



LANSING PLANNING BOARD
Regular Meeting
Tuesday, February 1, 2022, 6:30 p.m.
600 W. Maple Street, Lansing, MI 48906

Due to safety concerns resulting from the COVID-19 pandemic, this meeting will be accessible to the *public* on Microsoft Teams via this [hyperlink](#)

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call
 - B. Excused Absences
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS**
 - A. **LS-1-2022**, Vacant Lot, W. Miller Road, Variance to width to depth ratio restriction to allow the parcel to be divided into 2 separate parcels of land **1**
 - B. **LS-2-2022**, Vacant Lot, Christiansen Road, Variances to the required lot width and to the width to depth ratio restriction to allow the parcel to be divided into 2 separate parcels of land **2**
 - C. **Chapter 1300 Marijuana Operations Ordinance Amendment**..... **3**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. **Consent Items**
 - (1) **Minutes for approval:** December 7, 2021..... **4**
 - (2) **LS-1-2022**, Vacant Lot, W. Miller Road, Variance to width to depth ratio restriction to allow the parcel to be divided into 2 separate parcels of land
 - (3) **LS-2-2022**, Vacant Lot, Christiansen Road, Variances to the required lot width and to the width to depth ratio restriction to allow the parcel to be divided into 2 separate parcels of land
 - B. **Old Business**
 - C. (1) **FY 2022-26, Five-Year Consolidated Plan/Proposed Funding Allocations, FY 2022**..... **5**
 - D. **New Business**
 - (1) **Act-1-2022 1020 W Hillsdale St., Sale of Property**..... **6**
 - (2) **Chapter 1300 Marijuana Operations Ordinance Amendment**
 - (3) **Review of Rules of Administrative Procedure**..... **7**

Next Regularly Scheduled Meeting: March 1, 2022

For special accommodations, please give 24 hours notice prior to the meeting by calling Sue Stachowiak in the Planning Office at 517-483-4085 or by dialing (tty 711).

(4) Election of Chairman, Vice-Chairman & Board of Zoning Appeals Representative

- 8. REPORT FROM PLANNING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM BOARD MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: March 1, 2022

For special accommodations, please give 24 hours notice prior to the meeting by calling Sue Stachowiak in the Planning Office at 517-483-4085 or by dialing (tty 711).

GENERAL INFORMATION

APPLICANT/OWNER:	Ingham County Land Bank 3024 Turner Street Lansing, MI 48906
REQUESTED ACTION:	This is a request to divide the vacant property located between 3220 & 3330 W. Miller Road into 2 separate parcels of land that would exceed the allowable width to depth ratio
EXISTING LAND USE:	The subject property is currently vacant
PROPOSED LAND USE:	2 Single Family Homes
EXISTING ZONING:	"R-3" Suburban Detached Residential
PROPERTY SIZE & SHAPE:	Existing: 120' x 297.07' = 35,648.4 sq. ft. Proposed: Parcel No. 1: 60' x 297.07' = 17,824.2 sq. ft. Parcel No. 2: 60' x 297.07' = 17,824.3 sq. ft.
SURROUNDING LAND USES	N: Single Family Residential & Church S: Single Family Residential E: Single Family Residential W: Single Family Residential
SURROUNDING ZONING:	N: "R-3" Suburban Detached Residential S: "IND-1" Suburban Industrial E: "R-3" Suburban Detached Residential W: "R-3" Suburban Detached Residential
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for low density residential use. W. Miller Road is designated as a collector road.

DESCRIPTION

Note: This request involves a variance to the City's Subdivision Ordinance rather than the Zoning Ordinance which is why it is being considered by the Planning Board and ultimately will be decided upon by the City Council as opposed to going before the Board of Zoning Appeals.

This is a request by the Ingham County Land Bank for a variance to permit the vacant lot (parcel #. 33-01-05-06-378-181), located between 3220 and 3330 W. Miller Road, to be split in half, creating 2 lots for single family residential use. Section 1236.07(d) of the City of Lansing Subdivision Regulations restricts the depth of a lot to a maximum of 2.5 times the width. The proposed lots are 60 feet wide by 297.07 feet deep which is a width to depth ratio 1 to 4.95. A variance to exceed the restriction on the allowable width to depth ratio is therefore, being requested.

Existing Legal Description:

Commencing 2096.25 feet East of the Southwest Corner Post, Thence North 330.07 feet to the South line of Coachlight Estates Subdivision, East on said line extended 120 feet, South 330.07 feet, West 120 feet to the point of beginning; Section 6, T3N R2W

Proposed Legal Descriptions:

- Parcel 1: Commencing 2096.25 feet East of the Southwest Corner Post, Thence North 330.07 feet to the South line of Coachlight Estates Subdivision, East on said line extended 60 feet, South 330.07 feet, West 60 feet to the point of beginning; Section 6, T3N R2W
- Parcel 2: Commencing 2156.25 feet East of the Southwest Corner Post, Thence North 330.07 feet to the South line of Coachlight Estates Subdivision, East on said line extended 60 feet, South 330.07 feet, West 60 feet to the point of beginning; Section 6, T3N R2W

ANALYSIS

The primary consideration when evaluating requests for variances to the lot size/dimensional requirements set forth in the City's Subdivision Ordinance is whether the lots resulting from a split will be dimensionally comparable to other lots in the general vicinity of the subject property. As evidenced by the attached parcel map, there are numerous other lots in the area that exceed the allowable width to depth ratio and in some cases to a far greater extent than what is proposed with this application.

The zoning of the subject property will permit the construction of 1 single family residential dwelling on each of the 2 resulting parcels which is consistent with the use allowed by the Zoning Ordinance and the land use plan being advanced in the Design Lansing Comprehensive Plan.

The proposed lots will comply with the minimum lot size dimensions of 60 feet wide and 100 feet deep which will allow for construction of single-family dwellings in compliance with building setbacks requirements and lot coverage limitations.

RECOMMENDATION

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

"I make a motion to recommend approval of LS-1-2022 for a variance to Section 1236.07(d) of the Subdivision Regulations which restricts the depth of a lot to 2.5 times the width, to permit the division of the property located between 3220 and 3330 W. Miller Road (parcel #: 33-01-05-06-378-181) into two separate, 60 foot wide by 297.07 deep parcels of land, which is a depth of 4.95 times the width."

