AGENDA

Committee on Development and Planning
AGENDA FOR FEBRUARY 23, 2022 AT 3:30 PM

Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor
To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.

Based on the recommendations from the Centers for Disease Control (CDC),
City Council is requesting members of the public, City Staff and Council Members wear face coverings at meetings
of the City Council and their Committees.

Council Member Garza, Chairperson
Council Member Spitzley, Vice Chairperson
Council Member Jackson, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
   A. February 9, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
   B. RESOLUTION - Appointment; Benjamin Brewer; Resident Member - Saginaw Street Corridor Improvement Authority Board of Directors; Term to expire June 30, 2024
   C. RESOLUTION - LS-1-2022; Lot Split Application; Vacant property located between 3220 and 3330 W. Miller Road
   D. RESOLUTION - LS-2-2022; Lot Split Application; Vacant property located between 5000 and 5022 Christiansen Road
6. **Other**
7. **Adjourn**

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.

MINUTES
Committee on Development and Planning
Wednesday, February 9, 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
Council Member Brian T. Jackson, Member - arrived at 3:36pm

OTHERS PRESENT
Renee Richmond, Council Staff
Lisa Hagen, OCA
Greg Venker, OCA
Kris Klein, LEAP
Mitch Zimmerman, LEAP
Barb Kimmel, EDP
Mikki Droste, Hillsdale Properties
Jordan Sutton
Eric Heller, LBRA
Chris Stralkowski, LBRA

PUBLIC COMMENT
No public comment at this time.

MINUTES
Councilmember Garza asked to move the approval of the minutes to the end to wait for Councilmember Jackson to arrive.

Discussion/Action
RESOLUTION – Appointment; Jordon Sutton; At Large Member Economic Development Corporation/Tax Increment Finance Authority/Lansing Brownfield Redevelopment Authority Board of Directors; Term to Expire February 28, 2027
Councilmember Garza summarized Ms. Sutton's application and asked what holding a Series 7 and 66 is. Ms. Sutton verified she is licensed to trade stocks. Councilmember Garza asked if she would be willing to attend constituent ward meetings once they begin again. Ms. Sutton responded yes that she is excited to learn more about the city. There were no further questions.

Greg Venker arrived at 3:32pm

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JORDON SUTTON TO THE EDC/TIFA/LBRA BOARD WITH A TERM TO EXPIRE 2/28/2027. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing for Brownfield Plan #80; 2130 W. Holmes Road

Mr. Stralkowski and Mr. Heller presented different design boards for the project, and explained the property is 4 acres the plan is to demolish the building as the walls/hallways had different widths/lengths and did not accommodate reuse. This was a property previously sold to a Charter School and then went to tax collection. Ingham County Landbank cleared the title and retained ownership at which it was a struggle to keep water out of the basement and had complaints from residents because of the volume and during winter it accumulated ice. They continued that moving forward now there will be two distinct buildings, one residential and one commercial. Mr. Stralkowski continued that in 2016 there was a survey completed with residents on wants, needs, and hopes and in 2021 this was updated and looked at on what their requests were. Mr. Stralkowski indicated they are in talks with multiple companies i.e., Sparrow, McLaren, Capitol National Bank, LAFCU and more. They have a meeting next week with LAFCU and CNB, looking to get away from the check cashing places. There will be a medical component for things like healthy diets, high blood pressure, ailments, cholesterol checks, etc. Another program is a technical SMASH program to get the community connected to education and skilled trades for students that aren't aware of the opportunities, where we can have a person at a desk and help direct people on where to go. Mr. Stralkowski added that the current building is the kindergarten school of Malcom X and they want to recognize and honor the memory and history. They are hoping to have his daughter at the groundbreaking and reaching out to the community on some sort of tribute whether it is a statue (in and outside) or something else. Councilmember Spitzley said she had two questions and the first was on environmental issues like asbestos and what is the origin of the water coming into the basement is it from pipes. Mr. Heller stated it is from the ground, it is a low-lying area, and it just comes in like a constant stream. He continued to say the investigations for soil were minimal and Councilmember Spitzley asked even with tanks. Mr. Heller indicated they found a void but appears to be no tanks and they looked based on historical data. He added that driving a lot of the cost is the asbestos, and Mr. Stralkowski included that it is literally a bomb shelter, and they are doing everything they can do to refurbish the limestone and use what they can. Councilmember Spitzley asked her second question that the medical portion is not an urgent care correct. Mr. Stralkowski confirmed that it is along the line of Allen Neighborhood for a holistic approach with assistance in what was mentioned previous with screenings, diet, etc.

