



**MINUTES**  
**Committee on Development and Planning**  
**Monday, June 10, 2019 @ 4:00 p.m.**  
**Council Conference Room, City Hall 10<sup>th</sup> Floor**

**CALL TO ORDER**

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

**PRESENT**

Council Member Hussain, Chair  
Council Member Garza, Vice-Chair  
Council Member Washington, Member

**OTHERS PRESENT**

Sherrie Boak, Council Staff  
Susan Stachowiak, Economic Development and Planning  
Joseph Abood, Chief Deputy City Attorney  
Bruce Gershenson, owner of 5400 S Cedar  
Loretta Stanaway  
Bill Rains  
Brian Kandler  
Jon Gilmore  
S. Smith, South Lansing Business Association (SLBA)

**PUBLIC COMMENT**

No public comment.

**MINUTES**

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM MAY 13, 2019 AS PRESENTED. MOTION CARRIED 3-0.

**DISCUSSION/ACTION**

**RESOLUTION – SLU-1-2019; 900 Southland Avenue; Suite 918; Church in the F Commercial District**

Council Member Hussain updated the public and Committee on what had occurred so far, such as the public hearing on May 13, 2019 where no comments for or against it were made. The request is not a rezoning but a request for a special use. Per staff the Planning Board and Zoning Administrator recommend approval. Council Member Garza added that initially there was a concern this use request might have come from the tenants when it was an illegal use for a marihuana church, however it was determined at the first Committee meeting it was not the same group.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE SLU-1-2019; 900 SOUTHLAND AVENUE, SUITE 918. MOTION CARRIED 3-0.

ORDINANCE - Z-8-2018; 5400 S. Cedar Street; Rezoning from F Commercial to J Parking and G-2 Wholesale District

Council Member Hussain provided an overview of the project to the public and Committee. This included a complete site renovation including self-storage and future buildings in the out lots. The Planning Board recommended denial with a vote of 5-2 and the Zoning Administrator also recommended denial. The required public hearing was held on May 20<sup>th</sup> at which one (1) person spoke in support of the project and they had also attended their open house. Lastly, he pointed out that Committee and Council Members have received multiple complaints on the proposed rezoning and want another use with the concern that allowing this would set a precedence. Ms. Stachowiak pointed out that this is not a true "spot zoning", and the staff report reflects that this property, if rezoned, will adjoin another G-2 parcel to the west. It is the properties along Cedar that are all F- Commercial in the vicinity, even though there are other G-2 Wholesale along Cedar Street. With a rezoning to G-2, Ms. Stachowiak noted this would afford the property owner rights that neighboring property owners on Cedar do not have because of their zoning and could set a precedence.

Mr. Gershenson provided introductions and his past experiences with the site, other developments and involvement over the last 49 years, in addition to stating his support of this request. He noted that even when Kmart closed in 2017, they continued security and maintenance of the property to continue to be a good property owner and neighbor. Mr. Gershenson went on to state they had petitions from business merchants in the area with positive feedback and over 100 people who spoke in favor of it. As the owner of the property, he was asking to work with the City to achieve what the City wants and would also benefit the neighborhood.

Council Member Hussain noted to Mr. Gershenson and the applicants that the Committee and Council have to look at the rezoning for G-2 Wholesale and all potential options if it was rezoned to that, they cannot look at a decision with a specific use in mind. The applicants appealed that they intentionally delayed the hearing so they could hold an open house and reach out to the neighborhoods, SLBA, and based on that time was able to provide the Committee at this time with a petition of signatures all in support as presented at their open house a few weeks back. They respectively disagreed that it was not consistent with zoning in the area, within a mile corridor on Cedar it is consistent. Lastly they assured the Committee that U-Haul is a good neighborhood business, they are growing and then offered a rendering that they used at their open house for what their intentions were.

Ms. Stanaway spoke in opposition to the rezoning, but asked for a different use in the building and was willing to live near a vacant building and property until something she thought was right came along.

Council Member Garza concurred with Ms. Stanaway that people have approached him about other uses, especially recreational in that building, and his only concern is if it is rezoned, it would open it up for other rezonings in the area. Council Member Washington understood the requirement to move out of Committee but did not support it because it was not in line with the master plan.

MOTION BY COUNCIL MEMBER WASHINGTON TO FORWARD A RECOMMENDATION FOR DENIAL OF THE REZONING REQUEST FOR 5400 S CEDAR TO THE FULL COUNCIL AT THE MEETING LATER TONIGHT.

Mr. Smith asked if the use was a recreational use such as laser tag, would it need to be rezoned, and Ms. Stachowiak confirmed that use would be allowed under the current F Commercial. Mr. Smith then stated in his communications with the SLBA and members of that area they supported the U-Haul in that location and even held discussions on other buildings and sites in the area that could accommodate the suggested recreational ideas from members of the community.

The Committee spoke briefly on the other uses in the corridor, other self-storage businesses Council has approved over the last year, and comments they have heard that those businesses are struggling to be at 70%.

Mr. Rains assured the Committee of their commitment to the project and the U-Haul standard currently at 95% full. Council Member Hussain then asked about their other project at the former Dads Inn, and they confirmed they are 60% done with the renovation of that project which will be the first phase at 300 units. Mr. Rains then stated they were under the understanding this rezoning would not go before Council until June 24<sup>th</sup> and it appeared now the Council was going to act tonight, June 10<sup>th</sup>. They then asked for a delay to the original date of June 24<sup>th</sup>. Council Staff stated there could have been a misunderstanding because when the applicant started the process in February or March, this Committee was meeting on the 1<sup>st</sup> & 3<sup>rd</sup> Mondays and now are meeting on the same dates as Council. Mr. Abood was asked if the Committee could delay, and were advised they would need to reconsider their motion to move it to the June 24<sup>th</sup> meeting. Council Member Washington spoke in opposition to the delay noting the public hearing was already delayed per the applicant's request, by 60 days.

MOTION BY COUNCIL MEMBER GARZA TO RECONSIDER THE ACTION TO MOVE THE RECOMMENDATION OUT TO COUNCIL ON JUNE 24<sup>TH</sup> INSTEAD OF JUNE 10<sup>TH</sup>. MOTION CARRIED 2-1.

### **Adjourn**

Adjourned at 4:29 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee June 24, 2019