



AGENDA
Committee on Development and Planning
Monday, August 20, 2018 @ 4:00 p.m.
Council Conference Room, 10th Floor

Councilmember Adam Hussain, Chair
Councilmember Patricia Spitzley, Vice Chair
Councilmember Jody Washington, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes

- July 16, 2018
- August 6, 2018

4. Discussion/Action:

- A.) RESOLUTION – Appointment; Angie Bennett; Lansing Appointee; Joint Building Authority; Term to Expire June 30, 2022**
- B.) RESOLUTION – Appointment; James Bell; At-Large Member; Historic District Commission; Term to Expire June 30, 2020**
- C.) RESOLUTION – Release of Deed Restriction; 1416 New York Avenue**
- D.) RESOLUTION – Introduction & Setting Public Hearing Z-4-2018; 1141 N. Pine Street; D-1 Professional to DM-1 Residential**
- E.) RESOLUTION - Set Public Hearing; SLU-1-2018; 1141 N. Pine Street; Residential Care Facility in DM-1 Residential for Mid-Michigan Recovery Services, Inc.**

5. Other

FY2019/2020 Budget Policies and Priorities

6. Adjourn

[illegible]

DRAFT



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 fact that 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: 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 is 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 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 residents 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 Board's decision and had no weight on the department's 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. Council 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 _____

DRAFT



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.

RESOLUTION – Set Public Hearing; Brownfield #73; 3600 Dunckel Road, Waypoint Residential

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 public 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.

RESOLUTION – Appointment; Yvette Collins; Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2021-

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.

RESOLUTION – Appointment; Matthew Solak; At Large Member Board of Zoning Appeals; Term to Expire June 30, 2020 –

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.

RESOLUTION – Introduction & Setting Public Hearing Z-4-2018; 1141 N. Pine Street; D-1 Professional to DM-1 Residential

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 withdraw 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 _____

From: grunsdC flyfsævfrp
Sent: Z hgqhvgd|/Mxqh#53/#534;#4-5:#5P
To: Soxp p hu#P dub|q
Subject: R qdqn#Erup #/xep lwd#Dssdfdwlrq#ru#Dssrlwp hq#wr#Erdug#ru#Frpp lwlrq

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

(Section Break)

Date	6/20/2018
First Name	Angela
Middle	Marie
Last Name	Bennett
Other name(s) by which you have been known, including maiden names	Angie/Angela Harry
Date of Birth	
Address	124 W. Michigan Ave.
City	Lansing
State	MI
Zip Code	48917
Email	angela.bennett@lansingmi.gov

Gender	female
Ward	Regional
Precinct	<i>Field not completed.</i>
Best phone number to contact you	
Last 4 digits of social security number	
In what year did you move to Lansing?	0000
Additional information regarding experience and credentials	Finance Director
Occupational Background	Municipal finance
Educational Background	Bachelor of Arts Degree - Western Michigan University (major: Public Administration; minor: Finance) Masters in Public Administration - Western Michigan University (concentrations in Public Finance and Human Resources
Please attach a resume if available	<i>Field not completed.</i>
First choice for board to serve on	Joint Building Authority
Second choice of a board to serve on	<i>Field not completed.</i>
Third choice of a board to serve on	<i>Field not completed.</i>
Fourth choice of a board to serve on	<i>Field not completed.</i>
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	Representation of the City's interests

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office

Field not completed.

Background Check
Authorization

I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge

Angela Bennett

Date & Time

6/20/2018 1:30 PM

Email not displaying correctly? [View it in your browser.](#)

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING_
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Angela M. Bennett of 12405 Madonna Dr. Lansing, MI 48917 as a Lansing Appointee Member of the Joint Building Authority for a term to expire June 30, 2022; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on August 20, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Angela M. Bennett 12405 Madonna Dr. Lansing, MI 48917 as a Lansing Appointee Member of the Joint Building Authority for a term to expire June 30, 2022.

From: gruhsdC flyfsævfrp
Sent: Vxqgd|/#heuxdu|#4/#534;#-56#SP
To: Sox p hu#P dub|q
Subject: R qdgh#rup #/xep lwd#Dssdfdwlrq#ru#Dssrlwp hqw#r#Erdug#ru#Frp p lwlrq

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or committee. The Lansing City Charter requires that every appointee to a board, commission, or committee established by Charter or ordinance must meet the following qualifications and eligibility requirements:

- Be a registered elector in the City of Lansing (Charter Section 2-102).*
- Be a resident of Lansing for one year prior to taking office (Charter Section 2-102).*
- Not be in default to the City at the time of taking office (Charter Section 2-103.2).*
- Not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).*

(Section Break)

Date	2/11/2018
First Name	James
Middle	Roger
Last Name	Bell
Other name(s) by which you have been known, including maiden names	Field not completed.
Date of Birth	
City	Lansing
State	MI

Zip Code	48915
Email	JRBELL.phd49@gmail.com
Gender	Gender
Ward	4
Precinct	<i>Field not completed.</i>
Best phone number to contact you	
Last 4 digits of social security number	
In what year did you move to Lansing?	2004
Additional information regarding experience and credentials	Ph.D. in Medieval Studies and History
Occupational Background	Teacher Lansing School District
Educational Background	BA, MA, MA, pH.D
Please attach a resume if available	<i>Field not completed.</i>
First choice for board to serve on	Historic District Commission
Second choice of a board to serve on	Ethics Board
Third choice of a board to serve on	<i>Field not completed.</i>
Fourth choice of a board to serve on	<i>Field not completed.</i>
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	I have been a building foreman, painting contractor and a trained historian. I have worked on home restoration in Vermont and Washington D.C.

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office

Field not completed.

Background Check
Authorization

I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge

James Roger Bell

Date & Time

2/11/2018 7:30 PM

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For more information please visit <http://www.symanteccloud.com>

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of James R. Bell of 511 Fulton Place, Lansing, MI 48915 as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020; and

WHEREAS, the nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on August 20, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of James R. Bell of 511 Fulton Place, Lansing, MI 48915 as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020.

To: City Council
From: Mayor Andy Schor
Re: Release of Reverter on Residential Lot at 1416 New York Ave.
Date: August 13, 2018

Attached for Introduction is a Resolution to Approve Release of a Reverter on Lot 145 of Highland Park Addition, which is one half of the parcel known as 1416 New York Avenue. Also attached is the proposed Release of Deed Restriction to be recorded with the Register of Deeds if approved for my signature.

As background, Larry and Carole Parker owned Lot 146. They then purchased an adjacent lot, Lot 145, from the City in 1979. That sale was part of an initiative by the City in the 70's and 80's to decrease the density of narrow residential lots by acquiring vacant or derelict lots, clear them, and then sell to adjacent property owners. The sale was for one dollar per front foot, but the deed came with restrictions: if the lot were not kept free of trash, debris, and noxious weeds, then ownership would revert to the City.

The Parkers improved the lot by putting in a driveway and garage, and the lot has been properly maintained for the last 39 years. Their two lots have also been combined into a single parcel. Recently, the Parkers have both died, and their estate is trying to sell the family home to one of their sons. The son has financing through MSUFCU, but they are unwilling to proceed with the possibility of Reverter on one half of the parcel. The estate's personal representative and the purchasing son have both reached out to request that the title be cleared of this restriction so that the sale can go through.

Under the circumstances, I feel the release of this Reverter is appropriate. The purpose of the restriction has been substantially accomplished, and the seller and purchaser are trying to keep this house in the family.

In compliance with the Charter regarding interests in real property, this requires a Council vote prior to me taking any action. I am advised by law that since the value is less than \$50,000.00, this does not require placing on file or a public hearing.

RELEASE OF DEED RESTRICTION

Release of Deed Restrictions executed and recorded by the City of Lansing, a Michigan municipal corporation.

WHEREAS, by Quitclaim Deed dated November 8, 1979, and recorded by the Ingham County Register of Deeds on December 17, 1979, in Liber 1317, Page 569, the City of Lansing, a Michigan municipal corporation conveyed to Larry L. and Carole C. Parker, husband and wife, who resided at 1416 New York Avenue, Lansing, Michigan 48906, certain real property legally described as:

Lot No. 145 of Highland Park Addition to the City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, subject to easements, rights, and restrictions of record;

AND WHEREAS said Quitclaim Deed contained language at paragraph three that "in the event the land is not permanently and properly maintained and kept free of trash, debris and noxious weeds by [Larry L. and Carole C. Parker], their heirs and assigns, that failure to do so shall result in the title to said property reverting to the City of Lansing.";

AND WHEREAS Larry L. and Carole C. Parker were already in possession of the adjacent Lot No. 146 of Highland Park Addition to City of Lansing, and the lots were subsequently combined into a single parcel, now identified as tax parcel number 33-01-01-10-180-062, and commonly known as 1416 New York Ave, Lansing, Michigan 48906;

AND WHEREAS Larry L. and Carole C. Parker subsequently improved said Lot No. 145 by construction of a driveway and garage and have otherwise complied with the terms of said Quitclaim Deed, the purposes of the right of reverter have been substantially accomplished to the satisfaction of the City of Lansing such that it no longer desires to encumber the property by the right of reverter contained in paragraph three of said Quitclaim Deed.

NOW THEREFORE the City of Lansing hereby executes this RELEASE OF DEED RESTRICTION, releasing the right of reverter contained in paragraph three of said Quitclaim Deed, for the full consideration of One Dollar (\$1.00) from the owner of 1416 New York Ave., Lansing, Michigan 48906.

This Release of Deed Restriction is exempt from any transfer tax pursuant to MCL 207.505(a) & (h)(i) and MCL 207.526(a) & (h)(i).

Dated this _____ day of _____, 2018.

GRANTOR:
CITY OF LANSING

By: Andy Schor
Its: Mayor

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Andy Schor, the Mayor of the City of Lansing, a Michigan municipal corporation, on behalf of the City of Lansing.

Signed _____

Printed _____

Notary Public, State of Michigan, County of _____

My commission expires _____

[Acting in the County of _____]

When recorded return to:

City of Lansing
Office of the Clerk
124 W. Michigan Avenue
9th Floor, City Hall
Lansing, MI 48933-1694

Drafted by:

Gregory S. Venker
Assistant City Attorney
Office of the City Attorney
124 W. Michigan Avenue
5th Floor, City Hall
Lansing, MI 48933-1694

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, in 1979 the City of Lansing conveyed to Larry L. and Carole C. Parker Lot No. 145 of Highland Park Addition in the City of Lansing, by quitclaim deed dated November 8, 1979 and recorded by the Ingham County Register of Deeds on December 17, 1979, in Liber 1317, Page 569; and

WHEREAS, Larry and Carole Parker were already in possession of the adjacent Lot No. 146, and the lots were subsequently combined into a single parcel, commonly known as 1416 New York Ave., Lansing, MI 48906; and

WHEREAS, paragraph three of the quitclaim deed for Lot No. 145 contained language that "in the event the land is not permanently and properly maintained and kept free of trash, debris and noxious weeds by [Larry L. and Carole C. Parker], their heirs and assigns, that failure to do so shall result in the title to said property reverting to the City of Lansing."; and

WHEREAS, Larry and Carole Parker subsequently improved Lot No. 145 by construction of a driveway and garage and complied with the terms of the quitclaim deed for nearly 40 years; and

WHEREAS, Larry and Carole Parker have both died, and their estate is trying to sell the combined parcel to their son, but the son's lender will not approve the sale with the possibility of reverter on one half of the parcel; and

WHEREAS, the purposes of the restriction have been substantially accomplished to the satisfaction of the City of Lansing such that it no longer desires to encumber the property by the right of reverter contained in paragraph three of the quitclaim deed;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the release of the reverter contained at paragraph three of the quit claim deed to Larry L. and Carole C. Parker, dated November 8, 1979 and recorded by the Ingham County Register of Deeds on December 17, 1979, in Liber 1317, Page 569, concerning real property located on the 1400 block of New York Ave., legally described as:

Lot No. 145 of Highland Park Addition to the City of Lansing, Ingham County,
Michigan,

for consideration of \$1.00.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents necessary to effectuate the aforementioned release, subject to prior approval as to form and content by the City Attorney.



BOARD OF DIRECTORS
Eric Schertzing CHAIR
Deb Nolan VICE-CHAIR
Mark Grebner TREASURER
Brian Crenshaw SECRETARY
Dennis Louney DIRECTOR

April 11, 2018

Jessica Lamson
Executive Director
Mid-Michigan Recovery Services

Via email jessical@mmrsinc.org

Dear Jessica:

The Land Bank appreciates Mid-Michigan Recovery Services' interest in the Superintendent's House on the former School for the Blind campus, located at 1141 North Pine Street in Lansing.

Since last fall, MMRS has invested considerable time and resources in conducting the due diligence required to determine whether the Superintendent's House can meet its needs for housing its expanded men's residential treatment program. Due diligence extended to research into any implications of campus nomination to the National Register of Historic Places. MMRS identified needs for roof repair, some plumbing work, and mold and carpenter ant mitigation. Based on that information, Ingham County Land Bank staff and Board worked with MMRS to negotiate a purchase offer, with a sales price of \$230,000 as is, with a closing date by March 31.

Recently an issue with zoning arose. MMRS has indicated that its intended use requires a rezoning request approved by the City. As such, the Land Bank Board, at its meeting last week, agreed to accept a new purchase offer from MMRS of \$230,000 as is, without any contingencies for rezoning, on or before July 31. We wish you well in the rezoning process, and look forward to its decision.

Sincerely,

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
Cell 517.348.6129
jpaluzzi@ingham.org

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
Creating place. Creating community. Creating opportunity.

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR

3024 Turner Street
Lansing MI 48906

517.267.5221
inghamlandbank.org



Boak, Sherrie

From: Crenshaw, Bryan <BCrenshaw@ingham.org>
Sent: Thursday, August 16, 2018 9:58 AM
To: Boak, Sherrie
Cc: Hussain, Adam
Subject: Re: 1141 Pine Street

Follow Up Flag: Follow up
Flag Status: Flagged

Sherrie,

The motion that was passed at our meeting (either April or May see attached) was for MMRS to submit a valid and binding offer to the Land Bank by July 31st. At the time this motion was made, we had nothing in writing from MMRS (they had missed previous deadlines to closes, etc).

At our meeting August 6, I asked Jeanna Paluzzi if MMRS had submitted a offer by the July 31st deadline. She stated they had not. Without any formal offer in writing and accepted from MMRS by July 31st, they don't have any ownership interest in the property they are asking to be rezoned and a special use permit request.



There were no amendments.

4. Limited public comment

There were no comments.