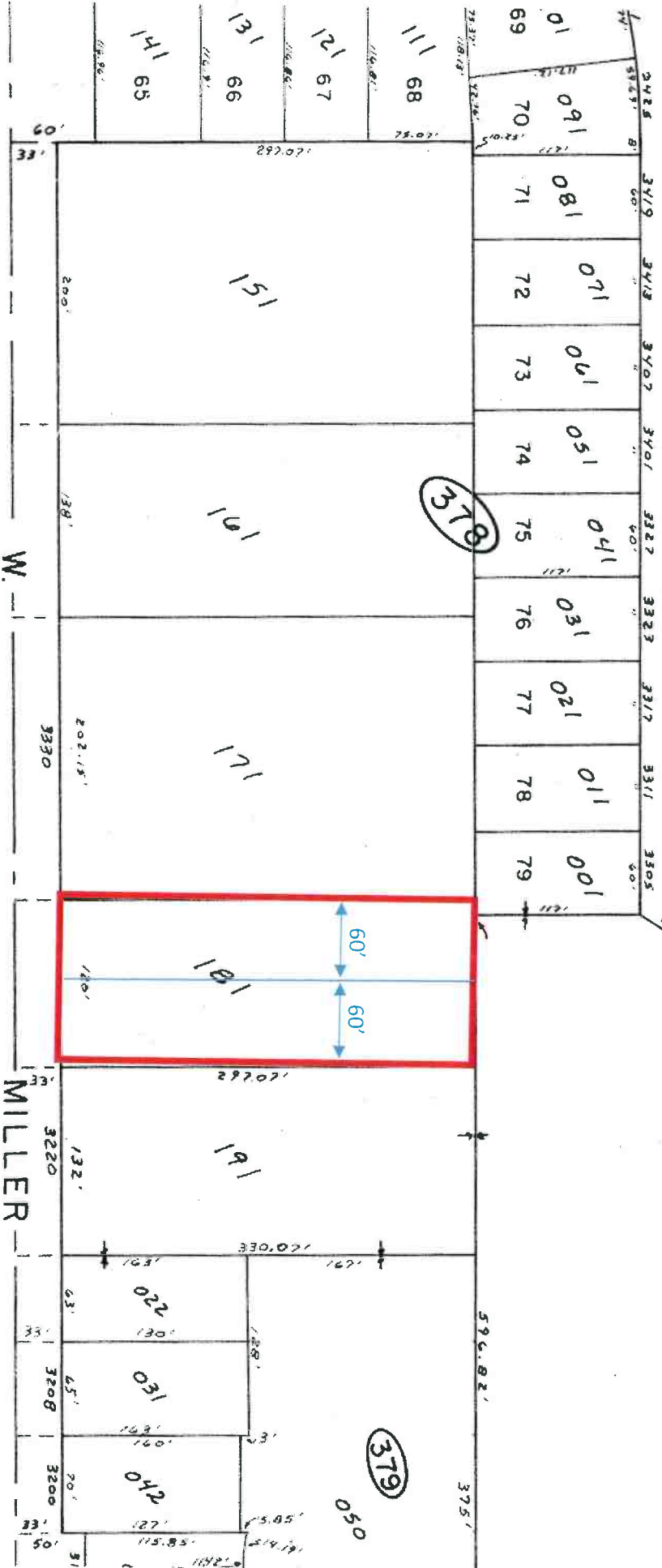
Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

121	061	071	081	091	101	111	121	131	141	151	161
3424	3418	3412	3408	3400	3328	3322	3318	3312	3306	3300	

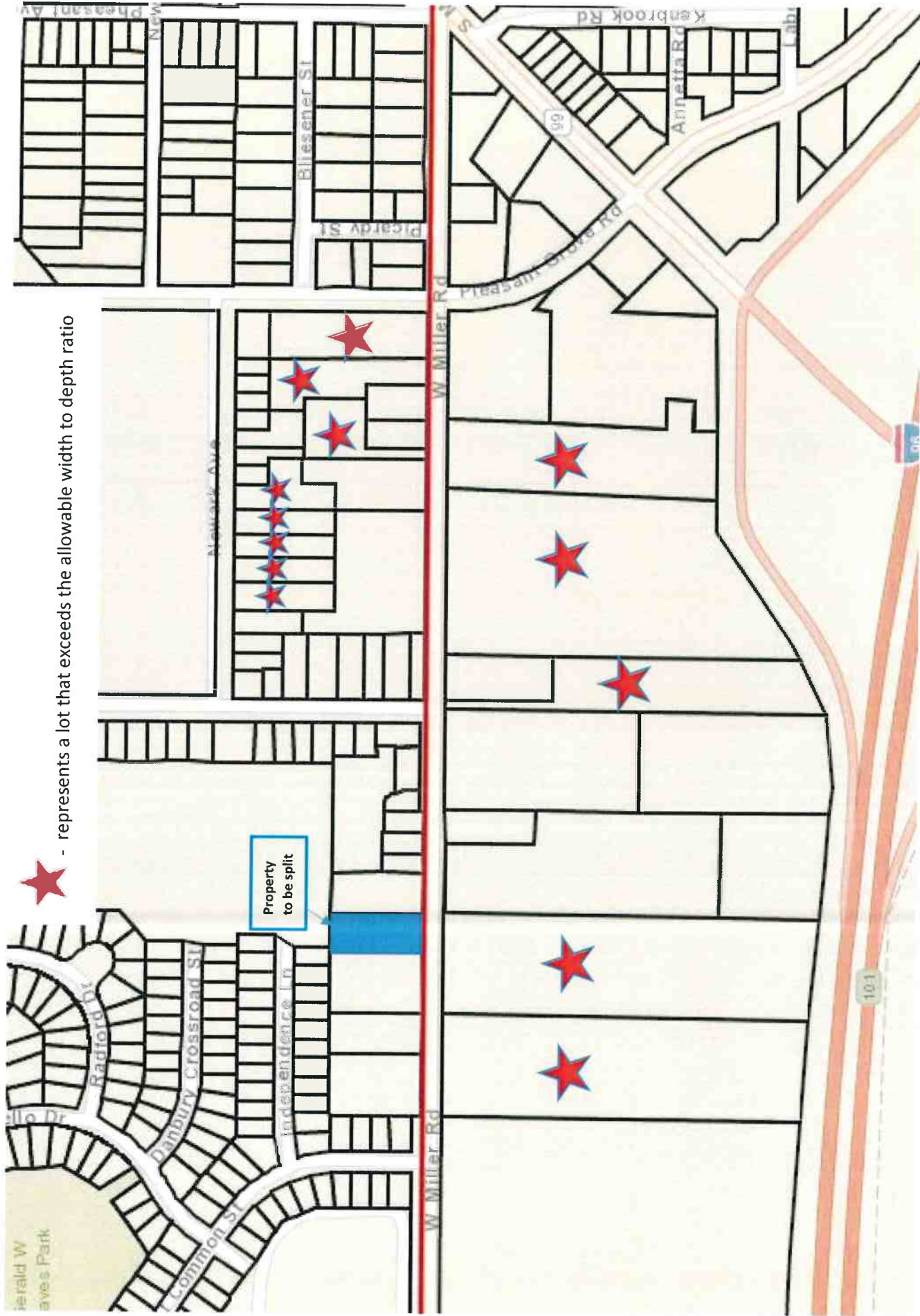
INDEPENDENCE

LN.



305-07-100

[illegible]





GENERAL INFORMATION

APPLICANT/OWNER:	Ingham County Land Bank 3024 Turner Street Lansing, MI 48906
REQUESTED ACTION:	This is a request to divide the vacant property located between 5000 & 5022 Christiansen Road into 2 separate parcels of land that would be less than the required 60-foot minimum lot width requirement and would exceed the allowable width to depth ratio of 1:2.5.
EXISTING LAND USE:	The subject property is currently vacant
PROPOSED LAND USE:	2 Single Family Homes
EXISTING ZONING:	"R-3" Suburban Detached Residential
PROPERTY SIZE & SHAPE:	Existing: Irregular Shape - 27,692 sq. ft. Proposed: Parcel No. 1: 56' x 259' = 14,504 sq. ft. Parcel No. 2: 56' wide - Irregular Shape – 13,188 square feet
SURROUNDING LAND USES	N: Single Family Residential S: Single Family Residential E: Single Family Residential W: Single Family Residential
SURROUNDING ZONING:	N: "R-3" Suburban Detached Residential S: "R-3" Suburban Detached Residential E: "R-3" Suburban Detached Residential W: "R-3" Suburban Detached Residential
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for low density residential use. Christiansen Road is designated as a local road.

DESCRIPTION

Note: This request involves variances to the City's Subdivision Ordinance rather than the Zoning Ordinance which is why it is being considered by the Planning Board and ultimately will be decided upon by the City Council as opposed to going before the Board of Zoning Appeals.

This is a request by the Ingham County Land Bank for a variance to permit the vacant lot (parcel no. 33-01-01-32-353-283), located between 5000 and 5022 Christiansen Road, to be split in half, creating 2 lots for single family residential use. Section 1236.07(b) of the City of Lansing Subdivision Regulations requires a minimum width of 60 feet for residential lots and Section 1236.07(d) restricts the depth of a lot to a maximum of 2.5 times the width. The proposed lots are 56 feet wide by 259 feet deep which is a width to depth ratio 1 to 4.625. A variance to the minimum lot width requirement and a variance to exceed the restriction on the allowable width to depth ratio is therefore, being requested.

