



AGENDA
Committee on Development and Planning
February 2, 2021 @ 3:30 p.m.

Access the meeting via: <https://us02web.zoom.us/j/81823851690> ; ID 818 2385 1690; Dial In (301) 715-8592
email comments prior to the meeting at sherrie.boak@lansingmi.gov

All Councilmembers will participate virtually & may be contacted prior to the meeting at city.council@lansingmi.gov 483-4177

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

- 1. Call to Order**
- 2. Public Comment on Agenda Items**
- 3. Minutes**

- December 15, 2020

4. Discussion/Action:

- A.) RESOLUTION – Appointment; Ashlee Willis; Business Owner; Downtown Lansing Inc. Board; Term to Expire 6/30/2024
- B.) RESOLUTION – Appointment; Thomas Patrick Morgan; At-Large Member; Planning Board; Term to Expire 9/30/2024
- C.) RESOLUTION – Appointment; Melissa Jefferies; At-Large Member; Next Michigan Development Corporation Board; Term to Expire 4/15/2022
- D.) RESOLUTION- Introduction and Setting of Public Hearing; SLU-5-2020; 727 Sparrow Avenue; Community Center/Outreach Facility and Transitional Housing Shelter in A-Residential District
- E.) RESOLUTION – Introduction and Setting of Public Hearing; Z-9-2020; 3534 & 3538 W Jolly Road; Rezone from CUP-Community Unit Plan to “DM-1” Residential
- F.) ORDINANCE - Z-4-2020; 220 N Pennsylvania; Rezone from C Residential to DM-4 Residential
- G.) ORDINANCE - Z-5-2020; Northeast Corner of E Miller and Orchard Court, Rezoning from F Commercial to DM-3 Residential
- H.) ORDINANCE - Z-6-2020; 2420, 2432, 2442, 2506 N Grand River Avenue, Rezoning from F Commercial, J Parking, A Residential, D-1 Professional Office and G-2 Wholesale to H Light Industrial

- I.) ORDINANCE - Z-8-2020; GDN Farms LLC, 2918 N East Street; Rezoning from F Commercial to H Light Industrial

5. Other

6. Adjourn

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 virtually in accordance with the Open Meetings Act, as amended 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. To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the email address listed above under the meeting link.

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, 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

Richmond, Renee

From: noreply@civicplus.com
Sent: Friday, November 27, 2020 7:31 PM
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	11/27/2020
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First Name	Ashlee
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Middle	Renee
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Last Name	Willis
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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	540 Woodhaven Dr
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City	Lansing
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State	MI
Zip Code	48917
Email	ashlee@MichiganPremierEvents.com
Gender	Female
Find my ward:	Lansing Neighborhoods Ward Map
Ward	Regional
Precinct	<i>Field not completed.</i>
Best phone number to contact you	15172427434
Last 4 digits of social security number	
In what year did you move to Lansing?	0000
Additional information regarding experience and credentials	<i>Field not completed.</i>
Occupational Background	CEO Michigan Premier Events
Educational Background	<i>Field not completed.</i>
Previous Appointments	<i>Field not completed.</i>
Current Appointments	Mayors Diversity Advisory Council
Please attach a resume if available	<i>Field not completed.</i>
First choice for board to serve on	Downtown Lansing Inc.
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	Have established a great partnership with Downtown Lansing Inc. Have assisted with numerous projects this year.
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	Ashlee R. Willis
Date & Time	11/27/2020 7:30 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 has made the appointment of Ashlee Willis as a Business Owner member of the Downtown Lansing Inc. Board for a term to expire June 30, 2024; and

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 and Planning met on February 2, 2021 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Ashlee Willis as a Business Owner member of the Downtown Lansing Inc. Board for a term to expire June 30, 2024.

From: noreply@civicplus.com
Sent: Thursday, October 8, 2020 8:17 PM
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	10/8/2020
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First Name	Thomas
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Middle	Patrick
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Last Name	Morgan
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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	1432 Wickham Drive
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City	Lansing
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State	Michigan
Zip Code	48906
Email	thomas.patrick.morgan@gmail.com
Gender	M
Find my ward:	Lansing Neighborhoods Ward Map
Ward	1
Precinct	4
Best phone number to contact you	517-927-4487
Last 4 digits of social security number	
In what year did you move to Lansing?	1999
Additional information regarding experience and credentials	Current Ingham County Commissioner, former Tri-County Regional Planning Commissioner, former chair of Ingham EDC, former East Lansing Planning Commissioner, secretary-treasurer of Ingham Equal Opportunity Committee
Occupational Background	Communications and public affairs
Educational Background	BA in journalism from MSU
Previous Appointments	No previous City of Lansing appointments; numerous Ingham County appointments
Current Appointments	<i>Field not completed.</i>
Please attach a resume if available	<i>Field not completed.</i>
First choice for board to serve on	Planning Board
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

Lansing is facing a crossroads as it attempts to grow its population base and increase property values while still providing affordable housing for residents. The Planning Board plays a key role in these deliberations and setting the direction for the city.

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 have been a City of Lansing resident for the required amount of time and do not owe any money to the city coffers.

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

Thomas Morgan

Date & Time

10/8/2020 8:15 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 has made the appointment of Thomas Patrick Morgan as an At Large member of the Planning Board for a term to expire June 30, 2024; and

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 February 2, 2021 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Thomas Patrick Morgan as an At Large member of the Planning Board for a term to expire September 30, 2024.

Richmond, Renee

From: noreply@civicplus.com
Sent: Wednesday, May 20, 2020 3:55 PM
To: Plummer, Marilyn; Mayor Intern; 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	5/20/2020
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First Name	Melissa
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Middle	Carol
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Last Name	Jeffries
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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	3708 S Fox Pointe St
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City	Lansing
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State	Michigan
Zip Code	48911
Email	melissa_561@hotmail.com
Gender	Female
Find my ward:	Lansing Neighborhoods Ward Map
Ward	3
Precinct	<i>Field not completed.</i>
Best phone number to contact you	5178878528
Last 4 digits of social security number	
In what year did you move to Lansing?	1968
Additional information regarding experience and credentials	<i>Field not completed.</i>
Occupational Background	<i>Field not completed.</i>
Educational Background	<i>Field not completed.</i>
Previous Appointments	<i>Field not completed.</i>
Current Appointments	<i>Field not completed.</i>
Please attach a resume if available	Melissa JeffriesProducer0318.pdf
First choice for board to serve on	Review Board
Second choice of a board to serve on	Mayor's Diversity Advisory Council
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

Having been born and raised in the Greate Lansing region and to be apart of its growth and development is my pleasure.

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

Previously served on the boards mentioned above.

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

Melissa Carol Jeffries

Date & Time

5/20/2020 4:00 PM

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

Melissa C. Jeffries
3708 S Fox Pointe St
Lansing, MI 48911
Cell: (517) 894-9464
Email: Melissa_561@hotmail.com

QUALIFICATIONS:

- Michigan Life Insurance Producer License
- Excellent Organizational Skills
- Student Information System (SIS)
- Computer Proficiency: Microsoft, FoxPro, ProCite Database, Adobe suites CS3, Dreamweaver
- Skilled at learning new concepts quickly, while working well under pressure
- Type 66 wpm

WORK EXPERIENCES:

07/2017 – Current – **American Income Life** – Enrollment Specialist

- Submit all business records, policies and record of leads
- Comply with any and all applicable privacy laws
- Travel to policy owners' resident throughout Michigan

2016 - Current: **Neighborhood Watch Coordinator**

- Coachlight Commons Subdivision

03/2009 – 01/2013 – **MSU's, Office of Admissions** - Office Assistant III

- Provide operational and processing support for several MSU applicant groups

9/05 - 03/09 – **MSU's, Engineering Undergraduate Studies** - Office Assistant III

- Maintain all UGS web sites using Drupal, design/create, edit/update and post changes
- Served on College Web Committee and the Director of Academic Advising Committee
- Maintain database of academic warnings/actions imposed on student
- Liaison for the College of Engineering's schedule of courses for on and off campus
- Initiate time and classroom changes
- Manage and assist in training and/or supervise designated students and/or regular support staff
- Schedule appointments, pulled files and arrange travel for Advisers
- Run reports using Microsoft Access and Word
- Edit and create publication for engineering programs and activities

1/95 - 09/05 – **MSU's, African Studies Center** - Secretary II

- Established and maintains departmental files
- Maintained appointment calendars and arranged travel for faculty and staff members
- Hired and supervised student workers; calculate and process student payroll
- Held positions as Director and Secretary for the Africa Media Project
- Data Entry, type proofread and edited African Film evaluations
- Scheduled film review sessions

EDUCATION:

November 2017:	MI Life Producer License
July 2017:	ExamFX Training Program and American Income Life Training/Office Procedures
June 1986:	J.W. Sexton High School Equivalency Diploma
May 1992:	Davenport College of Business Secretarial Office Specialist Certificate

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

WHEREAS, the Mayor has made the appointment of Melissa Jefferies as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 15, 2022; and

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 February 2, 2021 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Melissa Jefferies as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 15, 2022.

GENERAL INFORMATION

APPLICANT: Child & Family Charities
4287 Five Oaks Drive
Lansing, MI 48911

OWNERS: St. Casimer Catholic Parish/Diocese of Lansing
228 N. Walnut Street
Lansing, MI 48933

REQUESTED ACTION: Special Land Use permit for a community center/outreach facility and a transitional housing shelter at 727 Sparrow Avenue

EXISTING LAND USE: Vacant – Former St. Casimer Church, Rectory and School

EXISTING ZONING: “B” Residential, “C” Residential & “F” Commercial District

PROPERTY SIZE & SHAPE: Irregular Shape – 3.053 acres

SURROUNDING LAND USE: N: Single Family Residential
S: Single Family Residential/Commercial Building
E: Single Family Residential/Commercial Building
W: Single Family Residential

SURROUNDING ZONING: N: “B” Residential District
S: “B” Residential & “F” Commercial Districts
E: “C” Residential & “F” Commercial Districts
W: “B” Residential District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property for single family residential land use. Sparrow Avenue and W. Barnes Avenue are designated as collector roads.

SPECIFIC INFORMATION

This is a request by Child & Family Charities for a special land use permit to utilize the property at 727 Sparrow Avenue (St. Casimir Church & School) for a community outreach center and residential care facility (shelter). The services/programs that would be provided at this location include an emergency shelter, counseling services and employment and educational resources. The classrooms, gymnasium and kitchen will be open to the community. The applicant intends to relocate its facility from its current primary location on Five Oaks Drive just south of Jolly Road, outside of the City limits to the site of the now vacant S. Casimer Church and School. A detailed description of the services to be provided at the new location is attached to this report.

Child and Family Charities (CFC) is an accredited organization that was established in 1911 as the Ingham County Branch of Michigan Children's Aid Society. The organization is licensed by the Michigan Department of Public Health for substance abuse treatment and by the Bureau of Child and Adult Licensing for foster care, adoption, child care and residential services. CFC is affiliated with numerous non-profit organizations that support their mission of helping children and families in need.

The shelter is primarily intended for youths up to the age of 21. CFC's goal is reunification with family or permanent housing and thus, the average stay in the shelter is relatively short. The capacity of shelter is 4 emergency beds (up to a 21 day stay) for 12-17 year olds and 10 beds for 16-21 year olds (up to an 18 month stay). On average, there will typically be 8-10 youths staying at the shelter.

AGENCY RESPONSES:

BWL:

Building Safety: The Building Safety Office has no objections. This project will be subject to building plan review as set forth by the State Construction Code Act.

Development:

Fire Marshal:

Parks & Recreation: No comment.

Public Service:

Transportation: The Transportation & Non-Motorized (TNM) Section of the Public Service Department has reviewed the request for a special land use permit. Based on the request, the TNM Section does not have traffic concerns. It is anticipated that the proposed use would generate little to no more traffic than the site's previous uses.

