

AGENDA

Committee on Development and Planning AGENDA FOR NOVEMBER 16, 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/Roll Call**
- 2. Minutes**
 - A. October 26, 2022
- 3. Public Comment on Agenda Items (Up to 3 Minutes)**
- 4. Discussion/Action:**
 - B. RESOLUTION - Brownfield Plan #83; Moneyball Brownfield Redevelopment Project, 923 and 927 West Saginaw Street
 - C. RESOLUTION - Obsolete Property Rehabilitation Act (OPRA) DISTRICT filed by the Michigan Certified Development Corporation for property located at 1703, 1717, and 1723 E. Michigan Avenue
 - D. RESOLUTION - Obsolete Property Rehabilitation Act (OPRA) Certificate Transfer; M3 Group LLC for property located at 221 W. Saginaw St.
 - E. RESOLUTION - Appointment; Karl Dorshimer; At-Large Member; Next Michigan Development Corporation Board; Term to Expire 4/15/2024
 - F. RESOLUTION - Introduction & Set Public Hearing; Z-1-2022; 109 E. Randolph, Rezoning from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse
 - G. RESOLUTION - Set Public Hearing; SLU-1-2022; Special Land Use Permit, 109 E. Randolph St. for a 20-bed, state-licensed adult foster care, large group home for the aged
- 5. Other**
- 6. 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 26, 2022 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Alec Malvetis, Public Service
Andrew Fedewa, EDP

MINUTES

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE OCTOBER 12, 2022, MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION – ACT-6-2022; Purchase of Property Parcels #33-010-01-09-430-021 & #33-01-01-09-430-031 N. Cedar Street to Facilitate Long Term Storm Drain Maintenance

Mr. Malvetis explained the proposal to purchase the property which has a dedicated storm sewer that was built in 1934-1935. Because it carried sewage for a period of time it does have some deterioration. Mr. Malvetis outlined the pipe line on the maps and confirmed the basement walls from the former houses are completely removed. The City will have to rehabilitate the sewer in the next 10 years and they will need space to do that. Mr. Kilpatrick considered securing the vacant parcels and creating the proper easement over the pipe and then after the work can vacant to the remaining portion to the neighboring parcels.

Council Member Garza asked if the work will be in the next 10 years and Mr. Malvetis noted they hoped to be able to line the pipe, but this pipe is larger and difficult to get liners for them. If not they will have to replace sections or other technology with the hopes to do the work without

digging it up. There have also been discussions with Mr. Kaschinske with Park and Recreation on an option for future access to the neighboring parks. Council Member Garza stated this is not to exceed \$2,500 per property with closing costs and Mr. Malvetis confirmed.

Council Member Jackson asked if those pipes are only on these parcels or under existing homes. Mr. Malvetis stated there is one north of these parcels close to the pipe. The department has found easements for the pipe, but not all of them and since they are so old, they are not worded properly.

Council Member Garza referenced the site plan and the layout of the pipe and asked if there are other properties the City will have to address in the future. Mr. Malvetis stated most pipes in the area and it is now mostly serving the MDOT storm pipe, not carrying sewage anymore.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION FOR ACT 6-2022 FOR PARCELS 33-01-01-09-430-021 AND 33-01-01-09-430-031. MOTION 2-0.

Other

No other topics.

Adjourn

Adjourned at 3:40 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

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

RESOLUTION APPROVING BROWNFIELD PLAN #83
MONEYBALL BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #83 – Moneyball Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 14, 2022 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on November 14, 2022 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$874,000.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on October 7, 2022, recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #83 – Moneyball Brownfield Redevelopment Project'.

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

Resolution to Establish an Obsolete Property Rehabilitation Act District at 1703, 1717,
and 1723 E. Michigan Avenue, Lansing, MI

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the “Act”), the City of Lansing has the authority to establish “Obsolete Property Rehabilitation Districts” within the City of Lansing, and

WHEREAS, Michigan Certified Development Corporation, hereinafter called the “Developer” has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the “District”) as enabled by the Act, for the properties commonly known as 1703, 1717, and 1723 E. Michigan Avenue, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District.

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on **November 14, 2022**.

