

AGENDA

Committee on Development and Planning AGENDA FOR AUGUST 31, 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.

UPDATED 8/24/2022

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. August 10, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Reappointment; Katie Alexander; At-Large member; Planning Board; Term to Expire 6/30/2026
 - C. RESOLUTION - Reappointment; Teresa Stokes; Business Owner Member South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors; Term to Expire July 31, 2026
 - D. RESOLUTION - Appointment; Tamera Carter; Business Representative Member Downtown Lansing, Inc. Board; Term to Expire June 30, 2026
 - E. ORDINANCE -Z-1-2022; 109 E. Randolph, Rezoning from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse
 - F. RESOLUTION - SLU-1-2022; 109 E. Randolph Street, 20-bed, state-licensed adult foster care, large group home for the aged
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.

DRAFT



MINUTES
Committee on Development and Planning
Wednesday, August 10, 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 – arrived at 3:40 p.m.

Council Member Brian T. Jackson, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Mikki Droste, Capital Area Housing Partnership

Barb Kimmel, EDP

Greg Venker, OCA

Susan Stachowiak, EDP

Joe Abood, OCA

Karl Dorshimer, LEDC

Simon Vangaugh, LEDC

Mitch Timmerman, LEDC

Harry Helper

Ray Garcia

Zach Driver

Pete Schwiegeraht

MINUTES

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE JULY 13, 2022, MINUTES AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION -Introduction and Set a Public Hearing; Z-2-2022; Vacant Parcels between 3220 and 3330 W Miller; Rezoning from R-3 Suburban Detached Residential to R-6B Urban Residential

Council Member Garza read through the proposed plan in the packet.

Mr. Garcia confirmed he has been working with EDP on this request and the next agenda item so he can build duplexes.

Council Member Garza asked if there were other duplexes in this area, and Ms. Stachowiak confirmed. She added they did notified the neighborhood within the required area and there were not comments received. This current zoning is less intensive than the proposed 6B because currently they can only have SFR or multi family. Ms. Stachowiak added that the EDP staff discussed a conditional rezoning with the applicant and he concurred to the condition of only 1 duplex on each lot, however the Planning Board was not interested in a conditional zoning for that. Mr. Garcia again agreed to the proposed conditional rezoning as stated by staff.

Council Member Jackson asked if the conditional rezoning will affect the future use, and Ms. Stachowiak and OCA confirmed the zoning runs with the property.

The Committee concurred with the EDP Staff and the applicant on a conditional rezoning for one duplex per lot. Ms. Boak asked Mr. Venker if the documents for action needed to be amended before the Committee takes action, and Mr. Venker stated they did not.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-2-2022 FOR SEPTEMBER 12, 2022. MOTION CARRIED 2-0.

Ms. Boak and Mr. Venker discussed the conditional rezoning and Mr. Venker agreed the ordinance along with the ordinance for Z-3-2022 did need to be amended to include the condition under Section 2 in the document prior to action on this at Council August 22, 2022 so when it was "Introduce and a Public Hearing was Set" the condition would be in the document read into the record. Mr. Venker stated he would amend the ordinance and provide to Council offices.

RESOLUTION – Introduction and Set a Public Hearing; Z-3-2022; 3021 Aurelius Road, Rezoning from R-2 Suburban Detached Residential to R-6B Urban Residential

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-3-2022 FOR SEPTEMBER 12, 2022. MOTION CARRIED 2-0.

Council Member Garza asked Ms. Boak to send Mr. Garcia a reminder for September 12, 2022.

RESOLUTION – Set a Public Hearing; Obsolete Property Rehabilitation Act (OPRA) Certificate; Summit Street Development LLC for property located at 700 May St.

Mr. Timmerman briefly stated to the Committee this was a rehab of a vacant manufacturing site to create 134 workforce development housing units.

Mr. Hepler outlined his plans for the property that is located near Motorwheel Lofts, Prudden Place and the LPD call center. It will consist of rehabbing the 70,000 square feet into 134 1 bedroom/lofts reducing the office space areas by 11-12%. The amenities will include courts for volleyball, basketball, pickleball, a gym, theatre and podcast rooms. Mr. Hepler offered to email slides showing the project to the Committee. Mr. Hepler confirmed it will be a \$11.9 million investment.

Council Member Jackson asked how much was going to be affordable housing, and Mr. Hepler stated compared to the current neighborhood housing mentioned earlier, it is at a price point of

\$300-\$400 less than those. The banks are not interested in investing in low income right now, but will invest in workforce housing. Mr. Hepler also added this site does have options for solar panels, and grants that will target utilities and allowing for lower or no utility charge to the tenants.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE OPRA FOR 700 MAY STREET FOR SEPTEMBER 12, 2022. MOTION CARRIED 3-0.

Ms. Boak asked if Council Member Garza wanted reminders sent to this applicant as well, and Council Member Garza confirmed and asked for reminders to be sent to all applicants.

RESOLUTION – Introduction and Set a Public Hearing; Payment in Lieu of Taxes (PILOT); Stadium North Multi-Family Lofts, 500 N Cedar St.

Mr. Schwiegeraht outlined this project and the next one for senior lofts at the same address. He distributed a handout (in the packet) and went through the items including MSHDA tax credit, 66 22 bd units, on site management for both developments, community room, green building materials, 100% accessible, and explained they are here for the PILOT because the cost of construction has gone up and they are looking for a cash flow positive. They are asking for a 7% PILOT.

Council Member Garza asked why the 10% for 77 units in January was denied, and Ms. Kimmel admitted the City made the mistake of using 77 units on the application when it should have been 66. Council Member Garza asked what the difference in cost is, and Mr. Schwiegeraht stated they valued it at \$300,000 to get the proper underwriting.

Council Member Spitzley asked for the breakdown on what the tax is now and what it is anticipated at. Ms. Kimmel did not have that information and Mr. Schwiegeraht stated he will have it in his presentation on September 12, 2022.

