



MINUTES

Committee on Development and Planning

Monday, July 16, 2018 @ 4:00 p.m.

Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:00 p.m.

PRESENT

Council Member Hussain, Chair

Council Member Spitzley, Vice-Chair- excused

Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff

Jaclyn Lillis-Warwick

Greg Venker, Assistant City Attorney

Susan Stachowiak, Economic Development & Planning

Bill Rieske, Economic Development & Planning

Mark Matus, LBWL

Elaine Womboldt

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM JUNE 18, 2018 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

RESOLUTION – Appointment; Jaclyn Lillis-Warwick; At Large Member; Historic District Commission; Term to Expire June 30, 2021

Ms. Lillis- Warwick outlined her education and work experience which included a degree from MSU in Anthropology and Museum Studies, and her work as an archaeological technician, curator of archaeology at MSU and advisor to the MSU Department on Anthropology. Ms. Lillis-Warwick provided examples of some of her findings while working in the private sector.

Council Member Hussain asked Mr. Rieske how many vacancies there currently are on this Commission. Mr. Rieske stated if Ms. Lillis-Warwick was appointed it would fill all positions. Mr. Rieske then went into the charge of the Commission, with one task being the review of building

permits for buildings in the 11 historic districts. Those included Cherry Hill Neighborhood, Knapp Building, Marshall Street Armory, Ottawa Street Station, Prudden/Motor Wheel Factory, Ranney Building, Mutual Building, Darius Moon House on Huron, and Central United Methodist Church on Capitol. Mr. Rieske then added the Commission has a secondary function which is to encourage historic preservation. Currently his department is working with the Commission on a proposal for a National designation for REO Town. Old Town is already a National Register Historic, and the State of Michigan is working on proposal to expand those boundaries. Mr. Rieske pointed out that Old Town is not a local Historic District because at the time it was proposed, the businesses and residents in the area did not want it.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JACLYN LILLIS-WARWICK TO THE HISTORIC DISTRICT COMMISSION. MOTION CARRIED 2-0.

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

Mr. Venker submitted a new resolution that spoke to the funds were initially rate payer funds and therefore upon the sale all net proceeds will be retained by LBWL for its operation. Mr. Venker stated that Law in conjunction with the LBWL researched the time of sale of the property in 1930 when 3 of the 5 lots were purchased and deeded to the City of Lansing by the LBWL. The other two lots were purchased in 1964 and were also deeded to the City of Lansing by the LBWL. Mr. Venker concluded that the structure on the property was purchased and constructed with rate payer funds from the BWL, and these findings have determined their opinion that all funds from the sale will go back to BWL. Council Member Hussain asked if another hearing as needed on the ACT-3-2018, and Mr. Venker stated it was not needed.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ACT 3-2018, 1609 N LARCH. MOTION CARRIED 2-0.

ORDINANCE - Z-3-2018; 1030 and Portion of 1048 Pierpont Street; Rezone from DM-4 Residential to G-2 Wholesale

Council Member Hussain detailed that the applicant is a U-Haul for self-storage, and U-Haul truck and trailer. The public hearing was held already. Council Member Washington asked if any study was done on this use to see if it has already saturated the market in the City. Ms. Stachowiak confirmed no study has been done, but even though self-storage has been around for decades, it appears recently there seems to be a strong interest in it again because the infrastructure is cheap and not a lot of work once it is done. The department does not like to see these in commercial areas because they do not create a lot of customer traffic. Lastly, Ms. Stachowiak added that in her opinion this is a zoning map error because it is currently DM-4, and the past uses of hotel, motel and offices is F Commercial.

Ms. Womboldt spoke in opposition to multiple self-storage units in the City.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR Z-3-2018 FOR 1030 AND PORTION OF 1048 PIERPONT STREET TO G-2 WHOLESALE. MOTION CARRIED 2-0.

Other

Ms. Womboldt asked the Commission about the Planning Board recently approving a rezoning for a substance abuse center in Lansing that the residents did not want, and asked about the authority and direction that is given to the Board when it comes to petitions provided to them. Ms. Stachowiak stated the Michigan Zoning Enabling Act sets forth the restrictions on petitions,

and to be qualified it has to be signed by the property owners for 20% of the land extending 100ft from the property, excluding the right of way. Ms. Stachowiak stated in this petitions specifically, it provided 106-116 signatures and several were not resident of the City, and some were children who listed the school as their address and some gave no address. In her opinion the petition did not have any weight on the Boards decision and had no weight on the departments' recommendation because it came in at the meeting which was after the department had already made their recommendation. Council Member Hussain's opinion was that everyone in the City has the right to have a say, but understood that the petition was not legal, however still believed that the children in that school had the right to speak on what will affect the school. Council Member Washington added that the petition was never meant to be a formal petition, but an informal petition. Ms. Stachowiak confirmed for the Committee and Ms. Womboldt that the petition was accepted, along with the letters, and they have never stated that it was not accepted or would not be accepted. Council will see all the documents when it is referred. Councils will be the decision makers on what weight the petition holds.

Adjourn

Adjourned at 4:49 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on August 20, 2018