



MINUTES

**Committee on Development and Planning
Monday, December 3, 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
Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, Assistant City Attorney
Susan Stachowiak, Economic Development & Planning
Andy Kilpatrick, Director of Public Service
Jessica Yorko
Diane Sanborn
Sean Hammond

PUBLIC COMMENT

Public Comment taken at respective agenda items.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM NOVEMBER 26, 2018 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – Appointment; Jessica Yorko; Member; Saginaw Street Corridor Improvement Authority; Term to Expire June 30, 2021

Ms. Yorko stated she was contacted by the Mayor for interest. The Authority was created in 2008-2009, along with the Michigan Avenue Corridor Improvement Authority, but when created they were done to eventually be empowered as tax increment finance authorities. In the past, those were not put in place and this defeated the point of the Authority. Mrs. Yorko stated that she believed there should be similar authorities in South Lansing and expressed her belief that this particular Authority would be a good PILOT for the TIF, and allow the Authorities to have resources they were intended to. Mrs. Yorko acknowledged she was not on it in the past, but worked on putting together the TIF plan. She stated that at the time there was no official support

from the City or LEAP. She stated that she had agreed to the appointment under the condition that the TIF would be considered. Council Member Washington spoke in support of the appointment, knowing Mrs. Yorko had the background for the Authority.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JESSICA YORKO TO THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Diane Sanborn; Member; Saginaw Street Corridor Improvement Authority; Term to Expire June 30, 2022

Ms. Sanborn informed the Committee she was approached by the Mayor to serve and was the past President of Saginaw Oakland Committee.

Council Member Hussain asked Mrs. Yorko on the membership requirements. Mrs. Yorko stated that per State law there are specific designations for investment option and residency option.

Council Member Washington asked Ms. Sanborn if her Bed and Breakfast business fell within the boundaries and Ms. Sanborn confirmed she is a half block off Saginaw.

Council Member Hussain asked what her vision for the corridor would be, and Ms. Sanborn acknowledged she had not considered it yet at this point.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF DIANE SANBORN TO THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Jason McCammon; Member; Michigan Avenue Corridor Improvement Authority; Term to Expire June 30, 2022

Mr. McCammon called the Council Offices after the agenda was posted and stated he was not able to attend, so he was placed on a future agenda.

RESOLUTION – Appointment; Sean Hammond; Member; Saginaw Street Corridor Improvement Authority; Term to Expire June 30, 2020

Mr. Hammond informed the Committee that he currently works for the Michigan Environmental Council where he develops policies, and is also active in his neighborhood association. He too was approached by the Mayor's office to serve and believes this would be a good opportunity to grow the corridor.

Council Member Spitzley acknowledged that she just realized that the company she works for owns property in the area of the Saginaw corridor and asked law if she should recuse herself. Ms. Hagen stated if she had no financial interest in the Saginaw corridor there would be no need, but she would suggest recusing herself at this time and she could get better direction from the City Attorney before the final vote on Monday night.

Mr. Hammond continued his overview stating that he is an attorney doing smart growth and design thinking for the State wide level, realizing that not a lot can be done at the State level, but at the local level so he hopes this will be a good fit to bring things forward. Council Member Hussain asked Mr. Hammond his opinion on what issues he thought needed to be corrected in this corridor. Mr. Hammond noted they need to be more livable and the width of the streets makes it difficult to cross.

MOTION BY COUNCIL MEMBER WASHINGTON TO RECUSE COUNCIL MEMBER SPITZLEY FOR A POTENTIAL CONFLICT WITH HER EMPLOYER. MOTION TO RECUSE 2-0.

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

RESOLUTION – Introduction and Setting Public Hearing; Z-5-2018; 136 Malcom X Street and Vacant Parcel; DM-4 Residential and J Parking to G-1 Business

Ms. Stachowiak informed the Committee that Brett Forsberg was the applicant and currently has no plan for the parcel, but is describing mixed use of apartments, and retail and the G-1 Business will allow to the highest density.

Council Member Washington asked if Mr. Forsberg owned the property, and Ms. Stachowiak stated that he has a purchase agreement with the Ingham County Landbank. Council Members noted they were uncomfortable with rezoning a property if it is not in full ownership by the applicant. Ms. Stachowiak pointed out that the recent rezoning that was done by Council on Michigan Avenue by Mr. Gillespie was not owned by him, but successful rezoning was a condition in his purchase agreement. She opined that 9 out of 10 rezoning's are not done by the owners, because approval of a rezoning is conditional on whether the prospective owners will buy it or not. Ms. Stachowiak also opined that rezoning cannot be conditional by the City, but the applicant has to add a condition and it has to be a condition strictly towards use. Council Member Hussain acknowledged that they have been directed that they have to take action on setting the required public hearing under the Zoning Enabling Act but was concerned on ownership. Therefore, Council Member Hussain asked Ms. Hagen to confer with the City Attorney on if a rezoning request from someone who does not own the property can be heard if they only have a purchase agreement but not full ownership. And if a condition can be set on the rezoning that it would only approved if the applicant did complete the sale of the property.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JANUARY 14, 2019 FOR Z-5-2018; 136 MALCOM X STREET. MOTION CARRIED 3-0.

RESOLUTION – Introduction and Setting Public Hearing; Z-6-2018; 622 Leshner Place; DM-3 Residential to D-1 Professional Office

Ms. Stachowiak confirmed that this property is owned by Neogen Corporation, and they currently own most of the surrounding areas. They use the residence as a registered rental for when they have visiting chemists and corporate members in town. They intend to keep the property as is with regards to guest housing, but they would like to convert overflow space into additional office space to supplement the Neogen offices they already have in the area.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JANUARY 14, 2019 FOR Z-6-2018; 622 LESHER PLACE. MOTION CARRIED 3-0.

RESOLUTION – Introduction and Setting Public Hearing; Z-7-2018; 2 Vacant Lots at NW Corner of W. Cavanaugh and Lowcroft; A Residential to C Residential

Ms. Stachowiak referred the Committee to the zoning map noting the parcels are surrounded by residential. Currently they can construction two single family homes, however instead they want

to rezone to C residential, which is consistent to the West and South so they can construct one duplex. Ms. Stachowiak continued, stating they have not received any objections and it is not spot zoning. For verification, she assured the Committee that they mail out to surrounding properties 350' and the same policy is followed for the Planning Board hearing and the future Council hearing.

Council Member Spitzley asked if there are other duplexes in the area, and it was confirmed by the orange on the map in the packet. She then inquired into if the builder had built in the City before, and Ms. Stachowiak was not aware of it but would check into it.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JANUARY 14, 2019 FOR Z-7-2018; 2 VACANT LOTS AT CAVANAUGH AND LOWCROFT. MOTION CARRIED 3-0.

RESOLUTION – ACT-9-2015; Aurelius and Cavanaugh Roads; Easements and Property

Mr. Kilpatrick informed the Committee that this request was for a traffic signal that was already put in place with the road construction on Aurelius. In 2015 the Planning Board approved, but it was never referred to City Council. It is now being referred so that the City can close on the property

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION TO APPROVE ACT-9-2015 FOR AURELIUS AND CAVANAUGH ROADS EASEMENTS AND PROPERTY. MOTION CARRIED 3-0.

Council Staff confirmed that the ownership of 136 Malcom X, Z-5-2018 is Funk Zone Investors, the same as the applicant; REO Gateway, LLC and Funk Zone Investors LLC.

Adjourn

Adjourned at 4:40 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on February 4, 2019