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?**

Whether the proposed shelter and community center interferes with the enjoyment of adjacent properties depends on how the facility is operated. Given the applicant's accreditations and affiliation with various well established agencies in the City/State/region, there is a high level of confidence that the proposed facility will be well managed. There is also a high level of confidence that if any issues arise, they will be appropriately addressed.

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

Under the applicant's current proposal, the existing buildings on the site will remain and the exteriors will be preserved. From an appearance standpoint, therefore, the proposal will not change the character of the property or the surrounding area. In addition, the proposed uses will be institutional in nature, much like the St. Casimer Church and School operations that previously occupied the site.

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

Child and Family Charities is a reputable, well established and highly accredited organization. The City is not aware of any problems that have occurred at the applicant's other facilities and based on that track record, it is anticipated that the proposed facility will be well managed and will not be disruptive to the surrounding neighborhood. Additionally, the proposed uses of counseling and agency administration are limited to daytime hours 8:00 am to 8:00 pm. There will not be large assemblies (previously the parish would have church services, weddings, funerals and school assemblies).

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?

According to the applicant, Child and Family Charities will make a considerable investment to preserve the neighborhood asset that is the former site of St. Casimer Church and School. Renovations and improvements will be completed in the interior of the building to accommodate the various programs and work on the exterior of the building will be largely limited to maintenance.

The proposed uses will represent an improvement to the site as it is currently vacant. Vacant buildings detract, rather than contribute to the areas in which they are located as they tend to deteriorate over time and can become targets for vandalism and illegal entry.

Any future development would likely have little to no impact on the natural environment inasmuch as the site is already fully developed.

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?

It is not anticipated that the proposed community center and residential care facility will generate any hazardous conditions. Access to the site is via existing driveways along Sparrow Avenue and W. Barnes Avenue, both of which are designated as collector roads that are designed to accommodate higher traffic volumes than typical residential streets. Furthermore, the traffic generated by the proposed uses will not likely exceed and may even be less than the traffic volumes that were generated by the church and school when those

uses were in full operation. The site is also within very close proximity to CATA bus stops so that visitors and employees do not have to rely on private transportation to access the proposed facilities.

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?**

The subject property is currently served by all necessary public services and utilities. Any modifications to the building will require a building permit. In addition, a change of use permit may be necessary to determine if the structure complies with current building code and fire code requirements for the proposed uses. The applicant should contact the City of Lansing Building Safety Office to determine what, if any permits will be required.

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

The proposed special land use will not increase the demand on public services and facilities in excess of current capacity.

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 Master Plan designates the subject property for low density residential use. Since most churches are designated in the Master Plan as institutional uses, it appears the subject property may have been incorrectly designated for residential use. There have been numerous schools throughout the City that have become vacant over the years and in many cases, the City has rezoned and/or approved special land use permits to allow for adaptive reuse of the buildings. Those uses have included offices, laboratories, child care centers and apartments.

Although the rezoning does not comply with the specific designation of the Design Lansing Comprehensive Plan, it is consistent with one of its goals which is to allow for adaptive reuses of vacant buildings that deteriorate over time and can become targets for trespassing and vandalism.

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

The only dimensional requirement that applies to this request is parking. The number of required parking spaces will be based on the maximum number of persons that could be housed in the shelter, the square footage of the office space and the occupancy limitations for the open areas of congregation such as the gymnasium. There appears to be more than enough parking on the site to accommodate the proposed uses.

SUMMARY

This is a request by Child & Family Charities for a special land use permit to utilize the property at 727 Sparrow Avenue (St. Casimir Church & School) for a community outreach center and residential care facility (shelter).

Based on the findings described in this staff report, the proposed 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 community center and residential care facility will be harmonious with the character of surrounding uses/properties.
2. The proposed community center and residential care facility will not change the essential character of the surrounding properties.
3. The proposed community center and residential care facility will not interfere with the general enjoyment of adjacent properties.
4. The proposed community center and residential care facility will represent an improvement to the existing property.
5. The proposed community center and residential care facility will not be hazardous to adjacent properties.
6. The proposed community center and residential care facility can be adequately served by public services and utilities.
7. The proposed community center and residential care facility will not place any demand on public services and facilities in excess of current capacities.
8. The proposed community center and residential care facility is consistent with the intent and purpose of the Zoning Code and the Design Lansing Comprehensive Plan.
9. The proposed community center and residential care facility will comply with all applicable dimensional requirements.

RECOMMENDATION

Staff recommends approval of SLU-5-2020, a special land use permit to allow a community center and residential care facility at 727 Sparrow Avenue, based upon the findings of fact as outlined in this staff report

Respectfully Submitted,
Susan Stachowiak, Zoning Administrator



Gateway Youth Services Division

Overview: Gateway Youth Services helps youth ages 12 through 20 in the tri county area who lack safe, stable, and age-appropriately supervised housing. This currently includes the Kevin J. Moody Youth Home, the only home for runaway, homeless and street youth in the mid-Michigan area.

Programs - 24-Hour Crisis Hotline, Street Outreach Program, Higher Ground Prevention Services, Emergency Shelter Services/Kevin J. Moody Youth Home, Crossroads Transitional Living Program, T.R.U.E (Teens Understanding and Respecting Each-other), Housing Young Families and Open Table.

Additional program information:

- The Higher Ground program provides short-term services, up to 90 days, to youth ages 12-17 who have run away from home or reside in homes where immense conflict and/or instability, including abuse and neglect, occur. Youth receive 24-hour supervision, shelter, healthy meals, case management and individual therapy. Youth and their families receive family therapy, support and the resources they need to safely reunify. If safe family reunification is not possible, youth receive assistance with finding alternative homes. This program would be located in the Rectory building of St. Casmir.
- Crossroads, the transitional living program, provides homeless youth, between the ages of 16-20, up to 18 months of adult supervision, case management services and therapy that focus on learning independent living skills, completing their education, addressing the trauma they have experienced, obtaining employment and finding safe, affordable and stable housing. This program would be located in the Rectory building of St. Casmir.
- The Street Outreach Program conducts outreach activities throughout the community to find runaway, homeless and street youth. The Street Outreach Team provides youth with basic needs items such as food, clothing, blankets and other items they need. The Street Team connects youth to community resources and provides them with transportation to shelter and community agencies. This program is largely community-based.
- The Housing Young Families program works with pregnant and parenting homeless youth. Youth are provided with case management, parenting education, assistance with completing their education, finding employment and independent living skills training. Youth receive rental assistance, utility assistance and help with finding a safe and

affordable place to live. This program is based in the community and in partnership with local landlords.

- TRUE (Teens Respecting and Understanding Each other) – is a support and activity-based group that provides help and guidance to lesbian, gay, bisexual, transgender, and questioning youth. Meetings are held with youth at the Salus Center or virtually.
- Open Tables is a program that provides a group of community members with the training they need to provide a homeless youth with ongoing support so that they can live independent and successfully in the community. Meetings are held virtually.

2019 Highlights and outcomes:

Our Street Outreach team that provides mainly community-based services

- Educated 3,642 youth and 2,143 adults about available programs and services.
- 706 youth received information and referrals for local food pantries, soup kitchens and other food resources.

In addition, through the Gateway housing programs:

- 138 youth received case management services
- 124 youth and 25 children were housed
- 75 youth received counseling services
- 98% of youth improved life skills
- 97% of youth exited to safe and stable housing
- 100% of youth participating in transitional living program enrolled in school or had completed their high school diploma

References: www.childandfamily.org



History, accreditation and licensure

Child and Family Charities (CFC) was established in 1911 as the Ingham County Branch of Michigan Children's Aid Society. The agency's founding purpose was "to secure for every child the same love and the same opportunity that we would have our children receive should they be left orphaned or friendless." Efforts focused on services to unwed mothers, adoption, and the recruitment of foster homes for abandoned children. Over the years, the agency has evolved into a multi-service organization.

Child and Family Charities is recognized by the Council on Accreditation - Services for Families and Children for meeting "the highest standards of professional performance." The agency is licensed by the Michigan Department of Public Health for substance abuse screening, assessment, treatment, referral, and prevention; licensed by the Bureau of Child and Adult Licensing for foster care, adoption, child care, and residential services, affiliated with Capital Area United Way; a member of Michigan's Children, Child and Family Services of Michigan, and Michigan Federation for Children and Families. These credentials and affiliations assure that services are stakeholder driven and performed at a standard of excellence.

True to our mission, Child and Family Charities is committed to evolving and changing with the needs of the community. CFC has multiple locations in Lansing and continues to expand services to meet need. The location and building of St. Casimir church and school would allow us to respond to community needs and continue to expand our services. St. Casimir church and school has a rich history of serving the neighborhood and local community. Our intention would be to extend this same spirit with programs that are truly a reflection of the needs of the community.

Recognizing the success of the church's community outreach and partnerships with non-profits, CFC plans to maintain these relationships and programs at the St. Casimir location. In addition, CFC would actively listen to the needs of the community and respond accordingly. The classrooms, gymnasium and kitchen provide ideal spaces to open to the community. CFC will hold monthly community Zoom calls during our planning process to elicit feedback and incorporate community feedback into our planning process. CFC consistently responds to the needs of our community. For example, during the pandemic CFC expanded our services to local families to include basic need assistance (diapers, formula), food deliveries, and expansion of

mental health services. Services immediately shifted to virtual formats to continue to reach and meet the needs of families.

Divisions and Program Descriptions

Child and Family Charities offers a full-spectrum with outreach to over 8,000 children, youth and families each year in the mid-Michigan area through its six divisions and 27+ programs.

The divisions and programs are as follows:

Angel House Division

Located in Mason, Angel House is a referral based therapeutic mother/baby residential program for pregnant and parenting teen girls in foster care between the ages of 13 to 17. This program has successfully operated in the Mason community for 15 years. (This programming will remain at the Mason location)

The following programs would be included at our new location:

Behavioral Health Services Division

Overview: Behavioral Health Services Provides screening and counseling services to children, adolescents and adults.

Programs - Foster Care Mental Health, Mental Health Counseling, Adolescent and Adult Substance Use Counseling, Suicide Prevention, and the Mid-Michigan Trauma Collaborative.

Additional program information: Programs focus on substance abuse treatment and mental health services for youth and families. The Mid-Michigan Trauma Collaborative provides training to professionals and members of the community on the impact of trauma and Adverse Childhood Experiences (ACES). Several programs are based in the local schools. Services are available in-person and through virtual formats.

Child Abuse Prevention Services

Overview: CAPS works to prevent child abuse and neglect by building protective factors for families. This includes providing parents with the tools and resources they need to raise healthy and happy children.

Programs – Family Growth Center, Medicaid Outreach, Community Education & Public Awareness, SNAP Education.

Additional program information:

- Family Growth Center – provides free drop-in respite child care to families in crisis and parents who need a stress break. Child care is provided by trained staff in a licensed facility with age-appropriate activities for children ages six-weeks through the age of five.

- Community Education & Public Awareness – community-based activities include providing the general public and specific at-risk populations with child abuse prevention information, strategies, and resources.
- Medicaid Outreach – targets parents of children who are Medicaid eligible or receiving Medicaid assistance. Activities include helping enroll and familiarize families with Medicaid funded resources which promote infant, child, and adolescent physical and mental health wellness.
- SNAP Education- provides food education and nutritional support to low income families. This program partnered with and supported the South Lansing Farmers Market over the summer by hosting a tent, providing information about feeding a family nutritious meals on a budget, use of the EBT at the market.

Child Welfare Services Division

Overview: Child Welfare focuses on the safety, permanence and well-being of children who have been abused and/or neglected

Programs - Foster Care Services, Adoption Services, Independent living, Supervised Parent Visits, and Foster Home Certification Services.

