



AGENDA
Committee on Development and Planning
Tuesday, September 1, 2020 @ 3:30 P.M.

<https://us02web.zoom.us/j/89558236280>; ID: 895 5823 6280; Dial In: (312) 626 6799
email comments prior to the meeting at sherrie.boak@lansingmi.gov

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**

- August 18, 2020

4. Discussion/Action:

- A.) RESOLUTION – Reappointment; J Bell; Member; Historic District Commission; Term to Expire 6/30/2023**
- B.) RESOLUTION – Appointment; P Dobernick; Member; S. MLK Jr. Blvd. Corridor Improvement Authority Board; Term to Expire 7/31/2023**
- C.) RESOLUTION – Introduction & Setting Public Hearing; Z-8-2019 Conditional Rezoning; 5400 S Cedar; “F” Commercial & “J” Parking to “G-2” Wholesale District**
- D.) RESOLUTION – **TABLED AT LAST MEETING** - Introduction & Set Public Hearing; Ordinance Amendment to Consolidate Building Board of Appeals, Board of Plumbing, Mechanical Board and Electrical Board into a Construction Board of Appeals**
- E.) DISCUSSION – Fiscal Year 2021/2022 Budget Priorities**

- 5. Other**
- 6. Adjourn**

With Executive Order 2020-4, Governor Whitmer declared a statewide State of Emergency due to the spread of the novel coronavirus (COVID-19). To mitigate the spread of COVID-19 and to provide essential protections to vulnerable Michiganders and this State's health care system and other critical infrastructure, it is crucial that all Michiganders take steps to limit in-person contact, particularly in the context of large groups. Therefore, the above meetings will be conducted via audio/video conference.

The meetings are being held electronically in accordance with the Open Meetings Act in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number above, and meeting ID provided. Michigan Executive Order 2020-154 provides temporary authorization of remote participation in public meetings and hearings.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES
Committee on Development and Planning
Tuesday, August 18, 2020 @ 3:30 p.m.
Via ZOOM audio/video

CALL TO ORDER

Council Member Spitzley called the meeting to order at 3:32 p.m. via ZOOM

PRESENT via audio/video

Council Member Spitzley, Chair-
Council Member Garza, Vice-Chair-excused
Council Member Betz, Member
Council Member Hussain, Member

OTHERS PRESENT via audio/video

Sherrie Boak, Council Staff
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Greg Venker, Assistant City Attorney
Jeffrey Johnson
Heather Goupil
Samantha Troutman
Steve Swan, Building Official
Hannah Bryant, LEAP

MINUTES

MOTION BY COUNCIL MEMBER BETZ TO APPROVE THE MINUTES FROM AUGUST 4, 2020 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION – Appointment; Jeffrey Johnson; Regional Business Owner Representative Member; S. MLK Jr. Blvd. Corridor Improvement Authority Board; Term to Expire 7/31/2021

Mr. Johnson spoke on his business in Lansing; Bake N Cakes, and a recent space on the south side of Lansing where pre-COVID he had a second location. Council Member Hussain acknowledged Mr. Johnson on volunteer efforts and his offer to serve on this Board. He then asked Mr. Johnson what his thoughts were on long term visions for the corridor and business efforts for the area. Mr. Johnson stated the unique challenges included the landscaping in the corridor, some areas with inoperable or disabled vehicles on their lots, looking to cleaning up the corridor, was encouraged by the walkability, concerns with traffic flow because limited traffic lights, future plans could include street lights and lighting in the parks, encourage more usage of the parks in the area, and work on addressing some of the vacant buildings. Council Member Hussain and Spitzley supported comments by Mr. Johnson and his business efforts.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF JEFFERY JOHNSON TO THE S MLK JR. BLVD. CORRIDOR IMPROVEMENT AUTHORITY BOARD. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – Reappointment; H Goupil; Member; Historic District Commission; Term to Expire 6/30/2023

Council Member Spitzley asked M.s Goupil how many years she has currently served on the Commission and Ms. Goupil responded she has been on the Commission since 2018 where she was appointed to fill someone else's term. Ms. Goupil was encouraged with the work and mission so far the Commission has done and enjoys her time on the board. Council Member Hussain acknowledged Ms. Goupil for her work on the Commission thus far.

MOTION BY COUNCIL MEMBER BETZ TO APPROVE THE REAPPOINTMENT OF HEATHER GOUPIL TO THE HISTORIC DISTRICT COMMISSION. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – Appointment; S Troutman; Member; Historic District Commission; Term to Expire 6/30/2023

Ms. Troutman provided details on her residency in Lansing, her college time at MSU, and family connection where her father was on an historic board in Battle Creek. Ms. Troutman continued to speak on her vision in the importance in this role when they partner with business owners and home owners in their attempts to work on keeping up the historic buildings and districts. Council Member Hussain noted that there are 11 single site districts, appreciated her volunteering for this Commission, and asked if this was her first choice. Council Member Spitzley referenced the application where it was noted the neighborhood advisory council was the first choice with this being the second.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF SAMANTHA TROUTMAN TO THE HISTORIC DISTRICT COMMISSION. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – Reappointment; J Bell; Member; Historic District Commission; Term to Expire 6/30/2023

Mr. Bell was not present for the meeting, so discussion and action was moved to the next meeting on September 1, 2020.

RESOLUTION – Introduction & Set Public Hearing; Ordinance Amendment to Consolidate Building Board of Appeals, Board of Plumbing, Mechanical Board and Electrical Board into a Construction Board of Appeals

Council Member Spitzley noted that she was aware of an issue in the past of obtaining and maintaining members on the multiple building related boards and so this could be a solution to that. Mr. Swan confirmed the multiple boards are not utilized often, it is hard to obtain volunteers so this is an effort to consolidate and utilize one Construction Board of Appeals. It was also noted that this new board would meet quarterly. Council Member Hussain asked how membership would be determined and who would be the members. Mr. Swan stated it follows PA 230, and uses the language established from the State Construction Act on membership. Council Member Spitzley asked if the change will include all different parts of the State Construction Code. Mr. Venker clarified to the Committee that the current ordinance has building code so this ordinance would change it to “construction code” and adopt Michigan Construction Code Act, and they will add in the creation of one Construction Board of appeals and adopt all of the sub codes. Sections of the ordinance this will repeal are 1422, 1424 and 1426. Regarding the earlier question on the makeup of the membership, page 3 of the ordinance noted three (3) design professionals, one (1) residential builder, (1) master or journeyman plumber, (1) master or journeyman electrician and on (1) mechanical contractor. Council Member Betz noted on page 5 it states “shall meet no fewer than four (4) times per year..”, and asked why that is being required. Mr. Swan stated it would not be a requirement but a way to engage the board, work with them more since they are volunteer. Council Member Betz made note that currently it does say “shall”, so that should be considered in the next draft. Council Member Hussain asked what would be the plan for the current members of the current four (4) boards if this is created, and if they would be given another pathway to serve on a board. Mr. Venker informed the Committee that currently with the number of participating members, number of vacancies they anticipate they will be able to utilize them on the new board. Mr. Venker then acknowledged that there had been an exchange of multiple emails with his office (OCA) and EDP and there are a number of provisions with the electrical code and he has not had time to review everything, so he would have a new draft of the document before the Council meeting on August 24, 2020 when they set the hearing. Council Member Spitzley asked what they were adding since it appeared they were repealing 1424.01, 1424.10, 1424.12 and 1424.13. Mr. Venker stated after his review a second time he might find more sections to repeal. Council Member Spitzley stated she was not a fan of setting a public hearing on a document they had not reviewed or approved for a hearing, and asked the Committees opinion on tabling discussion and action until the next Committee meeting. Mr. Swan concurred that there not an immediate urgency for action, and he agreed with her thoughts on seeing a final document before setting a hearing. Council Members Hussain and Betz both concurred with no action until September 1, 2020.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE DISCUSSION AND ACTION UNTIL NEXT MEETING, SEPTEMBER 1, 2020 SO OCA CAN PRESENT THE NEXT DRAFT. ROLL CALL VOTE, MOTION CARRIED 3-0.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:03 p.m.