Mr. Heller went on to say they met with Representative Slotkin and they are helping on the 30 unit housing piece targeting veterans affairs and hope to have it sorted out in 2-3 months. Rents are low in this area and they've spent time with LEAP and the Assessors office. Councilmember Spitzley asked about the cost of the whole project and Mr. Heller indicated that at this time last year it was $14 million investment and from fall to now it rose 12%. One factor is materials and their availability and to get them in a timely manner. Mr. Heller stated because in the landbank they get the 550 rule there are two policies to maintain LBRA, they asked for a 10% variance and was approved. Councilmember Spitzley commented why would we approve the 10% passthrough and you not come to us in perpetuity when the 550 rule is only, Mr. Heller interrupted that the 550 is legislative and they can't change that. He added that they are getting competitive bids and hoping the numbers come down, there is a lot against them but a lot for them too. Mr. Stralkowski said a breakeven project is not profitable and are hoping to do something similar for Benton Harbor or Muskegon. Councilmember Garza revisited the

healthcare portion and asked if it was both McLaren and Sparrow and Mr. Stralkowski comment that only one. Councilmember Garza then asked again about the 10% passthrough and was it because the project went up in cost or not do able. Councilmember Garza asked with 30-year Brownfield plan are you able to get another low interest loan, is that something they are looking at. Kris Klein commented that the goal is to help the developer, so portions of the loan is forgivable and a portion payable if criteria is met. Councilmember Jackson asked if things don't go the way they expect and pan out how does that change things. Mr. Heller indicated they would come back and amend it but are not looking to do a bank switch.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR BROWNFIELD #80 FOR FEBRUARY 28, 2022. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing; ACT-1-2022; 1020 W Hillsdale; Real Estate Purchase Agreement; Gryphon Group LLC

Councilmember Garza mentioned he sees this includes lots 8, 9, 10, 13, 14, 15 and 11 and 12. Councilmember Spitzley asked if that's the church footprint. Ms. Droste stated it was Union Missionary Baptist Church and it was demolished in 2007 and left vacant. They did an RFI in 2021 and Gryphon was the only respondent. Councilmember Garza stated he has never heard of Gryphon and Ms. Droste indicated they are located in DeWitt. Councilmember Spitzley asked if this is affordable housing and Ms. Droste confirmed yes and with 40 units. Councilmember Jackson asked what the definition of affordable was, and Ms. Droste stated an application is submitted and if you look at slide 7 it has the units, and she added that 14 will target special needs. Councilmember Spitzley asked if they would need a PILOT and Ms. Droste said they submitted for 10%. Councilmember Jackson asked what does that equal in dollars, Ms. Droste pointed the Committee to look at slide 7 of the print out see handed out and the right column indicates the rents. Councilmember Garza asked if anyone reached out to surrounding areas and Ms. Droste did not believe that has happened yet. Councilmember Garza asked if this is time sensitive for a public hearing and Ms. Kimmel said April 1st. Mr. Venker stated there is plenty of time as it is within 10 days. Councilmember Garza mentioned he sees it passed the Planning Board and asked if before the public hearing they could reach out to the area, Ms. Droste and Ms. Kimmel agreed.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR ACT-1-2022 FOR FEBRUARY 28, 2022. MOTION CARRIED 3-0.

Minutes

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE JANUARY 26, 2022, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Other

No other topics to discuss at this time.

Adjourn

Adjourned at 4:35p.m.
Submitted by Renee Richmond
Recording Secretary, Lansing City Council
Approved by the Committee on

Boak, Sherrie

From: Plummer, Marilyn
Sent: Tuesday, March 9, 2021 2:11 PM
To: Hetke, Veronica
Subject: Fw: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, May 31, 2020 5:02 PM
To: Plummer, Marilyn <Marilyn.Plummer@lansingmi.gov>; Mayor Intern <Mayor.Intern@lansingmi.gov>; Tim.Hilton@lansingmi.gov <Tim.Hilton@lansingmi.gov>
Subject: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

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

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

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

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

(Section Break)

Date	5/31/2020
First Name	Benjamin
Middle	M.
Last Name	Brewer

Other name(s) by which you have been known, including maiden names	Ben
Date of Birth	
Address	719 Cawood St
City	Lansing
State	Michigan
Zip Code	48915
Email	benjamin.m.brewer@live.com
Gender	Male
Find my ward:	Lansing Neighborhoods Ward Map
Ward	4
Precinct	038
Best phone number to contact you	6169150446
Last 4 digits of social security number	
In what year did you move to Lansing?	2016
Additional information regarding experience and credentials	Certified Public Accountant (see resume for license number)
Occupational Background	Worked for the State of Michigan for almost 5 years and before that worked in the corporate finance area.
Educational Background	I currently hold a bachelor's and master's degrees in business administration from Davenport University with a concentration in professional accounting.
Previous Appointments	None
Current Appointments	None
Please attach a resume if available	Resume_Brewer, Benjamin 2020.pdf

First choice for board to serve on	Saginaw St. Corridor Improvement Authority
Second choice of a board to serve on	Planning Board
Third choice of a board to serve on	Joint Building Authority
Fourth choice of a board to serve on	Income Tax Board of Review
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	After living in Lansing for approximately 4 years, I am looking to involve myself more at the local level and help move the progress of this city forward. I believe my skills and knowledge can help ensure that the right decisions are made for the people of this city. I am originally from Grand Rapids and dream of the day that Lansing grows to be as large and thriving of a city. I currently live in the Saginaw St. Corridor and am very interested in learning more and contributing resident perspective to that board. I believe it is very important to plan purposefully and well and I would like to help the Planning Board do great work for this City in shaping how land is used and capital improvements are designated. In conjunction with planning, I am familiar with building authorities having managed accounting and financial reporting with the MI State Building Authority - I believe this key experience can help the Joint Building Authority navigate managing the finances of the Veteran's Memorial Courthouse on West Kalamazoo. Lastly, as a CPA, I am very familiar with aspects of income tax that may be presented by individuals in appeals to the Income Tax Board of Review.
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	*Field not completed.*
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	Benjamin M. Brewer
Date & Time	5/31/2020 5:00 PM

Email not displaying correctly? View it in your browser.