Council Member Jackson asked how the Lansing Housing Commission was involved. Mr. Schwiegeraht confirmed he is the management membership and the LHC is the co-owner. They did a RAD conversions and they converted units to invite public vouchers. They will put project based vouchers (10) as part of this project. It helps with the scoring and competing for tax credits. Mr. Abood added that it has to be affordable housing to qualify for the PILOT.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE PILOT FOR 500 N CEDAR STREET – STADIUM NORTH MULTI-FAMILY LOFTS FOR SEPTEMBER 12, 2022. MOTION CARRIED 3-0.

RESOLUTION – Introduction and Set a Public Hearings; Payment in Lieu of Taxes (PILOT) Stadium North Senior Lofts, 500 N Cedar St.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE PILOT FOR 500 N CEDAR STREET – STADIUM NORTH SENIOR LOFTS FOR SEPTEMBER 12, 2022. MOTION CARRIED 3-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT); Walter French, 1900 S Cedar Street
The hearing was held August 8, 2022 and Ms. Droste stated she had no changes or updates.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE ORDINANCE FOR WALTER FRENCH PILOT – 1900 S CEDAR. MOTION CARRIED 3-0.

RESOLUTION – Introduction and Set a Public Hearing; Payment in Lieu of Taxes (PILOT); Hillsdale Place – 1020 W Hillsdale.

Ms. Kimmel informed the Committee the applicant is Gryphon Group and they will be utilizing 40 units and 20 of those are reserved for supportive services with assistance from Community Mental Health and Advent House. Ms. Kimmel continued to explain that in March, 2022 they did apply for a 10% with the agreement signed by the Mayor but they were unsuccessful because there was a technical issue. Ms. Droste confirmed to the Committee that her office missed having one of the signatures on the document. Ms. Kimmel explained that she did not review the calendar correctly and by submitting this August 3rd for referral they were not going to make the October deadline.

Council Member Spitzley asked about the tax dollars. Ms. Kimmel stated it currently is owned by the City, so there is no tax currently, and there is a pending sale agreement with Gryphon Group so that will change if the PILOT goes through and the sale is finalized. The representatives were asked to provide a site plan at the hearing.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR INTRODUCTION AND SET THE PUBLIC HEARING FOR THE PILOT FOR 1020 W HILLSDALE, HILLSDALE PLACE. MOTION CARRIED 3-0.

Other

DISCUSSION – Fiscal year 2022/2023 Budget Priorities

Council Member Garza asked for further discussion at the September 14, 2022 meeting.

Adjourn

Adjourned at 4:32 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	06/09/2022
First Name	Katie
Middle	Lynn
Last Name	Alexander
Other name(s) by which you have been known, including maiden names	Johnson
Date of Birth	
Address	422 Westmoreland Avenue
City	Lansing
State	Michigan
Zip Code	48915
Email	johns21k@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	Ward 4
Best Phone Number to Contact You	9892970136
In what year did you move to Lansing?	2015
Additional Information Regarding Experience and Credentials	Joined Planning Board in 2017 ---Coach for Girls on the Run, volunteer for Meals on Wheels --- hold a Masters in Urban Planning
Occupational Background	Program Manager, Ferndale Area Chamber of Commerce, 2010 - 2014 Program Manger & then Director, Safe Routes to School Michigan, Michigan Fitness Foundation 2014 - 2022 Manager of Federal Grant Implementation, Rebuilding Together National 2022 - Present
Educational Background	Bachelors of Science Political Science, Central Michigan University, 2010 Masters in Urban Planning, Wayne State University 2013
Previous Appointments	Planning Board
Current Appointments	Planning Board
First Choice for Board to Serve on	Planning Board
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.	As a current member of the Planning Board, I enjoy engaging with fellow citizens of Lansing to advance our Master Plan goals and concepts. I hold a background in Urban Planning and believe our built environment plays an incredibly important role to the community.
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.	NA

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.

Katie Lynn Alexander

Date & Time 06/09/2022 12:00 PM (EDT)

Receive an email copy of this form. Yes

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

WHEREAS, the Mayor has made the reappointment of Katie Alexander as an At-Large member of the Planning Board for a term to expire June 30, 2026; 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 August 31, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Katie Alexander as an At-Large member of the Planning Board for a term to expire June 30, 2026.

Application for Appointment to Board or Commission

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

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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

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

WHEREAS, the Mayor has made the reappointment 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, 2026; and

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

WHEREAS, the Committee on Development and Planning met on August 31, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment 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, 2026.

Application for Appointment to Board or Commission

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Date	05/27/2022
First Name	Tamera
Middle	Monique
Last Name	Carter
Date of Birth	
Address	5001 Alpha St
City	Lansing
State	Michigan
Zip Code	48910
Email	tameracarter83@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	Ward 2
------	--------