NOW THEREFORE BE IT RESOLVED that the following properties are hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

LOTS 4, 5, 6 & 7, ALSO ENTIRE VAC ALLEY LYING ACROSS THIS BLOCK BLOCK 6 RUMSEYS MICHIGAN AVENUE ADD, 33-01-01-15-280-042; LOT 4 ASSESSORS PLAT NO 35, 33-01-01-15-280-071; LOT 3 ASSESSORS PLAT NO 35, 33-01-01-15-280-081, and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council’s approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

October 6, 2022

Chris Swope, City Clerk
City of Lansing
124 W. Michigan Avenue
Lansing, MI 48933

Dear Mr. Swope:

M3 Group, LLC, as the new owner of 221 W. Saginaw Street ("Property"), seeks transfer of the Obsolete Property Rehabilitation Exemption Certificate that was issued in 2017 ("Certificate"). Enclosed with this letter please find an Obsolete Property Rehabilitation Exemption Certificate Application, the original issued Obsolete Property Rehabilitation Exemption Certificate, City of Lansing Treasury Form, and a copy of the letter from the previous owner of the Property detailing the Property's rehabilitation history and requesting transfer of the issued Certificate.

The Property was previously owned by Motion Properties, Inc. and occupied by M3 Group, as a marketing agency. M3 Group's personal property assets, as well as the Property, were purchased by an entity now known as M3 Group, LLC. M3 Group, LLC occupying and M3 Group, LLC's use of the Property is the same as the use of the Property by M3 Group, Inc. Therefore, the proposed use of the Property has not changed.

Similarly, the description of the facility and the rehabilitation has not changed since the transfer of ownership. The history of the Property and rehabilitation is outlined in the attached letter from the previous owner.

The economic advantages from the exemption as it relates to the rehabilitation also remains the same given the Property rehabilitation has already taken place, and M3 Group, LLC occupies the Property for the same purpose as the previous occupant.

On behalf of M3 Group, LLC, I am requesting that the Certificate issued by the City of Lansing be transferred to M3 Group, LLC for the remaining term of the Certificate – to December 30, 2029. If you need anything further, please let me know. You can reach me at 517-203-3333. Thank you.

Sincerely,



Tiffany Dowling
President

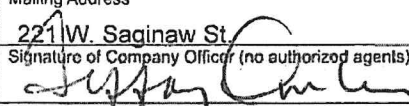
M3 Group, LLC
221 W. Saginaw St.
Lansing, MI 48933

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility)		
M3 Group, LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)		
3777 West Rd, East Lansing, MI, 48823		
Location of obsolete facility (Number and Street, City, State, ZIP Code)		
221 W. Saginaw St., Lansing, MI 48933		
City, Township, Village (indicate which)		County
City		Ingham
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
May 2017	October 2017	Lansing B-0063-0021
Estimated Cost of Rehabilitation	Number of years exemption requested	
\$700,000.00	Remaining term of previous Certificate Issued - Dec. 30, 2029	
Attach legal description of obsolete property on separate sheet.		
* Expected Project Outcomes (Check all that apply)		
☒ Increase commercial activity	☒ Retain employment	☒ Revitalize urban areas
☒ Create employment	☒ Prevent a loss of employment	☐ Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. 15		
☐ Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		
APPLICANT CERTIFICATION		
The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.		
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.		
It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.		
Name of Company Officer (No authorized agents)	Telephone Number	Fax Number
Tiffany Dowling	517-203-3333	
Mailing Address	E-mail Address	
221 W. Saginaw St.	tiffany@m3group.biz	
Signature of Company Officer (no authorized agents)	Title	
	President & CEO	
LOCAL GOVERNMENT UNIT CLERK CERTIFICATION		
The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.		
Signature	Date Application Received	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION		
This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.		
PART 1: ACTION TAKEN		
Action Date _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) ☐ Denied		
Date District Established _____	LUCI Code _____	School Code _____
PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)		
A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.		
A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(i) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.		
PART 3: ASSESSOR RECOMMENDATIONS		
Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)		
Building Taxable Value		Building State Equalized Value
\$		\$
Name of Government Unit _____	Date of Action Application _____	Date of Statement of Obsolescence _____
PART 4: CLERK CERTIFICATION		
The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.		
Name of Clerk _____	Telephone Number _____	
Clerk Mailing Address _____		
Mailing Address _____		
Telephone Number _____	Fax Number _____	E-mail Address _____
Clerk Signature _____		Date _____

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.