5. Brief presentation from Urban Systems re: status of due diligence at 112 Malcolm X

No representative attended the meeting, so Executive Director Paluzzi provided an update. Urban Systems met the deadline for each of its due diligence activities to be met within 120 days of executing its purchase agreement for the former Deluxe Inn site. The team is actively pursuing completion of the next set of activities scheduled in the purchase agreement. Paluzzi provided approval for some streambank vegetation removal to better determine the condition of the seawall for its MDEQ permit application.

6. Policy

A. Transfers intended for commercial use – on May agenda (an information point only)

1 of 5

2A

7. Resolutions

A. Extend date of Superintendent's House closing

Commissioner Crenshaw indicated that he will be voting no, since there is nothing in writing to change the closing date from April 16 to July 31. Commissioner Grebner said an oral agreement is void, and the property should still be up for sale. Executive Director Paluzzi indicated that property marketing does not stop until a purchase agreement is executed. Chair Schertzing acknowledged MMRS Executive Director Jessica Lamson. Lamson said that its 1991 acquisition of their program's existing location similarly required a rezoning. Lamson said that the process likely requires a Planning Commission hearing. Grebner asked that staff ensure that the property remains listed, but not pending sale.

MOVED BY GREBNER AND SECONDED BY SCHERTZING A MOTION TO EMPOWER EXECUTIVE DIRECTOR AND BOARD CHAIR TO ACCEPT A VALID AND BINDING OFFER FROM MMRS FOR \$230,000 AS IS ON OR BEFORE JULY 31, 2018 NOT CONTINGENT UPON A REZONING. FURTHER, THE STAFF IS DIRECTED TO MARKET THE PROPERTY.

AYES: GREBNER, SCHERTZING

NAYS: CRENSHAW, LOUNEY

Commissioner Nolan arrived at the meeting.

MOVED BY GREBNER, SECONDED BY SCHERTZING, TO RECONSIDER THE ITEM AT 7A.

AYES: GREBNER, NOLAN, SCHERTZING

NAYS: CRENSHAW, LOUNEY

Grebner recapped the discussion. Crenshaw said MMRS missed the closing deadline and has to obtain a rezoning. The closing date change request is only verbal. Louney wants to wait until a rezoning is approved. Schertzing indicated that does not usually happen beforehand. Grebner said a purchase agreement is usually contingent on a rezoning.

NOLAN OFFERED A FRIENDLY AMENDMENT, ADDING THE WORD "AGGRESSIVELY" TO MARKET THE PROPERTY. GREBNER AND SCHERTZING ACCEPTED THE AMENDMENT.

AYES: GREBNER, NOLAN, SCHERTZING

NAYS: CRENSHAW, LOUNEY

B. Transfer vacant W Malcolm X Street to Granite Countertops

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-4-2018: 1141 N. Pine Street, Rezoning from “D-1” Professional Office District to “DM-1” Residential District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2018, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-4-2018: 1141 N. Pine Street, Rezoning from “D-1” Professional Office District to
 “DM-1” Residential District

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-4-2018 & SLU-1-2018, 1141 N. Pine Street

Rezoning from “D-1” Professional Office District to “DM-1” Residential District

The Lansing City Council will hold a public hearing on Monday, , 2018 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-4-2018 & & SLU-1-2018. Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2018 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-4-2018

Parcel Number's: 33-01-01-08-427-091

Address: 1141 N. Pine Street

Legal Descriptions: Parcel H, part of the Southwest ¼ of Section 9, T4N-R2W, City of Lansing, Ingham County, Michigan and part of Lot 2 And 3 of Block 26 of the "Map of the Subdivision of Blocks 26 and 27 in Town of Michigan" as recorded in April, 1849 being more particularly described as follows, commencing at a M.A.G. nail at the intersection of the west line of N. Pine Street (82.5 feet) and the south line of W. Willow Street (variable width), said point also being the northeast corner of Lot 1, Block 26 of the "Map of the Subdivision of Blocks 26 and 27 in Town of Michigan" as recorded in April, 1849, thence South 01 degrees, 45minutes, 54 seconds West, 246.00 feet along the west line of Pine Street to the point of beginning of the following described parcel, thence South 01 degrees, 45 minutes, 54 seconds West, 147.74 feet along the west line of Pine Street to the southeast corner of Lot 3, Block 26 of said plat and the north line of vacated W. Grand River Avenue, thence North 88 degrees, 08 minutes, 49 seconds West, 240.00 feet along the south line of Lot 3, Block 26 of said Plat and the north line of vacated W. Grand River Avenue, thence North 01 degrees, 45 minutes, 54 sections East, 147.85 feet, thence South 88 degree, 07 minutes, 17 seconds East, 240.00 feet to the point of beginning. Containing 0.81 acres more or less and subject to the rights of the public over N. Pine Street. Also subject to any easements or restrictions of use or record, from "D-1" Professional Office District to "DM-1" Residential District.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2018, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

GENERAL INFORMATION

APPLICANT: Mid-Michigan Recovery Services, Inc.
913 W. Holmes Road, Suite 200
Lansing, MI 48910

OWNER: Ingham County Land Bank Fast Track Authority
3024 Turner Street
Lansing, MI 48906

REQUESTED ACTION: Z-4-2018: Rezone 1141 N. Pine Street from “D-1”
Professional Office district to “DM-1” Residential.

SLU-1-2018: Special Land Use Permit for a residential care
facility

EXISTING LAND USE: Vacant Office Building

PROPOSED LAND USE: In-patient, 16-bed, substance abuse treatment facility

EXISTING ZONING: “D-1” Professional Office District

PROPOSED ZONING: “DM-1” Residential District

PROPERTY SIZE & SHAPE: 147.7’ x 240’ = 35,452.8 square feet
.814 acres - Rectangular Shape

SURROUNDING LAND USES: N: Vacant
S: Former MI School for the Blind Buildings
E: Single Family Residential
W: Former MI School for the Blind Buildings

SURROUNDING ZONING: N: “B” Residential District
S: “DM-1” Residential District
E: “C” Residential District
W: “DM-1” Residential District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the
subject property for “community facilities” land use. Pine
Street is designated as a local road.

SPECIFIC INFORMATION

Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location.

AGENCY RESPONSES:

BWL: See attached.

Building Safety: The Building Safety Office has no objections. Please note that this will be a change of use group as defined in the building code and will require plan review and permits before the structure can be occupied for the new purpose. =

Development:

Fire Marshal:

Parks & Rec.: No comments.

Public Service:

Transportation: The Transportation and Non-Motorized Group of the Public Service Department has no objections to, or requirements for the rezoning and SLU requests.

BACKGROUND INFORMATION

The subject property was rezoned in 2009 from “B” Residential to “D-1” Professional Office, with the following conditions:

- (1) Building uses shall be limited to professional and business offices, such as attorneys, accountants, architects, engineers, designers, insurance agents, consultants and non-profit agencies (**except those agencies addressing formerly or currently criminal or addictive behaviors**), or other similar uses;
- (2) Surface parking shall be limited to 9 spaces; and
- (3) Exterior lighting shall use low intensity, shielded fixtures in order to limit light trespass to the standard for Lighting Zone 3 set by ASHRAE 90.1 – 2004.

The above conditions were the result of an agreement between the applicant for the 2009 rezoning and the neighborhood groups in the area.

The purpose of the 2009 rezoning was to permit the conversion of the building from the former Michigan School for the Blind Superintendents House into an office building. The building was subsequently renovated and used for offices for a time but has been vacant for the past few years. It is currently owned by the Ingham County Land Bank as a result of tax foreclosure. The applicant has a purchase offer on the building that is conditioned upon receiving the necessary zoning approvals to utilize the building for an inpatient, substance abuse treatment facility for up to 16 patients.

SLU-1-2018 – ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and staff evaluation are as follows.

1. **Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

There are several inpatient residential treatment facilities throughout the City. Experiences with them have varied depending on the level of supervision/management. The applicant for this request has been operating a 14-bed, inpatient substance abuse treatment facility at 3300 S. Pennsylvania Avenue since 1991 and the City has never received any complaints about that facility. Given the applicant's positive track record, it is anticipated that the proposed facility will be well managed and will not be disruptive to the surrounding neighborhood.

2. **Will the proposed special land use change the essential character of the surrounding area?**

The subject property is located on the former Michigan School for the Blind (MSB) property. The building that was the former MSB library was converted several years ago to the Neighborhood Empowerment Center which houses various agencies that provide services to the community such as the Greater Lansing Housing Coalition, Head Start and the Lansing Refugee Center. Conversion of the main building on the site into senior citizen apartments will soon be underway, followed by conversion of the former high school building into low-moderate income apartments. A market rate apartment building is currently under construction on the north end of the site. A charter school occupies a large portion of the site at the west end of Maple Street.

Given the eclectic mix of land uses in the area, the proposed treatment facility will not change the essential character of the area. Residential treatment facilities are most appropriately located in higher density residential neighborhoods on larger parcels of land that are not contiguous to single family residences and in locations that have easy access to public transportation. The subject property is located in a "campus" setting where there is a great deal of green space surrounding the building. The site does not directly adjoin any single family residences, although there is a residential neighborhood to the east, and both Pine and Willow Streets are on the CATA bus routes.

3. **Will the proposed special land use interfere with the enjoyment of adjacent property?**

Whether the proposed treatment facility interferes with the enjoyment of adjacent properties depends on how the facility is operated. Given our experience with the applicant's existing facility on S. Pennsylvania Avenue, which adjoins a single family residential neighborhood to its west, and the applicant's affiliation with various established agencies in the City/State/region, there is a high level of confidence that the proposed

facility will be well managed. There is also a high level of confidence that if any issues arise, they will be appropriately addressed.

4. **Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

No changes are proposed for the site (no new parking or new building area) and thus, the “character” of the site will not change. The proposed conversion of a building from office use to a residential care facility use will have no impact on the natural environment.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

No nuisances are anticipated to result from the proposed residential use of one of the buildings on the site. The proposed residential care facility will not generate noise, odors, fumes or light glare and traffic is anticipated to be minimal.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed conversion of a building from an office building to a residential treatment facility will not place demands on any public services in excess of current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The Design Lansing Comprehensive Plan designates the subject property for “community facilities” land use. The proposed treatment facility is consistent with this land use category. Mid-Michigan Recovery Services partners with and is supported by the Greater Lansing Homeless Resolution Network, Capital Area United Way, Community Mental Health, the National Council on Alcoholism and Drug Dependence, the City of Lansing and many other private, public and non-profit agencies whose purpose is to treat addiction.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

Section 1252.04(g) of the Zoning Ordinance permits residential care facilities in the “DM-1” Residential Districts, with a special land use permit, if the following minimum conditions are met:

- (1) **The residential care facility shall provide a minimum lot area of not less than 1,000 square feet per resident.**

The applicant is proposing a 16-bed residential care facility which would require 16,000 square feet of lot area. The subject property contains 35,452.8 square feet of lot area.

- (2) **Twenty-four hour supervision shall be maintained by a sponsoring agency.**

The applicant intends to provide 24-hour supervision.

- (3) **The proposed residential care facility is located more than 1,500 feet from an existing residential care facility which provides care for more than six persons.**

The subject property is not located within 1,500 feet from an existing residential care facility.

The only other dimensional requirement that applies to this request is parking. There are 7 parking spaces on the site. The Zoning Ordinance requires 1 parking space for each 2 beds in the facility. 8 parking spaces are therefore, required for the proposed 16-bed facility. Since there is insufficient room on the site to accommodate additional parking in compliance with the Zoning Ordinance, if an SLU is approved, it would have to be conditioned upon limiting the capacity of the facility to 14 beds.

Z-4-2018 – ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE

The proposed zoning is compatible with the surrounding zoning pattern. The property to the south and west is currently zoned “DM-1” Residential. Therefore, the request will not result in a “spot zone” which is typically considered to be an unacceptable planning practice. The property to the south and west includes the Abigail building which is the main building on the former Michigan School for the Blind property. A site plan was recently approved and building permits have been issued to convert the Abigail building into senior citizen apartments. There is one multiple family residential building under construction to the northwest of the subject property and the former MSB high school building has been approved for conversion into low-moderate income apartments.

The “DM-1” district is the lowest density multiple family residential district in the City’s Zoning Ordinance. Under the “DM-1” district and based on the lot area of the site, it could be used for 16 efficiency units, 14 1-bedroom residential units, 12 2-bedroom residential units, 9 3-bedroom units

or a combination thereof. The proposed treatment facility will house 14 residents, plus at least one staff member around the clock. The occupancy of the facility, therefore, will be similar to the occupancy that would be permitted if the building were to be converted to apartments.

COMPLIANCE WITH MASTER PLAN

The proposed zoning to accommodate a residential treatment facility is consistent with the “community facilities” land use designation being advanced in the master plan, as described earlier in the report.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The traffic generated by a residential treatment facility will be negligible and have no adverse impacts on the surrounding neighborhood. In fact, an office building would likely generate more traffic than the proposed treatment facility.

There are 7 parking spaces on the site. The Zoning Ordinance requires 1 parking space for each 2 beds in the facility. 8 parking spaces are thus, required for the proposed 16-bed facility.

ENVIRONMENTAL IMPACT

No negative environmental impacts anticipated from this request as the site is already developed and no additional construction is proposed.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property from “B” Residential to “D-1” Professional Office for the purpose of allowing low impact office use(s) in an existing building will not adversely affect the land use pattern in the area. The property directly to the south is in the process of being rezoned to “D-1” Professional Office for the purpose of establishing a community enrichment center in the former School for the Blind Library building. The center will consist of Head Start classrooms and offices that provide housing assistance and community support services. The main School for the Blind building to the west has been rezoned for multiple family residential use. The property to the north will be used for medium density residential development and the property to the east is already an established residential neighborhood with an office building fronting along Willow Street. Given the mixed land use composition that already exists in the area, the proposed rezoning will not adversely affect future development patterns. In fact, the low impact office use(s) proposed for the subject property will be very compatible with the surrounding residential uses.

SUMMARY

Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location

Based on the findings contained in this staff report, the proposal complies with the criteria listed in Section 1282.03(f)(1)-(9) of the Zoning Code for evaluating Special Land Use permits, if the parking requirement can be met by limiting the capacity of the facility to 14-beds.

The findings contained in this staff report also support a positive recommendation with regard to the rezoning request. The proposed “DM-1” zoning is consistent with the surrounding zoning and land use patterns and with the land use pattern being advanced in the Design Lansing Comprehensive Plan. Furthermore, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of the rezoning.

RECOMMENDATION

Staff recommends approval of Z-4-2018, a request to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District and SLU-1-2018, a request to permit a 14-bed residential care facility at 1141 N. Pine Street, based on the findings of fact as detailed in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

BOARD OF WATER AND LIGHT MEMO

May 31, 2018

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: SLU-1-2018_Z-4-2018_1141 N. Pine St. Rezoning Comments

BWL Electric: Approved.

Contact person: Jerry Wheeler, Electric Utility Designer, phone: 517-702-6644

BWL Street Lighting: Approved.

