



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 January 18, 2023