



MINUTES
Committee on Development and Planning
Monday, December 2, 2019 @ 4:30 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:30 p.m.

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Greg Venker, Assistant City Attorney – left at 5:16 p.m.
Amanda O'Boyle, Assistant City Attorney
Martha Cerna
Monte D Jackson, II
Don Kulhanek, Economic Development and Planning
Jim Smiertka, City Attorney – arrived at 4:36 p.m.
Susan Stachowiak, Economic Development and Planning
Eric Schertizing, Ingham County Treasurer
Dave VanHaaren
Jessica DeBone
Marilyn Crowley
Cody Shepard
Rocky Shepard
Jeff Deehan
Will Randle
Eric Helzer
Brent Forsberg
Karl Dorshimer, LEAP

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM NOVEMBER 18, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – Appointment of Martha Cerna; Planning Board; 2nd Ward; Term to Expire June 30, 2022

Council Member Hussain noted the position was recently vacated by John Shaski, and Ms. Cerna currently sits on the Board in the At-large role. He then asked her about the comprehensive plan progress at the Planning Board and asked about any other work the Planning Board was addressing. Ms. Cerna confirmed in the summer of 2019 they began the Code review which is also part of the form based code project. Council Member Hussain asked for them to update their website because it currently states 2017. Regarding the Form Based Code, Ms. Cerna spoke briefly on the separation between zoning and development and Lansing in the future. She was asked about her personal opinion on the Form Based Code and had no opinion at this time. Council Member Garza referenced her application and any work in development. Ms. Cerna acknowledged she no longer works in the developer field, but for the State of Michigan in Finance. Ms. Cerna was then asked what she will do to reach out to the neighborhoods, and she confirmed she has never been to neighborhood meetings in the past but with sitting on boards she finds people reach out to her and speak to her about their issues. Council Member Washington encouraged her to reach out to the public and attend the meetings, and Council Member Garza invited to the Ward 2 meetings

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF MARTHA CERNA TO THE PLANNING BOARD AS THE 2ND WARD MEMBER. MOTION CARRIED 3-0.

RESOLUTION – Appointment of Monte D. Jackson, II; Planning Board; At Large Member; Term to Expire June 20, 2023

Mr. Jackson spoke briefly on his role since 1994 in the City of Lansing and his current career as a real estate broker broker and agent in the area. The Committee reviewed his application and attachments, and he did inform them he was approached by Marilyn Plummer on this position. Mr. Jackson was asked if he would be willing to go to the neighborhoods and report to the public what happens at the Planning Board and he acknowledged he would.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF MONTE D JACKSON II TO THE PLANNING BOARD AS AN AT-LARGE MEMBER. MOTION CARRIED 3-0.

RESOLUTION - Brownfield Plan #45 – Termination; Old Town Temple, LLC; 502 E. Cesar Chavez Avenue

Council Member Hussain acknowledged the public hearing on November 17th and the determination that this Brownfield #45 needs to be terminated so as to proceed with Brownfield # 78 at the property. With Brownfield #45 there was no activity and therefore no reimbursement.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE BROWNFIELD PLAN #45 TERMINATION. MOTION CARRIED 3-0.

RESOLUTION -Brownfield Plan #78 – Temple Redevelopment Project; 502 E Cesar Chavez Avenue

Council Member Hussain noted the public hearing was held on November 17, 2019 and during discussions there was a request and confirmation of the universal development agreement. There were no other outstanding questions.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE BROWNFIELD PLAN #78. MOTION CARRIED 3-0.

RESOLUTION - Brownfield Plan #75 Amendment – Capital City Market Brownfield Redevelopment Project; 636 E. Michigan and a portion of 119 S Larch Street

Council Member Hussain noted to the Committee that this was an amendment to the Brownfield that was approved in earlier in 2019 and it not includes the demolition of a portion of a building that was on the property line, however there were not financial changes to the Brownfield Plan itself.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTUION FOR BROWNFIELD PLAN #75 AMENDMENT. MOTION CARRIED 3-0.

ORDINANCE - Z-6-2019; 33-01-01-16-428-131 S. Larch; G-1 Business District to H Light Industrial

Council Member Hussain noted that when Capital City Market purchased lots in the area, this was included in a rezoning, and now to make this conforming to the property it adjoins for Liskey's, the request is to revert back to the zoning of light industrial.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE ORDINANCE Z-6-2019. MOTION CARRIED 3-0.