Submitted by, Sherrie Boak, Recording Secretary,
Lansing City Council

Approved by the Committee

From: noreply@civicplus.com
Sent: Wednesday, July 8, 2020 8:48 AM
To: Hetke, Veronica; Mayor Intern
Subject: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

(Section Break)

Date	7/8/2020
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First Name	James
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Middle	Roger
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Last Name	Bell
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Other name(s) by which you have been known, including maiden names	Field not completed.
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Date of Birth	
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Address	511 Fulton Place
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City	Lansing
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State	MI
Zip Code	48915
Email	jrbell.phd49@gmail.com
Gender	Male
Find my ward:	Lansing Neighborhoods Ward Map
Ward	4
Precinct	<i>Field not completed.</i>
Best phone number to contact you	5174206964
Last 4 digits of social security number	
In what year did you move to Lansing?	2004
Additional information regarding experience and credentials	<i>Field not completed.</i>
Occupational Background	Retired Lansing School District teacher
Educational Background	Ph.D in Medieval Studies from Catholic University of America
Previous Appointments	<i>Field not completed.</i>
Current Appointments	Historic district ccommission ending June 30 2020
Please attach a resume if available	<i>Field not completed.</i>
First choice for board to serve on	Historic District Commission
Second choice of a board to serve on	<i>Field not completed.</i>
Third choice of a board to serve on	<i>Field not completed.</i>
Fourth choice of a board to serve on	<i>Field not completed.</i>

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission

I did not notice the email asking for a reapplication for the commission to meet the June 30 deadline. I am still willing to continue in this position per Mayor Schor's request.

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office

Currently term expired

Background Check Authorization

I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge

James R Bell

Date & Time

7/9/2020

Email not displaying correctly? [View it in your browser.](#)

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

WHEREAS, the Mayor recommends the reappointment of James R. Bell of 511 Fulton Place, Lansing, MI 48915 as a Member of the Historic District Commission for a term to expire June 30, 2023; and

WHEREAS, the Mayor's office has verified that the nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on September 1, 2020 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of James R. Bell of 511 Fulton Place, Lansing, MI 48915 as a Member of the Historic District Commission for a term to expire June 30, 2023.

Boak, Sherrie

From: Hetke, Veronica
Sent: Wednesday, July 22, 2020 2:49 PM
To: Hetke, Veronica
Subject: FW: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, June 23, 2020 2:22 PM
To: Plummer, Marilyn <Marilyn.Plummer@lansingmi.gov>; Mayor Intern <Mayor.Intern@lansingmi.gov>; Tim.Hilton@lansingmi.gov
Subject: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

(Section Break)

Date	6/23/2020
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First Name	Price
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Middle	Francis
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Last Name	Dobernack
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Other name(s) by which you have been known, including maiden names	<i>Field not completed.</i>
Date of Birth	
Address	5405 S. Martin Luther King Jr. Blvd
City	Lansing
State	Michigan
Zip Code	48911
Email	price@local333.com
Gender	Male
Find my ward:	Lansing Neighborhoods Ward Map
Ward	Regional
Precinct	<i>Field not completed.</i>
Best phone number to contact you	5178981743
Last 4 digits of social security number	
In what year did you move to Lansing?	Business- 1965
Additional information regarding experience and credentials	Operate Business in place since 1965 on South Martin Luther King Jr. Blvd.
Occupational Background	Business Manager
Educational Background	<i>Field not completed.</i>
Previous Appointments	<i>Field not completed.</i>
Current Appointments	LEPFA
Please attach a resume if available	<i>Field not completed.</i>
First choice for board to serve on	South Martin Luther King Jr. Blvd. Corridor Improvement Authority

Second choice of a board to serve on	<i>Field not completed.</i>
Third choice of a board to serve on	<i>Field not completed.</i>
Fourth choice of a board to serve on	<i>Field not completed.</i>
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	I am responsible for the operations of the Plumbers Union in Lansing located on South Martin Luther King Jr. Blvd. and take pride in maintaining our place of business. Anything I can do to encourage others to do the same is worth while.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	<i>Field not completed.</i>
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Price Dobernack
Date & Time	6/23/2020 2:15 PM

Email not displaying correctly? [View it in your browser.](#)

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

WHEREAS, the Mayor made the appointment of Price Dobernack, a regional business owner, Ward Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2024;

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on September 1, 2020 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Price Dobernack, a regional business owner, Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2024;

GENERAL INFORMATION

APPLICANT: AMERICO Real Estate Company
2727 N. Central Avenue, Suite 500
Phoenix, AZ 85004

OWNER: A & W Greshenson
31500 Northwestern Hwy., Suite 100
Farmington Hills, MI 48334

REQUESTED ACTIONS: Rezone the property at 5400 S. Cedar Street (former K-Mart Building) from "F" Commercial & "J" Parking district to "G-2" Wholesale district

EXISTING LAND USE: Vacant Commercial Building

EXISTING ZONING: "F" Commercial & "J" Parking Districts

PROPOSED ZONING: "G-2" Wholesale District

PROPERTY SIZE: 9.380 +/- acres of the 11.43 +/- acre parcel– Irregular Shape

SURROUNDING LAND USE: N: Commercial/Vacant
S: Consumer's Energy Right-of-Way/Parking Lot
E: Commercial
W: Vacant

SURROUNDING ZONING: N: "F" Commercial District
S: "F" Commercial & "A" Residential Districts
E: "F" Commercial & "J" Parking Districts
W: "G-2" Wholesale District

MASTER PLAN: The Design Lansing Master Plan designates the subject property for "Community Mixed-Use Center". S. Cedar Street is designated as a major arterial.

DESCRIPTION:

This is a request by AMERICO Real Estate Company to rezone approximately 9.38 acres of the property at 5400 S. Cedar Street from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District, with the following conditions:

- * No marijuana facilities of any kind may be established on the property
- * The proposed storage building located north of the S. Cedar Street driveway will have

an architectural design that is consistent with the rendering shown on the plan dated 8/29/2019

- * The site improvements shown on the plan dated 8/29/2019, which includes landscaping, a connection path to the abutting non-motorized pathway and the provision of a bicycle rest area, will be installed prior to occupancy of the existing building or any new buildings on the site.

The purpose of the rezoning is to permit the property to be used for self-storage, U-Haul truck and trailer sharing and a moving and storage retail store.

AGENCY RESPONSES

BWL:	See attached.
Building Safety:	The Building Safety Office has no objections. This project will be subject to site and building plan reviews as set forth by the State Construction Code Act
Parks & Recreation:	I have concerns about the sight lines for people using the pathway if the proposed storage unit goes to the road.
Public Service:	The use for proposed self-storage facility does not typically generate any significant sanitary flows that I'm aware of. Further, the redevelopment uses the existing building structure that would have had to have been served by bathroom facilities, so, historically, there would have been existing flows from the building. I believe this building would be connected to the 10-inch sanitary sewer in Cedar Street. Based on the above, it appears there are no sanitary service issues considering the info we have. Also, since there does not appear to be increased impervious areas (same building, etc.), stormwater requirements should not be an issue here.
Traffic Engineer:	No comments or requirements relative to the rezoning request.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property adjoins a parcel of land zoned "G-2" Wholesale to its west that is accessed via Perry Robinson Circle off of E. Jolly Road. The adjoining properties to the north, south and east are zoned "F" Commercial. As evidenced by the attached map, the zoning pattern along S. Cedar Street is very inconsistent. In fact, there are numerous other parcels in close proximity to the site that are zoned

“G-2” Wholesale and “H” Light Industrial, all of which could be used for storage facilities as a matter of right. The proposed rezoning, therefore, will not create an inconsistent zoning pattern along S. Cedar Street.

