

AGENDA

Committee on Development and Planning AGENDA FOR APRIL 27, 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.

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. April 13, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Presentations:**
 - B. Downtown Lansing Inc. - Comprehensive Market Analysis Vendor & Next Steps
6. **Discussion/Action:**
 - C. RESOLUTION - Appointment; Teresa Stokes; Business Owner member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority; Term to Expire July 31, 2022
7. **Other**
8. **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, April 13, 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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Brian McGrain, EDP
Susan Stachowiak, EDP
Lisa Hagen, OCA
Joseph Abood, OCA
Steve Bohnet
Jason Kildea, Gillespie
Romando Garcia

MINUTES

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE MARCH 28, 2022 MINUTES AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time

Discussion/Action

RESOLUTION – ACT-8-2021; Real Estate Purchase Agreement; GG Acquisitions LLC for Parking Lot #50 at SW Corner of Pere Marquette Dr. and Shiawassee St.

Mr. McGrain is excess parking lot, and pre-pandemic it was a parking growth. Not currently generating parking dollars for the future. Mr. Kildea noted there are buildings next door and they are currently speaking to future tenants, and they are looking to keep this as parking in the future.

Council Member Garza noted concerns at the Council hearing was the City paved it recently and now selling for the cost of the paving. Mr. McGrain noted this parking lot does cost funds to maintain and enforce. With his going on the tax rolls it will add funds, and selling to support parking at two vacant buildings will also encourage growth. He added it was paved prior

pandemic and could not predict. Lastly it was noted, as the negotiation of the sale, the applicant has agreed to keep it public parking for 2 years. Mr. Kildea added, that if they do not purchase the lot, there is no land next to the two current buildings to meet the parking needs of the users. Council Member Jackson asked if zoned only parking. Ms. Stachowiak stated it is not, but broad like everything down Michigan Avenue. Mr. McGrain stated it is a parking lot and will stay a parking lot. Council Member Jackson reiterated that if their negotiations do not go through, then they would get this vacant lot for parking lot price. Council Member Jackson asked what future plans would be if the two users decide not to come. Mr. Kildea stated they do not, but have spent the last 18 months working on those vacant buildings and filling them. Council Member Spitzley spoke in support of the need for the parking; regarding the cost the buildings will be filled and there will be a positive impact on the City income tax.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR ACT-8-2021; REAL ESTATE PURCHASE FOR PARKING LOT #50 AT THE SW CORNER OF PERE MARQUETTE AND SHIAWASSEE ST. MOTION CARRIED 3-0.

Council Member Garza asked the applicant to be at Council on April 25, 2022 in case there are questions on the property and application.

RESOLUTION –Appointment; Steve Bohnet, Business Member of the N Grand River Corridor Improvement Authority Board of Directors; Term to Expire 6/30/2024

Mr. Bohnet first outlined his service on Lansing Area Age Network, co-chair of Michigan Pride and on Board for many years, and was involved in the Old Town Committees and festivals. Council Member Garza asked what his vision would be for the corridor. Mr. Bohnet noted that Peckham has done so much in the area, and everyone is improving, however traffic is a huge problem. Mr. Bohnet was encouraged for more businesses to develop on the north side, so he would advocate for traffic calming.

Council Member Jackson stepped away from the meeting at 3:55 p.m.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF STEVE BOHNET; BUSINESS MEMBER OF THE N. GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS; TERM TO EXPIRE 6/30/2024. MOTION CARRIED 2-0.

RESOLUTION – LS-1-2022; Lot Split Application; Vacant Property located between 3220 and 3330 W Miller Road

Ms. Stachowiak both lot splits are the same, the split will exceed the width to depth ratio, so the splits will be 56' wide and exceeds the depth. Per the maps, most will meet the other lots in the subdivision. In the packet there are letters showing the lots were sold, there are recorded deeds, and all documents in the packet are now in the new owner's name.

Mr. Garcia briefly spoke on some of his projects in the City.

Council Member Jackson returned to the meeting at 3:59 p.m.

Mr. Garcia continued outlining his other 12 projects in the City that were purchased from the Ingham County Land bank, most in south Lansing. Regarding these lots, he is considering a residential plan and duplex plan, however they are currently not zoned for duplexes. Council Member Spitzley what they do with homes after they are done; rent or sell. Mr. Garcia stated he is considering selling or land contract.

Council Member Garza asked if there are current utilities on the property, and Ms. Stachowiak stated that there are utilities will have to separate per property.

Council Member Jackson asked if EDP usually supports what comes to Council, or is it due to only come this far with support. Ms. Stachowiak noted it is rare for these splits in subdivisions and needing Council approval on subdivision regulations. The Planning Board held the public hearing, and this split and the next application were passed unanimously.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR THE LOT SPLIT FOR THE VACANT LOT BETWEEN 3220 AND 3330 W MILLER ROAD. MOTION CARRIED 3-0.

RESOLUTION – LS-2-2022; Lot Split Application; Vacant Property located between 5000 and 5022 Christiansen Road

Mr. Garcia stated with this property he would propose single family.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR THE LOT SPLIT FOR THE VACANT LOT BETWEEN 5000 AND 5022 CHRISTIANSEN ROAD. MOTION CARRIED 3-0.

Other

No other topics to discuss at this time.

Adjourn

Adjourned at 4:12 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

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."

Date	01/07/2022
First Name	Teresa
Middle	A
Last Name	Stokes
Other name(s) by which you have been known, including maiden names	Teresa A Stokes
Date of Birth	
Address	3022 Hamlet Circle
City	East Lansing
State	Michigan
Zip Code	48823
Email	teresastokes2001@gmail.com
Gender	Female

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Regional
Best Phone Number to Contact You	5179774510
In what year did you move to Lansing?	2002
Additional Information Regarding Experience and Credentials	I am currently a restaurant owner on the southside of Lansing. By profession, I am a therapist and have graduated from law school.
Occupational Background	I am currently the co-owner of Pinnacle Recovery Services, a transitional housing program. I have worked with the SUD and mental health population for 20 years.
Educational Background	I have a BS in Criminal Justice, a MA in Clinical Mental Health Counseling and Juris Doctorate.
First Choice for Board to Serve on	South Martin Luther King Jr. Boulevard Corridor Improvement Authority
Second Choice of a Board to Serve on	Ethics Board
Third Choice of a Board to Serve on	Mayor's Diversity Advisory Council
Fourth Choice of a Board to Serve on	Lansing Housing Commission

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to 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.

Teresa A Stokes

Date & Time 01/07/2022 12:00 PM (EST)

Receive an email copy of this form. Yes

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

WHEREAS, the Mayor has made the appointment of Teresa Stokes as a Business Owner member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2022; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on April 27, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Teresa Stokes as a Business Owner member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2022.