AGENDA
Committee on Development and Planning
Tuesday, February 4, 2020 @ 3:30 P.M.
Council Conference Room, 10th Floor

Councilmember Spitzley, Chair
Councilmember Garza, Vice Chair
Councilmember Betz, Member
Council Member Hussain, Member

1. **Call to Order**

2. **Public Comment on Agenda Items**

3. **Minutes**
   - January 27, 2020

4. **Discussion/Action:**

   A.) RESOLUTION – Set Public Hearing; SLU-3-2019; 1315 Massachusetts Avenue; Parking Lot in "B" Residential Zoning District

   B.) RESOLUTION – Introduction/Set Public Hearing; Z-9-2019; 3440 N East Street; Conditional Rezoning from F- Commercial to G-2 Wholesale District

5. **Other**

6. **Adjourn**

PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE ON DEVELOPMENT & PLANNING

DATE 2/4/2020

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
Amy Potchen	415 MAC Ave	MSU class	amyp943@gmail.com	(517)420-5867
MARY FARRAND	101 E WILLOW LANSING 48906	GRAND RIVER / MASS. PARCEL	mary.farrand@cacsheadstart.org	(517) 482-1504
Lucy McClintic	101 E. Willow Lansing M 48906	" "	lucy.mcclintic@cacsheadstart.org	" "
Sheryl Landgraf	110 N. Market Dewitt 48820	Rezoning	slandgraf@ftzlabs.com	517-614-6403
Jeff Landgraf	110 N. Market St. Dewitt 48820	Rezoning 3440 N. East St.	jlandgraf@ftzlabs.com	517-282-4644
Nickolas Lentz	1620 5th Ave A09 Okemos	Personal	nickolas@glfoodbank.org	517 853 7801
Sidney Wuycheck	4405 Kenneth Dr. Okemos	Personal - MSU class	wuychect@msu.edu	517-755-6208
ROGER DONALDSON	4787 TARTAN LN HILT 48842	SCU 3-2019	ROGERAID@COMCAST.NET	517 694 0011
Miguel Rodriguez	101 E Willow St Lansing MI 48906	personal "	miguel@cacsmi.org	517-482-6281
Lucy McClintic	101 E Willow St Lansing MI 48906	personal "		517-482-628

DRAFT

MINUTES
Committee on Development and Planning
Monday, January 27, 2020 @ 3:30 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER
Council Member Spitzley called the meeting to order at 3:30 p.m.

PRESENT
Council Member Spitzley, Chair
Council Member Garza, Vice-Chair
Council Member Betz, Member

OTHERS PRESENT
Sherrie Boak, Council Staff
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Council Member Hussain
James McClurken
Diane Byrum
Greg Venker, Assistant City Attorney
Amanda O'Boyle, Assistant City Attorney
Brian Kandler, Government Relations and Regulatory Advisor -UHAUL

PUBLIC COMMENT
No public comment at this time.

MINUTES
MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM DECEMBER 16, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION
RESOLUTION – Appointment of James McClurken; At-Large Member; Historic District Commission; Term to Expire June 30, 2022

The Committee reviewed the application and Council Member Garza asked what Mr. McClurken's opinion was on the recent renovation of the house on Malcom X which will become a historical restoration surplus store. Mr. McClurken supported the renovation of the building and continued by telling the Committee about his experience with historical research, his residency in the City of Lansing. Mr. McClurken confirmed he has also attend neighborhood meetings in the past working with residents on their interest in historical preservation.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JAMES MCCLURKEN TO THE HISTORIC DISTRICT COMMISSION. MOTION CARRIED 3-0.

RESOLUTION – Reappointment of Josh Hovey; Planning Board Representative on the Board of Zoning Appeals; Term to Expire June 30, 2021

Council Member Spitzley noted that this was a reappointment and the Committee reviewed the applications and packet information.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF JOSH HOVEY AS PLANNING BOARD MEMBER ON THE BOARD OF ZONING APPEALS. MOTION CARRIED 3-0.

Adjourn

Adjourned at 3:37 p.m.
Submitted by, Sherrie Boak,
Recording Secretary,
Lansing City Council
Approved by the Committee

GENERAL INFORMATION

APPLICANT:	Capital Area Community Services, Inc. 101 E. Willow Street Lansing, MI 48906
OWNER:	Ingham County Land Bank 3024 Turner Street Lansing, MI 48906
REQUESTED ACTION:	Special land use permit to construct a parking lot at 1315 Massachusetts Avenue to provide additional parking for Capital Area Community Services located to the south
EXISTING LAND USE:	Vacant
EXISTING ZONING:	"B" Residential District
PROPERTY SIZE & SHAPE:	33' x 132' = 4,356 square feet
SURROUNDING LAND USE:	N: Duplex S: Capital Area Community Services E: Single Family Residential W: Parking Lot
SURROUNDING ZONING:	N: "C" Residential District S: "B" Residential District E: "B" Residential District W: "B" Residential District
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property for low density residential use. Massachusetts Avenue is designated as a local road.

SPECIFIC INFORMATION

This is a request by Capital Area Community Services, Inc. for a special land use permit to construct a parking lot on the south 28 feet of the vacant property located at 1315 Massachusetts Avenue in order to provide additional parking for the Capital Area Community Services facilities to the south. Parking lots are permitted in the "B" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

BWL:

Building Safety: No objections to parking lot. The project is subject to site plan review.

Parks & Recreation: No comment.

Public Service:

Transportation:

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. **Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

   The applicant, Capital Area Community Services, Inc., owns the former Grand River Elementary School to the south that houses the Head Start program. The applicant has a pending offer with the Ingham County Land bank to purchase the subject property, which is located on the north side of the 20 foot wide public alley that separates it from the applicant's property to the south. The proposal is to provide 11 additional parking spaces for the Head Start program in order to, in large part, reduce the amount of on-street parking in the area.