Additional program information:

- Foster Care: Provides support and permanency planning to children who are removed from their homes due to abuse and neglect. Foster care is provided by families recruited, trained, licensed, and supported by the agency. Visits with families take place at the agency and in the community.
- Adoption: Finds a “forever family” for children in foster care who will not return to their biological home because of the severity of abuse or neglect.
- Independent Living: Helps youth who are aging out of foster care become self-sufficient and productive members of the community through comprehensive life-skills training and housing assistance.
- Supervised parent visits: Often these visits take place in a mutually agreed upon location in the community. Staff visits with foster children can take place in foster homes located throughout mid-Michigan. Visits with biological parents can take place in the home. With the onset of COVID-19, visits are also taking place virtually using Zoom or other technology.

Juvenile Justice Services Division

Overview: The JJ Division works to prevent further legal issues by providing intervention and support services. Youth receive case management services and participate in evidence-based programming.

Programs – Teen Court, T.E.A.M Attendance (school based), Strengthening Families, Prime for Life and Too Good for Drugs Substance Abuse Prevention Programs (school based).

Additional program information:

Accountability hearings are conducted at the Thomas M. Cooley Law School court rooms located in downtown Lansing, Michigan and Ingham County court rooms located in downtown Mason, Michigan. With the onset of COVID-19 accountability hearings, workshops, and other services have been taking place via Zoom.

Gateway Youth Services Division

Overview: Gateway Youth Services helps youth ages 12 through 20 in the tri county area who lack safe, stable, and age-appropriately supervised housing. This currently includes the Kevin J. Moody Youth Home, the only home for runaway, homeless and street youth in the mid-Michigan area.

Programs - 24-Hour Crisis Hotline, Street Outreach Program, Higher Ground Prevention Services, Emergency Shelter Services/Kevin J. Moody Youth Home, Crossroads Transitional Living Program, T.R.U.E (Teens Understanding and Respecting Each-other), Housing Young Families and Open Table.

Additional program information:

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- The Housing Young Families program works with pregnant and parenting homeless youth. Youth are provided with case management, parenting education, assistance with

completing their education, finding employment and independent living skills training. Youth receive rental assistance, utility assistance and help with finding a safe and affordable place to live. This program is based in the community and in partnership with local landlords.

- TRUE (Teens Respecting and Understanding Each other) – is a support and activity-based group that provides help and guidance to lesbian, gay, bisexual, transgender, and questioning youth. Meetings are held with youth at the Salus Center or virtually.
- Open Tables is a program that provides a group of community members with the training they need to provide a homeless youth with ongoing support so that they can live independent and successfully in the community. Meetings are held virtually.

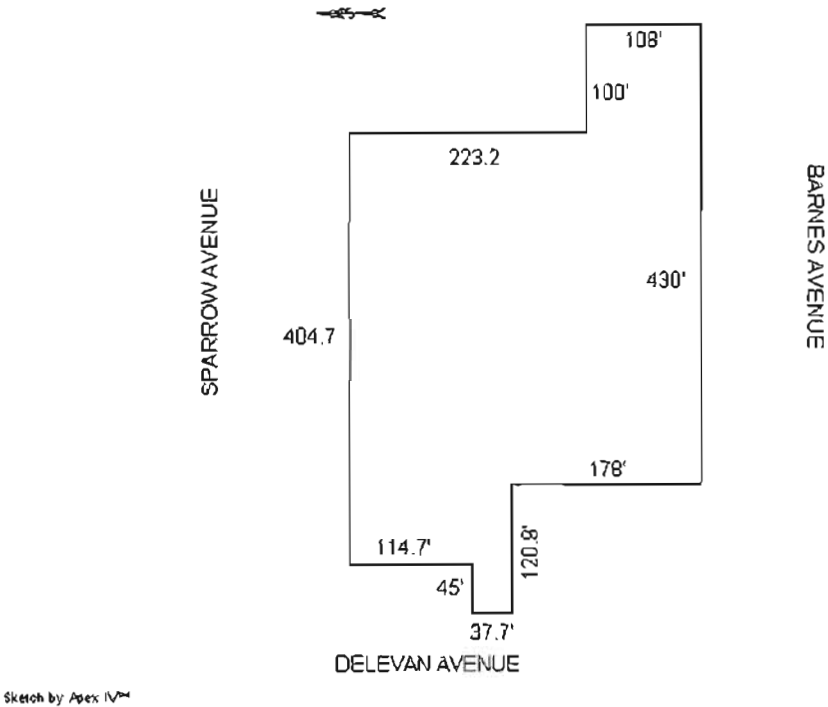
References: www.childandfamily.org







Image/Sketch for Parcel: 33-01-01-20-479-072



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City of Lansing Zoning Map



SLU-5-2020 is a request by Child & Family Charities for a special land use permit to utilize the property at 727 Sparrow Avenue (St. Casimir Church & School) for a community outreach center and residential care facility (youth shelter) for up to 14 occupants.

The Planning Board voted unanimously to recommend approval of the request. At the public hearing, 13 individuals, most of whom live in very close proximity to the site, spoke in enthusiastic support of the request. No one spoke in opposition.

We received 2 letters of objection and 3 letters of support from area residents

BY THE COMMITTEE OF DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-5-2020

**Community Center & Residential Care Facility
727 Sparrow Avenue**

WHEREAS, Child & Family Charities has requested a special land use permit to utilize the 727 Sparrow Avenue (St. Casimir Church & School) for a community outreach center and residential care facility (youth shelter); and

WHEREAS, community centers and residential care facilities are permitted in the "A" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on January 5, 2021, at which the applicant's representatives spoke in favor of the request and 13 individuals, most of whom live in very close proximity to the subject property, spoke in the support of the request and no other comments were received; and

WHEREAS, the Planning Board, at its regular meeting held on January 5, 2021, voted unanimously (4-0) to recommend approval of SLU-5-2020, a Special Land Use permit to allow a community outreach center and residential care facility (youth shelter) for up to 14 occupants; and

WHEREAS, the City Council held a public hearing regarding SLU-5-2020 on 2021; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-5-2020, a Special Land Use permit to allow a community outreach center and residential care facility (youth shelter) for up to 14 occupants.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed community center and residential care facility will be compatible with the essential character of the surrounding area, as designed.
2. The proposed community center and residential care facility will not change the essential character of the surrounding area.

3. The proposed community center and residential care facility will not interfere with the general enjoyment of adjacent properties.
4. The proposed community center and residential care facility will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed community center and residential care facility will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed community center and residential care facility can be adequately served by essential public facilities and services.
7. The proposed community center and residential care facility will not place any demands on public services and facilities in excess of current capacities.
8. The proposed community center and residential care facility is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed community center and residential care facility will comply with the requirements of the "A" Residential zoning district.

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, , 2021, 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-5-2020: 727 Sparrow Avenue, Special Land Use Permit, Community Center & Residential Care Facility

GENERAL INFORMATION

APPLICANT/OWNER:	2163 LLC, Louis U.G. Crenshaw, Sole Member 2155 Commons Parkway Okemos, MI 48864
REQUESTED ACTIONS:	Rezone the properties at 3534 & 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential
EXISTING LAND USE:	Both properties contain a duplex
EXISTING ZONING:	“CUP” Community Unit Plan
PROPOSED ZONING:	“DM-1” Residential District
PROPERTY SIZE:	3534 W. Jolly - 55’ x 250’ = 13,750 – .31 acres 3538 W. Jolly - 55’ x 250’ = 13,750 – .31 acres
SURROUNDING LAND USE:	N: Single Family Residential S: Single Family Residential E: 8-Unit Apartment Building W: Single Family Residential
SURROUNDING ZONING:	N: “A” Residential District S: “C” Residential District E: “DM-1” Residential District W: “A” Residential District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for low density residential use. E. Miller Road is designated as a minor arterial.

DESCRIPTION:

This is a request by 2163, LLC to rezone the properties at 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential district. The purpose of the rezoning is to permit additional residential development on the subject properties.

AGENCY RESPONSES

BWL:

Building Safety: The Building Safety Office has no objections. The project will be subject to site and building plan reviews as set forth by the State Construction Code.

Fire Marshal:

Parks & Recreation: No comments.

Public Service:

Traffic Engineer: The Transportation & Non-Motorized Section of the Public Service Department has reviewed the request to rezone the subject site to "DM-1". The proposed site, based on information provided, would generate approximately 300 trips per day. This is approximately 250 more trips than the site is currently estimated to generate. Jolly Road is currently operating below capacity and the proposed rezoning would not have a significant impact on Jolly Road. However, the request does state that the site could change, and, depending on final development, may require a traffic impact study in the event the development generates significantly more traffic. The TNM Section recommends approval of the rezoning request. Further analysis and recommendations from our office may be forthcoming during site plan review, should the rezoning request be approved.

COMPATIBILITY WITH SURROUNDING LAND USE

The subject properties each contain a duplex and are currently zoned "CUP" Community Unit Plan. The "CUP" district allows the use/development and layout (setbacks, building height, number of units & parking) of the subject properties as they currently exists and thus, are considered legally conforming in all respects to the zoning district in which they are located. The "CUP" designation is shown on the City zoning map which is referenced in the current zoning ordinance. Accordingly, the "CUP" designation is effective even though there is no current "CUP" category defined in the text of the zoning ordinance. In the event the buildings/site improvements were to be damaged or even completely destroyed, they could be rebuilt in exactly the same configuration and to the same use (duplexes) as they currently exists, without the necessity for any variances or zoning changes. Any development of the properties other than what currently exists requires the properties to be rezoned to a district that is categorized in the Zoning Ordinance.

The applicant is requesting the rezoning for the purpose of being able to construct additional residential units on the subject properties. No specific plan has been provided at this time and the number of units that could be constructed under the proposed "DM-1" zoning district will be based on several factors including the following lot area requirements for number of units by bedroom count:

- (a) For each efficiency dwelling unit there shall be 2,200 square feet of lot area.
- (b) For each one-bedroom dwelling unit there shall be 2,600 square feet of lot area.
- (c) For each two-bedroom dwelling unit there shall be 3,000 square feet of lot area.
- (d) For each three-bedroom dwelling unit, or any unit with more than three bedrooms, there shall be 3,800 square feet of lot area.

The parcels combined are 27,500 square feet in area. This would allow for 9 2-bedroom units total and there are already 2 units on each of the subject parcels. In addition to the lot area requirements, there is a 60% lot coverage limitation in the “DM-1” district and the number of required parking spaces will be based on the number of units by bedroom count. 2 parking spaces are required for all 2-bedroom units. The parking lot will have to be designed in accordance with the dimensional requirements of the Zoning Ordinance and the City’s stormwater management requirements. The applicant would need to hire a design professional to prepare a development plan that complies with the applicable ordinance amendments to determine how many units can actually be accommodated on the site.

The proposed “DM-1” zoning will eliminate an obsolete zoning designation and will not create a “spot zoning” situation as there is already a parcel of land adjacent to 3534 W. Jolly that is zoned “DM-1” and contains an 8-unit apartment building. There are also other properties to the west that are currently zoned “DM-1” and “D-1” Professional Office, which district permits multiple family residential use to the density of the “DM-1” district. Given the patchwork of zoning designations in the area and the existing multiple family residential uses, approval of the rezoning to allow additional residential development on the subject properties would not change the general character of the area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for low density residential use and thus, rezoning the property to permit additional residential development would not be consistent with the land use pattern being advanced in the Plan. The rezoning would, however, eliminate an obsolete zoning designation and would be consistent with the zoning of the adjoining property to the east and several of the properties to west.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The subject properties are located on W. Jolly Road which is a minor arterial designed to accommodate a high volume of traffic. Furthermore, the additional residential use that would be permitted under the proposed “DM-1” zoning would generate a negligible amount of traffic.

