

AGENDA

Committee on Development and Planning AGENDA FOR OCTOBER 26, 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. October 12, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. Act-6-2022, Purchase of Property Parcels #33-01-01-09-430-021 and #33-01-01-09-430-031 on North Cedar St. to facilitate long-term storm drain maintenance (PEND-3079)
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, October 12, 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- expected late
Council Member Brian T. Jackson, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Price Dobernack, Local 333
Mark Williams, Michigan CDC
Dave VanHaaren, TriTerra
Simon Veryhes, EDC
Aurelius Christian, EDC
Kris Klein, EDC
Desmond Ferguson, Moneyball
Shawn Elliott, Moneyball

MINUTES

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE SEPTEMBER 28, 2022, MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION – Setting a Public Hearing; SMLK Jr. Blvd. Corridor Improvement Authority Development and Finance Plan

Council Member Garza asked if the Authority has utilized the funds that were given to them by the City, and Mr. Christian stated they are still working with the OCA. Mr. Christian then expanded noting the Authority has been focusing on specific projects in the corridor such as Logan Square along with a redevelopment strategy. Mr. Christian then expanded on the history of the Corridor Improvement Authority noting they currently have 5 members of an 8 member

board. Their approach is similar to the Main Street approach with focus on design, marketing and financing.

Mr. Dobernack speaking as a Board member stated the Board has been working with businesses, outside agencies and neighborhoods on the development of this plan. He noted there has been a focus on Logan Square and the vacant Metro Bowl site.

Council Garza asked if they have been working with CATA and other agencies. Mr. Christian stated they have not but do plan to work with those entities along with MDOT.

Council Member Garza asked about the traffic calming and Mr. Christian confirmed they are aware of the work Council Member Hussain has done with Representative Sarah Anthony on a traffic study.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING ON THE DEVELOPMENT AND FINANCE PLAN. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing; Brownfield Plan #83; Moneyball Brownfield Redevelopment Project; 923 & 927 West Saginaw Street

Mr. Klein noted the properties are currently vacant.

Mr. Elliott confirmed they will be consolidating the two (2) locations and will be using local workers.

Council Member Garza acknowledged the use of local labor and their investment in the City and asked if there was lead and asbestos abatement.

Mr. Van Heeran distributed a handout. It will be presented as well at the public hearing on November 14, 2022. He noted they did find solvent contamination at the neighboring property that they are treating with a vapor mitigation system on these properties. This mitigation process is similar to a radon system, he clarified.

Mr. Elliott continued speaking on the neighborhood and investment the applicant is making.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR BROWNFIELD PLAN #83 AT 923 & 927 WEST SAGINAW STREET. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing; OPRA District; Michigan Certified Development Corporation; 1703, 1717 & 1723 E Michigan Avenue

Ms. Boak presented the email from Ms. Mahlow to Council Member Garza for public comment in opposition to the OPRA.

Council Member Garza read the email:

From: Nancy Mahlow <nmahlow2012@gmail.com>

Sent: Sunday, October 9, 2022 10:17:44 PM

To: City Council <City.Council@lansingmi.gov>

Subject: Fwd: City of Lansing Committee on Development & Planning Agenda 10/12/2022

On the agenda for the city council Development and Planning there is a request for another OPRA.

As taxpayers, we **CANNOT** continue to support yet another development on the backs of Lansing citizens. Two weeks ago three PILOTS and one OPRA was on the city council agenda. Here we are two weeks later and another OPRA is before you. How many are in the future lineup and when will the citizens have input? Is this the **ONLY** way a developer can pay for a project? What did they do before this program came along? What are other cities doing to advance their areas? I'm sure not putting their residents in debt.

This OPRA request is asking for over half a block of development (corner of MI and Marshall). So will this be yet another 3 or 4 story building that will tower over our homes? We already have **over** 14 buildings along Michigan Avenue that have been empty for years. One 4-story is still empty so when will someone look at filling these or is there a plan to demolish more? We do not support a huge "wall" down Michigan Avenue that will divide our neighborhoods which would send a very negative message to everyone. Stop with the highrises within neighborhoods.

The disturbing issue is that the Michigan Avenue Corridor Authority (MACA) is making decisions without any discussions with neighborhood leaders, neighborhoods, businesses, etc. As a neighborhood leader, the Eastside Neighborhood Organization (ENO) didn't hear anything from anyone including city council members. The MACA holds meetings without any notification to the public so we can provide input, many have no idea when and where they meet, and they cancel meetings without notice. Where is the transparency?

This board is made up of a realtor (chair), a developer, representative of Sparrow, and not sure who the rest are. Isn't this a conflict of interest to have certain participants on the board? Who is representing our neighborhood? Where are the meeting minutes, posted meeting dates/time/place, and cancellations? They cancelled one meeting and didn't even contact the presenter who was traveling from another city. I had a reputable individual say this board is the most unorganized they have ever been involved with. Are the other corridor authority groups operating like this? If so, again, where is the transparency and community involvement?

