



MINUTES
Committee on Development and Planning
Monday, July 8, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:01 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, Council Legal Analyst
Joseph Abood, Chief Deputy City Attorney
Brett Kaschinske, Parks Director
Stephen Purchase, Summit Street Development
Michael Markey
Joe Vitale
Hannah Bryant
Kris Klein, LEAP

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM JUNE 24, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – Act-16-2015; Acquisition of Boat Club Property

Mr. Kaschinske informed the Committee that this did begin in 2015, but acquisition grants to take time with applications, site visits, scoring, environmental testing, surveys, appraisals and communications with owners. The Parks Board approved and the plan is to leave it undeveloped. Council Member Garza asked if there are homes in the area of the property, and it was confirmed there are a few in Delta Township, but two parcels are parks; Anderson Park and Woldumar Nature Center, but this is in a remote section of river and in a flood plain. Council Member Washington asked if this was property that has been discussed in the past,

and Mr. Kaschinske confirmed this was not the same property, this one was completely land locked.

Changes to the resolution were requested by Mr. Kaschinske to reflect the following in the 3rd WHEREAS on page 2 "purchase price shall be \$54,000.00 with a twenty-five percent (25%) match from the City in the amount of \$13,500.00"

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR ACT-16-2015 FOR THE SALE OF BOAT CLUB PROPERTY WITH THE CHANGES TO THE RESOLUTION. MOTION CARRIED 3-0.

RESOLUTION –Introduction, Set Public Hearing; Z-3-2019; 835 W. Genesee Street; Rezoning-C Residential to DM-1 Residential

RESOLUTION – Introduction, Set Public Hearing; SLU-2-2019; 835 W. Genesee St. Request for Neighborhood Community Center in DM Residential District

Mr. Markey stated their request for the rezoning is to allow to go from 2-family to the lowest density. There are currently duplexes across the street and their intent is to have 36 maximum efficiency units and have 15,000 sq. ft. of parking. They will not change the footprint of the building and will be just doing façade improvements on the outside and reopen the original entrance. Council Member Washington asked if a market study was done, and 36 people will live in efficiencies and if it was being requested so he could come back for a PILOT and Mr. Markey stated it would be 36 households and confirmed it will be market rate in that area, however did not have those figures at this time. Council Member Hussain pointed out to the Committee that the surrounding area is all single family or two family, master plan calls for low density and the Planning Department recommends approval, but are concerned with number of units in density. Mr. Markey stated with their conceptual plan, there would be 12 units per story and they do not want more than 36 units.

Mr. Markey then spoke on the reason for the SLU, which he stated was because in 1980 the Lansing School District sold to an institute and they used the gym for local residents to use but it is not a legal use, and with the DM-1 Residential use it would be under a SLU. At this time they have no plans for the gym, however have considered incorporating community use such as the recent relocated theatre group. Council Member Garza asked if they had communications with adjacent property owners and Mr. Markey stated they have however their public hearing at the Planning Board was the same night as the neighborhood meeting.

MOTION FOR COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 29, 2019 FOR THE REZONING AT 835 W. GENESEE STREET. MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 29, 2019 FOR THE SLU FOR 835 W GENESEE STREET

Council Member Washington asked what the recommendation was for both applications from the Planning Board and was told it was approved 4-0.

MOTION CARRIED 3-0.

RESOLUTION – Introduction, Set Public Hearing; Z-4-2019; 213 W. Malcom X St. Rezoning – C Residential to F Commercial

Mr. Vitale stated with their instigation of a purchase agreement it allowed them to go to the Planning Board and staff there recommended a rezoning to F Commercial. The use would

require no additional parking. Currently they are discussing plans, timelines and offer classes in the future. The intent is to bring in local people and builders to teach on incorporating original wood, staining, and the Michigan Preservation Network has funds available for day classes, so potential and collaboration. Council Member Garza asked if the building materials they will be recycling for sale in the business will only be from the Lansing area, and Mr. Vitale confirmed there are not a lot of places like this in the mid-Michigan area, so it will be a good feeder for Clinton, Eaton and Ingham County.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 29TH, 2019 FOR Z-4-2019 REZONING. MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; OPRA; 700 May Street, Summit Street Development, LLC;

Mr. Klein first pointed out that the request at this time was for the OPRA District, and there will be another process with a Certificate when that comes in. In this case, the property has to quality, to be assessed and functionally obsolete such as missing key infrastructure. An OPRA can go up to 12 years and depends on the need for projects and desire. When it was initially envisioned the plan was to establish a District and then reapply for Certificates. What has been done recently locally is the Districts and then Certificates on single parcels and single projects. If they before a District in place it would disqualify. Mr. Purchase then provided historical information on the businesses currently there and noted this project currently has no utilities, no fire suppression, no heating or cooling, and 70% of the roof is the original and has leaks. With this OPRA District they can do immediate work to rectify storm sewer situations and partner with the City to do a storm sewer survey for the area. Mr. Purchase concluded by stating when the project is done this building will function as a research and development, not manufacturing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 22, 2019 FOR THE OPRA DISTRICT AT 700 MAY STREET. MOTION CARRIED 3-0.

Other

No other topics.

Adjourn

Adjourned at 4:46 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee August 12, 2019