IMPACT ON PUBLIC FACILITIES

New development will have to be reviewed and approved through the City’s administrative site plan review process, at which time the adequacy of utilities to accommodate the proposed development will be determined. Any extensions or upgrades necessary to serve the additional development will be the responsibility of the applicant/owner. A primary component of the site plan review process is the evaluation and approval of a storm-water management plan by the City Engineers to ensure that run-off from the site flows into the storm sewer system at a rate that does not exceed its capacity.

ENVIRONMENTAL IMPACT

New development will be subject to compliance with all applicable City codes and ordinances, many of which are specifically designed to protect the environment. These include a 60% lot coverage limitation in the proposed “DM-1” Residential zoning district, landscaping requirements and storm-water management requirements to prevent soil erosion and to ensure that run-off from the site does not overwhelm the storm sewer system.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the requested rezoning will not set a negative precedent for future requests to rezone property in the area to “DM-1” Residential for multiple family development. There are other properties in the vicinity that could make a case for rezoning to the “DM-1” district, given the eclectic zoning and land use pattern that already exists along W. Jolly Road. The subject properties, however, are unique in that they are the only ones in the area that are zoned “CUP” which, as described in a preceding paragraph of this report, is an obsolete zoning designation that should be eliminated as the opportunities to do so present themselves. Furthermore, there is a parcel of land that adjoins 3534 W. Jolly to the east that is currently zoned “DM-1” Residential and contains an 8-unit apartment building. There are also 2 parcel of lands zoned “D-1” Professional Office district just one lot to the west of 3538 W. Jolly, which zoning district permits multiple family residential use to the density of the “DM-1” district. Given the surrounding zoning and land use patterns, it is not anticipated that approval of the rezoning will have any negative impacts on future patterns of development, even if it were to result in future requests to rezone property in the area to the “DM-1” district.

SUMMARY

This is a request by 2163, LLC to rezone the properties at 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential district. The purpose of the rezoning is to permit additional residential development on the subject properties.

The proposed “DM-1” zoning will eliminate an obsolete zoning designation and will be consistent with the general, albeit patchy zoning pattern in the area. In addition, the proposed use will have no negative impacts on traffic, the environment or public services.

RECOMMENDATIONS

Pursuant to the findings described above, staff recommends approval of Z-9-2020 to rezone the properties at 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

3534 & 3538 W. Jolly Road - duplexes



8-unit building to the east





North

City of Lansing Zoning Map



Z-9-2020 is a request by 2163, LLC to rezone the properties at 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential district. The purpose of the rezoning is to permit additional residential development on the subject properties. No plan has been submitted at this time but given the development constraints of the “DM-1” zoning district, the applicant will be limited to about 4-5 additional units that could be constructed on the site.

The Planning Board voted unanimously to recommend approval of the request as the proposed zoning would be consistent with the established zoning pattern in the area.

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-9-2020

Parcel Number's: 33-01-01-31-351-121 & 33-01-01-31-351-111

Addresses: 3534 & 3538 W. Jolly Road

Legal Descriptions: Commencing on the south section line, 1758.1 feet west of the south $\frac{1}{4}$ post, Section 31, thence North 300 feet, West 110 feet, South 300 feet, East 110 feet, to the point of beginning, except the South 50 feet; Section 31, T4N R2W, from "CUP" Community Unit Plan to "DM-1" Residential

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 _____, 2021, 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 ORDINANCES

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-9-2020: 3534 and 3538 W. Jolly Road from "CUP" Community Unit Plan to "DM-1" Residential district

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**Z-9-2020, 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan
to “DM-1” Residential district**

The Lansing City Council will hold a public hearing on Monday, _____, 2021 at 7:00 p.m. via ZOOM Conferencing, Meeting ID _____, to consider Z-9-2020. This is a request by 2163, LLC to rezone the properties at 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential district. The purpose of the rezoning is to permit additional residential development on the subject properties.

Note: Michigan Director of Health and Human Services Robert Gordon’s Order of October 9, 2020 regarding Gather Prohibition and Face Covering, as well as states of emergency declared by the Mayor and approved by City Council have led to a closure of City Hall to public at this time due to COVID-19. Public observation and participation may be facilitated 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 observe or participate in the meeting may do so by logging into or calling into the meetings using the website _____ (Note: this option requires downloading Zoom software. If you have not already installed the software, this may take a few minutes) or by calling (301) 715 8592 and entering Meeting ID: _____.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call 517-483-4177. Written comments will be accepted if received before 5 p.m., on the day of the public hearing. Comments can be sent by mail to the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or by email at city.clerk@lansingmi.gov

Chris Swope, Lansing City Clerk, MMC/CMMC

www.lansingmi.gov/Clerk

www.facebook.com/LansingClerkSwope

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,

, 2021 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-9-2020: 3534 and 3538 W. Jolly Road from "CUP" Community Unit Plan to "DM-1" Residential district

GENERAL INFORMATION

APPLICANT/OWNER:	Edward W. Sparrow Hospital Association 1215 E. Michigan Avenue Lansing, MI 48912
REQUESTED ACTIONS:	Rezone the property at 220 N. Pennsylvania Avenue from “C” Residential to “DM-4” Residential
EXISTING LAND USE:	Former Lansing Eastern High School
EXISTING ZONING:	“C” Residential District
PROPOSED ZONING:	“DM-4” Residential District
PROPERTY SIZE:	Irregular Shape 928,340.4 square feet – 21.3 acres
SURROUNDING LAND USE:	N: Commercial Building S: Motor Vehicle Repair Facility E: Urgent Care Facility & Multi-Family Residential W: Consumer’s Energy Right-of-Way
SURROUNDING ZONING:	N: “C” Residential District S: “DM-4” Residential District E: “C” & “DM-4 Residential & “J” Parking Districts W: “DM-4” Residential District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for use as a “Community Facility”. N. Pennsylvania is designated as a principal arterial. N. Holmes and Jerome Streets are designated as local road (in the process of being vacated).

DESCRIPTION:

This is a request by Edward W. Sparrow Hospital Association to rezone the property located at 220 N. Pennsylvania Avenue from “C” Residential district to “DM-4” Residential district. The purpose of the rezoning is to permit the use of the property for expansion of the Sparrow hospital facilities.

AGENCY RESPONSES**BWL:**

Building Safety:	The Building Safety Office has no objections. The project will be subject to site and building plan reviews as set forth by the State Construction Code.
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Fire Marshal:

Parks & Recreation: No comments

Public Service: No Issues. Any development would require a site plan

Traffic Engineer: If any new use of the site increases the amount of ingress and egress traffic, or if additional access points are requested on Pennsylvania Avenue, a traffic study will be required prior to approval of the development.

COMPATIBILITY WITH SURROUNDING LAND USE

The subject property is located just north of the Sparrow Hospital main campus at 1215 E. Michigan Avenue and just west of the Sparrow office building at 1223 Jerome Street. Both properties are zoned “DM-4” Residential which is the appropriate zoning for hospital facilities. It is part of the former Eastern High School property. The purpose of rezoning the subject property to “DM-4” Residential is to allow for expansion of the Sparrow hospital facilities onto the subject property. As evidenced by the attached aerial photograph, the main Hospital campus is completely developed, as is the property to the south, east and west. The subject property is therefore, the only option for expansion of the hospital which is why it was purchased from the Lansing School District when Eastern High was closed. The property to the north is still owned by the School District and is zoned “C” Residential. The property to the east contains a Sparrow parking lot that is zoned “J” Parking and the properties on the west side of N. Pennsylvania Avenue are primarily being used for multi-family residential apartments that are zoned “DM-3” Residential. The proposed rezoning and hence, the proposed use of the property for expansion of the Sparrow hospital facilities are therefore, consistent with the established zoning and land use patterns in the area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for use as a “Community Facility”, presumably since there was no reason to believe that the school would be closed and the property sold into private ownership at the time that the Plan was written. When the Plan is updated, the staff recommendation will be to designate the subject property for “institutional” land use which, by definition, includes hospitals.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The proposed rezoning and future development of the subject property will have no negative impacts on vehicular or pedestrian traffic in the area. The City is currently processing an ACT 33 request to vacate N. Holmes & Jerome Streets. Once that is finalized, the vacated streets will automatically be combined with the adjoining Sparrow properties. These streets will continue to provide access to the existing Sparrow Hospital facilities and to the property that is the subject of this rezoning. The primary access to the subject property is via the existing driveway along N. Pennsylvania Avenue. N. Pennsylvania is a principal arterial that is designed to carry a high volume of traffic. A traffic study

may be required as part of the site plan review process to determine what traffic control measures are necessary to accommodate the traffic that would be generated by the proposed development. There are traffic control mechanisms (signals, designated crosswalks, signs, etc.) already in place to safely accommodate existing pedestrian traffic in the area. Additional mechanisms necessary to accommodate safe pedestrian access to future development of the site will be determined as part of the site plan review process.

IMPACT ON PUBLIC FACILITIES

New development will have to be reviewed and approved through the City's administrative site plan review process, at which time the adequacy of utilities to accommodate the proposed development will be determined. Any extensions or upgrades necessary to serve the proposed development will be the responsibility of the applicant/owner. A primary component of the site plan review process is the evaluation and approval of a storm-water management plan by the City Engineers to ensure that run-off from the site flows into the storm sewer system at a rate that does not exceed its capacity.

ENVIRONMENTAL IMPACT

The proposed rezoning to accommodate an expansion of the Sparrow Hospital facilities will not negatively impact the environment. New development will be subject to compliance with all applicable City codes and ordinances, many of which are specifically designed to protect the environment. These include a 75% lot coverage limitation, landscaping requirements and storm-water management requirements to prevent soil erosion and to ensure that run-off from the site does not overwhelm the storm sewer system. As evidenced by the attached aerial photograph, the current site is at least 70% impervious. Redevelopment thus, will not degrade the natural environment of the site as it currently exists.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the requested rezoning will not negatively impact future patterns of development in the area. With the exception of the 52 acre School property to the north and east of the subject property, the area is completely developed. At some point the School property will likely need to be rezoned as its current "C" Residential zoning does not allow for many uses other than a school that would be appropriate for the site, given its size and location. Unlike the subject property, the School property directly adjoins a single family residential neighborhood and Lansing Catholic Central High School. A rezoning of that property thus, will need to restrict the uses to those that would be compatible with and not negatively impact the peaceful enjoyment of adjoining uses. The purpose for rezoning the subject property is not to introduce a new land use into the area but merely to allow for expansion of the existing Sparrow Hospital facilities. This subject property does not directly adjoin any residential uses. There is a dense residential neighborhood on the west side of N. Pennsylvania Avenue but it is separated from the subject property by a 5 lane road within a 120 foot road right-of-way.

SUMMARY

This is a request by Edward W. Sparrow Hospital Association to rezone the property located at 220 N. Pennsylvania Avenue from “C” Residential district to “DM-4” Residential district. The purpose of the rezoning is to permit the use of the property for expansion of the Sparrow hospital facilities.

The proposed “DM-4” zoning is consistent with the established zoning pattern in the area and will allow the subject property to be used for expansion of the Sparrow Hospital facilities which would be consistent with the existing land use pattern in the area. In addition, the transportation system in the area is designed to accommodate heavy volumes of vehicular and pedestrian traffic. The adequacy of utilities to serve future development of the property will be evaluated during the site plan review process.

RECOMMENDATIONS

Pursuant to the findings described above, staff recommends approval of Z-4-2020 to rezone the property at 220 N. Pennsylvania Avenue from “C” Residential District to “DM-4” Residential District.