Obsolete Property Rehabilitation Exemption Certificate

Certificate No. 3-17-0006 Amended

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial real property, as described in the approved application, owned by **Motion Properties**, and located at **221 E Saginaw, City of Lansing, County of Ingham, Michigan**.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Properties Tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12 year(s)**;

Beginning December 31, 2017, and ending December 30, 2029.

The real property investment amount for this obsolete facility is **\$816,500**.

The frozen taxable value of the real property related to this certificate is **\$118,348**.

The State Treasurer has not excluded local school operating or state education tax levied from the specific Obsolete Property Rehabilitation.

Certificate Effective Date: June 6, 2017

This amended Obsolete Property Rehabilitation Exemption Certificate is issued on **September 18, 2017** and supersedes all previously issued certificates.



Douglas B. Roberts, Chairperson
State Tax Commission

A TRUE COPY
ATTEST:

Emily Leik
Michigan Department of Treasury

October 6, 2022

Chris Swope, City Clerk
City of Lansing
124 W. Michigan Avenue
Lansing, MI 48933

Dear Mr. Swope:

This letter's purpose is to provide the City with a summary of the rehabilitation work completed on 221 W. Saginaw Street ("Property") and to request a transfer of the Obsolete Property Rehabilitation Exemption Certificate that was issued in 2017 ("Certificate"). Motion Properties, Inc. was the owner of the Property when the Certificate was issued, but Motion Properties has since sold the Property to M3 Group, LLC.

The history of the Property dates back to the late 1800s. The Property originally consisted of 221 W. Saginaw and 618 Seymour, and had a small community church building and minister rectory. The buildings were used in that manner until the 1960s when the buildings were then utilized as business properties. Thereafter, it was used as a daycare, and most recently, before renovation, a law firm. The buildings had fallen into disrepair and were in desperate need of renovation.

The Property, listed as 221 W. Saginaw and 618 Seymour as one parcel, was purchased by Motion Properties in early 2017. The initial investment in the Property was \$250,000.00 for both parcels. Motion Properties then invested \$700,000.00 in renovations and improvements to the Property over the next six months.

221 W. Saginaw went through a complete renovation that consisted of a 90% interior tear out, redesign and rebuild construction project. The end result produced a vibrant, fun and professional office space that will allow for growth for business, namely the marketing agency currently occupying the Property.

Specifically, 221 W. Saginaw's transformation consisted of:

1. Reimagination of the entire space including the installation of a mezzanine level of 1,000 square feet;
2. All surfaces were updated and remodeled, except the main floor ceiling and lower-level sink;
3. New mechanicals including electrical (including CAT 5), HVAC and plumbing;
4. Remediation of the environmental contaminants;
5. The lower level was updated with a state-of-the-art water mitigation system to allow for safe workspace;
6. New drywall and insulation, as well as new flooring;
7. Brick tucking in the stairwells; and
8. Updated sewer section to the street.

618 Seymour's transformation consisted of:

1. New flooring;
2. Sanding and staining wood floors;
3. New paint; and
4. Two updated bathrooms.

As noted above, Motion Properties sold the Property to M3 Group, LLC earlier this year. On behalf of Motion Properties, I am requesting that the Certificate issued by the City of Lansing be transferred to the new owner M3 Group, LLC. I understand the new owner is submitting an application and other required documents to assist in facilitating the transfer. If anything further is needed from Motion Properties, please let me know. You can reach me at 517-333-2424, ext. 4810. Thank you.

Sincerely,



Patrick Dowling
President
Motion Properties, Inc.
1014 Walbridge Dr.
East Lansing, MI 48823

October 5, 2016

Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District Application
221 E. Saginaw Street, Lansing MI 48933

General Project Description

The project at 221 E. Saginaw in Lansing will be the new headquarters of M3 Group. Currently, M3 Group, a branding and publications agency established in 2002, is located at 610 and 614 Seymour Ave. M3 Group has used the two buildings to continue growth over the last 14 years. At 25 full-time employees, the two buildings are inefficient and becoming too small.

The new renovation project proposed at 221 E. Saginaw would put all M3 Group employees under one roof with room to grow. Specifics for the project include: creating additional windows in the lower level; updating the HVAC, electric and plumbing; creating a mezzanine level to add additional square footage and making use of the vaulted ceilings; newly insulated walls, ceiling and floors; and develop an open environment that is suitable for a creative team to thrive.

