

AGENDA

Committee on Development and Planning AGENDA FOR JANUARY 18, 2023 AT 4:00 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 Spitzley, Chairperson
Council Member Brown, Vice Chairperson
Council Member Garza, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. December 14, 2022
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. ORDINANCE - Z-1-2022; 109 E Randolph, Rezoning from R-6A Urban Detached Residential to R-AR Residential Adaptive Reuse
 - C. RESOLUTION - SLU-1-2022; 109 E Randolph; 20 Bed State Licensed Adult Foster Care, Large Group home for the Aged
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES
Committee on Development and Planning
Wednesday, December 14, 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 – unexcused
Council Member Brian T. Jackson, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Robert Benstein
Mark Matus, LBWL
Alec Malvetis, Public Service
Andy Fedewa, EDP
Mike Olsen
Alex Masson
Todd Kosta

MINUTES

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE NOVEMBER 16, 2022, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION – Reappointment; Laurie Baumer; Member of the Michigan Avenue Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2026
Councilmember Garza mentioned this is a re-appointment therefore, Ms. Baumer is not present.
Councilmember Jackson had no questions.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION FOR REAPPOINTMENT OF LAURIE BAUMER; AS A MEMBER OF THE MICHIGAN AVENUE

CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS. MOTION CARRIED 2-0.

RESOLUTION – Appointment; Robert Benstein; At Large Member of the Lansing Gateway Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2026

Councilmember Garza asked if Mr. Benstein if he has served in the past and if he could give an overview of his experience. Mr. Benstein answered no, and this was his first choice as being the Vice-Chair of the CRAA. He continued that Grand River is the first impression for people when arriving at the airport and feels he can contribute.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF ROBERT BENSTEIN TO THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS. MOTION CARRIED 2-0.

Councilmember Garza indicated this will go to Council on January 9, 2023.

RESOLUTION – Easement; Consumers Energy Pipeline on Board of Water and Light Property

Councilmember Garza asked if this was to extend a current easement and Mr. Matus confirmed, it is a 12ft wide easement, ½ an acre in total and has been approved by LWBL. Councilmember Garza asked if this will generate any income tax for the City and Mr. Matus stated no, Mr. Venker added they can use the land to extend pipeline, they are paying but just utility land.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION FOR THE EASEMENT OF A CONSUMERS ENERGY PIPELINE ON LBWL PROPERTY. MOTION CARRIED 2-0.

Councilmember Garza asked if there needed to be a public hearing, Mr. Venker responded no, that ACT 31 doesn't apply and not required. Councilmember Garza finished by asking if someone from BWL will be in attendance for the meeting January 9th, Mr. Matus confirmed someone would be there.

RESOLUTION – ACT-7-2022; Permanent Easement; Parcel ID#33-01-02-32-220-777 for the City to Construct a public sidewalk

Councilmember Garza asked if this was in Okemos, Meridian Township area and how does this affect the City, Mr. Malvetis confirmed and the diagram is in the application in the packet. Mr. Malvetis continued that the developer kept the aesthetics around the pole. Councilmember Garza asked what the cost to the City is, Mr. Malvetis stated nothing for the easement but 50% of the sidewalk, and once approved they will get quotes. Councilmember Garza asked if they could hold the previous builder accountable, Mr. Malvetis stated it is the property owners responsibility, and continued they were unsure why it didn't go the remainder of the distance like on the other side of the street. Councilmember Garza asked where the other 50% was coming from and Mr. Malvetis stated from a couple other homeowners, as the association didn't want to grant it.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION TO APPROVE THE PERMANENT EASEMENT FOR A PUBLIC SIDEWALK ON VACANT PARCEL 33-01-02-32-220-777. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Set Public Hearing; SLU-2-2022; 340 E. Edgewood Blvd. for self-storage rental facility

Councilmember Garza stated this is for the property formerly Sam's Club on Edgewood Blvd and asked Mr. Fedewa and applicants to give an overview. Mr. Fedewa stated if approved it is for a self-storage facility and 2 suites for retail use, the parking lot will be reduced by 20% to convert green infrastructure space. Mr. Olsen indicated this site is far removed from the street and it went through the Planning Board 4-1 with 1 against. Councilmember Garza mentioned he sees the letters attached from some residents opposed to it, and that he has not heard anybody in favor of it, and mostly likely would not support it, continuing there is so many storage places in Lansing and why they feel they need another one. Mr. Kosta stated it is their goal to find retailers/community centers, indoor sport concepts but cannot find those that are interested and after two years the self-storage is who contacted him. Mr. Olsen thanked the Committee and indicated he understood where they are coming from and proceeded to hand out a small presentation for them to view later. Continuing that when they look at a facility to see if it is over saturated in an area, Lansing was a 6.5 on a scale of 10. Mr. Olsen asked if they had a lease in place if that would help, Councilmember Garza indicated it could build a stronger case, Councilmember Jackson mentioned the next Council meeting is January 9th to set the hearing which would be February 13th, both meeting begin at 7pm and they could answer questions from Council. Mr. Olsen asked if there was anything besides the SLU that Council needs to approve, Mr. Venker said no.