The primary concern with self-storage uses along a commercial corridor is that they are not customer oriented businesses and as a result, they generate very little traffic on a regular basis. This typically results in a large sea of unused parking that is unattractive and does not contribute to the vibrancy of a commercial district. In this case, however, the conditions that the applicant is offering as part of the rezoning will make the site far more attractive than what currently exists. There is virtually no landscaping/green space on the site, the parking lot is in poor condition and the building is unattractive and is showing signs of deterioration from sitting vacant. The applicant’s proposal includes a significant amount of landscaping around the perimeter and interior to the site as well as parking lot repair and improvements to the appearance of the existing building. The proposed building near S. Cedar Street north of the driveway will be designed to look like a general commercial building rather than a typical self-storage building. Also, the applicant is excluding approximately 2 acres of land along the S. Cedar Street road frontage from the rezoning so that it will be available for general commercial development. Once developed, it will provide a buffer between the street and the parking lot for the U-Haul business so that it will not appear to be a hole of little activity along a commercial corridor. When 930 W. Holmes Road was rezoned to the “G-2” Wholesale district to allow the building at that location to be used for self-storage, the frontage of the property along both W. Holmes Road and S. Washington Avenue was excluded (remained zoned “F” Commercial) for the same reason. Similarly, when the area of the property west of the building at 3512 S. MLK was rezoned to “H” Light Industrial, the property that leads from the storage area to W. Holmes Road remained zoned “F” Commercial to ensure that it would be developed for commercial purposes rather than additional storage units, in keeping with the existing zoning and land use patterns along W. Holmes Road.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for Community Mixed-Use Center. The purpose of this district, as stated in the Plan, is to:

“Encourage the transformation of large commercial concentrations into mixed-use districts.”

The Plan recommends development that includes first floor retail uses clustered to create a shopping core with residentially-scaled structures (4-6 stories) on neighborhood edges.

The proposed rezoning will not allow for the specific type of development being advanced in the Master Plan as described above in that the “G-2” Wholesale district does not allow residential use, even with a special land use permit. The applicant’s proposal, however, allows for the adaptive reuse of and improvements to a site/building that has sat vacant for a significant amount of time and continues to fall further into a state of dilapidation. This is consistent with one of the primary goals of the Master Plan which is to improve the appearance of the City’s commercial corridors.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposal will not result in any negative impacts on vehicular or pedestrian traffic in the area. S. Cedar Street is a major arterial that is designed to carry the highest volumes of traffic. Storage facilities typically generate a very low volume of vehicular traffic, have few employees and virtually no pedestrian customer traffic.

IMPACT ON PUBLIC FACILITIES:

The proposed building and site improvements will require administrative site plan review, during which the drainage system as well as all other physical aspects of the property will be reviewed for compliance with all applicable City codes.

ENVIRONMENTAL IMPACT:

Reuse of the existing building for indoor, self-storage which will have no impact on the physical environment. The site is almost entirely covered by impervious surface which generates a great deal of storm water run-off. The applicant's proposal to remove a significant amount of pavement in and around the site to create landscape buffers will have positive impacts on the environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The zoning pattern along S. Cedar Street is already characterized by a myriad of zoning designations including "G-2" Wholesale and "H" Light Industrial. Given the inconsistent zoning pattern that already exists, the proposed rezoning is not anticipated to have any negative impacts on future patterns of development in the area.

SUMMARY

This is a request by AMERICO Real Estate Company to rezone the property at 5400 S. Cedar Street from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District, with the following conditions:

- * No marijuana facilities of any kind may be established on the property
- * The proposed storage building located north of the S. Cedar Street driveway will have an architectural design that is consistent with the rendering shown on the plan dated 8/29/2019
- * The site improvements shown on the plan dated 8/29/2019, which includes landscaping, a connection path to the abutting non-motorized pathway and the provision of a bicycle rest area, will be installed prior to occupancy of the existing building or any new buildings on the site.

The purpose of the rezoning is to permit the property to be used for self-storage, U-Haul truck and trailer sharing and a moving and storage retail store.

RECOMMENDATION

Based on the findings of fact as described in this staff report, staff recommends approval of Z-8-2019 to rezone the property at 5400 S. Cedar Street from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District, with the following conditions:

- * No marijuana facilities of any kind may be established on the property
- * The proposed storage building located north of the S. Cedar Street driveway will have an architectural design that is consistent with the rendering shown on the plan dated 8/29/2019
- * The site improvements shown on the plan dated 8/29/2019, which includes landscaping, a connection path to the abutting non-motorized pathway and the provision of a bicycle rest area, will be installed prior to occupancy of the existing building or any new buildings on the site.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: (602)263-6555 • Fax: (602)735-2082 • Email: Stephany_sheekey@uhaul.com

Project Narrative

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Lansing's participation and counseling in regards to a Conditional Rezone for the property located at 5400 Cedar St. Lansing, MI. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The subject 11.43-acre property is located at 5400 Cedar St. U-Haul is proposing an adaptive reuse of the existing 119,650 SF building by converting it into a U-Haul Moving and Storage Store. Our use will consist of interior, climatized self-storage and U-Haul truck and trailer share. The interior of the building will be retrofitted to house self-storage units. U-Haul also intends to provide two outparcels along S Cedar St. for commercial development. This infill development will allow U-Haul to better serve the storage needs of the community, activate a property that is currently vacant, and allow for future commercial development along S Cedar St.

The property is presently zoned F- Commercial District. Neither self-storage nor U-Haul truck and trailer share are permitted uses within that zoning district. U-Haul is proposing to rezone an approximate 9.38-acre portion of the property to G-2 - Wholesale District in order for our uses to be permitted. The building will be used structurally as is with the exception of imaging and signage. The two outparcels along S Cedar St, approximately 1 acre per outparcel, will not be included in our rezoning request and will remain zoned as F - Commercial District. Additionally, U-Haul will provide a connection path for the abutting S Lansing Pathway leading to a bike rest area which will have a water fill-up station and bike tools for the community.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

Explain what changes or changing conditions make the passage of this rezoning necessary:

It is important to recognize the significant changes in retail that have occurred throughout the country, namely with "big-box" retailers such as Kmart. These retailers are closing at a rapid pace leaving behind large buildings that then remain vacant for years at a time. It is becoming increasingly difficult to find retailers who are willing or able to occupy such a large footprint. A rezone of the property favors the successful and sustainable

redevelopment of this property. U-Haul has a long and proud history of revitalizing commercial properties in a sustainable way. Through reuse, we are able to meet the citizen's needs without compromising the resources and land associated with new construction. We have been met with great success in converting outdated big-box stores into productive businesses that both provide jobs and help to promote infill development.

Comment on other circumstances which justify the amendment:

Our proposal, to rezone a portion of the property G-2 for the use of self-storage and U-Haul truck and trailer share while creating two outparcels along S Cedar St to remain zoned as F, is the most beneficial use of the land. As previously mentioned, the footprint of big-box stores are not appealing to the majority of commercial developers. The building itself creates a hardship for any developer as it is extremely difficult to utilize that amount of space in a viable way. U-Haul is invested in the growth and economic well-being of your community. Our proposal allows for the creation of new retail / commercial development along S Cedar St, creating a vibrant frontage. This also allows for the vacant building to be adaptively reused to help better serve the surrounding residential neighborhoods and promote infill development. Self-storage is complementary to surrounding commercial uses and acts as an excellent buffer between commercial and residential zones.