Precinct	15
Best Phone Number to Contact You	6166344032
In what year did you move to Lansing?	2007
Additional Information Regarding Experience and Credentials	I have served the Lansing community in a variety of ways over the last several years. These efforts include bridging various business relationships, advocating for the community, and assisting with business and community collaborative development through Lake Trust Credit Union. I was honored to be part of the 2017 Leadership of Lansing Cohort, and was later recognized as the 2018 Ten Over the Next Ten recipient through the Lansing Regional Chamber of Commerce. I am a dedicated employee that has served on the Economic Vitality Committee through Downtown Lansing Incorporation. As a liaison, I've contributed to the expansion and growth of business recruitment, as well as retention. I've assisted in overseeing downtown support programs in the collaborative efforts of the revitalization of Downtown Lansing. Additionally, I serve on the Impression 5 Board of Directors. I'm passionate for developing financial awareness and life skill initiatives for the youth through mentoring and workgroups programs. I'm a catalyst for change, providing resources to pave the way for the next generational leaders, within our Audience Development committee. Further illustrating my passion for serving others, after several years of volunteering at the Lansing City Rescue Mission, I was asked to serve as the Treasurer Board member for the Mission. The vision of the mission is parallel to other volunteer initiatives and organizations that I've had the pleasure to work with in bringing hope to those with various needs.
Occupational Background	Since 2014, I've served as the Member Experience Manager of Lake Trust Credit Union's Downtown Lansing Relationship Center. Previously, I was an Assistant Manager from 2011 to 2014, and prior to my assistant role, I was a Financial Relationship Representative from 2007 to 2011.
Educational Background	Bachelor of Arts - Interdisciplinary Studies in Social Science-Law and Society Michigan State University, Lansing, MI -May 2005 Master in Organizational Leadership - Cornerstone University, Grand Rapids, MI - May 2019
Please attach a resume if available.	<i>File(s) attached:</i>  T.Carter Resume.docx
First Choice for Board to Serve on	Downtown Lansing, Inc.
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.	Over the last several years of working in Downtown Lansing, I've seen an abundance of changes, including the evolution of Lake Trust as a business, the transitions of other downtown businesses, and lastly, the Pandemic. Once the Pandemic arose, the dynamics of Downtown significantly changed, which further shifted my mindset on the need of a transformation to the area. I thought during this time, the reflection, redesign, and sustainability of the downtown culture will help shape the revitalization and growth of Downtown Lansing. My commitment to this Board is to bring ideas, concepts, feedback, and knowledge of our Downtown Lansing Community. To be a resource that businesses and residents can depend on for tools and support to our Lansing local partners and organizations. I enjoy being an advocate for our community and look forward to seeing the Downtown District thrive and prosper.

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. Tamera Monique Carter

Date & Time 05/27/2022 9:50 AM (EDT)

Receive an email copy of this form. Yes

Tamera Carter, M. A

5001 Alpha St. Lansing, MI 48910

616-634-4032

tameracarter83@gmail.com

Education

Michigan State University, Lansing, MI

Bachelor of Arts: Interdisciplinary Studies in Social Science-Law and Society

May 2005

Cornerstone University, Grand Rapids, MI

Master in Organizational Leadership: May 2019

Professional Profile

A resolute professional with experience in providing employee growth and development, and team effectiveness. Advocate and contributor to the Greater Lansing community, establishing social purpose and collaborative efforts with community and business leaders, with shared goals towards making a difference. Committed to providing continuous improvement processes, with strong focus on building and establishing meaningful relationships and teamwork.

Professional Experience

Lake Trust Credit Union, Lansing, MI

Downtown Lansing Relationship Center

Member Experience Manager

March 2014 to Present

Achievements:

- Presented at the MOIOSHA 40th Anniversary conference on Personal Finances
- Hawk Island Triathlon Volunteer 2010-2018
- Mock Interviews and Career Portfolio Reviews with Holt and Mason High Schools 2011-2019
- Lake Trust liaison and partner with Impression 5 Science Center in creating Public Programs tailoring to the Greater Lansing Youth on Financial Literacy, 2015-Present
- 2016-2017 Cohort participant for the Leadership Leaders of Lansing-Lansing Regional Chamber
- Awarded The Ten Over the Next Ten Recipient 2018. Presented by The Lansing Regional Chamber and Grand River Connection.
- Presented at the E-Girls Summit Workshop on the topic of Financial Well-Being: ABC's of Money Management, sponsored by the Michigan Department of Transportation (MDOT) 2019
- Impression 5 Science Center Board Member 2019-Present
- Tabernacle of David Church Board Director 2019- Present
- Lift Up Local Ambassador- 2020
- Downtown Lift Up Local Women- 2021

- Downtown Lansing Inc: Economic Vitality Committee 2021-Present
- Lansing City Rescue Mission Treasurer and Board Member 2020-Present
- Michigan Women in Finance: Panelist of the Power of Pivot 2022

Responsibilities:

- Maintaining operational excellence of two full-service branch offices, including operations, lending, product sales, member service, security, and safety in accordance with the Credit Union's objectives.
- Coach, mentor, and lead team members to deepen member relationships and assist members on their financial wellbeing journey to advance their success. and enhance their sales and service skills to provide the best member experience and to promote individual growth and development.
- Expand and grow strong relationships among peers and other departments; encourage open communication and collaboration.
- Create a strategic vision to advance the success of the branch; assess local market conditions, identify current and prospective sales opportunities, and develop forecasts, financial objectives, and branch market evaluation and business plans.
- Engage in open and honest conversations with team members to ensure expectations are clear, hold team members accountable to expectations, recommend promotions, develop actions plans, and work with Culture and Engagement on various performance issues.
- Be adaptable and remain flexible in the face of rapidly changing business needs.
- Participate in community affairs to increase the credit union's visibility and to enhance new and existing business opportunities.
- Identify current and prospective sales opportunities and develop forecasts, financial objectives, branch market evaluation and business plans for the branch.
- Writes and delivers performance evaluations and developmental action plans.
- Provide leadership and coaching to the team, enhance wellbeing for both internal and external members while ensuring an excellent member experience, operational excellence, and goal attainment.
- Promote teamwork to encourage employee engagement and empower team members with the necessary knowledge, tools, and resources to provide outstanding service to our members.
- Demonstrate outstanding communication skills when providing professional responses to complex and/or sensitive topics and situations. Think creatively and use sound judgment when investigating and resolving situations, while striving to obtain an unbiased resolution and assure a high degree of member satisfaction.
- Provide visible leadership; network with businesses and community organizations to ensure the continued growth and presence of Lake Trust to foster the cooperative spirit.
- Ensure the safekeeping of credit union assets, including structures, equipment, employees, inventory, and cash.

Assistant Branch Manager

August 2011 to April 2014

Achievements:

- Participated City of Lansing Rescue Mission Playground 2012
- Focus Group Participant for DNA 4.1 Upgrade

Responsibilities:

- Oversee the daily operations of the branch including teller and member service operation.
- Maintain branch operation audits throughout the year
- Perform monthly observations and Individual Development Plans to evaluate the performance of the branch staff
- Process Time on Demand for branch staff
- Participate in monthly South Lansing Business Association meetings.
- Maintain highly motivated, well-trained staff, maintaining effective employee relations to ensure exceptional member service and goal attainment.



