MINUTES
Committee on Development and Planning
Monday, August 6, 2018 @ 4:30 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER
Council Member Spitzley called the meeting to order at 4:32 p.m.

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

OTHERS PRESENT
Sherrie Boak, Council Staff
Greg Venker, Assistant City Attorney- left at 4:56 p.m. returned at 5 p.m.
Brian McGrain, Economic Development & Planning Director
Lisa Hagen, Assistant City Attorney
Susan Stachowiak, Economic Development & Planning Director
Karl Dorshimer, LEAP
Drew Frestead, Waypoint
Nick Kowieski, Waypoint
Dave VanHaaren, Waypoint
Yvette Collins
Matthew Solak
Rena Risper
Elaine Womboldt
Kathy Miles
Sarah Lehr, LSJ
Caldwell

PUBLIC COMMENT
Public Comment taken at each agenda items.

MINUTES
Action on the minutes from July 16, 2018 was moved to the August 20, 2018 meeting.

DISCUSSION/ACTION
Council Member Spitzley amended the agenda to address Brownfield #73 first.

<u>RESOLUTION – Set Public Hearing; Brownfield #73; 3600 Dunckel Road, Waypoint Residential</u>
Mr. Frestead distributed a presentation on the project for 3600 Dunckel Road which is located on 9.6 acres and a portion of the adjacent parcel. The current owner is retaining a portion of the aforementioned adjacent property with future plans of a commercial development. Mr. Frestead highlighted the presentation which began with an overview of the interested parties of Waypoint Residential and Monroe Residential Partners. This included details on their other developments in the United States. Mr. Frestead noted this development would be 4 buildings with a total of 286 multi-family units, at an average of 889 square feet each, 548 parking spaces and a planned construction time line of December 2018 to June 2020. The applicants have already applied, in conjunction with this Brownfield, for a PRD and Site Plan with the City Planning Board. Waypoint Residential is currently the contract purchaser, so not the owner yet, but under contract to purchase. Mr. Dorshimer stated that is under contract is valid for the Brownfield application. The presentation then moved to the figures which noted that the project would include $52 million in total investment for a complete redevelopment of the property. This will generate 5 FTE and leverage 200 temporary construction related jobs. The City of Lansing Assessor has already issued a statement of obsolescence on October 2016, SME ordered a Phase I and Phase II environmental assessments finding metals and polynuclear aromatic hydrocarbon present, along with asbestos and lead based paint. The testing also found that the soils would not allow for traditional foundations, so they will use engineered fill and continuous footings. Council Member Spitzley and Washington inquired into if the applicants had already begun discussions with local labor, and they confirmed they were already in discussions with Wieland and will make all bids open to the union and a competitive bid. Mr. Dorshimer was asked if there was a labor agreement done similar to what was just done with the Red Cedar project, and he stated they will be sticking with the regular agreement they do and not doing a labor agreement. Mr. Frestead assured the Committee they are committed to the process. The presentation then moved in the eligible activities, which included environmental assessments, demolition, site preparation, due care activities, infrastructure improvements with an integrated parking structure, and a $500,000 private contribution from the developer to the Lansing Brownfield Authority and the City of Lansing for a to-be-determined public improvement feature at or near Collins and Dunckel. This feature will be determined by a group of community members.

Mr. McGrain spoke in support of the project.

The last pages of the presentation were presented to the Committee which highlighted the breakdown. This included the breakdown on the total new taxes generated of $13,700,683, with the City at $49,322; the subtotal of eligible activities cost at $4,511,490; anticipated TIR for Developer and LBRA Reimbursement of $6,650,727; and total “Local-Only” TIR Capture at $7,389,696. The duration of the Brownfield Plan will be for 20 years.

Council Member Washington asked if they were marketing to the new hospital or MSU. Mr. Frestead stated it would not be student housing but would be market rate Class A housing, in addition they have already spoken to McLaren.

Ms. Womboldt spoke in support of the $500,000 for a community pubic improvement feature.

Ms. Miles asked if there would be any budget for maintenance in their site plan. Mr. Frestead stated the property manager has institutional property managers with five (5) full time employees consisting of onsite janitors and onsite maintenance.

Council Member Spitzley stated she would speak to Council President Wood about having the developer do a brief presentation on August 27th prior to the public hearing.

Ms. Risper asked that LEAP and the developer consider making the public focus group as diverse as possible when they are designing the public feature. Council Member Washington suggested having the City of Lansing Ward member also sit on the group.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR BROWNFIELD #73 FOR 3600 DUNCKEL FOR AUGUST 27, 2018. MOTION CARRIED 2-0.

<u>RESOLUTION – Appointment; Yvette Collins; Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2021-</u>
The Committee reviewed Ms. Collins' application and Ms. Collins briefly stated her interest in participating on the Michigan Avenue Corridor Improvement board as a resident.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO APPOINT YVETTE COLLINS TO THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

<u>RESOLUTION – Appointment; Matthew Solak; At Large Member Board of Zoning Appeals; Term to Expire June 30, 2020 –</u>
The Committee reviewed Mr. Solak's application and Mr. Solak briefly spoke about his residency in the 3rd Ward and his interest in the Board. Council Member Spitzley asked if based on his career, if he would ever lobby for any of his clients, and he confirmed he would not.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO APPOINT MATTHEW SOLAK TO THE BOARD OF ZONING APPEALS.

Ms. Womboldt and Ms. Miles spoke to the Committee on her experience with the Board of Zoning Appeals.

Mr. McGrain introduced himself to Mr. Solak.

MOTION CARRIED 2-0.

<u>RESOLUTION – Introduction & Setting Public Hearing Z-4-2018; 1141 N. Pine Street; D-1 Professional to DM-1 Residential</u>
Ms. Stachowiak stated the property was rezoned in 2009 to D-1 Professional Office from B Residential. The applicants, Mid-Michigan Recovery Services are proposing to rezone to DM-1 Residential for a 16 bed substance abuse facility. The code states the number of beds are determined by the number of parking spaces so they could only have 14. The applicants have also stated that if the SLU does not pass it would be in their best interest to with draw the rezoning request because the current zoning would offer them better options.

Council Member Washington stated that she was advised that the Ingham County Commission did not approve because they did not meet all the filing requirements. Ms. Stachowiak stated she had just heard this and her department would follow up with Bryan Crenshaw.

Ms. Womboldt stated that her information was that the neighborhood was opposed to it and was aware of petitions and letters in opposition.

Mr. Caldwell questioned why some signatures were voided on the petition at the Planning Board. Ms. Stachowiak stated that there were no signatures voided on the petitions. Mr. McGrain added that at the time there was a question as to what was considered a protest petition and what was not, and therefore require the signer to be a resident.

Council Member Washington suggested tabling this item and the SLU request until further confirmation from the County can be obtained. Ms. Stachowiak and Mr. Venker stated there would be no issue in tabling the requests.

Ms. Risper spoke in opposition to the project.

Committee tabled any action on this item until further information can be provided from the Ingham County Commissioners and Economic Development on the action taken thus far on the project.

RESOLUTION – Set Public Hearing; SLU-1-2018; 1141 N. Pine Street; Residential Care Facility in DM-1 Residential for Mid-Michigan Recovery Services, Inc.
Committee tabled any action on this item until further information can be provided from the Ingham County Commissioners and Economic Development on the action taken thus far on the project.

Adjourn
Adjourned at 5:33 p.m.
Submitted by, Sherrie Boak,
Recording Secretary,
Lansing City Council
Approved by the Committee on August 20, 2018