   The proposed plan includes the installation of a 6 foot high privacy fence in the buffer area between the parking lot and the house to its north and a row of evergreen trees on the remainder of the buffer area. These improvements should mitigate any negative impacts that the parking lot may have on the house to its north. No other properties in the area that are not under the control of the applicant would be directly impacted by the proposed parking lot.

2. **Will the proposed special land use change the essential character of the surrounding area?**

   The proposed parking lot will not change the essential character of the area as it will merely provide additional and much needed parking for the Head Start facility to its south. The applicant owns the existing parking lot to its west and the property to its south which currently has a row of parking that is accessed via the alley that separates it from the subject property. The proposed parking will be located on the north side of the alley and will be accessed via it as well.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The residential property to the north is the only property that would be directly affected by the parking lot. In order to mitigate any potential problems, particularly with regard to headlights shining into the windows, the applicant is proposing to install a 6 foot high privacy fence that would extend the length of the house to provide screening from the parking lot. The remainder of the buffer area will contain a row of evergreen trees. The overall proposal also includes deeding the north, approximately 6 feet of the subject property to the property to the north in order to accommodate its driveway/parking needs.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

The proposed parking lot will provide much needed off-street parking for the facility to its south and thus, it would be considered and improvement to the surrounding area. If the special land use permit is approved, the parking needs for the adjoining residential property to the north will be vastly improved by the addition of a 6+/- foot wide strip of land. The proposed landscaping and fencing will enhance the appearance of the site and mitigate any negative impacts that could result from the new parking lot.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?

The parking lot will not generate any nuisances or hazardous conditions. The traffic is anticipated to be relatively light and headlight glare will be mitigated by the installation of an opaque fence and a row of evergreen shrubs in the buffer area between the parking lot and the house to the north.

6. Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?

No comments have been received from any of the reviewing departments with regard to the parking lot negatively impacting public facilities and services. The proposed parking lot will need to be reviewed through the City's administrative site plan review process during which a storm water management plan will be reviewed by the City engineers.

7. Will the proposed special land use place demand on public services and facilities in excess of current capacity?

The proposed special land use is not expected to increase the demand on public services and facilities in excess of current capacity. The proposed parking lot will not draw additional

traffic to the site but merely provide more off-street parking to accommodate the needs of the Capital Arear Community Services Head Start facility to the south. The only other public service that will be impacted by this proposal is storm water management which will be reviewed during the site plan review process.

8. Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. The proposed parking is intended to serve the needs of the Capital Area Community Services/Head Start property to its south, which is the former site of the Grand River Elementary School. Both the subject property and the property to its south are zoned "B" Residential which is the appropriate zoning designation for elementary schools and for the Head Start program that currently occupies the property. Adaptive reuse of vacant elementary school buildings is one of the goals of the City's Master Plan and providing adequate off-street parking to support these uses minimizes the use of on-street parking which can create issues along residential streets (blocking driveways, obstructing the free-flow of 2-way traffic, eliminating on-street parking that residents may need, etc.). Since the school sites are in residential neighborhoods, so is the parking lots that support the uses operating thereon. The reason that parking lots in residential neighborhoods require a special land use permit is so that the City can ensure that the location is appropriate and that it is will be designed to be compatible with adjoining uses and the surrounding residential area in general. With the landscape, screening and buffering plan proposed by the applicant, it is not anticipated that the parking lot will negatively impact the area in which it is located.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

The proposed parking plan demonstrates compliance with the dimensional requirements for parking spaces (9' x 18.5'). The subject property is zoned "B" Residential, which district does not permit parking within the required 20 foot front yard setback. The proposed parking lot will need to be shifted slightly further to the west to accommodate this requirement. The area between the parking lot and the front property line along Massachusetts Avenue must be landscaped in accordance with Section 1290.08 of the Zoning Ordinance which requires 5 shrubs for each 20 linear feet of landscape buffer area and 1 tree for each 30 linear feet of landscape buffer area. Shrubs must have a minimum starting size of 24 inches in height and spread and trees must have a minimum starting size of 2 caliper inches.

The plan demonstrates compliance with the 8-foot wide landscape buffer that is required between the parking lot and the north property line. The applicant is proposing to construct a 6 foot high privacy fence in the buffer area that would extend the length of the house and provide screening from headlights so that they do not shine into its windows. The plan shows a row of arborvitae for the remainder of the buffer area to be planted approximately 4 feet on center. Staff supports the proposed buffering plan as it is designed to protect the property to the north from any negative impacts of the proposed parking lot.

OTHER

The applicant has submitted an application to split off the north, approximately 6 feet of the subject property and to combine it with the adjoining residential property to its north. While a "purchase offer" is sufficient interest in a property to apply for a special land use permit, a lot split application can only be made by the owner of the property. The subject property is still owned by the Ingham County Land Bank. It is assumed that the applicant's purchase agreement is conditioned upon receiving the necessary zoning approvals to allow the parking lot so that the applicant is not locked into the sale in the event that it is not permitted to use it for that purpose.

If the special land use permit is denied, the subject property could only be used for the construction of a single family dwelling. The property is 33 feet wide which is the minimum width necessary to construct a single family home and therefore, if the property is not used for a parking lot, no portion of it can be split off as it would render the property completely unbuildable. To that end, the lot split application, even if it were to be made by the Land Bank, cannot be approved until such time as the parking lot is constructed.

SUMMARY

This is a request by Capital Area Community Services, Inc. for a special land use permit to construct a parking lot on the south 28 feet of the vacant property located at 1315 Massachusetts Avenue in order to provide additional parking for the Capital Area Community Services facilities to the south. Parking lots are permitted in the "B" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings described in this staff report, the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-3-2019, to permit a parking lot on the property at 1315 Massachusetts Avenue, based on the findings of fact as described in this staff report.