As taxpayers we **cannot** continue to support our city when you keep increasing our taxes, gas and food prices are rising, rent is outrageous, and we are facing a utility increase and there is a huge problem with our homeless and individuals living in extreme poor conditions. We have many properties that have been red-tagged for years which means no taxes are being paid. We are being asked to support a \$175 million dollar millage. A building is not going to help our police and fire do their jobs. Where is the Lansing taxpayers much needed tax break?

We as Lansing taxpayers **do not** support yet another OPRA. Please deny this request.
Thank you

Council Member Garza apologized for the email.

Mr. Christian and Mr. Williams outlined the MCDC non-profit, stating the intention is to relocate their headquarters to this area and therefore creating the district. This would be a single story, \$2.5 million investment, 130 jobs between construction and employees and is in the Michigan Avenue Corridor Authority. Mr. Williams went on to state it will be a renovation of the existing building that was constructed in 1948. They have working with Lansing architect, Neilson Construction and PM Environmental because they did find asbestos in building. He expanded noting that the building at 1723 is scheduled to be demolished to create an outdoor feature to compliment 1717. As for 1703 Michigan they intend to lease or sell that eventually.

Council Member Garza asked how long the abatement was for, and Mr. Williams stated they are asking for 12 years.

Council Member Garza asked is Neilson Construction was local and had local workers, and Mr. Williams stated they were from Holt, but do have local union and non-union works.

Council Member Garza asked them to be prepared for a presentation at the November 14, 2022 Council meeting when the hearing will be held.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR OPRA DISTRICT AT 1703, 1717 & 1723 E MICHIGAN AVENUE.
MOTION CARRIED 2-0.

Other

No other topics.

Adjourn

Adjourned at 3:57 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

Act-6-2022, Purchase of Property, Parcels on N Cedar St - STAFF REPORT

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

APPLICANT	City of Lansing – Public Service Department
PROPOSAL:	Purchase of Real Property, two parcels on N Cedar St. to facilitate long-term maintenance of a large City-owned storm drain
PARCEL(S):	0 N Cedar St PID # 33-01-01-09-430-021 0 N Cedar St. PID # 33-01-01-09-430-031
CURRENT OWNER(S):	Ingham County Land Bank
EXISTING LAND USE & ZONING:	Use: Vacant, Zoning: DT-1
PROPERTY SIZE AND SHAPE:	-021: 49.5' x 115.5', 5,717 square feet, rectangular -031: 49.5' x 165', 8,617 square feet, rectangular
SURROUNDING ZONING & LAND USE	North: DT-1, Residential – single-family South: DT-1, Residential – single-family West: DT-2, Industrial – metal salvage East: DT-1, Residential – single-family

ANALYSIS

BACKGROUND:

The City of Lansing's Public Service Department is proposing to purchase two parcels currently owned by the Ingham County Land Bank to facilitate long-term maintenance of a large – 90" diameter storm drain. As displayed on File No. 2204 drawing (attached in application), the drain runs under the southern quarter of the -021 parcel.

According to Ingham County records the residential house that was formerly on the -021 property was demolished during 2002 and the house that was formerly on the -031 property was demolished around 1995. While the -021 property has been with the County since 2008, -031 came under County control during 2021. Ingham County has relayed to Planning & Zoning staff that there has not been other interested purchasers ready to redevelop these two parcels.

Planning & Zoning Staff consistently does not support removing buildable residential property from the City without extenuating circumstances. Both subject parcels have sufficient dimensions and setback areas to support a new residential house per the zoning ordinance, but a new build does face challenges in addition to infringing on Public Service's storm drain and its future maintenance efforts. As stated previously, there has not been redevelopment interest, neither property has been combined with an adjacent occupied property, and although the property is a block away from the Old Town district, the area is sandwiched between two very busy and unsafe one-way State trunklines (N Cedar St. and N Larch St.) while also being directly across the street from a business that salvages and recycles metal.

Public Service estimates the final purchase price for the properties to be less than \$2,500 each.

LOCATION:

The two subject parcels are located on N Cedar St. among a block of single- and two- family houses, but between the one-way sections of N Cedar and N Larch Streets. Old Town's E Cesar E. Chavez Blvd. is one block to the north. Larch Park borders the east property line of the -031 parcel. The properties are not within the current 100-year floodplain nor the draft USGS floodplain map.

CHARACTER:

The subject properties have turf grass with deciduous trees. The curb-cut that was not properly removed during the house demolition(s) is being used as a second driveway for the adjacent neighbor and should be removed if the City acquires the properties.

