

AGENDA

Committee on Development and Planning AGENDA FOR DECEMBER 14, 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. November 16, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Reappointment; Laurie Baumer; Member of the Michigan Avenue Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2026
 - C. RESOLUTION - Appointment; Robert Benstein; At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2026
 - D. RESOLUTION - Easement; Consumers Energy Pipeline on Board of Water and Light property (PEND-3129)
 - E. RESOLUTION - Act-7-2022; Permanent Easement, 0 Par Place (PID # 33-01-02-32-220-777) for the City to construct a public sidewalk
 - F. RESOLUTION - Setting a Public Hearing on SLU-2-2022; Special Land Use Permit, 340 E. Edgewood Blvd for a self-storage rental facility
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, November 16, 2022 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Karl Dorshimer, EDC
Kris Klein, EDC
Susan Stachowiak, EDP
Steve Pricco
Simon Verghese, EDC
Connor Zook

MINUTES

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE OCTOBER 26, 2022, MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION – Brownfield Plan #83; Moneyball Brownfield Redevelopment Project, 923 & 927 West Saginaw

Mr. Klein confirmed the public hearing was held November 14, 2022, and was present today for any additional questions. The representative from Tri-Terra confirmed there was some high level contaminants from the neighboring property when it was a dry cleaners, and it was just a migration of those contaminants. Mr. Klein stated it is becoming more common.

Council Member Jackson asked if the mitigation would be in the newly constructed building. It was relayed to the Committee that it would be in the underlying existing building basement for

the system of what will be the new business. This will minimize the vapors from the employees in the building.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION FOR BROWNFIELD PLAN #83. MOTION CARRIED 2-0.

RESOLUTION – OPRA DISTRICT FOR 1703, 1717 & 1723 E MICHIGAN AVENUE
Council Member Spitzley confirmed the public hearing was held November 14, 2022.

It was confirmed the whole building would be renovated.

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

RESOLUTION – OPRA Certificate Transfer; M3 Group LLC at 221 W Saginaw Street
Mr. Verghese outlined that Motion Properties applied for the OPRA, the proposed rehabilitation was to retain 25 jobs, create 5 jobs, and the use was for M3 Group marketing. Once the City approved the State approved for an OPRA for 12 years. In 2019 the LEDC did an audit of the project and they spent \$900,000 for the project. Through a business collaboration it was transferred from Motion Properties to M3 Group. Council Member Spitzley asked why the owners were not present. Mr. Klein state it is still the same owner, Tiffany Dowling, and this is a basic process. M3 is still retaining a partnership with MSUFCU.

Council Member Spitzley asked OCA why there is no required public hearing. Mr. Venker stated when an incentive on a completed project is being transferred City Council is not involved. The OPRA Act has a section that speaks to ownership change, if the local governing body approves, therefore City Council will need to act on it. The State tax commission was contacted also and stated a public hearing was not needed.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION FOR THE OPRA TRANSFER FOR 221 W SAGINAW STREET. MOTION CARRIED 2-0.

RESOLUTION – Karl Dorshimer; At Large Member Next Michigan Development Corporation Board; Term to Expire 4/15/2024

Mr. Dorshimer outlined this Board which was created with the ability to grant incentives for property formally in the township and transferred to the City in an ACT 425. The property for this board is near the Lansing Capital airport. There are only 2 representatives on this Board. Ms. Boak confirmed the two City representatives on the Board are Kris Nicholoff and Melissa Jeffries. Mr. Dorshimer confirmed he would be replacing Ms. Jeffries whose term expired 4/15/2022.

Council Member Spitzley asked if he needed to be a resident on the Board, and Mr. Venker stated they do not.

Council Member Jackson asked if this board develops that specific 425 area; near the airport and Mr. Dorshimer confirmed.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO APPOINT KARL DORSHIMER TO THE NEXT MICHIGAN DEVELOPMENT CORPORATION BOARD WITH A TERM TO EXPIRE 4/15/2024. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Set Public Hearing; Z-1-2022; 109 E. Randolph; Rezoning from R-6A Urban Detached Residential to R-AR Residential Adaptive Reuse

Ms. Stachowiak stated this rezoning and the following SLU were denied by Council, and this time the applicant has come back with a conditional rezoning. The Committee reviewed the ordinance noting the condition that states 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.

Council Member Spitzley stated she would consider proposing approval the same night as the public hearing. Ms. Stachowiak asked for urgency since the purchase order is contingent on the rezoning and special land use.

MOTION BY COUNCIL MEMBER JACKSON TO SET THE PUBLIC HEARING FOR Z-1-2022 FOR JANUARY 9, 2023. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; SLU-1-2022; 109 E Randolph for a 20 bed, state licensed adult foster care, large group home

MOTION BY COUNCIL MEMBER JACKSON TO SET THE PUBLIC HEARING FOR SLU-1-2022 FOR JANUARY 9, 2023. MOTION CARRIED 2-0.

Other

No other topics.

Adjourn

Adjourned at 3:56 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

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

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

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

(Section Break)

Date	7/9/2018 *Updated on 11/8/2022 at the applicant's request*
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First Name	Laurie
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Middle	Strauss
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Last Name	Baumer
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Other name(s) by which you have been known, including maiden names	Laurie Strauss
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Date of Birth	
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Address	3122 Pinto Circle
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City	Lansing
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State	MI
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Zip Code	48906
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Email	LBaumer@ourcommunity.org
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Gender	female
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Ward	Regional
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Precinct	<i>Field not completed.</i>
Best phone number to contact you	517-281-9054
Last 4 digits of social security number	
In what year did you move to Lansing?	1964
Additional information regarding experience and credentials	Nonprofit leadership, management, board development, fundraising, consulting, strategic planning, major project implementation, placemaking
Occupational Background	Executive nonprofit leader since 1991
Educational Background	Bachelor of Arts - College of Communication Arts & Sciences, MSU Bachelor of Arts - College of Arts & Letters, MSU
Please attach a resume if available	Laurie Baumer Bio for PM Summit.doc
First choice for board to serve on	MI Ave Corridor Improvement Authority
Second choice of a board to serve on	<i>Field not completed.</i>
Third choice of a board to serve on	<i>Field not completed.</i>
Fourth choice of a board to serve on	<i>Field not completed.</i>
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	Although I am no expert on the arts, my role at the foundation is largely focused on our strategic direction of placemaking, which includes performing and visual arts. As we initiate and implement placemaking projects and collaborate with other organizations on them, I believe I can lend perspective as a member on the Arts and Culture Commission.
Qualifications and Eligibility – At this time, if you do not meet one or more of the	<i>Field not completed.</i>

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

Background Check Authorization	I agree
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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	Laurie Baumer
--	---------------

Date & Time	7/10/2018 1:00 PM
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Email not displaying correctly? [View it in your browser.](#)

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

WHEREAS, the Mayor has made the reappointment of Laurie Baumer as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development and Planning met on December 14, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Laurie Baumer as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026.

Application for Appointment to Board or Commission

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

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	10/18/2022
First Name	Robert
Middle	William
Last Name	Benstein
Other name(s) by which you have been known, including maiden names	N/A
Date of Birth	
Address	6429 Drumlin Ct SE
City	Ada
State	MI
Zip Code	49301
Email	rbenstein@craa.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	5178863716
In what year did you move to Lansing?	N/A
Occupational Background	Currently Vice-President & COO for the Capital Region Airport Authority. Thirty-seven years experience in airport management.
Educational Background	Bachelor of Science degree in Aviation Management from Southern Illinois University.
Previous Appointments	N/A
Current Appointments	N/A
First Choice for Board to Serve on	North Grand River Avenue Corridor Improvement Authority
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.	Represent the Capital Region Airport Authority on the North Grand River Avenue (Lansing Gateway) Corridor Improvement Authority.

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.	Robert Benstein
Date & Time	10/18/2022 5:05 PM (EDT)
Receive an email copy of this form.	Yes

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

WHEREAS, the Mayor has made the appointment of Robert Benstein as an At-Large member of the North Grand River Corridor of Improvement Board of Authority for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development and Planning met on December 14, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Robert Benstein as an At-Large member of the North Grand River Corridor of Improvement Board of Authority for a term to expire June 30, 2026.

RESOLUTION 2022-11-02

Easement Grant over Erickson Property to Consumers Energy Company

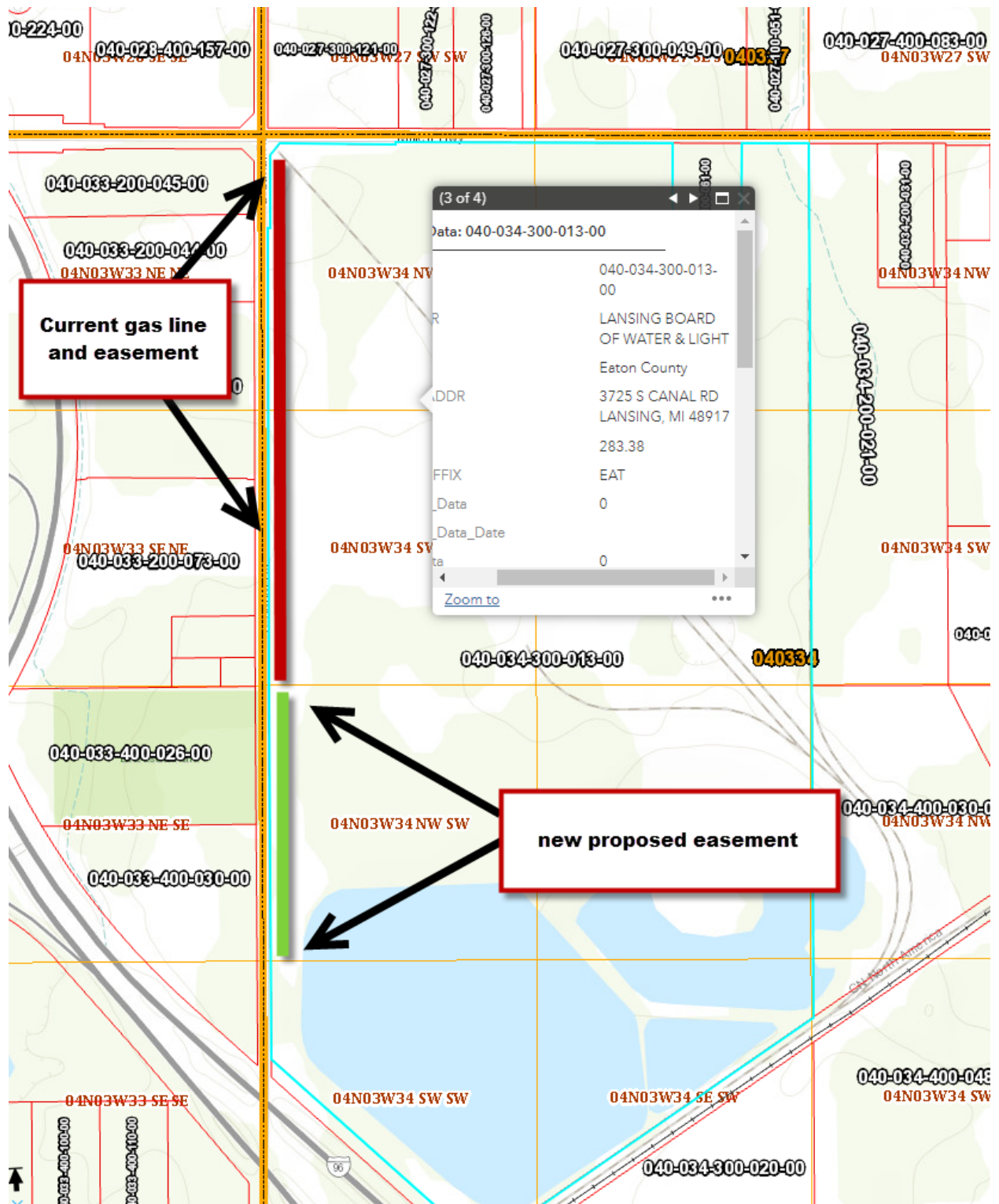
RESOLVED, that the Board of Commissioners hereby recommends that Lansing City Council grant an easement extending the existing easement to Consumers Energy Company which will be located on property occupied and maintained by the Board of Water and Light, specifically a portion of Erickson Power Plant property; and

FURTHER RESOLVED, the General Manager of the Board of Water and Light is authorized to execute all documents to effectuate this easement grant once approved by the Lansing City Council.

Staff Comments: Consumers Energy Company (“Consumers”) intends to construct the new gas pipeline to serve a critical supplier to the area businesses, including General Motors, and Consumers has requested an easement for said pipeline across a portion of the Erickson Power Plant property. The BWL has performed an operational feasibility assessment and negotiated the terms of said easement, which includes only nominal monetary consideration, that are mutually agreeable.

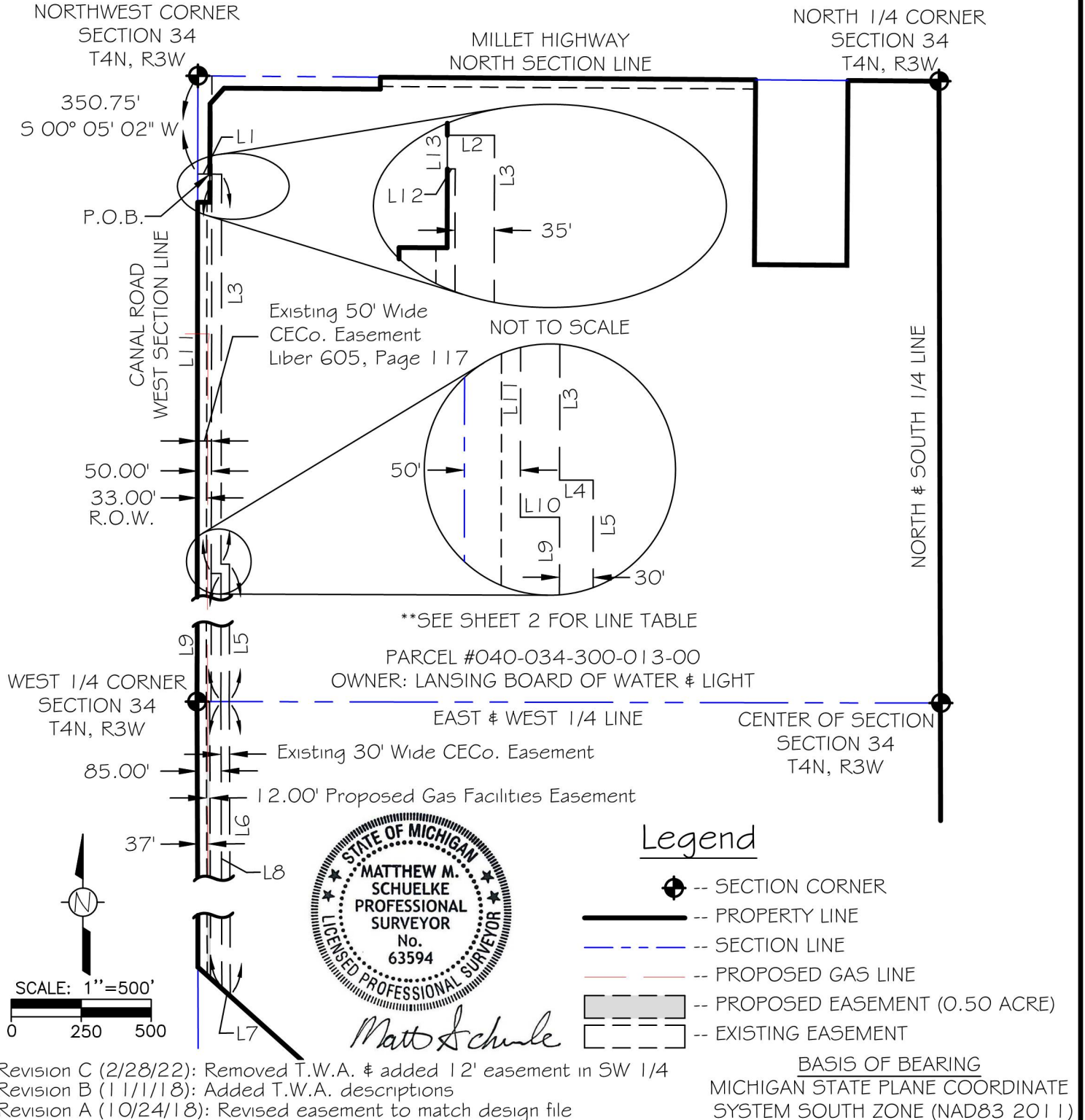
Motion by Commissioner Graham, **Seconded** by Commissioner Thomas to approve the Resolution for the Grant Easement over Erickson Property to Consumers Energy Company at a Board Meeting held on November 15, 2022.