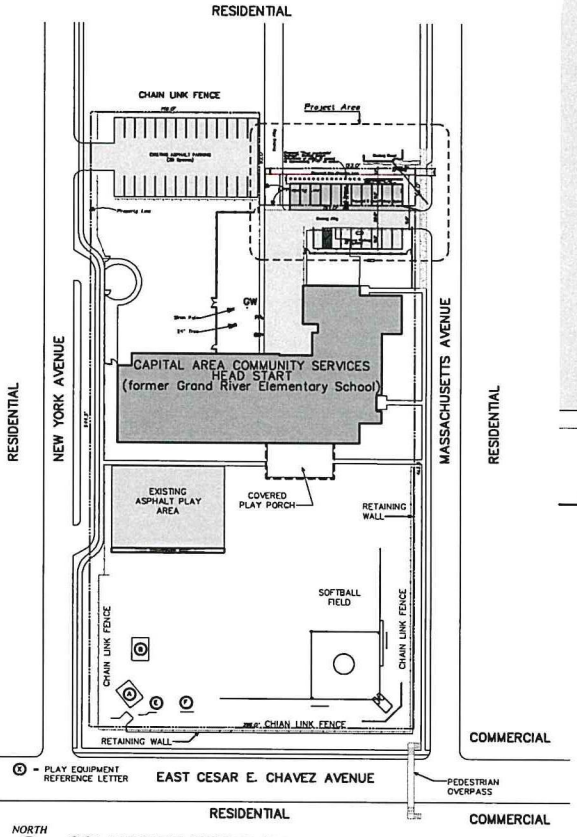
Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Progress Drawing For Review Only Not for Construction

BEFORE YOU DIG CALL MISS DIG 800-482-7171

UTILITY WARNING
PROTECTION OF UNDERGROUND FACILITIES
PUBLIC ACT 53 OF 1974

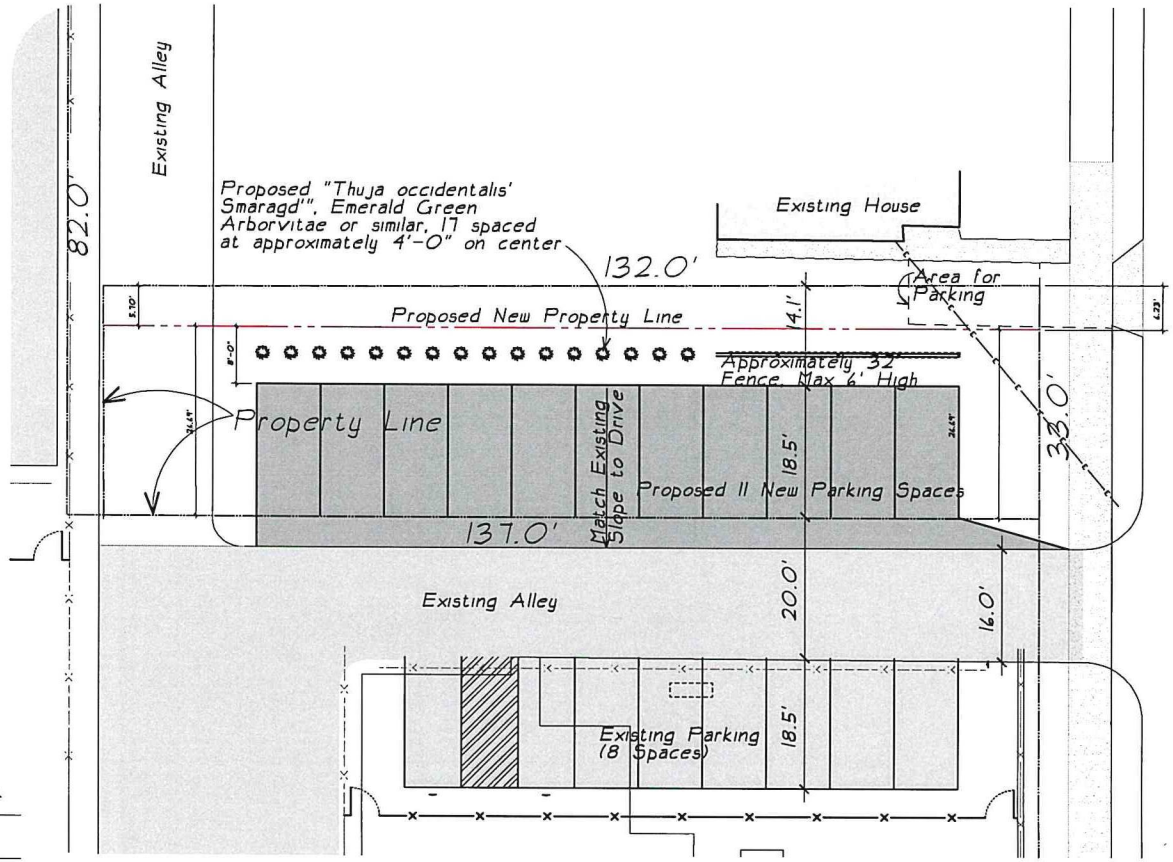


⊗ - PLAY EQUIPMENT REFERENCE LETTER

NORTH

COMPOSITE SITE PLAN
Scale: 1:50 - 1'-0"

Site is not in a Flood Zone



NORTH

PARTIAL SITE PLAN
Scale: 1/8" = 1'-0"

0 15 30 60 120

Parcel Number: 33-01-01-10-180-150
Owner: Capital Area Community Services, Inc.
101 E. Willow
Lansing, MI 48906