If the properties are acquired there will an opportunity to add the land to the adjoining Larch Park, which could then be activated with a walking path.

EXTENT:

The extent of the acquisition is two parcels totaling 14,334 square feet or roughly 0.33 acres.

If approved, Planning and Zoning staff recommends that this land be combined with Larch Park's existing 0.5 acres, an increase of 66%.

AGENCY REFERRALS

Assessing Department

- No comment received.

Building Safety Office

- No comment received.

Development Office

- No comment received.

Lansing Fire Department

- No comment received.

Lansing Board of Water and Light (BWL)

- No comment received.

Parks and Recreation Department:

- No comment received

Public Service Department:

- Applicant.

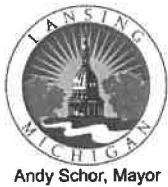
STAFF RECOMMENDATION

Staff recommends approval of Act-6-2022 as proposed, to support the maintenance goals of the Public Service Department.

While not a proposed condition, staff recommends that Public Service remove the unnecessary curb cut and consult with the Parks and Recreation Department to determine if this land could eventually be added to Larch Park.

Respectfully submitted,

Andy Fedewa, Planner



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form
Print

FILE NUMBER: ACT-
DATE SUBMITTED:

Applicant: City of Lansing Dept. of Public Service
Address (including zip code): 124 W. Michigan Ave., 7th Floor
Phone number: 517-483-4459
Fax number: 517-483-6082 Email: alec.malvetis@lansingmi.gov

Interest in Property:

☐ Owner ☐ Represent owner ☒ Option to buy
☐ Other:

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

Name of owner(s): Ingham County
Address (including zip code): 341 S. Jefferson Ave., Mason, 48854
Phone number(s): (517) 676-7233
Fax number: (517) 676-7242 Email: afox@ingham.org

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): N. Cedar Street (no numeric address currently assigned)
Location description: two adjacent residential properties on the eastside of N. Cedar Street
Permanent parcel #: 33-01-01-09-430-021 & 33-01-01-09-430-031

Legal description (see note below): LOT 11 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT; and LOT 12 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT

Applicant's proposal: For the purpose of facilitating long-term maintenance of a large diameter, onsite, City-owned storm sewer (as shown on attached Drawing #2204), Public Service Dept. proposes to purchase Parcel No. 33-01-01-09-430-021 from the Ingham County Land Bank, and acquire Parcel No. 33-01-01-09-430-021 based on the City's right of first refusal with payment equivalent to the property tax arrearages currently estimated at less than \$3,000.

REQUESTED ACTION: (please check one)

☒ City Acquisition of Property ☐ Street or Alley Closure ☐ City Sale of Property
☐ Vacation of R.O.W ☐ Significant Change of Use of City Property
☐ Other: _____

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

Public Service Dept. will have unfettered ability to operate, maintain and rehabilitate this section of the 87-year-old large diameter sewer that is aligned under the property line between these two parcels.

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

The efforts toward maintenance and future rehabilitation of this large diameter sewer will be hampered based on the tight space/area where this sewer pipe is aligned along the property line between these two parcels.

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

There are no known negative impacts associated with acquisition of these adjacent, small parcels.

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

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

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

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEEs:

Involving land sales over \$50,000	\$100.00
Involving land sales under \$50,000	\$50.00

Signature of applicant:

Alex Malvetis / Aug. 29, 2022
Asst. City Engineer Date

Signature of owner(s):