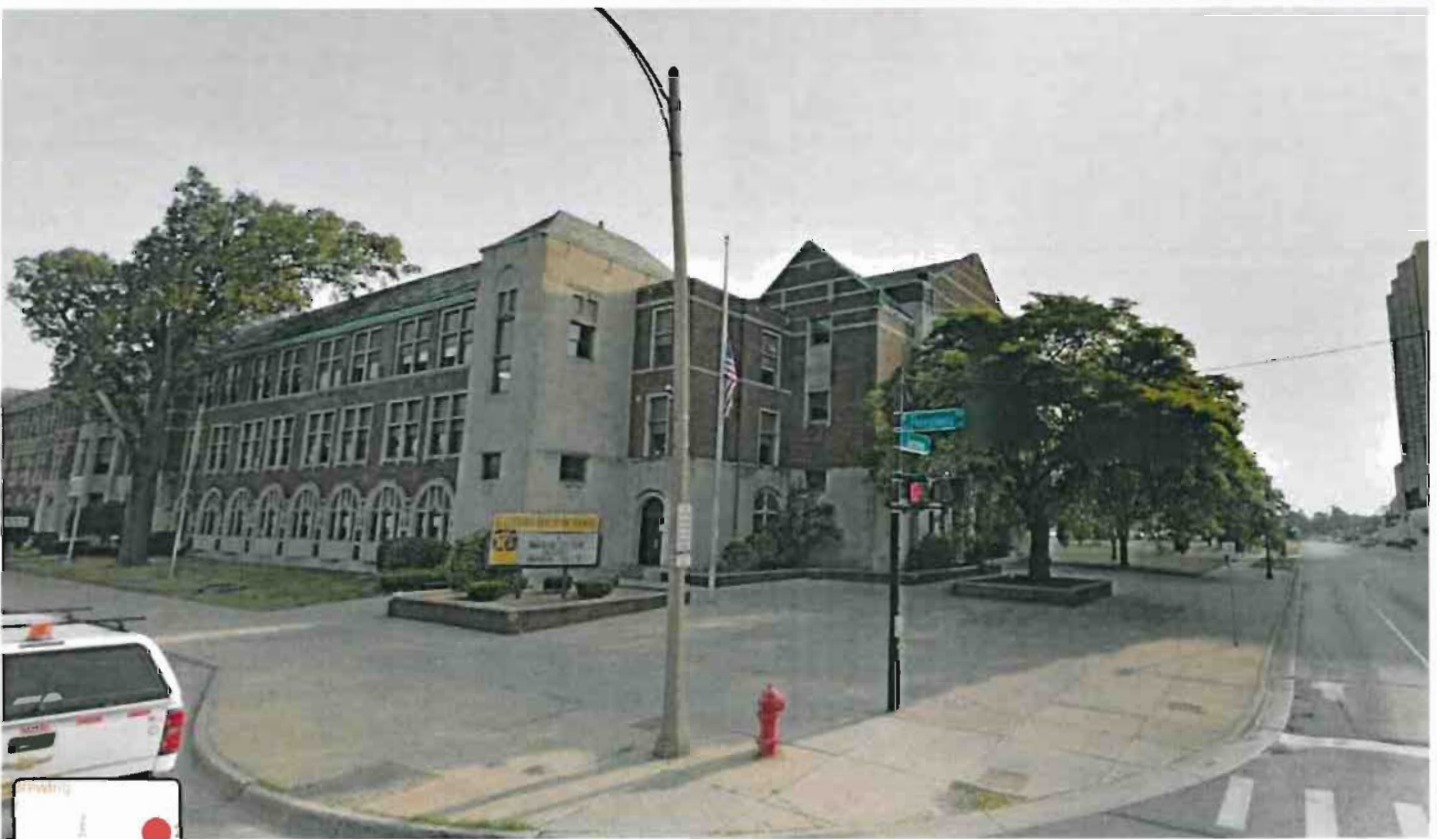
Respectfully Submitted,

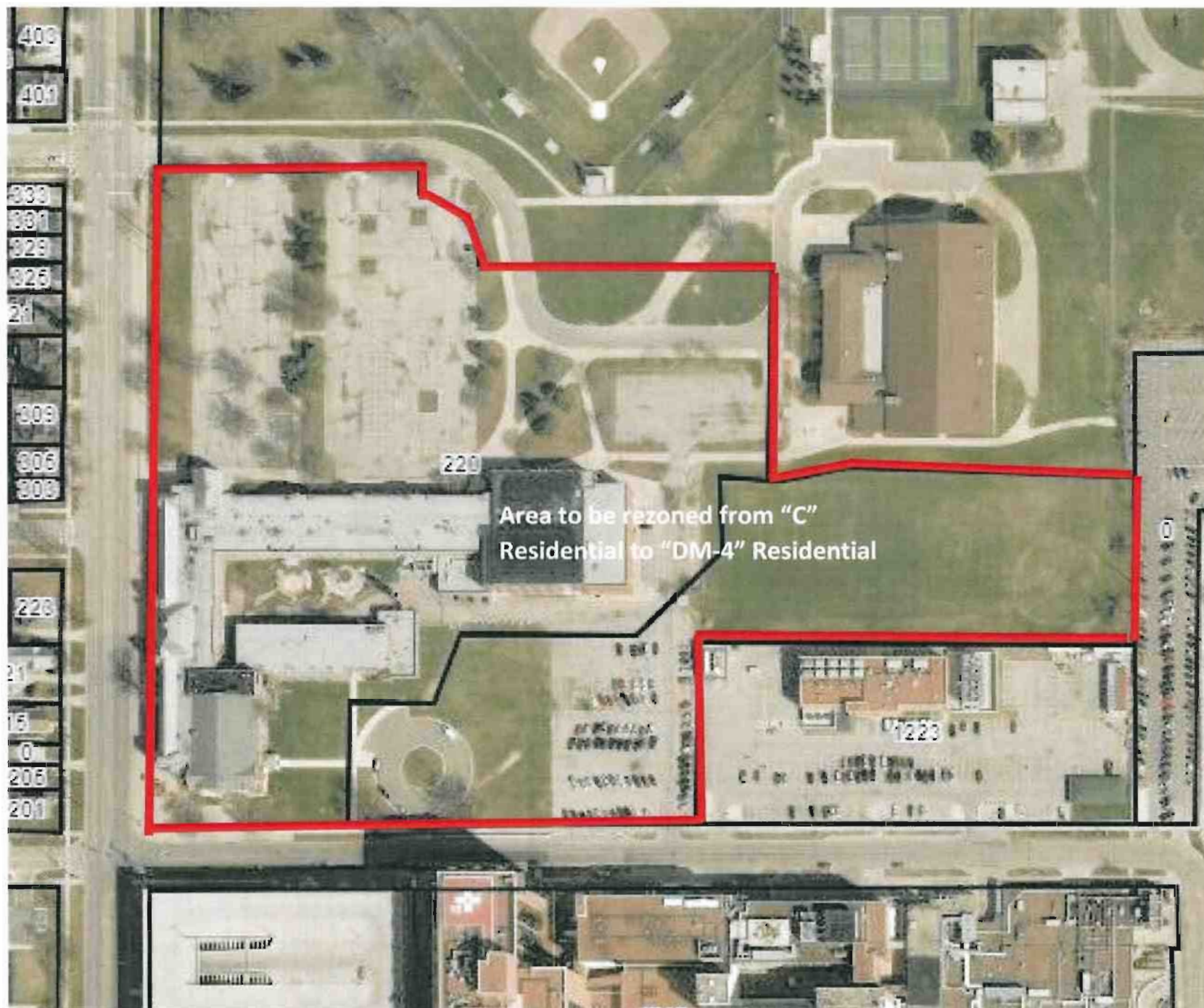
**Susan Stachowiak
Zoning Administrator**

Diagram of a stepped profile (Site) with diagonal hatching.

LEGAL DESCRIPTION

FILE	RECORDING PLAN 2000
DESIGNED BY	EJ
DRAWN BY	AS
CHECKED BY	EJ
DATE	MAY 4, 2000
SCALE	
HOR	1" = 100'
VERT	N/A
PROJECT NO.	2447
SHEET NO.	1 OF 1





North



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-4-2020

Parcel Number: 33-01-01-15-126-287

Address: 220 N. Pennsylvania Avenue

Legal Descriptions: Part of the North 1/2, Section 15, T4N, R2W, City of Lansing, Ingham County, Michigan, being more particularly described as: Commencing at the North 1/4 corner of Section 15; thence S01°15'05"W, 40.00 feet; thence N88°31'40"W, 335.76 feet along the South line of East Saginaw Street; thence S01°52'00"W, 395.17 feet along the East line of "Jones & Porter's Addition to the City of Lansing", as recorded in Liber 2 of Plats, Page 20, Ingham County Records and the East line of "Fairview Subdivision to the City of Lansing" as recorded in Liber 3 of Plats, Page 46, Ingham County Records; thence N88°32'59"W, 940.21 feet along the South line of said "Fairview Subdivision to the City of Lansing"; thence S01°52'00"W, 942.18 feet along the East line of Pennsylvania Avenue to the Point of Beginning of the following described Parcel; thence N85°29'19"E 7.66 feet; thence S88°24'47"E, 158.60 feet; thence N88°39'04"E, 165.79 feet; thence S00°24'18"E, 35.16 feet; thence 125.62 feet along a 79.58 foot radius curve to the right, said curve having a central angle of 90°26'45" and a chord of S38°39'35"E, 112.98 feet; thence S89°11'28"E, 373.45 feet; thence S01°26'08"W, 268.86 feet; thence S88°41'53"E, 17.71 feet; thence N78°04'10"E, 85.00 feet; thence S88°16'29"E, 359.67 feet to the West line of "Gower's Addition to the City of Lansing", as recorded in Liber 3 of Plats on Page 31, Ingham County Records; thence S01°56'21"W, 239.02 feet along the West line of said "Gower's Addition to the City of Lansing"; thence N88°43'18"W, 552.36 feet; thence S01°17'55"W, 228.76 feet to the North line of Jerome Street; thence N88°44'59"W, 691.62 feet along said North line of Jerome Street to the East line of Pennsylvania Avenue; thence N01°52'00"E, 831.60 feet along the said East line of Pennsylvania Avenue to the Point of Beginning. Containing 15.92 acres, more or less, from "C" Residential district to "DM-4" Residential district.

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.

GENERAL INFORMATION

APPLICANT/OWNER: Raymundo Garcia
6739 S. Washington
Lansing, MI 48911

REQUESTED ACTIONS: Rezone the property at the northeast corner of E. Miller Road & Orchard Court from "F" Commercial to "DM-3" Residential

EXISTING LAND USE: Vacant

EXISTING ZONING: "F" Residential District

PROPOSED ZONING: "DM-3" Residential District

PROPERTY SIZE: Rectangular Shape
205' x 115' = 23,575 – .54 acres

SURROUNDING LAND USE: N: Duplex
S: Meijer Store
E: Cemetery
W: Restaurant

SURROUNDING ZONING: N: "C" Residential District
S: "F" Commercial District
E: "F" Commercial District
W: "F" Commercial District

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for low density residential use. E. Miller Road is designated as a collector road. Orchard Court is designated as local road.

DESCRIPTION:

This is a request by Raymundo Garcia to rezone the vacant .541 acre property located at northeast corner of E. Miller Road and Orchard Court from "F" Commercial district to "DM-3" Residential district. The purpose of the rezoning is to permit the use of the property for multiple family residential use up to 10 units.

AGENCY RESPONSES**BWL:**

Building Safety: The Building Safety Office has no objections. The project will be subject to site and building plan reviews as set forth by the State Construction Code.

Fire Marshal:

Parks & Recreation: Parks has the land immediately to the east of this property and that parcel is connected to North Cemetery. This could be a possible sale item in the future but would need council approval and approval of the electorate to be offered for sale.

