><tr><td>☒ Increase Commercial activity</td><td>☐ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☒ Increase number of residents in the community in which the facility is situated</td></tr></table>			☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated
☒ Increase Commercial activity	☐ Retain employment	☒ Revitalize urban areas						
☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated						
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment 12								
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. ☐								

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Daniel Nunez	Telephone Number (517) 712-9013	Fax Number
Mailing Address 1858 Cahill Drive, East Lansing, MI 48823		Email Address nunezdan@gmail.com
Signature of Company Officer (no authorized agents) 		Title Proprietor

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

July 6, 2017

Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, MI 48933

**Re: Obsolete Property Rehabilitation Act District Application for Property
1103 S Washington Avenue, Lansing, MI 48910 (after Parcel split from 33-01-01-21-257-002)**

General Project Description

The undersigned applicant, with the written permission of the owner of the above property, hereby requests the establishment of an OPRA District covering those properties. The property has been inspected by the City of Lansing assessor who determined that it suffers from obsolescence. The applicant intends to rehabilitate the building into a mixed use commercial building. The first floor will be the future home of Wheel House pottery studio, an instructional art studio run by local artist and teacher Daniel Nunez. After significant structural and cosmetic renovation, the second floor will become two apartments. One of these apartments will be occupied by Daniel Nunez.

District Establishment Purpose

In an effort to maximize the utility value of the functionally obsolete building, the applicant is committed to doing a complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District, with its multi-year property tax deferment benefit is vital to making the economics of this project work.

Community Benefits

For years this property has sat vacant, incurring water damage from a leaky roof and depreciating in value. Redevelopment of the property would provide numerous benefits to the City, creating part time jobs during the renovation, new housing and a new business in REO town. The entire area will benefit from the transformation of a vacant building into a thriving and alive property. Furthermore, ceramic vessels created at Wheel House will be used to begin mug clubs at the brewery next door, the REO Town Pub up the street, and Blue Owl Coffee. This studio will also thrive alongside the Robin Theatre, as they will collaborate to put on monthly community events.

Basis of Eligibility

The property must be an "Obsolete property" which means commercial property or commercial housing property that is 1 or more of the following:

- (i) A "Facility" as that term is defined under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101. This can be determined by an environmental firm.
- (ii) Functionally Obsolete. If the project is on property that is functionally obsolete, the applicant shall include, with the application, an affidavit signed by a level 3 or level 4 assessor, that states that it is the assessor's expert opinion that the property is functionally obsolete and the underlying basis for that opinion.

Project Costs and Phasing

The OPRA tax abatement is a significant component of this project. The petitioner has estimated the renovation costs at approximately \$372,000.00. Projected costs are listed below. Renovations are scheduled to be completed by March 31st, 2018.

Actual and projected costs for the renovation of 1103 S. Washington Ave. After Parcel #33-01-01-21-257-002 is split separating 1103 from 1101 S. Washington.

Purchase Price (56% of total purchase)	\$ 145,600.00
Closing costs	\$ 3,000.00
Insurance 3 mths.	\$ 1,527.80
Attorney	\$ 2,673.00
Rental License for 1103 ½	\$ 400.00
Rental Inspection 1103 1/2	\$ 215.00
Separation Costs	\$ 1,500.00
OPRA	\$ 3,000.00
Architect	\$ 9,000.00
Contractor	\$ 30,000.00
Dumpster rental	\$ 2,000.00
Mold Remediation	\$ 15,000.00
Roof with 4 skylights	\$ 26,000.00
HVAC	\$ 35,000.00
Electrical	\$ 17,000.00
Plumbing	\$ 15,000.00
2 Water Meters BWL	\$ 940.00
1 Gas Meter	\$ 500.00
1 Electric Meter	\$ 500.00
Flooring	\$ 15,000.00
Roof Access ladder Installed Ladder	\$ 2,000.00
External Doors & Windows	\$ 10,000.00
Cosmetics	\$ 15,000.00
Telecommunication/website	\$ 4,000.00

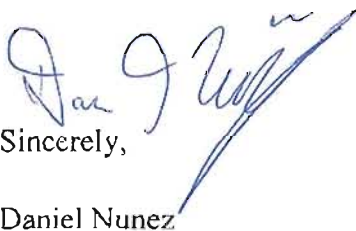
Ceramics Equipment	\$ 18,000.00
2 Kilns, 10 Wheels, slab table, extruder, tools	
Developer's Projected Investment	\$ 372,855.80

Property Taxable Value and Legal Description

The property is 1103 S Washington Avenue, Lansing, MI 48910, Parcel # to be determined after Parcel split from 33-01-01-21-257-002. Current specifics on this property are as follows:

Owner's Name: REO Life, LLC
Sq Feet of Building: Approximately 3,300
Tax ID Number:
Tax Value Land: \$12,800 (2016)
Tax Value Building: \$79,200 (2016)
SEV Value Total: \$92,000 (2016)
Legal Description: See Attached

Thank you in advance for your assistance and consideration in this matter.


Sincerely,

Daniel Nunez
REO Life LLC
1858 Cahill Dr.
E. Lansing, MI 48823
nunezdan@gmail.com

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
At 1103 South Washington Avenue

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), REO Life, LLC has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1103 South Washington Avenue, Lansing, Michigan (Obsolete Property); and

WHEREAS, REO Life, LLC (the Developer) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted April 10, 2017, after a public hearing was held on March 27, 2017, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on August 28, 2017 in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, REO Life, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 10 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant REO Life, LLC has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by December 31, 2018; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

[32503:2:20170721:123545]

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, revitalize an urban area, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at 1101 South Washington Avenue legally described as W 80 FT LOT 40 SPARROWS SUB OF BLOCK 200, Ingham County, Michigan -- Parcel Number: 33-01-01-21-257-002.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.



Virg Bernero, Mayor

City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Eric Pratt, LEAP

Subject: CITY COUNCIL AGENDA ITEM - OPRA Certificate Application for DED
Development 629 W. Hillsdale St

Date: 7-24-17

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



OFFICE OF THE MAYOR

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

Virg Bernero, Mayor

TO: City Council President Patricia Spitzley and Councilmembers

FROM: Mayor Virg Bernero

DATE: 7-24-17

RE: OPRA Certificate Application for DED Development 629 W. Hillsdale St

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

VB/rh
Attachment



RECEIVED
2017 JUL -3 PM 3:50
LANSING CITY CLERK

JARED T. BELKA
ATTORNEY
616.752.2447
FAX 616.222.2447
jbelka@wnj.com

June 29, 2017

Mr. Chris Swope
Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, Michigan 48933

Re: **Amended Obsolete Property Rehabilitation Act (OPRA) Application for
DED Development, LLC**

Dear Mr. Swope:

I am writing on behalf of my client, DED Development, LLC, a Michigan limited liability company, to request approval consideration for an amended Obsolete Property Rehabilitation Act Application (three copies of the Application are enclosed) for the property located at 629 W. Hillsdale Street, Lansing, Michigan. The amended application seeks approval of the additional reduction of half the school operating and state education taxes. The original application included this request but the package submitted to Treasury removed the checked box and Treasury was not able to consider this request.

Thank you for your time and consideration of this request. If I can provide any additional information or be of assistance, please do not hesitate to contact me directly at (616) 752-2447.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Jared T. Belka', written over a horizontal line.

Jared T. Belka

JTB/ckm

Enclosure
c: Derek Dalling via e-mail

15446130

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

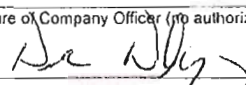
Applicant (Company) Name (applicant must be the OWNER of the facility) DED Development, LLC								
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 1000 W. St. Joseph, Suite 200, Lansing, Michigan 48915								
Location of obsolete facility (No. and street, City, State, ZIP Code) 629 W. Hillsdale Street, Lansing, MI 48933								
City, Township, Village (indicate which) City of Lansing		County Ingham County						
Date of Commencement of Rehabilitation (mm/dd/yyyy) 03/01/2017	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/31/2017	School District where facility is located (include school code) 33020- Lansing Public Schools						
Estimated Cost of Rehabilitation \$570,000.00	Number of years exemption requested 7	Attach Legal description of Obsolete Property on separate sheet						
Expected project likelihood (check all that apply): <table border="0"><tr><td>☒ Increase Commercial activity</td><td>☒ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☐ Create employment</td><td>☐ Prevent a loss of employment</td><td>☐ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>11</u>			☒ Increase Commercial activity	☒ Retain employment	☒ Revitalize urban areas	☐ Create employment	☐ Prevent a loss of employment	☐ Increase number of residents in the community in which the facility is situated
☒ Increase Commercial activity	☒ Retain employment	☒ Revitalize urban areas						
☐ Create employment	☐ Prevent a loss of employment	☐ Increase number of residents in the community in which the facility is situated						
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. ☒								

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000 as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Derek Dalling	Telephone Number (517) 485-7711	Fax Number
Mailing Address 1000 W. St. Joseph, Suite 200, Lansing, Michigan 48915		Email Address derek@kdafirm.com
Signature of Company Officer (no authorized agents) 		Title Manager

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
☐ Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.
--	---

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Taxable Value		State Equalized Value (SEV)	
Building(s)			
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence	

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

Legal Description of Obsolete Property

Fire Station #3 and 629 W. Hillsdale, Lansing, MI (Parcel Identification No. 33-01-01-16-360-002), more particularly described on as follows (“Property”):

Lot 1, Capitol Commons Urban Renewal Plan No.1, part of the Southwest ¼ of Section 16, T4N, R2W, City of Lansing, Ingham County, MI.

Supplemental Information for OPRA Application

A. General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage)

The proposed property is located at 629 W. Hillsdale Street, Lansing. The 2 story, 6,527sf building was built in 1953 and historically used as a fire station until it was shuttered in July, 2010.

B. General description of the proposed use of the rehabilitated facility

DED Development, LLC is proposing to rehabilitate and repurpose the building to serve as the permanent headquarters for Kindsvatter Dalling & Associates ("KD&A"). The Project will include space for daily work activities and also provide space for meetings, receptions and training.

C. Description of the general nature and extent of the rehabilitation to be undertaken

Rehabilitation will include a new roof, new garage doors, new windows, brick repair, furnace, AC, and duct work, as well as other rehabilitation needed to convert the building from a fire station into an office setting. Site improvements will also be made for the repair of the existing surface parking lot.

D. A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility

It is expected that the following equipment will be replaced or repaired as a result of the proposed rehabilitation:

- Plumbing	\$25,000
- Electrical	\$25,000
- HVAC System, Exposed Duct Work	\$78,000

E. A time schedule for undertaking and completing the rehabilitation of the facility

KD&A hopes to begin upgrades to the building in early 2017 and rehabilitation should be completed by late 2017.

F. A statement of the economic advantages expected from the exemption

Rehabilitation of the current functionally obsolete building will generate long term property taxes from a building not currently on tax rolls as well as income taxes from the jobs created.

G. Legal Description of Property

See Attached

Property Legal Description

Address: 629 W. Hillsdale Street
Lansing, MI 48933

Legal:

Fire Station #3 and 629 W. Hillsdale, Lansing, MI (Parcel Identification No. 33-01-01-16-360-002), more particularly described on as follows ("Property"):

Lot 1, Capitol Commons Urban Renewal Plan No. 1, part of the Southwest 1/4 of Section 16, T4N, R2W, City of Lansing, Ingham County, MI.

Project Costs And Phasing

New Asphalt Pad Front Parking Lot	\$33,825
--	-----------------

Interior and Exterior Masonry Repair	\$85,000
---	-----------------

-Exterior: Repoint defective joints; cut out cracked/deteriorated bricks and reconstruct; replace, prime and paint lintels; clean building with detergent.
Interior: Remove masonry for door openings and install load bearing girder; repoint interior cracks as needed.

New Roof for Entire Building	\$34,000
-------------------------------------	-----------------

- Remove roofing materials down to the decking; install tapered foam roof panels; drains; install new 60 mil EPDM membrane; flash all drains; parapet walls; ect with EPDM; counter flash with metal; 15 year warranty.

New Interior and Exterior doors	\$7,000
--	----------------

- Steel exterior doors to replace existing steel doors; new aluminum/glass entry door; patio door to the roof.
Interior doors solid core wood commercial door.

Garage Doors (2)	\$13,000
-------------------------	-----------------

- 10' X 12' Mil aluminum finish frame; full view glass door panels with operators installed.

Replace Broken Windows	\$6,000
-------------------------------	----------------

- Atrium Low-E vinyl windows similar to existing; remove broken windows (4), install new.

Finished Flooring, First and Second Level

\$65,000

- Garage area to be made flat; concrete with epoxy type decorative coating; LVT throughout the entry, conference room and kitchenettes; ceramic tiles for the bathrooms; terazzo reconstruction.

Kitchenette, First and Second Level

\$19,000

- Cabinetry; solid surface tops; double bowl sinks; LVT flooring

Bathrooms

\$20,000

- (4) New baths; ADA compliant main floor; porcelain fixtures; ceramic tile flooring; stainless grab rails; solid core wood doors.

Plumbing

\$25,000

- His and hers bathroom on both the first floor and second floor; all porcelain fixtures, stainless grabrails; ADA compliant; mop sink in mechanical room, drinking fountain in open office area; double bowl sinks in kitchenettes; Pex water supply and PVC drains; allowance for concrete boring; 40 gallon water heater; permit.

Electrical

\$25,000

- All wiring as needed; sleeves for data; occupancy sensors; emergency egress lights; decorative lighting installed; permit.

HVAC System, Exposed Duct Work

\$78,000

- Three roof top units; smoke detectors; bath exhaust fans; gas piping permit; thermostats and air balance.

Demolition, Cleaning and Disposal **\$19,000**

- Create spaces; remove partition walls; supply means of disposal; job site clean up; final cleaning before occupancy.

Carpentry and Drywall **\$28,000**

- Construct walls and spaces as needed; shoring, alterations, drywall ceilings and walls; reconstruct plaster areas.

Stairway To Roof Patio Area With Railing On Parapet **\$11,000**

- New mil finish aluminum/glass storefront door; black iron landing and stair railing; black iron rail on parapet for code height.

Lead and Asbestos Remediation **\$63,175**

Remove all hazardous materials

Furniture Purchase **\$90,000**

- New Conference table(s) and chairs; cubicle work stations; roof furniture; custom built desk and cabinetry and display hutch.

Contingency **\$28,000**

Building Purchase **\$125,000**

Total **\$775,000**



Virg Bernero, Mayor

CITY ASSESSORS OFFICE
Sharon L Frischman, MMAO, Assessor
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4020
FAX: (517) 483-4101
www.lansingmi.gov/pubserv



Address: 629 W Hillsdale St.

Parcel No.: 33-01-01-16-360-002

RE: Statement of Obsolescence

This property has been reviewed and inspected by the City of Lansing Assessing Department. The building at this location is a two story brick building that was built specifically as a municipal fire station.

The design of this special use property is obsolete for any other purpose. The building is 6500 square feet with a basement. The large garage area, sleeping quarters, kitchen and eating facilities with office area would have to be redesigned for any other commercial use. Single family residential use is unlikely due to the location and large size of the building. It is my opinion that this property suffers more than 50% functional obsolescence due primarily to the design of the building .

Sharon L Frischman, MMAO (4), MCPPE, MCGA

A handwritten signature in blue ink, which appears to read "Sharon L Frischman", is written over a horizontal line.

Date: 1/10/2017

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

Resolution to Amend an Obsolete Property Rehabilitation Act Certificate
At 629 West Hillsdale Street

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), DED Development, LLC has filed a request to amend ("Amendment") the application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) on file with the Lansing City Clerk, for the obsolete facility at 629 West Hillsdale Street, Lansing, Michigan (Obsolete Property); and

WHEREAS, DED Development, LLC (the Developer) owns the Obsolete Property; and

WHEREAS, the Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted on April 10, 2017, after a public hearing was held on March 27, 2017, as provided by section 3 of PA 146 of 2000; and

WHEREAS, on April 10, 2017, the Lansing City Council adopted a resolution granting a Obsolete Property Rehabilitation Act Certificate at 629 West Hillsdale Street, legally described as LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1, Ingham County, Michigan -- Parcel Number: 33-01-01-16-360-002; and

WHEREAS, on June 5, 2017, the Michigan State Tax Commission issued an Obsolete Property Rehabilitation Act Certificate for the Obsolete Property; and

WHEREAS, as provided by section 6 of PA 146 of 2000, due to an error in the original Obsolete Property Rehabilitation Exemption application, DED Development, LLC requests an amend the application and petition the State Treasurer for the additional reduction of one-half of the local operating and State education taxes for a period not to exceed six (6) years; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on August 28, 2017 in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, DED Development, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 7 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant DED Development, LLC has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by December 31, 2018; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, revitalize an urban area, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approves the amendment to the Obsolete Property Rehabilitation Exemption application requesting the State Treasurer approve the additional reduction of one-half of the local operating and State education taxes for a period not to exceed six (6) years for the real property, excluding land, located in an Obsolete Property Rehabilitation District at 629 West Hillsdale Street legally described as LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1, Ingham County, Michigan -- Parcel Number: 33-01-01-16-360-002.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.