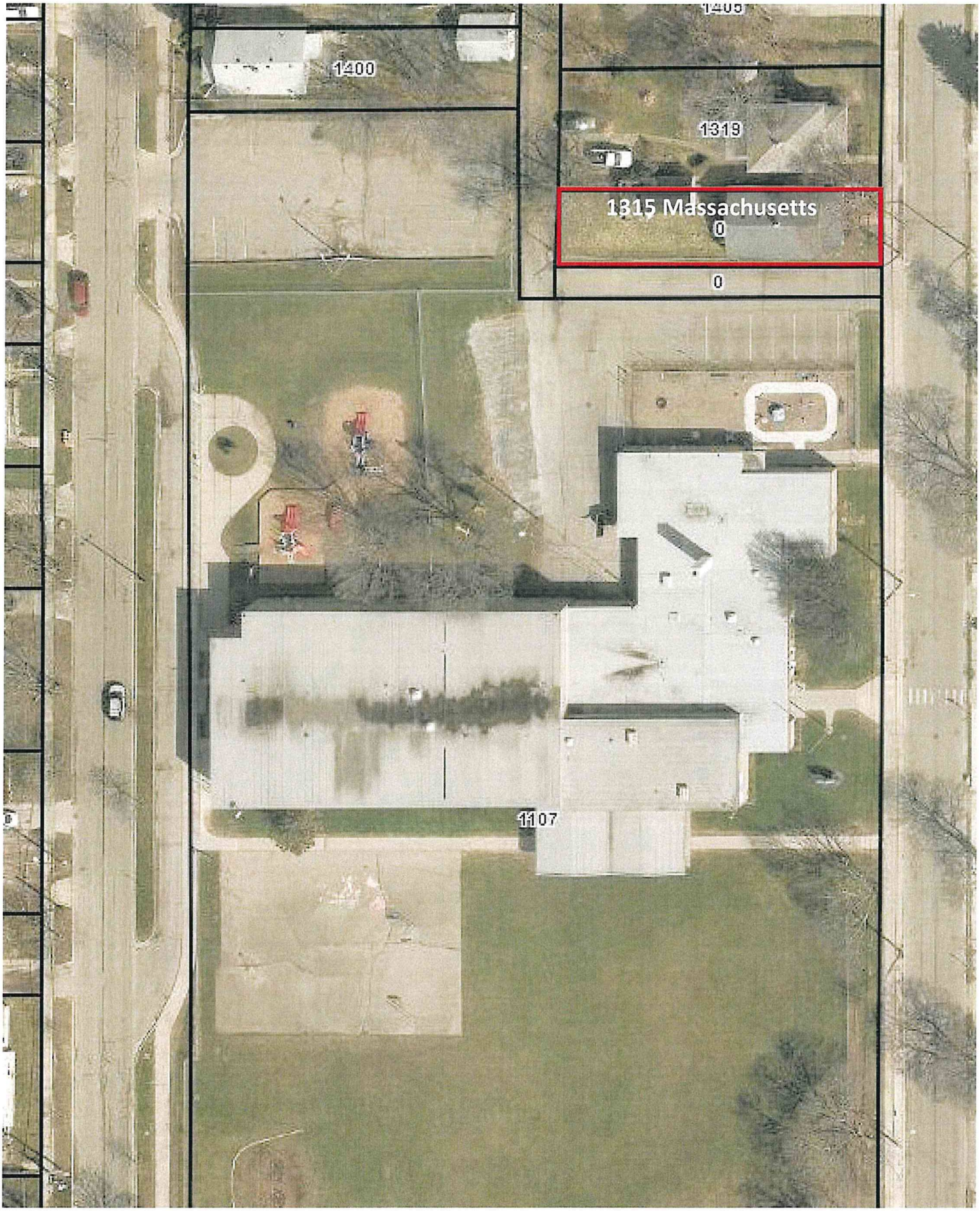
Owner Review
Thursday, October 24, 2019

ROGER L. DONALDSON AIA P.L.C.
ARCHITECT
Seal/Signature

CACS - Head Start
Parking Lot Expansion
1107 E. Cesar E. Chavez Ave.
City of Lansing, Ingham County
Lansing, Michigan 48906
PROJECT 19-21