Contact Person: Karen Carter, Utility Designer, phone: 517-702-7080

BWL Water & Steam Distribution:

Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
 - The proposed rezoning does not appear to impact existing BWL water facilities.
 - Should the customer require changes to the water service in order to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>.

BWL Water Operations: Approved

I have no comments or concerns with the rezoning. R. Roost

BWL Environmental Wellhead Protection: Approved

Contact Person: Angie Goodman, Water Quality Control, phone: 517-702-7059



913 West Holmes Road
Suite 200
Lansing, MI 48910
Ph: (517) 887-0226
Fax: (517) 887-8121
mldmichiganrecoveryservices.org

Addendum B
Proposal for Special Use of Property Located at:
1141 North Pine Street
Lansing, MI 48912

To Whom it May Concern:

Mid-Michigan Recovery Services is requesting a special use permit for the property located at 1141 N. Pine Street Lansing, MI 48915. We are currently under contract to purchase this property from the Ingham County Land Bank and this permit is necessary to move forward with successful purchase and use. All inspections and appraisals are complete and our financing is secured. We really value the location, educational history and residential nature of this building, but current zoning for this property only permits 6 beds. In order to sustain and improve our programming and therapeutic space, we require a more residentially purposed property. Our current men's residential program property was zoned business/commercial and in 1991 was granted the same zoning we are now requesting for its current location at 3300 S. Pennsylvania Street, where we have been responsible neighbors in that area.

While our current facility has served us well it was not built with residential purpose, so it has been hard to develop a therapeutic residential environment. It is also too small for our current programming. When we were introduced to this Land Bank property we were thrilled to find it would fit all of our needs. Our current facility provides residence for 14 men and the full complement of staff who are providing a more expansive intensive accredited and licensed 24/7 clinical residential treatment program engaging clients in intensive programming including group and individual therapy, recreational therapy and community engagement while teaching and modeling a residential lifestyle in a safe and comfortable home-like environment. Our services are State of Michigan licensed, American Society of Addiction Medicine (ASAM) and Commission on Accreditation of Rehabilitation Facilities (CARF) accredited. We have been actively serving the Lansing area since late 1950s through our education and advocacy work. We have been providing licensed treatment programs since 1967. Our staff is diverse and has a healthy mix of educated and credentialed professionals, educated and credentialed para-professionals and specially trained para-professionals with human services experience, quite a few of whom have actually successfully engaged in our programs are in long-term recovery and continue to serve helping other community members to engage and stabilize in a recovery oriented lifestyle. As clients successfully complete their course of residential treatment, they step into outpatient services and we assist them to choose and transition to safe housing and engage important education, employment, financial and basic needs supports in order to ensure successful navigation in integrating back into community while continuing a long-term recovery lifestyle.

As you are aware, our community is currently fighting an opioid epidemic and has never lacked the need of appropriate programs and services for our most vulnerable community members even before this issue became an epidemic battle. We are working to ensure that we continue to provide this vital treatment in the best possible way and to expand and improve services as we can. Thank you for your consideration of this petition. Granting this request will allow us to utilize and value this historic property with educational and therapeutic purpose, demonstrating and modeling healthy lifestyles for our most vulnerable community members.

In service,

Jessica Lamson
Executive Director

**Committed to inspiring hope by providing a safe environment – teaching and modeling healthy lifestyles
for all impacted by substance use disorders. We KNOW recovery is possible!**

Mid-Michigan Recovery Services is an affiliate of National Council on Alcoholism and Drug Dependence Inc.



BOARD OF DIRECTORS
Eric Schertzing CHAIR
Deb Nolan VICE-CHAIR
Mark Grebner TREASURER
Brian Crenshaw SECRETARY
Dennis Louney DIRECTOR

April 11, 2018

Jessica Lamson
Executive Director
Mid-Michigan Recovery Services

Via email jessical@mmrsinc.org

Dear Jessica:

The Land Bank appreciates Mid-Michigan Recovery Services' interest in the Superintendent's House on the former School for the Blind campus, located at 1141 North Pine Street in Lansing.

Since last fall, MMRS has invested considerable time and resources in conducting the due diligence required to determine whether the Superintendent's House can meet its needs for housing its expanded men's residential treatment program. Due diligence extended to research into any implications of campus nomination to the National Register of Historic Places. MMRS identified needs for roof repair, some plumbing work, and mold and carpenter ant mitigation. Based on that information, Ingham County Land Bank staff and Board worked with MMRS to negotiate a purchase offer, with a sales price of \$230,000 as is, with a closing date by March 31.

Recently an issue with zoning arose. MMRS has indicated that its intended use requires a rezoning request approved by the City. As such, the Land Bank Board, at its meeting last week, agreed to accept a new purchase offer from MMRS of \$230,000 as is, without any contingencies for rezoning, on or before July 31. We wish you well in the rezoning process, and look forward to its decision.

Sincerely,

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
Cell 517.348.6129
jpaluzzi@ingham.org

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR

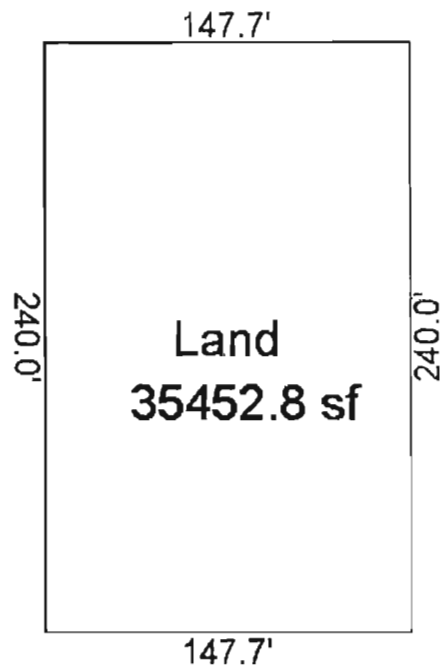
3024 Turner Street
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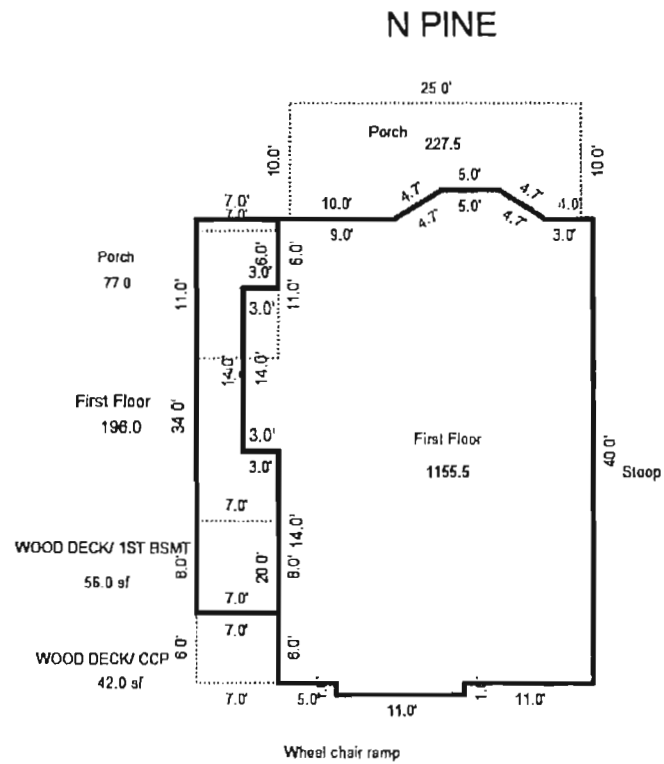




N PINE ST



Sketch by Apex IV™



PARKING LOT

Sketch by Apex Sketch



1141 N. Pine

N Pine St



Legend

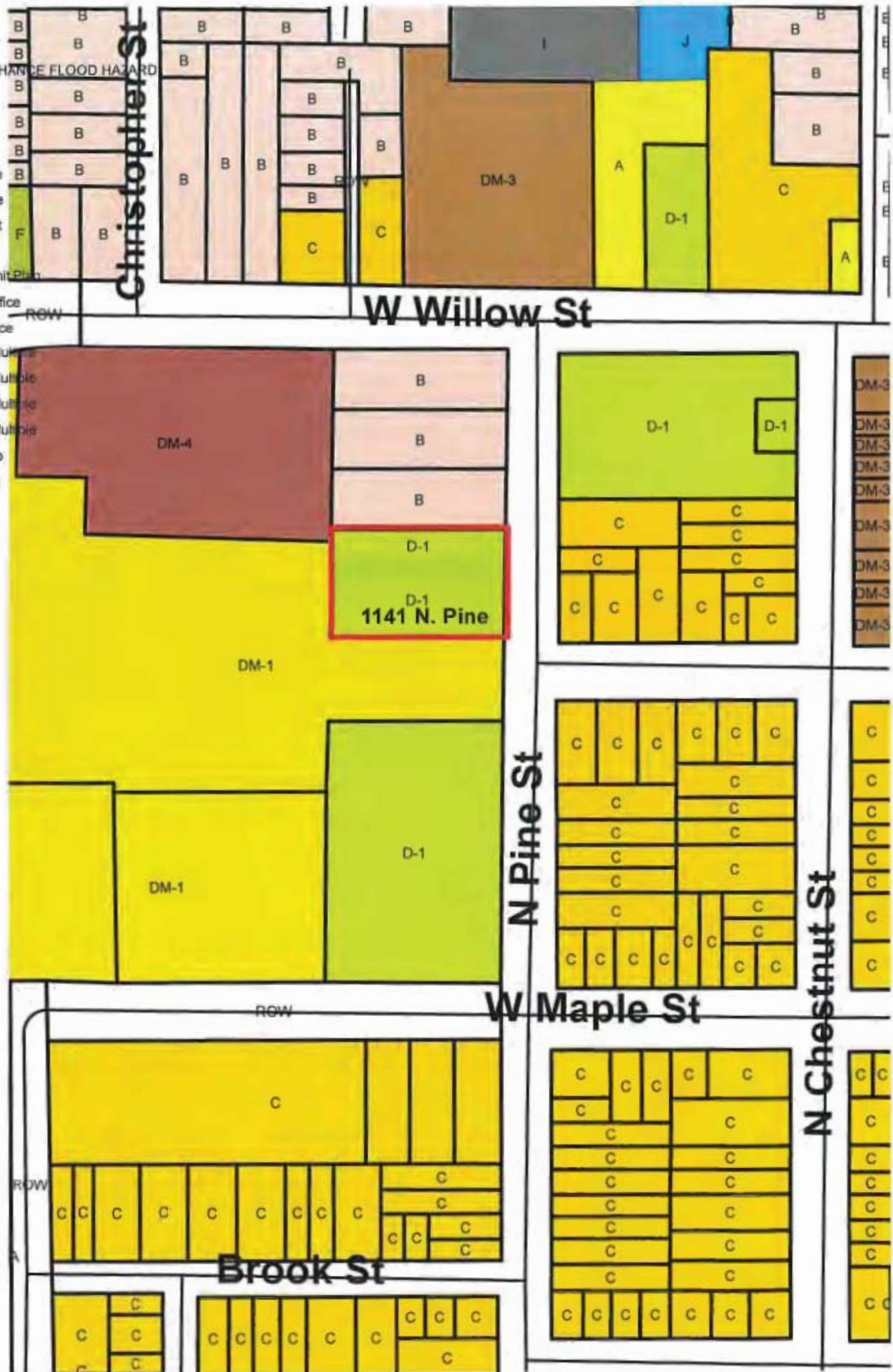
roads_final

FEMA Flood Zones

Flood Zone

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

- A
- AE
- Tax Parcels
- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way



503 W Grand River Avenue
Lansing, MI 48906
June 3, 2018

City of Lansing Planning Office
Department of Planning and Neighborhood Development, Suite D-1
316 N. Capitol Avenue
Lansing, MI 48933-1236

RE: 1141 N. Pine Street and MMRS

To Whom it May Concern:

I have lived in the Walnut Neighborhood for almost 30 years. I was also the president of the neighborhood association for over 7 years and was a Neighborhoods and Public Safety Co-Chair for Mayor Andy Schor's transition team. I also have owned, *The New Citizens Press* newspaper for almost 18 years. I have seen plenty of changes in the neighborhood and one change that I am NOT pleased about is the purchase of 1141 N. Pine Street (The Superintendent's House) to Mid Michigan Recovery Services.

Attached is a petition from neighbors regarding this proposal, there are over 100 signatures from neighbors and interested parties. Attached is also a letter from Elvin Caldwell and Wendell Hill.

We have also attached a copy of an email from Dayle Benjamin, outlining some of the issues that he has had with Teen Challenge. A copy of the Community Meeting flyer from February 6, 2018, where many expressed their concerns is included along with an article written by the Spartan Newsroom.

This is not about stigma that MMRS keeps mentioning. Our neighborhood already has a **50 BED** substance abuse facility that is around the corner. Teen Challenge has been a part of our neighborhood for quite some time and not without it's challenges. I have also been a victim of harassment and sexual harassment from residents and former residents of Teen Challenge. Some tend to stay close to the neighborhood or have relatives that move into the neighborhood. I have attached an email from Dayle Benjamin.

I want to make it very clear that Walnut Neighborhood only needs ONE substance abused related business. I am not sure where you live but I am sure that you would have an issue with a substance abuse facility being next to your pre-school or middle school. MMRS **will not** be able to let us know if someone has left the program. When people leave the program, it is because they more than likely want to go back to using. This is about having a responsibly balanced neighborhood. We already have new low income and senior housing slated to add more individuals to the neighborhood.

Please do not approve MMRS's request to re-zone of the property.

If you have any further questions, please contact me at 517-282-3961.

Sincerely,



Rina Risper

Stachowiak, Susan

From: Nancy Mahlow <nmahlow2012@gmail.com>
Sent: Tuesday, June 05, 2018 3:44 PM
To: Stachowiak, Susan
Subject: Fwd: Planning and Development 180605

I'm resending this as the first time it came back

----- Forwarded message -----

From: **Nancy Mahlow** <nmahlow2012@gmail.com>
Date: Tue, Jun 5, 2018 at 3:42 PM
Subject: Re: Planning and Development 180605
To: Elvin Caldwell <elvincaldwelljr@gmail.com>
Cc: susan.stachowiak@lansingmi.gov, "Schertzing, Eric" <ESchertzing@ingham.org>, "Lacy, Eric" <elacy@lsj.com>, "Crenshaw, Bryan" <bcrenshaw@ingham.org>, "Paluzzi, Jeanna" <JPaluzzi@ingham.org>, Jessica Robinson <jessicar@mmrsinc.org>, Rebekah Cathey <rcathey@sabis.net>, ttenneriello@sabis.net, elizabeth@twgdev.com, Mark.Lawrence@lansingmi.gov, Samantha Harkins <samantha.harkins@lansingmi.gov>, "Wood, Carol" <Carol.Wood@lansingmi.gov>, "Garza, Jeremy" <Jeremy.garza@lansingmi.gov>, "Hussain, Adam" <adam.hussain@lansingmi.gov>, "Spitzley, Patricia" <patricia.spitzley@lansingmi.gov>, "Washington, Jody" <Jody.Washington@lansingmi.gov>, "Dunbar, Kathie" <Kathie.Dunbar@lansingmi.gov>, "Jackson, Brian T." <BrianT.Jackson@lansingmi.gov>, "Spadafore, Peter" <peter.spadafore@lansingmi.gov>, khope@ingham.org, dlouney@ingham.org, electthomasmorgan@gmail.com, michalj.ruddock@gmail.com, Berl Schwartz <publisher@lansingcitypulse.com>, Kathy Miles <katjam794@gmail.com>, Elaine Womboldt <emwomboldt@comcast.net>, gsaad@sabis.net

I would like to express my concerns about placing this facility on the property and within this neighborhood. No, I do not live in the area but I do support the hard work and dedication the Walnut Neighborhood continues to do.