Significant Policies:

- Hours of Operation:

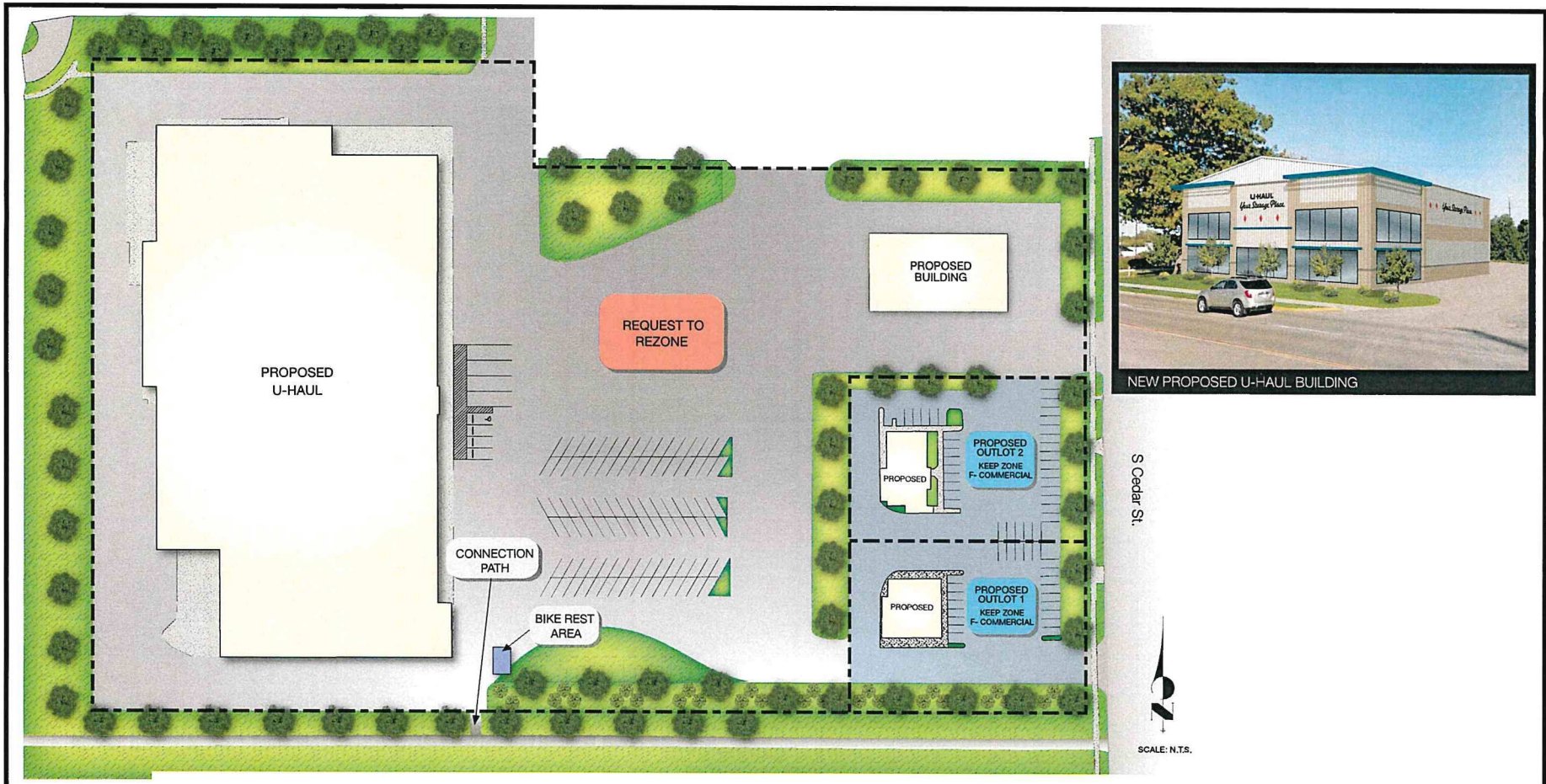
Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

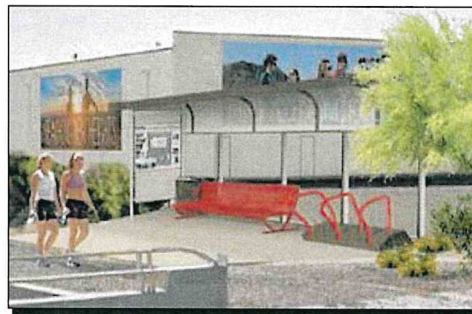
U-Haul looks forward to working with the City of Lansing as you consider the Rezone we are currently submitting.

Sincerely,

Stephany Sheekey
AMERCO Real Estate Company- Planner



BIKE ACCESSORIES FOR SALE



BIKE REST AREA



BIKE TOOLS

GENERAL NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION
1	02.23.2011	CONCEPTUAL SITE PLAN

PROFESSIONAL SEAL

ARCHITECT: 0000

CONCEPTUAL

AMERCO REAL ESTATE COMPANY

CHERYL L. DEAN, P.E.
400 E. CEDAR ST. SUITE 100
LANSING, MI 48201
P: (313) 227-1000
F: (313) 227-1001

PROPOSED U-HAUL
5400 CEDAR ST.
LANSING, MI 48201

CONCEPTUAL SITE PLAN

751078

DRAWN: 100%
CHECKED: PB
DATE: 02.23.2011
Lansing@merco1ath.com

© 2010 AMERCO REAL ESTATE COMPANY





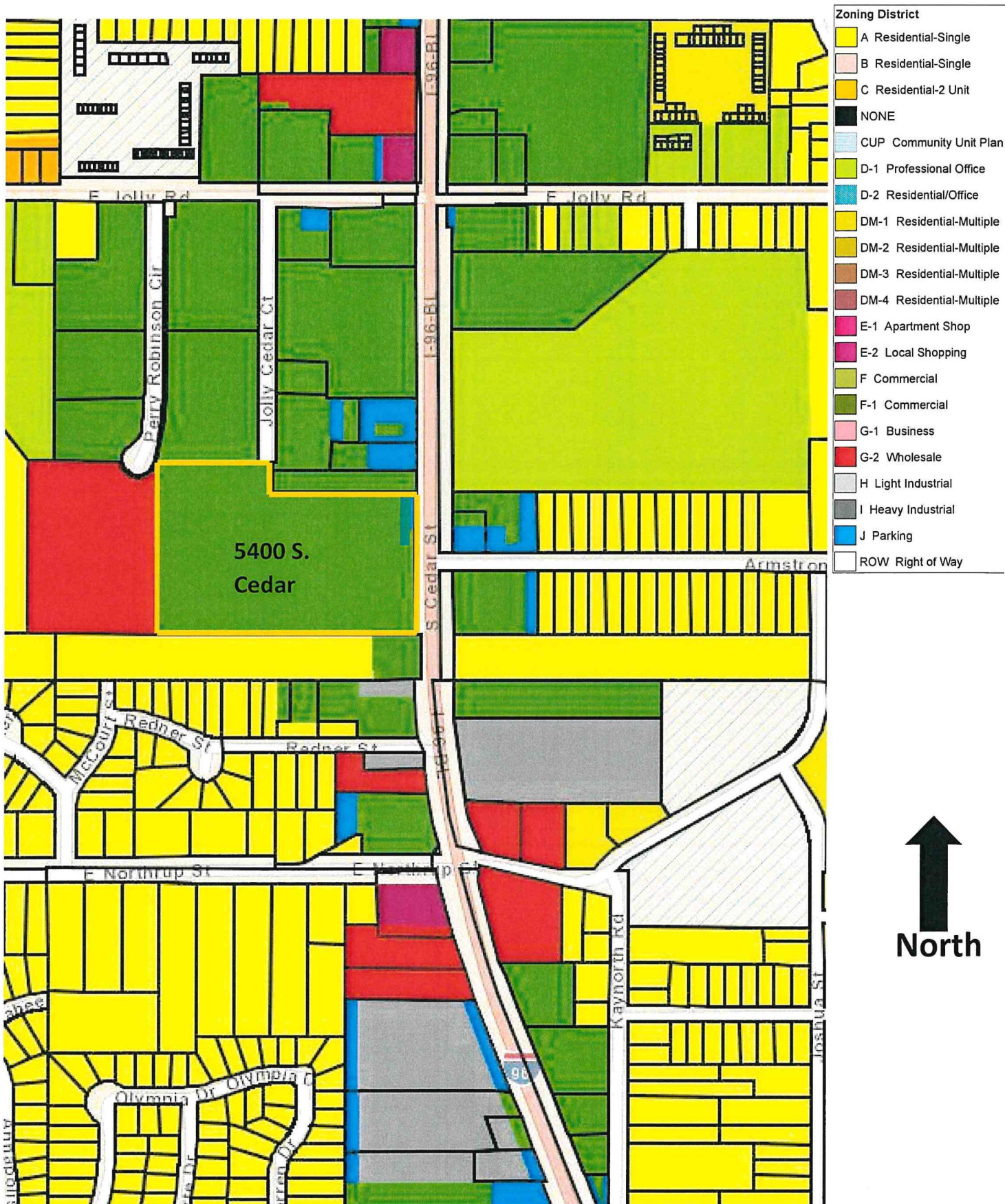






Zoning District	
	A Residential-Single
	B Residential-Single
	C Residential-2 Unit
	NONE
	CUP Community Unit Plan
	D-1 Professional Office
	D-2 Residential/Office
	DM-1 Residential-Multiple
	DM-2 Residential-Multiple
	DM-3 Residential-Multiple
	DM-4 Residential-Multiple
	E-1 Apartment Shop
	E-2 Local Shopping
	F Commercial
	F-1 Commercial
	G-1 Business
	G-2 Wholesale
	H Light Industrial
	I Heavy Industrial
	J Parking
	ROW Right of Way





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-8-2019: 5400 S. Cedar Street, Rezoning from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District, with conditions

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

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-8-2019, 5400 S. Cedar Street
Rezoning from “F” Commercial & “J” Parking Districts 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-8-2019. This is a request by Amerco Real Estate Company to rezone approximately 9.38 acres of the property at 5400 S. Cedar Street from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District, with conditions requiring certain site improvements and restricting the allowable uses. The purpose of the rezoning is to permit the property to be used for self-storage, U-Haul truck and trailer sharing and a moving and storage retail store.