Existing Legal Description:

Lots 208, 209 & 210, Pleasant Grove Subdivision, except the South 8 feet of Lot 210

Proposed Legal Descriptions:

Parcel 1: The North 32 feet of Lot 210 and the South 24 feet of Lot 209, Pleasant Grove Subdivision

Parcel 2: Lot 208 and the North 16 feet of Lot 209, Pleasant Grove Subdivision

ANALYSIS

The primary consideration when evaluating requests for variances to the lot size/dimensional requirements set forth in the City's Subdivision Ordinance is whether the lots resulting from a split will be dimensionally comparable to other lots in the general vicinity of the property in question. As evidenced by the attached parcel map, with only a few exceptions, all of the lots in the area exceed the allowable width to depth ratio and in most cases, are less than the minimum lot width of 60 feet. The proposed lots would, therefore, be comparable to the dimensions of the most other lots in the area.

The zoning of the subject property will permit the construction of 1 single family residential dwelling on each of the 2 resulting parcels which is consistent with the use allowed by the Zoning Ordinance and the land use plan being advanced in the Design Lansing Comprehensive Plan.

The minimum lot size under the City's Subdivision Ordinance is 60 feet wide by 100 feet deep. The proposed lots will be 56 feet wide and 259 feet deep except for the north 28 feet of one of the lots which will be 212 feet deep. These dimensions are more than adequate to allow for construction of single-family dwellings in compliance with building setbacks requirements and lot coverage limitations.

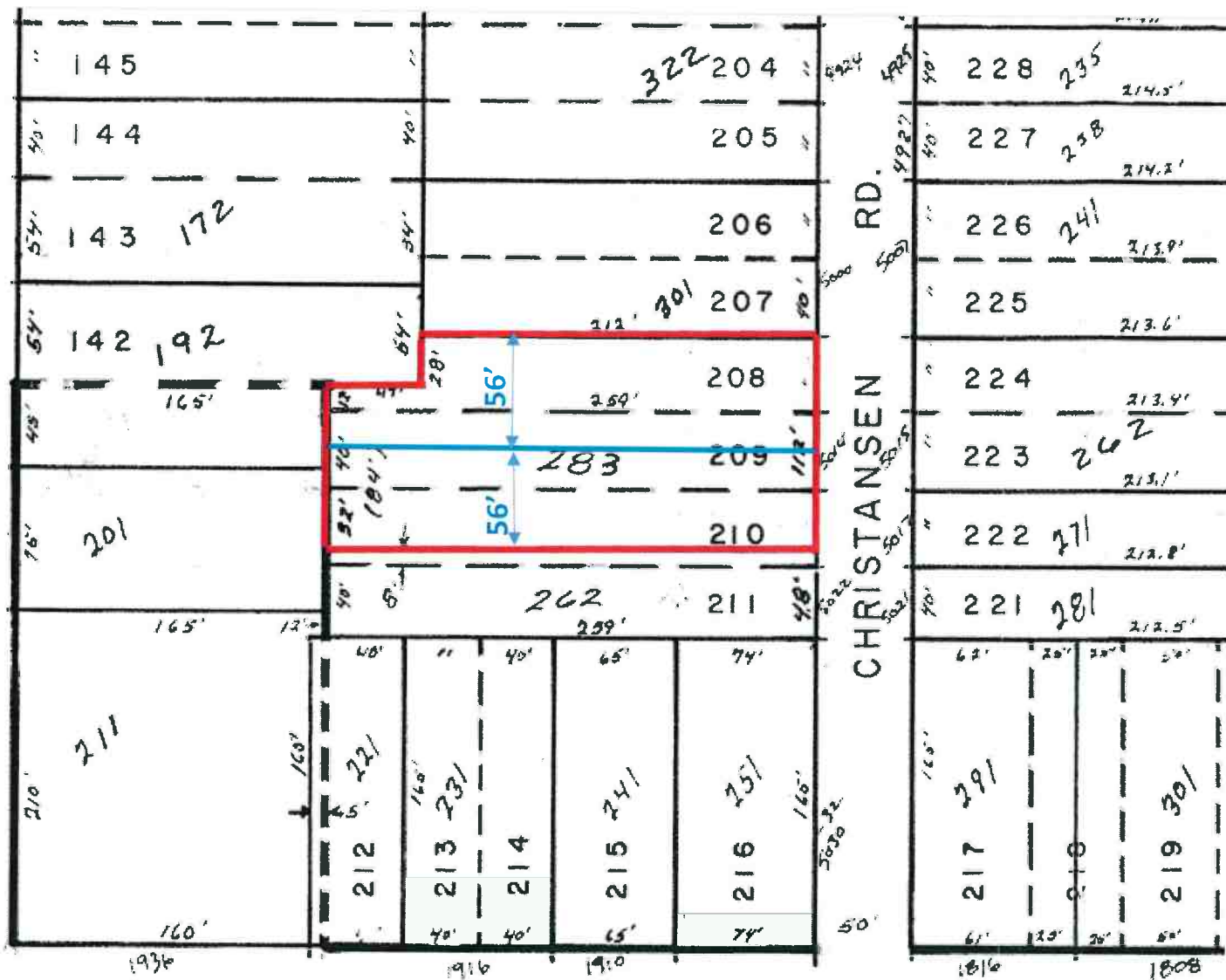
RECOMMENDATION

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

"I make a motion to recommend approval of LS-2-2022, a request for variances to Sections 1236.07 (b) & (d) of the Subdivision Regulations, which requires a minimum lot width of 60 feet and restricts the depth of a lot to 2.5 times the width, to permit the vacant lot (parcel no. 33-01-01-32-353-283), located between 5000 and 5022 Christiansen Road, to be split in half, creating 2, 56-foot-wide, 259-foot-deep lots, which is a depth of 4.625 times the width."

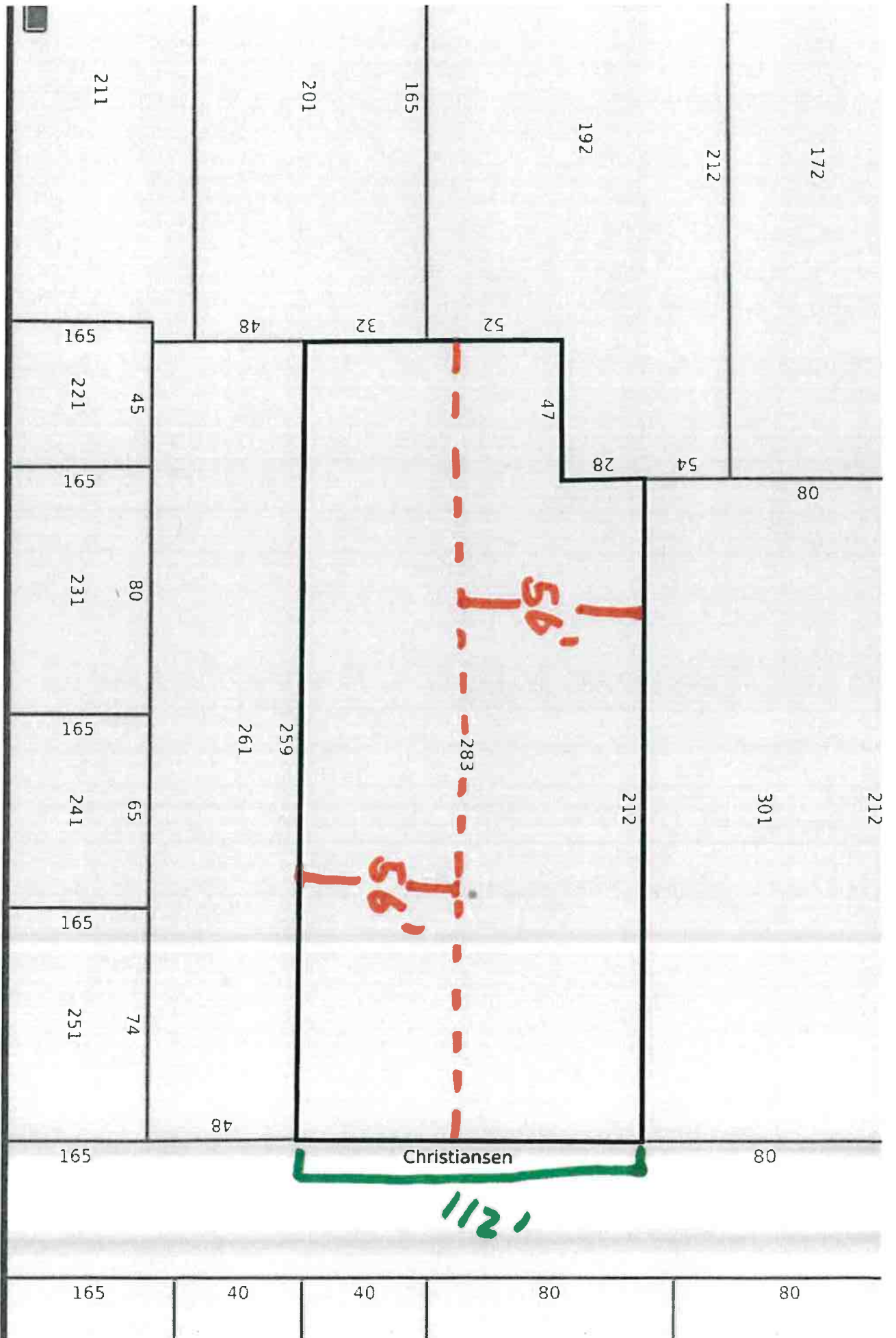
Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