8/22/2022

City of Lansing Council
Lansing, MI

Re: Potential appointment to the Downtown Lansing Inc. Board

To City of Lansing Council,

On behalf of Lake Trust Credit Union, I David Snodgrass, CEO & President support Tamera Carter (Lake Trust, Member Experience Manager) to serve on the Downtown Lansing Inc. Board of Directors.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Snodgrass". The signature is fluid and cursive, with a long horizontal line extending to the right.

David A. Snodgrass
CEO & President
Lake Trust Credit Union

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

WHEREAS, the Mayor has made the appointment of Tamera Carter as a Business Representative member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development and Planning met on August 31, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tamera Carter as a Business Representative member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2026.

GENERAL INFORMATION

APPLICANT: Bruce Hicks
1579 Picadilly Drive
Haslett, MI 48840

OWNER: Passionist Sisters Convent
109 E. Randolph Street
Lansing, MI 48906

REQUESTED ACTION: * Rezoning from “R-6A” Urban Detached Residential to ‘R-AR’ Residential Adaptive Reuse
* Special Land Use Permit for a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents

EXISTING LAND USE: Vacant convent

EXISTING ZONING: “R-6A” Urban Detached Residential District

PROPERTY SIZE: 16,296 square feet (.374 acres)

SURROUNDING LAND USE: N: Single Family Residential
S: Single Family Residential
E: Single Family Residential
W: St. Therese Parish Church

SURROUNDING ZONING: N: “R-6A” Urban Detached Residential District
S: “R-6A” Urban Detached Residential District
E: “R-6A” Urban Detached Residential District
W: “R-6A” Urban Detached Residential District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for low density residential use. E. Randolph Street is designated as a local road.

APPLICANT’S REQUESTS

Z-1-2022: Rezoning 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse.

SLU-1-2022: Special land use permit to utilize the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

BACKGROUND INFORMATION

The building on the subject property has historically been used as a convent for 17 nuns. At one time it would have been located on the same property as the church to its west and the convent would have been considered an accessory use to the church. The subject property was split off from the church property somewhere along the line, although the church allowed the nuns to utilize its parking lot. The church, however, is unwilling to sell or lease any of its parking to a future owner of the property.

The capacity of the convent has decreased over the years and is now entirely vacant. The current owner would like to sell the property but has had difficulty doing so because of the parking situation and because the zoning only allows for single family residential use. There is no room on the site to construct additional parking and given the size of the building, it would be unreasonable to restrict it to a single-family dwelling. The property is located in an area that, except for the church, is almost exclusively single family residential. There needs to be some accommodation for reuse of the building and the only way to do so is to rezone the property and to authorize a variance to the parking requirement. The applicant is in the process of seeking a parking variance and that request will be considered by the Board of Zoning Appeals at its June 9, 2022, meeting. All three requests (variance, rezoning and special land use permit) must be approved in order to permit the group home.

The applicant is requesting that the property be rezoned to R-AR, Residential Adaptive Reuse and a special land use permit approved to allow for use as a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities. The goal is to allow a use for the building that is reasonable and will not negatively impact the surrounding residential neighborhood. The proposed group home seems to be the best use for accomplishing those goals. It will generate a low volume of traffic which is of particular concern since all vehicles related to the facility will have no choice but to use the on-street parking, which is shared by the residents in the area.

REZONING

COMPATIBILITY WITH SURROUNDING LAND USE

Approval of the rezoning, special land use permit and the parking variance will allow the existing building at 109 E. Randolph Street to be used for a low impact residential use, similar in intensity to the historical use of the property as a convent. The proposal, therefore, will not change the general character of the neighborhood. In fact, the proposed 20-bed group home for the aged should have the least amount of impact on the surrounding residential neighborhood of any use that could potentially occupy the existing building. Traffic is expected to be light which will result in a low demand for use of on-street parking in the area and activity associated with the use should be minimal and not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood. If the rezoning, special land use permit or parking variance are not approved, the building will remain vacant and will deteriorate over time which will have a negative impact on the neighborhood.

While the request will result in a “spot” of R-AR zoning in an area that is exclusively zoned R-6A, all properties in the City that are zoned R-AR are spot zones. The whole intent of this zoning district is to allow for adaptive reuse of sites in residential neighborhoods that once contained institutional type that are no longer in operation. It is therefore, going to be site specific zoning rather than zoning for an entire area or multiple adjoining sites.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. It appears that when the Plan was written, it was assumed that the building would remain a convent and thus, no alternative uses for the site were considered. The reason for creating the “R-AR” Residential Adaptive Reuse zoning district was to provide for appropriate reuse of sites that contain vacant schools, churches, and other institutional type buildings in residential neighborhoods so that they can be utilized but in a manner that does not negatively impact the area in which they are located. While the proposed use of the building for a group home is not necessarily consistent with the specific low-density residential land use pattern being advanced in the Comprehensive Plan, it is consistent with a fundamental principle of planning which is to permit uses that are compatible with the area in which they are located.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The variance is not expected to have any negative impacts on vehicular or pedestrian traffic in the area. A 20-bed home for the aged will generate a relatively low volume of traffic resulting in minimal usage of on-street parking. In fact, since the residents of the facility will not likely be in a position to drive, the traffic on a daily basis will be limited to that of visitors and staff which will only be 5-6 persons during the day and even fewer in the evenings and overnight. This level of traffic will be comparable, if not even lower, that that which was generated by the convent when it housed 17 nuns.

IMPACT ON PUBLIC FACILITIES

Since the proposal involves reuse of an existing residential building for a new residential use, there should be no impact on public facilities as the site is already adequately served by all necessary utilities, street access and on-street parking.