Public Service: No Issues. Any development would require a site plan

Traffic Engineer: Transportation does not have an issue with this request as the area is a blend of both commercial and residential. A site plan addressing parking, sidewalk gaps and access points will be required if this request is approved. Depending on the final number of units, a traffic study may be requested during site plan review process.

COMPATIBILITY WITH SURROUNDING LAND USE

The subject property is vacant and is located at the northeast corner E. Miller and Orchard. The residential properties to the north are primarily duplexes. The property to the east is a City owned cemetery, Meijer is located to the south and there is a restaurant on the property to the west. The applicant is proposing to construct 10 apartment units on the subject property. Given the 60% lot coverage limitation, the additional setback requirements that apply to corner lots and the prohibition on parking within the required front yard, the applicant may not be able to construct 10 apartments as the site is relatively small for multi-family residential development. The applicant would need to hire a design professional to prepare a development plan that complies with the applicable ordinance amendments to determine how many units can actually be accommodated on the site.

The subject property is zoned "F" Commercial. The property to the east is a City owned cemetery that is zoned "A" Residential, which the exception of the area that directly adjoins the subject property which is zoned "F" Commercial. The applicant should explore the possibility of purchasing this property from the City (Parks and Recreation Dept.) and rezoning it to not only eliminate a spot of "F" Commercial zoning that would be left behind following this rezoning, but to create a larger lot for development.

The proposed multiple family residential use will be more compatible with and have much less of an impact on the residential property to its north than many of the uses that would be permitted by right under the existing "F" Commercial zoning such as gas stations, car washes, convenience stores and auto repair facilities. These types of uses have the potential to generate noise, light glare, heavy traffic and a level of activity in general that could be disruptive to the peaceful enjoyment of an adjoining residential property.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. While rezoning the property to permit multiple family residential development is not consistent with the land use pattern being advanced in the Plan, it would be more consistent than the uses that would be permitted under the existing “F” Commercial zoning.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The City of Lansing Transportation Division does not object to the request as there is already a mix of commercial and residential zoning/land uses in the area. As noted in the Transportation comments on page 1 of this report, “A site plan addressing parking, sidewalk gaps and access points will be required if this request is approved. Depending on the final number of units, a traffic study may be requested during site plan review process.” The site is located on E. Miller Road which is a collector road that is designed to carry a high volume of traffic. While access to the site will likely be from Orchard Court which is a local road, the amount of traffic generated by the proposed 10 residential units will be minimal and motorists will have a very short distance to travel to reach E. Miller Road.

IMPACT ON PUBLIC FACILITIES

New development will have to be reviewed and approved through the City’s administrative site plan review process, at which time the adequacy of utilities to accommodate the proposed development will be determined. Any extensions or upgrades necessary to serve the proposed development will be the responsibility of the applicant/owner. A primary component of the site plan review process is the evaluation and approval of a storm-water management plan by the City Engineers to ensure that run-off from the site flows into the storm sewer system at a rate that does not exceed its capacity.

ENVIRONMENTAL IMPACT

New development will be subject to compliance with all applicable City codes and ordinances, many of which are specifically designed to protect the environment. These include a 60% lot coverage limitation in the proposed “DM-3” Residential zoning district, landscaping requirements and storm-water management requirements to prevent soil erosion and to ensure that run-off from the site does not overwhelm the storm sewer system.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the requested rezoning will not negatively impact future patterns of development in the area. There are no other properties along E. Miller Road between Cedar and Pennsylvania that would be appropriate for rezoning to permit multiple family residential use. All other properties in this area are either developed for commercial use or directly adjoin commercial uses. The subject property adjoins residential uses to its north and a cemetery to its east. The proposed rezoning, therefore, will allow for a use that is compatible with the adjoining uses and will not create an

inconsistent land use and zoning pattern as would occur if any property along E. Miller Road between Cedar and Pennsylvania were to be rezoned from commercial to residential, with the exception of the area of the cemetery property to the east that is already zoned “F” Commercial. The applicant should explore the possibility of purchasing that land from the City and rezoning it to “DM-3” Residential to create a larger site for multiple family residential development.

SUMMARY

This is a request by Raymundo Garcia to rezone the vacant .541 acre property located at northeast corner of E. Miller Road and Orchard Court from “F” Commercial district to “DM-3” Residential district. The purpose of the rezoning is to permit the use of the property for multiple family residential use.

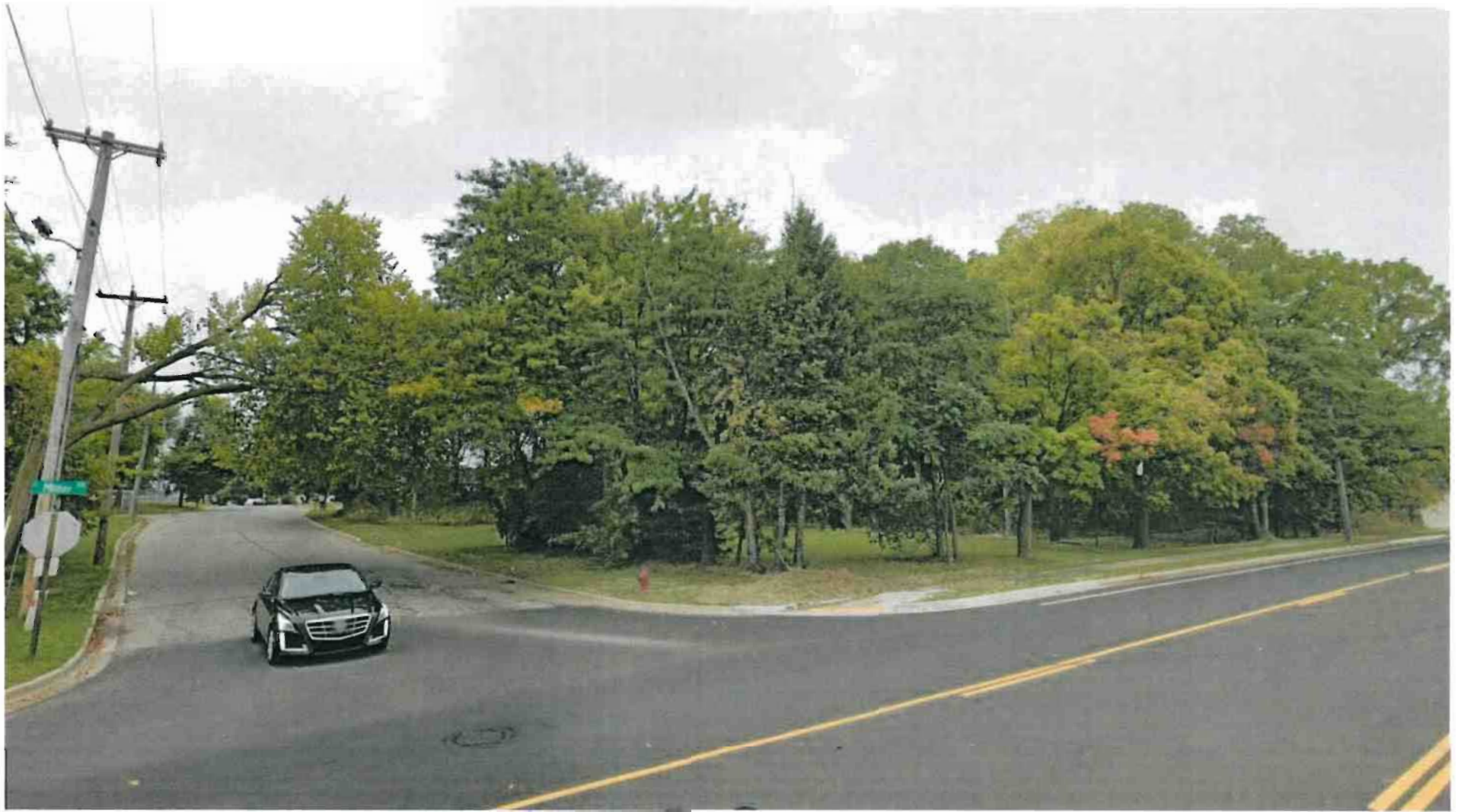
The proposed “DM-3” zoning would be consistent with the established zoning pattern in the area and will allow the subject property to be used for multiple family residential use that would be far more consistent with the existing land use pattern in the area than many of the uses that are permitted by right under the current “F” Commercial zoning. In addition, the proposed use will have no negative impacts on traffic, the environment or public services.

RECOMMENDATIONS

Pursuant to the findings described above, staff recommends approval of Z-5-2020 to rezone the property at the northeast corner of E. Miller Road and Orchard Court from “F” Commercial District to “DM-3” Residential District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**







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



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-5-2020

Parcel Number: 33-01-05-03-352-431

Location: Northeast corner of E. Miller Road & Orchard Court

Legal Descriptions: Commencing 445.5 feet East of the Southwest corner of Section 3, thence North 238 feet, East 115 feet, South 238 feet, West 115 feet to the point of beginning; Section 3, T3N R2W, from "F" Commercial district to "DM-3" Residential district.

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.

GENERAL INFORMATION

APPLICANT/OWNER:	Grand River Development, LLC 2420 N. Grand River Avenue Lansing, MI 48906
REQUESTED ACTIONS:	Rezone the properties at 2420, 2432, 2442 & 2506 N. Grand River Avenue from "F" Commercial, "J" Parking, "A" Residential, "D-1" Professional Office and "G-2" Wholesale Districts to "H" Light Industrial District
EXISTING LAND USE:	2420 N. Grand River – Office/Storage 2432 N. Grand River – Parking/Storage Yard 2442 N. Grand River – Parking/Storage Yard 2506 N. Grand River - Vacant
EXISTING ZONING:	2420 N. Grand River – "G-2" Wholesale & "D-1" Prof. Office 2432 N. Grand River – "G-2" Wholesale 2442 N. Grand River – "D-1" Professional Office 2506 N. Grand River – "H" Light Industrial, "A" Residential & "J" Parking
PROPOSED ZONING:	"H" Light Industrial District
PROPERTY SIZE:	2420 N. Grand River – 1.047 acres 2432 N. Grand River – .459 acres 2442 N. Grand River – 1.26 acres 2506 N. Grand River – .308 acres
SURROUNDING LAND USE:	N: Warehouse/Storage/Railroad S: Office/Residential/Vacant E: Storage Yard/Vacant W: Warehouse/Storage/Retail
SURROUNDING ZONING:	N: "H" Light Industrial & "I" Heavy Industrial S: "F" Commercial & "A" Residential E: "H" Light Industrial, "I" Heavy Industrial & "A" Residential District W: "H" Light Industrial, "I" Heavy Industrial & "A" Residential District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for light industrial land use. N. Grand River is designated as a major arterial.

DESCRIPTION:

This is a request by Grand River Development, LLC to rezone the properties at 2420, 2432, 2442, 2506 N. Grand River Avenue from “F” Commercial, “J” Parking, “A” Residential, “D-1” Professional Office and “G-2” Wholesale districts to “H” Light Industrial district. The purpose of the rezoning is to eliminate an inconsistent zoning pattern along the north side of the 2400 and 2500 blocks of N. Grand River Avenue.