SITE PLAN
SHEET TITLE

C1.1
SHEET NUMBER
FILE NO. 19- CACS C100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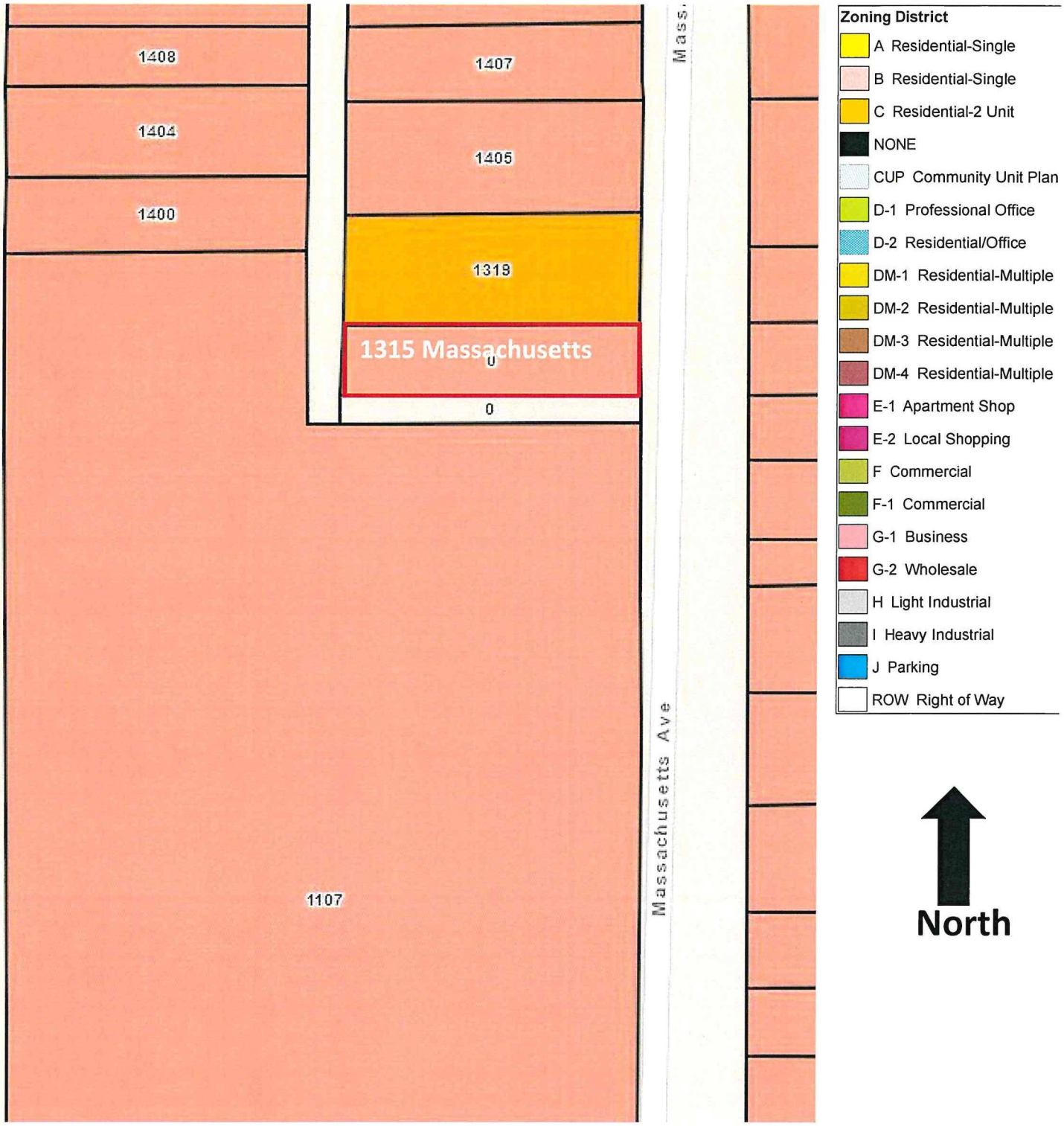
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1400
1407
1405
1318
1315 Massachusetts
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1107
Massachusetts Ave
Mass.
Zoning District
A Residential-Single
B Residential-Single
C Residential-2 Unit
NONE
CUP Community Unit Plan
D-1 Professional Office
D-2 Residential/Office
DM-1 Residential-Multiple
DM-2 Residential-Multiple
DM-3 Residential-Multiple
DM-4 Residential-Multiple
E-1 Apartment Shop
E-2 Local Shopping
F Commercial
F-1 Commercial
G-1 Business
G-2 Wholesale
H Light Industrial
I Heavy Industrial
J Parking
ROW Right of Way
North

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2020, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-3-2019: 1315 Massachusetts Avenue, Special Land Use Permit, Parking lot in the "B" Residential zoning district

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-3-2019, 1315 Massachusetts Avenue
Special Land Use Permit – Parking Lot in the "B" Residential District

The Lansing City Council will hold a public hearing on Monday, 2020 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-3-2019. This is a request by Capital Area Community Services, Inc. for a special land use permit to construct a parking lot on the south 28 feet of the vacant property located at 1315 Massachusetts Avenue. Parking lots are permitted in the "B" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, , 2020 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

GENERAL INFORMATION

APPLICANT/OWNER:	Jeffrey & Sheryl Landgraf FTZ Laboratories, LLC 110 N. Market Street Dewitt, MI 48820
REQUESTED ACTIONS:	Rezone 3440 N. East Street from "F" Commercial District to "G-2" Wholesale District, with a condition restricting the allowable uses
EXISTING LAND USE:	858 Square Foot Office Building
EXISTING ZONING:	"F" Commercial District
PROPOSED ZONING:	"G-2" Wholesale District
PROPERTY SIZE:	94' x 115'= 10,810 square feet - .248 acres
SURROUNDING LAND USE:	N: Commercial S: Vacant E: Single Family Residential W: U-Haul
SURROUNDING ZONING:	N: "F" Commercial & "J" Parking Districts S: "F" Commercial District E: "A" Residential District W: "G-2" Wholesale District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for "Suburban commercial" land use. N. East Street is designated as a principal arterial.

DESCRIPTION:

This is a request by Jeffrey & Sheryl Landgraf to rezone the property at 3440 N. East Street from "F" Commercial District to "G-2" Wholesale District, with a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition would run with the land and be binding upon the successor owners of the land. The purpose of the rezoning is to permit a medical marijuana safety compliance facility on the subject property.

AGENCY RESPONSES

BWL:	See attached
Fire Marshal:	No comments
Forestry:	No Forestry concerns
Parks & Recreation:	No comments.
Public Service:	Any significant changes to the site may require a site plan for review. Any significant changes to the sanitary flow from the site, either in content and quantity will need to be reviewed by this department.

COMPATIBILITY WITH SURROUNDING LAND USE:

The applicant is requesting a rezoning of the subject property to the "G-2" Wholesale District to allow for a medical marijuana safety compliance (testing) facility. Under the City's marijuana ordinance, safety compliance faculties are permitted only in the "G-2" Wholesale, "H" Light and "I" Heavy Industrial zoning districts. As evidenced by the attached map, the subject property is located in an area that has no consistent zoning or land use patterns. The site is surrounded by "A" residential zoning to the east, "F" Commercial zoning to the north and south and "G-2" Wholesale zoning to the west. Since the property to the west is already zoned 'G-2", rezoning the subject property to the "G-2"district would not be considered a "spot zone", even though the sites are located on opposite sides of the street. In fact, the majority of the properties in the 3400 and 3500 blocks of the west side of N. East Street are currently zoned "G-2" Wholesale and thus, the proposed rezoning will be consistent with the general zoning pattern in the area.