Action: Motion Carried



EASEMENT SKETCH

LBWL Pipeline



Revision C (2/28/22): Removed T.W.A. & added 12' easement in SW 1/4
Revision B (11/1/18): Added T.W.A. descriptions
Revision A (10/24/18): Revised easement to match design file



LBWL Pipeline
NW 1/4 & SW 1/4 Section 34
T4N, R3W, Delta Twp.
Eaton Co., Michigan

Drawing No. SA-23749Parcel-040-034-300-013-00

Filename: SA23749Parcel-040-034-300-013-00.dwg
Field Crew: N/A
Field Book No. 18741
Drawn By: M. SCHUELKE
Date: 9/7/18
Scale: 1" = 500'
Sheet 1

EASEMENT SKETCH

LBWL Pipeline

Legal Description: Existing Gas Facilities Easement:

An area of land in the West 1/2 of Section 34, Town 4 North, Range 3 West, Delta Township, Eaton County, Michigan described as follows: To fix the point of beginning commence at the Northwest corner of said Section; thence S.00°05'02"W., on the West line of said Section, 350.75 feet; thence S.89°54'58"E., perpendicular to said West Section line, 43.00 feet to the East Right of Way line of Canal Road and the point of beginning; thence continuing S.89°54'58"E., perpendicular to said West Section line, 42.00 feet; thence S.00°05'02"W., parallel with said West Section line, 1393.06 feet; thence S.89°54'58"E., perpendicular to said West Section line, 30.00 feet; thence S.00°05'02"W., parallel with said West Section line, 910.27 feet to the East & West 1/4 line of said Section; thence S.00°11'59"E., parallel with said West Section line, 1866.26 feet; thence N.48°00'29"W., 40.49 feet; thence N.00°11'59"W., parallel with said West Section line, 1839.23 feet to said East & West 1/4 line; thence N.00°05'02"E., parallel with said West Section line, 877.13 feet; thence N.89°54'58"W., perpendicular to said West Section line, 35.00 feet; thence N.00°05'02"E., parallel with said West Section line, 1396.19 feet; thence N.89°54'58"W., perpendicular to said West Section line, 7.00 feet to said East Right of Way line of Canal Road; thence N.00°05'02"E., on said East Right of Way line, 30.00 feet to the point of beginning

Described Gas Facilities Easement contains 3.05 acres.

Line Table		
Line #	Length	Direction
L1	43.00	S89° 54' 58"E
L2	42.00	S89° 54' 58"E
L3	1393.06	S00° 05' 02"W
L4	30.00	S89° 54' 58"E
L5	910.27	S00° 05' 02"W
L6	1866.26	S00° 11' 59"E
L7	40.49	N48° 00' 29"W
L8	1839.23	N00° 11' 59"W
L9	877.13	N00° 05' 02"E
L10	35.00	N89° 54' 58"W
L11	1396.19	N00° 05' 02"E
L12	7.00	N89° 54' 58"W
L13	30.00	N00° 05' 02"E



Matthew M. Schuelke

Revision C (2/28/22): Removed T.W.A. & added 12' easement in SW 1/4
Revision B (11/1/18): Added T.W.A. descriptions
Revision A (10/24/18): Revised easement to match design file

Consumers Energy

SSI
surveying solutions, inc.
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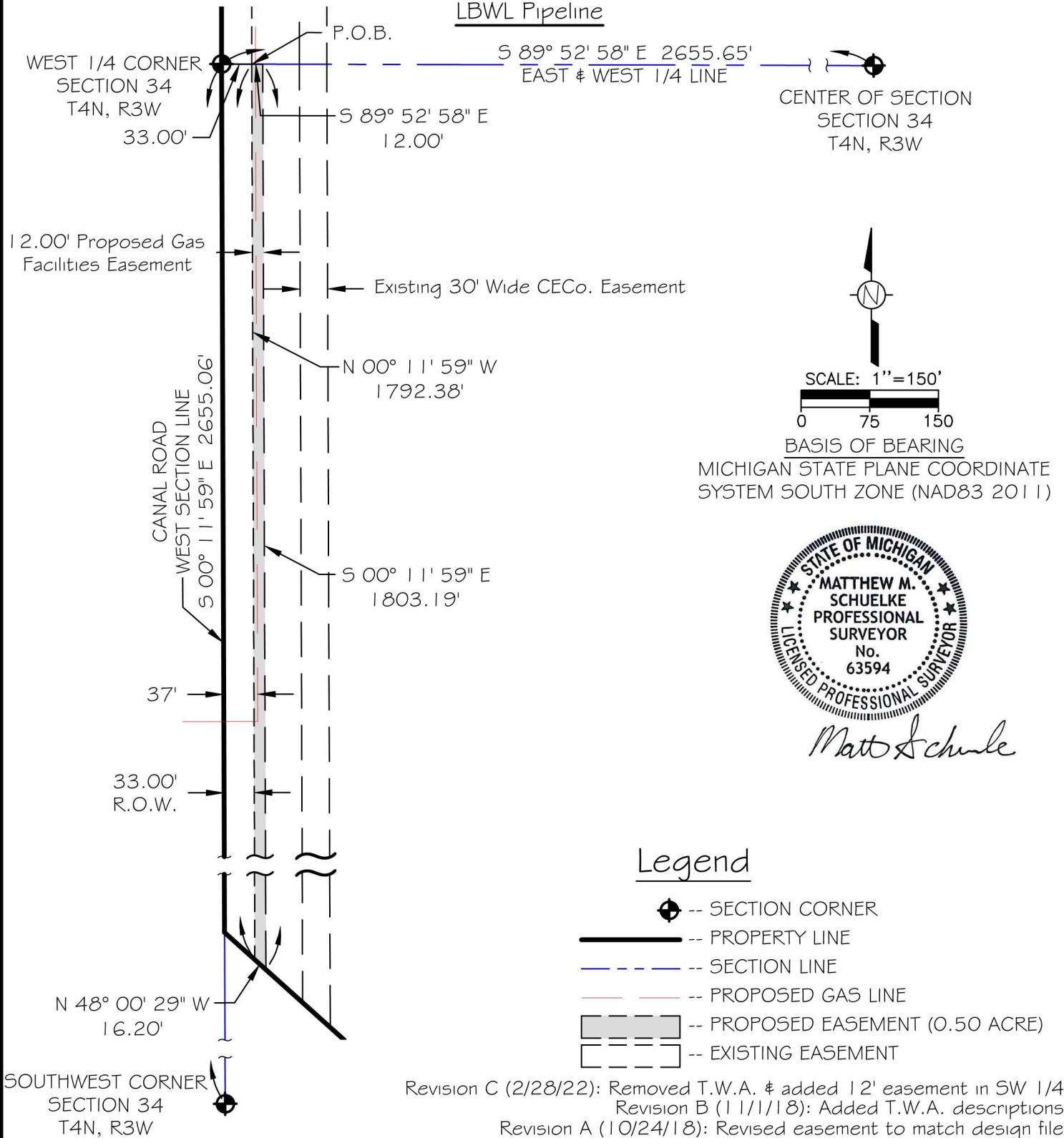
LBWL Pipeline
NW 1/4 & SW 1/4 Section 34
T4N, R3W, Delta Twp.
Eaton Co., Michigan

Drawing No. SA-23749Parcel-040-034-300-013-00

Filename: SA23749Parcel-
040-034-300-013-00.dwg
Field Crew: N/A
Field Book No. 18741
Drawn By: M. SCHUELKE
Date: 9/7/18
Scale: N/A
Sheet 2

EASEMENT SKETCH

LBWL Pipeline



Consumers Energy

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Filename: SA23749Parcel-
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Field Book No. 18741
Drawn By: M. SCHUELKE
Date: 9/7/18
Scale: 1" = 150'
Sheet 3

EASEMENT SKETCH

LBWL Pipeline

Legal Description: Proposed Gas Facilities Easement:

An area of land in the Southwest 1/4 of Section 34, Town 4 North, Range 3 West, Delta Township, Eaton County, Michigan described as follows: Beginning at a point on the East & West 1/4 line, also being on the East Right of Way line of Canal Road, which is 33.00 feet, S.89°52'58"E. of the West 1/4 corner of said Section; thence S.89°52'58"E., on said East & West 1/4 line, 12.00 feet; thence S.00°11'59"E., parallel with the West line of said Section, 1803.19 feet; thence N.48°00'29"W., 16.20 feet to said East Right of Way line; thence N.00°11'59"W., on said East Right of Way line, 1792.38 feet to the Point of Beginning.



Matthew Schuelke

Revision C (2/28/22): Removed T.W.A. & added 12' easement in SW 1/4

Revision B (11/1/18): Added T.W.A. descriptions

Revision A (10/24/18): Revised easement to match design file

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LBWL Pipeline
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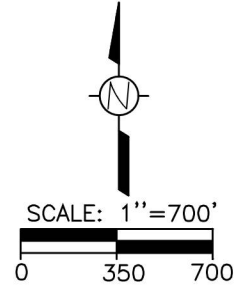
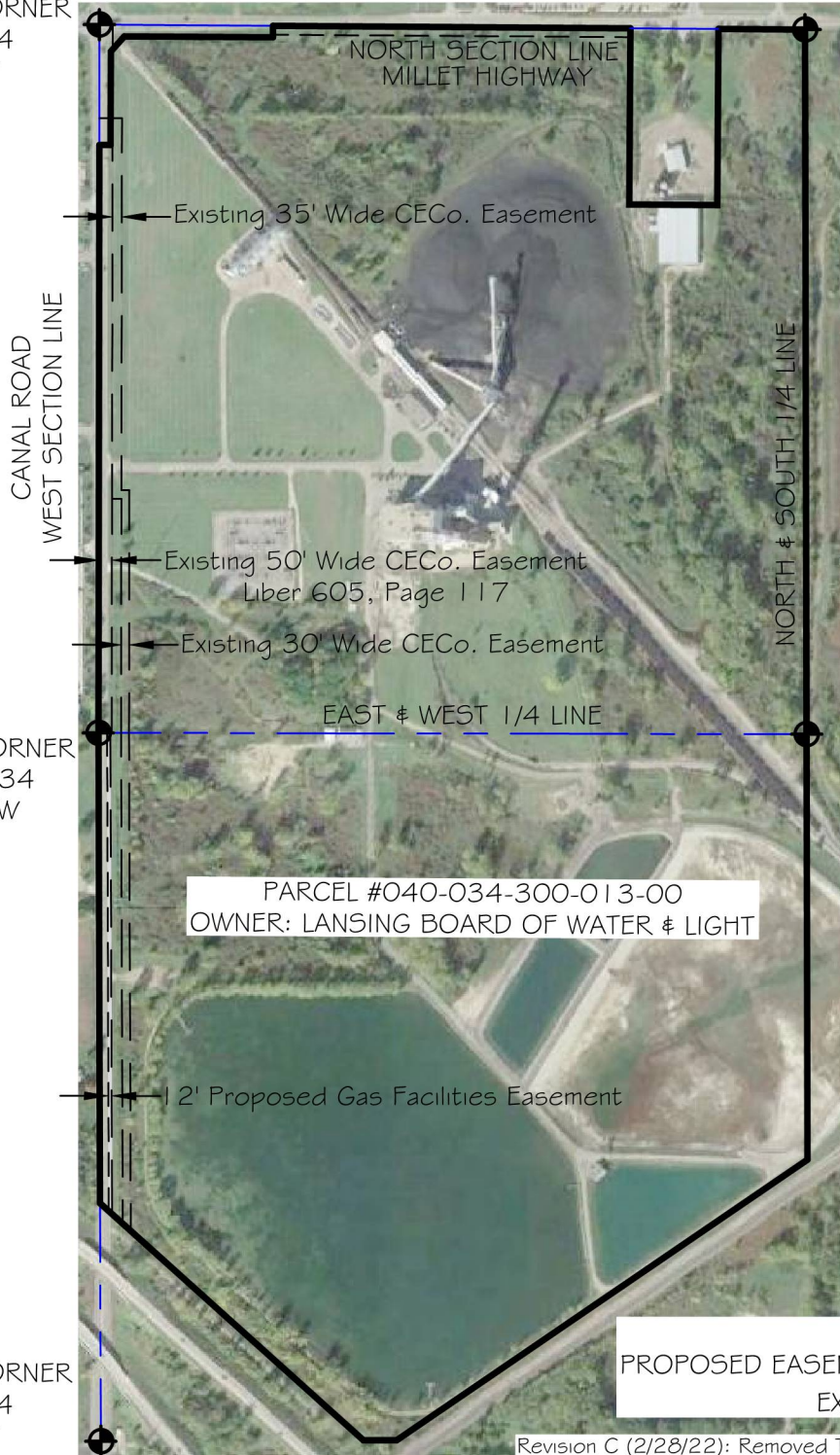
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Scale: N/A
Sheet 4

EASEMENT SKETCH

LBWL Pipeline

NORTHWEST CORNER
SECTION 34
T4N, R3W

NORTH 1/4 CORNER
SECTION 34
T4N, R3W



WEST 1/4 CORNER
SECTION 34
T4N, R3W

CENTER OF SECTION
SECTION 34
T4N, R3W

PARCEL #040-034-300-013-00
OWNER: LANSING BOARD OF WATER & LIGHT



Matthew M. Schuelke

SOUTHWEST CORNER
SECTION 34
T4N, R3W

PROPERTY LINE --
PROPOSED EASEMENT (0.50 ACRE) --
EXISTING EASEMENT --

Revision C (2/28/22): Removed T.W.A. & added 12' easement in SW 1/4
Revision B (11/1/18): Added T.W.A. descriptions
Revision A (10/24/18): Revised easement to match design file

Consumers Energy

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LBWL Pipeline
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Field Book No. 18741
Drawn By: M. SCHUELKE
Date: 9/7/18
Scale: 1" = 700'
Sheet 5

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

Consumers Energy Extended Pipeline Easement over LBWL property

WHEREAS, Consumers Energy Company requests to extend an easement for gas pipeline over Lansing Board of Water and Light ("LBWL") property located in Delta Township, specifically a portion of Erickson Power Plant property; and

WHEREAS, the easement would be non-exclusive, would not impair any LBWL operations on the properties where the easement would be granted, and the properties are not needed to continue the operation of LBWL; and

WHEREAS, the properties, of which the proposed easements are a part were purchased with LBWL rate-payer funds; and

WHEREAS, the LBWL Board of Commissioners, by Resolution 2022-11-02, voted to recommend that the Lansing City Council grant an easement to Consumers Energy Company over property occupied and maintained by the LBWL, for monetary consideration in the amount of \$14,000.00 based upon accepted industry calculations for pipeline easement values; and

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves granting a non-exclusive easement to Consumers Energy, legally described as:

An area of land in the Southwest ¼ of Section 34, Town 4 North, Range 3 West, Delta Township, Eaton County, Michigan described as follows: Beginning at a point on the East & West ¼ line, also being on the East Right of Way line of Canal Road, which is 33.00 Feet, S.89°52'58"E. of the West ¼ corner of said Section; thence S.89°52'58"E., on said East & West ¼ line, 12.00 feet; thence S.00°11'59"E., parallel with the West line of said Section, 1803.19 feet; thence N.48°00'29"W., 16.20 feet to said East Right of Way line; thence N.00°11'59"W., on said East Right of Way line, 1792.38 feet to the Point of Beginning.

for the purpose of installing and maintaining a gas distribution pipe across the property, for the sum of Fourteen Thousand Dollars (\$14,000.00).

