

MINUTES
Committee on Development
Monday, May 7, 2018 @ 3:30
p.m.
Council Conference Room,



and Planning

City Hall 10th Floor

CALL TO ORDER

Council Member Hussain
p.m.

called the meeting to order at 3:30

PRESENT

Council Member Hussain, Chair
Council Member Spitzley, Vice-Chair- excused
Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Brian McGrain, Economic Development & Planning
Joseph Abood, Chief Deputy City Attorney
Jonathon Lukco
Elaine Barr
Christopher Iannuzzi
Kris Klein, LEAP
Kathy Miles
Brett Kaschinske, Parks & Recreation Director
Jeff Landgraf

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM APRIL 16, 2018 AS PRESENTED. MOTION CARRIED 2-0.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM APRIL 23, 2018 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION – Appointment; Jonathon T. Lukco; Member of Saginaw Street Corridor Improvement Authority; Term to Expire June 30, 2019

Mr. Lukco noted to the Committee he has been a resident since 2015 and that he has work experience with the Michigan Housing Authority and Section 8 housing, as well as the Michigan Economic Development Corporation and CDBG policy and structure. Council Member Washington inquired into his vision as a member of the Authority. Mr. Lukco was encouraged to see more action, set up the plan with the TIFA finance, expressed a desire to see more incentives from the State, and wants to create a transient-oriented design and place making. Council Member Hussain asked Mr. McGrain how long the Authority has been established, what the plan was, and what has been done thus far. Mr. McGrain noted the Authority was established in 2009, the same time as the Michigan Avenue Authority, and noted the tax capture was not approved. Mr. Klein stated the area of the Authority goes from Pennsylvania, west. He made the Committee aware that neither of the Authorities were active, even though both had created

plans. The charge is to fill all the vacancies on both Authorities to move forward and take action on the plans.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JONATHON LUKCO TO THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

RESOLUTION – Appointment; Elaine Barr; Member on Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2019

Ms. Barr made the Committee aware of her role in Lansing as the owner of Strange Matter Coffee on Michigan Avenue and the location on Washington Avenue, which was her vested interest in this board. Her education included a law degree from MSU and work with legal services for Central Michigan University. Council Member Hussain asked what percentage of the Authority membership has to be business owners. Mr. Klein replied that half have to have an interest such as a business owner or resident within the area, within a quarter to half mile from Michigan Avenue. The Authority consists of mostly business owners and residents, but organizations can also have a stake on the Authority.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF ELAINE BARR TO THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

RESOLUTION –Appointment; Christopher Iannuzzi; At-Large of the Board of Zoning Appeals; Term to Expire June 30, 2022

Mr. Iannuzzi informed the Committee that he was a resident living in downtown and in 2017 purchased a home. His work experience includes time as a clerk for Judge Felice, working on litigation for the Attorney General Office, and currently, Mr. Iannuzzi serves as a lobbyist for Consumers Energy. Council Member Hussain and Washington encourage Mr. Iannuzzi to vet each BZA request and to not be “steered”, and was encouraged by his qualifications.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF CHRISTOPHER IANNUZZI TO THE BOARD OF ZONING APPEALS.

Ms. Miles asked if Mr. Iannuzzi would recuse himself for a conflict of interest, and he confirmed he would have no problem identifying the conflict and recusing himself.

MOTION CARRIED 2-0.

RESOLUTION-IFT-01-18; Industrial Facilities Exemption Certificate for Tecomet, Inc.; 5858 Enterprise Drive

Mr. Klein confirmed there were no changes to the IFT since the hearings. Council Member Hussain recapped the investment at \$14,500,000; new property taxes brought in at \$20,000 on the 5 year certificate.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE IFT-01-18 FOR TECOMET, INC., 5858 ENTERPRISE DRIVE. MOTION CARRIED 2-0.

ORDINANCE – Z-8-2017; 3440 N East Street; Rezone from “F” Commercial to “G-2” Wholesale District

Council Member Hussain stated for the Committee and all public present that the application has gone through the process and this is the last step, which would be action by the Committee out to the full Council. He noted there has not been a lot of support in this Committee and his concerns were with the potential for spot zoning, conflict with the Master Plan, and noted for the applicant that this rezoning would go with the property, and any G-2 used could go there in the future. Council Member Hussain asked Mr. Aboud if the Committee could do a motion to include a recommendation for denial, and Mr.

Abood stated the Committee can make the recommendation and restate their individual views. Ms. Landgraf asked the Committee for their bullet points to recommend denial, so they could address them, and then asked the Committee directly if they were opposed to spot zoning, and the Committee answered yes. She then asked if the Committee thought it was in conflict with the Master Plan, and Council Member Hussain referenced the Committee and applicants to the zoning map in the packet, noting that the whole side of the road is currently "F" Commercial. Mr. Landgraf stated they would consider a conditional rezoning. Mr. Abood clarified to the Committee and the applicant that they have to request that and advised them to speak to their counsel for advice and speak to the Economic Development and Planning Department.

MOTION BY COUNCIL MEMBER WASHINGTON TO MOVE THE ORDINANCE TO COUNCIL WITH A RECOMMENDATION OF DENIAL FOR Z-8-2017 FOR 3440 N EAST STREET; REZONING FROM F COMMERCIAL TO G-2 WHOLESALE. MOTION CARRIED 2-0.

RESOLUTION – Set the Public Hearing; Land Lease for SLU-1-2016; 2101 E. Mt. Hope; Verizon Cell Tower at Crego Park

Mr. Kaschinske referred the Committee to the lease agreement, page 2 which noted the rental charge will be \$19,800, and the annual rent will increase by 1.5%. The term limit is five (5) years with the option to renew for five (5) years, four (4) times. If another carrier wishes to collocate on the tower they too will have to come to the Council. Mr. Abood assured them that all precautions and stipulations were taken in the review of the lease. Council Member Washington asked what would happen if the tower was no longer needed. Mr. Kaschinske assured the Committee that the lease states it has to be restored to the land as close to the condition it was before the tower was built. Council Member Washington asked what the time frame was for this agreement, and Mr. Abood acknowledged it was just over one (1) year.

After review of the proposed resolution, Council Member Hussain asked for a change be made to the fourth paragraph to reference the 1981 Resolution #0145 which spoke to the dedication and un-dedication of the land where the tower will be located. The

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION WITH THE CHANGES TO PARAGRAPH 4, DELETING "SLU-1-2016" AND CHANGE TO "RESOLUTION #0145 OF 1981" AND SET THE PUBLIC HEARING FOR JUNE 11, 2018 FOR THE LAND LEASE FOR 2101 E. MT. HOPE FOR THE VERIZON CELL TOWER. MOTION CARRIED 2-0.

Other

REPORT- Communication from Clinton County Development: Proposed Zoning Standard for Agricultural Homestead Lots

It was noted by Council Member Hussain that the County was proposing an amendment to their zoning ordinance to allow the construction of a single family residential home for an Agricultural Homestead Lots. He then inquired with Mr. McGrain as to why the City would have gotten the letter. Mr. McGrain stated that with a neighboring community they notify when the property abuts the boundaries, if there is an annexed property in their jurisdiction or a 425 property.

MOTION BY COUNCIL MEMBER WASHINGTON TO PLACE ON FILE. MOTION CARRIED 2-0.

Adjourn

Adjourned at 4:09 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,
Lansing City Council
Approved by the Committee on May 21, 2018