District Establishment Purpose

In an effort to maximize the utility value of the functionally obsolete building, the applicant is committed to doing complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District, with its multi-year property tax deferment benefit is vital to making the economics of this project work.

Community Benefits

Redevelopment of the property would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of a vacant building into a thriving and fully utilized property. The OPRA District designation, and resulting tax benefits, would not only permit the applicant to attract new businesses and new business owners, operators and employees to the area, while at the same time retaining existing businesses and existing businesses surrounding the community at-large. The owners of the applicant have provided a full range of marketing services to commercial organizations in and around the City of Lansing for many years and are thoroughly committed to seeing the City thrive and continue to grow. Through this rehabilitation project, the applicant and its owners are confident that the City of Lansing will be further on its way to achieving both.

Basis of Eligibility

As to the eligibility of this project under OPRA, an investigation of the Subject Property by Sharon Frischman, City of Lansing Assessor, on June 9, 2016 resulted in a finding that the Building meets the definition of functionally obsolete. Functionally obsolete property is property that is “unable to be used to adequately perform the function of which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super inadequacies in design, or other similar factors that affect the property itself or the property’s relationship with other surrounding property.” MCL § 125.2652(s).

The Subject Property has two structures currently on the parcel. The main building is a one story, former church and the secondary building is a two story residential dwelling converted to offices. Ms. Frischman’s inspection of the Subject Property revealed physical deterioration on the secondary building resulting from extensive deferred maintenance. The primary building’s windows and doors are out of date and inefficient to today’s standards, as well as the electrical, mechanical and plumbing. Since the building’s original purpose was a church, it is functionally obsolete to be used as an office due in part to the higher than normal ceiling heights and other characteristics that are not typically found in a modern office building.

Project Costs and Phasing

The OPRA tax abatement is a significant component of the funding of this project. The applicant has estimated the total costs for this rehabilitation project to be \$816,500.00. Renovations are scheduled to commence promptly following the approval of the ORPA tax abatement and are targeted for completion approximately twelve (12) months following such commencement. The renovation estimate includes:

Building Renovations: (Incl. Imprv. to home)	\$ 448,000.00
Building Leasehold Improvements:	\$ 25,000.00
Furniture & Fixtures:	\$ 269,000.00
Computers:	\$ 10,000.00
Baseline Environmental Activities:	\$ 2,000.00
Paving:	\$ 30,000.00
Demolition:	\$ 0.00
Site preparation:	\$ 32,500.00

TOTAL (estimate): **\$ 816,500.00**

Property Taxable Value and Legal Description

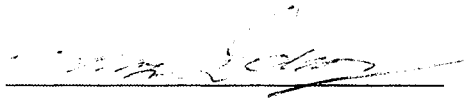
This property covers one parcel of real property containing a total of .365 acres and listed in the City of Lansing’s Assessment records as having an address of 221 E. Saginaw, Lansing, MI 48933. Specifics on the Subject Property are as follows:

Address:	221 E. Saginaw, Lansing, MI 48933
Owner’s Name:	Motion Properties
Acreage of Land:	.365
Sq. Feet of Building:	Approximately 5,611
Tax Parcel Identification No.:	33-01-01-16-127-001

Taxable Value Land:	\$ 25,979.00
SEV Land:	\$ 33,300.00
Taxable Value Building:	\$ 118,348.00
SEV Building:	\$ 151,700.00
Legal Description:	LOT 8 & N 1 R LOT 7 BLOCK 63 ORIG PLAT

Thank you in advance for your assistance and consideration in this matter.

Sincerely,
MOTION PROPERTIES



Legal Description of Obsolete Property

Land situated in the City of Lansing, Ingham County, Michigan, described as follows:

LOT 8 & N 1 R LOT 7 BLOCK 63 ORIG PLAT

Commonly known as 221 West Saginaw, Lansing, MI 48933

Tax Parcel Identification No. 33-01-01-16-127-001

GENERAL DESCRIPTION OF PROPOSED USE OF THE REHABILITATED FACILITY
(221 WEST SAGINAW STREET, LANSING MICHIGAN 48912)

- (a) General Description of Obsolete Facility (year built, original use, most recent use, number of stories, square footage)

Following a June 9, 2016 investigation by Ms. Sharon Frischman, City of Lansing Assessor, of the facility described in the table below, Ms. Frischman found that the subject facility meets the definition of “functional obsolescence”. Specifically, Ms. Frischman’s inspection of the subject facility revealed: (1) physical deterioration resulting from extensive deferred maintenance; (2) windows and doors are out of date and inefficient to today’s standards; (3) electrical, mechanical and plumbing are out of date and inefficient to today’s standards. Ms. Frischman also found that the building suffered from functional obsolescence requiring modernization and from super adequacy of design.