BENJAMIN M. BREWER, C.P.A.

719 Cawood Street,
Lansing, MI 48915

Benjamin.M.Brewer@live.com

616.915.0446

OBJECTIVE

To serve the people of the City of Lansing by leveraging my work and community engagement experience on the board of the Saginaw Corridor Improvement Authority.

EDUCATION

Certified Public Accountant
License #1101038888

DAVENPORT UNIVERSITY
Grand Rapids, MI

MBA, Accounting Concentration, February 2015
Capstone: The National Debt
Organizational Behavior
Financial Management
Strategic Management

BBA, Honors Professional Accounting, April 2014
Study Abroad (Europe)
Managerial Accounting
Governmental Accounting
Advanced Accounting Topics

KEY SKILLS

Attention to detail
Leadership
Communication
Customer Service
Adaptability
Microsoft Office
CGI Advantage
FAST GenTax
SAP Business Intelligence

EXPERIENCE

Manager, Public Sector Solutions • Rehmann Robson, LLC
03/2021 to Present • Lansing, MI
- State of Michigan COVID-19 project management
- Accounting and financial reporting for local governments

Revenue Manager • Michigan Department of State
02/2020 to 03/2021 • Lansing, MI
- Manage work assignments and develop staff to adhere to office and department work standards
- Oversee reconciliation between multiple systems
- Perform financial close processes and financial reporting on a regular and ad-hoc basis

Senior Accountant • Michigan Department of Treasury
08/2015 to 01/2020 • Lansing, MI
- Analyzed and researched complex accounting issues related to debt, scholarships and grants, and income tax
- Performed financial close processes including preparation and issuance of complex financial statements and notes
- Reconciled large volumes of accounting transactions between multiple systems
- Monitored debt service for accuracy and timely processing
- Analyzed and implemented GASB statements
- Handled and protected confidential taxpayer information
- Participated in Internal Control Evaluations

Financial Analyst • Michigan Office Solutions
11/2013 to 7/2015 • Walker, MI
- Processed and reconciled accounts payable, accounts receivable, and other financial data
- Performed credit risk analysis on new customers
- Processed payroll with ADP Software for 150+ employees
- Verified accuracy of business practices to ensure compliance with applicable laws and regulations
- Prepared ad-hoc reports for analysis and decision making

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

WHEREAS, the Mayor has made the appointment of Benjamin Brewer as a Resident Member of the Saginaw Street Corridor Improvement Authority Board of Directors 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 23, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Benjamin Brewer as a Resident Member of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2024.

LS-1-2022 is a request by the Ingham County Land Bank for a variance to the width to depth ratio restriction to permit the division of the vacant property located between 3220 and 3330 W. Miller Road (Parcel No.: 33-01-05-06-378-181) into 2 separate parcels of land

The Subdivision Ordinance restricts the depth of a lot to 2.5 times the depth.

The resulting parcels will be 60 feet wide by 297.07 feet deep which is a width to depth ratio of 1 to 4.95

Variances to the Subdivision Ordinances are approved by the City Council rather than the Board of Zoning Appeals.

The Planning Commission voted unanimously to recommend approval of the request.

If approved, 1 single family dwelling would be permitted on each of the 2 resulting parcels

The City Council is not required to hold a public hearing.

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 that 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.