BE IT FURTHER RESOLVED, that upon closing of the easement, all the net proceeds from the transaction may be retained by LBWL for its operation.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents necessary to effectuate the aforementioned transaction(s), subject to their prior approval as to content and form by the City Attorney.

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 AND PROPOSAL: The City of Lansing’s Public Service Department proposes to acquire a permanent easement to install a public sidewalk on property at the northwest corner of Carnoustie Dr. and Hulett Rd. intersection (PID # 33-01-02-32-220-777) with a total area of approximately 344.2 square feet.

LOCATION: 0 Par Place (PID # 33-01-02-32-220-777)

CURRENT OWNER(S): Fieldview at College Fields Condominium Association

EXISTING LAND USE & ZONING Use: Right-of-way (vacant), Zoning: “A” Residential
(covered by former zoning ordinance under 425 agreement area)

PROPERTY SIZE AND SHAPE: Rectangular

SURROUNDING ZONING & LAND USE: North: n/a Meridian Charter Township
East: n/a Meridian Charter Township
South: A: Residential
West: “A”: Residential

ANALYSIS

LOCATION:

The subject property lies along Hulett Rd. at the intersection with Carnoustie Dr. The property is within an agreement for conditional transfer of property, commonly referred to as a 425 Agreement, and has come to be commonly called the “College Fields” development.

CHARACTER:

The proposed easement will facilitate the construction of a length of sidewalk approximately 71 feet long that will complete the missing section along Carnoustie Dr.

EXTENT:

The extent of the easement is confined to the southeast corner of the subject parcel, 20 feet north of the corner, and 29.25 feet west of the corner, for a triangle-shaped piece of land roughly 344.2 square feet.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL):

- No comment received.

Public Service Department:

- Applicant

Building Safety Office:

- No comment received.

Lansing Fire Department:

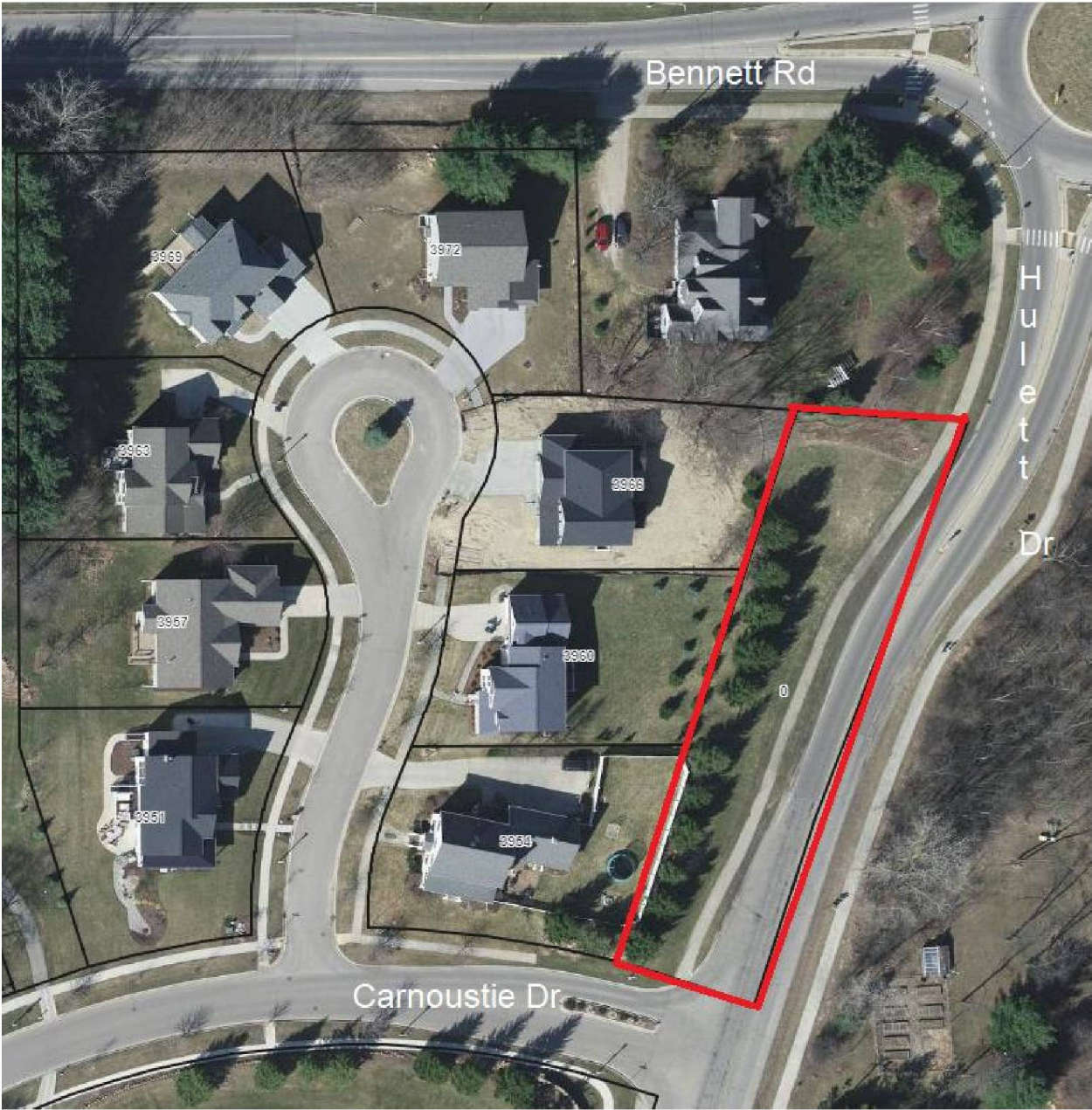
- No comment received.

Lansing Parks and Recreation:

- No comment received.

STAFF RECOMMENDATION

Based on a review of the location, character, and extent of the proposal, staff recommends the approval of the easements as proposed to ensure the completion of a pedestrian sidewalk section.





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: permanent easement for public sidewalk

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): Fieldview at College Fields Condominium Assoc.

Address (including zip code): 3954 Par Place, Okemos, 48864

Phone number(s): Mike Regan, Assoc. President, ofc. 517-853-0927, mobile 517-285-2136

Fax number: _____ Email: mikeregana@plas-labs.com

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: property at the NW corner of Carnoustie Dr./Hulett Rd. intersection

Permanent parcel #: 33-01-02-32-220-777

Legal description (see note below): see attached exhibit w/legal description

Applicant's proposal: to acquire the permanent easement for sidewalk as shown on the attached easement exhibit

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: permanent easement for public sidewalk

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

New public sidewalk can be extended to cover a sidewalk gap on the northside of Carnoustie Drive between Par Place and Hullet Road. This sidewalk was supposed to be constructed over ten years ago in conjunction with the build out of the subdivision, but it inexplicably was never constructed.

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

This public sidewalk as recently requested by subdivision resident, Dr. Jason D. Nicholas, cannot be constructed without modification to existing facilities located within the public right-of-way, including relocation of public lighting facilities (i.e., a light pole and appurtenances illuminating the entryway to the subdivision from Hullet Rd.).

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

None that we aware of.

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 Mahreth / 10/10/22
Date

Signature of owner(s):

Michael Regan / 10/10/22
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

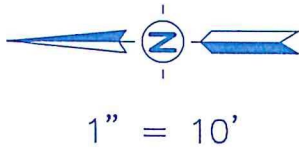
PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

SKETCH PLAN

For:
City of Lansing
124 W. Michigan Avenue
Lansing, MI 48933

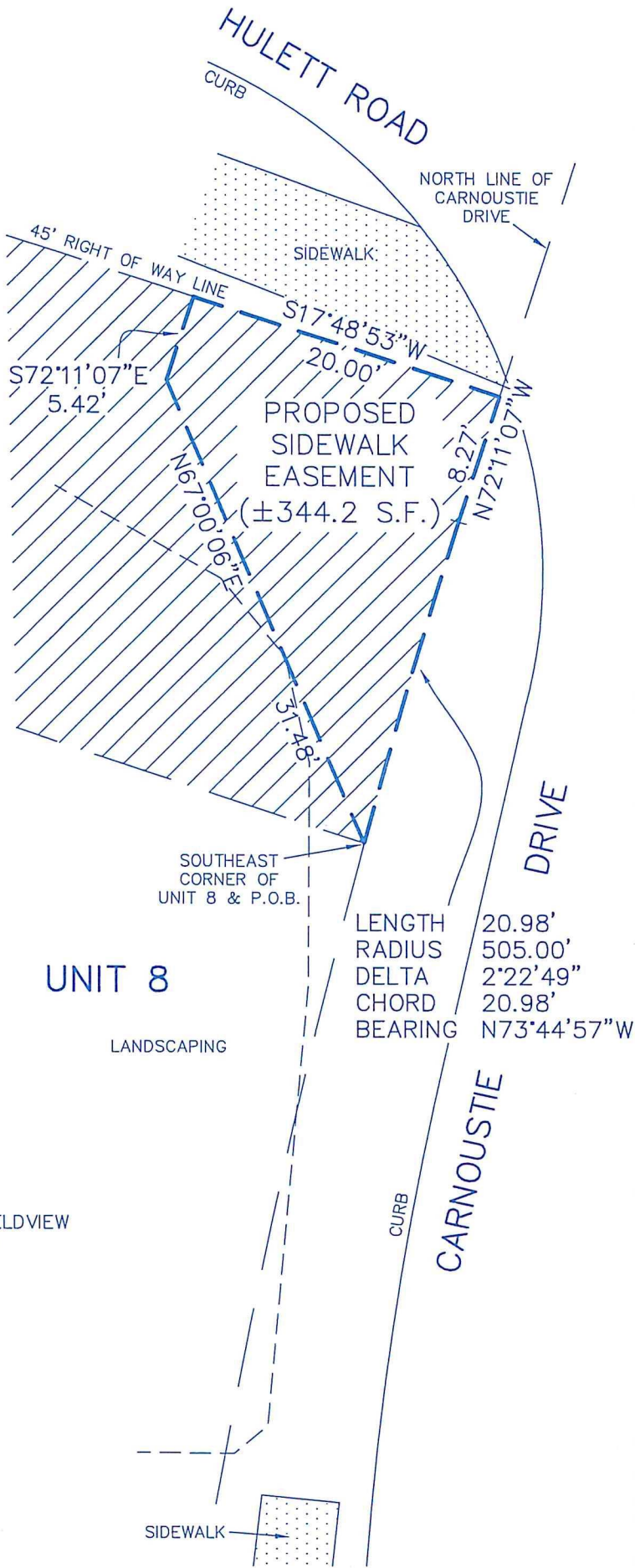
Survey Address:
Carnoustie Drive
Okemos, MI 48864

Proposed Sidewalk Easement Legal Description: An area of land being a part of Fieldview of College Fields, Ingham County Condominium Subdivision Plan No. 229, City of Lansing, Ingham County, Michigan, according to the recorded Master Deed thereof, as recorded in Liber 3219, Page 452, Ingham County Records, the limits of said easement described as: Beginning at the Southeast corner of Unit 8 of said Fieldview of College Fields; thence N67°00'06"E 31.48 feet; thence S72°11'07"E 5.42 feet to the 45' right of way line of Hulett Road; thence S17°48'53"W along said right of way line 20.00 feet to the North line of Carnoustie Drive; thence along said North line the following two courses: N72°11'07"W 8.27 feet and Northwesterly 20.98 feet on a curve to the left, said curve having a radius of 505.00 feet, a delta angle of 2°22'49" and a chord length of 20.98 feet bearing N73°44'57"W to the point of beginning; said area containing 344.2 square feet, more or less; said area subject to all other easements and restrictions, if any.



NOTES:
1. OTHER EASEMENTS, IF ANY, NOT SHOWN

[Hatched box symbol] = GENERAL COMMON ELEMENT OF FIELDVIEW OF COLLEGE FIELDS CONDOMINIUM



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Dimension
- = Proposed Easement Line
- = Distance Not to Scale
- [Dotted box symbol] = Deck, Porch, Sidewalk, & Patio Areas

DANE B. PASCOE
PROFESSIONAL SURVEYOR
DATE 9/26/22
No. 54434

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	KDB	SECTION	32, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:	
SHEET	1 OF 1		100430.PLT

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

Act-7-2022, Permanent Easement, 0 Par Place

WHEREAS, The City of Lansing has requested to acquire a permanent easement at the southwest corner of 0 Par Place (Parcel # 33-01-02-32-220-777) to construct a public sidewalk; and

WHEREAS, the easement would extend 20 feet north from the southeast corner of the subject parcel and 29.25 feet west from the southeast corner to create a quadrilateral-shaped piece of land roughly 344.2 square feet; and

WHEREAS, the Public Service Department will use part of the subject property to construct a length of sidewalk approximately 71 feet long that will complete the missing section of public sidewalk along Carnoustie Drive; and

WHEREAS, the City of Lansing recognizes that the subject property is within an agreement for conditional transfer of property, also known as a 425 Agreement; and

WHEREAS, on November 1, 2022 the Planning Board reviewed the location, character, and extent of the proposal in accordance with its Act 33 review procedures, and voted unanimously (5-0) to recommend approval of Act-7-2022, Permanent Easement for a public sidewalk at the southwest corner of 0 Par Place (Parcel # 33-01-02-32-220-777); and

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

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves Act-7-2022, Permanent Easement for a public sidewalk at the southeast corner of 0 Par Place (Parcel # 33-01-02-32-220-777) said easement being legally described as:

AN AREA OF LAND BEING A PART OF THE FIELDVIEW OF COLLEGE FIELDS, INGHAM COUNTY CONDOMINIUM SUBDIVISION PLAN No. 229, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED MASTER DEED THEREOF, AS RECORDED IN LIBER 3219, PAGE 452, INGHAM COUNTY RECORDS, THE LIMITS OF SAID EASEMENT DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF UNIT 9 OF SAID FIELDVIEW OF COLLEGE FIELDS; THENCE N67°00'06"E 31.48 FEET; THENCE S72°11'07"E 5.42 FEET TO THE 45' RIGHT OF WAY LINE OF HULETT ROAD; THENCE 317°48'53"W ALONG SAID RIGHT OF WAY LINE 20.00 FEET TO THE NORTH LINE OF CARNOUSTIE DRIVE; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO COURSES: N72°11'07"W 8.27 FEET AND NORTHWESTERLY 20.98 FEET ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 505.00 FEET, A DELTA ANGLE OF 2°22'49" AND A

CHORD LENGTH OF 20.98 FEET BEARING N73°44'57"W TO THE POINT OF BEGINNING; SAID AREA CONTAINING 344.2 SQUARE FEET, MORE OR LESS; SAID AREA SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS, IF ANY.

