



MINUTES

Committee on Development and Planning

Monday, February 19, 2018 @ 4:00 p.m.

Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 4:02 p.m.

PRESENT

Council Member Hussain, Chair

Council Member Spitzley, Vice-Chair

Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff

Susan Stachowiak, Economic Development & Planning

Greg Venker, Assistant City Attorney- arrived at 4:05 pm

Sarah Lehr, LSJ

Bill Rieske, Economic Development & Planning

Elaine Womboldt

Kathy Miles

Joy Gleason

John Fifarek

Joe Hooker

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE MINUTES FROM FEBRUARY 5, 2018 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION –Amend Res. 0145 of 1981 for SLU-1-2016; 2101 E. Mt. Hope Avenue; Petition for the construction of a mobile cell tower

Mr. Kaschinske noted that this request is for a long term lease with Verizon to locate a tower on the site. It would remove 100' x 100' from the area for the tower, located in Crego Park. The park itself is 204 acre and mostly wetlands.

Council Member Spitzley asked Law if as public hearing was required since a hearing is held during dedication of land, why not for un-dedication. Mr. Venker stated his opinion that since the undedicated is not being sold it would not require a public hearing. Council Member Spitzley stated her request was to make sure a hearing be held or considered since it is a long term lease. Mr. Venker stated it would depend on the amount of the lease. Mr. Kaschinske stated the lease is a five year renewable lease and the terms of the lease will be before Council as a separate submission. Council Member Spitzley again requested a public hearing be held. Council Member Washington asked Law to review if a hearing should or could be held. She also asked Mr. Kaschinske what the revenue would be from the lease. Mr. Kaschinske admitted he did not have that information, but it would be in the agreement, it has not been settled yet, but they have to undedicated it first. Council Member Hussain clarified for the Committee and the public that the required SLU public hearing was held in 2016, however this would be a different hearing based on the undedication. Law was requested to research the request and requirement and advice at the March 5, 2018 meeting.

Ms. Miles asked if the neighbors should be notified of the cell tower. Ms. Stachowiak confirmed the earlier statement by Council Member Hussain that a public hearing was held for the tower under the SLU and residents within 300' of the park property were notified.

RESOLUTION – Introduction and Set Public Hearing; Z-1-2018; 600 Block East Michigan; Rezone from “H” Light Industrial to “G-1” Business District

Ms. Stachowiak outlined the area which begins at Larch and goes east to the RR crossing, and south to the old gas station property line. A public hearing was held she assured them, and the only public that came and spoke were supporters of the rezoning. Council Member Hussain asked if there was any information on height and number of units. Ms. Stachowiak confirmed she had not details, however four (4) floors is the general rule because anything over 55' in height requires steel construction which would increase the construction cost for the developer. Council Member Washington confirmed that since it is in her Ward she has already met with the developer and supports it.

Ms. Gleason spoke in opposition to the rezoning stating her belief that there are too many vacant units in the area.

Council Member Hussain assured Ms. Gleason that Council is aware that those buildings she speaks of are 95% occupied. Council Member Washington assured Ms. Gleason that once the rezoning is complete she would reach out to the developer and invite him to her monthly Ward 1 meetings for a presentation.

MOTION BY COUNCIL MEMBER WASHINGTON TO SET THE PUBLIC HEARING FOR MARCH 26TH, 2018 FOR Z-1-2018. MOTION CARRIED 3-0.

RESOLUTION – ACT-1-2018; 600 Block East Michigan; Vacate Alley

Mr. Rieske informed the Committee that the alley is encompassed in the development, and suggested processing this resolution at the same time as the previous rezoning request. Ms. Stachowiak confirmed no public hearing is required, however they did perform one in conjunction with the rezoning request at the Planning Board so all property owners within 300' were notified.

Mr. Venker requested the resolution be amended before they take action to address the statement “contingent on the combination of parcels adjacent to the alley to eliminate land-locking any parcel”. This will take effect upon the date it is recorded at the Register of Deeds,

and the resolution. Mr. Venker was directed to amend the resolution for the next meeting, March 5, 2018.

RESOLUTION – Land Acquisition Project Agreement; Michigan Department of Natural Resources; Lansing Boat Club

Mr. Kaschinske stated the with the assistance of the Trust Fund Grant, and the fact this project was #1 rated, they have been able to acquire 7 acres and add to the city's 100 acres of contiguous park land along the Grand River. This is currently owned by the Lansing Boat Club and they are no longer interested in it. The Trust will pay for 75% and 25% will be paid by the City. Council Member Spitzley asked how it would be accessed since it is landlocked by other park land. Mr. Kaschinske stated they can access through Hunters Ridge Drive, Fulton Park via Sheffield or all the City property along the river front.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION T ACCEPT THE TERMS OF THE AGREEMENT FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES FOR THE ACQUISITION OF THE LANSING BOAT CLUB PROPERTY.

Mr. Kaschinske informed the property will be added to the current Fulton Park.

MOTION CARRIED 3-0.

Other

Mr. Kaschinske informed the Committee that he spoke to Law and a public hearing should be set for the earlier agenda item, SLU-1-2016. The Committee asked Law draft the appropriate resolution and they will review and take action on March 5, 2018.

Adjourn

Adjourned at 4:39 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on March 5, 2018