This application concerns the following described facility:

Address:	221 W. Saginaw, Lansing, MI 48912
Tax Parcel ID #:	33-01-01-16-127-001
Current Owner’s Name:	Motion Properties, Inc.
Acreage of Land:	0.365
Building:	
(a) Type:	
Structure 1:	1 Story Church
Structure 2:	2 Story Office Building
(b) Year Built:	
Structure 1:	1900’s
Structure 2:	Early 1900’s
(c) Size (in square feet):	5,611
Structure 1:	3,441
Structure 2:	2,170
Original Use:	
Structure 1:	Church/Religious facility
Structure 2:	Residential
Most Recent Use:	
Structure 1:	Office space
Structure 2:	Office space

GENERAL DESCRIPTION OF PROPOSED USE OF THE REHABILITATED FACILITY
(221 WEST SAGINAW STREET, LANSING MICHIGAN 48912)

(b) General Description of the Proposed use of the rehabilitated facility

The project at 221 West Saginaw in Lansing will be the new headquarters of M3 Group. Currently, M3 Group, a branding and publications agency established in 2002, is located at 610 and 614 Seymour Ave. M3 Group has used the two buildings to grow over the last 14 years. At 25 full-time employees, the two buildings are inefficient and becoming too small. The new renovation project proposed at 221 West Saginaw would put all M3 Group employees under one roof with room to grow. M3 plans to hire 15 full-time employees over the next 3 years. Specifics for the rehabilitation project include: creating additional windows in the lower level; updating the HVAC, electric and plumbing; creating a mezzanine level to add additional square footage and making use of the vaulted ceilings; newly insulated walls, ceiling and floors; and develop an open environment that is suitable for a creative team to thrive.

GENERAL DESCRIPTION OF PROPOSED USE OF THE REHABILITATED FACILITY
(221 WEST SAGINAW STREET, LANSING MICHIGAN 48912)

(c) Description of the general nature and extent of the rehabilitation to be undertaken

The extensive renovations to the facility will include the following: (1) complete demolition and remodel of the interior of the Church and demolition of structure two, the office building; (2) paving the demolition site of structure two to create additional parking for staff and visitors; (3) masonry restoration; (4) freshly painted surfaces and other cosmetic alterations; (5) interior office space build-out; (6) upgrades to the HVAC unit(s), plumbing, and electrical systems servicing the building; (7) landscaping; (8) new technology for staff; (9) updated furniture and fixtures; and (10) general site work and related improvements.

(d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility

Building Renovations:	\$ 418,000.00
Building Leasehold Improvements:	\$ 25,000.00
Furniture & Fixtures:	\$ 269,000.00
Computers:	\$ 10,000.00
Baseline Environmental Activities:	\$ 2,000.00
Paving:	\$ 30,000.00
Demolition:	\$ 15,000.00
Site preparation:	\$ 32,500.00

TOTAL (estimate): **\$ 805,000.00**

- (e) A time schedule for undertaking and completing the rehabilitation of the facility

The applicant presently contemplates that: (1) commencement of the facility's rehabilitation will occur promptly following the establishment of the requested Obsolete Property Rehabilitation District and issuance of the Obsolete Property Rehabilitation Exemption Certificate related thereto; and (2) completion of the facility rehabilitation is targeting to occur **approximately twelve (12) months** following the commencement date of such rehabilitation.

(f) A statement of the economic advantages expected from the exemption

In an effort to maximize the utility value of the functionally obsolete facility, the applicant is committed to providing a high quality commercial facility that will service companies throughout the City of Lansing, as well as across the state. In that context, as more fully detailed in the applicant's Application of Obsolete Property Rehabilitation Exemption Certificate and this attachment thereto, the applicant will incur considerable renovation costs in connection with such rehabilitation project. However, the establishment of the requested Obsolete Property Rehabilitation District, with its multi-year property tax deferment benefit, will provide an excellent inducement to the applicant to proceed with the proposed rehabilitation project and will allow the applicant to create an updated, high quality commercial office space in an area of Lansing that desires to accelerate its redevelopment process, while at the same time reducing the financial and logistical challenges incurred by the applicant in connection with such an undertaking.