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

SLU-2-2022, 340 E. Edgewood Blvd. (Former Sam's Club building)

At its November 10, 2022, meeting, the Planning Board, by a vote of 4-1, recommended approval of SLU-2-2022. Board member Tony Cox cast the dissenting vote citing concerns about the proposed use not contributing to the economic vitality of south Lansing.

his is request for a special land use permit to utilize the building at 340 E. Edgewood Blvd. for a self-storage rental business, with the following conditions:

- The two 6,800 square foot suites shown the attached plans at the northwest corner of the building are to be reserved for commercial uses that are permitted by right in the “S-C” Suburban Commercial zoning district; and
- At least 20% of the existing parking lot is to be converted to green space, primarily in the form of bio-swales or rain gardens that filter and clean the water as it absorbs into the ground

At its October 6, 2022, meeting, the Planning Board held a new public hearing at which 2 individuals spoke in opposition to the request. No other comments from the public were received at the hearing. Attached are 7 written communications objecting to the SLU.

GENERAL INFORMATION

APPLICANT/OWNER:	Juniper II, LLC 3435 Promenade Avenue, #1001 Eagan, MN 55123
REQUESTED ACTION:	Special land use permit to for self-storage
EXISTING LAND USE:	Vacant building (formerly Sam's Club)
EXISTING ZONING:	"S-C" Suburban Commercial
PROPERTY SIZE & SHAPE:	Irregular Shape – 461,319.6 square feet
SURROUNDING LAND USE:	N: Vacant, Parking Lot, Retail S: Retail, Vehicle Sales E: Multi-Tenant Commercial Building W: Vehicle Sales, Parking Lot, Broadcasting Station
SURROUNDING ZONING:	N: "S-C" Suburban Commercial S: "S-C" Suburban Commercial E: "S-C" Suburban Commercial W: "S-C" Suburban Commercial
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property for suburban commercial use. E. Edgewood Blvd. and American Road are both designated as suburban corridors.

REQUEST

This is a request by Juniper II, LLC for a special land use permit to utilize the majority of the building at 340 E. Edgewood Blvd. (former Sam's Club) for a self-storage rental business. The property is zoned "S-C" Suburban Commercial, which zoning district permits self-storage, if a special land use permit is approved by the Lansing City Council, following review and a recommendation by the Planning Board.

The building at 340 E. Edgewood Blvd. is 137,454 square feet in area. The applicant's proposal is to reserve 2, 6,800 square feet spaces at the northwest corner of the building for retail use. The applicant has also indicated its intent to reduce the amount of parking on the site by constructing additional retail space and/or converting a significant amount of the parking lot into green space as depicted in the attached renderings.

ANALYSIS

Section 1282.03(f)(1)-(2) 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 proposal is to permit the large commercial building at 340 E. Edgewood Blvd. to be used for a self-storage facility, with the exception of 13,600 square feet of space at the northwest corner of the building that would be reserved for general commercial use such as retail sales. While self-storage facilities are not the most desirable uses in commercial areas, they are appropriate in certain locations where the lack of activity that they generate does not create negative perceptions with regard to its vibrancy.. Self-storage facilities should be located on sites that do not have direct frontage on a commercial corridor. Those sites should be reserved for businesses that depend on visibility to high volumes of traffic to draw customers. Storage facilities, by contrast, are destination type uses that do not depend on exposure to pass-by traffic to establish a customer base. In this case, the subject property does not have any direct frontage on E. Edgewood Blvd. and is buffered by existing commercial properties located along the road frontage.

The proposed storage facility will allow for use of a building that sat vacant after Sam's Club closed in 2018. It was reused for a short period of time over the past few years when the Stock and Field retail store occupied the building. This chain closed all of its locations in 2021, thus leaving the building vacant once again. Vacant buildings detract, rather than contribute to the vibrancy of commercial areas. Therefore, while self-storage is not the most ideal use of the building, it will generate some additional traffic which may benefit the other businesses in the area by increasing their customer base.

The applicant's proposal includes improving the appearance of the building and converting areas of the parking lot into green space. These improvements will have a positive impact on the site and hence, the surrounding area in general.

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

The primary concern with self-storage uses in commercial areas is that they do generate much activity and hence, very little traffic. This typically results in large seas of unused parking that is unattractive and does not contribute to the vibrancy of commercial districts. In this case, however, the site is not located directly on Edgewood Blvd. and in fact, is separated therefrom by commercial sites located along the road frontage.

The applicant's proposal involves reserving space in the building for general commercial uses such as retail sales that will draw some customer traffic to the site. It also includes converting areas of the parking lot into green space which will make the site more attractive and will help to mitigate concerns about the negative impacts that large empty parking lots

can have on the vitality or perception thereof of the commercial areas in which they are located.

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

The proposed self-storage facility will have no negative impacts on the enjoyment of adjacent properties. The facility will not create issues such as noise that would be detrimental to existing businesses or would be a deterrent to drawing new businesses to the area.

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 site is almost 100% covered by impervious surface due to an excessive amount of parking, most of which was never used even when Sam's Club was in full operation. The application for the special land use permit indicates that consideration will be given to converting a substantial portion of the parking lot to green space, which would have a very positive impact on the environment. Staff strongly supports and encourages the applicant to reduce the amount of parking on the site and create areas of green space. The City will need to review and approve a site plan for any modifications to the site, including the removal of pavement to ensure that the changes do not interfere with on-site circulation and will not reduce the amount of parking below what is required and actually needed to support the proposed uses.

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 applicant's proposal will not generate any nuisances or hazardous conditions. The traffic is anticipated to be very light, and the proposed self-storage rental and general retail sales uses typically do not produce any noise, smoke, odors, fumes or glare.

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/building is more than adequately served by all necessary public facilities and services to accommodate the proposed uses.

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

The proposed special land use will generate very little traffic and its demand for utility services will be very low, particularly in comparison to the former uses of the building for

retail sales and to most other uses that would be permitted by right in the S-C zoning district. Implementation of the plan to convert a significant area of the parking lot into green space would reduce the impact of the site on the stormwater system and is strongly encouraged.

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 suburban commercial use, which is also the zoning designation of the property. The Plan lists the following as “typical uses” for the “Suburban Commercial” land use category:

“General and convenience retail uses; medium-density residential in a suburban format (see Medium-Density Residential, above); office; and light industrial with special approval.”

Self-storage facilities qualify as light industrial uses which makes them consistent with the suburban commercial land use category as defined and described in the master plan.

The reason that self-storage facilities require a special land use permit in the “S-C” zoning district is so that the City can determine if the use is appropriate at a specific location. Such uses should be located on sites where they are easily accessible from but not located directly on a major commercial thoroughfare. The subject property is an appropriate location for the proposed storage facility as it is not located directly on Edgewood Blvd. and is buffered therefrom by commercial properties along the road frontage. This helps to mitigate the concerns described in the preceding sections of this report about the potential negative impacts that a business that does not draw much customer traffic can have on a commercial area.

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

The only dimensional requirement that applies to this request is the required number of parking spaces. The zoning ordinance requires 1 parking space for each 250 square feet of useable retail space and 1 parking space for every 50 self-storage rental units, plus 1 space for each employee associated with the self-storage business. While the number of proposed rental units is not known, there are over 450 parking spaces on the site which is at least 350 parking spaces more than what would be required to serve the proposed uses, using the most conservative estimates.

SUMMARY

This is a request by Juniper II, LLC for a special land use permit to utilize the majority of the building at 340 E. Edgewood Blvd. (former Sam’s Club) for a self-storage rental business. The property is zoned “S-C” Suburban Commercial, which zoning district permits self-storage, if a special land use permit is approved by the Lansing City Council, following review and a recommendation by the Planning Board.

Based on the findings described in this staff report, the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

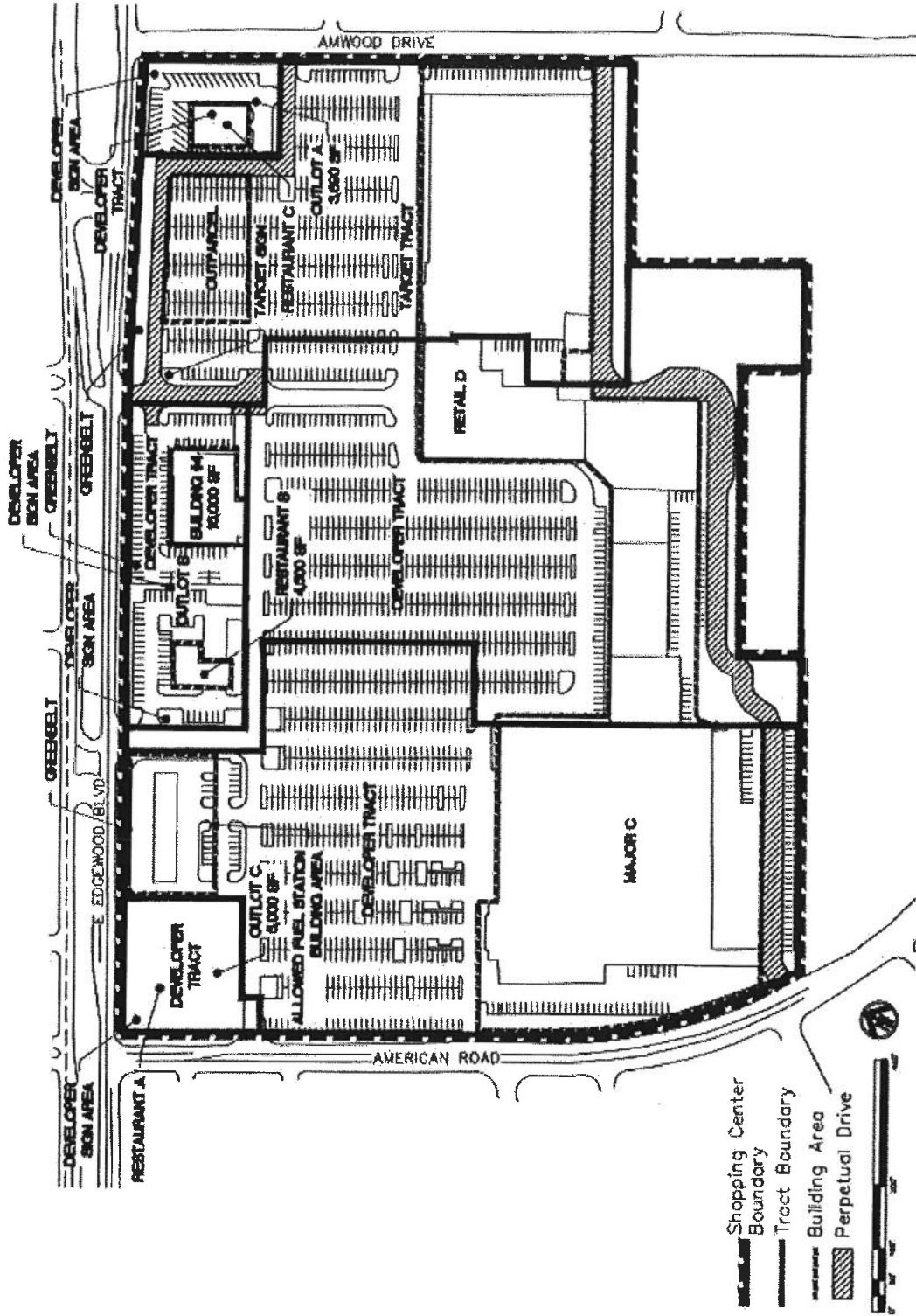
Staff recommends approval of SLU-2-2022, a special land use permit to utilize the building at 340 E. Edgewood Blvd. for a self-storage rental business, based on the findings of fact described in this staff report, with the following conditions:

- The two 6,800 square foot suites shown the attached plans at the northwest corner of the building are to be reserved for commercial uses that are permitted by right in the “S-C” Suburban Commercial zoning district; and
- At least 20% of the existing parking lot is to be converted to green space, primarily in the form of bio-swales or rain gardens that filter and clean the water as it absorbs into the ground (note: this will require approval of a plan showing the area to be converted and how it impacts the layout of the parking lot).

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

EXHIBIT X-2



T-0361 Lansing South, MI

K: \0024545.00\DWG\0361SITE-2.DWG 10/31/2019 7:03:08 AM

Exhibit X-2
Site Plan (Sheet 1 of 2)

and abounded in the City of Lansing, County of Ingham, and State of Michigan, described as:

and abounded in the City of Lansing, County of Ingham, and State of Michigan, described as:

[illegible][illegible]

FOR INFORMATION ONLY:

Parcel Address:
PARCEL 1: Vacant Land
PARCEL 2: 340 E. Edgewood Blvd. Lansing, MI 48911

Parcel Numbers:
PARCEL 1: 33-01-06-08-403-015
PARCEL 2: 33-01-06-08-403-014

Insurance Note: The above legal disclaimer is not a contract. For more information, contact your insurance agent. Commitment No. GLT2000043, Revoked February 7, 2000 at 11:00 AM.

NOTES CORRESPONDING TO SCHEDULE B:

[illegible]

of any and/or amendments (and/or) incidental benefits, on the way of land/rent/stock, and other things recorded in Liber 4 of Ponds, Pages 1 through 11, inclusive. (Quoted on the subject property as above).

GENERAL NOTES:

GENERAL NOTES:

- [illegible]

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE:

IN: SECOND AVENUE CAPITAL PARTNERS, LLC, AS ADMINISTRATIVE AGENT, and its successors and/or assigns and Fidelity National

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, herein established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, and 20 of Table A thereof. This field work was completed on February 23, 2020.

Wendy S. Fuller
Professional Surveyor No. 47869
Email: fuller@ag-sa.com
Date: February 26, 2020
Date of Last Revision: March 3, 2020

NOTE: This survey is for the exclusive use and benefit of the parties indicated and is not intended for future transactions.

