



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 December 14, 2022