The facility's rehabilitation will undoubtedly provide numerous benefits to the City of Lansing. Specifically, while the subject facility will clearly benefit from the considerable amount of facility renovation planned by the applicant, the areas surrounding the facility will also greatly benefit from the added jobs and added consumer activity resulting from such a rehabilitation project. Additionally, with an anticipated increase in the density of companies resulting from the facility's rehabilitation, and the subsequent use and operation thereof, the City of Lansing business and related markets will have a better chance of supporting new investment in the future without substantial subsidy due to growth in value.

The requested Obsolete Property Rehabilitation District designation will not only permit the applicant to attract new businesses and new business owners and employees to the area, while at the same time assisting in the retention of existing businesses, business owners and employees. It will also allow the applicant to further demonstrate its strong commitment to the surrounding community at-large. The owners of the applicant have, for many years, provided a full range of marketing services to a variety of commercial customers in and around the Lansing area, and are deeply committed to seeing the City of Lansing grown and thrive. The applicant firmly believes that this facility rehabilitation project, once completed, will go a long way in helping the City of Lansing achieve such success and growth.



Virg Bernero, Mayor

**CITY OF LANSING
ASSESSING DEPARTMENT**

Sharon L. Frischman, Assessor
3rd Floor, City Hall
124 W. Michigan Ave.
Lansing, MI 48933
517-483-4020

June 9, 2016

Statement of Functional Obsolescence
In Compliance with the Obsolete Property Rehabilitation Act (OPRA)
P.A. 146 of 2000

Address: 221 W. Saginaw
Parcel #: 33-01-01-16-127-001
Owner: Connemara Properties LLC

RE: Statement of Obsolescence

The subject has two structures currently on this parcel. The main building is a one story former church and secondary building is a two story residential dwelling converted to offices. Assessing office personnel only performed an interior/exterior inspection of the church building. According to the potential buyer, the former residential structure suffers from extensive deferred maintenance; the future plans are to demolish this structure and use for parking. The church building was built around 1900. The windows and doors are old and inefficient to today's standards. The single pane windows do not open and the doors do not close tightly. The electrical, mechanical and plumbing are also inefficient for today's standards. Part of the electrical system may be knob and tube. Because the building was originally built as a church it is functionally obsolete to be used as an office due in part to the higher than normal ceiling heights and other characteristics that are not typically found in a modern office building. It is the opinion of this assessor that this building suffers more than 50% functional obsolescence.

Sharon Frischman, MMAO
City of Lansing Assessor

Date: June 9, 2016

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate Transfer
221 West Saginaw Street

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), M3 Group, LLC has filed an application for the transfer of an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for the property at 221 W. Saginaw St. Lansing, Michigan (Property); and

WHEREAS, M3 Group, LLC (the Applicant) recently acquired the Property; and

WHEREAS, the Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted November 28, 2016, after a public hearing was held on November 14, 2016, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, an Obsolete Property Rehabilitation Act Certificate by Motion Properties was approved by resolution adopted on November 28, 2016 after a public hearing was held on November 14, 2016, as provided by PA 146 of 2000; and

WHEREAS, an Obsolete Property Rehabilitation Act Certificate was issued by the State Tax Commission to Motion Properties for the 221 W. Saginaw St. property on June 6, 2017 for a period of 12 years, ending December 30, 2029; and

WHEREAS, Motion Properties completed a rehabilitation program for Property which constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the Applicant requests the existing Obsolete Property Rehabilitation Act Certificate be transferred from the previous owner, Motion Properties, to the current owner, M3 Group, LLC; and

WHEREAS, the application is for the remaining period of the OPRA Certificate and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, M3 Group, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the Applicant has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, revitalize urban areas, create employment, retain employment, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption Transfer for the real property, excluding land, located in an Obsolete Property Rehabilitation District at property located at 221 W. Saginaw St., Lansing, Michigan, legally described as LOT 8 & N 1 R LOT 7 BLOCK 63 ORIG PLAT, Tax Parcel Number Parcel Number: 33-01-01-16-127-001.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.