PARKING SPACE TABLE	
TYPE OF SPACE	EXISTING STRIPPED SPACES
REGULAR	718
HANDICAP	24
TOTAL	742

See General Note 21C

LEGEND:

- | | | |
|-----|---------|-------|
| 1 | NAME | _____ |
| 2 | DATE | _____ |
| 3 | GRADE | _____ |
| 4 | PERIOD | _____ |
| 5 | TEACHER | _____ |
| 6 | CLASS | _____ |
| 7 | SECTION | _____ |
| 8 | STUDENT | _____ |
| 9 | DATE | _____ |
| 10 | PERIOD | _____ |
| 11 | TEACHER | _____ |
| 12 | CLASS | _____ |
| 13 | SECTION | _____ |
| 14 | STUDENT | _____ |
| 15 | DATE | _____ |
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| 20 | STUDENT | _____ |
| 21 | DATE | _____ |
| 22 | PERIOD | _____ |
| 23 | TEACHER | _____ |
| 24 | CLASS | _____ |
| 25 | SECTION | _____ |
| 26 | STUDENT | _____ |
| 27 | DATE | _____ |
| 28 | PERIOD | _____ |
| 29 | TEACHER | _____ |
| 30 | CLASS | _____ |
| 31 | SECTION | _____ |
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| 118 | PERIOD | _____ |
| 119 | TEACHER | _____ |
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| 123 | DATE | _____ |
| 124 | PERIOD | _____ |
| 125 | TEACHER | _____ |
| 126 | CLASS | _____ |
| 127 | SECTION | _____ |
| 128 | STUDENT | _____ |
| 129 | DATE | _____ |
| 130 | PERIOD | _____ |
| 131 | TEACHER | _____ |
| 132 | CLASS | _____ |
| 133 | SECTION | _____ |
| 134 | STUDENT | _____ |
| 135 | DATE | _____ |
| 136 | PERIOD | _____ |
| 137 | TEACHER | _____ |
| 138 | CLASS | |

MISS
DIG
811

—This staff member is

ALTA / NPS LAND TITLE SURVEY
OF
STOCK AND FIELD
340 E EDGEWOOD BOULEVARD
LANSING, MICHIGAN 48911

STOCK AND FIELD
2600 EAGAN WOODS DRIVE #120
EAGAN, MINNESOTA 55121

LSG
Engineers
& Surveyors

REVISIONS		DATE
REVISION	DESCRIPTION	DATE
1	REVISION 1	08/01/01
2	REVISION 2	08/01/01
3	REVISION 3	08/01/01
4	REVISION 4	08/01/01
5	REVISION 5	08/01/01
6	REVISION 6	08/01/01
7	REVISION 7	08/01/01
8	REVISION 8	08/01/01
9	REVISION 9	08/01/01
10	REVISION 10	08/01/01

FILE NO.	2173_updates.dwg
DATE	12
BY	ML
CHECKED BY	ML
DATE OF REVIEW	3/27/20
SCALE	1" = 8'
PROJECT NO.	2173
SHEET NO.	1 OF 1











Stachowiak, Susan

From: Nancy Mahlow <nmahlow2012@gmail.com>
Sent: Monday, October 3, 2022 12:03 AM
To: Stachowiak, Susan
Cc: wilkes jason; Adam Hussain
Subject: [EXTERNAL] Special SLU for Yet Another Storage Facility

ABSOLUTELY NOT!!

South Lansing and our city in general are saturated with storage units. There are OVER 11 units already on the south side. This has to stop!

This is yet another prime location that could be an attraction for positive growth. How about a family entertainment area? We are trying to encourage people to come to Lansing, look for tourist attractions, and build our neighborhood communities and this is not what we need. This may not be in my ward and/or neighborhood but this is my city and I stand with my southside neighbors.

DO NOT SUPPORT THIS! ENOUGH!

--

Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249

Stachowiak, Susan

From: Elaine M. Womboldt <emwomboldt@comcast.net>
Sent: Monday, October 3, 2022 9:16 PM
To: Stachowiak, Susan
Cc: Hussain, Adam
Subject: [EXTERNAL] Opposing Special Land Use for additional self-storage at the old Sam's Club and Stock and Feed

Ms. Stachowiak and Planning Board Members,

This email is my public comment to vehemently oppose the Special Land Use to allow for additional self-storage at the old Sam's Club and Stock and Field. Please include this email of opposing the Special Land Use as part of the record.

My husband and I have lived in South Lansing since 1969. When we moved into South Lansing it was a thriving community. Over the time we have seen South Lansing deteriorate and be less then a robust community.

It almost seems to me that the Planning Board doesn't have a vision for innovative and positive growth in the South Lansing community. We need small businesses, community centers, medical facilities, unique retail shops, recreational facilities for our youth, just to mention a few ideas. Why not set up the former Sam's / Stock and Field as a Training Tech Facility? One thing South Lansing does not need is another Self Storage business. The one on S. Cedar Street (formally K-Mart) has not been completed and as I understand there are many vacant storage units in other self-storage facilities.

Please consider the citizens in South Lansing's desire to have various positive and , productive businesses so we can attract individuals to buy property in South Lansing.

I encourage each of the Planning Board Members to oppose this proposed Special Land Use of Sam's / Stock and Field,

Thank you for your time to consider my request.

Sincerely,
Elaine Womboldt
4815 Tressa Drive
Lansing, MI 48910
517/393-0317

Stachowiak, Susan

From: Kamiyia Terry <kamiyia.terry1209@gmail.com>
Sent: Monday, October 3, 2022 5:03 PM
To: Stachowiak, Susan
Subject: [EXTERNAL] Former Sam's location

Good afternoon,

I am writing to voice my concerns to convert the former Sam's Club location into another self storage facility.

In case you are not aware, people use that parking lot to drag race, do donuts and congregate at night. There is trash, debris and tires marks in the parking lot. That parking lot has also turned into a semi truck parking location. I am not sure if it was approved by the owners of the property or the city but that is what I have seen recently.

I don't think this is the best use of resources for that location as I feel adding another storage facility will only attract more crime and serve as a hub for mischief.

There are families and seniors that live across the street. There is a shopping center adjacent to this property and I feel more stores will continue to shut down because people will not feel safe.

That location is already deserted enough and I think providing more cover and places to hide will only influence crime in the area.

Has anyone else thought to put a meaningful structure in this space? Like a gas station? Or more food options? As a commuter that uses Edgewood Blvd on a daily basis I find putting another storage facility in this place is a waste of resources and space.

There are more storage facilities than housing options in Lansing. How and why is that so? And why must this facility be located across the street from income driven housing units? A senior citizen facility down the road? Right next to a major highway for easy on and easy off access for crime? How many more facilities does Lansing need to serve as a front for drugs and guns? The owners of these facilities do not care nor do they know what these tenants are actually storing, all they are concerned about is the money.

I'm sorry I am not able to attend the meeting in person as I have a prior commitment but I wanted to voice my concerns.

At this rate, the officials in charge are turning this city into a low income dumping ground and will continue to lose residents if quality businesses are not being brought in.

Thank you
Kamiyia Terry

Stachowiak, Susan

From: Cheryl Leek <cheryl2043@gmail.com>
Sent: Friday, September 30, 2022 3:42 PM
To: Stachowiak, Susan
Subject: [EXTERNAL] Self storage

I want it known that I oppose the self storage planned for the area that used to be Sam's Club. We currently have 3 large facilities that are self storage in South Lansing. I see no reason that the southside needs another one. We really need a family entertainment facility such as indoor year round swimming, indoor go carting, trampoline, roller skating or similar activities. I would like my letter entered into your meeting. Thank you for taking the time to read and consider my suggestions.

Cheryl Leek
2043 Pleasant View Avenue
Lansing, MI 48910

Stachowiak, Susan

From: Maureen Brunette <maureenpat08@att.net>
Sent: Thursday, September 29, 2022 5:50 PM
To: Stachowiak, Susan
Cc: Hussain, Adam
Subject: [EXTERNAL] For Planning Board Oct 4 Public Record

From: Maureen Brunette <maureenpat08@att.net>
Date: September 29, 2022 at 5:42:03 PM EDT
To: susan.stachowiak@lansingmi.gov
Subject: For Planning Board Oct 4

I would like this email to be included in the public record. I oppose any additional self storage facilities in South Lansing, specifically at the defunct Sam's Club/ Farm & Fleet stores. I feel this area could be better utilized with a different option and feel Lansing could do a better job marketing these areas to different companies that would actually promote a more positive image and better tax revenues.

Thank you,

Maureen Brunette
3023 Boston Blvd
Lansing, Mi 48910

Sent from my iPhone

October 3, 2022

To the City of Lansing Planning Board

RE: REQUESTED ACTION: Special land use permit to for self-storage

RE: EXISTING LAND USE: Vacant building (formerly Sam's Club)

REQUEST: This is a request by Juniper II, LLC for a special land use permit to utilize the majority of the building at 340 E. Edgewood Blvd. (former Sam's Club) for a self-storage rental business.

Just how many self storage units does this city need? I realize the bottom line here is money but really can't there be more creativity in designing a use for that building?

The group requesting this Special Land use is an LLC from Minnesota. Don't they have places in Minnesota they can turn into storage units? Do they have to travel to another state to get storage units in a city that just doesn't need them.

This LLC has a Board and Executive Board of ALL MEN to develop something, leave and not have to live with the results.

It was bad enough to have U Haul turn the old K-Mart into storage units. Truly, Malls across the country are using their imagination to develop spaces for family friendly activities instead of the easy way out. While this isn't a Mall it is a space that can be divided into separate areas.

There needs to be a development that will increase retail traffic for the Mall next Door. There is already one store there closing because of lack of traffic. We need more retail. Maybe turn the building into an incubator for new businesses to build brick and mortar speciality shops. Those are springing up all across the country. Why even Manton Michigan (small town in northern Michigan) has that type of retail.

Try using your imaginations and please do not approve another self storage business which is not needed, is being supported by an out of state business, and shows a tremendous lack of imagination in the possibilities. It is an easy fix. Lansing can do better. Please do not approve this area for self storage or has the decision already been made?

Flo Baerren
Lansing Resident

Sue Stachowiak
Zoning Administrator
124 W Michigan Ave
Lansing, MI 48933

October 31, 2022

RE: Special Land Use Application (SLU-2-2022)
Self-Storage Rental, Parcel 33-01-05-09-403-014

Ms. Stachowiak,

This letter is in response to the special land use application (SLU-2-2022) that was submitted to the City and presented at the October Planning Board meeting. I have included the nine (9) standards required for a special land use application from the City's zoning ordinance below with my responses in bold.

1. If the special land use is designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area;
No objection.
2. If the special land use changes the essential character of the surrounding area;
The application's requested use will change the character of the surrounding area as the subject property is completely surrounded by commercial uses. This request is placing an industrial use in the heart of a commercial district. If this application were to be successful, this use could negatively impact other existing commercial uses in the surrounding area via loss of traffic.
3. If the special land use interferes with the general enjoyment of adjacent property;
By removing a commercial use from this subject property, the adjacent properties lose a facility that could generate traffic to their businesses.
4. If the special land use represents an improvement to the use or character of property under consideration and the surrounding area in general and also is in keeping with the natural environment of the lot;
This application will not improve the use or character of the property as it will maintain the current state the facility is in. The facility will not generate traffic at the same level a commercial use would therefore negatively impacting surrounding adjacent commercial uses.
5. If the special land use is not hazardous to adjacent property, or does not involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of Special Land Use Permits 1262 persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare;
No comment.
6. If the special land use is adequately served by essential public facilities and services, or it is 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;
No objection.
7. If the special land use does not place demands on public services and facilities in excess of current capacity;
No objection.

8. If the special land use is consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan;

From the 2012 Comprehensive Plan, the plan states "*Residential areas, especially in the southern portion of the city, that lack neighborhood-serving retail and services, are automobile dependent and have no clear focal point for community activity and identity.*" This application would remove a neighborhood-serving retail use from the south side of the City which goes against the Comprehensive Plan. In addition, this property is along a Suburban Corridor and noted as "Highest ridership transit corridors (based on CATA annual ridership). This property is readily accessible via CATA as a bus stop is directly in front of the face of the building along Edgewood Boulevard therefore meeting the Comprehensive Plan goals for providing neighborhood-serving retail and automobile independent.

9. If the special land use meets the dimensional requirements of the district in which the property is located.
No objection.

I would encourage the Planning Board to have a discussion regarding the Suburban Commercial, SC, zoning district standards about removing Self-Storage Rental as a special land use. The City, particularly the south side, has seen an influx of self-storage facilities in the Suburban Commercial district. The use is permitted by right in the three (3) Industrial zoning districts which is an appropriate zoning designation for self-storage use. By removing the special land use for a self-storage facility in the SC district, this would require future applicants to request a rezoning which allows the Planning Board to look at the use of properties as opposed to the nine (9) standards required by a special land use application.

Should any members of the Planning Board have any questions or wish to discuss anything further with me, please feel free to email me at igraham@bergmannpc.com or call at (517) 648-2041.

Sincerely,



Ian Graham, PE

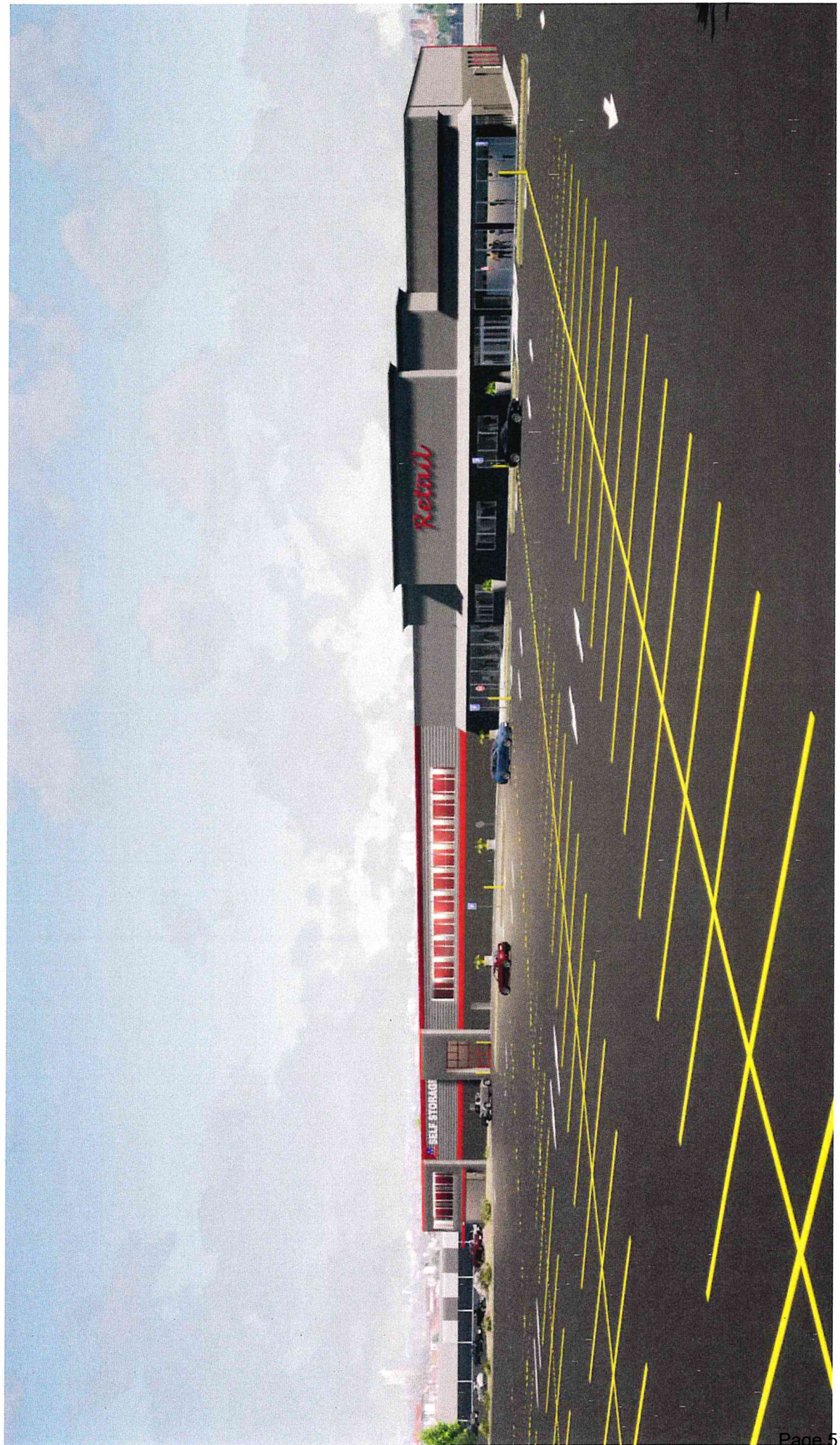
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, February 13, 2023, at 7 p.m. in the Tony Benavides Lansing 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-2-2022: 340 E. Edgewood Blvd., Special Land Use permit for a self-storage facility