OFFICE OF THE MAYOR

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

Virg Bernero, Mayor

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 7-27-17
RE: Z-5-2017, 1024 Lake Lansing Road

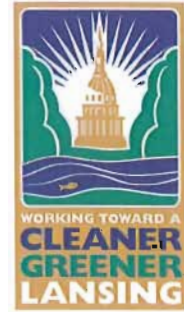
The attached correspondence is forwarded for your review and appropriate action.

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 - Z-5-2017, 1024 Lake Lansing Road

Date: July 18, 2017

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

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

Attachments

GENERAL INFORMATION

APPLICANT/OWNER: Mandeep Singh
1020 Lake Lansing Road
Lansing, MI 48906

REQUESTED ACTIONS: Rezone 1024 Lake Lansing Road from "B" Residential District to "F-1" Commercial District

EXISTING LAND USE: Vacant Commercial Building (Former Babe's Party Store)

EXISTING ZONING: "B" Residential District

PROPOSED ZONING: "F-1" Commercial District

PROPERTY SIZE: 3,025 square feet - .069 acres

SURROUNDING LAND USE: N: Residential
S: Residential
E: Plumbing & Heating Co./Residential
W: Residential

SURROUNDING ZONING: N: "B" Residential District
S: "B" Residential District
E: "B" Residential District
W: "C" Residential District

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for "Medium-Low Density Residential" land use. Lake Lansing Road is designated as a collector road. New York Avenue is designated as a local road.

DESCRIPTION:

Z-5-2017. This is a request by Mendeep Singh to rezone the property at 1024 Lake Lansing Road from "B" Residential District to "F-1" Commercial District. The purpose of the rezoning is to permit a medical marijuana dispensary in the building at this location.

AGENCY RESPONSES

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

Development Office:

Parks & Recreation:	No comments.
Forestry:	There is one existing right-of-way tree on the New York side of this property. It is in fair to good condition. I did not find any request to remove it or to expand the existing drive approach. Therefore, I have no issues with the rezoning.
Public Service:	No comments regarding this zoning change.
Traffic Engineer:	

Background Information

The subject property contains a 1,894 square foot commercial building that was constructed in 1937 and has continuously been used as a neighborhood convenience store until very recently. In the early to middle part of the 20th century it was very common to have neighborhood stores so that residents had convenient access to basic goods such as milk, bread and eggs since most families at that time did not have more than one vehicle. While the area is primarily characterized by residential land uses, there is a commercial building, also constructed in 1937, to the east that is being used as a plumbing and heating business. Both of these sites are zoned "B" Residential. The first Zoning Ordinance in the City of Lansing was adopted in 1941 which is why these two buildings were able to be constructed despite the residential zoning designation.

The primary reason the applicant is requesting the rezoning is to permit a medical marijuana dispensary in the existing building at 1024 Lake Lansing Road. There are 2 drafts of an ordinance regulating medical marijuana dispensaries being considered by the City Council at this time. While it is acknowledged that the City is still in the process of developing an ordinance to regulate such facilities, the subject property is not within 1000 feet of any churches, schools, parks, child care centers or any other uses that may disqualify it from being used as a dispensary based on the ordinance drafts that have been considered thus far.

The other reason why the applicant is requesting the rezoning is to bring the commercial building on the subject property into compliance with the Zoning Ordinance. As a commercial building in a residential zoning district, it is considered nonconforming which means that:

- * If the building is damaged beyond 50% of its pre-catastrophic value, it could not be rebuilt except in conformance with the current zoning designation (single family residential).
- * The applicant is limited to 35% of the value of the building that can be put into it for repairs, improvements, etc.

The rezoning would bring the building into compliance with the Zoning Ordinance so that the applicant's investment is protected and the building can be improved without any monetary restrictions.

COMPATIBILITY WITH SURROUNDING LAND USE:

The property itself at 1024 Lake Lansing Road will remain exactly the same (no new construction) and will continue to be used for retail purposes. Under the proposed medical marijuana ordinance, the site would qualify for use as a medical marijuana dispensary and thus, the rezoning will not change the essential character of the area. It must be noted that the proposed ordinance is a work in progress and is subject to changes which may affect the applicant's ability to use the property for a medical marijuana dispensary, even if the rezoning were to be approved.

While the applicant is requesting the rezoning, in part, to permit a medical marijuana dispensary in the building at 1024 Lake Lansing Road, a rezoning should be considered based on any of the uses that would be permitted under the proposed zoning designation. The "F-1" Commercial district permits general retail uses, offices, restaurants, gas stations and a variety of other commercial uses. Since the subject property is very small and only contains enough parking to accommodate 4 vehicles, the allowable uses for the site will be limited.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for "Medium-Low Density Residential" land use. While rezoning the subject property to "F-1" Commercial is not consistent with the specific land use designation being advanced in the Master Plan, it is consistent with some of its primary goals. These include concentrating commercial land uses along corridors, such as Lake Lansing Road, that are designed to carry a relatively high volume of traffic and providing walkable access to goods and services so that residents of the area can be less dependent on automobiles.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

It is not anticipated that the proposed rezoning will negatively impact vehicular or pedestrian traffic in the area. The subject property is located on Lake Lansing Road which is a collector road designed to carry a fairly high volume of traffic. The vast majority of the convenience store customers walk, rather than drive to the site. In fact, aside from a few employee parking spaces behind the building, there is no off-street parking on the property. Given the lack of parking, even if a medical marijuana dispensary were to be located in the building, it would not likely generate much additional vehicular traffic as it would primarily be intended to serve medical marijuana patients in the surrounding area.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities. No changes are proposed for the site.

ENVIRONMENTAL IMPACT:

The proposed rezoning will have no environmental impacts as the site is already developed and no new construction is proposed.

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. With the exception of the commercial property to the east, there would be no basis for rezoning any of the other properties in the immediate surrounding area as they are all zoned and being used for residential purposes. The only basis for rezoning the subject property is that it is already a commercial building and the rezoning will merely bring it into compliance with the Zoning Ordinance.

SUMMARY

This is a request by Mendeep Singh to rezone the property at 1024 Lake Lansing Road from “B” Residential District to “F-1” Commercial District. The purpose of the rezoning is to permit a medical marijuana dispensary in the building at this location.

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

RECOMMENDATION

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

Z-5-2017 be approved to rezone the property at 1024 Lake Lansing Road from “B” Residential District to “F-1” Commercial District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

June 21, 2017

City of Lansing Planning Office, Dept. of Planning & Neighborhood Development
Suite D-1, 316 N. Capital Ave
Lansing, Michigan 48933

Attn: 1024 Lake Lansing Rd/ rezoning/ medical marijuana dispensary

To whom this may concern:

My family and I have been long time residents of this neighborhood for over 30 years! A couple weeks before your post card arrived to residents in the area, about the information of rezoning 1024 Lake Lansing road. We had been aware that the owner Mendeep Singh at 1024 Lake Lansing rd had already started the transition of turning his party store into a medical marijuana dispensary. This was alarming to our fellow neighbors due to the fact that approval was not authorized by the City of Lansing. When Mr. Singh has already cleared, closed his doors, and started construction.

During my 30 years in the neighborhood I have witnessed people come and go, owners of the party store sell from person to person. The party store has been a hot spot for illegal activity for decades. As a neighborhood watch advisor, our local L.P.D has been notified by myself and other residents over the years of the drug activity and crime in that specific area. During Mr. Singh taking over of the party store, his teenage son has brought in illegal activity from dealings of drug sales inside the store, to purchasing stolen goods from drug addicts that frequent the area.

This party store has been a meeting grounds for Illegal drug sales. I have called the police a handful of times within the last several years, due to drive by shootings, and or young kids/guys running down the road with guns shooting at people.

- Last summer there were two incidents where a drug deal went bad, and a vehicle was shot up. I was able to witness this, and called for help. The suspects were never found.
- Another occasion, a man walked past our home with a "Assault rifle" headed down to the store and shot up a home located behind the store.
- Another vivid incident happened to one of our local neighborhood kids, Alex Torrez. He was brutally beaten at the footsteps of the corner store by some thugs, and put into a coma. When the owners Mr. Singh were questioned by police of Mr. Torrez beating, they refused to corporate and claimed their surveillance videos were fakes.
- Then there are the neighborhood addicts who walk down to the corner store to score their drugs. This occurs all day long, and consistently gets worse in the summer months. With a list of names provided to the L.P.D, there was never anything done to combat this issue either.

Since the closing a couple weeks ago of Mr. Singh store, our neighborhood has noticed positive change! The vehicle traffic has reduced tremendously, it is actually peaceful in the area, and the walking traffic from the neighborhood alcoholics and addicts has diminished dramatically. Most importantly there has been **NO CRIME** coming from the store.

Now the question at hand is why does the City of Lansing feel the importance to bring in crime to the neighborhoods? Knowing that research has proven, that drugs are linked to crime. Knowing that a Marijuana dispensary in the heart of a low poverty areas, is going to not bring in only Marijuana, but Heroin, crack, and other illegal drugs. Throughout the city of Lansing Marijuana dispensaries are being pushed into low-income, minority areas, and less affluent neighborhoods. Does the city of Lansing truly believe any other high prominent neighborhood such as Groesbeck or Delta River drive is going to allow for dispensaries to come into their neighborhoods? NO! What makes low-income areas, more vulnerable? We also pay our taxes, and fight for safe neighborhoods; we don't want dispensaries popping up on every corner, near play grounds, elementary schools, or near our homes.

Drugs and crime are complex, it has been proven that drugs and crime are directly and highly correlated. Serious drug use can amplify and perpetuate criminal activity. Drugs are linked to violent offences, driving offences, gangs, B&E, and stealing. Our neighborhoods are also at risk of federal officials conducting raids on the business, do our children, families, and elderly need to witness this? NO! We are also at risk for break- ins of the dispensary, house break-ins, violent assaults, etc.

Since 2015 local dispensaries have been robbed frequently, and federal agency has raided multiple dispensaries throughout the City of Lansing. According to our local crime mapping from L.P.D <https://www.crimemapping.com/map/agency/197>, there were 229 reported crimes within a 2 mile radius of Mr. Singh store. This is not something to take lightly given the small 2 mile radius area.

It's evident there is a crime issue, linked to drugs. WLNS announced on 06/21/2017 that the City of Lansing is 1-12 cities that is granted Justice Department aid to fight crime in our city? <http://wlns.com/2017/06/20/lansing-11-other-cities-to-receive-justice-department-aid-to-fight-crime/>

Another solution at hand is the number of local dispensaries in commercial areas close by. It is only a **10 minute walk, exactly 0.5 mile**, not even a full mile to one of many dispensaries located on North Larch street. I can drive up Larch Street a few miles and count more than a hand full of dispensaries.

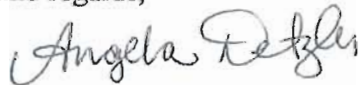
According to weedmaps <https://weedmaps.com/listings/in/lansing-north>, in North Lansing there are 25 local dispensaries in a 2-3 mile radius, not including in home cultivation locations. If someone is **Truly** interested in purchasing their drugs, they can walk a very short distance or drive, a ½ mile to be exact, up the road to more than a dozen dispensaries!

I am all for medical marijuana, and the right for patients to get the medication they need. There is a time and a place for these things. A residential neighborhood is **NOT** the place for a dispensary. The City lining their pockets to promote Marijuana dispensaries in residential neighborhoods to gain more tax revenue is uncalled for. I can vouch for all the elderly and disabled neighbors that might not be able to attend this meeting set for July 5, 2017 that it's not wanted in the area. Many people are unable to voice their opinions on this situation. I hope I am able to bring some light to the situation, and speak for all my fellow neighbors.

Cons of a dispensary in a residential neighborhood

- Cripples real-estate market, lower values on homes
- Fuels supply for under-age youth
- Accounts for drug trafficking
- Crime rates increase
- Gang activity becomes more relevant
- Federal laws are being broken, sets a bad precedent for our neighborhood
- Poverty and low income neighborhoods are at risk for inviting Dispensaries into the area, instead of keeping it commercial as it should be
- Fuels other illegal, dangerous drug activity such as heroin, crack, etc.
- And the list can go on.....

Kind regards,



Angela Detzler- A.A/ B.A in Juvenile Justice & Criminal Justice

1111 David Street
Lansing, Michigan 48906
detzlerangela@yahoo.com

CC: Lansing Police Department

2-5-2017

7-5-17

To Whom it may concern:

On behalf of Wiegman Company , 1100 Lake Lansing Road, Lansing, Michigan, we welcome the opening of a marijuana dispensary in the area. It avoids a building being vacant and run down while adding the addition of a new establishment. Hopefully, it may bring in new clientele for existing businesses in the area as well that may not have been available prior to now.

Sincerely,

W. Paul Wiegman

A handwritten signature in blue ink that reads "W. Paul Wiegman". The signature is written in a cursive, flowing style.

W. Paul Wiegman

STEVEN J SARDER
1016 Lake Lansing Rd
Lansing, mi. 48906

517-404-8839

JULY 4, 2017

TO WHOM THIS MAY CONCERN;

I AM THE OWNER OF THE PROPERTY
LOCATED AT 1016 LAKE LANSING
ROAD IN LANSING. RECENTLY, I
RECEIVED A LETTER FROM THE CITY
REGARDING REZONING.

I HAVE NO OBJECTION TO REZONING
FROM B TO F-1 IN THE MATTER OF 2-5-2017
1024 LAKE LANSING ROAD. I UNDER-
STAND THAT THE PURPOSE OF THE
REZONING IS TO PERMIT A MEDICAL
MARIHUANA PROVISIONING CENTER.