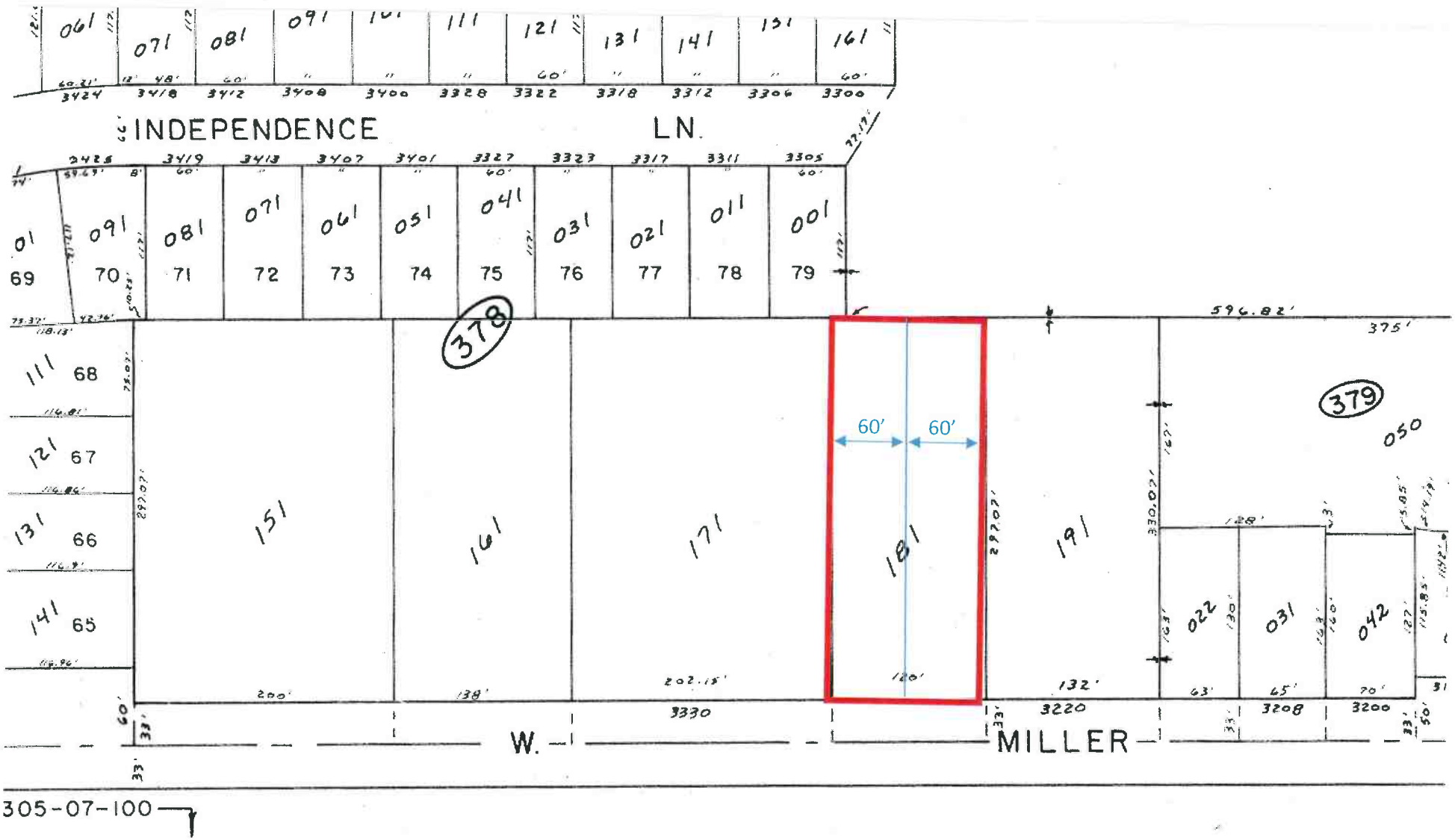
RECOMMENDATION

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


INDEPENDENCE LN.
W. MILLER
378
379
60'
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305-07-100

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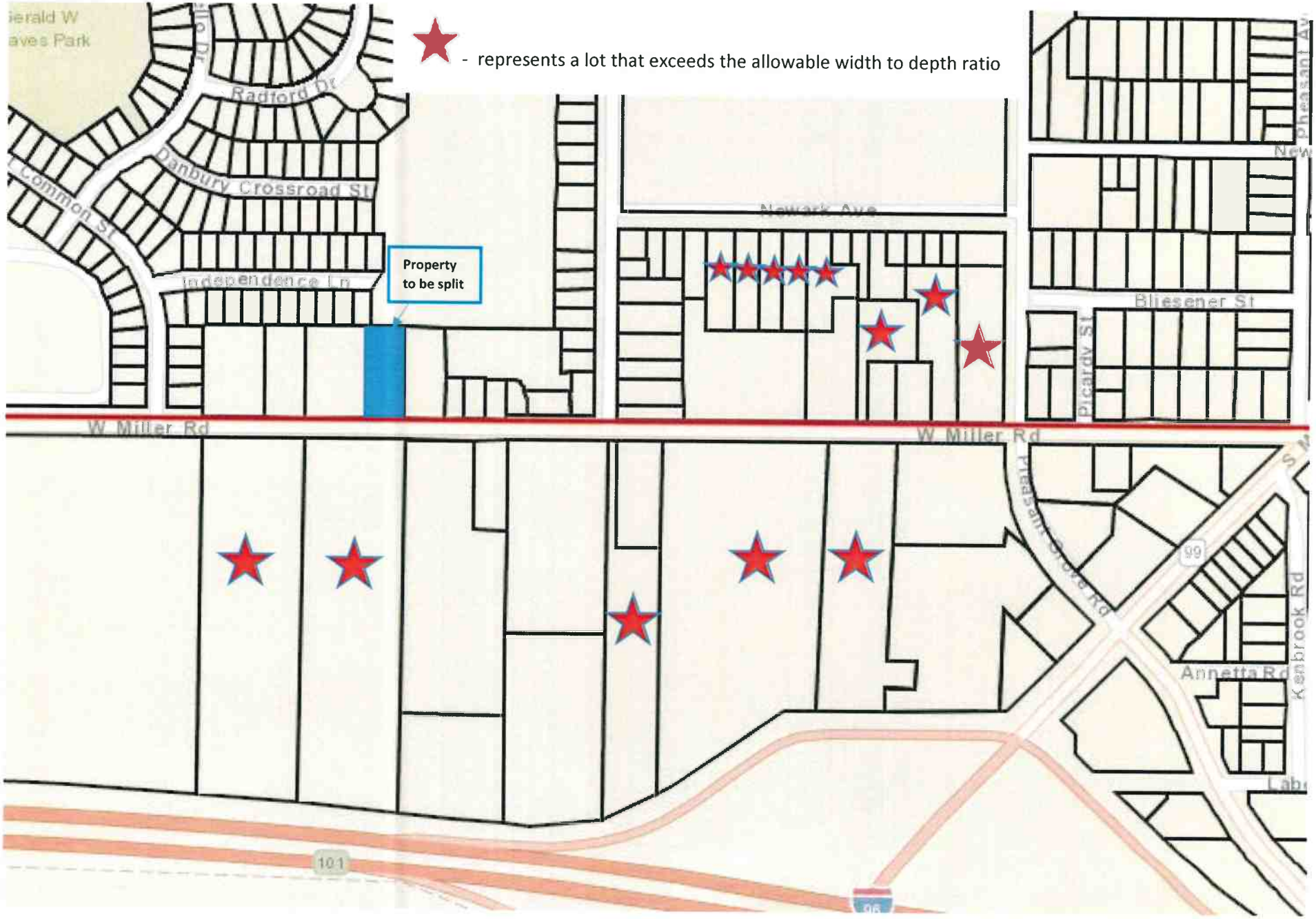