Application for Appointment to Board or Commission

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

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

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

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

Date	10/17/2022
First Name	Karl
Middle	R.
Last Name	Dorshimer
Date of Birth	
Address	10568 Pryor Rd.
City	Portland
State	MI
Zip Code	48875
Email	karl@lansingedc.com
Gender	Male

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	517-243-3512
In what year did you move to Lansing?	NA
Additional Information Regarding Experience and Credentials	Certified Economic Developer, Economic Development Finance Professional, 25 years as an economic development professional.
Occupational Background	Currently the President and CEO of the Lansing Economic Development Corporation
Educational Background	Graduate of Sexton High School BS From Michigan State University MS University of Alaska
Current Appointments	Downtown Lansing Inc. Board of Directors
First Choice for Board to Serve on	Next Michigan Development Corporation
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.	The Lansing Airport and its' surrounding property represent a great economic development opportunity for Lansing. The Next Michigan Development Corporation is a joint entity with DeWitt Township to promote the responsible development of this area which is in a 425 Agreement between the City and Township. I wish to bring my expertise in economic development to the NMDC Board to represent the City of Lansing.
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.	I am not an employee of the City and the NMDC is a regional entity.
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.	Karl R. Dorshimer
Date & Time	10/17/2022 12:00 PM (EDT)

Receive an email copy of this form.	Yes
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Resolution #2022-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Karl Dorshimer as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 15, 2024; and

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

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Karl Dorshimer as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 15, 2024.

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, with the condition that the uses of the property will be limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, subject to approval of the requested special land use permit.

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, with the condition that the uses of the property will be limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, subject to approval of the requested special land use permit. 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, with the condition that the uses of the property are limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit.

Staff also recommend approval of 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,

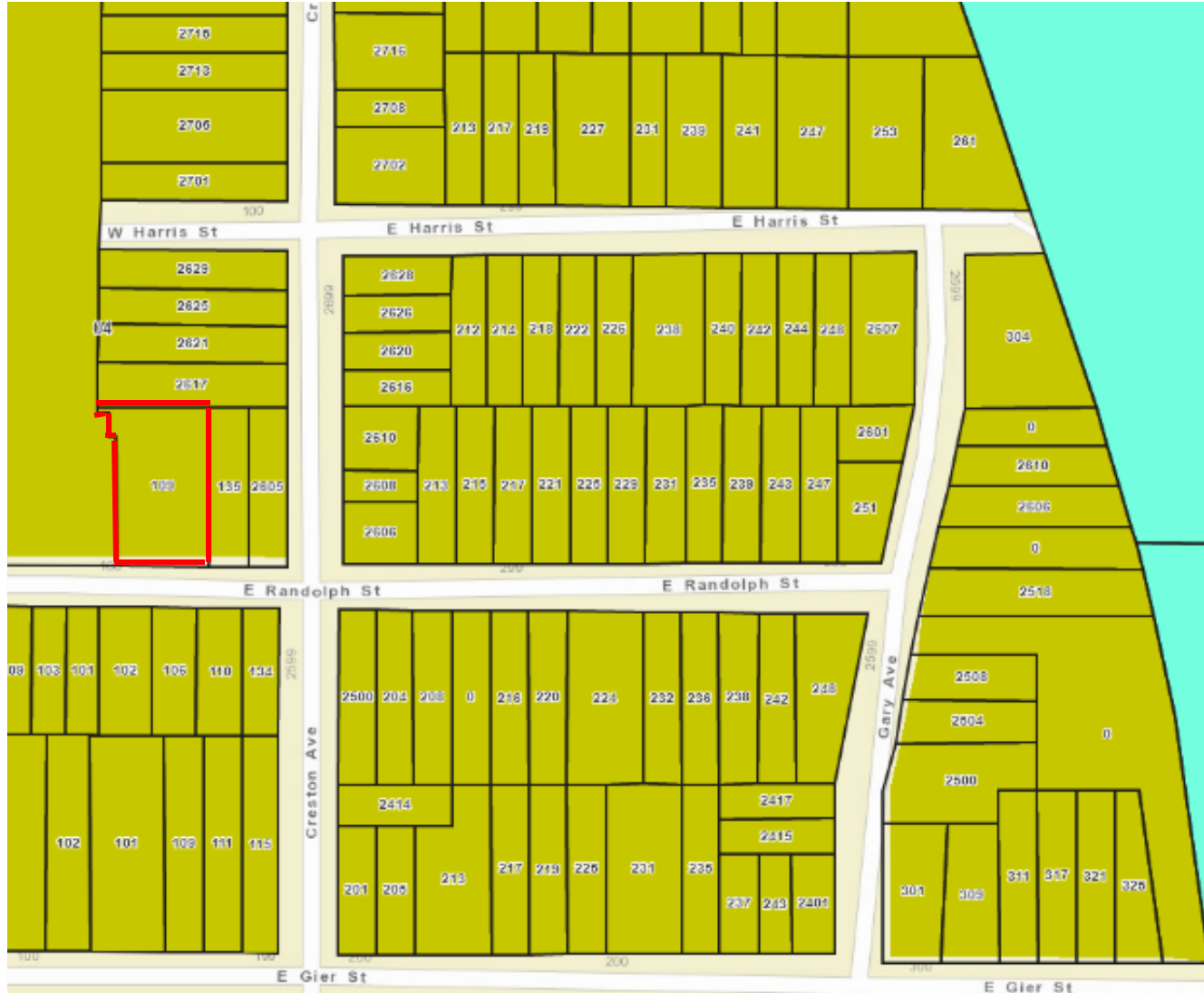
**Susan Stachowiak
Zoning Administrator**