ORDINANCE - Z-7-2019; 1310 Knollwood Avenue; F Commercial to B Residential

The property at 1310 Knollwood was noted as being a single family dwelling and this rezoning would make it conform to the Master Plan and its use. Ms. Stachowiak was asked the distance on the required public hearing notices and replied their practice is 350 ft. even though only 300 ft. is required. Council Member Hussain noted that the uses in F Commercial would conflict with the other residential uses in the corridor.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE ORDINANCE Z-7-2019. MOTION CARRIED 3-0.

ORDINANCE – Z-5-2018; 136 E Malcom X Street and Vacant Parcel; DM-4 Residential and J Parking to G-1 Business

Council Member Hussain recapped from the last meeting that the recent conditional rezoning request by the applicant was not needed because what they were looking for in conditions was already allowable in G-1 Business. Ms. Stachowiak confirmed she reviewed the minutes from past meetings and did not see where any Council Member had stated a condition or concerns. Council Member Hussain stated he did reach out to Council Member Spitzley who at a Council meeting had noted her concern with precedent setting and did not recall ever approving a rezoning for a vague concept. Mr. Forsberg stated his project falls in line with the Design Lansing Plan and with the current zoning he would have to be 30 ft. off the lot lines and the parking lots at the road. With a G-1 zoning it allows him to design the project and intent of a hotel on site and allows for form based code. Council Member Hussain noted that the application began in 2018, and the hearing was held in early 2019, which during that time the

Council was still holding discussions on the marihuana ordinance so there were also concerns on marihuana related uses on the site. Mr. Forsberg was asked to attend the Council meeting after this meeting to explain his intent.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE ORDINANCE Z-5-2018. MOTION CARRIED 3-0.

RESOLUTION – Objecting to Transfer of Ingham County Unsold Tax Reverted Properties

Mr. Schertzing explained the process, and noted the numbers have been improving on tax forfeitures and foreclosures. The County was down to 75 foreclosures in 2019 and 2 years ago they were at 200. The City and County have been working with the Land bank to get funds from the CDBG to demolish and make those vacant lots allowed to be split and combined with neighboring parcels. If the City does not act on the resolution in front of them, they will automatically get the list of parcels. Council Member Hussain asked by Life O’Riley was not on the list and Mr. Kulhanek stated it was last year, and Mr. Schertzing added that with that property there was a longer process because the City wanted to do their due diligence to make sure there were no hidden issues with the property, so it took longer in to 2019. Mr. Schertzing concluded his presentation noting that once the City rejects the parcels listed in the resolution the County turns them over to the Land bank.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION OBJECTING TO UNSOLD TAX REVERTED PROPERTIES. MOTION CARRIED 3-0.

RESOLUTION – Brownfield Plan #77; 500 Block Redevelopment at 501 S. Capitol Avenue and 520 S. Washington Avenue

Mr. VanHarren confirmed the new UDA has been signed with no changes, and LEAP has executed it. The developers met with labor over the last two weeks and put in agreements to secure it with labor. Council Member Hussain submitted a letter from 501 Block LLC, and Mr. VanHarren outlined the 3 steps noted in that letter. Those included details on the building 1 portion which will be a renovation of 23,461 square feet office/commercial with 4 floors of residential housing 44 multi-family apartments. The 3 steps outlined were for subcontracts to the General Contractor estimated greater than \$425,000. Those began with the pre-bid which includes the RFQ, step two which is the contractor request process, and lastly the Contractor selection process. Council Member Washington asked if anyone spoke to Price Dobernack, and Council Member Hussain confirmed they did. Council Member Garza inquired into why \$425,000 or higher and was told that would capture the bulk of the labor and trades, and was worked out with local labor. Council Member Hussain asked why the out building was not included in the “3 step letter”. Mr. VanHarren stated building 1 is designed and the out building has not been designed yet, but they will continue to talk with labor on that building and hope to further that process into the winter. Council Member Hussain then asked if the reimbursement would be multiple phases, and Mr. Dorshimer noted the out lot building has to occur because the plan and project is defined as the two buildings. Council Member Garza asked if a Wieland representative was present at this meeting, and was told they weren’t but were at all the meetings with the developers. Council Member Garza then stated concerns he had with other Wieland buildings being built in the arear. Mr. VanHarren stated they held compliance meetings and they are aware they have to meet safety protocols.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR BROWNFIELD #77. MOTION CARRIED 3-0.

Council Member Washington asked when they intended to begin, and was told that their intention is to close on the financials mid-December and begin removal in early 2020. She then asked if this was not approved would it still be financial viable, and was told by the applicants it would not be.

Other

No other topics of discussion.

Adjourn

Adjourned at 5:23 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee December 16, 2019