



MINUTES
Committee on Development and Planning
Wednesday, January 26, 2022 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

Council Member Jeremy Garza, Chair
Council Member Patricia Spitzley, Vice-Chair- excused
Council Member Brian T. Jackson, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, OCA
Greg Venker, OCA
Kris Klein, LEAP
Dan Danke, Public Service
Mitch Zimmerman, LEAP

PUBLIC COMMENT

No public comment at this time.

MINUTES

Council Member Garza passed the gavel to Council Member Jackson.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE DECEMBER 21, 2021
MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Council Member Jackson passed the gavel to Council Member Garza.

Discussion/Action

ORDINANCE – Amend Chapter 1218 to conform to the Soil Erosion and Sedimentation Control
Act Michigan Codified Law

Mr. Danke stated nothing has changed since the proposal and public hearing.

Council Member Jackson asked OCA if there was any issue or debate on it, or just the State.
Mr. Venker stated that every couple years EGLE audits ordinances and make recommendations
based on their changes in comparison to the City Ordinances. These changes reflect that.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE ORDINANCE TO AMEND CHAPTER 1218. MOTION CARRIED 2-0.

RESOLUTION – OPRA DISTRICT; 1102 S Washington Avenue, Reo Ventures, LLC

Mr. Klein stated that establishing the district allows them to start pulling permits on the project, currently the applicant has not secured a tenant. Once things are secured they will be back before Council for an OPRA Certificate.

Council Member Jackson asked if LEAP has endorsed this. Mr. Klein stated there is no project in front of them yet, so advised the applicant to apply for the District so they did not get qualified from any other incentives. In the future with a tenant they will be back for the OPRA Certificate. Council Member Jackson asked if the applicant approaches the idea of a Food Truck Court would they apply for any abatement. Mr. Klein in the case of Food Trucks option, abatements only apply towards structures. The District only applies to where that building is, and an OPRA would only focus on the existing building on the property.

Council Member Garza asked what work has already been performed on the property. Mr. Klein stated work was done with all other potential owners and tenants in the past.

Mr. Klein reiterated they will be back with a full incentive plan in the future.

Council Member Jackson asked if the District is approved does it remain no matter who the owner is. Mr. Klein stated it does, but if this owner sells, the new owner would have to come back to Council.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT FOR 1102 S WASHINGTON AVENUE, REO VENTURES, LLC. MOTION CARRIED 2-0.

RESOLUTION – OPRA DISTRICT; 224 S Washington Square, 1247 Center Street LLC

Mr. Klein informed the Committee the owners have secured the property and moved forward but not submitted all applications yet. It is establishing a District to move forward on their permits and proposed live entertainment venue at this space.

Council Member Jackson asked if their future plans will include details on the project. Mr. Klein confirmed this was deemed functionally obsolete by the City Assessor, along with the previous one at 1102 S Washington. In this case, in the past if this had similar uses, they are going to do complete remodel in the future and bringing up to modern standards.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT; 224 S WASHINGTON SQUARE; 1247B CENTER STREET LLC. MOTION CARRIED 2-0.

Other

No other topics to discuss at this time.

Adjourn

Adjourned at 3:44 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on February 9, 2022