Proposed Conversion (Store Front)

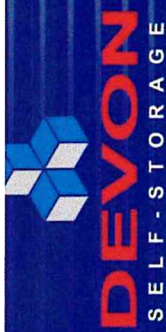
340 E Edgewood Blvd, Lansing, MI 48911



Submitted @ Mtg

Proposed Conversion (Current Store Front)

340 E Edgewood Blvd, Lansing, MI 48911



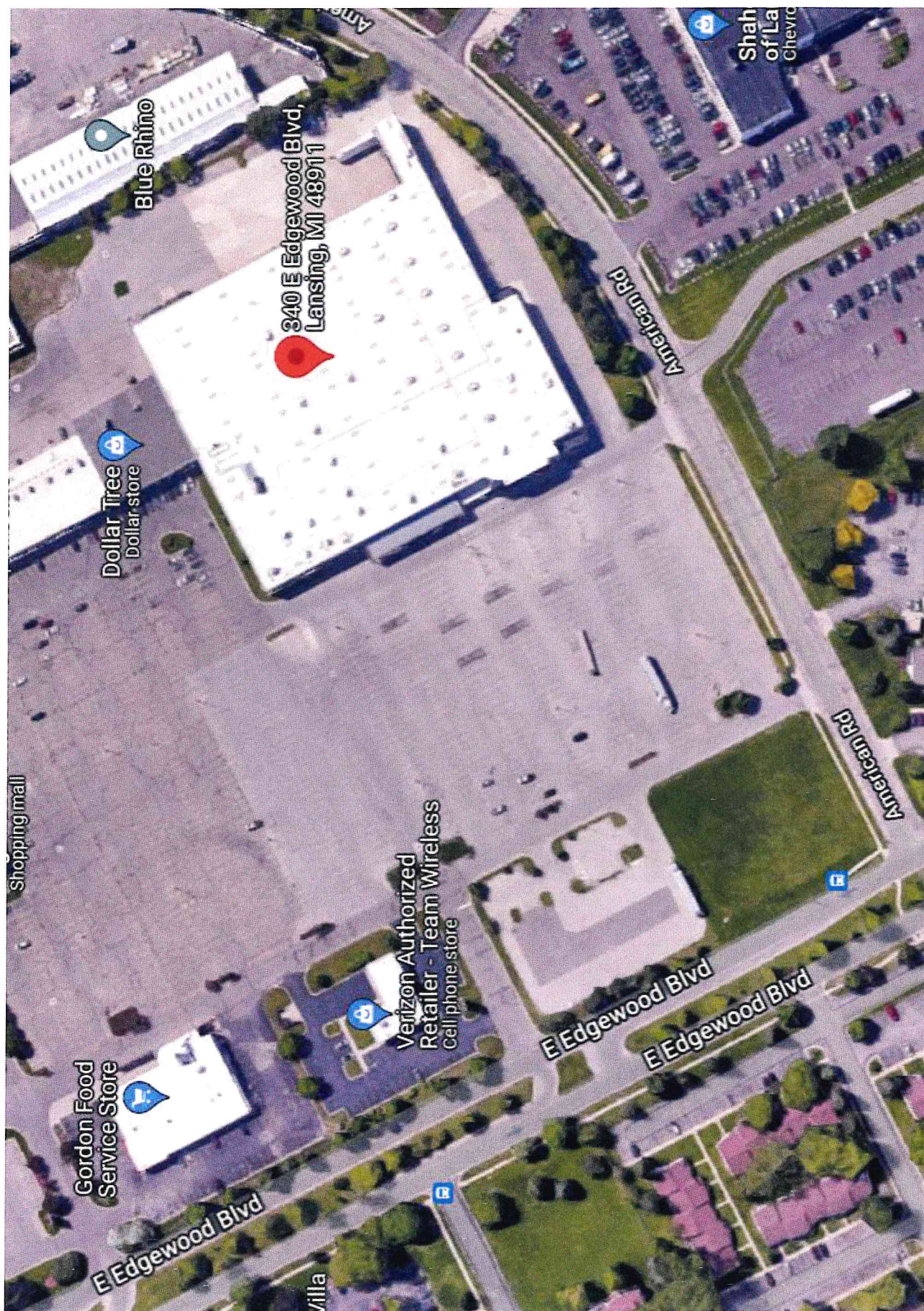
Proposed Conversion (Store Front)

340 E Edgewood Blvd, Lansing, MI 48911



Proposed Conversion (Current Aerial)

340 E Edgewood Blvd, Lansing, MI 48911



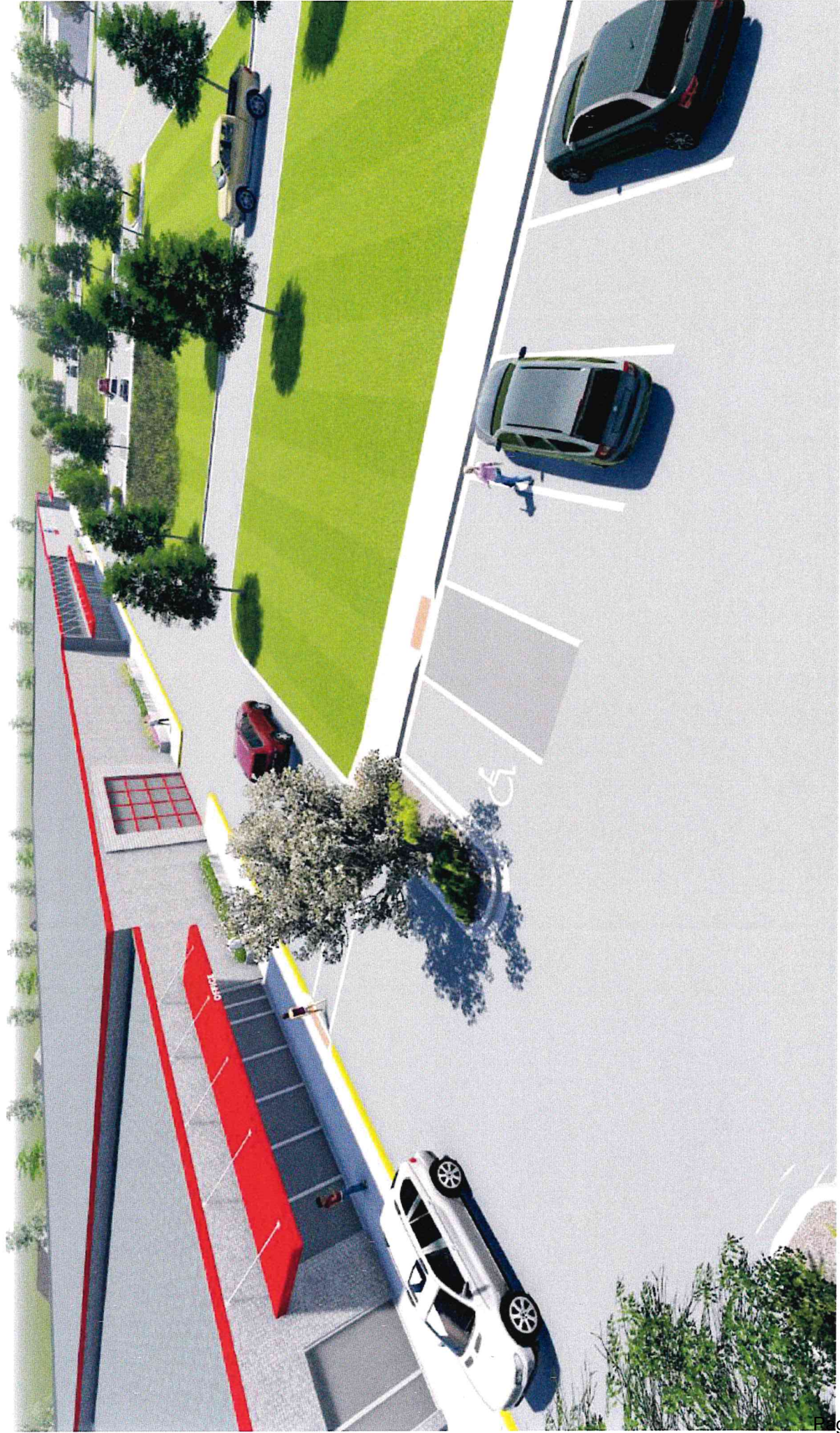
Proposed Conversion (Aerial)

340 E Edgewood Blvd, Lansing, MI 48911



Conversion (Example of Green Scape)

4100 52nd St, Kenosha WI 53144



PERSPECTIVE VIEW 1 (LOOKING EAST)

DEVON SELF STORAGE

KENOSHA, WI

DATE: 08.09.2021

Conversion (Example of Green Scape)

4100 52nd St, Kenosha WI 53144



PERSPECTIVE VIEW 4 (LOOKING NORTHWEST)

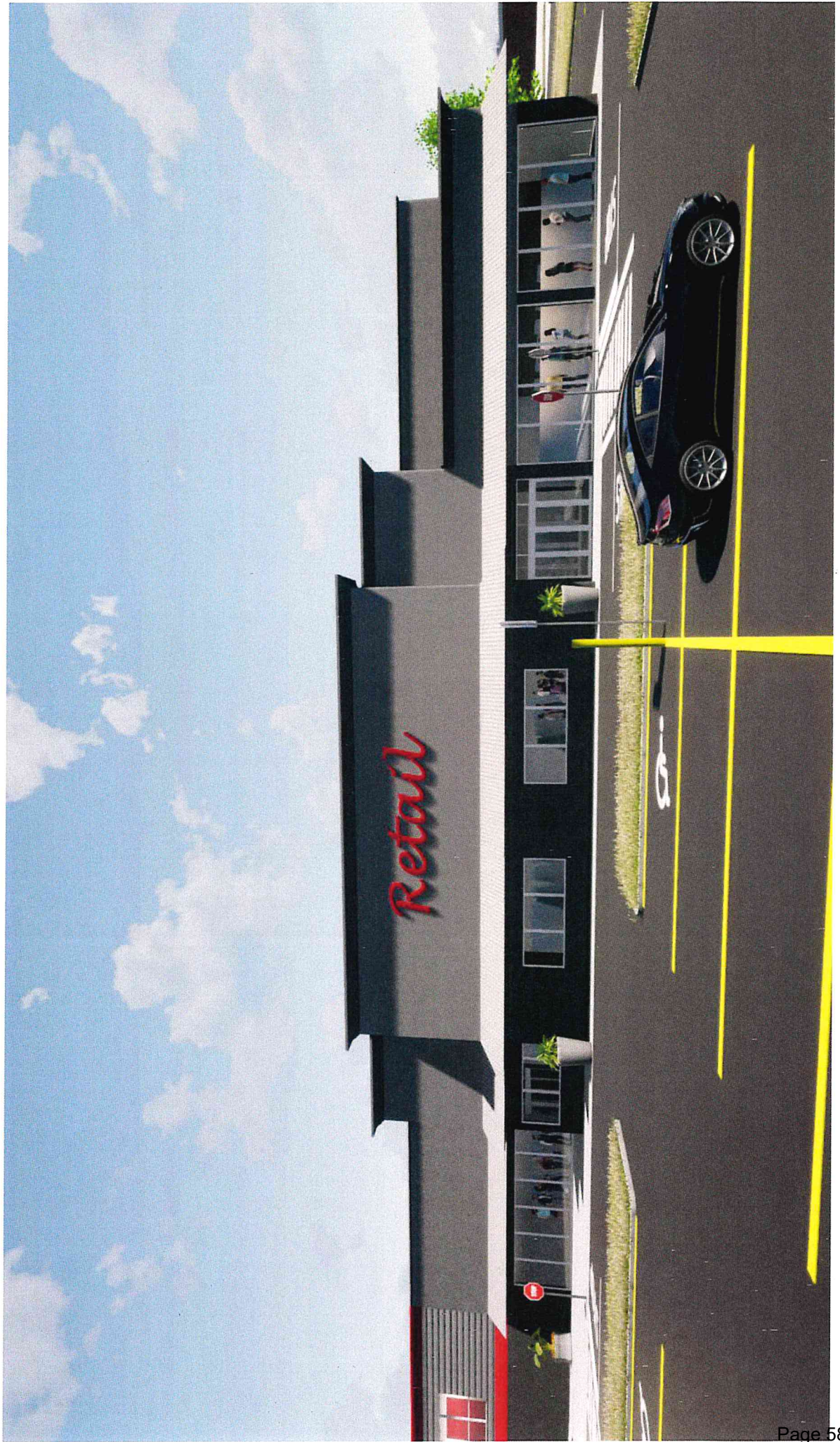
DEVON SELF STORAGE

KENOSHA, WI

DATE: 08.09.2021

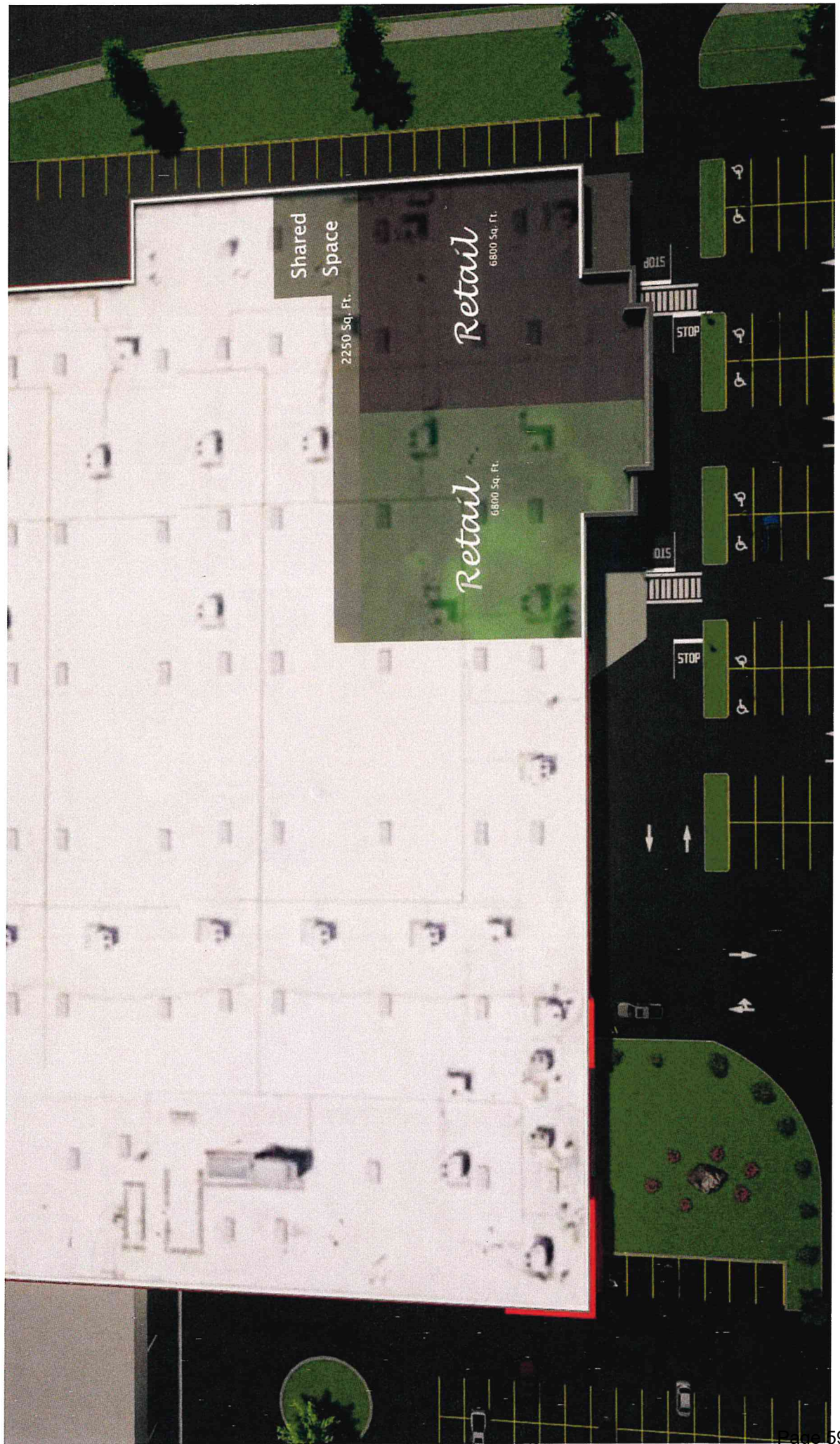
Proposed Conversion (Retail Front)