SINCERELY,



STEVEN J SARDER

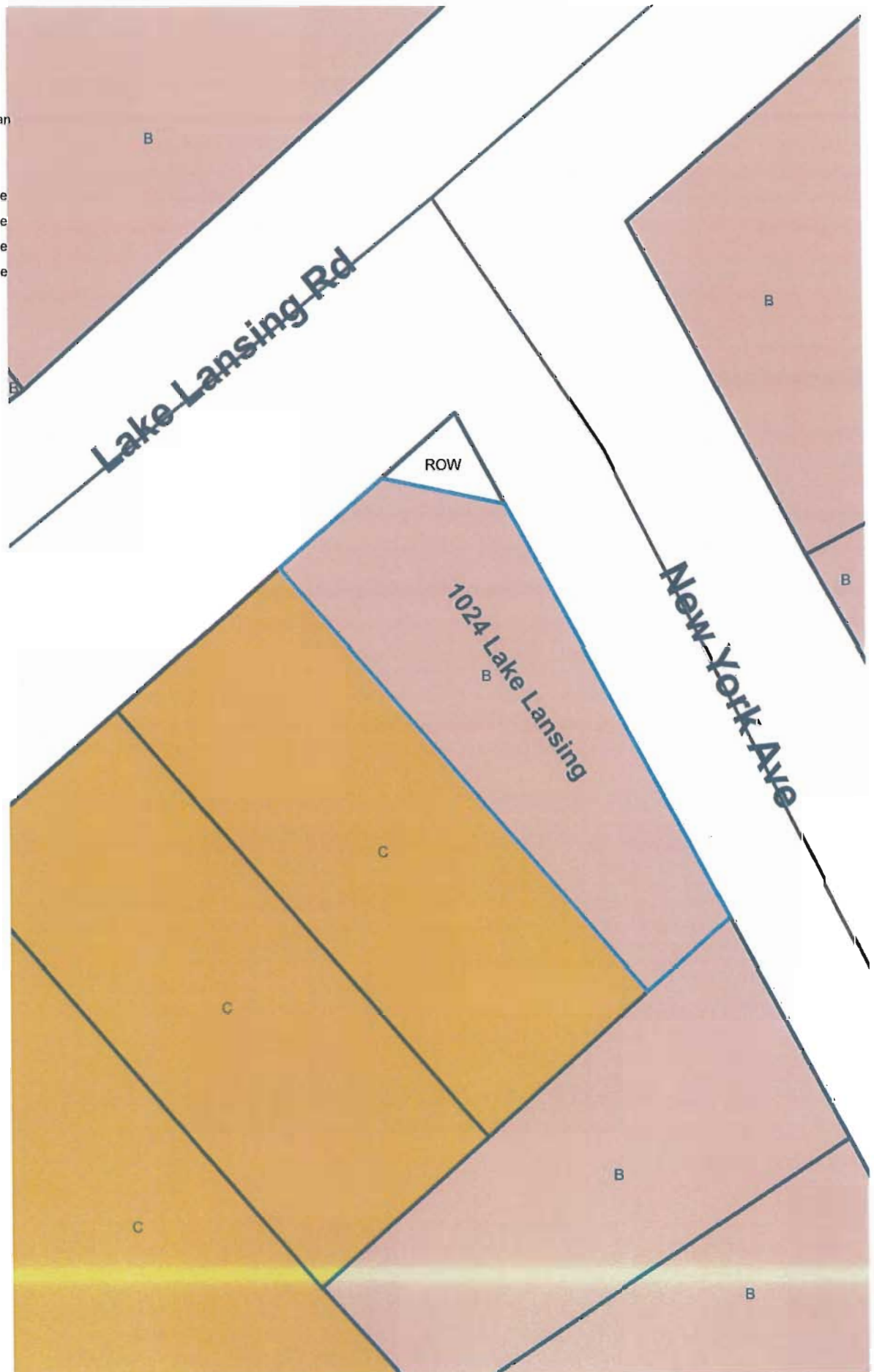
4 JULY 2017



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

DEPARTMENT OF PLANNING AND NEIGHBORHOOD DEVELOPMENT

316 N. CAPITOL AVENUE • LANSING, MI 48933-1236 • (517) 483-4066 • FAX: (517) 483-6036

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1

AGENCY REFERRAL SHEET

FROM: Susan Stachowiak, Zoning Administrator
DATE: June 13, 2017

Z-5-2017: 1024 Lake Lansing Road
Rezoning from "B" Residential to "F-1" Commercial

- ☐ Traffic Engineer/ Transportation
- ☐ Public Service Department
- ☐ Code Compliance
- ☐ Building Safety Office
- ☐ Development Office
- ☐ Economic Dev. Corp.

- ☐ Assessor's Office
- ☐ City Attorney
- ☐ Fire Marshal
- ☐ Board of Water & Light
- ☐ Parks and Recreation Dept.
- ☐ Mayor & Council - Information Only

The following request has been submitted to the Planning Board for consideration. We invite your comments, requirements and recommendations for this proposal relative to your official function.

Z-5-2017: This is a request by Mendeep Singh to rezone the property at 1024 Lake Lansing Road from "B" Residential District to "F-1" Commercial District, more specifically described as:

Lot 6, Except parts used for street purposes; Blackwood Subdivision

The purpose of the rezoning is to permit a medical marijuana dispensary on the subject property.

Please provide your remarks and return this sheet to the Planning Office **by Tuesday, June 27, 2017**. You can fax your response to 517-483-6036, or send it by email to sstachow@lansingmi.gov

Signed: _____



Virg Bernero, Mayor

DEPARTMENT OF PLANNING AND NEIGHBORHOOD DEVELOPMENT

316 N. CAPITOL AVENUE □ LANSING, MI 48933-1236 □ (517) 483-4066 □ FAX: (517) 483-6036

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1

AGENCY REFERRAL SHEET

FROM: Susan Stachowiak, Zoning Administrator
DATE: June 13, 2017

Z-5-2017: 1024 Lake Lansing Road
Rezoning from "B" Residential to "F-1" Commercial

☐	Traffic Engineer/ Transportation	☐	Assessor's Office
☐	Public Service Department	☐	City Attorney
☐	Code Compliance	☐	Fire Marshal
☐	Building Safety Office	☐	Board of Water & Light
☐	Development Office	☐	Parks and Recreation Dept.
☐	Economic Dev. Corp.	☐	Mayor & Council - Information Only

The following request has been submitted to the Planning Board for consideration. We invite your comments, requirements and recommendations for this proposal relative to your official function.

Z-5-2017: This is a request by Mendeep Singh to rezone the property at 1024 Lake Lansing Road from "B" Residential District to "F-1" Commercial District, more specifically described as:

Lot 6, Except parts used for street purposes; Blackwood Subdivision

The purpose of the rezoning is to permit a medical marijuana dispensary on the subject property.

Please provide your remarks and return this sheet to the Planning Office **by Tuesday, June 27, 2017**. You can fax your response to 517-483-6036, or send it by email to sstachow@lansingmi.gov

Signed: _____



Virg Bernero
Mayor

PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form

ZONING APP 500.00
#17593290150
TOTAL 500.00
CHECK 500.00
CHANGE 0.00

FILE NUMBER: _____
DATE SUBMITTED: _____

06-06-2017 #1 ITEM 1
9CL 6561 09:04TH

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

1024 LAKE LANSING ROAD, LANSING MI 48906

Street address, including zip code, of property to be rezoned

From B, Residential district to F/F-1 Commercial district.

Legal
description:

LOT 6 EXC PARTS USED FOR STREET PURPOSES; BLACKWOOD SUB

Applicant: Mandeep Singh

Address (including zip code): 1020 Lake Lansing Rd, Lansing MI 48906

Phone number(s): 517 410-0495

Fax number: N/A Email: manii232000@yahoo.com

Name of owner: Mandeep & Ramandip Singh

Address (including zip code): 1020 Lake Lansing Rd, Lansing MI 48906

Phone number: 517 410-0495

Interest in Property (please check one):

- ☐ Option to buy ☒ Owner
☐ Lessee ☐ Represent owner
☐ Other (please specify): _____

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? ☒ Yes ☐ No

If so, describe and / or
explain the specific land use
proposed for this property:

Proposed use is operation as a licensed medical marihuana dispensary under MMFLA. Property needs to be F or F-1 Commercial zoning to comply with anticipated City of Lansing ordinance regulating licensed medical marihuana dispensaries.

Please answer the following:

☒ Check here if residential

Number of bedrooms:

<u>Bedrooms</u>	<u># of Units</u>	<u>Total Bedrooms</u>
Efficiency	<u>0</u>	<u>0</u>
One bedroom	<u>0</u>	<u>0</u>
Two bedrooms	<u>0</u>	<u>0</u>
Three bedrooms	<u>0</u>	<u>0</u>
TOTAL UNITS	<u>0</u>	

of accessible onsite parking spaces: 6

☐ Check here if non-residential

Number of employees (largest shift): _____

Number of accessible onsite parking spaces: _____

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

Owner intends to apply for City of Lansing approval to operate a licensed medical marihuana dispensary at the property. Anticipated City ordinance will require F or F-1 Commercial zoning at location for application consideration and approval. Location until recently was used as a general convenience store and is currently zoned B-Residential.

Comment on other circumstances which justify the amendment:

Owner has vacant possession of premises at location - there are no current tenants or occupants who would be impacted by a change in zoning as requested.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: _____

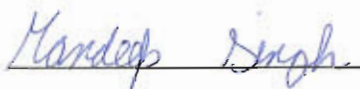
If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Less than one (1) acre:	\$500.00
One (1) to three (3) acres:	\$650.00
Greater than three (3) acres:	\$800.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: 

Name: 

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

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-5-2017

Parcel Number: 33-01-01-03-379-002

Legal Descriptions: Lot 6, except parts used for street purposes; Blackwood Subdivision, City of Lansing, Ingham County, MI, from "B" Residential district to "F-1" Commercial district

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

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

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

GENERAL INFORMATION

APPLICANT: Michael Markey
1402 Cooper Avenue
Lansing, MI 48910

OWNER: Del Vista, LLC
700 W. Barnes Avenue
Lansing, MI 48912

STATUS OF APPLICANT: Owner's Representative

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

EXISTING LAND USE: Vacant

EXISTING ZONING: "H" Light Industrial District

PROPERTY SIZE & SHAPE: Slightly Irregular – 14,036 square feet – .319 acres

SURROUNDING LAND USE: N: Residential Condominiums
S: Parking Lot
E: Parking Lot
W: Industrial

SURROUNDING ZONING: N: "H" Light Industrial District
S: "H" Light Industrial District
E: "H" Light Industrial District
W: "H" Light Industrial District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property for "Downtown Mixed-Use Center: Edge". Pere Marquette is designated as a local road.

APPLICANT'S PROPOSAL:

This is a request by Michael Markey for a special land use permit to allow the development of a residential apartment building with related site improvements on the vacant property located immediately south of 322 Pere Marquette. Residential use is permitted in the "H" Light Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

Building Safety: No objections.

Development:	Where is the parking? Is that 12 spaces along the west property line? Is there adequate parking on site to meet the zoning requirements of 2 spaces per unit?
Fire Marshal:	
Parks & Recreation:	No comments.
Public Service:	• The greenway on the east side of Pere Marquette is wide (greater than 15 feet) and variable. The first floor concept design appears to be encroaching into the public right-of-way. • There is a public 15" storm sewer that runs along the east edge of the east right-of-way. This will need to be protected during construction. • The development will need to comply with the City's storm water requirements. • There is an 8" sanitary sewer in Pere Marquette. Record drawings indicate that there should be a sanitary lead near the north property line. • Public Service will need to review the sanitary flow calculations to determine if there is capacity in sewer. A sanitary sewer permit will not be issued for the site if there is inadequate sanitary capacity. • Sidewalk will be required for the Pere Marquette right-of-way.
Transportation:	The Transportation and Non-Motorized Section of the Public Service Department has no objections or requirements related to this proposed SLU application.

ANALYSIS

Section 1282.03(f)(1)-(9) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

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

The subject property is located on the east side of Pere Marquette between E. Shiawassee Street and E. Michigan Avenue. The applicant is seeking a special land use permit to construct a residential apartment building. The site is zoned "H" Light Industrial, which district permits residential use to the density of the "DM-4" Residential districts, if a special land use permit is approved by the City Council following review and recommendation by the Planning Board.

The proposed residential development will be harmonious with the character of the area in which it is located. There is already a residential condominium development directly north of the subject property, which is also zoned "H" Light Industrial. A special land use permit to allow this development was approved by the City in 1999. The other surrounding land uses are primarily parking lots and low impact industrial uses which are relatively quiet and do not generate conditions that would negatively impact the quality of life for the residents of the proposed development.

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

The proposed residential development will not change the essential character of the area since there is already a residential condominium development located directly north of the subject property. In fact, if the site were to be used for one of the industrial uses permitted by right in the "H" Light Industrial district, it would have more of an impact on the essential character of the area and the property to the north in particular, than the residential development being proposed.

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

The proposed residential development will not interfere with the enjoyment of adjacent properties. In fact, the proposed residential development is the use that would be the most compatible with the residential use already in existence to the north. Among the uses that would be permitted by right under the current "H" Light Industrial zoning are storage yards, manufacturing, heavy automobile repair and machine shops. These types of uses have the potential to negatively impact the residences to the north, both from an appearance standpoint and because of their propensity to generate noise, odors, vibrations, dust and heavy traffic. In addition, industrial uses are not consistent with the future land use pattern being advanced in the master plan for this area as described under item 8 below.

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

The proposed development represents a substantial improvement to the use and character of the property and the surrounding area in general. The current site is vacant which detracts, rather than contributes to the vibrancy of the surrounding area. In order to ensure compatibility with the surrounding area, the proposed building must have an urban architectural design consistent with the attached rendering, with the parking located behind or under the building. With those design parameters, the development will represent a significant improvement not only to the subject property, but the surrounding area in general.

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

The proposed residential use will not generate any hazardous conditions. No smoke, fumes, noise, odors or excessive traffic production will result from the proposed development. The transportation system in the area is more than adequate to accommodate the slight increase in traffic that would be generated by the proposed development.

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

See comments from Public Service on page 2 of this report. The proposed development, including the specific details of the utility systems and a storm water management plan, will have to be approved through the City's administrative site plan review process prior to issuance of any permits for the project.

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

See comments from Public Service on page 2 of this report. The applicant may have to provide, at his expense, the necessary upgrades to the sewer system in the area if it determined through the site plan review process that the current system is insufficient to accommodate the proposed development,

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

The proposed residential development will be consistent with the intent and purpose of both the Zoning Ordinance and the Design Lansing Master Plan. The Zoning Ordinance permits residential land use in the "H" Light Industrial district, with a special land use permit, when it can be determined through an analysis of the criteria contained in Section 1282.03(f)(1)-(9) of the Zoning Ordinance, that such use is appropriate for the proposed location. In this case, the proposed development meets or exceeds all of the criteria necessary for authorization of the special land use permit.

The Design Lansing Comprehensive Plan designates the subject property for "Downtown Mixed Use Center: Edge". The purpose of this district, as stated in the Plan, is:

"To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods."

The Master Plan lists the following as typical uses for the "Downtown Mixed Use Center: Edge" district:

"Office, institutions, entertainment, live-work and **residential**."

The Master Plan establishes the following placemaking characteristics for the “Downtown Mixed Use Center: Edge” land use category:

“Placemaking characteristics: Buildings should maintain a consistent setback and nearly continuous street facade to frame the street, with a clearly-defined primary entrance oriented to the street. Surface parking should be located on the interior of the block where possible and should be well landscaped and screened in all cases. Parking ratio maximums should be considered. Building base and top should be articulated. Facade articulation into vertical components should be considered. Minimum transparency (windows and doors) requirements should be established. Transitional features requirements (architectural elements and building massing height step backs) to mitigate potential conflicts between higher intensity uses and residential uses should be considered. Historic preservation of valuable existing buildings, and residentially-scaled and detailed new architecture should be encouraged in areas where older residential structures remain and on neighborhood edges.”

The proposed residential use is consistent with the future land use pattern being advanced in the Master Plan. Based on the information provided by the applicant, the proposed development will be consistent with the “Downtown Mixed Use Center: Edge” placemaking characteristics described above. Approval of this request should include conditions to ensure an urban architectural building design and site design consistent with the characteristics described above.

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

Since the site is zoned “H” Light Industrial and is surrounded on all sides by “H” Light Industrial zoning, there are no setback requirements, other than what may be required by the Building Code based on the building design/construction type. The building height limitation in the “H” Light Industrial district is 120 feet which is more than adequate to accommodate the proposed, 4-5 story building.

The allowable number of units is based on the following:

- (a) For each efficiency dwelling unit there shall be 500 square feet of lot area.
- (b) For each one-bedroom dwelling unit there shall be 700 square feet of lot area.
- (c) For each two-bedroom dwelling unit there shall be 950 square feet of lot area.
- (d) For each three-bedroom dwelling unit, or any dwelling with more than three bedrooms, there shall be 1,400 square feet of lot area.

Since the site is 14,036 square feet in area, the proposed building could contain 28 efficiency units, 20 1-bedroom units, 15 2-bedroom units, 10 3+ bedroom units or any combination thereof, based on the above lot area requirements.

The required number of parking spaces is based on the number of units by bedroom count:

- A. Dwelling units with two or more bedrooms, two spaces;
- B. Dwelling units with one bedroom, one and one-half spaces; and
- C. Efficiency dwelling unit, one space.