SOUTH LINE SEC. 32

SEE 3305-05-100





**Department of Economic
Development and Planning**
Brian McGrain, Director



Andy Schor, Mayor

Planning & Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/planning

MEMORANDUM

TO: Planning Board Members
FROM: Planning & Zoning Office
DATE: January 28, 2022
SUBJECT: Amendments to Zoning Ordinance, Chapter 1300

Attached is the draft ordinance to amend Chapter 1300 of the Zoning Ordinance, which regulates marijuana facilities. The primary purpose of the amendments is to align the zoning district references with the current zoning districts in the Form-Based Zoning Code.

Below is a summary of the proposed amendments to Chapter 1300, Sections 1300.07, 1300.10, and 1300.11 to update the Ordinance to reflect changes in laws and rules and the recently adopted Form-Based Zoning Code

1300.07 (g) – Allows the City Clerk to revoke a conditional license approval if the applicant fails to obtain the license within 24 months.

1300.10 (b) - Updates the allowable zoning districts for medical marihuana provisioning centers and retailers.

1300.11 (a) - Updates the allowable zoning districts for marihuana grow facilities and microbusinesses.

1300.11 (b) - Updates the allowable zoning districts for Marihuana Safety Compliance Processing and Secure Transport operations.

1300.11 (c) - Updates the allowable zoning districts for Designated Consumption Establishments.

Planning & Zoning Staff recommends approval of the proposed amendments but also recommends including IND-1 Suburban Industrial to the allowable districts listed in Section 1300.11 (a).

Respectfully Submitted,

Susan Stachowiak, Zoning Administrator
Andrew Fedewa, Planner

“Equal Opportunity Employer”

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 1300, SECTIONS 1300.07, 1300.10, AND 1300.11 TO UPDATE THE ORDINANCE TO REFLECT CHANGES IN LAWS AND RULES AND THE RECENTLY ADOPTED FORM-BASED ZONING CODE.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1300, Sections 1300.07, 1300.10 and 1300.11, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

1300.07. License renewal application.

- (a) Application for a license renewal required by this chapter shall be made in writing to the City Clerk at least 28 days prior to the expiration of an existing license.
- (b) An application for a license renewal required by this chapter shall be made under oath on forms provided by the City, and shall contain all of the information required by Section 1300.04(b).
- (c) An application for a license renewal shall be accompanied by a renewal fee in an amount of \$5,000.00. The renewal fee is established to defray the costs of the administration and enforcement of this chapter expended by the City Clerk's Office, Police Department, City Attorney's Office, Treasury, Building Safety office, Zoning Administrator, and other relevant City departments.
- (d) Upon receipt of a completed application for a license renewal meeting the requirements of this chapter and the license renewal fee, the City Clerk shall refer a copy of the renewal application to each of the following for their approval: The City Attorney's Office, the Building Safety Office, the Police Department, the Zoning Administrator, and the City Treasurer.
- (e) No application for a license renewal shall be approved unless:

- (1) The Building Safety Office has inspected the proposed location and/or approved proposed site plans for compliance with all laws for which they are charged with enforcement within the past calendar year.
- (2) The Zoning Administrator has confirmed that the location complies with the Zoning Code and this chapter.
- (3) The City Treasurer has confirmed that the applicant and each stakeholder of the applicant and the location of the marihuana operation are not currently in default to the City, including but not limited to property taxes.
- (4) The Police Department has reviewed the criminal history background checks for each applicant, stakeholder, and employee, as provided by the applicant.
- (5) The City Attorney's Office has reviewed and approved as to form the insurance and either the surety bond or escrow account documentation for compliance with State and local laws.
- (6) The applicant possesses the necessary State licenses or approvals.
- (7) The applicant has operated the marihuana operation in accordance with the conditions and requirements of this chapter as well as Federal and State laws and regulations.
- (8) The marihuana operation has not been declared a public nuisance.
- (f) If written approval is given by each individual, department, or entity identified in subsection (e), the City Clerk confirms compliance with subsection (b) and receipt of the renewal fee, the City Clerk shall issue a license renewal to the applicant. The renewal shall be deemed approved if the City has not issued formal notice of denial within 60 days of the filing date of the application, unless the applicant is advised of non-compliance under Section 1300.07(e) during such period.
- (g) IF AN APPLICANT RECEIVES CONDITIONAL APPROVAL TO RECEIVE A LICENSE BUT FAILS TO OBTAIN THAT LICENSE WITHIN 24 MONTHS FROM THE DATE OF CONDITIONAL APPROVAL, THE CITY CLERK

MAY REVOKE THE CONDITIONAL APPROVAL AND DENY LICENSURE. CONDITIONAL APPROVAL IS NOT A LICENSE AND IN NO WAY PERMITS GROWING, PROCESSING, TESTING, TRANSPORT, OR SALE OF MARIHUANA OR MARIHUANA PRODUCT.

1300.10. Location, buffering, dispersion, and zoning requirements for Medical Marihuana Provisioning Centers and Marihuana Retailers.

(a) No Medical Marihuana Provisioning Center or Marihuana Retailer shall be located within:

(1) One thousand feet, of an operational school, including pre-kindergarten that is located within a school; or

(2) Five hundred feet, of the following buffered uses: Public parks; a commercial child care organization (non-home occupation) that is required to be licensed or registered with the Michigan Department of Health and Human Services, or its successor agency; a church; a facility at which substance use disorder prevention services or substance use disorder treatment and rehabilitation services and those terms are defined in the Mental Health Code, PA 258 of 1974, MCL 330.1001 et seq. or another Medical Marihuana Provisioning Center or Marihuana Retailer.

(b) Medical Marihuana Provisioning Centers and Marihuana Retailers shall be limited to S-C

(SUBURBAN CORRIDOR), MX-C (MIXED USE URBAN CORRIDOR), MX-2 (MIXED USE COMMUNITY CENTER), MX-3 (MIXED USE DISTRICT CENTER), IND-1 (SUBURBAN INDUSTRIAL), IND-2 (GENERAL INDUSTRIAL), IND-3 (URBAN INDUSTRIAL), AND DT-2 (URBAN FLEX) ~~F and F1 Commercial, G2-~~

~~Wholesale, H-Light Industrial, and I-Heavy Industrial~~ as such districts are described and designated as provided in the Zoning Code provisions of this Code.

