



MINUTES
Committee on Development and Planning
Monday, August 26, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

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

PRESENT

Council Member Hussain, Chair
Council Member Garza, Vice-Chair
Council Member Washington, Member – arrived at 4:01

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, Council Legal Analyst
Greg Venker, Assistant City Attorney
Susan Stachowiak, Economic Development & Planning
Shawn Watson, 521 W Hillsdale
Mike Markey, 835 Genesee

PUBLIC COMMENT

No public comment.

DISCUSSION/ACTION

RESOLUTION - Introduction and Set Public Hearing; Z-5-2019; 521 W. Hillsdale Street; "DM-4" Residential to "D-1" Professional Office

Council Member Hussain noted that the applicant is proposing to rezone for an interested future attorney tenant. Ms. Stachowiak referenced the zoning maps in the packet, and the proposed parcel is currently surrounded by D-1 Professional Office. The current zoning would allow for multi-family and with the size of the lot would allow up to 4 residential units. During the public hearings at the Planning Board there were no public comments.

Mr. Watson confirmed his intention is to convert into a single tenant law firm, and has already been approached by an attorney for the space.

Council Member Hussain noted there were other rezonings as far back as 2008 which put the surrounding parcels to D-1 Professional Office, and asked Ms. Stachowiak in similar cases, is there a history of creating rezonings in one area. Ms. Stachowiak stated confirmed it has been "piecemealed" over the years and in this case it does comply with Master Plan. Council Member Garza asked what other uses could be allowed in D-1 Professional, and was told

offices and low density residential, and they could also do a combination of residential and office. The Committee briefly reviewed the zoning map and proximity to residential properties.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR SEPTEMBER 23, 2019 FOR Z-5-2019. MOTION CARRIED 3-0.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM AUGUST 12, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION- continued

ORDINANCE - Z-3-2019; 835 W Genesee Street; "C" Residential to "DM-1" Residential Council Member Hussain confirmed the required hearing was held at Council, and the Planning Board did support the rezoning. Ms. Stachowiak elaborated that the concerns at the board did include traffic, density, and there was one neighboring resident that had concerns because of issues in the past with the property. The residents who spoke, she added, voiced an interest in the SLU for the property because they wanted to continue to have access to the recreational use for the neighborhood. Ms. Stachowiak concluded that a use in the past, however it was not legally permitted and now this applicant is seeking the necessary approvals.

Council Member Hussain referenced the SLU further on the agenda, and the resolution where it stated the residents who spoke at the Planning Board spoke in support of the recreational use and not the support of the rezoning. Ms. Stachowiak stated she would re-evaluate the Planning Board minutes from that meeting. Council Member Hussain asked Ms. Stachowiak if there was a conditional rezoning in 2014 and it was confirmed, and at that time it was rezoned to D-1 Professional.

Council Member Washington spoke in opposition to the rezoning and the project, citing she had issues with other properties in the City managed by the applicant, Mr. Markey. She concluded by stated she would not consider until changes in what he currently manages have been addressed. Mr. Markey confirmed for the Committee that Mr. Fahdi is not involved in this property; in this property he is representing Julian Dardin, and he is the consultant for that developing group. Mr. Markey continued by stating he would never propose a project that was a blight to the City. Council Member Washington asked Mr. Markey if he was involved in a property on Holmes Road that is a concern to her, and he confirmed. Council Member Hussain acknowledged Council Member Washington and Mr. Markey for their opinions and their rights to make their statements.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR Z-3-2019 FOR 835 W GENESEE STREET.

Council Member Garza inquired into any exterior work, and Mr. Markey stated they plan to reopen the entrance on Genesee and replace windows. Council Member Garza then asked if their intention was for Section 8 housing, and Mr. Markey stated that is not part of the rezoning, but he does not intent for that but market rent apartments. Council Member Hussain asked the OCA if the question can be asked, and not taken in to consideration of the decision. Mr. Venker confirmed it cannot factor into the decision making.

MOTION CARRIED 3-0.

RESOLUTION – SLU-2-2019; Neighborhood Community Center 835 W. Genesee Street
Ms. Stachowiak made note that the owner is aware that this City is not a participant in the recreational use, and the applicant is fully responsible.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR SLU-2-2019 FOR 835 W GENESEE STREET. MOTION CARRIED 3-0.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:22 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee September 9, 2019