



MINUTES

Committee on Development and Planning

Monday, June 4, 2018 @ 4:00 p.m.

Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:04 p.m.

PRESENT

Council Member Hussain, Chair

Council Member Spitzley, Vice-Chair- arrived at 4:08 p.m.

Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff

Don Kulhanek, Economic Development & Planning

Susan Stachowiak, Economic Development & Planning

Elaine Womboldt

Joseph Abood, Chief Deputy City Attorney – arrived at 4:38 p.m.

Mikki Droste, Capital Area Housing

Emma Henry, Capital Area Housing

James Tischler

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM MAY 21, 2018 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION – ACT-2-2018-A Sale of Lot 325 in Glenburne No. 5; Tax ID 23-50-40-36-407-051

Mr. Kulhanek confirmed that the following four (4) resolutions for Lots 325,324,322 and 317 in Glenburne No 5 are City owned properties they are selling to Capital Area Housing Partnership for \$1. They will redevelop them into four (4) single family homes and the City will be providing investment funds from the HOME dollars.

Ms. Henry distributed information on the organization which included a map of the Glenburne area and median income, a photo of a recent home they built on Shepard at 1200 square feet,

and details on the energy requirements they meet along with handicap accessible. Once the homes are built they will be appraised and sold for the appraised value for the neighborhood.

The Committee detailed their concerns to Capital Area Housing on the placement of low income housing, encouraging them to work towards placement in moderate income neighborhoods. They continued their discussion with suggestions on maintenance of the properties, education classes for the home buyer and determination of the values of the homes.

Ms. Miles asked if the homes would be owner occupied, and if they would be educated on the City ordinances. Ms. Henry confirmed they would be owner occupied and Ms. Droste confirmed they are provided information on City ordinance and how to find out information on the community they will be living in. The applicants are encouraged to make contact with their neighborhoods and Capital Area Housing has worked with neighborhoods in the past to individually connect people.

Ms. Womboldt asked if the Capital Area Housing could look at other areas in the City for their homes to be built, and then inquired into what a person would pay for a down payment. Ms. Henry stated the percentage is based on a debt to income ratio they have to qualify for. They are able to use State and Lansing assistance for their down payment.

Council Member Washington asked if the new owners could sell, and was assured if they chose to sell and received any funding when they purchased they would have to pay it back.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR ACT-2-2018-A FOR THE SALE OF LOT 325 IN GLENBURNE NO. 5. MOTION CARRIED 3-0

RESOLUTION – ACT-2-2018-B Sale of Lot 324 in Glenburne No. 5; Tax ID 23-50-40-36-407-041

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR ACT-2-2018-B FOR THE SALE OF LOT 324 IN GLENBURNE NO. 5. MOTION CARRIED 3-0.

RESOLUTION – ACT-2-2018-C Sale of Lot 322 in Glenburne No 5; Tax ID 23-50-40-36-407-121

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR ACT-2-2018-C FOR THE SALE OF LOT 322 IN GLENBURNE NO. 5. MOTION CARRIED 3-0

RESOLUTION – ACT-2-2018-D Sale of Lot 317 in Glenburne No. 5; Tax ID 23-50-4036-407-071

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR ACT-2-2018-D FOR THE SALE OF LOT 317 IN GLENBURNE NO. 5. MOTION CARRIED 3-0

RESOLUTION – Appointment; James Tischler; City of Lansing Member on Local Development Finance Authority; Term to Expire June 30, 2020

Mr. Tischler went through his work experience with the State of Michigan and place making initiatives, and current role as the Development Director of the Michigan Land Bank.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JAMES TISCHLER TO THE LOCAL DEVELOPMENT FINANCE AUTHORITY. MOTION CARRIED 3-0.

Mr. Tischler offered to come before the Committee in the future in his role with housing to speak to them more about the earlier discussion on housing with Capital Area Housing.

Mr. Tischler's first choice on his application was the Planning Board and the Committee stated they would continue to watch for vacancies and recommend his appointment to that Board.

RESOLUTION – Set Public Hearing; ACT-3-2018 Sale of LBWL Substation; 1609 N Larch

Ms. Stachowiak apologized stating she was not fully prepared for this application in the absence of Mr. Rieske, but she was aware that BWL had an interested party in the property. The staff report notes an unknown use for the property, but after discussion by the Committee members it appeared there were conceptions outside of the meeting there was the potential for office space or an extension of surface parking.

Council Member Hussain moved the item to the next meeting, June 18, 2018, and Council staff was directed to contact BWL representatives to attend to answer questions./

RESOLUTION – Introduction & Setting of Public Hearing; Z-3-2018; 1030 and Portion of 1048 Pierpont Street; Rezone from DM-4 Residential to G-2 Wholesale

Ms. Stachowiak went through the staff report highlight the applicant is a U-Haul business, and the current zoning in the surrounding area is already G-2 Wholesale. Currently on the property is an office and vacant hotel, which neither is permitted under the current zoning, so the assumption is there is an error in the zoning map, so this rezoning would also address the error.

The Committee and staff spoke briefly on the number of storage units and U-Haul locations in the area.

Ms. Stachowiak briefly noted that with a Form Based Code the City can determine how many uses and specific areas for those uses, and better regulate similar uses in multiple locations.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 9TH FOR Z-3-2018. MOTION CARRIED 3-0.

Other

Council Member Washington asked Council Member Hussain to have a Form Based Code presentation at a future meeting. Council Member Hussain stated he would also be inviting Economic Development and the County Treasurer to a future meeting to talk about Life O'Riley property.

Adjourn

Adjourned at 5:05 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on June 18, 2018