ENVIRONMENTAL IMPACT

No new construction is proposed for the site. It is merely a reuse of an existing building and thus, will have no impact on the natural environment. In fact, the site is not large enough to accommodate any new construction in compliance with applicable zoning ordinance development requirements such as setbacks, lot coverage and parking.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the rezoning will not negatively impact future patterns of development or set a negative

precedent for future requests to rezone property in the area. The subject property is unique in that it contains a large, existing building that is designed for housing multiple individuals and is located on a site that does not have any existing parking and is not large enough to accommodate any new parking. There are no other sites in the general vicinity of the subject property that share these same circumstances and could thus, make the same case for a rezoning or a parking variance.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The proposed group home is the use of the building that is anticipated to have the least amount of impact on the surrounding residential neighborhood. The level of traffic, on-street parking, daily number of visitors to the site and activity in general associated with the proposed use is expected to be very low, and comparable to that which was generated by the convent when it was in full use.

The facility will have to be licensed and maintain licensing by the State of Michigan, Department of Licensing and Regulatory Affairs and will be subject to its oversight and all of its regulations and requirements. The facility will also be subject to inspections by the both the State and the Ingham County Health Department. The facility will be required to provide around the clock, on-site care by qualified staff.

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

The proposal merely involves reuse of an existing building from one residential use to another. Similar to the convent, the facility will be the home for its residents so it will not involve short-term or transient occupancy. Furthermore, no new construction is proposed for the site and the level of a activity generated by the proposed use will not change the essential character of the area.

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

See responses to 1 and 2 above.

- 4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

The proposal does not involve any new construction on the site and thus, will have no impact on the natural environment. As described in the above paragraphs of this report, the proposed group home is one of, if not the most appropriate use of the site as the volume of traffic and outdoor activity that it is anticipated to generate will not be at a level that is disruptive to the surrounding residential neighborhood.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The proposed group home will produce very little traffic and no smoke, odors, fumes, glare or anything else at a level that would be detrimental or disruptive to the surrounding neighborhood. Furthermore, it is not anticipated that the facility will generate outdoor activities that result in noise from large numbers of people congregating on the site.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

The site is already served by all necessary public facilities.

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

The proposed facility is very similar to the historical use of the property as a convent and thus, the demand on public services and facilities should not increase to the extent that the demand exceeds current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. It appears that when the Plan was written, it was assumed that the building would remain a convent and thus, no alternative uses for the site were considered. The reason for creating the “R-AR” Residential Adaptive Reuse zoning district was to provide for appropriate reuse of sites that contain vacant schools, churches, and other institutional type buildings in residential neighborhoods so that they can be utilized but in a manner that does not negatively impact the area in which they are located. While the proposed use of the building for a group home is not necessarily consistent with the specific low-density residential land use pattern being advanced in the Comprehensive Plan, it is consistent with a fundamental principle of planning which is to permit uses that are compatible with the area in which they are located.

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

Since this request does not involve any new construction, the only dimensional requirement that applies is the number of parking spaces required for the proposed use. Section 1254.01.03 of the Zoning Ordinance requires .5 parking spaces for every 2 beds in the facility, plus .25 spaces per unit for visitor/employee parking. The proposed facility will have 20 beds which requires 10 parking spaces. In addition, the current Zoning Ordinance does not permit parking in a front yard and as evidenced by the attached aerial photograph, there is no room in the side or back yards, to accommodate any new parking. The applicant is seeking a variance from the Board of Zoning Appeals to the required number of parking spaces and that request is being given a favorable staff recommendation.

SUMMARY

The applicant, Bruce Hicks is requesting a rezoning of the property at 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse and a special land use permit to allow for use of the existing building at this location for a state-licensed adult foster care, large group home for the aged, providing around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

The available information supports a finding the requests satisfy all of the criteria set forth in the Zoning Ordinance for evaluating rezoning and special land use permit applications, as detailed in this staff report.

RECOMMENDATIONS

Staff recommends approval of Z-1-2022 to rezone the property at 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse and SLU-1-2022, for a special land use permit to allow for use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged, providing around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

Respectfully Submitted,

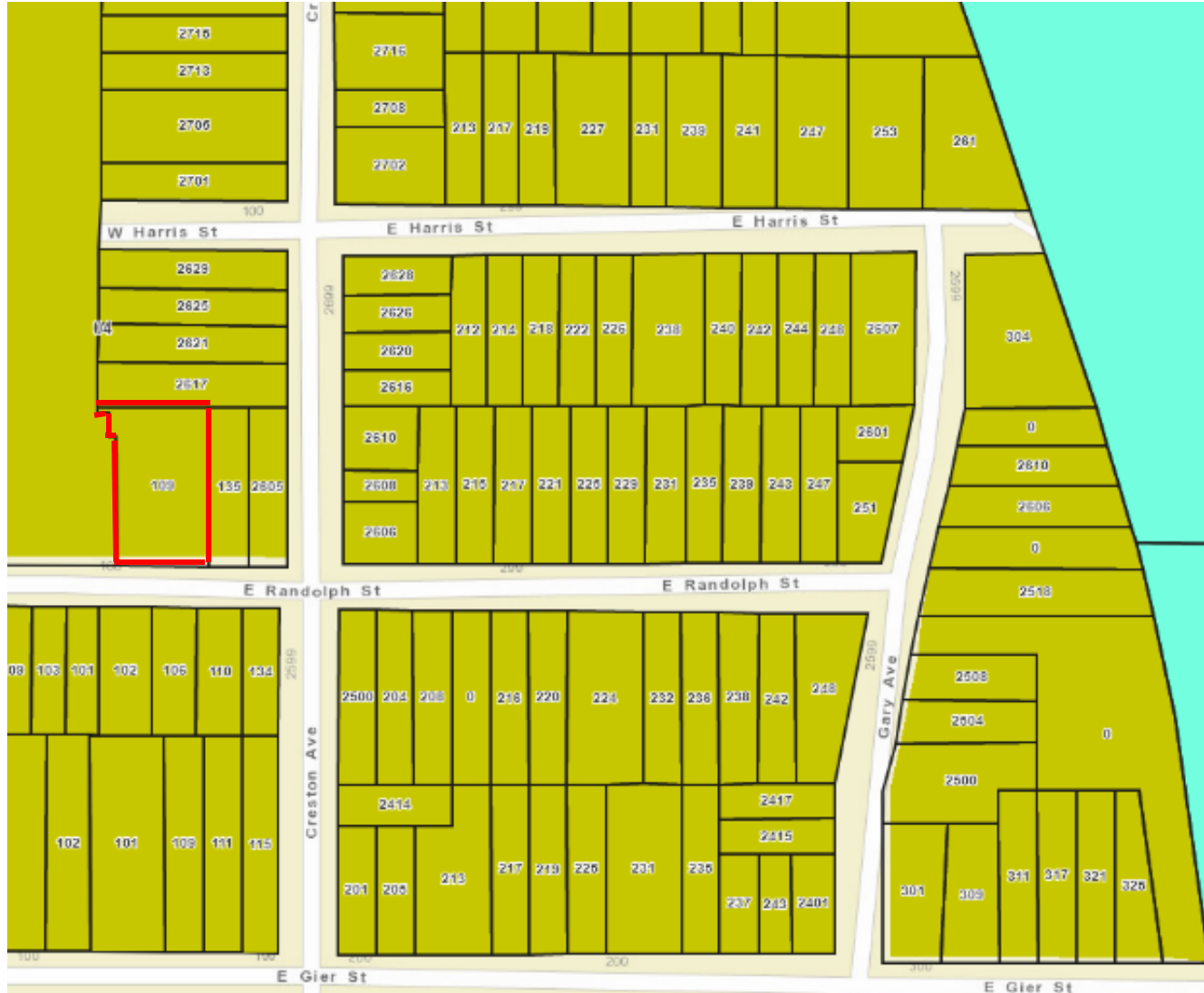
**Susan Stachowiak
Zoning Administrator**