(c) No Medical Marihuana Provisioning Center or Marihuana Retailer shall be located within another business except as permitted by the Marijuana Regulatory Agency.

- (d) For the purpose of calculating the buffering and dispersion requirements of this section, the distance shall be measured along the center line of the street or streets of address between two fixed points on the center line determined by projecting straight lines, at right angles to the center line, from the part of the buffered use nearest to the contemplated location of the marihuana operation and from the part of the contemplated location nearest to the buffered use. The distances from the marihuana operation to the point on the centerline and from the buffered use to the point on the centerline shall be included in the calculation. For Medical Marihuana Provisioning Centers and Marihuana Retailers located within a commercial strip mall or retail center, the measurement shall be from the property line of the Medical Marihuana Provisioning Center and Marihuana Retailer to the property line of a buffered use.
- (e) No marihuana operation shall be located in an unzoned area or in an area subject to an agreement entered into pursuant to Public Act 425 of 1984.

1300.11. Location of Marihuana Growers, Marihuana Safety Compliance Facilities, Marihuana Processors, Marihuana Secure Transporters, Marihuana Microbusinesses, and Designated Consumption Establishment.

- (a) All Marihuana Growers and Marihuana Microbusinesses shall be limited to IND-1 (SUBURBAN INDUSTRIAL), IND-2 (GENERAL INDUSTRIAL) AND IND-3 (URBAN INDUSTRIAL) ~~H-Light Industrial and I-Heavy Industrial~~ zoning districts as identified in this Code.
- (b) All Marihuana Safety Compliance Facilities, Marihuana Processors, and Marihuana Secure Transporters shall be limited to IND-1 (SUBURBAN INDUSTRIAL), IND-2 (GENERAL INDUSTRIAL), IND-3 (URBAN INDUSTRIAL), AND DT-2 (URBAN FLEX) ~~the H-Light Industrial, I-Heavy Industrial, or G2-Wholesale~~ zoning districts as identified in this Code.

(c) All Designated Consumption Establishments shall be limited to S-C (SUBURBAN CORRIDOR), MX-C (MIXED USE URBAN CORRIDOR), MX-2 (MIXED USE COMMUNITY CENTER), MX-3 (MIXED USE DISTRICT CENTER), IND-1 (SUBURBAN INDUSTRIAL), IND-2 (GENERAL INDUSTRIAL), IND-3 (URBAN INDUSTRIAL), AND DT-2 (URBAN FLEX) ~~F and F-1 Commercial, G2 Wholesale, H Light Industrial, and I-Heavy Industrial~~-zoning districts as identified in this Code.

(d) No marihuana operation shall be located in an unzoned area or in an area subject to an agreement entered into pursuant to Public Act 425 of 1984.

Section 2. All ordinances, resolutions or rules, parts of ordinances inconsistent with these provisions are repealed.

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

Section 4. All applications for marihuana operations licenses submitted under the former Zoning Code and still pending at the time of enactment of this Amendment will proceed under the former Zoning Code. All licenses located outside of the new zoning designations shall be considered a preexisting nonconforming use.

Section 5. This ordinance shall take effect on the 30th day after enactment by City Council and pursuant to Section 3-307 of the City Charter, this Chapter shall expire December 31, 2029.

Approved as to form:

City Attorney

Dated: _____



Andy Schor
Mayor

LANSING PLANNING BOARD

Regular Meeting

December 7, 2021

6:30 p.m.

Neighborhood Empowerment Center 600 W Maple St.

MINUTES – *DRAFT*

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:30 p.m.

- a. Present: Dr. Farhan Bhatti, Marta Cerna, Tony Cox, Josh Hovey, Thomas Morgan, John Ruge
- b. Absent: Katie Alexander (excused), Monte Jackson (excused)
- c. Staff: Sue Stachowiak, Andy Fedewa, Barb Kimmel, Doris Witherspoon
- d. Consultants: Amanda Warner, Carly Keough – Wade Trim

2. APPROVAL OF AGENDA –

Planning & Zoning staff requested that Act-9-2021 be referred to and voted on as Act-1-2020 to conform to City Council records.

Ms. Witherspoon stated that the FY 2022-26 Consolidated Plan is just on the agenda for a public hearing and should be removed from the consent items.

The revised Agenda was approved without objection.

3. COMMUNICATIONS –

- Letter of support for Act-1-2020 from Lansing Regional Chamber of Commerce
- Email regarding Act-1-2020, noise and the condition of Sparrow Hospital properties from the Eastfield Neighborhood Association
- Email regarding Act-1-2020, noise and the condition of Sparrow Hospital properties from Shannon and Todd Branstner
- Email regarding Act-1-2020, noise and the condition of Sparrow Hospital properties from Amy Arguello and Fidel Maureira

4. PUBLIC HEARINGS –

A. FY 2022-26, Consolidated Plan Public Hearing – CDBG, HOME, and ESG Resources

Ms. Witherspoon introduced the FY 2022-2026 Consolidated Plan. The five year plan assess affordable housing, market conditions, and community development needs within the City. The City's Development Office conducts numerous public meetings to gather feedback and will hold two public hearings at the Planning Board. Ms. Witherspoon introduced Amanda Warner, Wade Trim, as one of the consultants assisting the City.

[\[The Five-Year Consolidated Plan introductory presentation slides are available upon request\]](#)

Ms. Warner gave a presentation about the Five-Year Plan and detailed the funds the City receives from the Federal government through the Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant programs. The Five-Year Plan strategizes how to utilize this funding for community development goals.

Ms. Warner detailed the programs the funds are used for in the City, such as homebuyer assistance, affordable home construction, supportive services, houseless outreach and

prevention, and emergency shelter operations. Ms. Warner shared various ways for the public to submit feedback.

Chairperson Ruge opened the Public Hearing.

Seeing no one wishing to speak, Chairperson Ruge closed the Public Hearing.

B. SLU-2-2021, Special Land Use Permit for Electrical Substation, 5411 Wise Rd.

Ms. Stachowiak stated this is a request from the Lansing Board of Water and Light (BWL) to construct a new electric power substation, to replace the existing substation on the subject property.

The subject property is owned by BWL but zoned R-2 Residential so a Special Land Use Permit is necessary to build a new electrical power substation. Construction work will require that numerous trees be removed, there will be mature trees surrounding the substation compound area to provide proper screening. Additional evergreen trees will be planted to fill in any gaps. No residential properties are adjacent to the subject property. Ms. Stachowiak referred Planning Board members to the renderings of the project in their packet. The project will go through the standard site plan review process.

Tony Heriford, Lansing Board of Water & Light, thanked Ms. Stachowiak for her introduction of the request and the Planning Board for their consideration of the new substation.

Chairperson Ruge opened the Public Hearing.

Seeing no one wishing to speak, Chairperson Ruge closed the Public Hearing.

5. COMMENTS FROM THE AUDIENCE –

Jennie Gies, 220 Ferguson Street, spoke about the noise from the mechanical equipment on the Sparrow Hospital property that affects the neighborhoods in the area. She also spoke about Sparrow owning multiple residential houses along Ferguson and Jerome Streets that are left vacant and not being maintained which is having negative impacts on the neighborhood. Ms. Gies shared an audio recording of the mechanical equipment.

Michael Caine, Jerome Street, spoke about his involvement in the Lansing Intentional Community and requested information about the Consolidated Plan from the Development Office. Mr. Caine spoke on the amount of trash that blows over from Sparrow Hospital into the Eastfield neighborhood and the noise from the mechanical equipment that affects the neighborhoods around it. Mr. Caine recommended that Board Members visit .tech for more information

Xiaoyu Yin, 1412 Jerome Street, President of the Eastfield Neighborhood Association, spoke about the noise of mechanical equipment from Sparrow Hospital and the amount of residential houses along Ferguson and Jerome streets that are being left vacant and not maintained after Sparrow purchased them.