SUMMARY

This is a request by Michael Markey for a special land use permit to allow the development of a residential apartment building on the vacant property located immediately south of 322 Pere Marquette. Residential use is permitted in the "H" Light Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained in this staff report, the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use may be adequately served by public services and utilities or upgraded at the sole expense of the developer.
7. Should the proposed Special Land Use place any demands on public services and facilities in excess of current capacities, it will be at the sole expense of the developer to make the upgrades necessary to accommodate the proposed development.
8. The proposed Special Land Use is consistent with the designations of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-3-2017, a special land use permit to permit the construction of a multi-family residential building on the property located immediately south of 322 Pere Marquette, based upon the findings of fact as outlined in this staff report, with the following conditions:

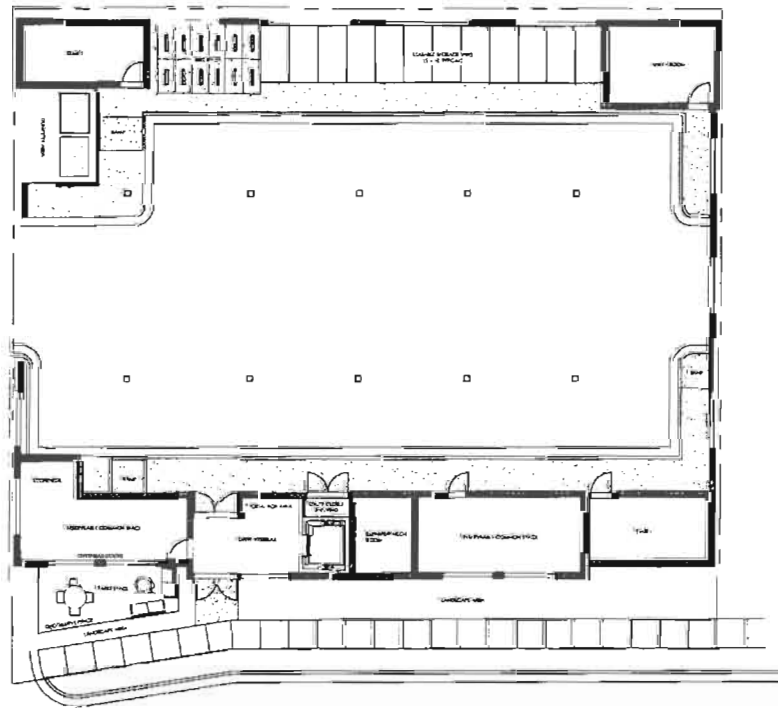
- * The building must be consistent with the urban architectural design provided by the applicant as part of the application for this SLU and with the placemaking characteristics described on page 5 of this staff report; and
- * The site must be designed in accordance with the placemaking characteristics described on page 5 of this staff report which includes prohibiting parking in the front yard.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

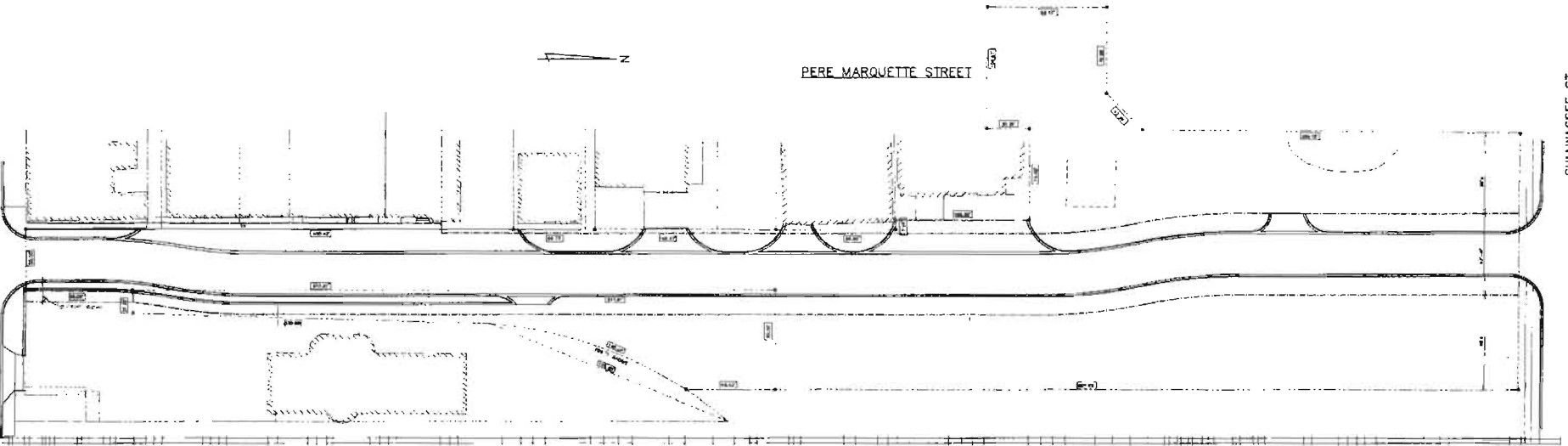






FIRST FLOOR CONCEPTUAL LAYOUT
PERE MARQUETTE APARTMENTS

EAST MICHIGAN AVENUE



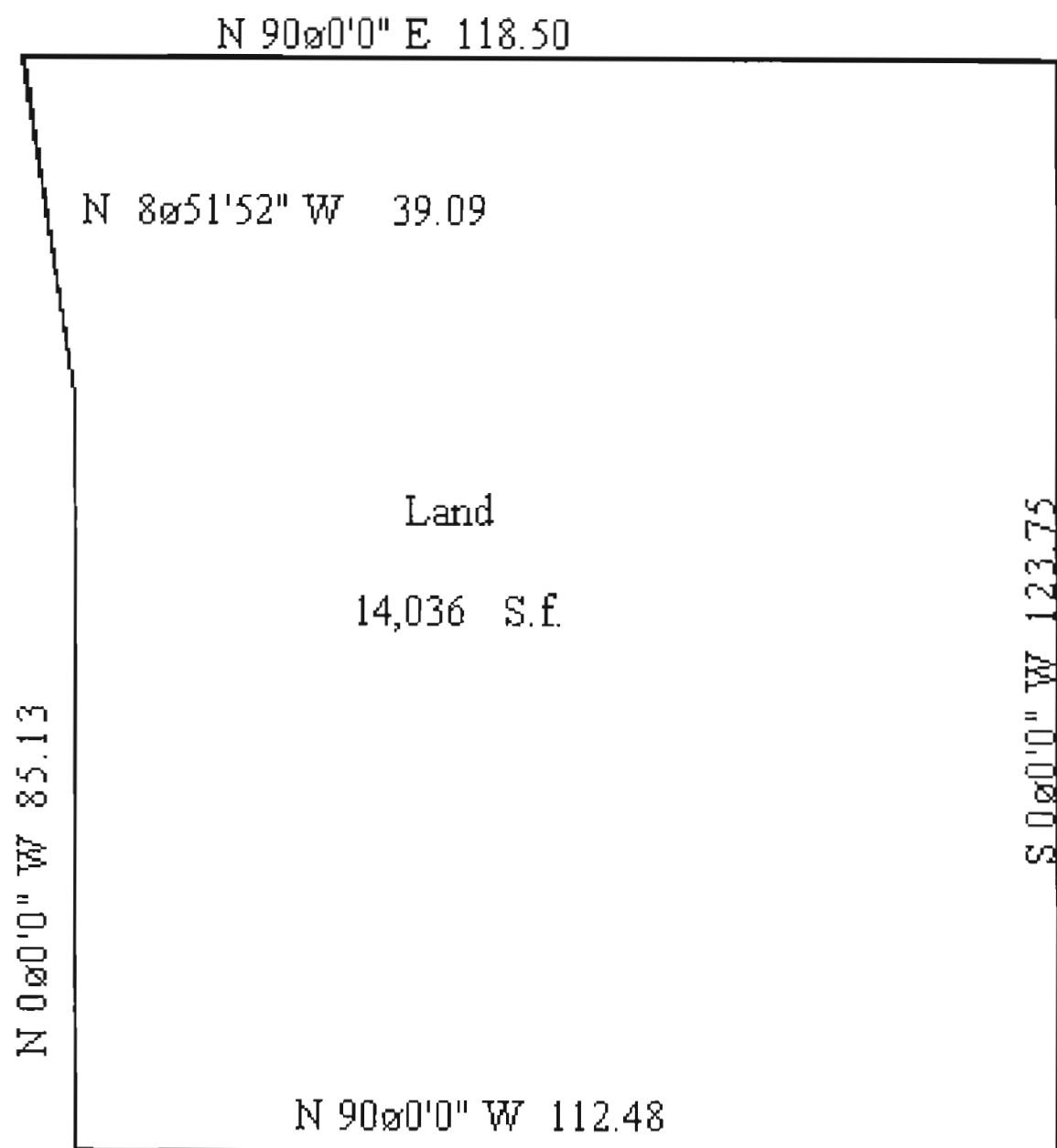
SHAWASSEE ST.

LEGEND

- PROPERTY CURB AND GUTTER
- PROPERTY STREET RIGHT-OF-WAY
- PROPERTY LINE
- CENTERLINE
- PROPERTY CORNER LOCATION

DEPARTMENT OF PUBLIC SERVICE LANSING, MICHIGAN			
STREET RIGHT-OF-WAY			
APPROVED		FILE NO.	
DIRECTOR OF PUBLIC SERVICE		4530-A	
SCALE	HORIZONTAL 1" = 40' V. 1" = 10'	BOOK	PAGE
PROJECT NO.	36232	SHEET	OF TWENTY

pere marquette Dr.





Pere Marquette Dr



Legend

— roads_final

□ Tax Parcels

■ A Residential-Single

■ B Residential-Single

■ C Residential-2 Unit

■ NONE

■ CUP Community Unit Plan

■ D-1 Professional Office

■ D-2 Residential/Office

■ DM-1 Residential-Multiple

■ DM-2 Residential-Multiple

■ DM-3 Residential-Multiple

■ DM-4 Residential-Multiple

■ E-1 Apartment Shop

■ E-2 Local Shopping

■ F Commercial

■ F-1 Commercial

■ G-1 Business

■ G-2 Wholesale

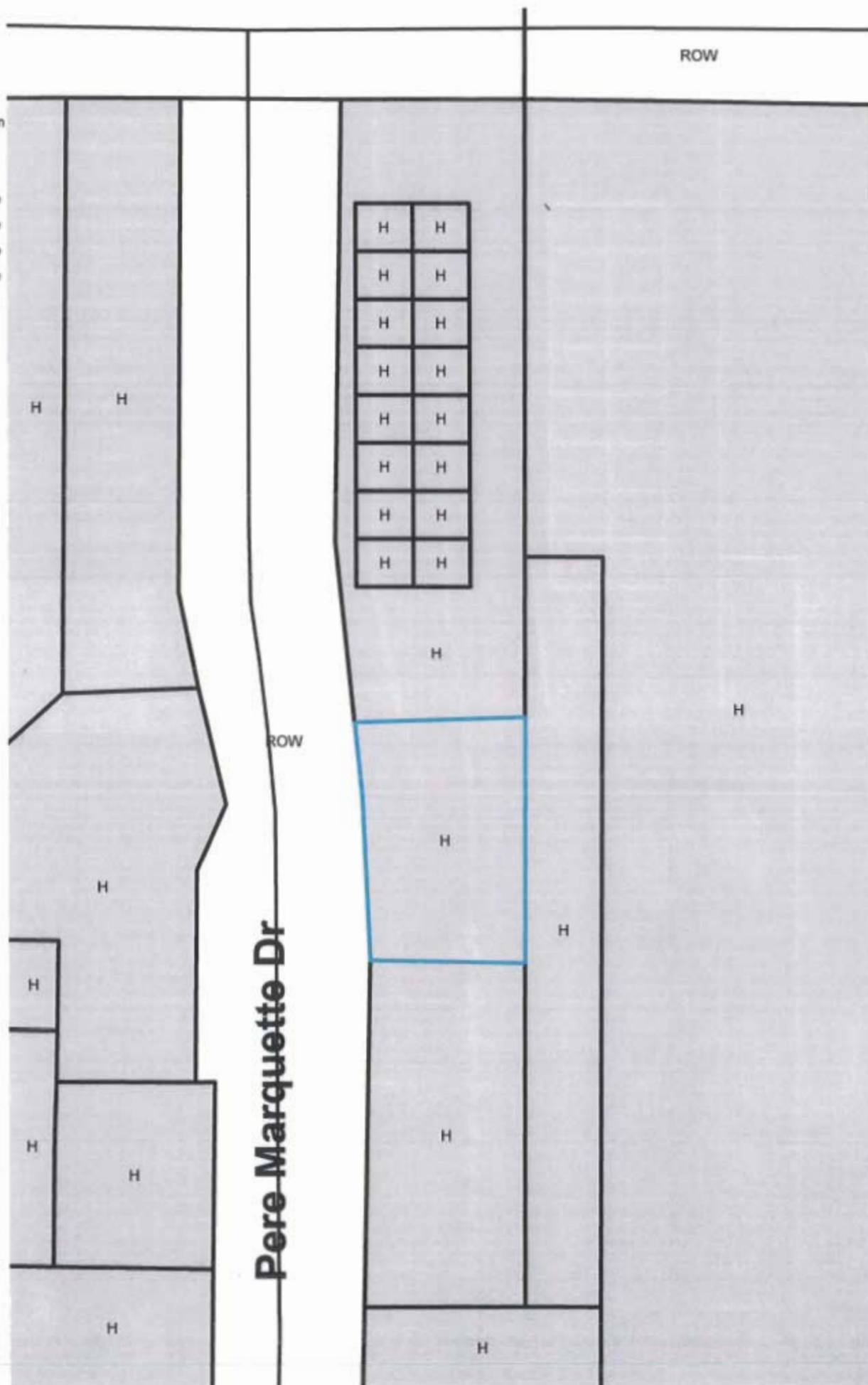
■ H Light Industrial

■ I Heavy Industrial

■ J Parking

□ ROW Right of Way

City of Lansing Zoning Map



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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2017, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-3-2017: Special Land Use Permit, residential land use in the "H" Light Industrial district, vacant property located immediately south of 322 Pere Marquette

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-3-2017, Vacant Parcel – Pere Marquette Drive
Special Land Use Permit - Residential Use in the “H” Light Industrial District

The Lansing City Council will hold a public hearing on Monday, 2017, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-3-2017. This is a request by Michael Markey for a special land use permit to allow the development of a residential apartment building on the vacant property located immediately south of 322 Pere Marquette. Residential use is permitted in the "H" Light Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, , 2017 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

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

SLU-3-2017

Residential Use in the "H" Light Industrial District

Vacant property located immediately south of 322 Pere Marquette

WHEREAS, Michael Markey has requested a special land use permit to permit the development of a residential apartment building with related site improvements on the vacant property located immediately south of 322 Pere Marquette; and

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

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

WHEREAS, the Planning Board held a public hearing on August 1, 2017, at which the applicant spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its August 1, 2017 meeting, voted (5-0) to recommend approval of SLU-3-2017, a Special Land Use Permit to allow the development of a residential apartment building with related site improvements on the vacant property located immediately south of 322 Pere Marquette, with the following conditions:

- The building must be consistent with the urban architectural design provided by the applicant as part of the application for this SLU and with the placemaking characteristics described on page 5 of the staff report; and
- The site must be designed in accordance with the placemaking characteristics described on page 5 of the staff report which includes prohibiting parking in the front yard.; and

WHEREAS, the City Council held a public hearing regarding SLU-3-2017 on 2017; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-3-2017, a Special Land Use Permit to allow the development of a residential apartment building with related site improvements on the vacant property located immediately south of 322 Pere Marquette, with the following conditions:

- The building must be consistent with the urban architectural design provided by the applicant as part of the application for this SLU and with the placemaking characteristics described on page 5 of the staff report; and
- The site must be designed in accordance with the placemaking characteristics described on page 5 of the staff report which includes prohibiting parking in the front yard.

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

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed residential use is compatible with the essential character of the surrounding area, as designed.
2. The proposed residential use will not change the essential character of the surrounding area.
3. The proposed residential use will not interfere with the general enjoyment of adjacent properties.
4. The proposed residential use will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed residential use will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed Special Land Use may be adequately served by public services and utilities or upgraded at the sole expense of the developer.
7. Should the proposed Special Land Use place any demands on public services and facilities in excess of current capacities, it will be at the sole expense of the developer to make the upgrades necessary to accommodate the proposed development.
8. The proposed residential use is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed residential use will comply with the requirements of the "H" Light Industrial District.