- represents a lot that exceeds the allowable width to depth ratio
Property to be split
Radford Dr
Danbury Crossroad St
Independence Ln
Common St
Newark Ave
Bliesener St
Picardy St
W Miller Rd
Pleasant Valley Rd
Annetta Rd
Kenbrook Rd
99
101

3407
3401
3327
3323
3317
3311
3305
0
3330
0
3220
0
3208
3200
3201

1236.07. - Lot area.

(a) Lot size, width, depth, shape and orientation shall be appropriate for the location and contemplated use of each subdivision, but in no case shall any of the lot dimensions, building set-back lines or lot area requirements be less than the minimum specified in the Zoning Code for the particular district in which the subdivision is located.

(b) The minimum lot width of all lots platted or created from existing parcels, lots or unplatted land shall be 60 feet at the building line, except on corner lots where the minimum lot width shall be 70 feet, except as provided in Sections 1236.10(a) and 1236.11.

(c) The minimum lot depth for residential lots shall be 100 feet and 135 feet on major streets, except as provided in Section 1236.11.

(d) The general width to depth ratio of lots shall not exceed one to 2.5, except as provided in Section 1236.11.

(e) Every lot shall abut upon and have permanent access to a public street, provided that in subdivisions designed under conditions specified in Section 1236.10(a), this requirement may be modified or waived by the Planning Board.

(f) Side lot lines shall be at approximately right angles or radial to the street right-of-way line.

(Ord. No. 156, 3-18-68)

1236.08. - Lot divisions.

Lots, outlots and other parcels of land in a recorded plat may be divided for the purposes of sale or lease for building development, provided that the same is approved by the Department of Planning and Municipal Development, as follows:

(a) *Procedures:* An application for lot divisions shall be submitted in writing to the Department and shall be accompanied by a sketch drawn to scale showing the original lot, proposed divisions, all pertinent dimensions and the proposed legal description.

(b) *Conformity to Minimum Size:* In residential subdivisions, divisions shall not create any lot which is less than the minimum sizes required by these Subdivision Regulations except that City Council may grant a variance to this subsection in accordance with Section 1236.11.

(c) A violation of this section shall be sufficient cause for denial of an application for a building permit.

(Ord. No. 156, 3-18-68; Ord. No. 999, § 1, 2-15-99)

1236.09. - Public sites and open spaces.

(a) Where a site for a park, playground, playfield, school, library, fire station or other public use is deemed necessary by the Planning Board to fulfill the objectives of the Master Plan, the Board may recommend the reservation of such areas within a subdivision.

Upon determination by the respective public agency that space for the public facility is required, the agency involved shall, within 90 days, enter into an agreement to purchase the site. Acquisition of the site shall be accomplished within three years.

(b) Reservation of other public open spaces may be required where deemed necessary by the Board for preservation of historic sites and scenic areas or for a particular type of development proposed in the subdivision but not anticipated in the Comprehensive Plan.

(c) Dedication of greenbelts or buffer parks may be required by the Board in areas where they are desirable to separate and protect residential subdivisions from adjacent commercial developments, highways, streets and railroads or any obnoxious use.

(d) Any subdivision located within an area which has had a precise plat map adopted by council under Public Act 222 of 1943, as amended (Mapped Improvement Act), shall be required to dedicate or reserve such open spaces or street right-of-ways shown on such precise plat.

(Ord. No. 156, 3-18-68)

1236.10. - Planned unit developments.

(a) The Planning Board will consider plats designed for special development which may require modification or adjustment of the design standards set forth in this chapter. Modifications may be made to allow:

(1) Cluster housing which need not front on a public street;

(2) Reduced lot size to accommodate the sale of townhouse units;

(3) Common private open spaces;

(4) Commercial or industrial developments;

(5) Condominium or cooperative developments; or

(6) Other types of development which may emerge as a result of changing patterns of living in the Greater Lansing region.

(b) An application for a development under this section shall be made in writing and shall be supplemented with maps, plans or other additional data which may aid the Board and Council in the analysis of the proposed plat.

(Ord. No. 156, 3-18-68)

1236.11. - Variances.

A variation, exception and/or modification of the design requirements set forth in this chapter may be made by Council in specific cases where it is deemed that conditions justify such a variance.

Applications for variances to the design requirements lot size or number outlined in this chapter shall be made in writing at the time the preliminary plat is filed for consideration with the City Clerk, when a plat is being applied for or under 1236.08(b) after plat approval. Applications for variances shall be filed with the planning office of the

Department of Planning and Neighborhood Development for transmittal to city council for consideration. The application for a variance shall state fully the grounds for the variance and all facts relied upon by the petitioner.