The land uses in the area include offices, single family residential homes, various retail uses, vehicles sales/rentals, repair shops and storage facilities. Given the eclectic mix of existing land uses, it is not anticipated that the proposed medical marijuana safety compliance facility will be incompatible or disruptive to the surrounding area. Medical marijuana safety compliance facilities typically do not generate much traffic, noise, odors or other nuisances and do not involve hazardous materials that would be detrimental to the health, safety and welfare of the community. Such uses are generally in operation during normal business hours only, traffic is limited to employees or small delivery trucks and all activities are confined to the building with controls in place to prevent odors/fumes from emanating outside of the building.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for "Suburban Commercial" land use. The Plan specifies the following for this land use classification:

> "To allow for general retail and commercial use, including large footprint and automobile-oriented uses, in a suburban development format that also encourages a mix of uses and accommodates pedestrians, cyclists and transit users."

The Plan lists the following as "typical uses" for the "Suburban Commercial" land use category:

> "General and convenience retail uses; medium-density residential in a suburban format (see Medium-Density Residential, above); office; **and light industrial with special approval.**

The proposed safety compliance facility would qualify as a "light industrial" use and is therefore, consistent with the future land use being advanced in the master plan for the subject property. It is also consistent with some of the existing light industrial uses in the area such as storage facilities and repair shops.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning will have no negative impacts on vehicular or pedestrian traffic. Safety compliance facilities typically generate a very low volume of traffic, particularly in comparison to most highway commercial uses such as gasoline stations, convenience stores, restaurants and other uses that would be permitted by right under the current "F" Commercial zoning. Traffic for testing facilities is generally limited to employees and small delivery trucks. Furthermore, since it is not a customer oriented business, it is not anticipated to generate any pedestrian traffic.

Primary access to the site will continue to be via N. East Street which is a principal arterial designed to carry a high volume of traffic. There is a secondary access to the site on Sanford Street but given the projected low volume of traffic for the safety compliance facility, additional traffic on the side street should be negligible.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities. No changes are proposed for the site that would have an impact on public facilities.

ENVIRONMENTAL IMPACT:

The proposed rezoning will have no impacts on the physical environment as the site is already developed and no changes are proposed at this time. New construction would require administrative site plan review at which time the site would have to be brought into compliance with all City codes and ordinance including those regulating storm water management.

If the rezoning is approved, the applicant will be required to obtain a building permit to change the use of the building at 3440 N. East Street from an office to a medical marijuana safety compliance facility. As part of the building permit process, the applicant will be required to disclose the type of hazardous chemicals that will be used, the quantity of said chemicals that will be stored in the building, how the materials will be stored and by what method they will be disposed of. The building will then be inspected to ensure compliance with all codes relating to the use and storage of hazardous chemicals.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The applicant's request will not be disruptive to the development pattern in the area which is already characterized by a variety of land uses and zoning designations. The site is currently zoned "F" Commercial and the applicant is requesting that the site be rezoned to "G-2" Wholesale. The only significant differences between the 2 zoning districts is that the "G-2" Wholesale district permits, warehouses, storage and medical marijuana safety compliance facilities. The applicant's proposal to establish a medical marijuana safety compliance facility on the site is anticipated to be compatible with the adjoining residential land uses, particularly in comparison to many other uses that would be permitted by right under the current "F" Commercial zoning such as a fast food restaurant, gas station, car wash, or auto repair facility. Such uses would generate a high volume of traffic, activity beyond normal daytime business hours, light glare, noise, etc. that could be disruptive to the peaceful enjoyment of the adjoining houses to the east. The safety compliance facility, by contrast, will be quiet, generate very little traffic and all activity will be confined to the building. It is also not anticipated that the facility will generate fumes that can be detected outside of the building. If that were to occur, the City has an ordinance in place to take corrective action against the facility.

SUMMARY

This is a request by Jeffrey & Sheryl Landgraf to rezone the property at 3440 N. East Street from "F" Commercial District to "G-2" Wholesale District, with a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition would run with the land and be binding upon the successor owners of the land. The purpose of the rezoning is to permit a medical marijuana safety compliance facility on the subject property.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will be consistent with the existing zoning and land use patterns in the area and with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATIONS

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

> Z-9-2019 be approved to rezone the property at 3440 N. East Street from "F" Commercial District to "G-2" Wholesale District with a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition shall run with the land and be binding upon the successor owners of the land.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Hometown People. Hometown Power.

BOARD OF WATER AND LIGHT MEMO

December 26, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak

FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795

RE: Z-8-2017

BWL Electric: We have no comments or concerns.

BWL Water & Steam Distribution:
Conditionally Approved
Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- The proposed rezoning does not appear to impact existing BWL water facilities.
- Should the customer require changes to the water service to meet new zoning requirements, then the customer will be required to submit an application to the LBWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet LBWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/

Any questions about specific water service requirements may be directed to the LBWL Water Distribution Department; Jerrod Wade, via e-mail at: Jerrod.Wade@lbwl.com

BWL Water Operations: I have no comments or concerns. Randall Roost

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality
We have no Wellhead Protection concerns in this area.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

Jeff and Sheryl Landgraf

Z-9-2019 - Conditional Zoning for 3440 N. East Street, Lansing, MI 48906

Date: November 26, 2019

The undersigned, Jeff & Sheryl Landgraf, on behalf of FTZ Laboratories, LLC, being the owners of 3440 N. East Street, Lansing, MI 48906 and the applicants for the request (Z-9-2019) to rezone said property from "F" Commercial district to "G-2" Wholesale district, represents, offers, agrees and consents to a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition shall run with the land and be binding upon the successor owners of the land upon approval of Z-9-2019 by the Lansing City Council.

