



MINUTES
Committee on Development and Planning
Tuesday, December 15, 2020 @ 3:30 p.m.

<https://us02web.zoom.us/j/86254629199> ; ID: 862 5462 9199 Dial In: (312) 626-6799

Held virtually in an effort to protect the health and safety of the public & to mitigate the spread of COVID 19

CALL TO ORDER

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

PRESENT via audio/video

Council Member Spitzley, Chair remotely from Lansing, Michigan
Council Member Garza, Vice-Chair remotely from Lansing, Michigan
Council Member Betz, Member remotely from Lansing, Michigan- arrived at 4:03 p.m.
Council Member Hussain, Member remotely from Lansing, Michigan.

OTHERS PRESENT via audio/video

Sherrie Boak, Council Staff
Brian McGrain, EDP Director
Susan Stachowiak, EDP Director
Lisa Hagen, OCA
Thomas Muth
Andrew Fedewa, EDP
Bob Johnson
Bob Waun
Rawley Van Fossen
Tom Lapka
Kris Klein, LEDC
Sue Stachowiak, EDP

PUBLIC COMMENT

No public comment at this time.

MINUTES

November 24, 2020

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM NOVEMBER 24, 2020 AS PRESENTED. ROLL CALL VOTE, MOTION CARRIED 3-0.

December 1, 2020

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM DECEMBER 1, 2020 AS PRESENTED. ROLL CALL VOTE, MOTION CARRIED 3-0.

Discussion/Action

RESOLUTION – Appointment; Thomas Muth Jr., EDC/TIFA/Brownfield Authority; Term to Expire 2/2/2021

Mr. Muth spoke briefly on his interest in the appointment. This included his business and other roles on the Ingham County EDC Board, which he would resign from if appointed on this, and also sits on the Mayor's Arts and Culture Committee. In these roles he has seen the City develop. The Committee acknowledged his interest in serving and asked Mr. McGrain and Mr. Klein what Mr. Muth could anticipate. Mr. McGrain spoke in support of Mr. Muth with serving with him on the other boards. Mr. Klein explained the board is active with small business loans, brownfield plans, and the body that maintains the bonds outside of the TIFA. Council Member Hussain asked Mr. Muth about his application statement on helping old town and REO Town, and asked for his ideas on how to reach out to the other areas. Mr. Muth agreed that a lot is focused on those areas, but the majority of residents are on the south side, and there is room to grow there also. The biggest challenge is to figure out what to do with large strip mall areas, but there is a lot of great property on the south side, but the question is what to do with it. Council Member Hussain stated he believed that resources are being under-utilized, and thanked Mr. Muth to participate. Council Member Spitzley noted that economic development needs to be established to give the market certainty on what to expect, and will allow a focus on the corridors.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF THOMAS MUTH JR. TO THE EDC/TIFA/BROWNFIELD AUTHORITY. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – ACT-4-2020; Rose Court Vacate

Mr. Fedewa confirmed the application before the Committee was from Refund Lansing who also own the parcels to the north and south and this right of way serves the (3) three parking lots. The right of way is 231' x 50' and the applicants are aware that any utilities will need to be relocated or protected in the easements, and that condition was approved by the applicant and the Planning Board in their 4-0 approval. Council Member Spitzley asked staff if this was associated with the recent rezoning request in the same area. Mr. Fedewa explained that the recent rezoning was for the overlay district and adding a parcel next to this right of way. Mr. Johnson added that the overlay request was part of this because they are working with a developer on a housing development in the area west of MLK utilized by 1100 W Saginaw and adjoining hospital. Mr. Johnson also noted that they have met Public Service and confirmed with them the nature of the infrastructure is not in good shape, and being utilized for only services to the adjoining limited parcels. Council Member Garza asked Mr. Johnson how many units they plan to put on the combined parcels. Mr. Johnson noted the site will not have to get rezoned for the development, because the overlay district speaks to setback, parking density, etc. right now the site of the hospital is a DM-4 and the overlay district amendment is needed but a rezoning is not needed for this right of way. Mr. Johnson confirmed this and the overlay rezoning were submitted concurrently, however this was held up in OCA for a period of time. Council Member Spitzley noted that during the discussion on the overlay amendment rezoning, this was no mention of a redevelopment.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE ACT-4-2020 ROSE COURT VACATION. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION –PILOT; Walter French

Council Member Spitzley detailed that the project is a 6% 20 year PILOT, 76 Units, and per the public hearing the PILOT will not cover any potential commercial or office use that may come out of the gymnasium or auditorium. Lastly, she added that during the public hearing on 12/14/2020 there were not comments.