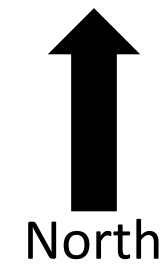


City of Lansing Zoning Map



Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center



To: Planning Office, Dept.
of Economic Development
& Planning

Re: Z-1-2022

Re: SLU-1-2022

Meeting: 5pm Jan 7, 2022

I am owner of property
in the Randolph Neighborhood
the subject of the re-zoning
proposal.

I am ~~Not~~ in favor of re-zoning
the property for the purpose
you are suggesting.

Thony Upshley
2629 Chester Ave
Lansing, MI
48906

Stachowiak, Susan

From: toni molano <molano8@yahoo.com>
Sent: Saturday, June 4, 2022 2:21 PM
To: Stachowiak, Susan
Subject: [EXTERNAL] 109 E. Randolph Street, Lansing, MI. 48906

Dear Ms. Stachowiak,

I have received the 2 notifications for both meetings regarding 109 E. Randolph.

I am very opposed to this. We have a very small pocket area here that is fairly safe. There's enough going on in proximity. We do not want this or any type of situation even close to this in our neighborhood. A lot of us are older and quiet and safety are a big concern for us.

By the time I get out of work I am exhausted and not feeling up to doing anything. The price of gas is also an issue keeping me from attending the meetings.

Lansing has turned into a bad area to be. Please do not let this area become worse than it is.

Thank you for your time.

Sincerely,

Toni Molano
2626 Creston Avenue
Lansing, MI. 48906

517-290-9210

Sent from my iPhone

Ordinance #####

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-1-2022

Parcel Number's: 33-01-01-04-401-072

Addresses: 109 E. Randolph Street

Legal Descriptions: Lot 17 & part of Lot 18, North Gardens Subdivision and also part of Lot 11, Assessors Plat No 45 lying Easterly of a line commencing 3.3 feet West of the Southeast corner of Lot 11, thence North 137.77 feet, West 9.15 feet, North 28.74 feet, West 13.2 feet, North 02degrees 05minutes20seconds West 8 feet to the Northwest corner of Lot 18 & the point of beginning, North Gardens Subdivision, from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2022, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.

PASSAGE OF ORDINANCE

An Ordinance of the City of Lansing, Michigan, Providing for the Rezoning of a parcel of real property located in the City of Lansing, Michigan and for the revision of the district maps adopted by section 1242.02 of the Code of Ordinances.

Z-1-2022: 109 E. Randolph Street, from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse

Is read a second time by its title. The Ordinance was reported from the Committee on Development & Planning and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
BROWN	☐	☐
DANIELS	☐	☐
GARZA	☐	☐
HUSSAIN	☐	☐
JACKSON	☐	☐
SPADAFORE	☐	☐
SPITZLEY	☐	☐
WOOD	☐	☐
☐ ADOPTED	☐ FAILED	

GENERAL INFORMATION

APPLICANT: Bruce Hicks
1579 Picadilly Drive
Haslett, MI 48840

OWNER: Passionist Sisters Convent
109 E. Randolph Street
Lansing, MI 48906

REQUESTED ACTION: * Rezoning from “R-6A” Urban Detached Residential to ‘R-AR’ Residential Adaptive Reuse
* Special Land Use Permit for a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents

EXISTING LAND USE: Vacant convent

EXISTING ZONING: “R-6A” Urban Detached Residential District

PROPERTY SIZE: 16,296 square feet (.374 acres)

SURROUNDING LAND USE: N: Single Family Residential
S: Single Family Residential
E: Single Family Residential
W: St. Therese Parish Church

SURROUNDING ZONING: N: “R-6A” Urban Detached Residential District
S: “R-6A” Urban Detached Residential District
E: “R-6A” Urban Detached Residential District
W: “R-6A” Urban Detached Residential District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for low density residential use. E. Randolph Street is designated as a local road.

APPLICANT’S REQUESTS

Z-1-2022: Rezoning 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse.

SLU-1-2022: Special land use permit to utilize the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

BACKGROUND INFORMATION

The building on the subject property has historically been used as a convent for 17 nuns. At one time it would have been located on the same property as the church to its west and the convent would have been considered an accessory use to the church. The subject property was split off from the church property somewhere along the line, although the church allowed the nuns to utilize its parking lot. The church, however, is unwilling to sell or lease any of its parking to a future owner of the property.