Margaret Tassaró, 206 Horton Avenue, spoke about the noise of mechanical equipment from Sparrow Hospital that effects the neighborhoods around it and suggested Sparrow be more mindful and install green infrastructure to mitigate the noise pollution.

Rebecca Anthony, Jerome Street. spoke about the level of noise pollution coming from the mechanical equipment on the Sparrow Hospital property and reiterated her neighbor's previous comments.

Amy Argueilo, 1401 Jerome Street spoke about the noise from the mechanical equipment on the Sparrow Hospital property and the amount of residential houses along Ferguson and Jerome streets that are being left

vacant and not being maintained after Sparrow purchased them. Ms. Argueilo shared a video recording of the noise from the mechanical equipment.

Seeing no one else wishing to speak, Chairperson Ruge closed the Public Comment portion.

6. **RECESS** – Not taken

7. **BUSINESS**

Mr. Hovey requested that SLU-2-2021 be removed from the consent agenda. **Mr. Morgan moved, seconded by Dr. Bhatti, to remove SLU-2-2021 from the consent agenda. On a voice vote, the motion carried.**

A. **Consent Items**

(1) **Minutes for approval:** November 3, 2021

The minutes from the November 3, 2021 Planning Board meeting were approved without objection.

B. **Old Business** – None

C. **New Business** –

(1) **SLU-2-2021, Special Land Use Permit for an Electrical Substation, 5411 Wise Road.**

Dr. Bhatti made a motion, seconded by Mr. Morgan to approve SLU-2-2021, Special Land Use Permit for an Electrical Substation at 5411 Wise Road.

Mr. Hovey declared a potential conflict of interest and his desire to abstain from the vote.

On a roll call vote the motion carried (5-0). Mr. Hovey abstained based upon a conflict of interest. Mr. Hovey explained that the Board of Water & Light is a client of the firm that he works for.

(2) **Act-1-2020, Jerome Street. N. Holmes Street Vacations**

Mr. Fedewa reminded the Planning Board that at the July 2020 regular meeting they heard a request from Sparrow Health Systems to vacate that portion of Jerome Street between N. Holmes Street and N. Pennsylvania Avenue and vacate that portion of N. Holmes Street between Jerome Street and E. Michigan Avenue. He said that Sparrow Hospital owns all of the properties on both sides of these stretches of road and would like control of the rights-of-way for redevelopment purposes. The Board found that the request could be granted since these streets only serve the hospital and thus, the vacation would not have a detrimental impact on the transportation circulation network in the area. Mr. Fedewa explained that while the Planning Board's previous Act-1-2020 recommendation still stands, City Council had requested that the entire process be repeated since the resolution for the vacation has expired.

Mr. Fedewa noted that this has provided an opportunity to refine the staff's recommended conditions in consultation with the Public Service Department as follows:

- Sparrow Health Systems shall enter into maintenance agreements for the traffic signals at Jerome Street & N. Pennsylvania Avenue and at Holmes Street and E. Michigan Avenue,

- The street light agreement (for Jerome Street) with the Board of Water and Light shall be transferred to Sparrow Health Systems,
- The public sanitary sewers and public storm sewers that provide service to the vacated areas only shall be transferred to Sparrow Health Systems for perpetual ownership, operation, maintenance, and replacement,
- The non-motorized transportation access along Jerome Street, between N. Pennsylvania Avenue and N. Holmes Street will be preserved,
- Easements for other existing utilities (water, electric, street lighting, communications) shall be reserved,
- The agreement with ACD for their cell network antenna will need to be transferred to or renegotiated with Sparrow.

Staci Bakkegard, Executive Director of Facilities, Sparrow Health Systems, stated that there was just a timeframe issue with finalizing the resolution, but all aspects of the request are the same as last summer. Sparrow Health Systems agrees with City staff's recommended conditions and has already finalized or is in the process of wrapping up all of them.

Chairperson Ruge asked if Sparrow has any plans for the residential block and houses that have been referenced by the public. Ms. Bakkegard replied that currently Sparrow does not have final plans for them.

Mr. Morgan asked for details about a noise mitigation plan. Ms. Bakkegard stated that the equipment that Sparrow is installing is quieter and more efficient. She spoke briefly about the temporary unit at the professional building during summer 2021. The pandemic-induced supply chain issue delayed equipment installation far longer than they had anticipated. The Central Utility building will also see upgrades during future redevelopment. Mr. Morgan asked if the updated equipment will be within the allowable City decibel level. Ms. Bakkegard replied that Sparrow can provide equipment specifications to the Board.

Mr. Morgan requested that Sparrow provide the results of any noise level tests that the Hospital has conducted during the last four years, if available. Ms. Bakkegard answered that she will provide any results that they can find.

Mr. Morgan asked when Sparrow Hospital first became aware of noise complaints. Ms. Bakkegard answered that to her knowledge they do not have any records of complaints made to the Hospital. Mr. Morgan stated that he remembers making a complaint himself four years ago.

Mr. Morgan made a motion, seconded by Mr. Cox, to recommend approval of Act-1-2020 - Jerome St., N Holmes St. Street Vacations, with the following conditions:

- Sparrow Health Systems shall enter into maintenance agreements for the traffic signals at Jerome St. & Pennsylvania Ave. and at Holmes St. & E Michigan Ave.,
- The street light agreement (for Jerome St.) with the Board of Water and Light shall be transferred to Sparrow Health Systems,
- The public sanitary sewers and public storm sewers that provide service to only the vacated area shall be transferred to Sparrow Health Systems for perpetual ownership, operation, maintenance and replacement,
- The non-motorized access along Jerome, from Pennsylvania to Holmes will be preserved,

- Easements for other existing utilities (water, electric, street lighting, communications) shall be reserved, and
- The agreement with ACD for their cell network antenna be transferred to/renegotiated with Sparrow Health Systems.

And with Planning Board Member Morgan's recommended conditions:

- Keep current and future Sparrow Hospital building operations at or below 55 decibels per the City's noise ordinance, Ordinance 654.07,
- Maintain the current road diverter at Jerome St. and N Holmes St.,
- Invest in green infrastructure along Sparrow Hospital's borders with residential neighborhoods, in accordance of City staff's input, as described by USDA's Forrest Service publication No. 1146: "Urban Forest Systems and Green Stormwater Infrastructure" February 2020. Trees should have a root ball of at least 36 inches and should be at least 20 feet tall.

On a roll call vote the motion carried unanimously (6-0).

8. **REPORT FROM PLANNING OFFICE** – None

9. **COMMENTS FROM THE CHAIRPERSON** –

Mr. Ruge commented that the number of residential houses that Sparrow Health Systems is leaving vacant is alarming, especially the ones outside of the block bordered by E. Michigan Avenue, N. Holmes Street, Jerome Street and Ferguson Street.

10. **COMMENTS FROM BOARD MEMBERS** –

11. **PENDING ITEMS: FUTURE ACTION REQUIRED** – None

12. **ADJOURNMENT** – The meeting was adjourned at 7:50 p.m.



City of Lansing
Five-Year Consolidated Plan 2022 – 2026
Draft Priority Needs and Goals

Updated December 23, 2021

Goal 1: Affordable Housing

Goal Description: Improve availability, quality, and accessibility of affordable housing to persons of low- and moderate-income, protected classes as defined by the Fair Housing Act, and special needs populations throughout the City of Lansing.

Suggested Priority Needs:

- Preserve and maintain existing housing (rental rehabilitation and homeowner rehabilitation)
- Increase supply of affordable housing through acquisition and construction
- General housing assistance/accessibility (down-payment assistance, ADA improvements, homebuyer counseling, financial competency education, homeless prevention, etc.)
- Fair housing choice & equitable access for protected classes
- Public housing

Goal 2: Homelessness

Goal Description: Help to prevent and reduce homelessness within the City of Lansing.