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

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-8-2019: 5400 S. Cedar Street, Rezoning from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District, with conditions

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-8-2019

Parcel Number's: 33-01-05-04-202-021

Address: 5400 S. Cedar Street

Legal Descriptions: Commencing 7 feet West of the Southeast Corner of Lot 7, Jolly-Cedar Plaza, Thence South 175.78 feet, Thence West 268 feet, Thence South 326 Feet to the North line of the Consumers Power right-of-way, West 645.64 feet, North 600 feet, East 405.33 feet, South 98.07 feet, East 506.14 feet to the point of beginning; Section 4, T3N R2W, from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District with the following conditions which shall run with the land and are binding upon all future owners thereof:

- * No marijuana facilities of any kind may be established on the property
- * The proposed storage building located north of the S. Cedar Street driveway will have an architectural design that is consistent with the rendering shown on the plan dated 8/29/2019
- * The site improvements shown on the plan dated 8/29/2019, which includes landscaping, a connection path to the abutting non-motorized pathway and the provision of a bicycle rest area, will be installed prior to occupancy of the existing building or any new buildings on the site.

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.

INTRODUCTION OF ORDINANCE

Council Member Spitzley introduced:

An Ordinance of the City of Lansing, Michigan, to: amend Chapter 1420 of the Lansing Codified Ordinances by consolidating the adoption of the Single State Construction Code Act (the “Act”), including the State Electrical, Mechanical, and Plumbing Codes and creating a single Construction Board of Appeals pursuant to the Act; And repeal the sections of Chapters 1422, 1424, AND 1426, which provided for individual adoption of the State Plumbing, Electrical, and Mechanical Codes, and created individual Boards of Appeal for those Codes.

The Ordinance is referred to the Committee on Development & Planning
**RESOLUTION SETTING PUBLIC HEARING
BY CITY COUNCIL**

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, September 14, 2020 at 7 p.m. via audio/video ZOOM Meeting for the purpose of amending Chapter 1420 of the Lansing Codified Ordinances by consolidating the adoption of the Single State Construction Code Act (the “Act”), including the State Electrical, Mechanical, and Plumbing Codes and creating a single Construction Board of Appeals pursuant to the Act; And repeal the sections of Chapters 1422, 1424, AND 1426, which provided for individual adoption of the State Plumbing, Electrical, and Mechanical Codes, and created individual Boards of Appeal for those Codes.

BE IT FURTHER RESOLVED, due to COVID -19, the public hearing may be held electronically in accordance with the Open Meetings Act in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number and Meeting ID provided on the September 14, 2020 meeting agenda. Michigan Executive Order 2020-129 provides for temporary authorization of remote participation in public meetings and hearings.

Interested Persons are invited to attend this Public Hearing

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO: AMEND CHAPTER 1420 OF THE LANSING CODIFIED ORDINANCES BY CONSOLIDATING THE ADOPTION OF THE SINGLE STATE CONSTRUCTION CODE ACT (THE "ACT"), INCLUDING THE STATE ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND CREATING A SINGLE CONSTRUCTION BOARD OF APPEALS PURSUANT TO THE ACT; AND REPEAL THE SECTIONS OF CHAPTERS 1422, 1424, AND 1426, WHICH PROVIDED FOR INDIVIDUAL ADOPTION OF THE STATE PLUMBING, ELECTRICAL, AND MECHANICAL CODES, AND CREATED INDIVIDUAL BOARDS OF APPEAL FOR THOSE CODES.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1420 of the Lansing Code of Ordinances of the City of Lansing is hereby amended to as follows:

1420.01 – Adoption of the State approved Michigan Building Code.

- a) Pursuant to the authority vested in the City by Public Act 230 of 1972 (referred to in this chapter as the Act or the Stille-Derossett-Hale Single State Construction CODE Act), as amended, being MCL 125.1501 et seq., the City hereby assumes responsibility for administration and enforcement within the City's jurisdictional boundaries of the Act and the State approved Michigan Building CONSTRUCTION Code, INCLUDING BUT NOT LIMITED TO THE BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL PARTS OF THE CODE.

b) References throughout the Lansing Code of Ordinances to the ~~building~~CONSTRUCTION code or national or international ~~building~~CONSTRUCTION code, OR ANY OF THE PARTS IDENTIFIED IN SUBSECTION A) HEREIN, shall be deemed to mean the State approved ~~building~~CONSTRUCTION code under the Act.

c) Unless otherwise expressly provided, in the event of a conflict between any of the provisions of the State approved Michigan ~~Building~~CONSTRUCTION Code, herein adopted, and a provision of this chapter, or any other provision of this chapter, or any other provision of these Codified Ordinances, or any City resolution, rule or regulation, the Michigan ~~Building~~CONSTRUCTION Code shall control. In the event of a conflict between any of the provisions of the State approved Michigan ~~Building~~CONSTRUCTION Code and the Act, including rules and regulations promulgated pursuant to State law, the Act shall control.

d) Except as otherwise provided in the Act, the Act does not limit or restrict existing powers or authority of the City, and the Act shall be enforced by the City in the manner prescribed by local law or ordinance to the extent not inconsistent with the Act, local laws and ordinances relating to administration and enforcement of ~~building~~CONSTRUCTION regulations enacted before the effective date of the Michigan State ~~Building~~CONSTRUCTION Code by or for the City are applicable to administration and enforcement of the Michigan State ~~Building~~CONSTRUCTION Code.

1420.02. - ~~Amendments to Uniform Building Code. (Repealed)~~ CONSTRUCTION BOARD OF APPEALS; ESTABLISHMENT; COMPOSITION; APPOINTMENTS; TERMS; POWERS

1 A) PURSUANT TO SECTION 14 OF THE ACT, THE MAYOR WITH ADVICE AND
2 CONSENT OF COUNCIL, SHALL APPOINT A CONSTRUCTION BOARD OF
3 APPEALS CONSISTING OF 7 VOTING MEMBERS, SERVING STAGGERED 4
4 YEAR TERMS, AND HAVING THE FOLLOWING COMPOSITION:

5 I. THREE DESIGN PROFESSIONALS, BEING ARCHITECTS OR ENGINEERS
6 REGISTERED AS SUCH PURSUANT TO ARTICLE 20 OF PUBLIC ACT 299
7 OF 1980, MCL 339.2001 ET SEQ.;

8 II. ONE RESIDENTIAL BUILDER, REGISTERED AS SUCH PURSUANT TO
9 ARTICLE 24 OF PUBLIC ACT 299 OF 1980, MCL 339.2401 ET SEQ.;

10 III. ONE MASTER OR JOURNEY PLUMBER, REGISTERED AS SUCH
11 PURSUANT TO ARTICLE 11 OF PUBLIC ACT 407 OF 2016, MCL 339.6101
12 ET SEQ.;

13 IV. ONE MASTER OR JOURNEYMAN ELECTRICIAN, REGISTERED AS SUCH
14 PURSUANT TO ARTICLE 7 OF PUBLIC ACT 407 OF 2016, MCL 339.5701 ET
15 SEQ.;

16 V. ONE MECHANICAL CONTRACTOR, REGISTERED AS SUCH PURSUANT
17 TO ARTICLE 8 OF PUBLIC ACT 407 OF 2016, MCL 339.5801 ET SEQ.