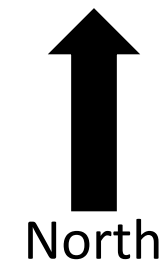


City of Lansing Zoning Map



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



Z-1-2022 & SLU-1-2022, 109 E. Randolph Street

At its June 7, 2022 meeting, the Planning Board recommended 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, to authorize a Special Land Use Permit to allow the existing building on the property to be used for a state-licensed adult foster care, large group home for the aged providing care for up to 20 residents.

The City Council subsequently denied the requests citing concerns about other uses that could potentially occupy the property/building under the R-AR zoning that may not be compatible with the surrounding residential neighborhood. In response, the applicant is requesting consideration of a conditional rezoning wherein the allowable uses will be restricted to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, if the special land use permit is approved.

At its October 4, 2022, meeting, the Planning Board held a new public hearing and recommended approval of the conditional rezoning and the special land use permit. The City Council will also need to hold a new public hearing before making its decision on the requests.

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, with the condition that the allowable uses of the property are restricted to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit.

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.

INTRODUCTION OF ORDINANCES

The Committee on Development & Planning introduced:

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.

Z-1-2022: 109 E. Randolph Street, from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse, with the condition that the uses of the property are limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit

is read a first time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, December 5, 2022 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-1-2022: 109 E. Randolph Street, from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse, with the condition that the uses of the property are limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit

Z-1-2022 & SLU-1-2022, 109 E. Randolph Street

At its June 7, 2022 meeting, the Planning Board recommended 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, to authorize a Special Land Use Permit to allow the existing building on the property to be used for a state-licensed adult foster care, large group home for the aged providing care for up to 20 residents.

The City Council subsequently denied the requests citing concerns about other uses that could potentially occupy the property/building under the R-AR zoning that may not be compatible with the surrounding residential neighborhood. In response, the applicant is requesting consideration of a conditional rezoning wherein the allowable uses will be restricted to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, if the special land use permit is approved.

At its October 4, 2022, meeting, the Planning Board held a new public hearing and recommended approval of the conditional rezoning and the special land use permit. The City Council will also need to hold a new public hearing before making its decision on the requests.

BY THE COMMITTEE OF 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 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.

**CITY OF LANSING
NOTICE OF PUBLIC HEARINGS**

109 E. Randolph Street

Z-1-2022, Conditional Rezoning from “R-6A” Urban Detached Residential
to “R-AR” Residential Adaptive Reuse

SLU-1-2022, Special Land Use Permit – Adult Foster Care Large Group Home

The Lansing City Council will hold a public hearings on Monday, , 2022 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider the following requests:

Z-1-2022: Rezoning 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse, with the condition that the uses of the property are limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit.

SLU-1-2022: Special land use permit to utilize the existing building at 109 E. Randolph Street for a 20-bed, state-licensed adult foster care, large group home for the aged.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearings or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2022 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, , 2022, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the request for a special land use permit:

SLU-1-2022:	109 E. Randolph Street, Special Land Use permit authorizing a 20-bed, state-licensed adult foster care, large group home for the aged
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