Suggested Priority Needs:

- Homeless prevention assistance (street outreach, mental health services, social work services, legal services)
- Shelter facilities and operations (emergency shelters, expanded shelter capacity)
- Transitional housing

Goal 3: Provision of Public Services and Other Needed Services

Goal Description: Provide support and capacity building for public services targeting low- and moderate-income and special needs populations within the City of Lansing including but not limited to senior programs, youth services, and mental health services.

Suggested Priority Needs:

- Senior programs
- Youth services
- Mental health services
- Capacity building & organization development
- Economic development and technical assistance (microenterprises, for profit small business, etc.)



Goal 4: Public Facility and Infrastructure Improvements

Goal Description: Enhance the living environment of low- and moderate-income, homeless, and special needs populations through public improvement projects and activities.

Suggested Priority Needs:

- ADA improvements (accessible sidewalk repairs, ADA crosswalks)
- Neighborhood clean-up
- Code enforcement/blight elimination
- Public improvements (road repair, infrastructure, public facilities)

Goal 5: Program Administration

Goal Description: Planning and Administration of the CDBG, HOME, and ESG programs.

**PROPOSED FUNDING ALLOCATIONS
PROGRAM ACTIVITIES AND USE OF FUNDS
ANNUAL ACTION PLAN 2022 (7/1/22– 6/30/23)
CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES**

The primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods.

- a. Provide standard housing in a suitable living environment through rehabilitation, new construction and improvement of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.
- b. Provide housing counseling and assistance that will benefit low and moderate-income households.
- c. Promote home ownership for low and moderate-income households and promote deconcentration of poverty.
- d. Maintain at current levels the number of public and assisted housing units available to low and moderate-income households.
- e. Provide homeless prevention assistance, emergency shelter, street outreach and supportive human services for people with special needs, people who are homeless and those at risk of becoming homeless.
- f. Provide assistance for permanent supportive housing and human services for low and moderate income households with a history of chronic homelessness, including those with special needs.
- g. Promote economic opportunity for low and moderate-income individuals by facilitating economic development, providing employment opportunity, sponsoring job training, supporting business development, micro-enterprise lending and business or financial educational programs and initiatives.
- h. Promote economic development to provide jobs, business services and shopping opportunities for residents located in CDBG eligible areas.
- i. Provide community and neighborhood services, recreational opportunities and public facilities and promote neighborhood social cohesion to improve the quality of life in CDBG eligible neighborhoods.
- j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs and citizens' awareness in CDBG eligible areas.

- k. Improve the city's transportation, public facilities and infrastructure systems in CDBG eligible areas.
- l. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing and improving energy fitness in housing occupied by low and moderate-income households.
- m. Promote fair housing objectives.
- n. Provide affordable housing and economic development that benefits low and moderate income people in the context of mixed use development along transit corridors.

COMMUNITY DEVELOPMENT BLOCK GRANT

CDBG Single-family, Owner-Occupied Rehab Program/Public Improvements

Includes loans and grants for rehabilitation of owner-occupied housing units through city sponsored programs, and in conjunction with affordable housing efforts sponsored by nonprofit housing corporations, public and private developers, and other state and federal agencies. Includes funds to meet lead hazard reduction regulations in rehabilitated structures, funds to assist in emergency housing rehabilitation, market analysis activities and technical assistance to nonprofit housing corporations, contractors, and low- and moderate-income households. Includes loans and grants for owner-occupied single-family units through city sponsored programs, loans to rehabilitate historic homes in conjunction with rehabilitation of the unit, and loans or grants for ramps, hazard remediation or weatherization. Includes staff, office space, technical assistance, training and other direct project costs associated with delivery of Community Development Block Grant, HOME, Emergency Solutions Grant and other State and Federal Programs.

General street, sidewalk, water/sewer improvements, including assistance to income eligible owner-occupants or those in CDBG-eligible areas for special assessments related to new improvements. Includes improvements to neighborhood parks, recreational facilities; public neighborhood, medical and community facilities in CDBG priority areas.

Proposed funding amount: \$1,084,714

CDBG Rental Rehab Program

Includes loans and grants for rehabilitation of rental housing units through city sponsored programs. Includes funds to meet healthy housing standards and/or lead hazard reduction regulations in rehabilitated structures.

Proposed funding amount: \$257,185

Clearance

Includes acquisition, maintenance and security of properties acquired through programs, and activities related to acquisition, disposition, relocation and clearance of dilapidated and blighted structures. Funds may also be used to acquire and clear properties in the flood plain. Includes staff time associated with this activity.

Proposed funding amount: \$100,000

Public Services (limited to 15%)

Includes services for low- and moderate-income individuals such as: homeownership counseling, education, neighborhood counseling, youth and senior programs, neighborhood clean-ups, community gardens, home repair classes. Services are for low- and moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits.

Proposed funding amount: \$ 313,131 (15% of CDBG)

Economic Development

Loans, technical assistance and training to low- and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. Technical assistance to individuals and for-profit businesses including workshops, technology assistance, and façade improvement loans/grants. Creation of jobs to benefit low and moderate-income city of Lansing residents.

Technical assistance to individuals and for-profit businesses including workshops, technology assistance, façade improvement loans/grants, market analysis, business promotion, referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing.

Proposed funding amount: \$ 30,000

CDBG General Administration (limited to 20%)

Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal programs.

Includes planning and general administration costs associated with delivery of CDBG and other state and federal programs. Includes indirect administrative costs and building rent paid to the city.

Proposed funding amount: \$417,507

TOTAL CDBG = \$2,087,537 + PI \$75,000 + Prv Yr \$40,000 = \$2,202,537

HOME**Down Payment Assistance**

Funds provided to homebuyers for down payment and closing costs for purchase of a single-family home located within the Lansing city limits. Up to \$10,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance limited to first-time homebuyers. May include staff time and/or homeownership counseling fees associated with this activity.

Proposed funding amount: \$100,000

New Construction/HOME Rehab/Development Program

Includes funds for loans and grants for housing construction and rehabilitation with non-profit and for-profit developers, including CHDOs.

HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) and Acquisition, Development and Resale (ADR) activities. Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for staff time associated with these activities.

Proposed funding amount: \$560,853

CHDO Set-aside (15% minimum required)

Reserved for housing developed, sponsored or owned by CHDOs in partnership with the City.

Proposed funding amount: \$ 115,254

Community Housing Development Organization (CHDO) Operating (limited to 5%)

Funds reserved at option of the City to provide operating funds to CHDO's utilizing the City's HOME funds to produce affordable housing in the community.

Proposed funding amount: \$38,418

HOME General Administration (limited to 10%)

Includes staff and general administration costs to deliver the HOME program.

Proposed funding amount: \$76,836

TOTAL HOME = \$768,361 + PI \$85,000 + Prv Yrs \$38,000 = \$891,361

EMERGENCY SOLUTIONS GRANT (ESG)**Street Outreach**

Street Outreach activities.

Proposed funding amount: \$ 5,233

Homeless Prevention

Homeless Prevention activities.

Proposed funding amount: \$71,692

Administrative Activities (limited to 7.5%)

Funds provided to offset the cost of administering emergency solutions program.

Proposed funding amount: \$ 12,211

Homeless Management Information System (HMIS)

Funds will be provided for HMIS and comparable database costs.

Proposed funding amount: \$ 5,233

Shelter Operation

Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities and furnishings in shelter facilities.