18 B) IF THE BUILDING SAFETY OFFICE REFUSES TO GRANT AN APPLICATION FOR
19 A BUILDING PERMIT, OR MAKES ANY OTHER DECISION PURSUANT OR
20 RELATED TO THE ACT, OR THE CODE, AN INTERESTED PERSON, OR THE
21 PERSON'S AUTHORIZED AGENT, MAY APPEAL IN WRITING TO THE BOARD
22 OF APPEALS. THE BOARD OF APPEALS SHALL HEAR THE APPEAL AND
23 RENDER AND FILE ITS DECISION WITH A STATEMENT OF REASONS FOR THE

1 DECISION WITH THE ENFORCING AGENCY FROM WHOM THE APPEAL WAS
2 TAKEN NOT MORE THAN 30 DAYS AFTER SUBMISSION OF THE APPEAL.
3 FAILURE BY THE BOARD OF APPEALS TO HEAR AN APPEAL AND FILE A
4 DECISION WITHIN THE TIME LIMIT IS A DENIAL OF THE APPEAL FOR
5 PURPOSES OF AUTHORIZING THE INSTITUTION OF AN APPEAL TO THE
6 COMMISSION. A COPY OF THE DECISION AND STATEMENT OF THE REASONS
7 FOR THE DECISION SHALL BE DELIVERED OR MAILED, BEFORE FILING, TO
8 THE PARTY TAKING THE APPEAL.

9 C) AFTER A PUBLIC HEARING A BOARD OF APPEALS MAY GRANT A SPECIFIC
10 VARIANCE TO A SUBSTANTIVE REQUIREMENT OF THE CODE IF THE
11 LITERAL APPLICATION OF THE SUBSTANTIVE REQUIREMENT WOULD
12 RESULT IN AN EXCEPTIONAL, PRACTICAL DIFFICULTY TO THE APPLICANT,
13 AND IF BOTH OF THE FOLLOWING REQUIREMENTS ARE SATISFIED:

14 I. THE PERFORMANCE OF THE PARTICULAR ITEM OR PART OF THE
15 BUILDING OR STRUCTURE WITH RESPECT TO WHICH THE VARIANCE IS
16 GRANTED SHALL BE ADEQUATE FOR ITS INTENDED USE AND SHALL NOT
17 SUBSTANTIALLY DEVIATE FROM PERFORMANCE REQUIRED BY THE
18 CODE OF THAT PARTICULAR ITEM OR PART FOR THE HEALTH, SAFETY
19 AND WELFARE OF THE PEOPLE OF THIS STATE.

20 II. THE SPECIFIC CONDITION JUSTIFYING THE VARIANCE SHALL BE
21 NEITHER SO GENERAL NOR RECURRENT IN NATURE AS TO MAKE AN
22 AMENDMENT OF THE CODE WITH RESPECT TO THE CONDITION
23 REASONABLY PRACTICAL OR DESIRABLE.

1 D) A BOARD OF APPEALS MAY ATTACH IN WRITING ANY CONDITION IN
2 CONNECTION WITH THE GRANTING OF A VARIANCE THAT IN ITS JUDGMENT
3 IS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE
4 PEOPLE OF THIS STATE. THE BREACH OF A CONDITION SHALL
5 AUTOMATICALLY INVALIDATE THE VARIANCE AND ANY PERMIT, LICENSE
6 AND CERTIFICATE GRANTED ON THE BASIS OF IT. IN NO CASE SHALL MORE
7 THAN MINIMUM VARIANCE FROM THE CODE BE GRANTED THAN IS
8 NECESSARY TO ALLEVIATE THE EXCEPTIONAL, PRACTICAL DIFFICULTY.

9 E) THE BOARD OF APPEALS SHALL MEET NO FEWER THAN 4 TIMES PER YEAR
10 TO HEAR APPEALS AND CONDUCT REGULAR BUSINESS, BUT MAY CALL
11 SPECIAL MEETINGS AS NEEDED TO HEAR APPEALS IN A TIMELY MANNER.

12 Section 2. That Sections 1422.01, 1422.02, and 1422.03 of the Lansing Code of Ordinances
13 of the City of Lansing are hereby repealed and reserved for future use.

14 Section 3. That Sections 1424.01, 1424.10, 1424.12, and 1424.13 of the Lansing Code of
15 Ordinances of the City of Lansing are hereby repealed and reserved for future use.

16 Section 4. That Sections 1426.01, 1426.02, and 1426.03 of the Lansing Code of Ordinances
17 of the City of Lansing are hereby repealed and reserved for future use.

18 Section 5. That the purpose of this ordinance is to consolidate the boards dedicated to the
19 various parts of the State Construction Code into a single board for efficiency, and no part of this
20 ordinance interrupts or alters the City's adoption and enforcement of the State Construction Code.

21 Section 6. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
22 inconsistent with the provisions hereof are hereby repealed in their entirety and shall be null and
23 void and of no effect.

1 Section 7. Should any section, clause or phrase of this ordinance be declared to be invalid,
2 the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the
3 part so declared to be invalid.

4 Section 8. This ordinance shall take effect thirty days after passage, unless given immediate
5 effect by City Council, and pursuant to Section 3-307 of the City Charter, this Chapter shall expire
6 December 31, ____.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Charter of the City of Lansing requires the Council to adopt an annual statement of Budget Policies and Priorities serving to guide the Administration in developing and presenting the Fiscal Year 2021–2022 Budget; and

WHEREAS, the City Council established the following Mission;

The City of Lansing’s mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors,
- II. Securing short- and long-term financial stability through prudent management of city resources,
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses,
- IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources,
- V. Facilitating regional collaboration and connecting communities; and

WHEREAS, the standing committees of the City Council have met to evaluate the budget and recommend an annual statement of budget policies and priorities to guide the Administration in developing and presenting the Fiscal Year 2021–2022 budget.

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council has established the following as its Fiscal Year 2021–2022 Budget Policies and Priorities and requests that the Administration review them and encourages that they, to the extent practical, be included in the Administration’s budget presented due to the City Council by the fourth Monday in March 2021.

BE IT FURTHER RESOLVED, the Committee of the Whole has established the following priorities:

1. Item with proposed cost (if a cost is estimable)
2. Item with proposed cost (if a cost is estimable)

BE IT FURTHER RESOLVED, the Committee on Development and Planning has established the following priorities:

1. Item with proposed cost (if a cost is estimable)
2. Item with proposed cost (if a cost is estimable)

BE IT FURTHER RESOLVED, the Committee on Equity, Diversity, and Inclusion has established the following priorities:

3. Item with proposed cost (if a cost is estimable)
4. Item with proposed cost (if a cost is estimable)

BE IT FURTHER RESOLVED, the Committee on Intergovernmental Relations has established the following priorities:

1. Item with proposed cost (if a cost is estimable)
2. Item with proposed cost (if a cost is estimable)

BE IT FURTHER RESOLVED, the Committee on Personnel has established the following priorities:

1. Item with proposed cost (if a cost is estimable)
2. Item with proposed cost (if a cost is estimable)

BE IT FURTHER RESOLVED, the Committee on Public Safety has established the following priorities:

1. Item with proposed cost (if a cost is estimable)
2. Item with proposed cost (if a cost is estimable)

BE IT FURTHER RESOLVED, the Committee on Public Service has established the following priorities:

1. Item with proposed cost (if a cost is estimable)
2. Item with proposed cost (if a cost is estimable)

BE IT FURTHER RESOLVED, the Committee on Ways and Means has established the following priorities:

1. Item with proposed cost (if a cost is estimable)
2. Item with proposed cost (if a cost is estimable)

BE IT FURTHER RESOLVED, the City Council would like to continue its commitment, if funding is available, to:

- Maintain and improve the City's infrastructure;
- Preserve and ensure clean, safe, well-maintained housing and neighborhoods;
- Provide comprehensive and affordable recreational programs and youth and family services;
- Explore alternatives for improved efficiency in service and delivery.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Charter of the City of Lansing requires the Council to adopt an annual statement of Budget Policies and Priorities serving to guide the Administration in developing and presenting the Fiscal Year **2021/2022** Budget; and

WHEREAS, the City Council established the following Mission/Vision and goals; and

The City of Lansing's mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors
 - a. The City's diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life.
 - b. The City is governed in a transparent, efficient, accountable and responsive manner on behalf of all citizens.
 - c. The City's neighborhoods have various resources that allow them to be on a long term viable and appealing basis.
 - d. Support economic development initiatives that promote and retain new industries and markets.
- II. Securing short and long term financial stability through prudent management of city resources.
 - a. Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.
 - b. Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - c. Support initiatives that build the City's property and income tax base.
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.
 - a. The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.
- IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.
 - a. Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
 - b. Create vibrant places, support events and activities that showcase our waterfront and green spaces.