AGENCY RESPONSES

BWL:	See attached – no concerns or objections
Building Safety:	The Building Safety Office has no objections. Future construction is subject to site and construction document reviews.
Parks & Recreation:	No comments.
Public Service:	No comments.
Traffic Engineer:	

COMPATIBILITY WITH SURROUNDING LAND USE

As evidenced by the attached zoning map, the zoning pattern in the 2400-2500 blocks of N. Grand River Avenue is very inconsistent. 2442 N. Grand River is entirely zoned “D-1” Professional Office. 2432 N. Grand River is entirely zoned “G-2” Wholesale and 2420 N. Grand River is zoned both “D-1” and “G-2”. 2506 N. Grand River is zoned “H” Light Industrial and “A” Residential with a small strip of “J” Parking in the center of the lot. In the distant past, the City used “J” Parking and “A” Residential zoning to limit the buildable area on a nonresidential site so that the City could maintain control over property by making it difficult for any new construction to occur without a rezoning. That is not an acceptable planning/zoning practice and the inconsistent zoning patterns that occurred as a result should be corrected as the opportunities to do so present themselves. Additionally, there is no logical reason why the properties in the 2400-2500 blocks of N. Grand River all have a different zoning designation when they are all located along a major arterial and all adjoin properties that are zoned industrial and being used for industrial purposes.

While the applicant does not have a specific plan at this time, the purpose of the rezoning is to eliminate the zoning inconsistencies that would make any future development of the properties very difficult. The zoning of a property should be determined by whether it will allow uses that will be compatible with existing land uses in the area in terms of level of activity, noise, fumes and the amount and type of traffic that would be generated. Given the potential impacts of some industrial uses on adjoining or nearby residential properties, the areas in the City that would be appropriate for industrial zoning are very limited. In this case, the subject properties all adjoin existing industrial zoning/uses to their north, none of the properties directly adjoin any residential land uses and all of the sites are located along and have direct access to N. Grand River Avenue which is a major arterial

designed to carry the heaviest volumes of traffic. The proposed “H” Light Industrial zoning is therefore, appropriate for all four of the subject properties.

COMPLIANCE WITH MASTER PLAN

The proposal to rezone the subject properties to “H” Light Industrial will allow for future use in a manner consistent the light industrial land use designation being advanced in the Design Lansing Comprehensive Plan. The purpose of the light industrial land use designation is:

“To provide an environment for commercial services, sales, warehousing/wholesaling, and manufacturing when located within an enclosed structure. No outdoor storage of materials or equipment other than sales displays should be permitted.”

The typical location/location criteria as stated in the Plan is:

“Within easy access of rail, air and highway transportation without traveling neighborhood streets. Clustering of uses in a business park environment served by an internal street system is preferred.”

Three of the subject properties directly adjoin an active railway to their north and all four properties have frontage upon and direct access to N. Grand River Avenue which is a major arterial.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The proposed rezoning, regardless of the uses that could potentially be established on the subject properties under the “H” Light Industrial district, would not have any negative impacts on traffic in the area. All 4 properties are located on N. Grand River Avenue which is a major arterial, designed to carry the highest volumes of traffic.

IMPACT ON PUBLIC FACILITIES

New construction will be reviewed and approved through the City’s administrative site plan review process, at which time the adequacy of utilities will be determined. Any utility extensions or upgrades necessary to serve future development will be the responsibility of the applicant/owner.

ENVIRONMENTAL IMPACT

The subject properties will have to be brought into compliance with all applicable codes and ordinances as part of any new construction projects that are subject to site plan review. The City Engineers will review the plan to ensure that it does not negatively impact the environment. In fact, a primary component of the site plan review process is the evaluation and approval of a storm-water management plan by the City Engineers to prevent soil erosion and to ensure that run-off from the site flows into the storm sewer system at a rate that that does not exceed its capacity. A landscape plan will also be required as part of the site plan review process.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The proposed rezoning will have no negative impacts on future patterns of development along N. Grand River Avenue. The proposed “H” Light Industrial zoning will be consistent with the existing zoning pattern in the area and will allow for uses that are consistent with surrounding land uses and with the light industrial land use pattern being advanced in the master plan for the subject properties. There are other properties in the area that would also be appropriate for rezoning to the “H” Light Industrial district for these same reasons which are the basic criteria used for evaluating rezoning requests. Approval of this rezoning will not establish a negative precedent to rezone properties in the area that would not meet the criteria for rezoning.

SUMMARY

This is a request by Grand River Development, LLC to rezone the properties at 2420, 2432, 2442, 2506 N. Grand River Avenue from “F” Commercial, “J” Parking, “A” Residential, “D-1” Professional Office and “G-2” Wholesale districts to “H” Light Industrial district. The purpose of the rezoning is to eliminate an inconsistent zoning pattern along the north side of the 2400 and 2500 blocks of N. Grand River Avenue.

The proposed “H” Light Industrial zoning will be consistent with the established zoning pattern in the area, will allow for uses that are consistent with the established land use pattern in the area and with the light industrial land use pattern being advanced in the master plan. In addition, future use of the properties for light industrial purposes will have no negative impacts on traffic, utilities or the environment and will not set a negative precedent to rezone other properties in the area that would not be appropriate for industrial use.

RECOMMENDATIONS

Pursuant to the findings described above, staff recommends approval of Z-6-2020 to rezone the properties at 2420, 2432, 2442, 2506 N. Grand River Avenue from “F” Commercial, “J” Parking, “A” Residential, “D-1” Professional Office and “G-2” Wholesale districts to “H” Light Industrial district.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



BOARD OF WATER AND LIGHT MEMO

October 29, 2020

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL Z-6-2020_2420 N. Grand River Ave_Comments

BWL Electric: Approved.

- No Comments. Contact person: Jerry Wheeler Electric Utility Designer, ph: 517-702-6644.

BWL Street Lighting: Approved with comments:

- LBWL Has 480v street light duct running along north side of GRAND RIVER behind curb the length of the property and beyond. Gary Simpson 517-702-6647

BWL Water & Steam Distribution:

Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- **Site-Specific Comments:**
 - BWL records indicate active services on the proposed parcels. Should the customer wish to develop area further, they must submit a plan for these services as well as any plans to connect to BWL's existing mains in the area.
 - The BWL owns and maintains existing water facilities in adjacent areas. Should the customer choose to connect to BWL's water, the BWL will require the customer to maintain a minimum of 10-feet horizontal and 18-inches vertical separation from the water and any sanitary or storm sewer, and 5-feet horizontal and 12-inches vertical between water and all other utilities.
 - The customer should ensure that they meet proper fire flow requirements for the new zoning allocation with the Lansing Fire Marshall, should the area be further developed.
- **General Comments:**
 - Any alteration to the BWL Water Distribution System is subject to review by the BWL. Alterations may include installation of new services, relocation or removal of existing water distribution facilities, any meter work, or work the changes cover over existing water utilities. The owner is responsible for the costs of any alteration to these facilities.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Lilli Celovsky via phone at 517-702-6807 or e-mail at Lilli.Celovsky@lbwl.com.

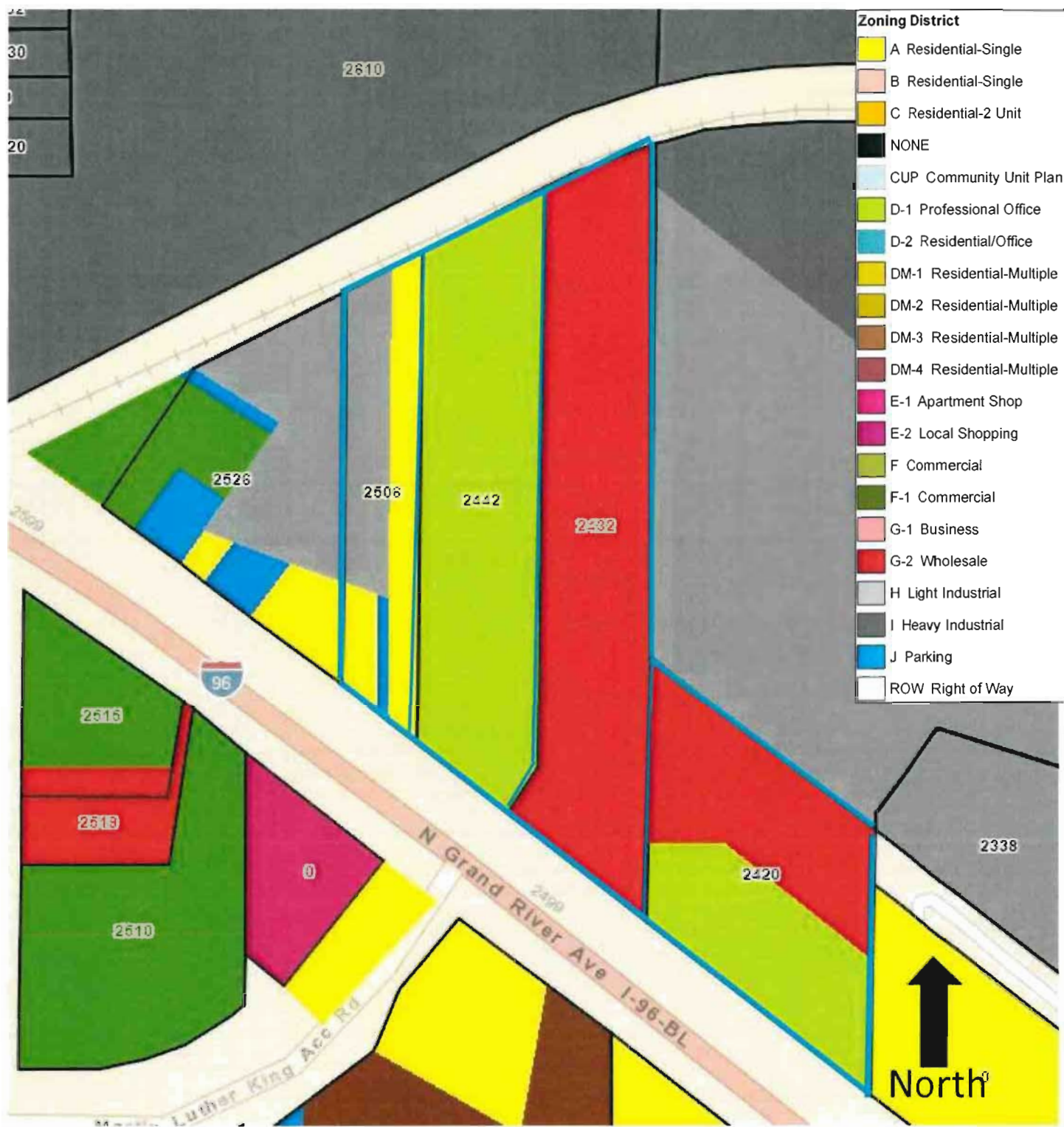
BWL Water Operations: Derek Ambs

No concerns. Water system improvements are planned for 2021, which will improve available fire protection to this area.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality

No concerns with rezoning

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.