11-26-19

Jeff Landgraf — date

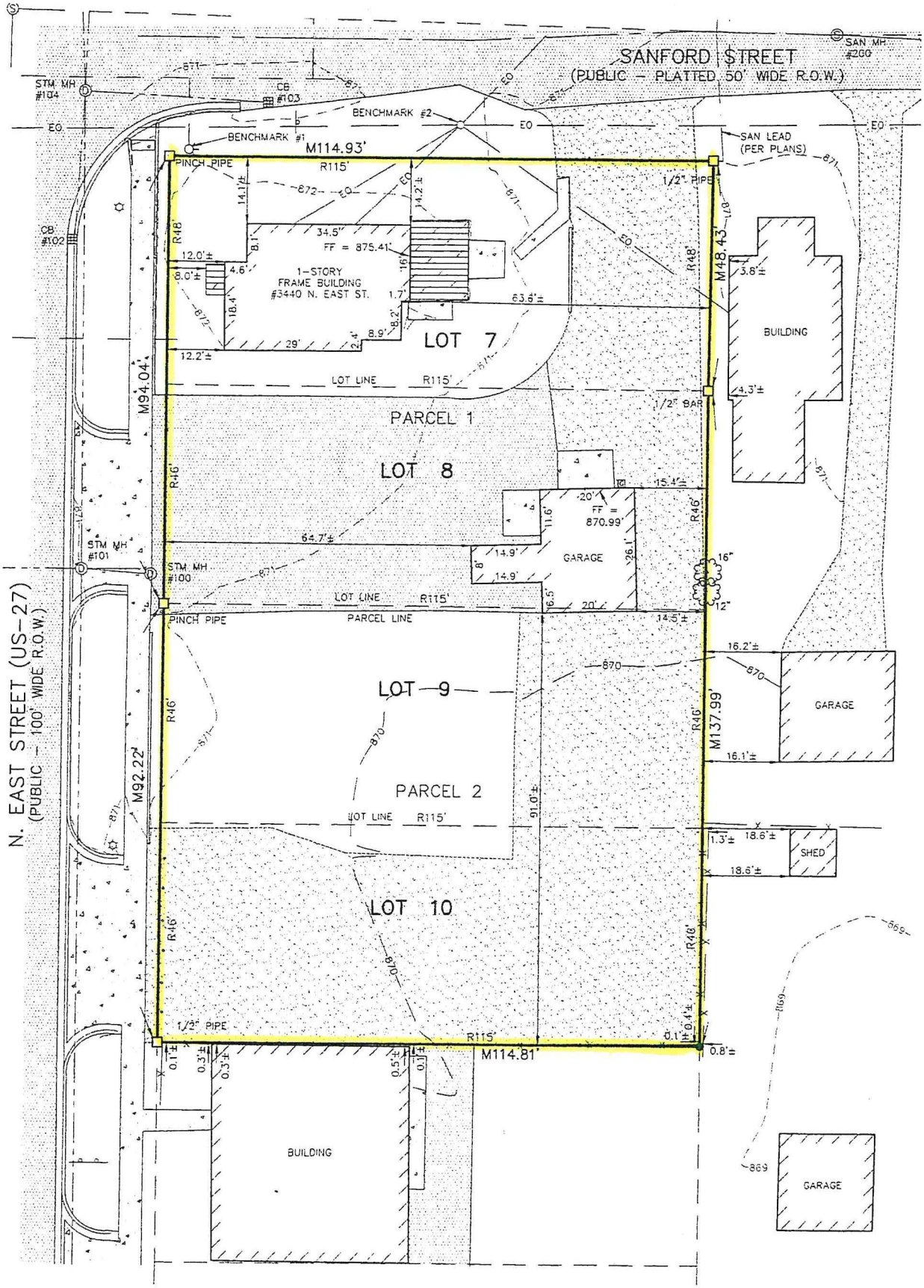
11-26-19

Sheryl Landgraf — date

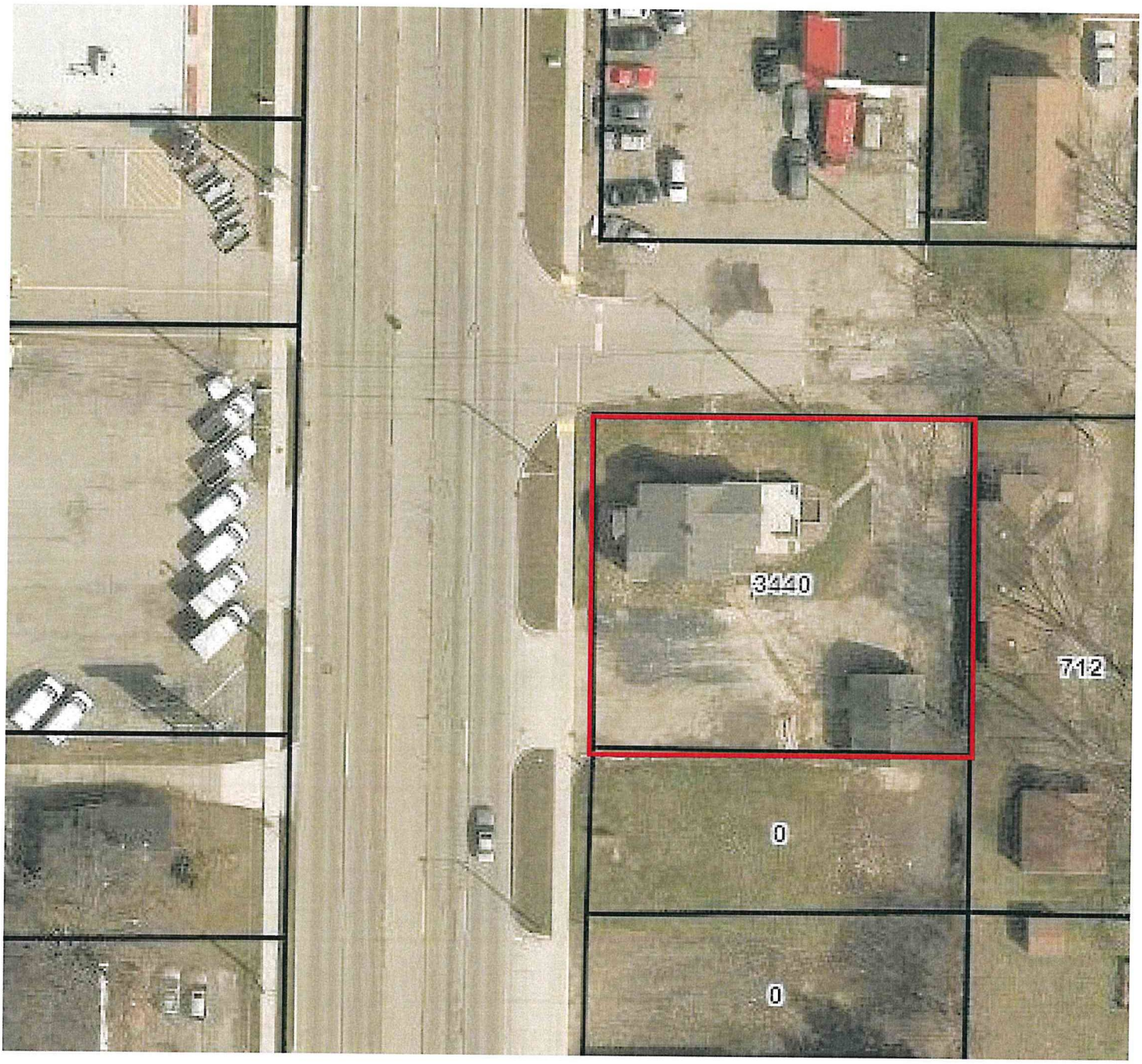
SARAH A. STOLTZFUS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires January 19, 2022
Acting in the County of Clinton

Notary public
Sign and seal

SARAH A. STOLTZFUS
01-19-2022
11-26-2019


SANFORD STREET
(PUBLIC - PLATTED 50' WIDE R.O.W.)
N. EAST STREET (US-27)
(PUBLIC - 100' WIDE R.O.W.)
STM MH #104
CB #103
CB #102
BENCHMARK #2
BENCHMARK #1
SAN MH #200
SAN LEAD (PER PLANS)
M114.93'
PINCH PIPE
R115'
1/2" PIPE
1-STORY FRAME BUILDING #3440 N. EAST ST.
FF = 875.41'
LOT 7
LOT LINE
PARCEL 1
LOT 8
BUILDING
M48.43'
M94.04'
1/2" BAR
FF = 870.99'
GARAGE
STM MH #101
STM MH #100
PARCEL LINE
LOT 9
PARCEL 2
LOT 10
M137.99'
M92.22'
SHED
M114.81'
BUILDING
GARAGE

DEAD END



North

E Sheridan Rd
Sanford Ave
E Frederick Ave
N East St
3499
3399
0
3523
3515
3511
0
3425
3412
3415
3408
3405
3404
3524
3520
710
0
724
732
0
3506
713
0
735
3440
712
0
726
732
736
0
0
3406
717
721
729
739
3330
714
720
726
730
738
Zoning District
A Residential-Single
B Residential-Single
C Residential-2 Unit
NONE
CUP Community Unit Plan
D-1 Professional Office
D-2 Residential/Office
DM-1 Residential-Multiple
DM-2 Residential-Multiple
DM-3 Residential-Multiple
DM-4 Residential-Multiple
E-1 Apartment Shop
E-2 Local Shopping
F Commercial
F-1 Commercial
G-1 Business
G-2 Wholesale
H Light Industrial
I Heavy Industrial
J Parking
ROW Right of Way
North

INTRODUCTION OF ORDINANCE

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-9-2019: 3440 N. East Street, Rezoning from “F” Commercial District to “G-2” Wholesale District, with a condition restricting the allowable uses

was introduced by the Committee on Development & Planning, read a first time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2020, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-9-2019: 3440 N. East Street, Rezoning from “F” Commercial District to “G-2” Wholesale District, with a condition restricting the allowable uses

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-9-2019, 3440 N. East Street
Rezoning from "F" Commercial District to "G-2" Wholesale District

The Lansing City Council will hold a public hearing on Monday, 2020 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-9-2019. This is a request by Jeffrey & Sheryl Landgraf to rezone the property at 3440 N. East Street from "F" Commercial District to "G-2" Wholesale District, with a condition restricting the allowable uses. The purpose of the rezoning is to permit a medical marijuana safety compliance facility on the subject property.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, , 2020 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number:	Z-9-2019
Parcel Number's:	33-01-01-03-102-002
Address:	3440 N. East Street
Legal Descriptions:	Lots 7 & 8, Woodlawn Subdivision, City of Lansing, Ingham County, MI, from "F" Commercial District to "G-2" Wholesale District, with a condition prohibiting the property from being used for any purpose involving marijuana with the exception of a safety compliance facility, which condition shall run with the land and be binding upon the successor owners of the land.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2020, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.