- c. Raise the level of support for projects and initiatives that showcase local and state history.

V. Facilitating regional collaboration and connecting communities.

- a. The City has a safe efficient and well connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.
- b. Seek a balanced distribution of affordable housing in the tri-county region.

WHEREAS, the City Council would like to continue its commitment, if funding is available, to:

- Maintain and improve the City's infrastructure;
- Preserve and ensure clean, safe, well-maintained housing and neighborhoods;
- Provide comprehensive and affordable recreational programs and youth and family services;
- Explore alternatives for improved efficiency in service and delivery; and

WHEREAS, in considering these Fiscal Year **2021/2022** Budget Priorities, the Administration is encouraged to ascertain the feasibility of funding any new programs through either the reduction of spending in existing program areas or the exploration of new funding sources that would assure the sustainability of the program; and

WHEREAS, the Administration was encouraged to supplement, not supplant any existing resources for police, fire and local roads with the General Fund revenues collected under this millage; and

WHEREAS, the Administration is requested to include in its Fiscal Year **2021/2022** Budget, the necessary funding to accomplish all requested plans, studies, evaluations, reviews, report submissions, program assessments, and analyses noted within this resolution below, or alternatively documentation as to why such activities are prohibitively costly; and

WHEREAS, the Lansing City Charter states that the budget proposal due on the fourth Monday in March of each year shall contain "the necessary information for understanding the budget" and how the proposal addresses the priorities proposed by the City Council.

NOW BE IT RESOLVED, that the Lansing City Council, hereby, acknowledges that the City will likely need to adopt, at best, a budget which recognizes the structural changes that are the result of lost revenues and future liabilities, encourages the Administration to prudently develop next year's budget with the following conditions:

- Protection of public and emergency services.

BE IT FURTHER RESOLVED, that the Administration is requested to review the attached statement of policies and priorities and implement those items that would boost efficiencies to increase productivity or reduce costs, that could replace existing

programming, or if funding becomes available, that could be considered as new programming; and

BE IT FURTHER RESOLVED, that the Administration is requested, to the extent practicable, to include non-appropriations clauses and other similar out provisions in existing and future leases, and vendor contracts upon review of City Council; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Administration is requested to develop and provide all plans, studies, evaluations, reviews, report submissions, program assessments, and analyses noted as set forth below in this resolution, or alternatively, documentation as to why such activities were prohibitively costly, by the fourth Monday in March 2021.

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors.
 - a) The City's diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life
 - (1) Economic Development For presentation to City Council beautification standard/expectation and a storm water mitigation plan for all proposed development projects that receive incentives from the City. Such standards should serve as a planning and economic development tool that will enhance property values, create jobs, and revitalize neighborhoods and business areas. These standards and plan should be presented to the City Council.
 - b) The City is governed in a transparent efficient accountable and responsive manner on behalf of all citizens.
 - (1) A delineation of recommendations of the Financial Health Team, noting which recommendations have been implemented, which are in the FY 2021/2022 proposed Budget, which are planned to be implemented at a future time, and which have been determined not to be implemented at any time. A timetable for future implementation is requested.
 - (2) Supplemental Accounting Level Detail. A plan and timeline for the implementation of performance-based budgeting.
 - (3) Development and analysis of a cost recovery schedule for City services.

- (4) Development of a return on investment analysis for all proposed changes in City services.
- (5) Identification of, and a complete and ongoing analysis of, the City's structural deficits and the Administration's plan to eliminate the same.
- (6) Incorporate into the proposed Budget a 5-Year projection of revenues and expenditures.
- (7) Continue to invest one-time money into Retirement & OPEB obligations and how to increase funding.
- (8) Continue to invest one-time money into Infrastructure, including sidewalks.
- (9) Continue to invest one-time money into hardware and software investments for City operations.

IF THE FOLLOWING TASKS WERE DONE IN FY2020/2021 THEY CAN BE REMOVED:

- (10) Hire a full time or part time individual housed in the LPD or OCA who focuses on FOIA redactions in working in cooperation with Ingham County over funding.
 - (11) Additional support for increases in capabilities and technologies efficiencies for Finance, Treasury, and Human Resources departments.
 - ERP Migration – Possible Replacement of One Solution
 - Outside Specialized Consulting – Plant & Moran
 - Possible addition of in house staff as determined
- c) The City's neighborhoods have various resources that allow them to be long term viable and appealing.
- (1) A researched report on surrounding community models for neighborhood organization technical support structure within the City.
 - (2) Working with the City Attorney and Code Compliance Division to expedite improvements or closure of abandoned, neglected, and burned out houses and commercial buildings by using the International Property Maintenance Code (IPMC) and adopt the latest version of the IPMC from the State of Michigan. Development of aggressive policies to deal with problematic property owners.

- (3) Food Access: Together with the City of Lansing Economic Development Corporation development of a plan should increase quality food access throughout the City using all incentives available.
 - (4) Code Compliance: Assurance that the Code Compliance Department is conducting the appropriate inspections and issuing appropriate fines to ensure the buildings in our City are safe and that we have quality neighborhoods and conduct a study of Code Compliance to determine a level of service for first time inspections and re-inspections assuring the safety of the housing stock for residential and mobile homes.
 - (5) Further expand down payment assistance programs with employers to encourage employees to live in the City of Lansing, and encourage employment of Lansing Residents.
 - d) Support economic development initiatives that will promote and retain new industries and markets.
 - e) Funding through HRCS for a G.E.D. program that targets lower income areas.
- II. Securing short and long-term financial stability through prudent management of City resources.
- a) Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.
 - (1) Administration is requested to submit the following list of deliverables when they are due per City Charter and State Statute and adhere to them based on these priorities.
 - (a) Comprehensive Annual Financial Audit (CAFR) annually, no later than December 31st of each year, in accordance with the State Statute.
 - (b) During the months of October, January and April of each fiscal year, the Director of Finance's written report showing the control of expenditures. (Charter- Article 7-110)
 - (c) By September 1st of each fiscal year, a written budget update report so that Council can review their standings on current budget items in preparation for the Council required creation of Budget Policies and Priorities that need to be adopted by October 1, 2020. (Charter- Article 7-102)

- (d) No later than the last regular City Council meeting in January of each year, a State of the City report to the City Council and to the public. (Charter- Article 4 -102.4)
 - (e) The Proposed Budget with annual estimate of all revenues and annual appropriation of expenditures no later than the 4th Monday in March of each year. (Charter – Article 7-101)
 - (f) A presentation to Council of each department budget in preparation for Council to adopt the Budget Resolution no later than the 3rd Monday in May each year.
 - b) Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - (1) Pursue partnerships with stakeholders, (intra municipal and intergovernmental), to align services in relation to public services.
 - (2) Facilities Plan: Submit to the City Council a five and ten-year Master Facilities Plan including school and county facilities that are used for current and future City uses. City Council is also requesting that the Administration continue to work on any delayed maintenance issues with regard to all City Facilities.
 - c) Support initiatives that build City's property and income tax base
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.
- a) The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.
 - (1) Establish funding for two additional Code Compliance Officers as well as an additional support staff to track down property owners that have not scheduled re-inspection and to research properties suspected of being unregistered rentals.
 - (2) City-wide Emergency Preparedness: Allocation of sufficient funding for the Emergency Management Division to prepare City Employees with appropriate emergency training, continue efforts to prepare the public and neighborhood groups to assist in emergencies, and provide basic search and rescue operations and necessary emergency equipment at key City facilities, and communicate the plan to the Lansing City Council and the public. Updated and

continual training should be provided. The Administration shall assist residents in times of unforeseen disasters.