(Ord. No. 156, 3-18-68; Ord. No. 999, § 1, 2-15-99)

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

LS-1-2022, W. Miller Road
Lot Split Application

WHEREAS the Ingham County Land Bank has filed an application to divide the vacant property located between 3220 and 3330 W. Miller Road (Parcel No.: 33-01-05-06-378-181) into 2 separate parcels of land; and

WHEREAS the resulting parcels will be 60 feet wide by 297.07 feet deep which is a width to depth ratio of 1 to 4.95; and

WHEREAS Section 1236.07(d) of the Subdivision Ordinance restricts the depth of a lot to 2.5 times the width; and

WHEREAS the dimensions of the proposed lots will not result in a significant deviation from the dimensions of many other lots in the area; and

WHEREAS the lot split will allow the applicant to construct single family homes on each of the resulting lots; and

WHEREAS the Planning Board, at its meeting held on February 1, 2022, voted (6-0) to recommend approval of the requested lot split; and

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

NOW THEREFORE BE IT RESOLVED that pursuant to Section 1236.11 of the Subdivision Ordinance, the Lansing City Council hereby approves the variance and lot split request (LS-1-2022) by the Ingham County Land Bank to divide the vacant property located between 3220 and 3330 W. Miller Road (Parcel No.: 33-01-05-06-378-181) into 2 separate parcels of land, legal described as follows:

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

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.