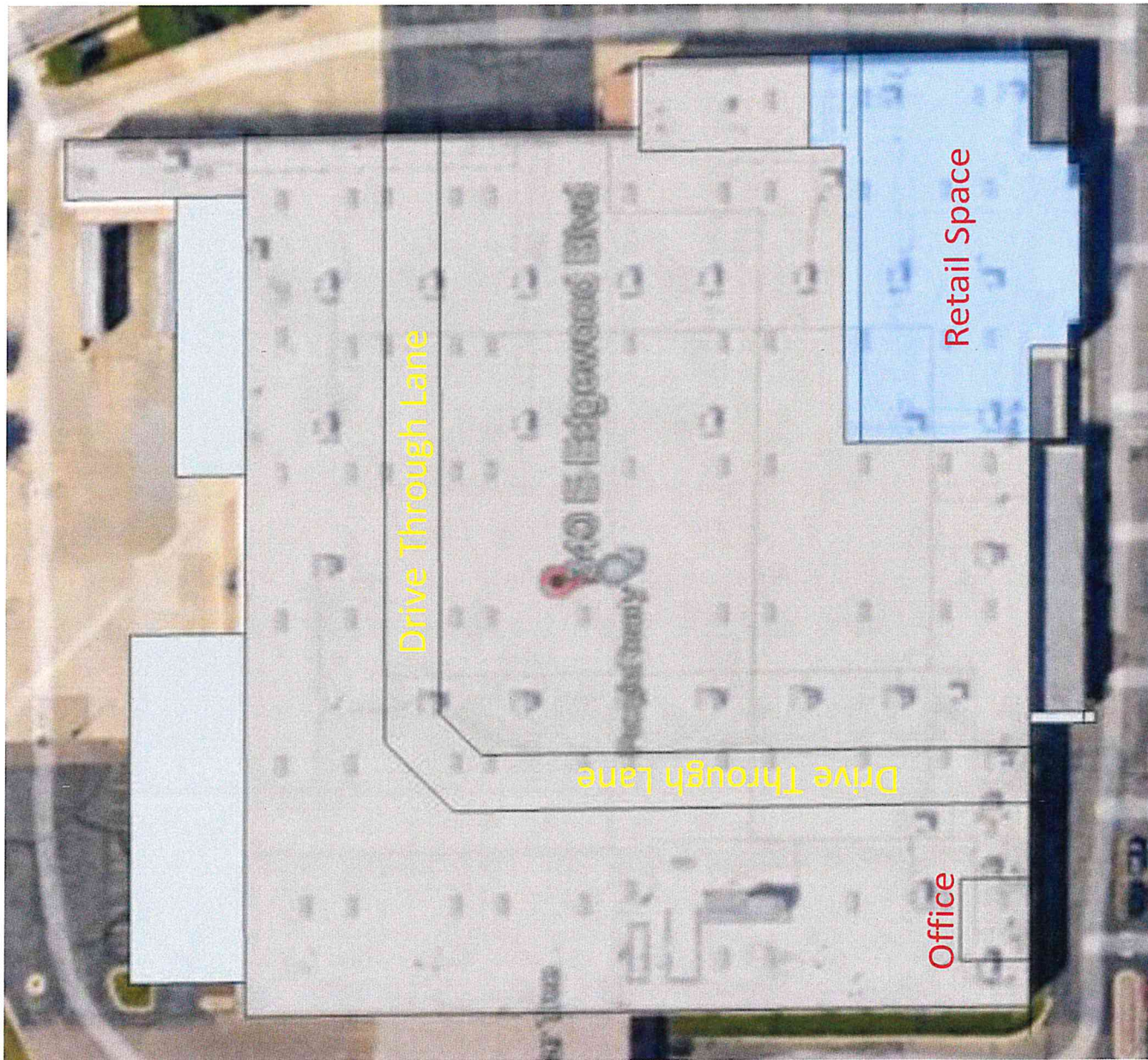
340 E Edgewood Blvd, Lansing, MI 48911



Proposed Conversion (Retail Sq. Ft.)

340 E Edgewood Blvd, Lansing, MI 48911







3 Mile Market – Drive Distance



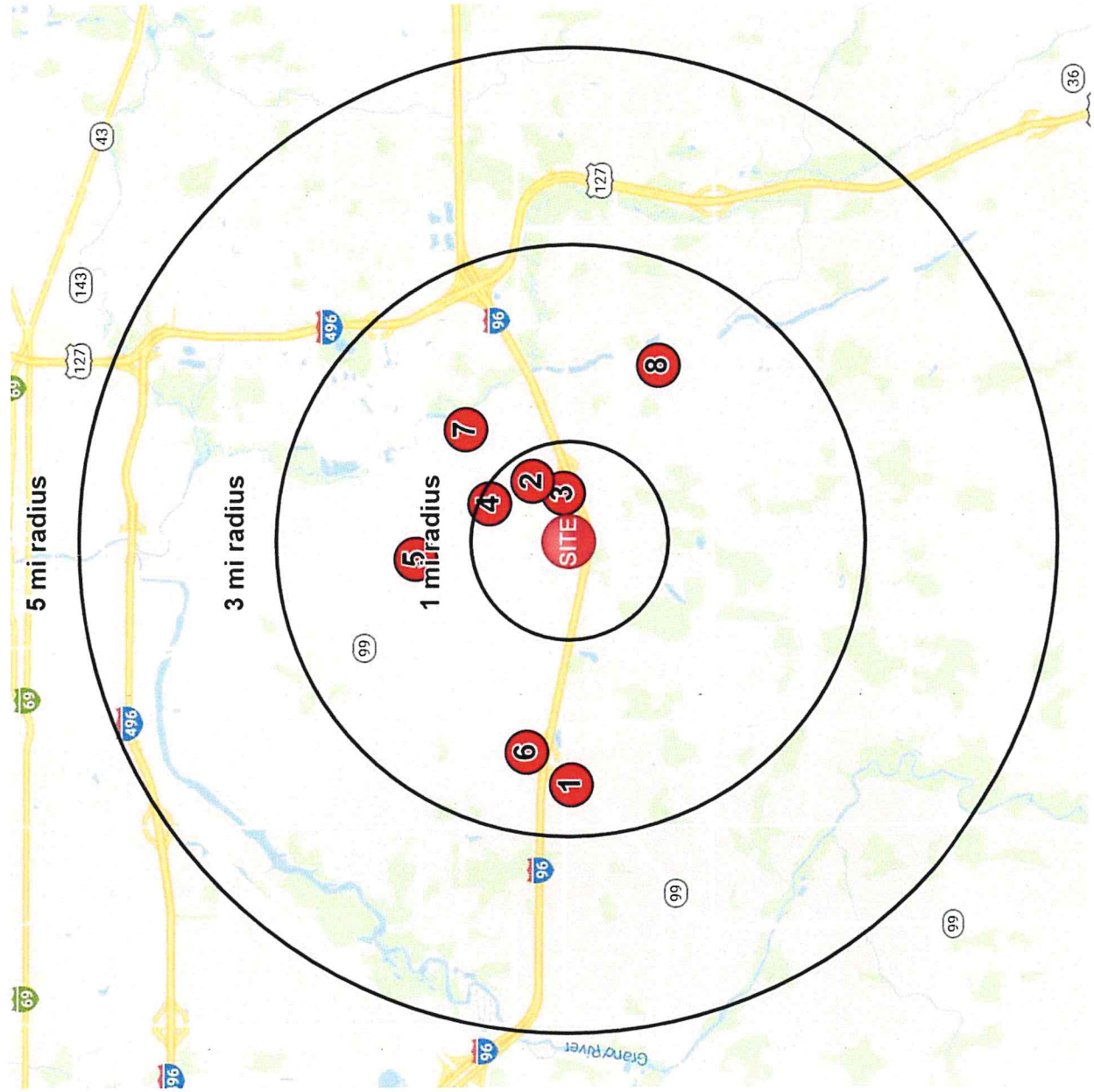
Competitors	340 E Edgewood Blvd Lansing, MI 48911
1	CubeSmart Storage 2685 Eaton Rapids Rd
2	Stop 'n Lock Self Storage 1140 Ramada Dr
3	U-haul 1030 Pierpont Dr
4	MySpace Self Storage 5814 S Pennsylvania Ave
5	U-Haul 5020 S Cedar St
6	Red Dot Storage 6140 Pleasant Grove Rd
7	Storage Sense 5600 Aurelius Rd
8	Red Dot Storage 2302 Jarco Dr

Market saturation is calculated by dividing the three-mile self-storage square footage of 443,594 by the three-mile population of 66,881.

Market Saturation – 6.63

National Average – 10

*Saturation includes our facility



3 Mile Demographic Analysis



340 E Edgewood Blvd Lansing, MI 48911					
Population	1 mi radius	3 mi radius	5 mi radius		
Estimated Population (2021)	8,016	66,881	118,437		
Projected Population (2026)	8,222	68,923	121,497		
Census Population (2010)	7,700	63,047	112,252		
Census Population (2000)	7,745	60,764	112,458		
Projected Annual Growth (2021-2026)	206	2,042	3,060	0.5%	0.5%
Historical Annual Growth (2010-2021)	316	3,834	6,185	0.6%	0.5%
Historical Annual Growth (2000-2010)	-45	2,283	-206	0.4%	-
Estimated Population Density (2021)	2,553	2,367	1,509	psm	psm
Trade Area Size	3	28	79	sq mi	sq mi

Households					
Estimated Households (2021)	3,600	27,944	50,019		
Projected Households (2026)	3,664	28,649	51,055		
Census Households (2010)	3,441	26,279	47,236		
Census Households (2000)	3,450	25,077	46,444		
Projected Annual Growth (2021-2026)	64	705	1,036	0.4%	0.4%
Historical Annual Change (2000-2021)	150	2,867	3,575	0.5%	0.4%

Average Household Income					
Estimated Average Household Income (2021)	\$57,171	\$64,333	\$61,283		
Projected Average Household Income (2026)	\$55,542	\$73,730	\$70,616		
Census Average Household Income (2010)	\$40,931	\$48,498	\$47,671		
Census Average Household Income (2000)	\$41,505	\$47,052	\$45,696		
Projected Annual Growth (2021-2026)	\$8,371	\$9,397	\$9,332	2.9%	3.0%
Historical Annual Change (2000-2021)	\$15,665	\$17,281	\$15,588	1.7%	1.6%

340 E Edgewood Blvd Lansing, MI 48911					
Median Household Income	1 mi drive distance	3 mi drive distance	5 mi drive distance		
Estimated Median Household Income (2021)	\$51,543	\$55,529	\$53,027		
Projected Median Household Income (2026)	\$59,404	\$64,474	\$61,667		
Census Median Household Income (2010)	\$36,738	\$42,332	\$41,328		
Census Median Household Income (2000)	\$34,917	\$40,871	\$39,229		
Projected Annual Change (2021-2026)	\$7,860	\$8,945	\$8,640	3.2%	3.3%
Historical Annual Change (2000-2021)	\$16,626	\$14,657	\$13,798	1.7%	1.7%

Race and Ethnicity					
Total Population (2021)	8,016	66,881	118,437		
White (2021)	5,073	45,048	74,274	63.3%	62.7%
Black or African American (2021)	1,589	11,690	24,660	19.8%	20.8%
American Indian or Alaska Native (2021)	62	417	764	0.8%	0.6%
Asian (2021)	405	3,759	7,681	5.1%	6.5%
Hawaiian or Pacific Islander (2021)	5	29	42	-	-
Other Race (2021)	364	2,250	4,139	4.5%	3.5%
Two or More Races (2021)	518	3,689	6,877	6.5%	5.8%

Housing					
Total Housing Units (2021)	3,764	29,401	53,111		
Total Housing Units (2010)	3,754	28,655	52,160		
Historical Annual Growth (2010-2021)	11	746	951	0.2%	0.2%
Housing Units Occupied (2021)	3,600	27,944	50,019	95.6%	94.2%
Housing Units Owner-Occupied	1,483	15,684	28,332	41.2%	56.6%
Housing Units Renter-Occupied	2,118	12,260	21,687	58.8%	43.4%
Housing Units Vacant (2021)	164	1,457	3,092	4.4%	5.8%