2420 N. Grand River



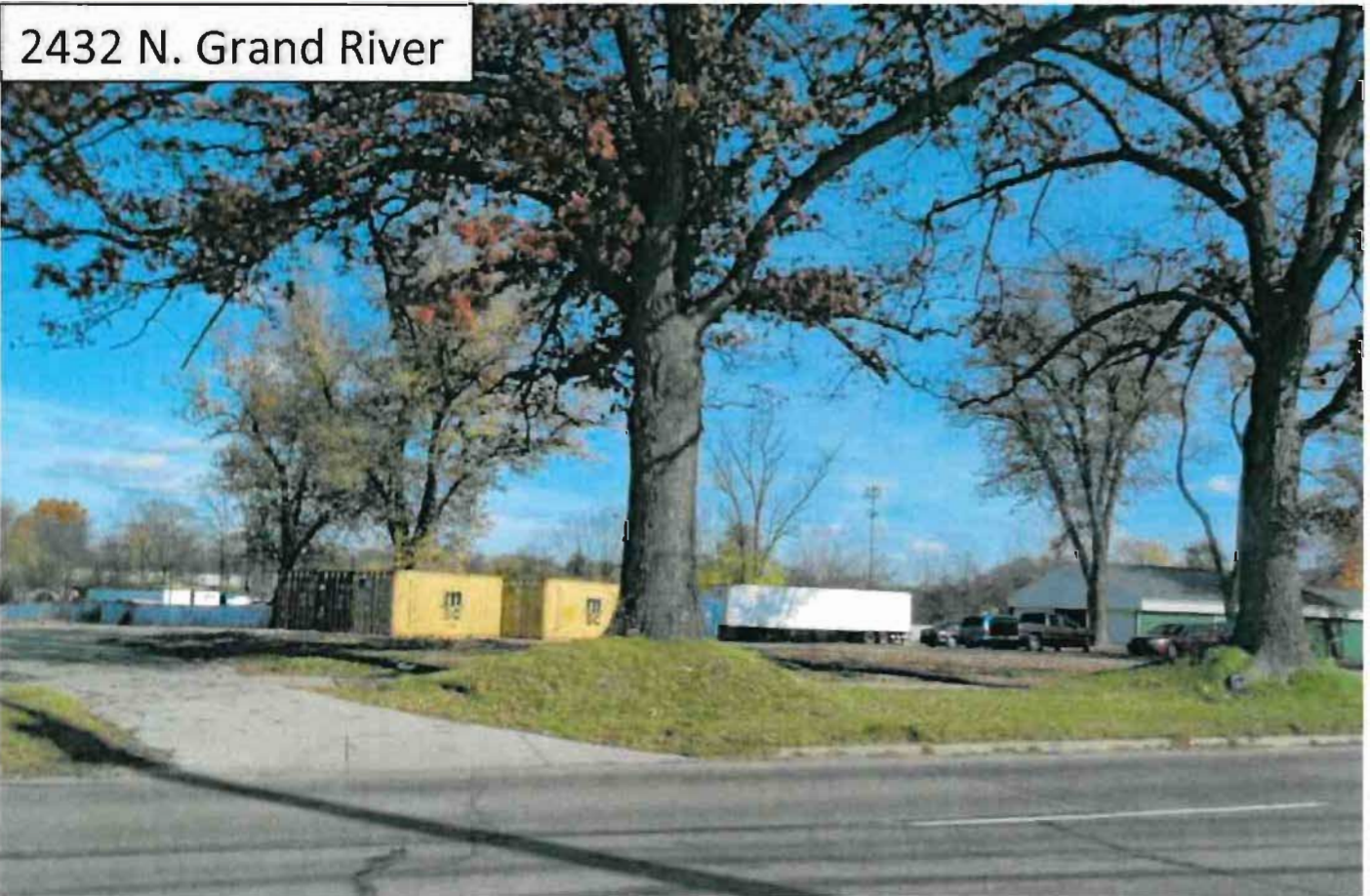
2432 N. Grand River



2506 N. Grand River



2432 N. Grand River





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-6-2020

Parcel Number's: 33-01-01-05-427-101, 33-01-01-05-427-111, 33-01-01-05-427-121, 33-01-01-05-427-131

Addresses: 2420, 2432, 2442 & 2506 N. Grand River Avenue

Legal Descriptions: Lots 13, 14, 15 & 17, Assessor's Plat No. 57, from F" Commercial, "J" Parking, "A" Residential, "D-1" Professional Office and "G-2" Wholesale to "H" Light Industrial.

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.

GENERAL INFORMATION

APPLICANT/OWNER: GDN Farms, LLC
1940 Carson Street
Lansing, MI 48910

REQUESTED ACTIONS: Rezone 2918 N. East Street from “F” Commercial District to
“H” Light Industrial

EXISTING LAND USE: Commercial Building

EXISTING ZONING: “F” Commercial District

PROPOSED ZONING: “H” Light Industrial District

PROPERTY SIZE: 60’ x 223’= 13,380 square feet - .31 acres

SURROUNDING LAND USE: N: Office
S: Commercial
E: Industrial
W: Office/Residential/Commercial

SURROUNDING ZONING: N: “A” Residential, “F” Commercial & “J” Parking
Districts
S: “F” Commercial & “J” Parking Districts
E: “H” Light Industrial District
W: “A” Residential, “E-1” Apartment Shop & “F”
Commercial Districts

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 GDN Farms, LLC to rezone 2918 N. East Street from “F” Commercial district to “H” Light Industrial district. The purpose of the rezoning is to permit the property to be used for a marijuana grow facility.

AGENCY RESPONSES

BWL:

Building Safety: The Building Safety Office has no objections to the rezoning. This Office has found that the owners of 2918 N. East Street have violated Public Act 230 of 1972. Enforcement action has been taken.

Fire Marshall:

Parks & Recreation: No comments.

Public Service:

Traffic Engineer: The Public Service Department does not have any objection to the rezoning from a traffic operations standpoint. The applicant should be aware that the parcel fronts on a road that is under the jurisdiction of the Michigan Department of Transportation, which would need to approve any proposed access modifications.

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property contains a commercial building that was converted to a marijuana grow facility without obtaining the required permits and licenses to do so. Marijuana grow facilities by City Ordinance and by State law are only permitted on parcels of land that are zoned industrial. The subject property is zoned “F” Commercial. The applicant is requesting that it be rezoned to “H” Light Industrial so that it may continue to be used as a grow facility.

As the attached zoning map illustrates, the overwhelming majority of the properties along N. East Street are zoned “F” Commercial and none of them north of Randall Street, which is located just one block north of Lake Lansing Road, are zoned industrial. There are some properties located east of the subject property that are zoned “H” Light Industrial and are being used for industrial purposes. This industrial area, which is surrounded on 3 sides by residential zoning and land uses, does not represent good planning and zoning practices. It appears, however, that the industrial uses existed when this area was annexed into the City several decades ago and the industrial zoning was put into place so that they would conform to the Zoning Ordinance, thus protecting the owner’s investments in the properties should the buildings located thereon become damaged or destroyed.

The proposed “H” Light Industrial zoning would not be consistent with the established zoning pattern along N. East Street and a marijuana grow facility would not be consistent with the established commercial land use pattern in the area. N. East Street is intended to be a commercial corridor for customer-oriented uses such as restaurants, gas stations, oil-change facilities and retail stores that generate a significant amount of vehicular traffic on a daily basis. A marijuana grow facility is not a customer-oriented business and the only traffic generated would be that of the owner/employee(s) and trucks used to transport the product. This type of use would detract, rather than contributes to the vibrancy of a commercial corridor. The “H” Light Industrial district also would permit other uses such as outdoor storage, heavy automobile repair and light manufacturing that could negatively impact the appearance and economic vitality of a commercial corridor. Industrial uses are destinations and should be located in areas where they are not visible or have limited visibility from major corridors such as N. East Street. Major corridors should be preserved for commercial uses that depend in large part on visibly to high volumes of traffic in order to attract customers.

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 “F” Commercial district, which is the existing zoning of the subject property, is the most appropriate zoning designation to facilitate the “Suburban Commercial” land use development strategy being advanced in the Design Lansing Comprehensive Plan. It allows for restaurants, retail stores, gasoline stations, car washes and other general commercial uses as well as automobile-oriented site design regulations. The applicant’s marijuana grow facility and most other industrial uses would be completely contrary to the intent and purpose of the Suburban Commercial land use category as described above as they are not commercial, automobile-oriented uses or the types of uses would attract pedestrians, cyclists or transit users.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

It is not anticipated that the proposed rezoning would have any negative impacts on traffic in the area. The subject property is primarily accessed via N. East Street which is a principal arterial designed to carry a very high volume of traffic. The properties that have frontage along principal arterials, however, should be utilized for the types of businesses that generate a significant amount of daily traffic and depend on exposure to high volumes of traffic in order to attract and maintain a strong customer base. Destination and non-customer oriented uses, such as the applicant’s marijuana grow facility, are more appropriately located in close proximity to but not directly on a commercial corridor/principal arterial.

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 environmental impacts 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.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Industrial zoning would allow for uses that would be contrary to master plan and would be incompatible and inconsistent with the existing zoning and land use pattern along the N. East Street

corridor. As evidenced by the attached zoning map, the properties along N. East Street are zoned for either commercial or residential use, with the exception of a few parcels of land near the north City border that are zoned “G-2” Wholesale. There are no parcels along N. East Street north of Randall that are zoned industrial. If the rezoning were to be approved, it would afford land use rights to the owner of the subject property that are not afforded to the owners of other properties along N. East Street which could set a negative precedent for granting future requests to rezone properties to “H” Light Industrial in the area.

SUMMARY

This is a request by GDN Farms, LLC to rezone 2918 N. East Street from “F” Commercial district to “H” Light Industrial district. The purpose of the rezoning is to permit the property to be used for a marijuana grow facility.

The findings of fact described in this staff report do support a positive recommendation for approval of the requested rezoning. The proposed “H” Light Industrial zoning would not be consistent with the established commercial zoning and land use patterns along N. East Street. In addition, approval of the rezoning could set a negative precedent for future requests to rezone property along N. East Street from commercial to industrial which would be contrary to the commercial land use pattern being advanced in the Design Lansing Comprehensive Plan.

RECOMMENDATIONS

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

“I make a motion to recommend denial of Z-8-2020, a request by GDN Farms, LLC to rezone 2918 N. East Street from “F” Commercial district to “H” Light Industrial district.”

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



Andy Schor, Mayor

PETITION FOR REZONING

CITY OF LANSING
PLANNING OFFICE

Print

FILE NUMBER: _____

DATE SUBMITTED: 10/21/2020

to the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

2918 N. East St., Lansing, MI 48006

Street address, including zip code, of property to be rezoned

from F-F1 Commercial district to H-Light Industrial district.

Legal description: Lot 3 and the South 1/2 of Lots 4 and 19 and entire of Lot 20, of Elmore M Hunt's Subdivision, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 15, Page(s) 1, Ingham County Records. Tax ID: 33-01-01-03-155-011

Applicant: GDN Farms, LLC

Address (including zip code): 1940 Carson St., Lansing, MI 48911

Phone number(s): (517) 410-2921

Fax number: No Fax Number Email: germaineredding8@gmail.com

Name of owner: Germaine Redding

Address (including zip code): 1940 Carson St., Lansing, MI 48911

Phone number: (517) 410-2921

Interest in Property (please check one):

- ☐ Option to buy ☒ Owner
☐ Lessee ☐ Represent owner
☐ Other (please specify): _____

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? ☒ Yes ☐ No

If so, describe and / or explain the specific land use proposed for this property:

To grow marihuana to sell or transfer to individuals 21 years of age or older. At present I am a Licensed Care Giver and approved by the State of Michigan to grow up to 72 plants for my Patients.

exhibits are to be furnished late, please indicate date of submittal: See attached Warranty Deed

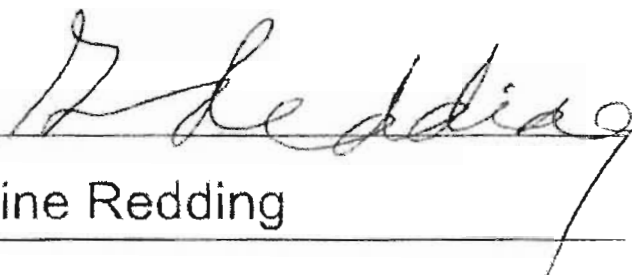
exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Less than one (1) acre:	\$500.00
One (1) to three (3) acres:	\$650.00
Greater than three (3) acres:	\$800.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant:



Name:

Germaine Redding

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

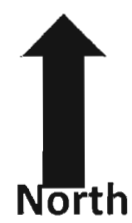
Image/Sketch for Parcel: 33-01-01-03-155-011



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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





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-8-2020

Parcel Number's: 33-01-01-03-155-011

Addresses: 2918 N. East Street

Legal Descriptions: Lots 3 & 20, also the South 20 feet of Lots 4 & 19, Elmore M. Hunt Subdivision, from "F" Commercial to "H" Light Industrial

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.