Why would you even consider putting a rehab facility within a few feet from a school? What kind of message is this sending to the students? I am appalled that you would even consider this. There is a huge development adjacent to this and I'm sure the future residents would not appreciate living near another rehab facility. There is already a 50-bed facility in the area.

I ask that you DO NOT support this and please listen to the residents who are working to keep their area vibrant and safe.

Thank you

Nancy Mahlow, ENO President

On Tue, Jun 5, 2018 at 2:56 PM, Elvin Caldwell <elvincaldwelljr@gmail.com> wrote:
Greetings Susan Stachowiak,

Enclosed are the documents to be added to the record regarding the proposal to rezone the property at 1141 North Pine Street from D-1 Professional to DM-1 Residential.

Sincerely,
Elvin Caldwell Jr.

Please call me if you have any questions please call my cell 810.624.7396

Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249

--
Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249

RECEIVED
MAY 24 2018
PLANNING DIVISION

Dept. of Planning & Neighborhood
Development, City of Lansing

May 22, 2018

Re; Z-4-2018 & SLU-1-2018, 1141 N. Pine St.

Dear Susan Stachowiak:

Please inform the Lansing Planning Board of my opposition to allow another substance abuse treatment facility in the proposed neighborhood.

I realize such facilities are useful and must go somewhere, but since there is already a larger treatment center nearby, this plan smacks of "dumping" on an area instead of spreading the burden. It looks like this neighborhood is being written off to spare more affluent ones. The rate of failure to control addiction is high; drug dealers are likely to gravitate to places with a known concentration of addicts, even ones seeking help.

Therefore, the potential for increased crime climbs as the number of addiction treatment places grows in a single area. Local schools and coming senior housing make tempting crime targets. Spread facilities out (yes, even in affluent neighborhoods) to dilute the risks.

Thank you for your consideration of this matter.

Regards:

Kris Reader

Kris Reader

221 N. Fairview Ave.

Lansing, MI 48912

Elvin Caldwell Jr.
307 N. Sycamore Street
Lansing Michigan 48933

City Of Lansing Planning Office
Department of Planning and Neighborhood Development, Suite D-1
316 N. Capitol Avenue
Lansing, MI 48933-1236

RE: 1141 North Pine Street and MMRS

To Whom it May Concern:

I1. We wish to make you aware of a number of strong objections that we have with regard to the proposal to rezone the property at 1141 North Pine St. from D-1 Professional to DM-1 Residential as well as the special land use permit to allow a 16 – bed inpatient residential substance abuse treatment facility at this location.

I2. I am an immediate neighbor and the School Community Liaison at the Mid-Michigan Leadership Academy. My comments this evening do not represent the academy and are my own and based on conversations with parents neighbors and community members.

I3. We believe that the proposed development will have a serious impact on our livability, land use competitiveness and stewardship of our existing community assets.

I4. Our specific objections are as follows:

B. The proposed development is in direct contrast to the Design Lansing guiding principle of sustainability

B1. Sustainability as stated in the Design Lansing 2012 comprehensive plan is through Regional Collaboration with other governments, jurisdictions and organizations to seek efficiencies and shared benefits.

B2. Not only is our community facing a terrible opioid epidemic, Ingham County is facing an opioid epidemic.

B3. On the Ingham County website the Michigan Syndromic Surveillance System reported in November 2017 opioid related emergency responses more doubled from 2016.

B4. The proposed zoning change and special land use permit could concentrate even more recovery patients in an area dense with liquor stores and illicit-drug activity.

B5. The National Institute on Minority Health and Health Disparities recommends a more comprehensive examination of the synergistic effect of having multiple venue types within a defined geographic area, as well as incorporating a broad range of community perspectives to balance the empirical data with residential experiences. This was not done.

B2- The Proposed development has a detrimental impact on placemaking

B21. Per the Design Lansing 2012 Comprehensive Plan placemaking is define as: enhancing the unique and appealing characteristics of each neighborhood while improving residents' health and the safety and walkability ... creating attractive places that draw people and activity and that honor historic buildings, community assets and human-scale.

B22. We believe that the proposed rezoning proposal and special land use permit is a direct contradiction to Design Lansing's guiding principle placemaking.

B23. The proposed transition of the superintendents' house would demonstrably harm the attractiveness of the amenities already enjoyed by local residents such as the pre-school, elementary school and playground.

B3 - The proposed development is does not align with the Design Lansing economic development and competitiveness guiding principles.

B31. The Lansing Economic Area Partnership's Greater Lansing Next report (2009) points to quality of life and placemaking as keys to attracting the talent needed to grow the new economy businesses (and jobs) that build wealth and prosperity.

B32. The Design Lansing Comprehensive Plan 2012 stresses the significance of the city's obligation to retain residents and attract new ones. "the City must work to preserve strong neighborhoods and to stabilize neighborhoods that are experiencing disinvestment."

B33. The proposed zoning change and special land use permit would drastically affect economic land use competitiveness.

B34. There is already a presence of similar treatment facilities near the proposed development and another could concentrate the recovery needed to serve the region in one particular area, circumventing that community's prospects for economic development, citizen retention, and land use competitiveness.

B35. We believe the proposal to proposal to rezone as well as the special land use permit to allow a 16 – bed inpatient residential substance abuse treatment facility at this location could be detrimental to the quality, character, competitiveness, and amenity value of the area as outlined in the points above.

C1. In conclusion we would also like to request that should the rezoning proposal be moved forward the council consider using its power to enforce codes, agreements, memos of understandings related to the operation thereof.

C2. We would be grateful if the council would take our objections into consideration when deciding this application.

C3. Attached is an article from the Lansing State June 5, 2018

C4. We welcome the opportunity to meet with a representative of the planning department to illustrate our objections.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elvin Caldwell Jr.', with a stylized, cursive script.

Elvin Caldwell Jr.

Lansing State Journal
Tuesday, June 5, 2018



An Indianapolis-based developer has plans to redevelop the former Michigan School for the Blind site into three housing complexes. The 72-unit Walnut Park apartments project is currently under construction. MATTHEW DAE SMITH/LSJ

School for Blind site rebirth ahead of schedule

Former school's 40-acre campus expected to be redeveloped into housing complex by the end of 2019

Eric Lacy Lansing State Journal
USA TODAY NETWORK — MICHIGAN

LANSING — The first phase of an Indianapolis developer's \$24.4 million plan to pump life back into one of the city's largest, most historic parcels of idle land is ahead of schedule.

And in about a month, people interested in living on the former Michigan

School for the Blind's campus can find out if the first \$12 million project, called Walnut Park, suits their needs.

Walnut Park, at Willow and Pine streets, is one of TWG Development's three housing projects aimed to transform the former school's 40-acre campus.

TWG also has plans to redevelop the school's former administration build-

ing, known as The Abigail or "Old Main," and the former high school. The entire campus is expected to be redeveloped by the end of 2019.

"We're looking forward to bringing those buildings back to life," said Elizabeth Heintzleman, TWG's development director. "It's been far too long."

Heintzleman said Monday the company expects to have Walnut Park ready for occupancy by Oct. 1. Starting next month, a management team will

See HOUSING, Page 4A



A housing development called Walnut Park will have 72 multi-family units — 38 two-bedroom, 18 one-bedroom and 18 three-bedroom — and 128 parking spots. Plans call for the \$12 million building to be four stories and 106,500 square feet. TWG DEVELOPMENT

Housing

Continued from Page 1A

accept rental applications at the site.

Walnut Park's address is 645 W. Willow St. The project calls for 64 low income apartments and eight designated by the company as "market rate."

Depending on an applicant's income, the low income rents for Walnut Park will range from \$324 a month for a one-bedroom to \$895 a month for a three-bedroom.

The company's market rate rents are \$725 for a one-bedroom, \$850 for a two-bedroom and \$950 for a three-bedroom.

Masonry crews have been at the site for several weeks. The plan is for Walnut Park to blend in with the brick facades of The Abigail and former high school.

"It's important for us to display the history (of the campus) as much as we can," Heintzleman said.

TWG Development will redevelop The Abigail into 42 units of senior housing and create 62 parking spots. The former high school that faces The Abigail will have 18 units of senior housing and 25 parking spots.

Fond memories

Former students and their teachers still have strong emotional ties to the Michigan School for the Blind, which was established in 1880 at what had been the Michigan Female College.

After the school closed in 1994, the city eventually took control of the property.

Former teacher Nancy Rousse, 78, of

Walnut Park

For Walnut Park leasing information and more about TWG's overall project, call (317) 264-1833 or visit twgdev.com.

Bay City, said she's thrilled to see the school's campus re-purposed.

"It's a historical landmark," Rousse said. "It gave children an opportunity for services that they normally wouldn't have had in their home school districts."

Rousse taught at the school for about two years. She had fond memories of the school's on-campus gymnasium, bowling alley, health center, library and pool.

"It was sort of like a family," Rousse said of the school.

Motown legend Steve Wonder is considered the school's most famous alum.

About three years ago, The Historical Society of Greater Lansing held a walking tour at the campus and was overwhelmed by the response.

At least 50 people who are blind showed up and shared stories about the school's impact on their lives.

Bill Castanier, the historical society's president, said Monday he wishes the stories would've been recorded.

He's excited to see TWG Development keep its promise made more than two years ago.

"All it takes is the restoration of one building to create an atmosphere for the restoration of a whole neighborhood," Castanier said.

Contact Eric Lacy at 517-377-1206 or elacy@lsj.com.

327 W. Kilborn Street
Lansing, MI 48906
June 4, 2018

City of Lansing Planning Office
Department of Planning and Neighborhood Development, Suite D-1
316 N. Capitol Avenue
Lansing, MI 48933-1236

1141 N. Pine Street and MMRS

To whom it may concern:

It is time for the City of Lansing to take a hard look at what we are agreeing to rezone in our neighborhoods.

We already have Teen Challenge and you are considering rezoning a building that is next to a preschool and a middle school.

Possibly take a look at some other neighborhoods so that ours is not saturated with recovering addicts. As a neighborhood, we are looking for something good to happen. Adding 16 more beds in a 24-hour facility is not right.

Please do not rezone the property. For once the neighbors opinions should matter.

Sincerely,

A handwritten signature in black ink that reads "Wendell Z. Hill". The signature is written in a cursive, flowing style with a large, prominent "W" and a long, sweeping "H".

COMMUNITY MEETING 4-5:30PM FEB. 6

*MSB Superintendent house is being
sold to MMRS to offer men's
residential drug treatment program
near school and head start.*

Former Michigan School for the Blind Campus

730 West Maple - MMLA Gymnasium



Please join us for an informational meeting on the proposed transition of the superintendents house to men's treatment facility.

Representatives from Mid-Michigan Recovery Services, Ingham County Commissioners, Lansing City Council and the Ingham County Land Bank will be present.

Spartan Newsroom | (<http://news.jrn.msu.edu/2018/04/war-on-opioids-effects-local-community/>)

ARTICLE

War on opioids affects local community

By  Katie Birecki  April 18, 2018

The opioid crisis has impacted communities across the nation, and Lansing is no exception. Walnut Neighborhood, located between Old Town and downtown Lansing, is currently struggling with an incoming drug rehabilitation facility proposed in their community.

With a lot of turn-of-the-century homes, this neighborhood was part of the original plat of designed homes for Lansing. This is also where the former Michigan School for the Blind campus is located. A house on that land, known as the Superintendent's house, is where the proposed drug rehabilitation facility is going to be.

However, there is already an all-male drug rehabilitation facility, called Teen Challenge, within a two-minute walking distance of the proposed center. There is also a K-8 charter school, preschool and low-income housing all within the same block.



Residents of Walnut neighborhood are concerned about the effect the rehabilitation center will have on the community.

"When I found out I was totally mortified and I said, 'No way. No way in the world. You have one around the corner,'" said Rina Risper, a Walnut neighborhood resident.

Risper has been very vocal about the issue, creating a petition for people against this situation, and has so far reached over 30 signatures. Her main concern is her fellow neighbors that live within the vicinity of the proposed drug rehabilitation facility. She said she's personally had a lot of encounters with the men that lived at Teen Challenge.

"I find it very concerning for a lot of the single females that live in the area due to experiences that I've had just over the last five years," said Risper. "I had someone come to the door and solicit for sexual favors. Overall, I've had about six strange occurrences with someone who formerly lived at Teen Challenge."

This new facility will be housed by the Mid-Michigan Recovery Services (MMRS), a program that has been within Michigan since the 1950s. MMRS is an accredited program through the American Society of Addiction Medicine and the Commission on Accreditation of Rehabilitation Facilities, and has helped members in the community with services like transitional men's housing.

While MMRS has been satisfied with the current men's housing location, the organization wanted room to expand. Executive Director Jessica Lamson said the interest in the Superintendent's house began about a year ago.

"We had been talking for quite some time about how our men's program, the facility it's housed in, is sufficient, but for many reasons it's not very home-like," said Lamson. "So for a lot of reasons, we just decided that it would be better to grow into something that was more sufficient."

Lamson said one of the MMRS board members is also a real estate agent that introduced the property to the organization.

"It is the perfect size, we loved the fact that it has that historic nature to it, as our own program has a historic nature to it," said Lamson. "We began to explore the opportunity and, quite frankly, it was also being sold by the Land Bank, which made it affordable."

The Ingham County Land Bank, the owner of the property currently, bought the land from the Lansing Housing Commission in 2008. Ingham County Treasurer and Land Bank Chairman Eric Schertzing said the Land Bank put in approximately \$175,000 to \$200,000 in the property because they believed in the area.

"A buyer came later in 2009 and purchased the property," said Schertzing. "We ended up getting the property back in a bankruptcy in 2015."

After the bankruptcy, finding a buyer for the property was no easy feat.