OFFICE OF THE MAYOR

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

Virg Bernero, Mayor

TO: City Council President 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

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 & “H” 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

Legend

roads_final
Parcels_2013

Vector.GIS.Zoning

Representation: Vector.GIS.Zoning_Rep

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

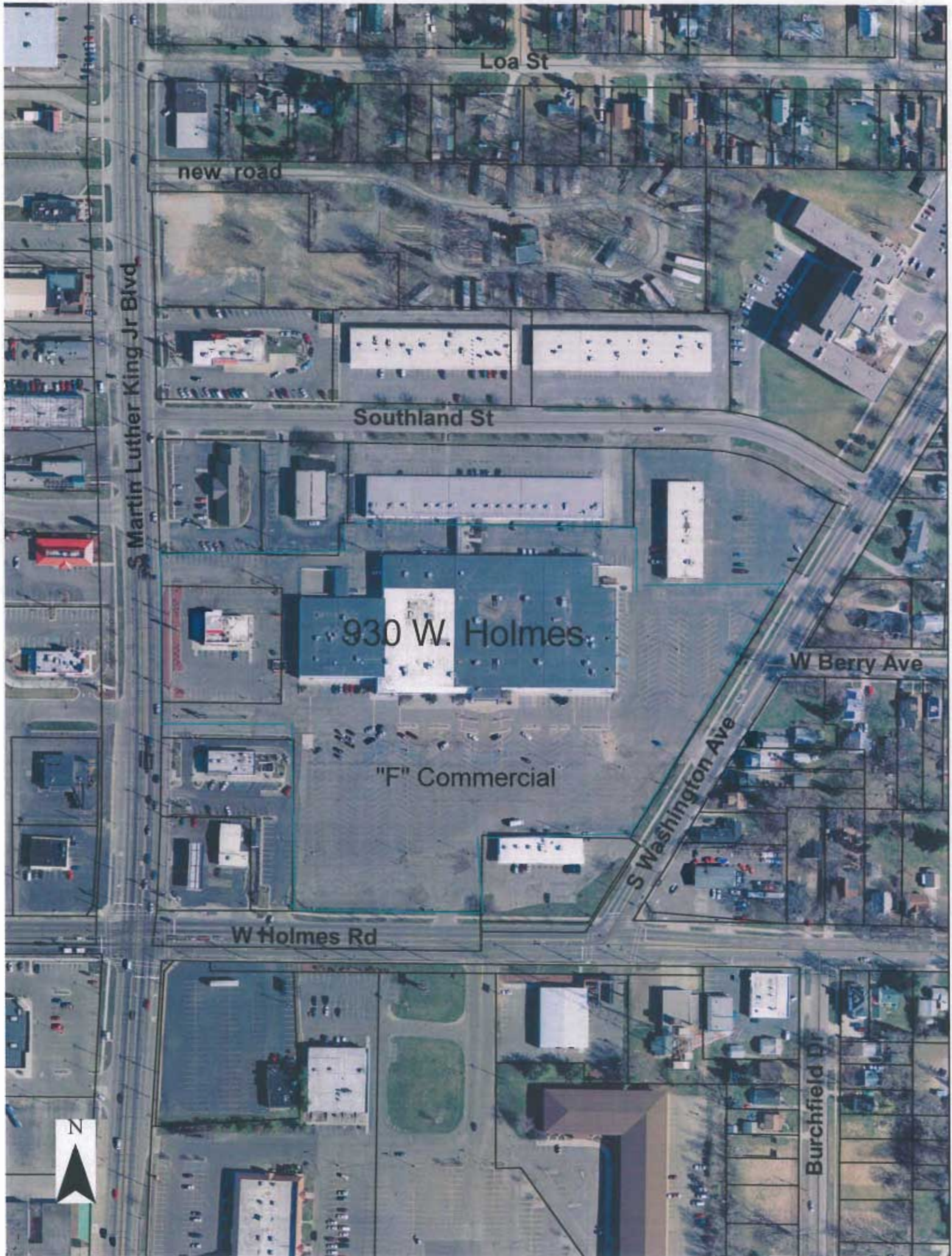
Zoning



N



Burchfield Dr



Loa St

new road

S Martin Luther King Jr Blvd

Southland St

930 W. Holmes

"F" Commercial

W Holmes Rd

W Berry Ave

S Washington Ave

Burchfield Dr



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

City of Lansing

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

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

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/prnews1>)



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#ix_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/allege_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_netw)



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

Courtesy | DealPoint Merrill

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

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

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

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

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

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

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

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

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

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

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

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/)
(<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

SHEET 1 OF 3



Locating on the City of Lansing made (see accompanying) the subject
 property of 1941 E. University and is subject to the following conditions:
 Front Setback: 20 feet
 Side Setback: 5 feet to 25 feet
 Rear Setback: 25 feet
 Max. Building Height: 45 feet
 Bath: 2.5 bathrooms, B/A.

A CLASH OF BELT CASHIERS AND HOT TIRADES ILLUSTRATE MY LACK OF
MILK MOXIE/ THE BUILT-UP OF BROWN HATERS.

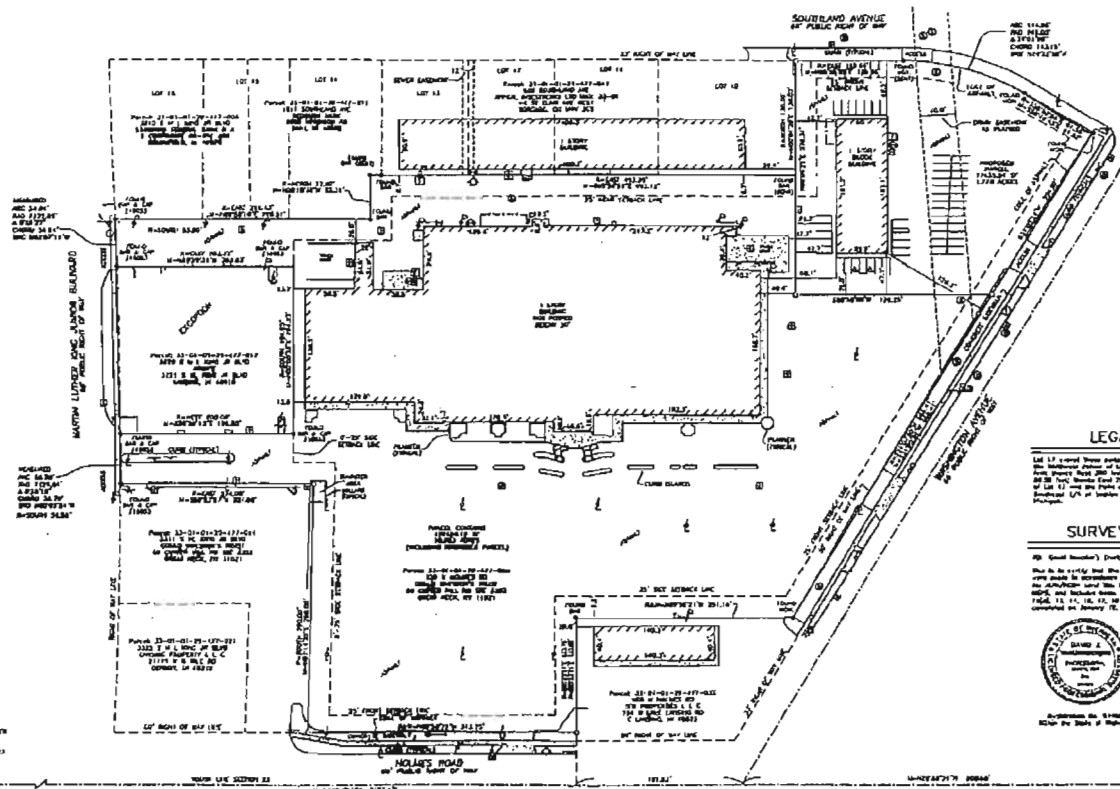
[illegible]

BEARING ARE BASED ON THE LOWER LINE OF SPECTRUM TV, AS SHOWN ON THE
PLAN OF SURROUNDING PLAYS, BEARING WITHIN APPROXIMATE.

[illegible][illegible]

BRAND = BRANDLER
FD. = FOUND
SEC. = SECTION
UT. = UTILITY
LN = LINEAMENT
I/N = NORTH
BLDG. = BUILDING
VOL. = VOLUME
H = MEASURED
A = REDUCED
C = CALCULATED
SQ. FT. = SQUARE FEET
ID = IDENTIFICATION
C = CASE
TILE = TOWN & NORTH
R/D. = RANGE 3 EAST

2/26/12



Lot 17 - 40' x 100' Three acre fishing property of a bay encompassing 25 feet South of the Northwest corner of Lot 17. Source: East 205728 South, Source South 194.28 feet, Source West 200 feet to the West Lot Line, Source South along Lot Line 200 feet, Source East 274 feet, Source South 200 feet to the South Lot Line of Lot 17 and the Point of Beginning, Source East, a Supplement to the Subdivision 1/4 of Section 26, 1-00, R24, City of Lansing, Ingham County.

[illegible]

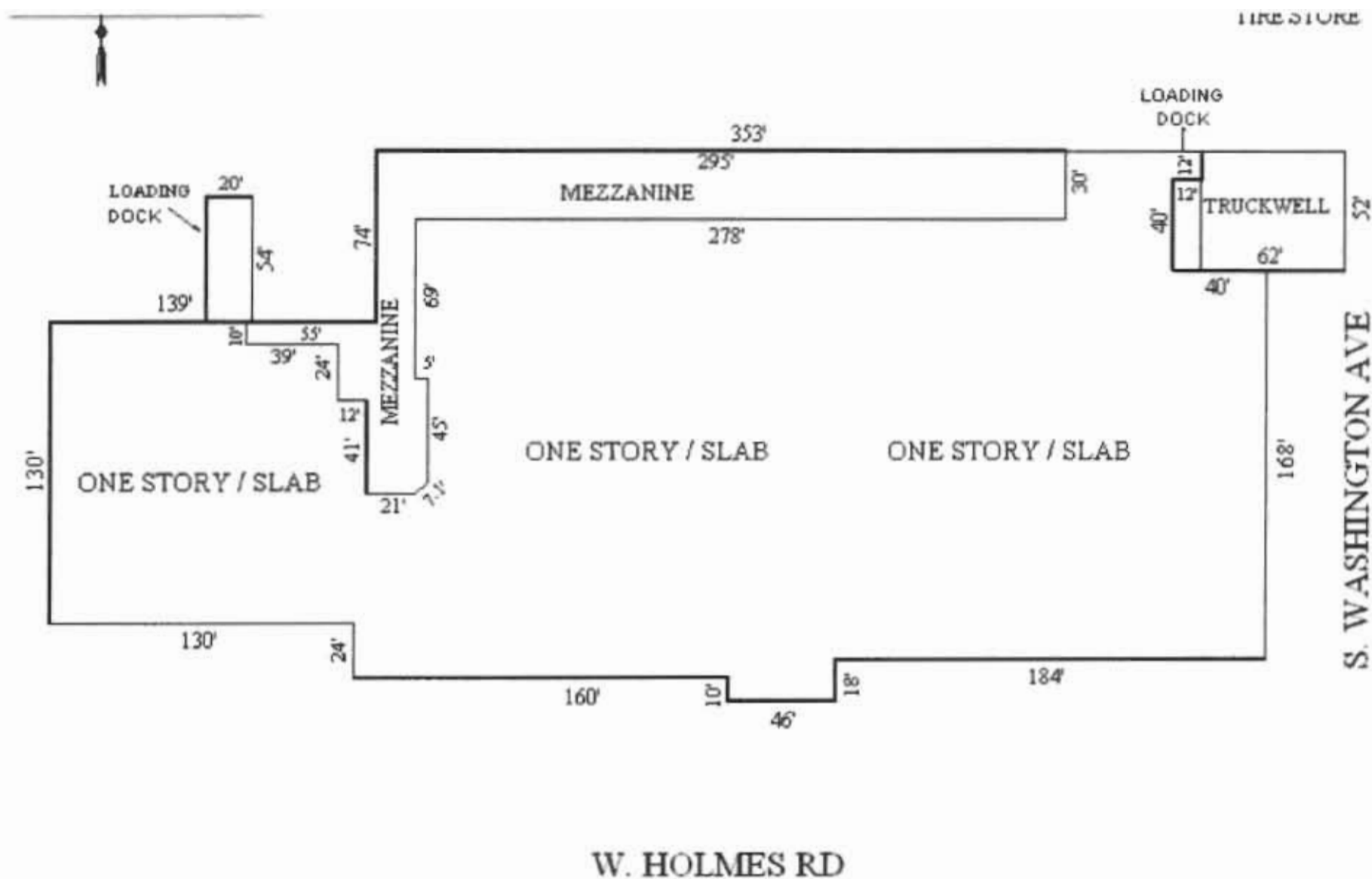
Approved for Release by NSA on 08-25-2013 pursuant to E.O. 13526

W. H. A. B. L.
W. H. A. B. L. F. J. F. J.

SE CORNER
SECTION 14
1/2 IN. STAIN
POLYMER 2-1/2
1/2 IN. STAIN

GEORGE DESIGNS, INC.
2300 N CHANDLER RIVER AVE
LAUREL, MD 20646
PHONE: (301) 303-0003
FAX: (301) 303-0009
WWW.GEORGEDESIGNS.COM

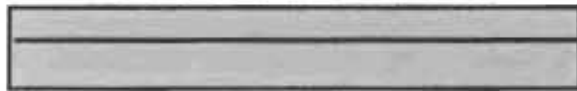
Sale	D/A	A/Paid	B/T D/A
GOULD INVESTMENTS			
FORMER EDS PARCEL SPARTAN TIRE			
830 WEST HOLMES			
LANSING MI 48910			
SCALE 1" = 60'		ENCL./APPROV. BY	
DATE & SIGNATURE OF P.		APPROVED -	
NAME OF FIRM			
JOB NO.		(SHEET #) TOTAL SHEETS	



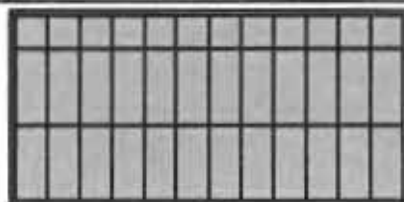
Sketch by Apex IV™



STORAGE &



@ STORE



BUSINESS CENTER

GRSY HOLDINGS LLC.
@STORE
20 WEST ADAMS
DETROIT, MI 48226
248-755-4444

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

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

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

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

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

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

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

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

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

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

Stachowiak, Susan

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

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

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

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

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

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

BWL Electric Comments:

Accepted as proposed with the following comments:

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

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

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

BWL Street Lighting Comments:

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

Thanks,

John D. Folino

Supervisor, Customer Projects

Development & Marketing

Phone: 517-702-6708

Email: jdf@lbwl.com



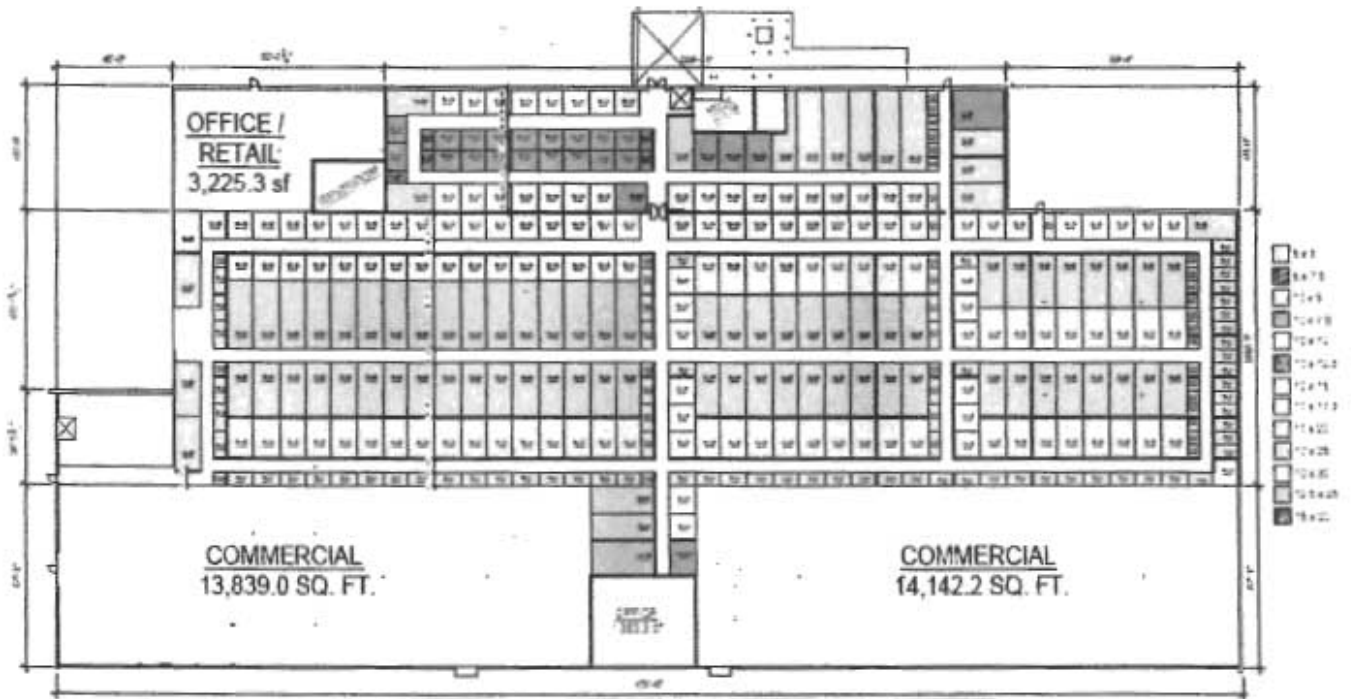
Hometown People. Hometown Power.