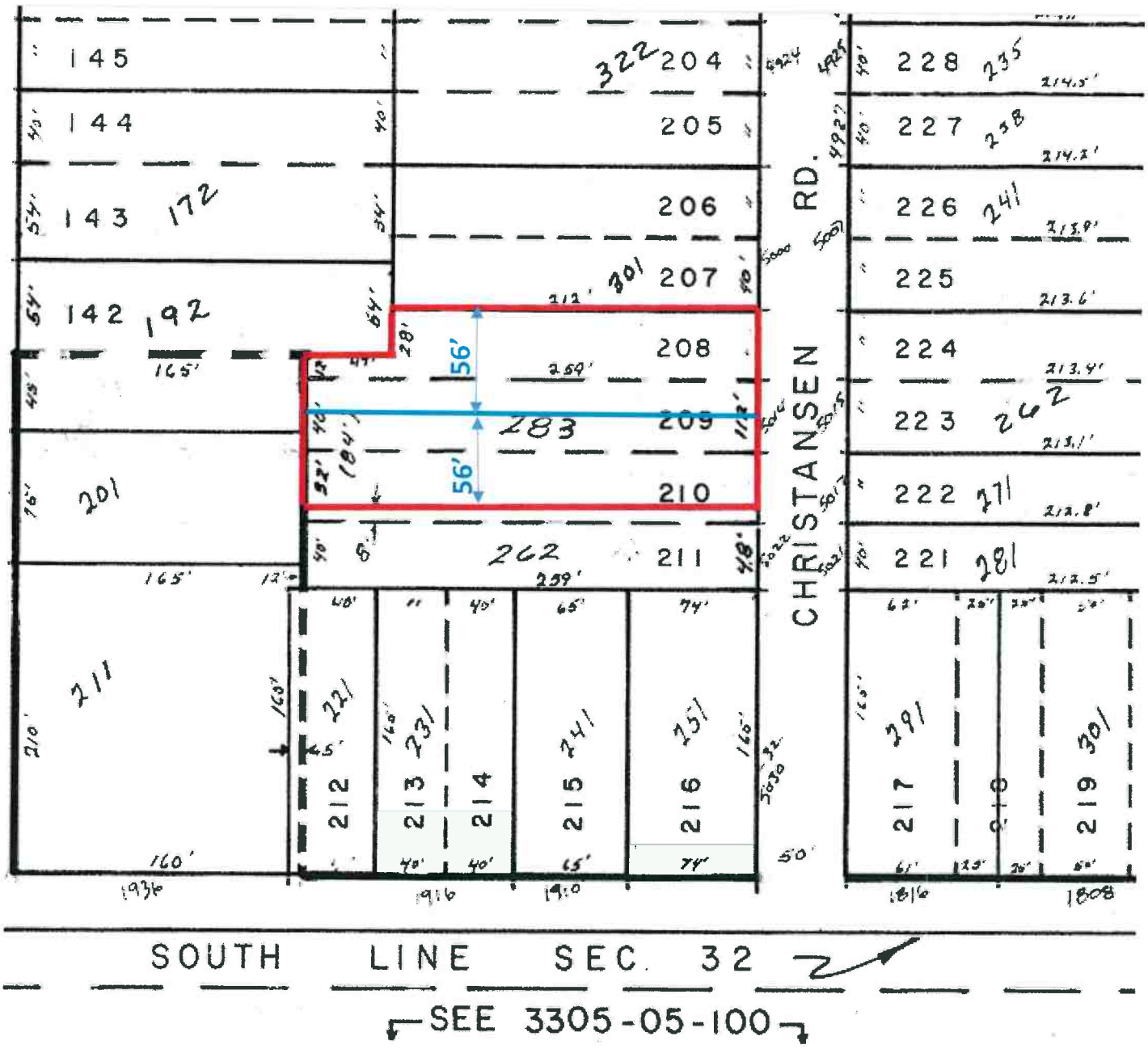
RECOMMENDATION

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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283
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56'
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CHRISTANSEN RD.
228
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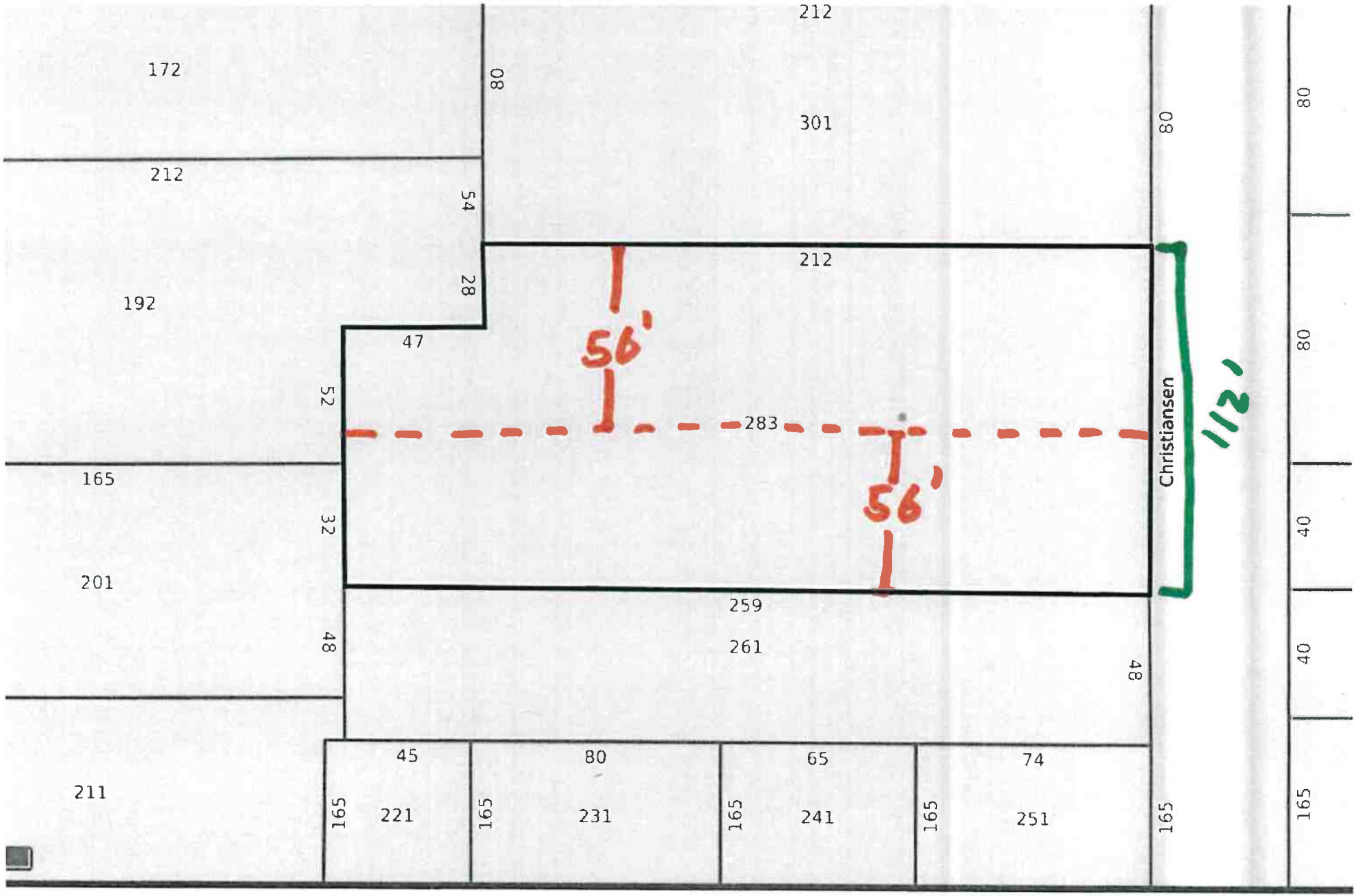
SOUTH LINE SEC. 32
SEE 3305-05-100


212
172
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301
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28
47
56'
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283
Christiansen
112'
165
56'
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201
259
48
261
48
45
80
65
74
211
165
221
165
231
165
241
165
251
165
80
80
40
40
165

4913
4910
4912
4920
4923
4924
5005
5000
5013
0
The house and garage
have been demolished
5022
1922
1916
1910
5030
1816

LS-2-2022 is a request by the Ingham County Land Bank for variances to the minimum 60-foot lot width requirements and to the width to depth ratio restriction to permit the division of the vacant property located between 5000 and 5022 Christiansen Road (Parcel No.: 33-01-01-32-353-283) into 2 separate parcels of land

The Subdivision Ordinance restricts the depth of a lot to 2.5 times the depth.

The resulting parcels will be 56 feet wide by 259 feet deep which is a width to depth ratio of 1 to 4.625

Variances to the Subdivision Ordinances are approved by the City Council rather than the Board of Zoning Appeals.

The Planning Commission voted unanimously to recommend approval of the request.

If approved, 1 single family dwelling would be permitted on each of the 2 resulting parcels

The City Council is not required to hold a public hearing.

1236.07. - Lot area.

(a) Lot size, width, depth, shape and orientation shall be appropriate for the location and contemplated use of each subdivision, but in no case shall any of the lot dimensions, building set-back lines or lot area requirements be less than the minimum specified in the Zoning Code for the particular district in which the subdivision is located.