"We've got several hundred thousand dollars in that property, and we were trying to sell that building for two years," said Schertzing. "I personally talked to newspaper publishers and folks that were involved in art galleries, retail shops, law firms, trade associations and we've done all sorts of things to try to sell it."

When MMRS showed an interest in purchasing the property, an email was sent out to inform residents. Dale Schrader, a 20 year resident of Walnut neighborhood, said he received an email in September from Mid-Michigan Recovery Services.

"It didn't really mention that it was the Superintendent's house, it only gave the address," Schrader said. "I didn't put together in my mind what house it was, and at that time we really didn't realize the scope of what was going on."

Lamson said the difference between MMRS and Lansing Teen Challenge is the accreditation aspect.

"Having a program that serves people who are addicted is not necessarily the same thing as drug rehabilitation," said Lamson. "We were aware that Teen Challenge was in the area, but it is not a certified or licensed drug treatment facility. It would be looking at a whole different type of program and saying we're doing the same thing, and we're not."

A national crisis

Within recent years, the opioid epidemic in America has increased to record levels. According to the Centers for Disease Control and Prevention, over 64,000 people died from opioid overdoses in 2016. This is compared to 41,000 people that died from breast cancer in 2017.

Ingham County Health Officer Linda Vail says the number of opioid cases in Ingham County has quadrupled in the last 10 years.

"In 2006 I had about 8 overdose cases and in 2016 I had 77," said Vail. "We do have a problem here in Ingham County, as does the rest of the country."

Vail and the Ingham County Health Department record demographics every year of the growing number of opioid deaths in the county. In 2017, 41 people died a drug-related death. Overall, a total of 48 deaths were recorded in the county, making opioid deaths over half of the reported deaths.

Reported Deaths

Deaths by Opioid Type

President Donald Trump is proposing a three pillar plan to reduce the amount of opioid deaths in the nation. According to NPR, Trump's plan includes cutting back on overprescription of opioids, creating a harsher sentence for drug traffickers, and establish more treatment and recovery support services for those who have an addiction.

Residents' concerns are heard by District 4 Commissioner and Ingham County Land Bank board member Bryan Crenshaw, who said he took the Walnut neighborhood residents' concerns to heart.

"I've been very vocally against this organization going in to the house because of the neighborhood and what's surrounding it," said Crenshaw. "There's an elementary school, there's a child care facility that's right next door, and I don't think that's the right place for an organization like this to be settled in this neighborhood."

The K-8 charter school located nearby, Mid-Michigan Leadership Academy, has run into communication issues with both the Land Bank and MMRS. School Community Liaison Elvin Caldwell Jr. said he found out about MMRS moving in during a historic building preservation meeting. Caldwell said his concerns about the safety of his school seemed to go unnoticed by MMRS.

“When you’re in a unique situation in a unique environment, you need to have room for unique procedures and protocols,” said Caldwell. “That conversation kind of got dismissed from the top of MMRS’ organization, so that even furthered our concern.”

Lamson said there have been meetings with the community, but attendance was lacking.

“We’ve had two different meetings with community stakeholders, but not many community members showed up,” said Lamson. “We’re certainly still willing to meet with any community members who are concerned.”

The only thing that has not been settled as of now is the zoning permits of the property. MMRS plans to have a 14-bed facility, but the Superintendent’s house is currently zoned for 6 beds. Right now, all residents and Mid-Michigan Leadership Academy can do is wait to see what the Land Bank and MMRS will do about this issue.

“The initial problem was, and still is, that the neighborhood was not originally included in the conversation,” said Risper. “I do support drug rehab facilities, but there has to be a balance.”

From: DayleBenjamin@aol.com
Subject: Re: MMRS and their rezoning request
Date: May 21, 2018 at 10:18 PM
To: rinarisper.tncp@gmail.com

I'm writing in support of not moving in another rehab center as the group known as Teen Challenge as certainly been just that a Challenge.

I live on Chestnut St. and my back and side yard directly connect to the Teen Challenge center. Over my ten years of dealing with them as neighbors they have had noise issues, stacks of wood and other items that have damaged our privacy fence between our properties, jumping into my yard after stray balls often times breaking the wooden privacy fence. The last "temp" fix is made up of ugly painted wood which was suppose to be replaced with the actual fence slates more than three or four years ago. You call and only get lip service. You can never talk to anyone in charge.

The old cars and vans that set along the fence facing Chestnut only created homes for wildlife to live under and served as a visual block. I was on my sidewalk one afternoon and witnessed a Teen Challenge member buying drugs from a teen on a bike. When I called the center they claimed to see no one with that color shirt on. I've also been approached by their "students" to buy liquor for them.

My fence today still has a lean from items placed against it and many portions of my fence are left broken. They pile junk up behind their manicured building that is unpleasant for those of us who's backyards face it.

They are not good neighbors and I would not support another treatment center in the neighborhood especially so close to liquor stores.

Dayle Benjamin
Edmore Park Neighborhood Association President
Old Lansing Neighborhood Watch Coordinator

-----Original Message-----

From: Rina Risper <rinarisper.tncp@gmail.com>
To: Rina N Risper <rinarisper.tncp@gmail.com>; Jackson, Brian T. <BrianT.Jackson@lansingmi.gov>
Sent: Wed, May 16, 2018 12:23 am
Subject: MMRS and their rezoning request

We are looking for letters to be sent regarding this issue. As you know, we already have a 50 bed substance abuse facility in our neighborhood. We are not against rehabilitation but our neighborhood has had enough. If we allow this to happen, I am afraid it will be more disastrous for our neighborhood. People are already moving out. This notice was provided to me from an individual and I have not received anything from the city as of yet.

Rina Risper

CITY OF LANSING
NOTICE OF PUBLIC HEARINGS
Z-4-2018 & SLU-1-2018, 1141 N. Pine Street

Rezoning from "D-1" Professional Office District to "DM-1" Residential District

The Lansing Planning Board will hold public hearings on Tuesday, June 5, 2018, at 6:30 p.m., Neighborhood Empowerment Center Conference Room, 600 W. Maple Street (Corner of W. Maple and N. Pine Streets) to consider **Z-4-2018 & SLU-1-2018**. Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from "D-1" Professional Office District to "DM-1" Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location.

If you are interested in these matters, please attend the public hearings or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Tuesday, June 5, 2018 at the City of Lansing Planning Office, Department of Planning and Neighborhood Development, Suite D-1, 316 N. Capitol Ave., Lansing, MI 48933-1236. For more information about Z-4-2018 & SLU-1-2018, call Susan Stachowiak at 517-483-4085.

Rina Risper
President & Publisher,
The New Citizens Press

www.tncp.net
517-372-8466



Verify a License or Registration

Name and Address

Name: DIMENSIONS OF LIFE INC

Address: 510 W Willow, Lansing, MI 48906

Profession and License/Registration Information

Profession: Health Systems Facilities

Type: Substance Abuse

Permanent ID #

SA0330229

Status

Closed

Issue Date

Expiration Date

Specialty Type

CAIT

Outpatient

Residential

Issue Date

10/01/1998

10/01/1998

02/01/1999

Expiration Date

09/30/1999

09/30/1999

09/30/1999

[Back to Search \(/VAL/License/Search\)](/VAL/License/Search)

Disclaimer: Licensing and registration records are made available on this website by LARA to provide immediate access to information for the convenience of interested persons. This information is updated once a day. It is the practice of LARA to obtain and verify information from the original source. All users have the responsibility to determine whether information obtained from this site is still accurate, current, and complete. LARA assumes no responsibility for any errors or omissions, or for the use of information obtained from this site.

The Disciplinary Action section shows if a licensee/registrant currently has an open formal complaint and a listing of any final disciplinary action after January 1, 2005. The date of compliance may not be listed for disciplinary actions occurring prior to January 1, 2005.

Disciplinary documents are posted to the Documents section as required by Section 333.16216(6) of the Public Health Code. Final administrative disciplinary action is subject to judicial review.

NOTE: EMS PERSONNEL ARE NOT LICENSED BY LARA BUREAU OF PROFESSIONAL LICENSING. PLEASE VISIT THE DHHS PERSONNEL LICENSURE AND EDUCATION REQUIREMENTS PAGE (http://www.michigan.gov/mdhhs/0,5885,7-339-73970_5093_28508-47472--,00.html) TO VERIFY A LICENSE FOR EMS PERSONNEL.

June 5, 2018

To Whom It May Concern,

It has come to our attention that a drug rehabilitation facility wants to move into our Walnut neighborhood. We are new to this neighborhood and purchased a home here in the fall of 2017. We love this neighborhood so far and was disappointed to hear that in addition to the Teen Challenge facility already located within our small neighborhood there is now an additional proposal for an additional facility for drug addicts.

While I have worked for years with this population and have a tolerance for all people, I would like to explain to you my concern and absolute disagreement with moving another facility here. I have been married before to an opioid addict. What I learned in that relationship is very important for people to know here, if they think that this is a promising idea.

Opioid addicts do not hold down jobs. They can't. They can't focus on anything other than the next fix. But the next fix costs money and if you aren't working a job, where will you get that money? You steal. Who do you steal from? Anyone who has anything you want. That includes, family, neighbors, businesses. It doesn't matter if the next fix is on its way.

If you don't have a job, what do you do with yourself all day? You roam. You walk from here to there. While the rest of us are at work the addicts just walk around checking out their surroundings. While I don't disagree that walking around could be a beneficial thing, I do not feel that in this case it is.

I have heard that the facility is an at will facility. There is not to be a lockdown, which means that people will be free to roam whenever they want, for whatever reason they want. Knowing that the people are more than likely not going to be there of their own volition, and that they will not be locked down is quite concerning both from a physical perspective but also as a property perspective.

We bought a house here because we believed we could help to restore this neighborhood to a beautiful family neighborhood once again. And we intend to continue to do this. However, one rehab facility for the size of our neighborhood is plenty and 2 will tip it in the direction of being a "drug rehab" neighborhood rather than a family friendly neighborhood.

All people deserve a second chance, but they deserve to go to Teen Challenge or to go to another facility in another neighborhood. We need businesses that will support the common working family that resides on these streets, not business that give nothing in return to the direct residents.

I am opposed to this proposition.

Ginger Vincent
1009 N. Walnut Street
Lansing, MI 48906
Gingerkvincent@gmail.com
989-413-1988

MSHN

Mid-State Health Network

May 22, 2018

Community Mental
Health Provider
Network

Bay Arenac
Behavioral Health

CMH of
Clinton, Eaton, Ingham
Counties

CMH for Central Michigan

Graiot Integrated Health
Network

Huron Behavioral Health

Ionia County CMH

LifeWays CMH

Montcalm Care Network

Newaygo County
Mental Health Center

Saginaw County CMH

Shiawassee Health &
Wellness

Tuscola Behavioral
Health Systems

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Vice-Chairperson

Kurt Peasley
Secretary

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

Dear Ms. Stachowiak,

I am writing in support of Mid-Michigan Recovery Services' (MMRS) application for rezoning and special use permit for a property location at 1141 N. Pine Street, Lansing, MI.

Mid-State Health Network (MSHN) is one of ten Michigan Pre-Paid Inpatient Health Plans (PIHPs). MSHN is responsible for the administration, funding and evaluation of a broad range of Medicaid specialty behavioral health services and supports, including substance use prevention and treatment. MSHN currently provides funding for services to about 50,000 Michigan citizens each year across its' network of 12 Community Mental Health Services Programs and more than 100 substance abuse prevention and treatment providers across the twenty-one-county region for which it is responsible.

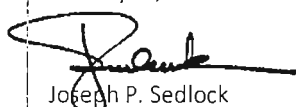
MMRS has been providing addiction treatment services to the community of Lansing for over 60 years and is currently a MSHN network-paneled provider in good standing.

Over the past few years, MMRS has shown innovation and a willingness to implement new programming to meet the needs of under-served groups of individuals such as refugees, minorities, and the LGBTQ community. MMRS uses a strengths-based approach to treatment and focuses on a recovery oriented system of care by promoting and encouraging individuals served to participate in community based services and supports and promoting engagement with peer recovery coaches. Additionally, MMRS is engaged with local sobriety and drug treatment courts to support the needs of community members participating in treatment court programs aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

The MMRS leadership team shows consistent dedication toward meeting Federal, State, and Regional standards in the treatment and prevention of substance use disorders. MMRS staff members continuously display a high level of professionalism in their interactions with MSHN, with demonstrated emphasis on staff professional development.

On behalf of Mid-State Health Network, please accept this letter of support for MMRS's commitment to improvements and expansion of services while breaking down the stigma that comes with addiction as members of the community in long term recovery are among our neighbors and co-workers.

Thank you,



Joseph P. Sedlock
Chief Executive Officer
Mid-State Health Network

cc. Jessica Lamson, Executive Director, MMRS; Dani Meier, Chief Clinical Officer, Mid-State Health Network

June 3, 2018

Taylor Swan
606 East Greenlawn Ave
Lansing, MI 48910

Ms. Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capital Ave., Suite D-1
Lansing, MI 48933-1236

Re: Z-4-2018& SLU-1-2018, 1141 N. Pine Street

Dear Ms. Stachowiak:

Please accept this letter in support of the Rezoning of the Property at 1141 N. Pine Street, Lansing, MI from "D-1" Professional Office District to "DM-1" Residential District. Also, the applicant's request for a Special Land Use Permit to allow a 16 Bed. inpatient, residential, substance abuse treatment facility in the building at this location.

I believe that the work done at this organization's residential treatment center is a critical service provided in our community. This work saves lives and renews and strengthens recovering individuals so that they may become useful members of their families and their communities once again.

I say this from my personal experience as a former client in the Holden House. Since my stay in this facility, I have served as a board member of this organization and as an active volunteer, because as a client, I was given the tools to have maintained continuous sobriety in 2001.

To allow this organization to expand their services, by adding beds for residential treatment, will allow additional men to be given an opportunity to change their lives and the lives of their families that are affected by the disease of addiction.

Please feel free to call me at 517-488-9940, if I may provide additional information regarding my support.

Sincerely

Taylor Swan

Stachowiak, Susan

From: Terianne Parks <teriannep@MMRSinc.org>
Sent: Tuesday, June 05, 2018 4:55 PM
To: Stachowiak, Susan
Cc: Jessica Lamson
Subject: Rezoning 1141 N. Pine St. Lansing 48915

To Whom it may concern,

As a lifelong resident of Lansing Michigan, I believe the rezoning of the property at 1141 N. Pine St Lansing 48915 is a positive addition to our city. The Holden House addition can only enhance the safety of our city as this type of work also increases the health of residents in and around our Capital City in treating those suffering the disease of addiction.

In researching the few opinions opposing this rezoning, it appears that many of the fears are based on circumstances that have occurred by a somewhat similar type of organization.