Tactician Online - Traffic Counts - Historical

Page 1 of 4

Tactician Online - Traffic Counts - Historical

Page 2 of 4

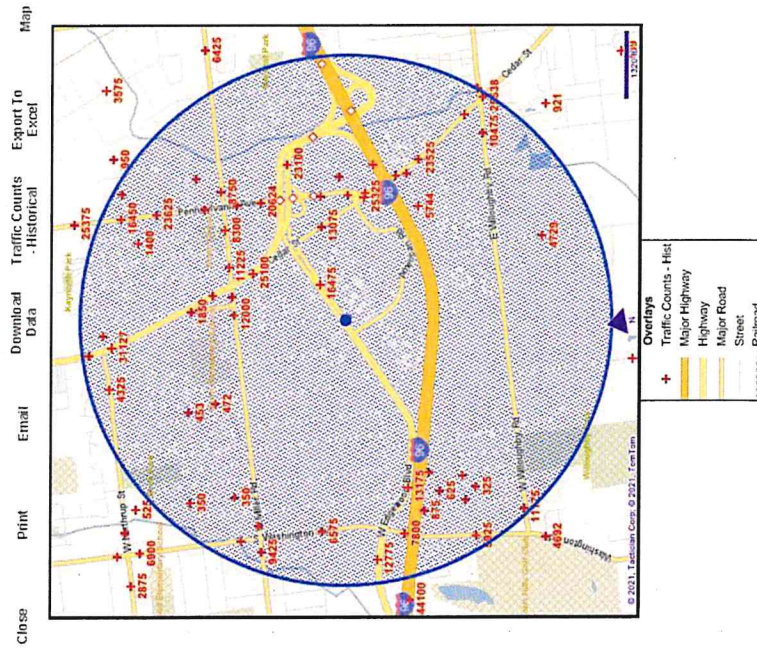
Traffic Counts - Historical

Analysis Level: TC

5/6/2021 7:29:07 PM

340 E Edgewood Blvd
Lansing,
MI 48311

Longitude: -84.647641
Latitude: 42.563324
Radial Trade Area, 1 mile



File:///C:/Users/olsen/AppData/Local/Temp/Low/5B602EX3.htm

5/6/2021

Dist	Street	Traffic Counts - Historical		Email	Print	Close	Download Data	Traffic Counts - Historical	Export To Excel	Map
		Cross Street	Count Type							
17	E Edgewood Blvd	Arwood Dr	16,475 AADT							
37	I-96 Bus Lp	E Edgewood Blvd	13,075 AADT							
39	I-96 Bus Lp	E Miller Rd	25,100 AADT							
42	E Miller Rd	Kaynorth Rd	12,000 AADT							
43	E Miller Rd	Kaynorth Rd	10,025 AADT							
47	I-96 Bus Lp	S Pennsylvania Ave	25,325 AADT							
47	American Rd	S Pennsylvania Ave	6,650 AADT							
48	S Pennsylvania Ave	Pierpont St	14,175 AADT							
48	E Miller Rd	Orchard Ct	11,225 AADT							
49	S Pennsylvania Ave	I-96 Bus Lp	17,975 AADT							
51	I-96 Bus Lp	E Miller Rd	23,300 AADT							
51	Long Blvd	Cedar St	5,744 ADT							
54	Pierpont St	S Pennsylvania Ave	2,250 AADT							
55	S Pennsylvania Ave	Ramada Dr	20,624 ADT							
55	Kaynorth Rd	Justice St	2,454 ADT							
57	E Miller Rd	Orchard Ct	6,300 AADT							
57	Coulson Ct	E Claremore Dr	472 ADT							
58	Cedar St	Roth Dr	45,625 AADT							
58	Kaynorth Rd	Curry Ln	1,850 AADT							
60	I-96	I-96 Bus Lp	44,100 AADT							
60	S Pennsylvania Ave	Ramada Dr	13,775 AADT							
60	Long Blvd	Cedar St	40,620 ADT							
63	Fisher Dr	Cooper Rd	23,100 AADT							
65	Cedar St	Just A Mere Ave	250 AADT							
67	Edgewood Blvd	Richard Rd	23,525 AADT							
68	S Pennsylvania Ave	Andrew Jackson Dr	13,175 AADT							
68	E Miller Rd	S Pennsylvania Ave	12,800 AADT							
68	E Claremore Dr	S Pennsylvania Ave	8,750 AADT							
73	Dadson Dr	W Claremore Dr	453 ADT							
74	Cooper Rd	Calson Dr	275 AADT							
74	Cooper Rd	Fisher Dr	625 AADT							
76	Executive Dr	Andrew Jackson Dr	1,350 AADT							
76	Fisher Dr	Cooper Rd	875 AADT							
78	Schaller Rd	Hein Ave	350 AADT							
79	Cooper Rd	Dadson Dr	325 AADT							
80	S Washington Ave	W Edgewood Blvd	6,575 AADT							
80	Eftert Rd	Leif & Kathy's Ln	4,729 ADT							

File:///C:/Users/olsen/AppData/Local/Temp/Low/5B602EX3.htm

5/6/2021

Devon Highlights



Devon is an employee-owned, private real estate company founded in 1988 and is comprised with a seasoned senior management team that has worked together for an average of 20 years. Each member of the Devon senior management team has been instrumental in growing the company and executing a business plan which has resulted in approximately \$2.5 billion in self-storage transactions. As a leader in the self-storage industry, Devon has maintained a dedicated self-storage operating platform since 1993 and has owned and/or managed in excess of 200 facilities in 24 states and three European countries. **Devon is ranked as a top private self-storage operator in the nation**, and continuously strives to achieve the highest returns for its investment partners leveraging its experience. **Devon currently operates 92 self-storage properties in 24 states, with a market value in excess of \$1.2 billion.**

Devon implements the best and latest self-storage technologies including online unit reservations and bill payment, managed lead tracking, and call center support, while benefiting from the utilization of various social media platforms. Devon's sophisticated operational platform is one advantage that sets them apart from the traditional "mom and pop" operators that lack in technology efforts and established partnerships with major financial organizations and industry peers. **Devon has extensive market knowledge and utilizes proprietary acquisition and detailed market analysis specific to the self-storage industry.** Devon also has a history of hiring team members with strong qualifications in their field of expertise, from property management and maintenance technicians to regional directors. **Most Devon properties are secured by video surveillance and electronic alarm systems with a 24-hour dispatch center. Rental agreements are issued on a month-to-month basis** and each of Devon's properties has at least one on-site manager.

Over the years, Devon has created more than a dozen relationships with several prominent institutions to execute sophisticated self-storage construction projects, which include ground-up developments and conversions/redevelopments. Devon has decades of experience in acquiring properties and converting them for other use or function from its original format. Devon's acquisition team meets weekly to evaluate and discuss conversion candidate properties, geographic markets, feasible site criteria, and the deal objectives of each project.

Devon Highlights³

# of Developments Since Inception:	80
Approximate Aggregate Development Project Cost Since Inception:	2.5 B
Facilities Owned and/or Managed Since Inception:	More than 200
#of Facilities Currently Operating:	92
# of States Currently Operating in:	24
Approximate Current Market Value:	1.2 B



Office Hours

Monday – Friday: 9:30am – 6:00pm
Saturday: 9:00am – 5:00pm
Sunday: Closed

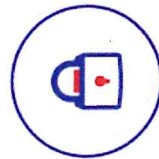
Access Hours

Monday – Sunday: 6:00am – 10:00pm



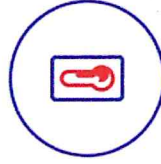
EXCEPTIONAL CUSTOMER SERVICE. BEST IN-CLASS SECURITY.

Each of our 92 [locations](#) is outfitted with 24/7 security monitoring, a fully fenced perimeter, well-lit grounds, and electronic gated entrance. Our experienced management team is onsite during operation hours and happy to lend a hand, answer a question, or find the right storage solution to meet your needs – whether it's a temporary fix or a long-term partnership.



Convenience

Rent Units Online
Ample Hours for Access
Online Bill Payment
Onsite Moving & Packing Supplies
Tenant Insurance
Onsite Management



Unit Options

Range of Sizes
Parking Spaces
Climate Controlled
Drive-Up Units
Ground Floor Units
Specialized Storage

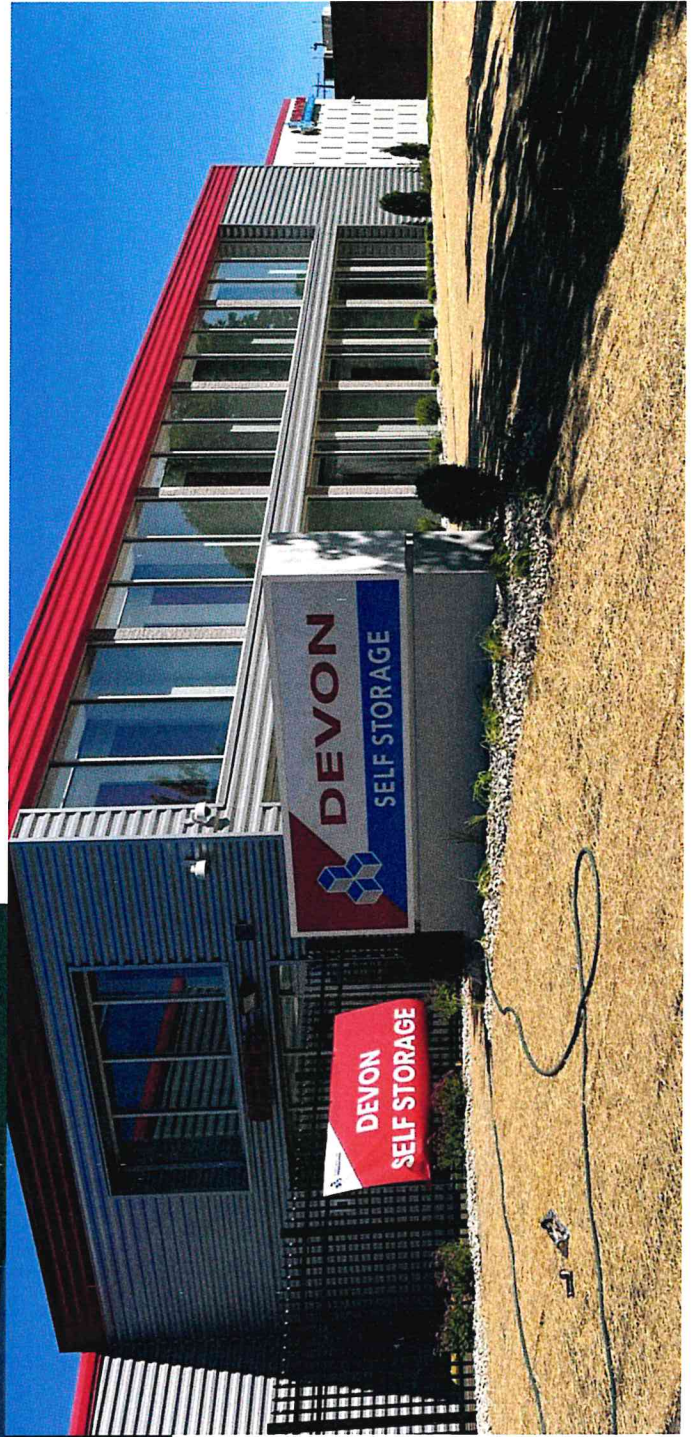


Security

24/7 Video Surveillance
Well-Lit, Fully-Fenced
Secure Access
Electronic Keycard Access

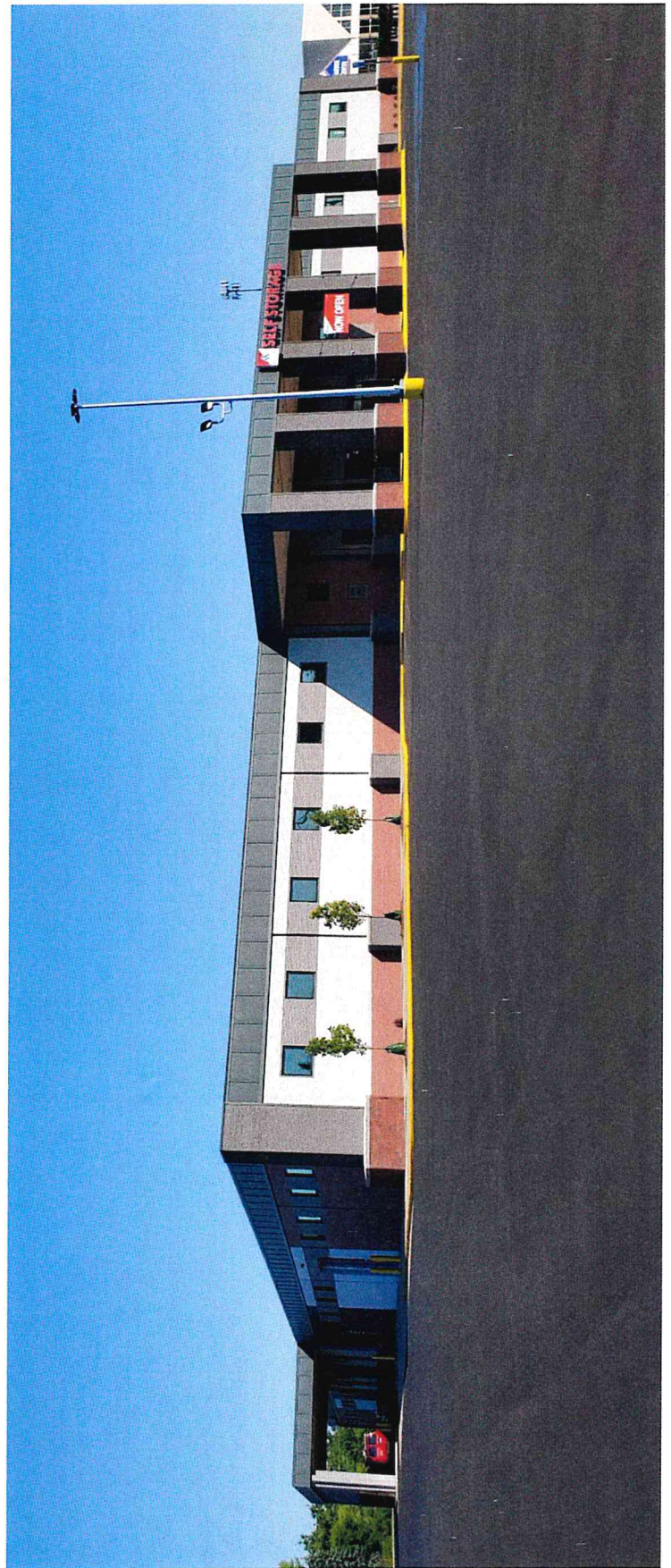
Before/After

5350 N Sherman Blvd, Milwaukee, WI 53209



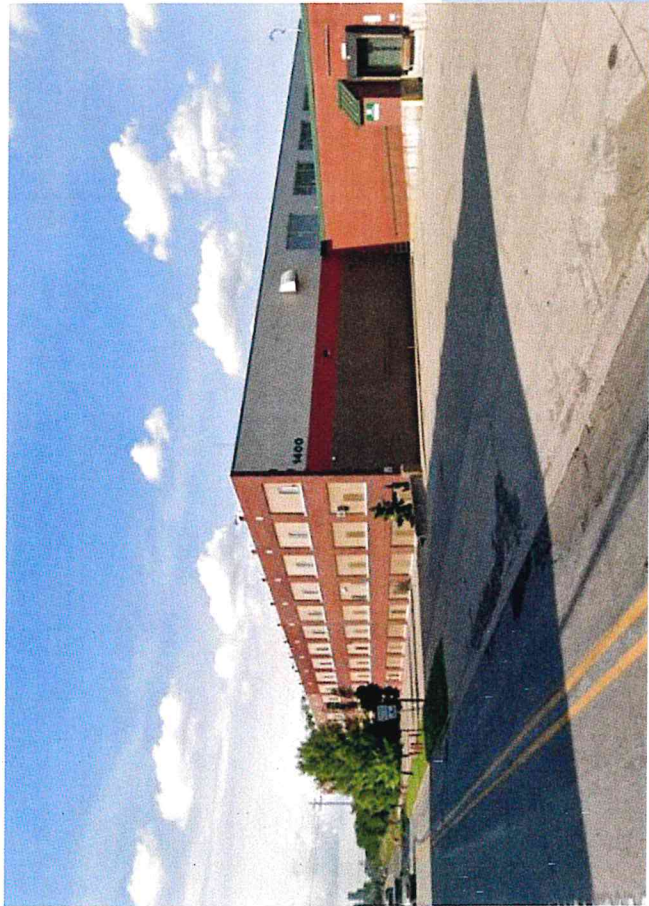
Before/After

4111 Plainfield Ave, Grand Rapids MI



Before/After

1400 Buchanan Ave SW, Grand Rapids, MI



Before/After

6471 Camp Bowie Blvd, Fort Worth, TX 76116



Before/After

4815 West Colonial Drive, Orlando FL