Ben 24, 8/29/2022
Date

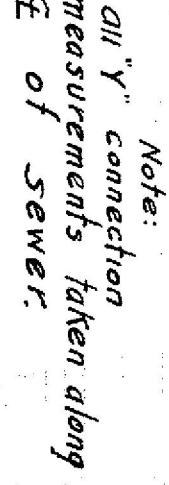
_____ / _____
Date

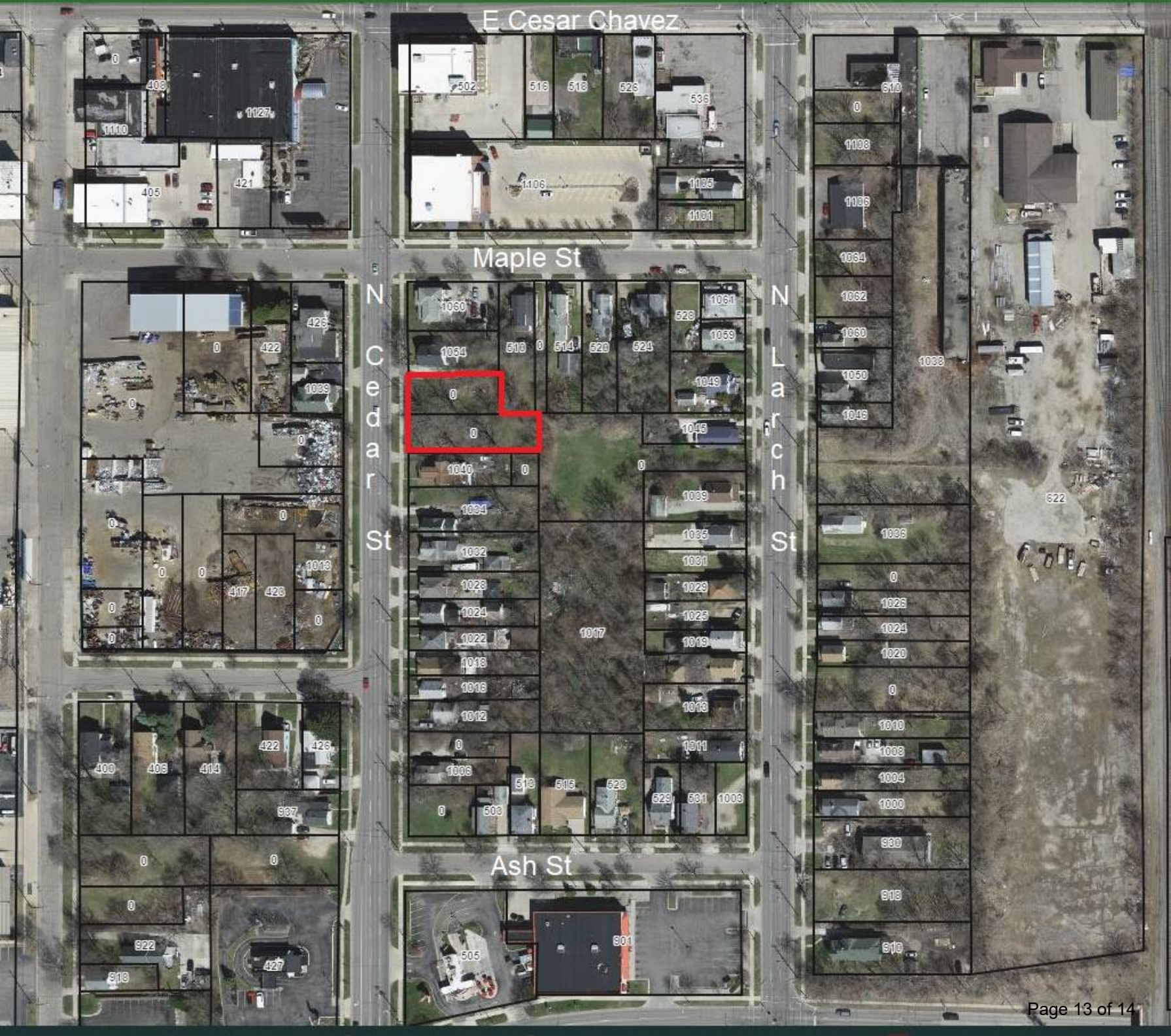
_____ / _____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036





E Cesar Chavez

Maple St

N Cedar St

N Larch St

Ash St

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

Act-6-2022, Purchase of Property, Parcels on N Cedar St.

WHEREAS, the City of Lansing's Public Service Department, has requested to acquire from the Ingham County Land Bank and Ingham County Treasurer two vacant parcels of real property, Parcel # 33-01-01-09-430-021, and Parcel # 33-01-01-09-430-031, roughly 0.33 acres total in area, to facilitate long-term maintenance of a large – 90" diameter storm drain; and

WHEREAS, the agreed upon purchase price for Parcel # 33-01-01-09-430-021 is not-to-exceed Two Thousand Five Hundred Dollars (\$2500.00) plus closing costs; and

WHEREAS, the agreed upon purchase price for Parcel # 33-01-01-09-430-031 is not to exceed Two Thousand Five Hundred Dollars (\$2500.00) plus closing costs; and

WHEREAS, the subject properties would support the maintenance obligations of the Public Service Department; and

WHEREAS, on September 6, 2022, the Planning Board reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously (6-0) to recommend approval of Act-6-2022, Purchase of Property, Parcels on N Cedar St.; and

WHEREAS, the Committee on City Operations has reviewed the report and recommendation of the Planning Board and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-6-2022, and approves the purchase of property legally described as:

LOT 11 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIGINAL PLAT

From the Ingham County Land Bank for a sum not-to-exceed Two Thousand Five Hundred Dollars (\$2500.00), plus closing costs.

and

LOT 12 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIGINAL PLAT

From Ingham County Treasurer, for a sum not-to-exceed Two Thousand Five Hundred Dollars (\$2500.00), plus closing costs.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is authorized to execute all documents necessary to complete this transaction, subject to the prior approval as to content and form by the City Attorney.