As an Alumn of the Glass House, which is also an MMRS residential treatment center within the City of Lansing, I can tell the Board with a certainty that these centers are very professionally run. MMRS has a strong program that prides itself in the health, safety and welfare of not only its clients, also the surrounding area and neighbors.

Removing the stigma of addicts being dirty, homeless, dangerous criminals is yet one of many issues MMRS intends on making the public aware of. Addicts are from every class and population of people, do not be deceived.

I again support wholeheartedly the rezoning of the property at 1141 N. Pine St. Lansing 48915 to allow the Holden House to move into that space. Let's give Lansing the space for Mid-Michigan Recovery Services to continue their good work in our great city.
Thank you for your consideration.

Teri Parks
429 S. Chestnut St. Apt. C
Lansing, MI 48933
[Get Outlook for Android](#)

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

It is with great passion that I am submitting this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

Substance use disorder is a disease. Recovery is a choice. Every day the public interacts with those in the midst of their battle with substance use disorder and they likely do not even notice. What is more alarming is that it is not until individuals are bravely making steps towards recovery, that they are receiving maltreatment.

Some of those who are against this rezoning have argued that recovery houses should be spread out in other communities, such as the Westside, East Lansing or Okemos. That is not the personal burden of MMRS. If the government provided funding to allow them to afford different neighborhoods, I'm certain those communities would be considered as well.

There is the argument that there are existing treatment facilities in the neighborhood, so they do not need another. Sadly, there are people who say those same things about minorities and other people of color. How would we respond if we were told, we already have black families in the neighborhood, can't you move somewhere else? (I am a woman of color.) It would not be acceptable.

It is important not to minimize their concerns of having prior negative experiences. However, is that the message we would like to perpetuate going forward? If a white person was rude to me, should I safely assume that all white people are rude and therefore should avoid them? I would say not.

One might argue that these are different categories but I'd venture to say, at the end of the day, they are all PEOPLE.

I am a long time Ingham County homeowner and resident who practices in both treatment and prevention of substance use disorder and I can honestly say, I would not have qualms about a recovery home in my community.

Let's be part of the solution. Let us reduce the stigma associated with the disease of substance use disorder. Let's support those who are choosing recovery. Let us educate the community and assuage fears.

I am proud to have an organization such as MMRS in the community. MMRS has consistently shown innovation in implementing new programming to meet the needs of under-served groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based

supports and demonstrating strong engagement with community recovery resources.

I personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Melea T Bullock, MA, MS, LLPC
Certified Prevention Specialist
beltonme@gmail.com
313-399-8267

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

Please accept this this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

As we work diligently throughout the Ingham County to reduce stigma and support populations that have been traditionally marginalized, re-zoning this property will be another step in a positive direction.

MMRS has consistently shown innovation in implementing new programming to meet the needs of underserved groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based supports and demonstrating strong engagement with community recovery resources.

We personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,

Ingham Substance Awareness and Prevention Coalition



Stachowiak, Susan

From: Nick Holcman <nickh@MMRSinc.org>
Sent: Tuesday, June 05, 2018 12:04 PM
To: Stachowiak, Susan
Subject: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

To Whom it May Concern,

Please accept this this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

I serve as the Intake Specialist at Mid-Michigan Recovery Services, and I have the first-hand experience of seeing the need for treatment services by members of our community. Allowing the expansion of Holden House will not only benefit individuals battling a substance use disorder, but also the community as a whole as we show them that **recovery is possible**.

MMRS has consistently shown innovation in implementing new programming to meet the needs of under-served groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based supports and demonstrating strong engagement with community recovery resources.

I personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,
Nick Holcman, LLBSW



Nicholas Holcman, LLBSW
Intake Specialist

Phone: (517) 887-0226 ext. 116
Fax: (517) 887-8121
Email: nickh@mmrsinc.org
Website: MMRSinc.org

Affiliate of Facing Addiction with National Council on Alcoholism and Drug Dependence

FACEBOOK: www.facebook.com/MidMichiganRecoveryServices **TWITTER:** [@Mid_MI_Recovery](https://twitter.com/Mid_MI_Recovery)

The information in this electronic message is privileged or confidential information intended only for the use of the individual or entity named above. It may be protected under Federal Law. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is neither allowed nor intended. If you have received this communication in error, please immediately notify us by telephone at the number above and return the original message to us at the address referenced above. Thank you.

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

Please accept this this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

The use of a residence for a recovery home is an asset to any community. People in recovery from substance use disorder are not just "addicts". People living in recovery homes are there to better their lives. They are there to learn skills that will help them in both their jobs and in their personal lives.

MMRS has consistently shown innovation in implementing new programming to meet the needs of underserved groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based supports and demonstrating strong engagement with community recovery resources.

I personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,

Maureen Smith, Lansing Resident



PO Box 80742
Lansing, MI 48908
517-292-2940

MEMBERS

AARP
Advent House Ministries
Allen Neighborhood Center
Child and Family Charities
City of Lansing,
HRCS Department
City of Lansing,
Planning and Development
City Rescue Mission of Lansing
Clinton, Eaton & Ingham -
Community Mental Health
The Davies Project
EagleVision
EVE Inc.
Haven House
Helping Women Period
Homeless Angels
Lansing Area Aids Network
Lansing Housing Commission
Lansing School District
Legal Services of South
Central Michigan
Loaves and Fishes
Mid-Michigan Recovery
Services Inc.
Northwest Initiative
One Church One Family
Salvation Army
St. Vincent De Paul
Thrift Store
Volunteers of America
Wellness Inx.

BOARD MEMBERS

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Jessica Lamson, Vice Chair
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Katrina Urista, Treasurer
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Meaghan Redd, Adm. Coordinator

Susan Cancro,
Advent House

Jenny Leaf,
Loaves and Fishes

Jennifer McMahon,
Child and Family Charities

Cindi Borgman,
CEI - Community Mental Health

Erin Roberts,
EVE Inc

Mark Criss,
City Rescue Mission

Rose Taphouse,
Lansing School District

Delores Witherspoon,
City of Lansing

Su A'lyn Holbrook,
MI Dept. of Health and Human Svcs.

Joel Murr,
Ingham County Health Dept.

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

On behalf of the Membership of the Greater Lansing Homeless Resolution Network (GLHRN), please accept this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

With our growing membership of more than 25 agencies, we devote our time and talents to the goal of ending homelessness in the Capital Area. This includes working to value every community member as worthwhile of respect, care and support, especially at his or her most vulnerable. MMRS has taken an active leadership role in that effort; assisting community members to make the choice to seek recovery from substance use disorders and access appropriate safe shelter and treatment. They have lead efforts to ensure collaboration with our many members as we work toward ending homelessness while remaining focused on ensuring that every community member experiencing substance use disorders and/or chronic mental health disorders is provided individualized care. As one of the programs serving these sheltering efforts, their Holden House program has been one of the few programs that receive financial support through the collaborative funding efforts of the GLHRN, which is a clear demonstration of our belief in and support of their work.

MMRS has consistently shown innovation in implementing new programming to meet the needs of under-served groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care by promoting and encouraging participation in community-based supports and promoting engagement with community recovery resources. Additionally, MMRS actively works with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon Dade", written over a horizontal line.

Sharon Dade
Chair

**FROM THE DESK OF
THERESA B. CLEMONS**

3132 Plymouth Drive
Lansing, MI 48910

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street
Lansing, MI 48915

Dear Ms. Stachowiak,

My name is Theresa Clemons and I am writing to you regarding the proposed purchase and re-zoning for special use permit of property 1141 N. Pine Street, Lansing MI 48915, for the use of a residential treatment center "Holden House" by Mid-Michigan Recovery Services.

It is my understanding that The Walnut Neighborhood Association has some concerns with having a residential treatment facility in the Walnut neighborhood. Being a prior Walnut neighborhood member, where I lived at 324 W. Oakland Avenue, Lansing MI 48906 from 1998-2002 (right on the corner of Walnut and Oakland) I feel I have the right to have my testimony heard.

I raised my family of two young children at this address for four (4) years, where my oldest daughter attended Emanuel First Lutheran School located in the neighborhood and we participated in many events and community meetings. I do understand the importance of the continued up-keep of a safe and family-oriented neighborhood environment.

I also am a person of long-term recovery and myself and my current fiancé did participate in Mid-Michigan Recovery Services residential treatment facilities. My fiancé was a client of The Holden House and I a client of The Glass House (woman's house) from June 2013 to September 2013. Mid-Michigan Recovery Services and the resources and care that they provided literally saved our lives! Individually we gained the tools necessary

to live in recovery from addiction and rebuild our bodies in a whole both spiritually, mentally and physically. MMRS and the services they provided while in residential treatment and the after care provided was a key element to allow to rebuild our families and re-join the community as healthy, law abiding and contributing citizens.

Now even five (5) years later, we both are on a continued positive track in begin of service to others who suffer from the horrible, debilitating disease of addiction. However, this was only possible because we entered residential treatment. It is places such as The Holden House and The Glass House that continually save people's lives.

Also, as a prior Walnut neighborhood community member I would like to personally state that while raising my children in the neighborhood I wish we would have had a program so close such as The Holden House to allow others in my neighborhood and their families such resources for well-being and health.

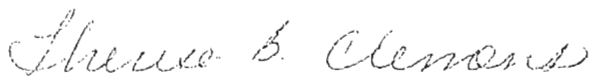
The location of 1141 N. Pine is a perfect location for such a wonderful facility and it would add such benefit to the neighborhood. This would promote the fact that The Walnut Neighborhood Association and the City of Lansing truly cares for the community members and continually supports recovery in Lansing.

I am unable to make the meet today, due to a prior engagement. However, I wanted to take time to write to you on an issue of such importance.

I have complete faith in The City of Lansing and The Walnut Neighborhood Association will make the right decision for this community in supporting Mid-Michigan Recovery Services purchase and re-zoning of the property for use of residential treatment.

Should you wish to discuss my testimony of the services I used through MMRS and my time as client or should you have any additional questions I may be reached at (517) 489-8108.

Warmest regards,

A handwritten signature in cursive script that reads "Theresa B. Clemons".

Theresa B. Clemons

Phone: 517.489-8108

Fax: 517.913.6052

Email: theresabclemons@gmail.com

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

Please accept this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

Over the past few years, I have developed an amazing professional relationship with Mid-Michigan Recovery Services. I remember working with previous MMRS Executive Director, Patricia Wheeler, and how she was so involved with the mission of advocacy and recovery. I remember Patricia serving on numerous Boards within the Lansing Region including Capital Area Project VOX, Power of We Consortium, and Greater Lansing Homeless Resolution Network.

After Patricia's unfortunate passing, it has been truly remarkable to witness Jessica Lamson's leadership within the organization and how passionate she is about their mission. Per a Lansing State Journal article published by Christopher Haxel on March 20, 2017, drug overdoses were the leading cause of unnatural death in 2016 in Ingham County. Drug overdose related deaths killed more people than suicides, homicides and vehicle crashes combined, according to records from the Ingham County Medical Examiner's Office.

To reduce the above statistic, it is important that we provide the means necessary for MMRS to promote their mission of advocacy and education regarding addiction, substance use disorders and the effects of homelessness on community members with chronic mental health disorders. The residential treatment facility at 1141 N. Pine Street will provide as an excellent location and will include the necessary amenities for those seeking help in their journey back to health and safety.

With the addition of a new Residential Treatment program and with Jessica Lamson's strong commitment and dedication to the mission of MMRS, I am confident that we will reduce the number of drug-related deaths in not just Lansing but throughout the State of Michigan. I am in strong support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

Sincerely,



Daniel J. Wilkinson
Delta Township Resident

12
9

TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

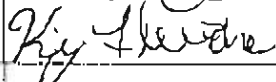
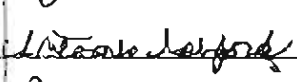
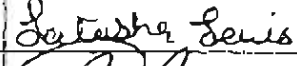
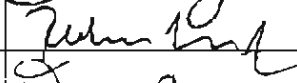
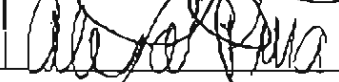
Petition summary and background	MID MICHIGAN RECOVERY SERVICES (MMRS) IS SLATED TO PURCHASE THE SUPERINTENDENT'S HOUSE LOCATED AT 1141 N. PINE STREET. THIS NEIGHBORHOOD DOES NOT NEED ANOTHER REHABILITATION FACILITY.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now STOP the purchase of this piece of property to MMRS. Ingham County Land Bank officials should have done a better job of choosing a location for a rehabilitation center and did not do the property study to see if another rehabilitation facility would be a good fit for Walnut Neighborhood. Since it is also situated on the former School of the Blind Campus and situated very close to a pre-school and is also on the same campus as the middle school Mid Michigan Leadership Academy. Teen Challenge a 40 bed facility is located at 510 Willow Street. MMRS would like to make the building into a 14 bed facility. WE SAY NO TO MMRS.

Printed Name	Signature	Address	Comment	Date
Malvin U. Brown	Malvin U. Brown	391 E. Edgewood apt 5th	There is already one in the neighborhood.	3/23/18
Ryan McDaniels	Ryan McDaniels	427 W. Grand river	We have too many problems in the area already.	3/25/18
Stephanie Flannery	Stephanie Flannery	305 Grand river	We need jobs	3/25/18
Kim Trice	Kim Trice	1119 Leslie St	We need more jobs NOT Rehab centers	3/25/18
Alex Bodiford	Alex Bodiford	2101 Tulane Dr		3/25/18
Echa Waller	Echa Waller	527 Maple Street		3-29-18
Aisha Green	Aisha Green	30 pine		3-29-18
Kelly Fountain	Kelly Fountain	313 W. Grand River	Daughter goes to school at mmrA	3-29-18
Darcy Perkins	Darcy Perkins	921 N. Walnut	Have 4 kids that go to mmrA	3-29-18
Cleveland Blunt	Cleveland Blunt	3020 Stratton Ave	Community already has Rehab facility	3/29/18

not in city

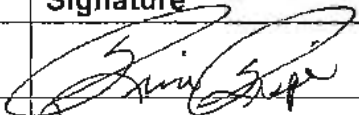
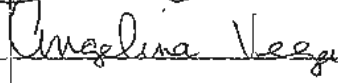
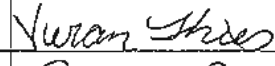
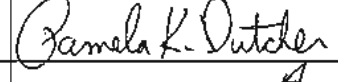
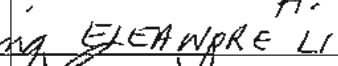
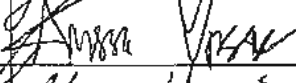
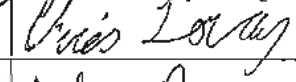
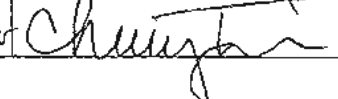
TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

Petition summary and background	MID MICHIGAN RECOVERY SERVICES (MMRS) IS SLATED TO PURCHASE THE SUPERINTENDENT'S HOUSE LOCATED AT 1141 N. PINE STREET. THIS NEIGHBORHOOD DOES NOT NEED ANOTHER REHABILITATION FACILITY.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now STOP the purchase of this piece of property to MMRS. Ingham County Land Bank officials should have done a better job of choosing a location for a rehabilitation center and did not do the property study to see if another rehabilitation facility would be a good fit for Walnut Neighborhood. Since it is also situated on the former School of the Blind Campus and situated very close to a pre-school and is also on the same campus as the middle school Mid Michigan Leadership Academy Teen Challenge a 40 bed facility is located at 510 Willow Street. MMRS would like to make the building into a 14 bed facility. WE SAY NO TO MMRS.