1201 S. Washington Ave

PO Box 13007

Lansing, MI 48901-3007

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.

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.

Public Hearing Held
April 13, 2015

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

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

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.

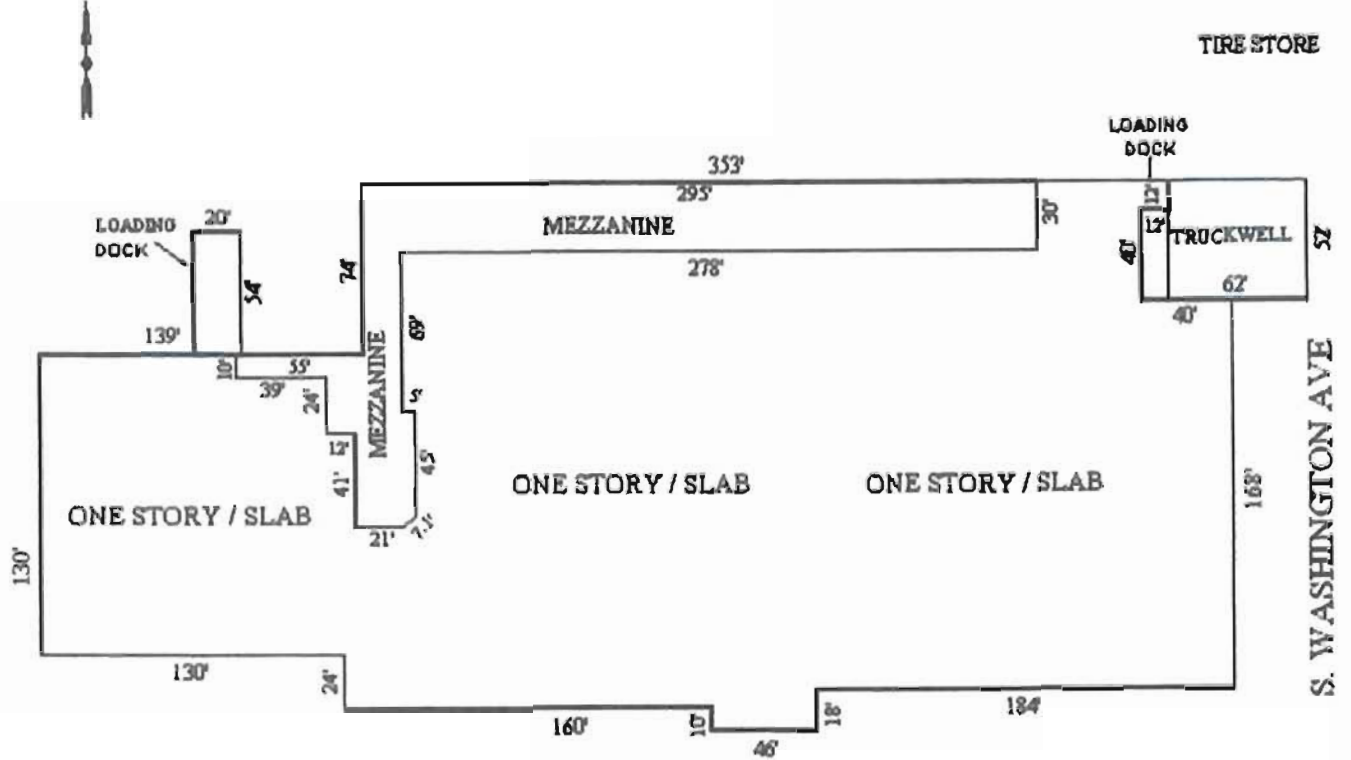
Capitol City Indoor Storage treats each area differently, we will be offering incubator office space as well as e- business logistics targeting the automotive industry. Our incubator space varies in different markets. We will be including a business, art and music incubator that will be made available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

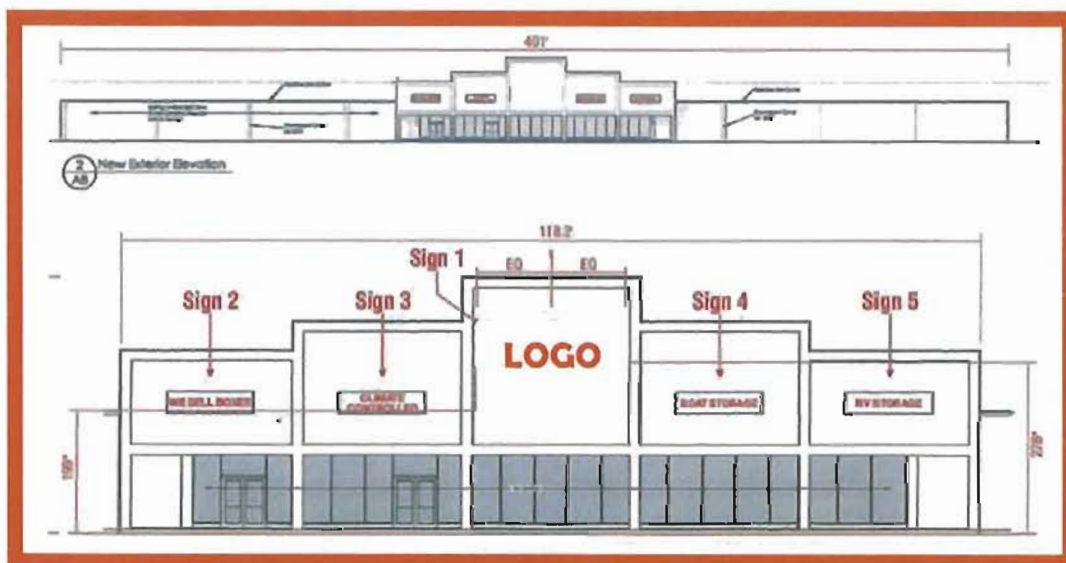
Our redevelopment process consists of a large investment and commitment to the area. Not only will we be adding close to 20 jobs. Capitol City Indoor Storage anticipates increasing traffic visibility by designing well-conceived directional and marquee street signage. We will beautify the exterior by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



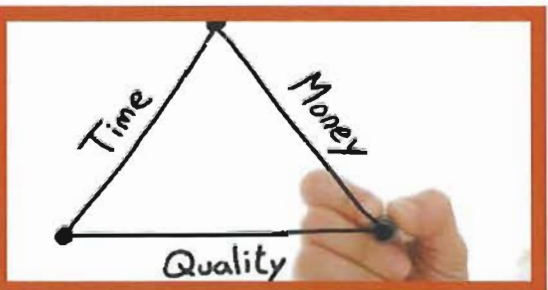
Inspection



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. CAR. SHOP





[Quoted text hidden]



2015092695091107.jpg
131K

As Adopted in 2016, under Resolution 2016-206 9/26/2016

**1st Draft Working Copy for the FY2018/2019 Budget
Must be adopted by 10/1/2017 (Council Meeting 9/25/2017)**

**BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, the Charter of the City of Lansing requires the Council to adopt an annual statement of Budget Policies and Priorities serving to guide the Administration in developing and presenting the Fiscal Year ~~2017-2018~~ **2018-2019** Budget; and

WHEREAS, the City Council, with joint efforts from the Administration and the Financial Health Team, established the following Mission/Vision and goals; and

The City of Lansing's mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors
 - a. The City's diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life.
 - b. The City is governed in a transparent, efficient, accountable and responsive manner on behalf of all citizens.
 - c. The City's neighborhoods have various resources that allow them to be on a long term viable and appealing basis.
 - d. Support economic development initiatives that promote and retain new industries and markets.
- II. Securing short and long term financial stability through prudent management of city resources.
 - a. Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.
 - b. Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - c. Support initiatives that build the City's property and income tax base.
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.
 - a. The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.

IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.

- a. Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
- b. Create vibrant places, support events and activities that showcase our waterfront and green spaces.
- c. Raise the level of support for projects and initiatives that showcase local and state history.

V. Facilitating regional collaboration and connecting communities.

- a. The City has a safe efficient and well connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.
- b. Seek a balanced distribution of affordable housing in the tri-county region.

WHEREAS, the City Council would like to continue its commitment, if funding is available, to:

- Maintain and improve the City's infrastructure;
- Preserve and ensure clean, safe, well-maintained housing and neighborhoods;
- Provide comprehensive and affordable recreational programs and youth and family services;
- Explore alternatives for improved efficiency in service and delivery; and

WHEREAS, in considering these Fiscal Year ~~2017-2018~~ ~~2018-2019~~ Budget priorities, the Administration is encouraged to ascertain the feasibility of funding any new programs through either the reduction of spending in existing program areas or the exploration of new funding sources that would assure the sustainability of the program; and

WHEREAS, the Administration is encouraged to supplement, not supplant any existing resources for police, fire and local roads with the General Fund revenues collected under this millage; and

WHEREAS, the Administration was requested to include in its Fiscal Year ~~2016-2017~~ ~~2018-2019~~ Budget, the necessary funding to accomplish all requested plans, studies, evaluations, reviews, report submissions, program assessments, and analyses noted within this resolution below, or alternatively documentation as to why such activities are prohibitively costly; and

WHEREAS, the Lansing City Charter states that the budget proposal due on the fourth Monday in March of each year shall contain "the necessary information for

understanding the budget” and how the proposal addresses the priorities proposed by the City Council.

NOW BE IT RESOLVED, that the Lansing City Council, hereby, acknowledges that the City will likely need to adopt, at best, a budget which recognizes the structural changes that are the result of lost revenues and future liabilities, encourages the Administration to prudently develop next year’s budget with the following conditions:

- Protection of public and emergency services.

BE IT FURTHER RESOLVED, that the Administration review the attached statement of policies and priorities and implement those items that would boost efficiencies to increase productivity or reduce costs, that could replace existing programming, or if funding becomes available, that could be considered as new programming; and

BE IT FURTHER RESOLVED, that the Administration is requested to the extent practicable to include non-appropriations clauses and other similar out provisions in existing and future leases, and vendor contracts upon review of City Council; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Administration provide all requested plans, studies, evaluations, reviews, report submissions, program assessments, and analyses noted within this resolution below, or alternatively documentation as to why such activities were prohibitively costly, by the fourth Monday in March ~~2017~~ 2018.

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors.
 - a) The City’s diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life
 - (1) Economic Development The Administration should require a beautification standard/expectation and a storm water mitigation plan for all proposed development projects that receive incentives from the City. Such standards should serve as a planning and economic development tool that will enhance property values, create jobs, and revitalize neighborhoods and business areas. These standards and plan should be presented to the City Council.
 - b) The City is governed in a transparent efficient accountable and responsive manner on behalf of all citizens.

- (1) Administration is to present to City Council a delineation of recommendations of the Financial Health Team, noting which recommendations have been implemented, which are in the FY ~~2017/2018~~ 2018/2019 proposed Budget, which are planned to be implemented at a future time, and which have been determined not to be implemented at any time. A timetable for future implementation is requested.
 - (2) Administration is to present to Council a Supplemental Accounting Level Detail. Administration is to develop a plan and timeline for the implementation of performance based budgeting.
 - (3) Develop and analyze a cost recovery schedule for City services.
 - (4) Develop a return on investment analysis for all proposed changes in City services.
 - (5) Identify and provide a complete and ongoing analysis of the City's structural deficits and the Administration's plan to eliminate the same.
 - (6) Incorporate into the proposed Budget a 5-Year projection of revenues and expenditures.
- c) The City's neighborhoods have various resources that allow them to be long term viable and appealing.
- (1) Administration research and issue a report on surrounding community models for neighborhood organization technical support structure within the City.
 - (2) Working with the City Attorney and Fire Department Code Compliance Division to expedite improvements or closure of abandoned, neglected, and burned out houses and commercial building by using the International Property Maintenance Code (IPMC).
 - (3) Grocery Stores: The Administration and the City of Lansing Economic Development Corporation should pursue grocery stores in the urban core using all State and Federal incentives, such as Public Act 231 of 2008 (Tax Incentive for the establishment of retail groceries promoting healthy foods), the Federal Community and Economic Development Healthy Food Financing Initiative and the

issuance of a national request for proposals, to be shared with the Lansing City Council, to encourage the location of urban grocery stores.

- (4) Code Compliance: The Administration shall ensure the Code Compliance Department is conducting the appropriate inspections and issuing appropriate fines to ensure the buildings in our City are safe and that we have quality neighborhoods. The Administration is to conduct a study of the Code Compliance needs for the City and report back to the City Council on the findings of the study.

- d) Support economic development initiatives that promote and retain new industries and markets.

II. Securing short and long term financial stability through prudent management of City resources.

- a) Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.

- (1) Administration is requested to submit the following list of deliverables when they are due per City Charter and State Statute and adhere to them based on these priorities.

- (a) Comprehensive Annual Financial Audit (CAFR)- annually, no later than December 31st of each year, in accordance with the State Statute.

- (b) During the months of October, January and April of each fiscal year, the Director of Finance shall provide a written report showing the control of expenditures. (Charter- Article 7-110)

- (c) By September 1st of each fiscal year, the Administration shall provide a written budget update report so that Council can review their standings on current budget items in preparation for the Council required creation of Budget Policies and Priorities that need to be adopted by October 1, ~~2016~~ 2017. (Charter- Article 7-102)

- (d) No later than the last regular City Council meeting in January of each year, the Mayor shall present a state of the City report to the City Council and to the public. (Charter- Article 4 -102.4)

- (e) The Mayor shall submit the Proposed Budget with annual estimate of all revenues and annual appropriation of expenditures no later than the 4th Monday in March of each year. (Charter – Article 7-101)
 - (f) Administration shall present to Council each department budget in preparation for Council to adopt the Budget Resolution no later than the 3rd Monday in May each year.
- b) Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - (1) Administration pursue partnerships with stakeholders, (intra municipal and intergovernmental), to align services in relation to public services.
 - (2) Facilities Plan: The Administration is requested to submit to the City Council a five and ten year Master Facilities Plan including school and county facilities that are used for current and future City uses. City Council is also requesting that the Administration continue to work on any delayed maintenance issues with regard to all City Facilities.
- c) Support initiatives that build City's property and income tax base

III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.

- a) The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.
 - (1) Establish funding for an additional Code Compliance Officer dedicated to Commercial buildings based under the authority of the International Property Maintenance Code (IPMC). As well as an additional support staff to track down property owners that have not scheduled re-inspection and to research properties suspected of being unregistered rentals.
 - (2) City-wide Emergency Preparedness: The Administration should allocate sufficient funding for the Emergency Management Division to prepare City Employees with appropriate emergency training,

continue efforts to prepare the public and neighborhood groups to assist in emergencies, and provide basic search and rescue operations and necessary emergency equipment at key City facilities, and communicate the plan to the Lansing City Council and the public. Updated and continual training should be provided. The Administration shall assist residents in times of unforeseen disasters.

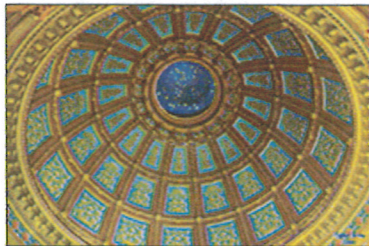
- (3) Fire Facilities Maintenance: The Administration is to conduct a study of the maintenance needs of all fire stations and report to City Council an update of the status of the study by the 4th Monday of March. Along with a funding recommendation for short and long term improvement to these structures.
- (4) Regionalism: The Administration should continue with the current regional efforts, and look into the possibility of expanding the efforts.
- (5) Police-Community Relations: Designate funding to help the Police Department to ensure the improvement of police-community relations. Reaffirming the City's commitment to equality and freedom for all people regardless of actual or perceived race, sex, religion, ancestry, national origin, color, age, height, weight, student status, marital status, familiar status, housing status, military discharge status, sexual orientation, gender identification or express, mental or physical limitation, and legal source of income.
- (6) Crime Prevention: Designate funding to invest in programs for long-term crime prevention strategies.
- (7) Allocate Overtime for Problem Solving Area: Designate sufficient funding for overtime for police officers to address problem solving to help certain crime and address quality of life issues.
- (8) Community Policing: Continue and increase funding along with searching for grant funds for COPs in neighborhoods with goal not only to reduce crime but to stabilize the neighborhood over an extended period of time that will help to ensure its ability to rebound.
- (9) Leadership vacancies: Develop and implement a plan and timeline to fill all funded vacancies and provide a report to City Council.

IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.

- a) Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
- b) Create vibrant places, support events and activities that showcase our waterfront and green spaces.
 - (1) Trail/Greenways The Administration should encourage the Parks and Recreation Department to work collaboratively with the Tri-County Planning Commission to develop/expand our citywide/regional trail system and seek opportunities to reduce expenses in this effort. Additionally, look at the feasibility of connecting the River Trail (through bike lanes/Greenways to Trails) where there is currently no access to the trail.
- c) Raise the level of support for projects and initiatives that showcase local and state history.

V. Facilitating regional collaboration and connecting communities

- a) The City has a safe efficient and well connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.
 - (1) Corridor: City Council encourages the Administration continue to develop a plan and report its status to the Lansing City Council that seeks to revitalize and enhance all major corridors that lead into the City.
- b) Seek a balanced distribution of affordable housing in the tri-county region.



MICHIGAN LEGISLATURE

Michigan Compiled Laws Complete Through PA 117 of 2017
 House: Adjourned until Tuesday, September 19, 2017 1:30:00 PM
 Senate: Adjourned until Tuesday, September 19, 2017 10:00:00 AM

[Home](#) [Register](#) [Why Register?](#) [Login](#) [New!](#) [Help](#)

← NAVIGATE SECTIONS →

[MCL Chapter Index](#)

[Chapter 125](#)

[Act 110 of 2006](#)

[110-2006-IV](#)

[Section 125.3403](#)

← Navigate Search Results →

Legislature

[Bills](#)
[Appropriation Bills](#)
[Calendars](#)
[Committees](#)
[Committee Bill Records](#)
[Committee Meetings](#)
[Concurrent Resolutions](#)
[Initiatives/Alternative Measures](#)
[Joint Resolutions](#)
[Journals](#)
[Legislators](#)
[Public Act \(Signed Bills\)](#)
[Resolutions](#)
[Rules](#)
[Session Schedules](#)
[Search - Basic](#)
[Search - Advanced](#)

Laws

[Basic MCL Search](#)
[Advanced MCL Search](#)
[Public Act MCL Search](#)
[Michigan Constitution](#)
[Chapter Index](#)
[Executive Orders](#)
[Executive Reorgs](#)
[Historical Documents](#)
[See the MCL Tables](#)
[Often Req Laws](#)
[Req Outdated Acts](#)

Section 125.3403

[friendly link](#) [Printer Friendly](#)

Jump to the first occurrence of "protest"

MICHIGAN ZONING ENABLING ACT (EXCERPT) Act 110 of 2006

125.3403 Amendment to zoning ordinance; filing of protest petition; vote.

Sec. 403.

(1) An amendment to a zoning ordinance by a city or village is subject to a [protest](#) petition as required by this subsection. If a [protest](#) petition is filed, approval of the amendment to the zoning ordinance shall require a 2/3 vote of the legislative body, unless a larger vote, not to exceed a 3/4 vote, is required by ordinance or charter. The [protest](#) petition shall be presented to the legislative body of the city or village before final legislative action on the amendment and shall be signed by 1 or more of the following:

(a) The owners of at least 20% of the area of land included in the proposed change.

(b) The owners of at least 20% of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change.

(2) Publicly owned land shall be excluded in calculating the 20% land area requirement under subsection (1).

History: 2006, Act 110, Eff. July 1, 2006

© 2015 Legislative Council, State of Michigan

RECEIVED

SEP 18 2017

LANSING CITY COUNCIL

DUPLICATE

PROTEST PETITION

Application For Rezoning

Ordinance Z-1-2015 – 930 W. Holmes

FACTS AND BACKGROUND

This Protest Petition is filed by MLK Storage Center, LLC pursuant to Ord. §1240(i). MLK Storage Center, LLC is a property owner whose property is located at 3512 S. Martin Luther King Jr. Boulevard. The aforementioned property is located just south of the corner of Holmes Road and Martin Luther King Boulevard. The operator of the business occupying 3512 S. Martin Luther King Jr. Boulevard is Lansing Storage Centers, LLC (which does business in the State of Michigan as "My Space Self Storage") and at its Lansing location as "My Space Self Storage Lansing." In addition to the facility at 3512 S. Martin Luther King Jr. Boulevard, there are two other My Space Self Storage locations in the City of Lansing, which are located on South Pennsylvania Avenue.

Over the last ten years, My Space Self Storage has made multi-million-dollar investments in the City of Lansing in the above-mentioned locations, and it and its principals pride themselves on being good neighbors and responsible corporate citizens. In addition to continually paying their property taxes on time, My Space Self Storage also goes above and beyond to be sure that each of their locations presents a welcoming and appealing appearance to the community in order to ensure a continued positive impact on the City of Lansing as a whole. They believe in the City of Lansing, and have made substantial investments founded upon a strong desire to continue a vibrant and prosperous future here in Lansing.

This Protest Petition is lodged in relation to the proposed rezoning of 930 W. Holmes Road. The Application for 930 W. Holmes Road is for the rezoning of a portion of the Property from F Commercial District to G-2 Wholesale District. The alleged objective of the Application for Rezoning is to permit the affected portion of the Property to be used as a self-storage business.

BASES FOR THE PROTEST PETITION

The Protest Petitioner asserts numerous material and bona fide bases for its Protest Petition. The following sets forth each of those bases in detail.

The Applicant Has No Demonstrated Interest in the Property

The Applicant, DealPoint Merrill, LLC is not the owner of the Property. In addition, DealPoint Merrill, LLC is a Delaware Limited Liability Company, which does not currently appear to be licensed to do business in Michigan. See **Exhibit A** – Entity Details. The Application lists the Owner as Adams Woodward, LLC. A check on September 15, 2017 proves conclusively that Adams Woodward, LLC is not the owner of the Property. The owner of the Property is Martin Holmes, LLC. There is no known connection between DealPoint Merrill, LLC, Adams Woodward, LLC, and Randy Yono, the principal advocate for DealPoint Merrill, LLC. See **Exhibit B** – Deed.

It is a principal of long standing in zoning and rezoning cases that the only party having standing and legal authority to request action with respect to the use and zoning of property is the true owner. In this instance, if the owner of the Property wishes to pursue the rezoning of a portion of the Property, it must do so in its own name and right. This would require the filing of a new application to rezone the Property, followed by all the steps required for any rezoning request.

Given the foregoing, as a matter of fact and law, this rezoning request is null and void with respect to the Owner of the Property. Otherwise, the zoning and rezoning process is subject to applications for zoning determinations and rezoning by persons with no interest in the Property and without the authority to bring such an applications under the laws of the State of Michigan. Left unchecked this, of course, leads to harm to adjacent and interested property owners and to the community at large. This harm would stem from applications from those with no authority nor ability to deploy or redeploy the use of the Property to its highest and best use, with all of the attendant facts that are required by an applicant before such determinations can be made.

The Applicant , DealPoint Merrill, LLC, Lacks the Legal Authority to Prosecute the Application for Rezoning

In addition, as mentioned, DealPoint Merrill, LLC is not currently registered as a foreign limited liability company with the State of Michigan. Under Michigan law, a foreign limited liability company is required to obtain a Certificate of Authority from the Department of Licensing and Regulatory Affairs – Corporations Division prior to transacting business in the State of Michigan. While it is true that merely owning real property in Michigan does not require the foreign limited liability company to register itself with the State of Michigan, doing more beyond mere ownership such as applying for rezoning of such property surely

does. Likewise, for this reason as well, the Owner of the Property should be required to file a new application to request the rezoning of the Property.

The Property Taxes on the Subject Property are More than \$129,902 in Arrears

As of September 15, 2017, the property taxes in arrears on the Property are in excess of \$129,902. See **Exhibit C – Property Taxes In Arrears**. The property taxes on the Property have continuously been in arrears since the owner of the Property acquired it. In fact, the Property has had to be redeemed out of property tax forfeiture on at least two occasions.

It would appear from the record in this matter that the Applicant is seeking to have the Property rezoned so that it can speculate on whether it wants to acquire an interest in the Property. This does not provide any assurance to the adjacent property owners and the City of Lansing that the Property will ever be used for the purpose underlying the Application for rezoning. In addition, as stated above Applicant would be required to secure a Certificate of Authority to transact business in the State of Michigan to do more than simply hold an ownership interest in the Property. The absence of such a certificate, much less a pending application for such certificate with the State of Michigan speaks volumes as to Applicant's intended involvement with respect to the Property going forward.

The Owner of the Property has Been Cited by the City of Lansing for Ordinance Violations Continuously With Respect to the Property Since it Acquired the Property

The Owner of the Property has been cited 31 times since acquiring the Property for violations of City ordinances. See **Exhibit D – Lists of Violations of the Owner**. These violations signal that the owner has no intention of complying with the law. Conversely, the adjacent and nearby business owners in the immediate vicinity of W. Homes and Martin Luther King Jr. Blvd. have been diligent in working with the City and its public interest groups to upgrade and improve the area for the benefit of the entire City, and have been responsible adherents to the City ordinances.

The Owner of the Property has continuously demonstrated that it will not be a good corporate citizen or a good custodian of the Property with respect to the City of Lansing and perhaps most importantly its residents and business owners. Its pattern of neglect, and being a scofflaw on long standing city ordinances, signal a complete incompatibility

with the zoning and resulting appearance of the businesses near the intersection of W. Holmes Rd. and Martin Luther King Jr. Blvd.

There is no predicate for approving the Application under these circumstances.

The Passage of Time, Original Facts and Circumstances, as well as the Input from the Public and from the Public Hearing Necessitates an Entirely New Application

The original Application was filed with the Planning Department over three years ago. Although the City of Lansing Zoning Ordinance does not specify that an applicant must re-apply after the passage of a specific amount of time, the passage of over three years from the date of Application until the present clearly necessitates that the owner file a new application. A number of facts and circumstances have materially changed since the original Application. In fact, the natural changes in facts and circumstances alone necessitates that the process be adjusted to allow notice and comments from the public including residents and business owners, comments from public interest groups, and to allow consideration of the impact of the development of 3512 S. Martin Luther King Jr. Blvd. as a self-storage facility.

It is a fundamental matter of due process for all interested parties to be able to enter into the proceedings for the application for rezoning of the Property and have their voices be heard. Otherwise, an application could be filed, the steps undertaken, including notice to the public, and a public hearing, followed by inaction by the owner, allowing for the property to languish for many years, and then for the applicant to have the ability to revive the original application long after it initially applied. Allowance of this would effectively defeat meaningful public input into the process, as well as prevent the input from interested and adjacent property owners and public interest groups, which are critical to the continued growth and success of the City of Lansing as a whole.

The Protest Petitioner was Treated Disparately in its Recent Rezoning Application Compared to the Prospective Treatment of the Applicant for the Rezoning of 930 W. Holmes Road

Earlier this year, My Space Self Storage requested a rezoning of a portion of 3512 S. Martin Luther King Jr. Blvd. That property is very near to the Property from F-Commercial to H-Light Industrial. The Protest Petitioner was informed by the City of Lansing Zoning Administrator that it would not be allowed to rezone its Property from F-Commercial District along the major arterial roadway, which in this case is Holmes Road. The Zoning

Administrator wrote to the Protest Petitioner and expressed that that there will need to be "300 feet- Zoned F Commercial - No storage of any kind permitted in this area". Thereafter, the Protest Petitioner spent considerable resources in conjunction with its architects and engineers and revised its plans accordingly.

By contrast, the prospective rezoning of the Property would permit the rezoning with little or no setback from W. Holmes Road, S. Martin Luther King Jr Blvd and S. Washington Avenue. This leaves the Protest Petitioner with a distinct and inequitable limitation on the use of its property compared to 930 W. Holmes Rd. This unequal treatment under the Zoning Ordinance is without basis in fact, law or reason.

Respectfully submitted,
WILLIAMS & KNACK, P.C.

By: Andrew C. Burrows *ap signed*
ANDREW C. BURROWS *to permission*
Attorney for Protest Petitioner
10299 Grand River Road, Suite I
Brighton, MI 48116
(810) 534-0700

Dated: September 18, 2017

EXHIBIT A

Delaware.gov

Governor | General Assembly | Courts | Elected Officials | State Agen

Department of State: Division of Corporations

Allowable Characters

HOME

About Agency
Secretary's Letter
Newsroom
Frequent Questions
Related Links
Contact Us
Office Location

SERVICES

Pay Taxes
File UCC's
Delaware Laws Online
Name Reservation
Entity Search
Status
Validate Certificate
Customer Service Survey

INFORMATION

Corporate Forms
Corporate Fees
UCC Forms and Fees
Taxes
Expedited Services
Service of Process
Registered Agents
GetCorporate Status
Submitting a Request
How to Form a New Business Entity
Certifications, Apostilles & Authentication of Documents

[View Search Results](#)

Entity Details

THIS IS NOT A STATEMENT OF GOV

File Number: 5224419 Incorporation Date / 10/11
Formation Date: (mr)

Entity Name: DEALPOINT MERRILL, LLC

Entity Kind: Limited Liability Company Entity Type: Gen

Residency: Domestic State: DE

REGISTERED AGENT INFORMATION

Name: PARACORP INCORPORATED

Address: 2140 S DUPONT HWY

City: CAMDEN County: Kent

State: DE Postal Code: 199

Phone: 302-697-4590

Additional Information is available for a fee. You can retrieve Status for more detailed information including current franchise tax assessment, and more for a fee of \$20.00.

Would you like ☐ Status ☐ Status, Tax & History Information

[Back to Entity Search](#)

For help on a particular field click on the Field Tag to take you to the help area.

[site map](#) | [privacy](#) | [about this site](#) | [contact us](#) | [translate](#) | [delaware.gov](#)

EXHIBIT B

01/07/2015 08:00 AM
 2015-000394
 CURTIS HERTEL JR
 INGHAM COUNTY MICHIGAN
 REGISTER OF DEEDS
 RECORDED ON:
 01/07/2015 08:22 AM
 PAGES: 2

I HEREBY CERTIFY that there are no TAX LIENS or TITLES
 held by the state or any individual against the within description, and
 all TAXES on same are paid for five years previous to the date of this
 instrument as appears by the records of this office, except as stated.