(b) The minimum lot width of all lots platted or created from existing parcels, lots or unplatted land shall be 60 feet at the building line, except on corner lots where the minimum lot width shall be 70 feet, except as provided in Sections 1236.10(a) and 1236.11.

(c) The minimum lot depth for residential lots shall be 100 feet and 135 feet on major streets, except as provided in Section 1236.11.

(d) The general width to depth ratio of lots shall not exceed one to 2.5, except as provided in Section 1236.11.

(e) Every lot shall abut upon and have permanent access to a public street, provided that in subdivisions designed under conditions specified in Section 1236.10(a), this requirement may be modified or waived by the Planning Board.

(f) Side lot lines shall be at approximately right angles or radial to the street right-of-way line.

(Ord. No. 156, 3-18-68)

1236.08. - Lot divisions.

Lots, outlots and other parcels of land in a recorded plat may be divided for the purposes of sale or lease for building development, provided that the same is approved by the Department of Planning and Municipal Development, as follows:

(a) *Procedures:* An application for lot divisions shall be submitted in writing to the Department and shall be accompanied by a sketch drawn to scale showing the original lot, proposed divisions, all pertinent dimensions and the proposed legal description.

(b) *Conformity to Minimum Size:* In residential subdivisions, divisions shall not create any lot which is less than the minimum sizes required by these Subdivision Regulations except that City Council may grant a variance to this subsection in accordance with Section 1236.11.

(c) A violation of this section shall be sufficient cause for denial of an application for a building permit.

(Ord. No. 156, 3-18-68; Ord. No. 999, § 1, 2-15-99)

1236.09. - Public sites and open spaces.

(a) Where a site for a park, playground, playfield, school, library, fire station or other public use is deemed necessary by the Planning Board to fulfill the objectives of the Master Plan, the Board may recommend the reservation of such areas within a subdivision.

Upon determination by the respective public agency that space for the public facility is required, the agency involved shall, within 90 days, enter into an agreement to purchase the site. Acquisition of the site shall be accomplished within three years.

(b) Reservation of other public open spaces may be required where deemed necessary by the Board for preservation of historic sites and scenic areas or for a particular type of development proposed in the subdivision but not anticipated in the Comprehensive Plan.

(c) Dedication of greenbelts or buffer parks may be required by the Board in areas where they are desirable to separate and protect residential subdivisions from adjacent commercial developments, highways, streets and railroads or any obnoxious use.

(d) Any subdivision located within an area which has had a precise plat map adopted by council under Public Act 222 of 1943, as amended (Mapped Improvement Act), shall be required to dedicate or reserve such open spaces or street right-of-ways shown on such precise plat.

(Ord. No. 156, 3-18-68)

1236.10. - Planned unit developments.

(a) The Planning Board will consider plats designed for special development which may require modification or adjustment of the design standards set forth in this chapter. Modifications may be made to allow:

(1) Cluster housing which need not front on a public street;

(2) Reduced lot size to accommodate the sale of townhouse units;

(3) Common private open spaces;

(4) Commercial or industrial developments;

(5) Condominium or cooperative developments; or

(6) Other types of development which may emerge as a result of changing patterns of living in the Greater Lansing region.

(b) An application for a development under this section shall be made in writing and shall be supplemented with maps, plans or other additional data which may aid the Board and Council in the analysis of the proposed plat.

(Ord. No. 156, 3-18-68)

1236.11. - Variances.

A variation, exception and/or modification of the design requirements set forth in this chapter may be made by Council in specific cases where it is deemed that conditions justify such a variance.

Applications for variances to the design requirements lot size or number outlined in this chapter shall be made in writing at the time the preliminary plat is filed for consideration with the City Clerk, when a plat is being applied for or under 1236.08(b) after plat approval. Applications for variances shall be filed with the planning office of the

Department of Planning and Neighborhood Development for transmittal to city council for consideration. The application for a variance shall state fully the grounds for the variance and all facts relied upon by the petitioner.

(Ord. No. 156, 3-18-68; Ord. No. 999, § 1, 2-15-99)

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

LS-2-2022, Christiansen Road
Lot Split Application

WHEREAS the Ingham County Land Bank has filed an application to divide the vacant property located between 5000 and 5022 Christiansen Road (Parcel No.: 33-01-01-32-353-283) into 2 separate parcels of land; and

WHEREAS the resulting parcels will be 56 feet wide by 259 feet deep which is a width to depth ratio of 1 to 4.625; and

WHEREAS Section 1236.07(d) of the Subdivision Ordinance restricts the depth of a lot to 2.5 times the width; and

WHEREAS Section 1236.07(b) of the Subdivision Ordinance requires a minimum lot width of 60 feet; and

WHEREAS the dimensions of the proposed lots will be consistent with most other lots in the area; and

WHEREAS the lot split will allow the applicant to construct single family homes on each of the resulting lots; and

WHEREAS the Planning Board, at its meeting held on February 1, 2022, voted (6-0) to recommend approval of the requested lot split; and

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

NOW THEREFORE BE IT RESOLVED that pursuant to Section 1236.11 of the Subdivision Ordinance, the Lansing City Council hereby approves the variance and lot split request (LS-2-2022) by the Ingham County Land Bank to divide the vacant property located between 5000 and 5022 Christiansen Road (Parcel No.: 33-01-01-32-353-283) into 2 separate parcels of land, legal described as follows:

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