Printed Name	Signature	Address	Comment	Date
Erin Miller		933 North Pine		6-4-18 ✓
Candis Fletcher		615 MORIES RIVER DR		6-4-18 ✓
Kimberly Fletcher		933. N Pine		6-4-18 ✓
Anthony Johnson		433. N. P. ne		6-4-18 ✓
Lanisha Williams		933. N. Pine		6-4-18 ✓
Rou Ferguson		401 S WASHINGTON		6/4/18 ✓
Anthony Ramos		318 G RIVERG		6/4/20 ✓
Richard Lewis		5811 Cabrens Dr	Delta	6-4-18 ✓
Darius Cunningham		Lansing		
Angela LEE-Stevenson		320 PARKWEST CT	Delta	6-4-18 ✓
Alexa Prusa		730 maple		6-4-18 ✓

TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

Petition summary and background	MID MICHIGAN RECOVERY SERVICES (MMRS) IS SLATED TO PURCHASE THE SUPERINTENDENT'S HOUSE LOCATED AT 1141 N. PINE STREET. THIS NEIGHBORHOOD DOES NOT NEED ANOTHER REHABILITATION FACILITY.
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Printed Name	Signature	Address	Comment	Date
Rina Risper		503 W Grand River	We should be notified and hold a public meeting	3/24/18 ✓
Angelina Vega		1208 N. Chestnut st	We have one in the neighborhood already. 2 is too many. we need something for kids/family	3/24/18 ✓
Vivian Thies		428 W. Grand River	NOT NOTIFIED ON THE ISSUE	3/24/18 ✓
Pamela K. Dutcher		504 W. Grand River, Lansing 48906	We have enough issues with drug in our neighborhood	3/24/18 ✓
* Eleanor A. Ling		525 W. CESAR E. CHAVEZ 48906	I AM AGAINST THIS! CALL ME	3/24/18 ✓
Anissa Risper		503 W. Grand River Ave		3/24/18 ✓
Chris Loring		305 W. Grand River Ave		3/24/18 ✓
Monica Baptiste		305 W. Grand River Ave		3/24/18 ✓
Petrice Clarke		305 W. Grand River		3/24/18 ✓
Elisa Rico		305 W Grand River		3-24-18 ✓
Chevy Taylor		1136 W Kalamazoo		3-24-18 ✓

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Printed Name	Signature	Address	Comment	Date
T. Franey Hanchett	[Signature]	416 W. Grand R. #1	We Say NO	3-23-18
Colinda [unclear]	[Signature]	412 W Grand River		3/25/18
[unclear]	[Signature]	412 W Grand River		3/25/18
[unclear]	[Signature]	41 W Grand River		3/25/18
S. Nally	[Signature]	326 W. Grand River		4/5/18
J. Salecki	[Signature]	423 Grand river	HELL NO	4-5-18
Josh Johnson	[Signature]	423 Grand river	NO	4-5-18
[unclear]	[Signature]	407 W Grand River	NO	4-5-18
[unclear]	[Signature]	1203 N. Walnut		4/5/18
[unclear]	[Signature]	1216 N. Chestnut		4/5/18
Douglas Weadle	Douglas Weadle	1216 N. Chestnut Apt 1	NO	4/5/18

TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

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Printed Name	Signature	Address	Comment	Date
MARK REED	<i>Mark Reed</i>	1214 th 2 N. Chestnut	LANSING, MI. 48906	4-5-18 ✓
Tom K. BIAKON	<i>Tom BIAKON</i>	500 W. HOLLYWOOD RD	LANSING 48910	4-5-18 ✓
Jermaine Smith	<i>Jermaine Smith</i>	1012 N. Pine	LANSING 48906	4-5-18 ✓
Jerome McMillan	<i>Jerome McMillan</i>	924 N. Pine St.	LANSING, MI. 48906	4-5-18 ✓
Michael Forblene	<i>Michael Forblene</i>	6168 BANCROFT	BANCROFT, MI. 48906	4-5-18 ✓
William Ayote	<i>William Ayote</i>	407 W. Grand River	LANSING MI 48906	4-5-18 ✓
JOE L. MCGEE	<i>Joe L. McGee</i>	420 W. HAND	LANSING MI. 48906	4-5-18 ✓
James Robson	<i>James Robson</i>	500 W. Grand River Ave	LANSING, MI 48906	4-5-18 ✓
Carolyn Benjamin	<i>Carolyn Benjamin</i>	2277 Park Lane	Halt, MI. 48842	4-6-18 ✓
10 Doyle Benjamin	<i>Doyle Benjamin</i>	1323 N. Chestnut St	LANSING MI. 48906	4-8-18 ✓

TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

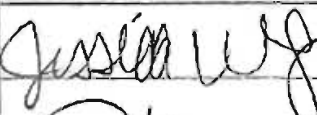
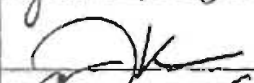
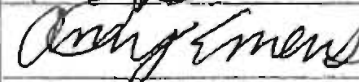
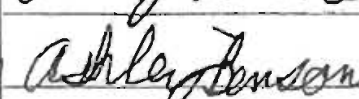
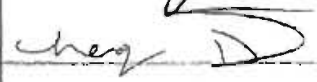
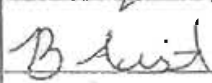
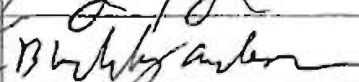
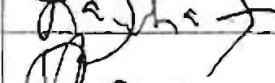
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Printed Name	Signature	Address	Comment	Date
Julie Shaner	<i>Julie Shaner</i>	1515 W Willow		6-4-18 ✓
Howard Davis	<i>Howard Davis</i>	1410 Woodward Ave		6-4-18 ✓
Anthony Duncan	<i>Anthony Duncan</i>	4318 Glenburn		✓
Shirann Geln	<i>Shirann Geln</i>	736 W Maple		6-4-18 ✓
Myka Bredder	<i>Myka Bredder</i>	1520 N. Jensen		6/4/18 ✓
William Williams	<i>William Williams</i>	1314 N. Jensen		6/ ✓
Christopher Morgan	<i>Christopher Morgan</i>	120 W. Dwight		6-4-18 ✓
Samantha Peterman	<i>Samantha Peterman</i>	511 W. K. I. born		✓
Ulysses Jackson	<i>Ulysses Jackson</i>	924 Chicago Ave		6-4-18 ✓
Vindici JACKSON	<i>Vindici Jackson</i>	924 CHICAGO AVE ^{TRANSITION 45915}		6-4-18 ✓
Mam Hand	<i>Mam Hand</i>	702 W WILLOW		6-4-18 ✓
Jeffrey Smith	<i>Jeffrey Smith</i>	2410 W. Willow	Land Trust	6-4-18 ✓

12

TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

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Printed Name	Signature	Address	Comment	Date
Jessica Wenger		730 W. Maple St		6/4/18
Jessica Kruger		730 W. Maple St.		6/4/18
Emily Emerz		1208 N. Pine St.		6/4/18
Ashley Benson		118 W. Grandriver		6/14/18
Margaret Davis		2226 Teel Ave		6/4/18
Billy Austin		2226 Teel Ave		6/4/18
Chase Reeves		813 W. Saginaw St.		6/4/18
Blondy Anderson		108 W. Saginaw St. Lansing, MI		6/9/18
Latisha Taylor		503 E. Edgewood Blvd		6/4/18
Debbie Ann Vick		951 Barclay Ln	East Lansing	6/4/18
Monisha Russell		6400 Hilliard Rd.		6/4/18

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4

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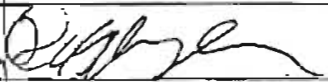
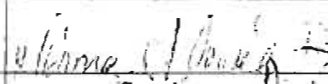
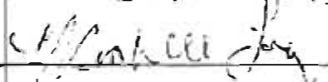
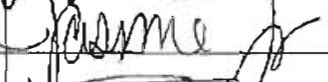
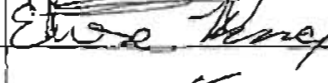
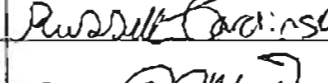
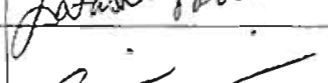
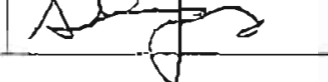
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Printed Name	Signature	Address	Comment	Date
Alyssa Baillard	<i>Alyssa B.</i>	1100 N Jenison Ave.		6/4/18 ✓
Jennifer Hovey	<i>Jennifer Hovey</i>	1324 Lansing Ave		6-4-18
Marcia Dumas	<i>Marcia Dumas</i>	1243 Glenn St. Lansing		6/4/18
Sylvia Ann Lewis	<i>Sylvia Ann Lewis</i>	811 Clayton		6-4-18
Shawn Giles	<i>Shawn Giles</i>	730 W. All Hope		6-4-18 ✓
De'ndra Brown	<i>De'ndra Brown</i>	1006 Shiawassee		6-4-18
ANTHONY STANLEY	<i>Anthony Stanley</i>	2805 HARVECK DR.	Lansing Twp	6-4-18
Kenneth Schmeide	<i>Kenneth Schmeide</i>	4225 Southport Cir #1B	Okeemos	6-4-18
Bryant J. Bush	<i>Bryant J. Bush</i>	Comfor Rd.		6-4-18
Carl P. Easlick	<i>Carl P. Easlick</i>	2233 Cumberland Rd	517-321-1900	6-4-18
Donnell Welch	<i>Donnell Welch</i>	314 Haag Ct	517	6/4/18
Richard Mogg	<i>Richard Mogg</i>	513 Beech St 3		6/4/18 (2)

Carmesha	Taylor	Carmesha	Jean	1028 Parker	3/23/18
Brenda Logan		Brenda Logan		405 S. Clemens Ave	3/23/18 ✓
Roxana Terrell		Rafana Jones		1015 Levee St	3/23/18
Dakota Stine		Dakota Stine		235 S. Francis Ave	3/25/18
Crystal Robinson		Crystal Robinson		509 W. Barnes	3/25/18

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Printed Name	Signature	Address	Comment	Date
David A Keene-Anderson		920 Princeton Ave Lansing MI 48905		
Irma Hernandez		519 Lathrop St Lansing MI 48912	Le-4	6-4-18
Michelle Lopez		519 Lathrop St Lansing MI 48912		6/4/18
Jasmine Greenwood		519 Lathrop St		
Jasmine Foy		1027 N. Chestnut St Lansing, MI		
Elise Knox		6251 Balfour Dr	no	6-4-18
Russell Turchinski		1219 Ontario St.		6-4-18
Nalleanna Suresh Munoz		1320 LANSING AVE LANSING MI		6-4-18
Latasha Potts		3212 Kendalwood Dr Lansing, MI 48911	unknown	6-4-18
CHRISTOPHER ROLLIN		2207 PAXTON LANSING MI 48910		6/4/18
Steven Lanzo		1260 Paradise Drive Dearborn, MI 48120		6/4/18

✓

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2

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, , 2018, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-1-2018: 1141 N. Pine Street, Rezoning from “D-1” Professional Office District to
“DM-1” Residential District

BY THE COMMITTEE OF DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-1-2018

**Residential Care Facility in the “DM-1” Residential District
1141 N. Pine Street**

WHEREAS, Mid-Michigan Recovery Services, Inc. has requested a Special Land Use permit to allow a 16-bed, inpatient substance abuse treatment facility at 1141 N. Pine Street; and

WHEREAS, the applicant is also requesting that the property at 1141 N. Pine Street be rezoned from “D-1” Professional Office district to the “DM-1” Residential district, where a residential care facility is permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on June 5, 2018, at which the applicant’s representative and 2 other individuals spoke in favor of and 8 individuals spoke in opposition to the request; and

WHEREAS, the Planning Board, at its regular meeting held on July 10, 2018, voted (5-1) to recommend approval of SLU-1-2018, a Special Land Use permit to allow the building at 1141 N. Pine Street to be used for a 16-bed, inpatient substance abuse treatment facility with the condition that the capacity of the facility is limited to the number of beds that can be accommodated in compliance with the parking requirement of Section 1284 of the Zoning Ordinance; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2018 on 2018; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2018, a Special Land Use permit to allow the building at 1141 N. Pine Street to be used for a 16-bed, inpatient substance abuse treatment facility with the condition that the capacity of the facility is limited to the number of beds that can be accommodated in compliance with the parking requirement of Section 1284 of the Zoning Ordinance

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed residential care facility is compatible with the essential character of the surrounding area, as designed.

2. The proposed residential care facility will not change the essential character of the surrounding area.
3. The proposed residential care facility will not interfere with the general enjoyment of adjacent properties.
4. The proposed residential care facility will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed residential care facility will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed residential care facility can be adequately served by essential public facilities and services.
7. The proposed residential care facility will not place any demands on public services and facilities in excess of current capacities.
8. The proposed residential care facility is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed residential care facility will comply with the requirements of the "DM-1" Residential District.

RESOLUTION 2017-240
BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Charter of the City of Lansing requires the Council to adopt an annual statement of Budget Policies and Priorities serving to guide the Administration in developing and presenting the Fiscal Year 2018-2019 Budget; and

WHEREAS, the City Council, with joint efforts from the Administration and the Financial Health Team, established the following Mission/Vision and goals; and

The City of Lansing's mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors
 - a. The City's diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life.
 - b. The City is governed in a transparent, efficient, accountable and responsive manner on behalf of all citizens.
 - c. The City's neighborhoods have various resources that allow them to be on a long term viable and appealing basis.
 - d. Support economic development initiatives that promote and retain new industries and markets.
- II. Securing short and long term financial stability through prudent management of city resources.
 - a. Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.
 - b. Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - c. Support initiatives that build the City's property and income tax base.
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.
 - a. The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.

IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.

- a. Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
- b. Create vibrant places, support events and activities that showcase our waterfront and green spaces.
- c. Raise the level of support for projects and initiatives that showcase local and state history.