The capacity of the convent has decreased over the years and is now entirely vacant. The current owner would like to sell the property but has had difficulty doing so because of the parking situation and because the zoning only allows for single family residential use. There is no room on the site to construct additional parking and given the size of the building, it would be unreasonable to restrict it to a single-family dwelling. The property is located in an area that, except for the church, is almost exclusively single family residential. There needs to be some accommodation for reuse of the building and the only way to do so is to rezone the property and to authorize a variance to the parking requirement. The applicant is in the process of seeking a parking variance and that request will be considered by the Board of Zoning Appeals at its June 9, 2022, meeting. All three requests (variance, rezoning and special land use permit) must be approved in order to permit the group home.

The applicant is requesting that the property be rezoned to R-AR, Residential Adaptive Reuse and a special land use permit approved to allow for use as a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities. The goal is to allow a use for the building that is reasonable and will not negatively impact the surrounding residential neighborhood. The proposed group home seems to be the best use for accomplishing those goals. It will generate a low volume of traffic which is of particular concern since all vehicles related to the facility will have no choice but to use the on-street parking, which is shared by the residents in the area.

REZONING

COMPATIBILITY WITH SURROUNDING LAND USE

Approval of the rezoning, special land use permit and the parking variance will allow the existing building at 109 E. Randolph Street to be used for a low impact residential use, similar in intensity to the historical use of the property as a convent. The proposal, therefore, will not change the general character of the neighborhood. In fact, the proposed 20-bed group home for the aged should have the least amount of impact on the surrounding residential neighborhood of any use that could potentially occupy the existing building. Traffic is expected to be light which will result in a low demand for use of on-street parking in the area and activity associated with the use should be minimal and not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood. If the rezoning, special land use permit or parking variance are not approved, the building will remain vacant and will deteriorate over time which will have a negative impact on the neighborhood.

While the request will result in a “spot” of R-AR zoning in an area that is exclusively zoned R-6A, all properties in the City that are zoned R-AR are spot zones. The whole intent of this zoning district is to allow for adaptive reuse of sites in residential neighborhoods that once contained institutional type that are no longer in operation. It is therefore, going to be site specific zoning rather than zoning for an entire area or multiple adjoining sites.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. It appears that when the Plan was written, it was assumed that the building would remain a convent and thus, no alternative uses for the site were considered. The reason for creating the “R-AR” Residential Adaptive Reuse zoning district was to provide for appropriate reuse of sites that contain vacant schools, churches, and other institutional type buildings in residential neighborhoods so that they can be utilized but in a manner that does not negatively impact the area in which they are located. While the proposed use of the building for a group home is not necessarily consistent with the specific low-density residential land use pattern being advanced in the Comprehensive Plan, it is consistent with a fundamental principle of planning which is to permit uses that are compatible with the area in which they are located.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The variance is not expected to have any negative impacts on vehicular or pedestrian traffic in the area. A 20-bed home for the aged will generate a relatively low volume of traffic resulting in minimal usage of on-street parking. In fact, since the residents of the facility will not likely be in a position to drive, the traffic on a daily basis will be limited to that of visitors and staff which will only be 5-6 persons during the day and even fewer in the evenings and overnight. This level of traffic will be comparable, if not even lower, that that which was generated by the convent when it housed 17 nuns.

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Since the proposal involves reuse of an existing residential building for a new residential use, there should be no impact on public facilities as the site is already adequately served by all necessary utilities, street access and on-street parking.

ENVIRONMENTAL IMPACT

No new construction is proposed for the site. It is merely a reuse of an existing building and thus, will have no impact on the natural environment. In fact, the site is not large enough to accommodate any new construction in compliance with applicable zoning ordinance development requirements such as setbacks, lot coverage and parking.

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Approval of the rezoning will not negatively impact future patterns of development or set a negative

precedent for future requests to rezone property in the area. The subject property is unique in that it contains a large, existing building that is designed for housing multiple individuals and is located on a site that does not have any existing parking and is not large enough to accommodate any new parking. There are no other sites in the general vicinity of the subject property that share these same circumstances and could thus, make the same case for a rezoning or a parking variance.

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The proposal merely involves reuse of an existing building from one residential use to another. Similar to the convent, the facility will be the home for its residents so it will not involve short-term or transient occupancy. Furthermore, no new construction is proposed for the site and the level of a activity generated by the proposed use will not change the essential character of the area.

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See responses to 1 and 2 above.

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The proposal does not involve any new construction on the site and thus, will have no impact on the natural environment. As described in the above paragraphs of this report, the proposed group home is one of, if not the most appropriate use of the site as the volume of traffic and outdoor activity that it is anticipated to generate will not be at a level that is disruptive to the surrounding residential neighborhood.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The proposed group home will produce very little traffic and no smoke, odors, fumes, glare or anything else at a level that would be detrimental or disruptive to the surrounding neighborhood. Furthermore, it is not anticipated that the facility will generate outdoor activities that result in noise from large numbers of people congregating on the site.

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The site is already served by all necessary public facilities.