Proposed funding amount: \$ 80,070

TOTAL ESG: \$174,439

SUMMARY

Forty –Eighth Year Community Development Resources

Program	Annual Action Plan
CDBG Entitlement Grant:	\$2,087,537
Program Income (est.)	\$75,000
Previous yr funds (est.)	\$40,000
HOME Program Funds	\$768,361
Program Income (est.)	\$85,000
Previous yr funds (est.)	\$38,000
ESG Program Funds:	\$174,439
TOTAL	\$3,268,337

Administrative, management and operation costs for the above programs include the administration, management and operations of the eligible activities, **as well as other federal and state community development programs in which the city is now or may be participating.**

Act-1-2022, Sale of City-Owned Property, 1020 W Hillsdale St. - STAFF REPORT

An Act 33 Review is a planning level review of the **location, character and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	City of Lansing – Economic Development & Planning Department
PROPOSAL:	Sale of excess City-owned land.
PARCEL(S):	1020 W Hillsdale St. PID # 33-01-01-17-478-007
CURRENT OWNER(S):	City of Lansing
EXISTING LAND USE & ZONING:	Use: Vacant, Zoning: DT-1 Urban Edge
PROPERTY SIZE AND SHAPE:	2.22 acres, rectangular
SURROUNDING ZONING & LAND USE	North: DT-1, Residential South: DT-1, Residential West: DT-1, Place of Worship East: DT-1, Residential

ANALYSIS

BACKGROUND:

The City of Lansing's Economic Development & Planning Department is proposing to sell the City-owned vacant property at 1020 W Hillsdale St. This parcel was previously owned by the Union Missionary Baptist Church and part of the "Seven Block Neighborhood Development Plan" which was drafted and adopted by City Council in 1993. As part of the plan, the congregation was to move west across S M L King Jr. Blvd. and the existing place of worship was to be redeveloped as a community center. The property was acquired by the City utilizing CDBG funding July 1999. Due to the Letts Community Center existing nearby in the Westside Neighborhood, the building was not redeveloped and was eventually demolished.

As part of the Build Lansing Initiative, in which City-owned property has been marketed for redevelopment, a request for proposals was released and the property has been listed and advertised on the Lansing Economic Area Partnership (LEAP) website during the 2021 year.

Act-1-2022, Sale of City-Owned Property, 1020 W Hillsdale St. - STAFF REPORT

The Gryphon Group submitted the only development proposal which centered on affordable housing in the form of attached single family buildings. This proposal fits the zoning for the property and adds needed housing in the Downtown area. An appraisal was completed on March 5, 2021 which valued the property at \$195,000. The purchase price is \$200,000 exceeding this value by \$5,000.

Although this specific property was planned for community space, the redevelopment proposal does meet the greater goals of the Seven Block Neighborhood Development Plan for affordable housing in this neighborhood.

LOCATION:

1020 W Hillsdale St. is located at the southwest edge of the Downtown area at South M L King Jr. Blvd. The parcel is approximately 244' wide by 396' long.

CHARACTER:

The subject property has long been vacant and is under-utilized within the greater context of the Downtown-adjacent 'Urban Edge' area of the Future Land Use Plan and Form-Based Zoning Code. The desire of this designation is to preserve the single-family/low-density character but be context-sensitive for new denser, urban development.

EXTENT:

The extent of the disposal is one City-owned parcel, approximately 2.22 acres. The property will be returned to the tax rolls and new dwelling units will be developed.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No response.

Public Service Department:

- (A. Malvetis) The Public Service Department has no objection of the sale.
 - I'm pretty sure our department has no issues with sale of this property. However, relative to the attached, draft development proposal, we should apply some of the "standard disclaimers" related to sewer service and stormwater management. Specifically, and as is typical for areas away from central downtown area, the sewers in the ROW on the three sides of this parcel are not large sewers, so the developer's proposed sewage flows will have to be evaluated vs. the available sewer capacity. Depending upon the results of that analysis, on-site sanitary flow equalization/storage may be required as part of the site design. Related to this is the fact that this area will be subject to a future CSO/sewer separation project (in 2028, I think).

Act-1-2022, Sale of City-Owned Property, 1020 W Hillsdale St. - STAFF REPORT

In addition, because the site has basically been “undeveloped” for over 10 years, the stormwater runoff will have applied retention/detention requirements with significant storage volume. Based on the concept plan, there probably is not space for a surface storage pond, so the stormwater detention would likely have to go underground, which is common where space is limited.

Development Office

- No objection, supportive of sale.

Building Safety Office:

- Supportive of sale. This project will be subject to site and building reviews. As set forth by the State Construction Code Act.

Lansing Fire Department:

- (M. Burger, Fire Marshal)
It would be nice for emergency traffic purposes if the entrance off of W. Lenawee could also go through to MLK. Not necessary but it would keep us from responding through the neighborhood

Parks and Recreation Department:

- No objection.

STAFF RECOMMENDATION

Staff recommends approval of Act-1-2022 as proposed, to support returning the subject parcel to the tax rolls and also to support redevelopment to a higher and better use of the property once transferred. Any redevelopment will have to go through the standard process of Site Plan Review for approval and permits. The developer will have to work with the proper organizations for utility placement and installation.

Respectfully submitted,

Andy Fedewa, Planner



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: City of Lansing Development Office

Address (including zip code): 316 N. Capitol Ave. Suite D-1 Lansing MI 48933

Phone number: 517-483-4053

Fax number: 517-483-6036 Email: barb.kimmel@lansingmi.gov

Interest in Property:

☐ Owner ☐ Represent owner ☐ Option to buy

☒ Other: Purchase Agreement

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): _____

Address (including zip code): _____

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): 1020 W. Hillsdale

Location description: _____

Permanent parcel #: 33-01-01-17-478-007

Legal description (see note below): West 20 FT Lot 7, All of Lots 8, 9, 10, 13, 14 and 15, Also Lots 11 and 12 excluding used as Street ROW; Block 8 Bush, Butler and Sparrow Add.

Applicant's proposal: Enter into purchase agreement with the Gryphon Group, for development of affordable housing units, contingent upon LIHTC funding.

REQUESTED ACTION: (please check one)

☐ City Acquisition of Property

☐ Street or Alley Closure

☒ City Sale of Property

☐ Vacation of R.O.W

☐ Significant Change of Use of City Property

☐ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

The property will be developed to provide 40 units of affordable multifamily housing, of which 4 units will be barrier-free, 8 will be 1-bedroom units, 24 will be 2-bedroom units and 9 will be 3-bedroom units. Target demographics include seniors, families, persons with disabilities/homelessness. The buildings are 2-story buildings. Targeted income 30-60% Area Median Income. On-site parking will be provided. The street-facing view on M L King is buildings rather than parking. The development includes a community building and a tot lot.

What negative impacts (if any) will occur if this proposal is not approved?

The subject property will continue as a city-owned vacant property, and will continue to require city resources for snow removal and mowing.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

No negative impacts are expected.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.



CONCEPT | TWO STORY STACKED FLATS



SITE INFORMATION

SITE ADDRESS:	1022 West Hillsdale, Lansing MI
PARCEL NUMBER:	3301011413007
SITE AREA:	2.224 Acres/ 46,371 SF
ZONING:	REQUIRED: DT-1 PROPOSED:
BY-RIGHT USE:	REQUIRED: PROPOSED:
LOT SIZE:	MINIMUM: PROPOSED:
LOT COVERAGE:	MAXIMUM: 60% PROPOSED:
FAR	MAXIMUM: PROPOSED:
FLOOR AREA RATIO:	MAXIMUM: PROPOSED:
DENSITY:	MAXIMUM: PROPOSED:
FRONT SETBACK:	REQUIRED: MIN 20FT PROPOSED:
REAR SETBACK:	REQUIRED: 30FT PROPOSED:
SIDE SETBACKS:	REQUIRED: 8FT PROPOSED:
SETBACKS FOR BUILDINGS ON THE SAME SITE:	REQUIRED: PROPOSED:
BUILDING HEIGHT:	REQUIRED: MIN 2 STORIES, MAX 4 STORIES PROPOSED:
PARKING: (SPACE SIZE 9' x 18')	REQUIRED: 1 PER 1BED AND BELOW, 2 PER 2BED AND ABOVE PROPOSED:
ADDITIONAL REGULATIONS:	

LOT COVERAGE = 49%
PARKING SPACES = 12 SPACES

1BED=8
2BED=24
3BED=8