V. Facilitating regional collaboration and connecting communities.

- a. The City has a safe efficient and well connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.
- b. Seek a balanced distribution of affordable housing in the tri-county region.

WHEREAS, the City Council would like to continue its commitment, if funding is available, to:

- Maintain and improve the City's infrastructure;
- Preserve and ensure clean, safe, well-maintained housing and neighborhoods;
- Provide comprehensive and affordable recreational programs and youth and family services;
- Explore alternatives for improved efficiency in service and delivery; and

WHEREAS, in considering these Fiscal Year 2018-2019 Budget priorities, the Administration is encouraged to ascertain the feasibility of funding any new programs through either the reduction of spending in existing program areas or the exploration of new funding sources that would assure the sustainability of the program; and

WHEREAS, the Administration is encouraged to supplement, not supplant any existing resources for police, fire and local roads with the General Fund revenues collected under this millage; and

WHEREAS, the Administration was requested to include in its Fiscal Year 2018-2019 Budget, the necessary funding to accomplish all requested plans, studies, evaluations, reviews, report submissions, program assessments, and analyses noted within this resolution below, or alternatively documentation as to why such activities are prohibitively costly; and

WHEREAS, the Lansing City Charter states that the budget proposal due on the fourth Monday in March of each year shall contain "the necessary information for understanding the budget" and how the proposal addresses the priorities proposed by the City Council.

NOW BE IT RESOLVED, that the Lansing City Council, hereby, acknowledges that the City will likely need to adopt, at best, a budget which recognizes the structural changes that are the result of lost revenues and future liabilities, encourages the Administration to prudently develop next year's budget with the following conditions:

- Protection of public and emergency services.

BE IT FURTHER RESOLVED, that the Administration review the attached statement of policies and priorities and implement those items that would boost efficiencies to increase productivity or reduce costs, that could replace existing programming, or if funding becomes available, that could be considered as new programming; and

BE IT FURTHER RESOLVED, that the Administration is requested to the extent practicable to include non-appropriations clauses and other similar out provisions in existing and future leases, and vendor contracts upon review of City Council; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Administration provide all requested plans, studies, evaluations, reviews, report submissions, program assessments, and analyses noted within this resolution below, or alternatively documentation as to why such activities were prohibitively costly, by the fourth Monday in March 2018.

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors.
 - a) The City's diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life
 - (1) Economic Development The Administration should require a beautification standard/expectation and a storm water mitigation plan for all proposed development projects that receive incentives from the City. Such standards should serve as a planning and economic development tool that will enhance property values, create jobs, and revitalize neighborhoods and business areas. These standards and plan should be presented to the City Council.
 - b) The City is governed in a transparent efficient accountable and responsive manner on behalf of all citizens.
 - (1) Administration is to present to City Council a delineation of recommendations of the Financial Health Team, noting which recommendations have been implemented, which are in the FY

2018/2019 proposed Budget, which are planned to be implemented at a future time, and which have been determined not to be implemented at any time. A timetable for future implementation is requested.

- (2) Administration is to present to Council a Supplemental Accounting Level Detail. Administration is to develop a plan and timeline for the implementation of performance based budgeting.
 - (3) Develop and analyze a cost recovery schedule for City services.
 - (4) Develop a return on investment analysis for all proposed changes in City services.
 - (5) Identify and provide a complete and ongoing analysis of the City's structural deficits and the Administration's plan to eliminate the same.
 - (6) Incorporate into the proposed Budget a 5-Year projection of revenues and expenditures.
- c) The City's neighborhoods have various resources that allow them to be long term viable and appealing.
- (1) Administration research and issue a report on surrounding community models for neighborhood organization technical support structure within the City.
 - (2) Working with the City Attorney and Fire Department Code Compliance Division to expedite improvements or closure of abandoned, neglected, and burned out houses and commercial building by using the International Property Maintenance Code (IPMC) and adopt the latest version of the IPMC from the State of Michigan. Develop aggressive policies to deal with problematic property owners.
 - (3) Food Access: The Administration and the City of Lansing Economic Development Corporation should increase quality food access throughout the City using all incentives available.
 - (4) Code Compliance: The Administration shall ensure the Code Compliance Department is conducting the appropriate inspections and issuing appropriate fines to ensure the buildings in our City are safe and that we have quality neighborhoods. The Administration

is to conduct a study of Code Compliance to determine a level of service for first time inspections and re-inspections assuring the safety of the housing stock for residential and mobile homes.

- d) Support economic development initiatives that promote and retain new industries and markets.
- II. Securing short and long term financial stability through prudent management of City resources.
- a) Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.
 - (1) Administration is requested to submit the following list of deliverables when they are due per City Charter and State Statue and adhere to them based on these priorities.
 - (a) Comprehensive Annual Financial Audit (CAFR)- annually, no later than December 31st of each year, in accordance with the State Statue.
 - (b) During the months of October, January and April of each fiscal year, the Director of Finance shall provide a written report showing the control of expenditures. (Charter- Article 7-110)
 - (c) By September 1st of each fiscal year, the Administration shall provide a written budget update report so that Council can review their standings on current budget items in preparation for the Council required creation of Budget Policies and Priorities that need to be adopted by October 1, 2016 2017. (Charter- Article 7-102)
 - (d) No later than the last regular City Council meeting in January of each year, the Mayor shall present a state of the City report to the City Council and to the public. (Charter- Article 4 -102.4)
 - (e) The Mayor shall submit the Proposed Budget with annual estimate of all revenues and annual appropriation of expenditures no later than the 4th Monday in March of each year. (Charter – Article 7-101)

- (f) Administration shall present to Council each department budget in preparation for Council to adopt the Budget Resolution no later than the 3rd Monday in May each year.
- b) Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - (1) Administration pursue partnerships with stakeholders, (intra municipal and intergovernmental), to align services in relation to public services.
 - (2) Facilities Plan: The Administration is requested to submit to the City Council a five and ten year Master Facilities Plan including school and county facilities that are used for current and future City uses. City Council is also requesting that the Administration continue to work on any delayed maintenance issues with regard to all City Facilities.
- c) Support initiatives that build City's property and income tax base

III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.

- a) The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.
 - (1) Establish funding for an additional Code Compliance Officer dedicated to sign enforcement, and Commercial buildings based under the authority of the IPMC. As well as an additional support staff to track down property owners that have not scheduled re-inspection and to research properties suspected of being unregistered rentals.
 - (2) City-wide Emergency Preparedness: The Administration should allocate sufficient funding for the Emergency Management Division to prepare City Employees with appropriate emergency training, continue efforts to prepare the public and neighborhood groups to assist in emergencies, and provide basic search and rescue operations and necessary emergency equipment at key City facilities, and communicate the plan to the Lansing City Council and the public. Updated and continual training should be provided. The

Administration shall assist residents in times of unforeseen disasters.

- (3) Fire Facilities Maintenance: The Administration is to conduct a study of the maintenance needs of all fire stations and report to City Council an update of the status of the study by the 4th Monday of March. Along with a funding recommendation for short and long term improvement to these structures.
- (4) Regionalism: The Administration should continue with the current regional efforts, and look into the possibility of expanding the efforts.
- (5) Police-Community Relations: Designate funding to help the Police Department to ensure the improvement of police-community relations. Reaffirming the City's commitment to equality and freedom for all people regardless of actual or perceived race, sex, religion, ancestry, national origin, color, age, height, weight, student status, marital status, familiar status, housing status, military discharge status, sexual orientation, gender identification or express, mental or physical limitation, and legal source of income.
- (6) Crime Prevention: Designate funding to invest in programs for long-term crime prevention strategies.
- (7) Allocate Overtime for Problem Solving Area: Designate sufficient funding for overtime for police officers to address problem solving to help certain crime and address quality of life issues.
- (8) Community Policing: Continue and increase funding along with searching for grant funds for COPs in neighborhoods with goal not only to reduce crime but to stabilize the neighborhood over an extended period of time that will help to ensure its ability to rebound.
- (9) Leadership vacancies: Develop and implement a plan and timeline to fill all funded vacancies and provide a report to City Council.
- (10) Front –loading of Police Officers: Continue to front-load Police Officers so that we have officers ready to take the road when officers retire.

IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.

- a) Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
- b) Create vibrant places, support events and activities that showcase our waterfront and green spaces.
 - (1) Trail/Greenways The Administration should encourage the Parks and Recreation Department to work collaboratively with the Tri-County Planning Commission to develop/expand our citywide/regional trail system and seek opportunities to reduce expenses in this effort. Additionally, look at the feasibility of connecting the River Trail (through bike lanes/Greenways to Trails) where there is currently no access to the trail.
- c) Raise the level of support for projects and initiatives that showcase local and state history.

V. Facilitating regional collaboration and connecting communities

- a) The City has a safe efficient and well connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.
 - (1) Corridor: City Council encourages the Administration continue to develop a plan and report its status to the Lansing City Council that seeks to revitalize and enhance all major corridors that lead into the City.
- b) Seek a balanced distribution of affordable housing in the tri-county region.

VI. LANSING BOARD OF PUBLIC SERVICE BUDGET PRIORITIES RESOLUTION ON JULY 13, 2017

RESOLVED, recognizing the financial challenges facing the City of Lansing (“City”) and its Public Service Department (“Department”), including the Department’s obligations to comply with numerous mandates, including unfunded mandates, the Lansing Board of Public Service supports the efforts of the Department.

RESOLVED, the Board of Public Service supports and recommends the following budget priorities to the Lansing City Council for consideration with Council's Budget Policies and Priorities for the Fiscal Year July 1, 2018 – June 30, 2019:

1. General Fund levels should be increased for implementation of the City's Street System Asset Management Plan, and for additional funding for reconstructing neighborhood streets with a Pavement Surface Evaluation Rating of 4 or lower;
2. Continued implementation of the recommendations in the City's Complete Streets Ordinance, and funding of the sidewalk gap closure program, sidewalk repairs and right-of-way maintenance and improvement, consistent with keeping safety a priority;
3. Increase funding to update and improve the fleet of city vehicles, with specific priority for the Public Service Department;
4. Continued support for maintaining, keeping current and updating of the City's Cityworks Asset Management Software, consistent with legal requirements and improved efficiencies, along with other financial considerations;
5. The City should approve a budget to: (i) expand opportunities for multi-family residential and business recycling; and (ii) implement organic waste recovery;
6. Explore the establishment of a Material Recovery Facility (MRF) for the recovery of recyclable commodities; and
7. The Department's efforts to secure approval for the implementation of the Wet Weather Program, submitted to the Michigan Department of Environmental Quality in 2011.

RESOLVED, as the Department generates savings through improved efficiencies in service delivery and other areas, these savings should be maintained within the Department.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Committee on Development Planning

Re: Release of Deed Restriction
1416 New York Avenue, Lansing, MI 48906

RECEIVED

AUG 20 2018

LANSING CITY COUNCIL

Committee Members

On behalf of the family of Larry and Carole Parker, we would like to thank you for following through with our request to release the deed restriction on the property.

Unfortunately, none of us can attend today's meeting due to work commitments but wanted to give you some history on the house.

Mom and Dad kept the house up and in excellent condition—Dad made sure to that. When they had the chance to buy the lot adjacent to the house they could not pass it up as it gave them the extra space they wanted and it allowed them to build the large garage on that parcel and put in the nice driveway. The property has always been maintained and I am confident that will continue.

When Dad and Mom passed away we wanted to keep the house in the family so my husband, as Executor of the Estate, offered to sell the home to his brother and wife, David and Cathy Parker. They are first time home buyers and are very excited to own instead of renting, but more importantly, owning the house he grew up in! Mom and Dad would be very happy knowing that the house they raised their four children in is still a part of the Parker family.

So we do hope the deed restriction can be released on the property. Again, we do appreciate your consideration of this request.

The Parker Family –

Alan Parker (Kelli)
David Parker (Cathy)

Alan Parker

RECEIVED
AUG 20 2018
LANSING CITY COUNCIL

Lansing City Council
124 W. Michigan Ave.
Lansing, MI 48933
Re: 1141 N. Pine Street

To whom it may concern:

The Lansing City Council, Zoning Board, and Ingham County Land Bank, are doing the entire city of Lansing a huge disservice by rezoning of the unique property known as, the Superintendent's Building, located on the grounds of the old School for the Blind. It was to protect and preserve such properties that the citizens of Lansing voted to fund the Ingham County Land Bank.

As we are reclaiming the rest of the School for the Blind, putting the 40+ acres back into service for the city's residents, we should not miss the opportunity to save this unique building. The current owners have already chopped up the interior for offices, but what has already been done can always be undone. Unfortunately the new proposal would entail even more remodeling -- more bathrooms and a larger kitchen for starters -- and that could further cut up the the interior to the point of no return. As the daughter of a plumber/builder I know the damage that has and will be done to the building. It will forever remove this beautiful building's unique architectural features and historic authenticity.

Mid Michigan Recovery Services (MMRS), says they aren't expanding, they are merely moving their 14 bed facility here and closing their current operation. It has been pointed out that there is an urgent need for more beds -- patients are being referred to out-of-state rehab services because of the lack of treatment centers and the great volume of patients. There is no space for expansion at 1141 N. Pine--no room for additional beds or space for additional parking. In fact there is a lack of sufficient parking for staff and residents according to state guidelines.

There's nothing to be gained by moving across town except to locate in a nice, green, residential area for the patients to roam freely. (There are not enough staff in the proposal to allow for supervised one-on-one walks with patients.) MMRS representative, Jessica Lamsen, says they will not require patients to stay inside; "it is not a prison"...."patients are free to come and go."

Rather than trying to steamroller the two zoning changes necessary to locate here, there is a much better location just around the corner at 510 W. Willow. It is not in use, has a 50 bed maximum (which should address public need), has already got the necessary bathrooms and kitchen installed, it meets the zoning requirements already and has lots of parking and is still near the park for supervised walks. The property is owned by Teen Challenge International. They purchased the 17,723 sq. ft. property in 2001 for \$275,000.00.

...An. the. @ mth

If I can find such information, surely MMRS can or at the very least their realtor can. They would then be able to expand their operation or share some of the space with another clinical service.

I am not against the residents or staff of MMRS joining our neighborhood. I am against them trying to squeeze their business into this small building where they do not fit--just like Cinderella's ugly step-sisters trying to force their feet into the glass slipper, just because you can chop things off to get it on, it still doesn't make it right. Please don't allow the rezoning for this business. It simply does not belong in this building.

Thank you.

A handwritten signature in cursive script that reads "Pamela K. Dutcher".

Pamela K. Dutcher
517-485-2099
504 W. Cesar E. Chavez
Lansing, MI 48906

P.S. There will be no profit for the city, county, or state to allow this non-profit to move here; by restoring the building it could be sold for over \$300,000 and pay handsome taxes to support city and state services.

cc: Mayor Andy Schor