- (3) Fire Facilities Maintenance: The Administration is to conduct a study of the maintenance needs of all fire stations and report to City Council an update of the status of the study by the 4th Monday of March. Along with a funding recommendation for short and long-term improvement to these structures.
- (4) Regionalism: The Administration should continue with the current regional efforts and look into the possibility of expanding the efforts.
- (5) Police-Community Relations: Designate funding to help the Police Department to ensure the improvement of police-community relations. Reaffirming the City's commitment to equality and freedom for all people regardless of actual or perceived race, sex, religion, ancestry, national origin, color, age, height, weight, student status, marital status, familiar status, housing status, military discharge status, sexual orientation, gender identification or express, mental or physical limitation, and legal source of income.
- (6) Crime Prevention: Designate funding to invest in programs for long-term crime prevention strategies.
- (7) Allocate Overtime for Problem Solving Area: Designate sufficient funding for overtime for police officers to address problem solving to help certain crime and address quality of life issues.
- (8) Community Policing: Continue and increase funding along with searching for grant funds for COPs in neighborhoods with a goal not only to reduce crime but to stabilize the neighborhood over an extended period of time that will help to ensure its ability to rebound.

IF THE FOLLOWING TASK WAS DONE IN FY2020/2021 IT CAN BE REMOVED:

- (9) Establish a Community Policing within the 2nd Ward.
- (10) Leadership vacancies: Develop and implement a plan and timeline to fill all funded vacancies and provide a report to City Council.
- (11) Front-loading of Police Officers: Continue to front-load Police Officers so that we have officers ready to take the road when officers retire.
- (12) Ensure adequate safe equipment to increase street sweeping, especially areas heavily traversed by bikes.

- (13) A study to determine the effectiveness of traffic calming and what measures may be successful and funding to implement.
- (14) Establish funding to address usability, accessibility, quality of life, and better means of aging in place through the City of Lansing Parks. The Administration will consider the list of ADA Accessible Amenities from the 2018 Report from Capital Area Disability Network. (Attachment A)

IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.

- a) Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
- b) Create vibrant places, support events and activities that showcase our waterfront and green spaces.
 - (1) Trail/Greenways Encouraging the Parks and Recreation Department to work collaboratively with the Tri-County Planning Commission to develop/expand our citywide/regional trail system and seek opportunities to reduce expenses in this effort. Additionally, look at the feasibility of connecting the River Trail (through bike lanes/Greenways to Trails) where there is currently no access to the trail.
- c) Raise the level of support for projects and initiatives that showcase local and state history.
- d) Corridor Façade Grants- generate guidelines with LEAP describing the area and requirements for the distribution of the Corridor Façade Grants, and review annually.

IF THE FOLLOWING TASK WAS DONE IN FY2020/2021 IT CAN BE REMOVED:

- e) Designate funding for a City Sustainability Coordinator to implement the deliverables, findings and recommended steps from the Lansing Climate Action Planning Project and/or general sustainability efforts including but not limited to reducing Lansing's carbon footprint and align with the Paris-Accord.

V. Facilitating regional collaboration and connecting communities

- a) The City has a safe efficient and well-connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.

- (1) Corridor: City Council encourages the Administration continue to develop a plan and report its status to the Lansing City Council that seeks to revitalize and enhance all major corridors that lead into the City.
- b) Seek a balanced distribution of affordable housing in the tri-county region.

PENDING ANY SUBMISSION FROM THE BOARD OF PUBLIC SERVICE, THE BELOW COULD CHANGE OR BE REMOVED:

RESOLVED, recognizing the financial challenges facing the City of Lansing ("City") and its Public Service Department ("Department"), including the Department's obligations to comply with numerous mandates, including unfunded mandates, the Lansing Board of Public Service supports the efforts of the Department.

RESOLVED, the Board of Public Service supports and recommends the following budget priorities to the Lansing City Council for consideration with Council's Budget Policies and Priorities for the Fiscal Year July 1, 2020– June 30, 2021:

1. General Fund levels should be increased for implementation of the City's Street System Asset Management Plan, and for additional funding for reconstructing neighborhood streets with a Pavement Surface Evaluation Rating of 4 or lower. We encourage support for the department to look for new and innovative ways to extend the life of our existing streets and seek additional funding.
2. Increase compliance with the City's Complete Streets Ordinance, and additional funding of the sidewalk gap closure program, sidewalk repairs and right-of-way maintenance and improvement, consistent with keeping safety a priority for Lansing residents and visitors, while meeting or exceeding the compliance with the Americans with Disabilities Act.
3. Increase funding to update and improve the fleet of city vehicles, with specific priority for the Public Service Department;
4. Increase funding for the cleaning and maintenance of our wastewater aeration basins to remove sludge and silt buildup from the bottom of these tanks and repairing them once cleaned. This will allow us to be at or above the recommended guidelines.
5. The City should approve a budget to: (i) expand opportunities for multi-family residential and business recycling; and (ii) implement organic waste recovery;
6. Follow recommendations of the energy audit of all facilities and properties to save on energy and cut costs by replacing wasteful devices with ones that are energy efficient and reduce the carbon footprint of the City of Lansing.

7. Fund training and work with federal, state, county, local municipalities, and organizations to become a leader in PFAS regulation, testing, monitoring and enforcement.



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

Wastewater Division

1625 Sunset Avenue

Lansing, Michigan 48917

(517) 483-4404

FAX: (517) 483-4536

<http://publicservice.cityoflansingmi.com/pubwater/>

August 20, 2020

Mr. Chris Swope
City Clerk
City Hall
Lansing, Michigan

RE: Board of Public Service: Budget Priorities Resolution for FY 2021/22

Dear Mr. Swope:

The attached resolution was adopted at the Board of Public Service meeting held August 20, 2020.

Please place on the Council Agenda.

Please let me know if you have any questions.

Respectfully submitted,

Janette Tate
Recording Secretary

Attachment

LANSING BOARD OF PUBLIC SERVICE BUDGET PRIORITIES RESOLUTION

AUGUST 20, 2020

RESOLVED, recognizing the financial challenges facing the City of Lansing (“City”) and its Public Service Department (“Department”), including the Department’s obligations to comply with numerous mandates (including unfunded mandates) the Lansing Board of Public Service supports the efforts of the Department.

RESOLVED, the Board of Public Service supports and recommends the following budget priorities to the Lansing City Council for consideration with Council's Budget Policies and Priorities for the Fiscal Year July 1, 2021–June 30, 2022:

1. Increase general fund support for implementation of the City's Street System Asset Management Plan, with a priority placed on reconstructing and preserving neighborhood streets, especially in those areas of the city which have been historically underserved. We encourage the Department to continue utilizing new and innovative ways to extend the life of our existing streets;
2. Maintain and expand funding for sidewalk repairs and right-of-way maintenance and improvement, with a priority placed on underserved areas; this should all be done while keeping safety a priority for Lansing residents and visitors, and meeting or exceeding the compliance with the Americans with Disabilities Act;
3. Maintain and expand funding to update and improve the fleet of city vehicles, with specific priority for the Department;
4. Establish Lansing as a leader in PFAS regulation, testing, monitoring and enforcement through maintaining and increasing funding for educational and training purposes, and working with relevant federal, state, county and local governments, and non-government organizations;
5. Expand opportunities for multi-family residential and business recycling;
6. Follow recommendations (to the greatest extent feasible) of the energy audit of all facilities and properties to save on energy and cut costs by replacing wasteful devices with ones that are energy efficient and reduce the carbon footprint of the City of Lansing.

RESOLVED, as the Department generates savings through improved efficiencies in service delivery and other areas, these savings should be maintained within the Department.