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SUMMARY

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RECOMMENDATIONS

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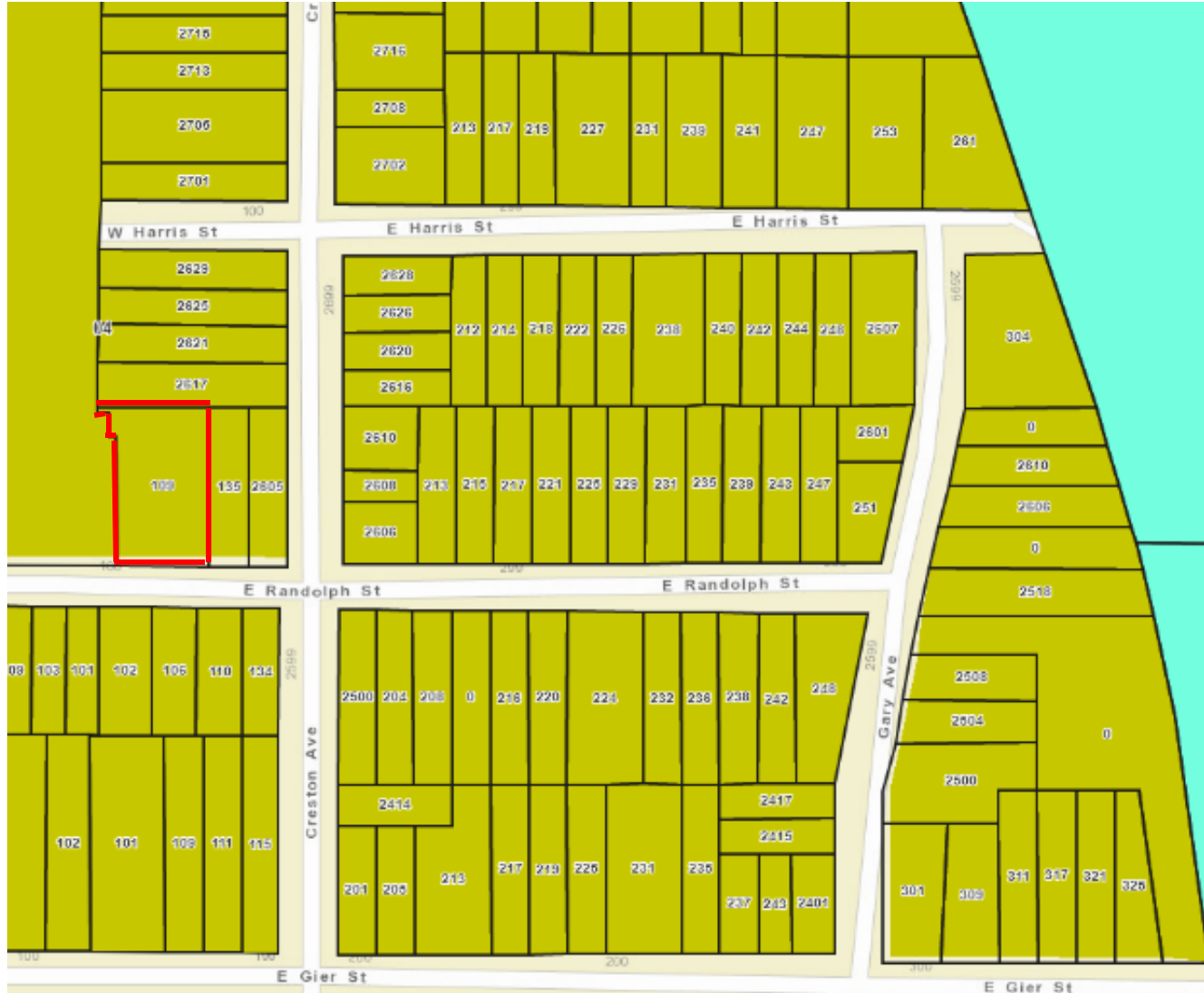
**Susan Stachowiak
Zoning Administrator**





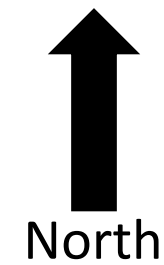


City of Lansing Zoning Map



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To: Planning Office, Dept.
of Economic Development
& Planning

Re: Z-1-2022

Re: SLU-1-2022

Meeting: 5pm Jan 7, 2022

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in the Randolph Neighborhood
the subject of the re-zoning
proposal.

I am ~~Not~~ in favor of re-zoning
the property for the purpose
you are suggesting.

Thony Upshley
2629 Chester Ave
Lansing, MI
48906

Stachowiak, Susan

From: toni molano <molano8@yahoo.com>
Sent: Saturday, June 4, 2022 2:21 PM
To: Stachowiak, Susan
Subject: [EXTERNAL] 109 E. Randolph Street, Lansing, MI. 48906

Dear Ms. Stachowiak,

I have received the 2 notifications for both meetings regarding 109 E. Randolph.

I am very opposed to this. We have a very small pocket area here that is fairly safe. There's enough going on in proximity. We do not want this or any type of situation even close to this in our neighborhood. A lot of us are older and quiet and safety are a big concern for us.

By the time I get out of work I am exhausted and not feeling up to doing anything. The price of gas is also an issue keeping me from attending the meetings.

Lansing has turned into a bad area to be. Please do not let this area become worse than it is.

Thank you for your time.

Sincerely,

Toni Molano
2626 Creston Avenue
Lansing, MI. 48906

517-290-9210

Sent from my iPhone

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

SLU-1-2022

109 E. Randolph Street

State-Licensed Adult Foster Care Large Group Home

WHEREAS, the applicant, Bruce Hicks has requested a special land use permit to authorize the use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged with a maximum capacity of 20 residents; and

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

WHEREAS, the Planning Board held a public hearing on June 7, 2022 at which the applicant and 2 other persons spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its June 7, 2022, meeting, voted (6-0) to recommend approval of SLU-1-2022 for a special land use permit to authorize the use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged with a maximum capacity of 20 residents; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2022 on August 22, 2022; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2022 for a special land use permit to authorize the use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged with a maximum capacity of 20 residents.

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

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

1. The proposed group home will be harmonious with the character of adjacent properties and surrounding uses.

2. The proposed group home will not change the essential character of the area.
3. The proposed group home will not interfere with the enjoyment of adjacent properties.
4. The proposed group home does represent an improvement to the property.
5. The proposed group home will not generate any nuisances or hazardous conditions.
6. The proposed group home can be adequately served by public services and utilities.
7. The proposed group home will not place any demand on public services and facilities in excess of current capacities.
8. The proposed group home is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The only Zoning Ordinance dimensional requirement that applies to this request is compliance with the parking requirement, for which the applicant is seeking a variance from the Board of Zoning Appeals.