Eric Scherzing, Ingham County Treasurer
 Sec. 135, Act 206, 1983 as amended
 10/2015 by DMI

WARRANTY DEED

On December ^{23rd} 2014, Adams Woodward LLC, a Michigan limited liability company, whose address is 18-24 West Adams, Detroit, MI 48226 (Grantor), conveys and warrants to Martin Holmes, LLC, a Michigan limited liability company, whose is 2458 Harness Dr, West Bloomfield, MI 48324 (Grantee), the real property commonly known as 930 West Holmes Rd, in Lansing, Michigan, and particularly described as follows:

A part of Lot 17 Southland Plaza a subdivision situated in the Southeast one-quarter of Section 29, Town 4 North, Range 2 West, State of Michigan, County of Ingham, City of Lansing, described as:

Commencing at 1/2 inch bar in concrete at the Northeast corner of Lot 17 Southland Plaza a subdivision situated in the Southeast one-quarter of Section 29, (Town 4 North, Range 2 West), State of Michigan, County of Ingham, City of Lansing; thence South 31 degrees 05 minutes 54 seconds West, 224.52 feet along the Northwestern line of Washington Avenue to a 5/8 inch x 30 inch steel bar and cap #51489 at the point of beginning of the following described parcel; thence continuing South 31 degrees 05 minutes 54 seconds West, 441.89 feet along said right of way line to a found concrete monument at the Southeast corner of said Lot 17; thence North 89 degrees 56 minutes 21 seconds West, 251.16 feet along the South line of said Lot 17 to a found bar; thence South 00 degrees 23 minutes 11 seconds East, 133.06 feet (recorded as 133.78 feet) along the East line of said Lot 17 to a 5/8 inch x 30 inch steel bar and cap #51489 on the North right of way line of Holmes Road; thence North 89 degrees 56 minutes 21 seconds West, 313.25 feet along the North right of way line of Holmes Road to a 5/8 inch x 30 inch steel bar and cap #51489; thence North 01 degrees 14 minutes 22 seconds East, 290.00 feet to a 5/8 inch x 30 inch steel bar and cap #51489; thence South 89 degrees 53 minutes 57 seconds West, 224.00 feet to a found bar and cap #16053 on the Easterly right of way line of Martin Luther King Junior Boulevard (State Highway M-99); thence along said right of way line, Northwesternly 58.70 feet along a curve to the left said curve having a radius of 7129.89 feet, with a central angle of 00 degrees 28 minutes 18 seconds and a long chord of 58.70 feet bearing North 00 degrees 05 minutes 51 seconds West to a found bar and cap #16053; thence North 89 degrees 59 minutes 13 seconds East, 199.80 feet to a found bar and cap #16053; thence North 00 degrees 00 minutes 36 seconds East, 194.93 feet to a found bar and cap #16053; thence North 89 degrees 59 minutes 39 seconds West, 203.63 feet to a found bar and cap #16053 on the Easterly right of way line of Martin Luther King Junior Boulevard (State Highway M-99); thence along said right of way line, Northwesternly 54.84 feet along a curve to the left said curve having a radius of 7129.89 feet with a central angle of 00 degrees 26 minutes 27 seconds and a long chord of 54.84 feet bearing North 02 degrees 07 minutes 16 seconds West to a found bar and cap #16053 at the Southwest corner of Lot 16 of said Southland Plaza; thence North 89 degrees 58 minutes 10 seconds East, 296.51 feet along the North line of Lot 17 to a found bar at the Southeast corner of Lot 14; thence North 00 degrees 10 minutes 39 seconds West, 52.31 feet to a found bar at an interior corner of Lot 14; thence South 89 degrees 56 minutes 56 seconds East, 493.12 feet (recorded as East, 493.39 feet) along the North line of Lot 17 to a found bar at the Southeast corner of Lot 10; thence South 00 degrees 04 minutes 28 seconds West, 140.34 feet to a 5/8 inch x 30 inch steel bar and cap #51489; thence North 89 degrees 55 minutes 05 seconds East, 226.25 feet to the point of beginning.

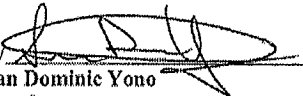
Tax Parcel No. 33-01-01-29-477-080

Commonly known as: 930 West Holmes Rd, Lansing, MI

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining (the Premises), for the sum of \$1 and other good and valuable consideration, subject to any easements and building and use restrictions of record. *Exempt from State and County Transfer Tax pursuant to MCL 207.526(a) and 207.505(a)*

Adams Woodward LLC

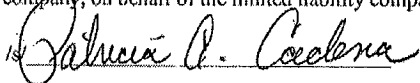
Dated: 12-23-14

By: 
 Salman Dominic Yono
 Its: Member

STATE OF MICHIGAN)

Oakland COUNTY)

The foregoing instrument was acknowledged before me this 23rd day of December, 2014 by Salman Dominic Yono of Adams Woodward, LLC, a Michigan limited liability company, on behalf of the limited liability company.



Notary public, State of Michigan, County of _____
 My commission expires _____

PATRICIA A. CADENA
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF OAKLAND
 MY COMMISSION EXPIRES Dec 14, 2018
 ACTING IN COUNTY OF Oakland

Drafted by and when recorded return to:

Law Offices of Ars N. Atisha

PO Box 252233

West Bloomfield, MI 48325

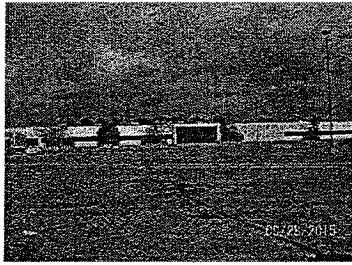
Ars N. Atisha

EXHIBIT C

BS&A AccessMyGov will be undergoing maintenance on Saturday, September 16th from 8 AM EDT to 2 PM EDT. During this time the site may become unresponsive. We apologize for any inconvenience!

930 W HOLMES RD LANSING, MI 48910 (Property Address)

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



Item 1 of 13 11 Images / 2 Sketches

Property Owner: MARTIN HOLMES, LLC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1968
 - # of Buildings: 1
 - Total Sq.Ft.: 102,206
- > Assessed Value: \$550,000 | Taxable Value: \$550,000
- > 32 Building Department records found
- > Property Tax information found
- > 3 Invoices Found, Amount Due: 0.00

Owner and Taxpayer Information**Owner**

MARTIN HOLMES, LLC
2458 HARNESS DR
WEST BLOOMFIELD, MI
48324

Taxpayer

SEE OWNER
INFORMATION

Amount Due

Current Taxes: **\$36,153.84**
[Pay Now](#)

Legal 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.

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

Tax History

****Note:** On March 1 at 12:00 AM, local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2017	Summer	\$36,153.84	\$0.00		\$36,153.84	Pay Now
2016	Winter	\$4,971.22	\$0.00		\$4,971.22	** Read Note Above
2016	Summer	\$36,476.57	\$0.00		\$36,476.57	** Read Note Above
2015	Winter	\$6,549.64	\$0.00		\$6,549.64	** Read Note Above
2015	Summer	\$36,750.77	\$0.00	11/02/2015	\$36,750.77	** Read Note Above
2014	Winter	\$4,932.33	\$4,932.33	12/10/2014	\$0.00	
2014	Summer	\$35,676.32	\$35,676.32	12/10/2014	\$0.00	

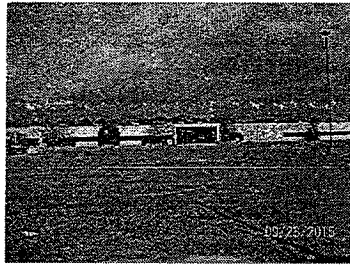
****Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your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

EXHIBIT D

BS&A AccessMyGov will be undergoing maintenance on Saturday, September 16th from 8 AM EDT to 2 PM EDT. During this time the site may become unresponsive. We apologize for any inconvenience!

930 W HOLMES RD LANSING, MI 48910 (Property Address)

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



Item 1 of 13 11 Images / 2 Sketches

Property Owner: MARTIN HOLMES, LLC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1968
 - # of Buildings: 1
 - Total Sq.Ft.: 102,206
- > Assessed Value: \$550,000 | Taxable Value: \$550,000
- > 32 Building Department records found
- > Property Tax information found
- > 3 Invoices Found, Amount Due: 0.00

Owner Information

MARTIN HOLMES, LLC
2458 HARNESS DR
WEST BLOOMFIELD, MI 48324

Projects

Project Number	Filed As	Status	Number of Items
No records to display.			

Displaying items 0 - 0 of 0

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	
Electrical	PE11-0288		FINALED	10/18/2011	9/3/2012	View

1

Displaying items 1 - 1 of 1

[Apply for a Permit](#)

Enforcements

To pay on a record, click View

Enforcement Type	Enforcement Number	Status	Date Filed	Last Inspection	
Enforcement - Trash	E13-11141	Complied	11/25/2013	12/3/2013	View
Enforcement - Grass/Weed	E13-7967	Resolved	8/29/2013	9/12/2013	View
Enforcement - Trash	E14-09870	Resolved	10/6/2014	10/14/2014	View
Enforcement - Trash	E15-00146	Complied	1/27/2015	2/4/2015	View
Enforcement - Trash	E15-00655	Resolved	3/16/2015	3/24/2015	View
Enforcement - Trash	E15-01193	Resolved	4/13/2015	4/21/2015	View
Enforcement - Trash	E15-01587	Resolved	4/30/2015	5/8/2015	View
Enforcement - Grass/Weed	E15-02518	Resolved	5/12/2015	5/22/2015	View
Enforcement - Grass/Weed	E15-03070	Complied	5/14/2015	5/22/2015	View
Enforcement - Safety	E15-05767	Tagged Unsafe	7/2/2015		View

1 2 3 4

Displaying items 1 - 10 of 31

Attachments

Date Created	Title	Record	
9/18/2013	930 W HOLMES RD-3	E13-7967	View
9/18/2013	930 W HOLMES RD-2	E13-7967	View
9/18/2013	930 W HOLMES RD-4	E13-7967	View

Date Created	Title	Record	
9/18/2013	930 W HOLMES RD-1	E13-7967	View
10/21/2014	930 W Holmes Rd (6)	E14-09870	View
10/21/2014	930 W Holmes Rd (3)	E14-09870	View
10/21/2014	930 W Holmes Rd (4)	E14-09870	View
10/21/2014	930 W Holmes Rd (5)	E14-09870	View
10/21/2014	930 W Holmes Rd (7)	E14-09870	View
10/21/2014	930 W Holmes Rd (2)	E14-09870	View

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) ...

: Displaying items 1 - 10 of 181

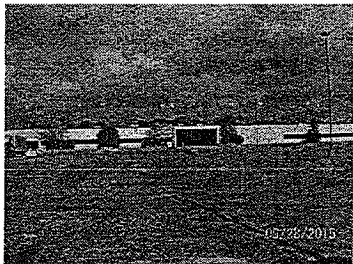
****Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your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

Copyright © 2017 BS&A Software, Inc.

BS&A AccessMyGov will be undergoing maintenance on Saturday, September 16th from 8 AM EDT to 2 PM EDT. During this time the site may become unresponsive. We apologize for any inconvenience!

930 W HOLMES RD LANSING, MI 48910 (Property Address)

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



Item 1 of 13 11 Images / 2 Sketches

Property Owner: MARTIN HOLMES, LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1968
 - # of Buildings: 1
 - Total Sq.Ft: 102,206
- > Assessed Value: \$550,000 | Taxable Value: \$550,000
- > 32 Building Department records found
- > Property Tax information found
- > 3 Invoices Found, Amount Due: 0.00

Owner Information

MARTIN HOLMES, LLC
2458 HARNESS DR
WEST BLOOMFIELD, MI 48324

Projects

Project Number	Filed As	Status	Number of Items
----------------	----------	--------	-----------------

No records to display.

Displaying items 0 - 0 of 0

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	
Electrical	PE11-0288		FINALED	10/18/2011	9/3/2012	View

1

Displaying items 1 - 1 of 1

[Apply for a Permit](#)

Enforcements

To pay on a record, click View

Enforcement Type	Enforcement Number	Status	Date Filed	Last Inspection	
Enforcement - Trash	E15-08940	Complied	10/9/2015	10/15/2015	View
Enforcement - Grass/Weed	E15-09891	Complied	11/18/2015	11/30/2015	View
Enforcement - Grass/Weed	E15-09892	Resolved	11/18/2015	11/30/2015	View
Enforcement - Trash	E15-10849	Complied	12/17/2015	12/23/2015	View
Enforcement - Trash	E16-00038	Complied	1/4/2016	1/12/2016	View
Enforcement - Trash	E16-01326	Resolved	2/8/2016	2/16/2016	View
Enforcement - Trash	E16-02171	Complied	3/8/2016	3/17/2016	View
Enforcement - Trash	E16-03165	Resolved	3/29/2016	4/7/2016	View
Enforcement - Grass/Weed	E16-05143	Resolved	5/5/2016	5/16/2016	View
Enforcement - Grass/Weed	E16-08650	Resolved	6/3/2016	6/13/2016	View

1 2 3 4

Displaying items 11 - 20 of 31

Attachments

Date Created	Title	Record	
9/18/2013	930 W HOLMES RD-3	E13-7967	View
9/18/2013	930 W HOLMES RD-2	E13-7967	View
9/18/2013	930 W HOLMES RD-4	E13-7967	View

Date Created	Title	Record	
9/18/2013	930 W HOLMES RD-1	E13-7967	View
10/21/2014	930 W Holmes Rd (6)	E14-09870	View
10/21/2014	930 W Holmes Rd (3)	E14-09870	View
10/21/2014	930 W Holmes Rd (4)	E14-09870	View
10/21/2014	930 W Holmes Rd (5)	E14-09870	View
10/21/2014	930 W Holmes Rd (7)	E14-09870	View
10/21/2014	930 W Holmes Rd (2)	E14-09870	View

[1](#) 2 3 4 5 6 7 8 9 10 ...

Displaying items 1 - 10 of 181

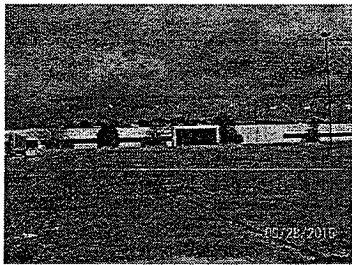
****Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your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

Copyright © 2017 BS&A Software, Inc.

BS&A AccessMyGov will be undergoing maintenance on Saturday, September 16th from 8 AM EDT to 2 PM EDT. During this time the site may become unresponsive. We apologize for any inconvenience!

930 W HOLMES RD LANSING, MI 48910 (Property Address)

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



Item 1 of 13 11 Images / 2 Sketches

Property Owner: MARTIN HOLMES, LLC

Summary Information

- > Commercial/Industrial Building Summary

- Yr Built: 1968

- # of Buildings: 1

- Total Sq.Ft: 102,206
- > Assessed Value: \$550,000 | Taxable Value: \$550,000

> 32 Building Department records found
- > Property Tax information found

> 3 Invoices Found, Amount Due: 0.00

Owner Information

MARTIN HOLMES, LLC
2458 HARNESS DR
WEST BLOOMFIELD, MI 48324

Projects

Project Number	Filed As	Status	Number of Items
No records to display.			

Displaying items 0 - 0 of 0

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	
Electrical	PE11-0288		FINALED	10/18/2011	9/3/2012	View

1

Displaying items 1 - 1 of 1

[Apply for a Permit](#)

Enforcements

To pay on a record, click View

Enforcement Type	Enforcement Number	Status	Date Filed	Last Inspection	
Enforcement - Trash	E16-08653	Resolved	6/3/2016	6/13/2016	View
Enforcement - Grass/Weed	E16-11300	Complied	7/19/2016	8/16/2016	View
Enforcement - DAMV	E16-15129	Complied	10/5/2016	10/18/2016	View
Enforcement - DAMV	E16-15840	Send Letter	10/21/2016	10/31/2016	View
Enforcement - Trash	E16-16442	Resolved	11/10/2016	11/18/2016	View
Enforcement - Trash	E17-01853	Resolved	3/10/2017	3/22/2017	View
Enforcement - Trash	E17-02857	Resolved	4/25/2017	5/4/2017	View
Enforcement - Grass/Weed	E17-03806	Complied	5/10/2017	5/19/2017	View
Enforcement - Grass/Weed	E17-05989	Complied	6/8/2017	7/7/2017	View
Enforcement - Trash	E17-07017	Complied	7/10/2017	8/1/2017	View

1 2 3 4

Displaying items 21 - 30 of 31

Attachments

Date Created	Title	Record	
9/18/2013	930 W HOLMES RD-3	E13-7967	View
9/18/2013	930 W HOLMES RD-2	E13-7967	View
9/18/2013	930 W HOLMES RD-4	E13-7967	View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	
Electrical	PE11-0288		FINALED	10/18/2011	9/3/2012	View

1

Displaying items 1 - 1 of 1

[Apply for a Permit](#)

Enforcements

To pay on a record, click View

Enforcement Type	Enforcement Number	Status	Date Filed	Last Inspection	
Enforcement - Trash	E17-09283	Send Letter	8/30/2017	9/12/2017	View

1 2 3 4

Displaying items 31 - 31 of 31

Attachments

Date Created	Title	Record	
9/18/2013	930 W HOLMES RD-3	E13-7967	View
9/18/2013	930 W HOLMES RD-2	E13-7967	View
9/18/2013	930 W HOLMES RD-4	E13-7967	View
9/18/2013	930 W HOLMES RD-1	E13-7967	View
10/21/2014	930 W Holmes Rd (6)	E14-09870	View
10/21/2014	930 W Holmes Rd (3)	E14-09870	View
10/21/2014	930 W Holmes Rd (4)	E14-09870	View
10/21/2014	930 W Holmes Rd (5)	E14-09870	View
10/21/2014	930 W Holmes Rd (7)	E14-09870	View
10/21/2014	930 W Holmes Rd (2)	E14-09870	View

1 2 3 4 5 6 7 8 9 10 ...

Displaying items 1 - 10 of 181

****Disclaimer:** BS&A Software provides AccessMyGov.com 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