Council Member Betz arrived to the meeting, remotely from Lansing, Michigan.

Council Member Spitzley referenced a statement by Council Member Wood at the public hearing, where she voiced her concerns on the City's past experiences with PILOT's and renewals or non-completions. Council Member Hussain asked for clarification on the funding, and was told \$375 per unit, which is connected back to it is a historical building which requires extra care. Councilmember Hussain spoke briefly on his concerns with 10-20 year pilots because they come back for an extension when the time is up. Council Member Spitzley agreed with the statements and the challenges when people want extensions. Mr. Van Fossen assured the applicants are local, their staff live in Ingham County, the Board of Directors live in the area and they make every attempt to go above and beyond with checks and balances to be good stewards in the community. Council Member Garza noted that the Lansing Housing Commission projects use out of town contractors and asked why they don't hire local. Mr. Van Fossen clarified that the Housing Commission is not part of their group. This applicant requires local bidding process and on their single family projects encourage local. Theo builders they use are Trumble Builders (Leo), Wayne McGee, Master Work Builders and Community Builders.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR THE PILOT AT WALTER FRENCH. ROLL CALL VOTE, MOTION CARRIED 4-0.

ORDINANCE – Ordinance to institute Form Based Zoning Code

Council Member Spitzley recapped that she was asked to hold off on action because Council Members had questions and concerns, so it was tabled at the last meeting. At this time the Committee asked for their concerns. Council Member Hussain asked what other communities in Michigan have this type of code, and Mr. Fedewa cited Birmingham which has a population of 21,000; Muskegon with population of 18,000, Fremont with a population of 4,000, Grand Rapids has a hybrid of the code and Troy with a population of 84,000 with a hybrid code. Council Member Hussain then asked what the community engagement and participation over the last five (5) years during the preparation of the proposed code. Mr. McGrain acknowledged the Mr. Johnson, first as the department staff during those years and his work on it, then stated in the past three (3) years they have held multiple meetings, met with neighborhood groups, recently met with the realtors group, 27 engagement opportunities, and editorials. Mr. Fedewa stated he had details on which neighborhood groups it was presented to and will forward that on. Council Member Spitzley asked about education materials, and Mr. McGrain noted they have utilized maps, districts details, and once the process is complete and they get ready to launch they will get more materials out to the public. Mr. Fedewa stated currently he does not have a list of the exact meetings they had, per Council Member Hussain's questions, but they did have Ward meetings in all four (4) Wards in 2017, but he will continue his research on the number of people who attend and exact locations. Council Member Hussain asked if Form Based Code was in effect, what the impact would have been on the former Kmart site that was just rezoned. Mr. McGrain detailed the differences in setbacks, parking and aesthetics. Council Member Spitzley added historical details to the site that when Kmart was first built there was a house out front that would not sell, therefore causing the building to be built back so far.

Council Member Spitzley informed the staff that if this passes out of Committee it would appear on the 1/25/2020 Council agenda. Council Member Hussain encouraged the Economic Development & Planning staff to attend the monthly Ward meetings in January.
MOTION BY COUCNIL GARZA TO APPROVE THE ORDINANCE FOR THE FORM BASED CODE AND MOVE TO COUNCIL AT THE 1/25/2021 MEETING. ROLL CALL VOTE, MOTION CARRIED 4-0.

Adjourn

Adjourned at 4:29 p.m.

Submitted by Sherrie Boak

Recording Secretary,

Lansing City Council

Approved by the Committee February 2, 2021