Mr. Olsen explained that what sets this storage apart is they have drive through facility, they have a 65%-70% customer return that is female, climate controlled spaces. Councilmember Garza asked why female customer return was mentioned, Mr. Olsen indicated it is a safe facility, it is modern and most facilities have over 100 cameras, with managers and security onsite at various times, fire and police are notified immediately of any issues.

MOTION BY COUNCIL MEMBER JACKSON TO SET THE PUBLIC HEARING FOR SLU-2-2022 FOR FEBRUARY 13, 2023. MOTION CARRIED 2-0.

Other

No other topics.

Adjourn

Adjourned at 4:06p.m.

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

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.



Andy Schor, Mayor

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval of a Special Land Use on the following described property:

109 E Randolph St Lansing, MI 48906

full street address, including zip code, or location of property

Legal
description:

LOT 17 & PART OF LOT 18 NORTH GARDENS SUB AND ALSO PART OF LOT 11 ASSESSORS PLAT NO 45
LYING E'LY OF A LINE COM 3.3 FT W OF SE COR LOT 11, TH N 137.77 FT, W 9.15 FT, N 28.74 FT, W 13.2
FT, N 02DEG 05MIN 20SCD W 8 FT TO NW COR LOT 18 & POE NORTH GARDENS SUB

Applicant: **Bruce Hicks**

Address (including zip code): **1579 Picadilly Dr Haslett, MI 48840**

Phone number(s): **5175286040**

Name of owner(s): **Bruce Hicks**

Owner address (including zip code): **1579 Picadilly Dr Haslett, MI 48840**

Owner phone number(s): **5175286040**

Interest in property (please check one):

☐ Option to buy

☐ Owner

☐ Lessee

☐ Represent owner

☒ Other (please specify):

This property has a purchase agreement on it.

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Proposed Special Land Use: **Adult Foster Care Center for up to 20 residents**

☐ Child Care (13 or more)

☒ Residential Care Facility (7 or more)

Zoning of the property: **R-RA**

Size of Parcel:

Width: **90** ft. Length: **105** ft. Area: **9450** Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

**Please describe
your proposal:**

We propose to use this home as an adult foster care home. Our home will provide care, meals, laundry, food plans, transportation and any other necessities needed by our clients. We have not applied for state licenses yet, we want to ensure ALL SLU and variances are approved first. We do not anticipate any issues obtaining the required license from the state of Michigan.

include specific background information and copies of permits, approvals, and program information

Submit the following:

- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
- Flood plain elevations, if applicable.
- Copies of permits from other agencies, if applicable.

FEES:

Less than one (1) acre:	\$500.00
One (1) to three (3) acres:	\$650.00
Greater than three (3) acres:	\$800.00

Please review the application and file it with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: _____

Name: Bruce Hicks

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

Boak, Sherrie

From: Unlimited Potential <unlimitedpllc@gmail.com>
Sent: Tuesday, January 10, 2023 3:58 PM
To: Stachowiak, Susan
Cc: Boak, Sherrie; McGrain, Brian; Terrie MacNicol
Subject: RE: [EXTERNAL] 109 Randolph
Attachments: image003.png

Hello Susan

Yes we are withdrawing out permits.

Thanks

Bruce

On Tue, Jan 10, 2023, 3:56 PM Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov> wrote:

Hi Sherrie, I have heard that the applicant is no longer pursuing his proposal for this property, although he has not contacted me directly to withdraw the SLU and Rezoning.

Hi Bruce, Are you withdrawing your requests for a special land use permit and rezoning for the proposed care facility at 109 E. Randolph?

Thanks

Sue

Susan Stachowiak

Zoning Administrator

Department of Economic Development & Planning

316 N. Capitol Ave. | Lansing, MI 48933

O: (517) 483-4085 | E: Susan.Stachowiak@lansingmi.gov

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