

AGENDA

Committee on Development and Planning AGENDA FOR FEBRUARY 15, 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. February 1, 2023
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - SLU-2-2022 340 E Edgewood Blvd.
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, February 1, 2023 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Spitzley called the meeting to order at 4:00 p.m.

PRESENT

Council Member Spitzley, Chair
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Karl Dorshimer, EDC
Charles Carrillo
Sandra Lupien
Barb Kimmel, EDP
Greg Venker, OCA
Nicholas Miller

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE JANUARY 18, 2023 MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION – Appointment; Chaz Carrillo; At Large Member; EDC/TIFA/Brownfield Authority; Term to Expire 2/28/2028

Council Member Spitzley referenced the application noting the section on why he was interested in serving which stated “Mayor asked me”, and asked him why he was interested. Mr. Carrillo clarified he is interested in serving and has been for years, but wanted to make sure he had the time to serve before he made his commitment. He expanded that he has passion to serve on this because of his other experience with community development and community impact.

Council Member Garza asked if he would be willing to attend Ward meetings to speak about what this Authority is proposing, and he confirmed he would be interested.

Mr. Carrillo then provided information on a large project he is working on is on S. Waverly, in the 3700 block with TH Forsburg to redevelop. Council Member Spitzley spoke briefly on that area.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF CHARLES CARRILLO; AT LARGE MEMBER OF THE EDC/TIFA/BROWNFIELD AUTHORITY. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Sandra Lupien, At Large Member; EDC/TIFA/Brownfield Authority; Term to Expire 2/28/2029

Ms. Lupien spoke about her experience career in engineering and offering new ways for aesthetics. Currently she works at MSU in research, teaching and outreach.

Council Member Brown asked if she was from the City of Lansing area. Ms. Lupien stated she lived in Michigan most of her life, moved away, then moved back to spend the second half of her career.

Council Member Garza asked what her vision for the board was and if she would be willing to come to the Ward meetings and update the public. Ms. Lupien acknowledged her love for community engagement and her vision or goal for this authority would be to listen and understand the context, hear from the community and other entities.

Committee members spoke in support of the appointment.

Ms. Lupien acknowledged she also sits on the Sustainability Committee and it was confirmed with OCA she can serve on both boards.

Council Member Garza asked if she sees any conflict with her career and actions with the Authority, and Ms. Lupien confirmed she would recuse herself if there was a conflict.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF SANDRA LUPIEN AS AN AT LARGE MEMBER TO THE EDC/TIFA/BROWNFIELD AUTHORITY. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Nicholas Miller; 3rd Ward Member-Planning Board; Term to Expire 6/30/2023

Mr. Miller spoke briefly on his expectations by serving on the Board.

Council Member Garza asked if he has served on any planning boards in the past at which Mr. Miller stated he had not, but he does sit on his neighborhood association.

Council Member Garza asked Mr. Miller if he would attend the Ward meeting and he agreed he would, and also as asked in the earlier appointment if there was a conflict with her career and role on the Planning Board he would recuse himself.

Council Member Brown asked if he would attend other neighborhoods even though this is in the 3rd ward. Mr. Miller stated he would and noted he works all over the City of Lansing with his job where he helps seniors with their taxes.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF NICHOLAS MILLER AS 3RD WARD MEMBER TO THE PLANNING BOARD. MOTION CARRIED 3-0.

RESOLUTION – Introduction and Set Public Hearing; Ordinance to rename the Planning Board to the Planning Commission

Council Member Spitzley asked the OCA why this ordinance was being proposed.

Mr. Venker stated a request was made by a member of the Planning Board to the 2022 Council President, and that Council Member asked the OCA to draft the ordinance.

Council Member Brown asked if Council needs to do it or they are being told they can do it. Mr. Venker confirmed they do not need to do it, but under ACT 233 of 2008, there is a sentence that notes no matter what the City calls it in their ordinance or charter, hereafter shall be called the Planning Commission. If the City never changed the name, it does not affect the legality of the actions; just a name change.

Council Member Spitzley asked OCA that if the state statute does say “commission” then what impact is that on the City. Mr. Venker confirmed the statute does call it “commission” however it is the same body as the “board” and nothing has changed. An analysis was done earlier to see if anything needed to be changed, and the answer then was no. The original proposal from the Planning Board member and the 2022 Council President was a resolution to call it a Planning Commission, but OCA looked at, it was cleaner as an ordinance because in the ordinance and charter references are adopted it would affect all the language in the ordinances.

Council Member Spitzley asked if there are costs to making these changes, and Mr. Venker stated no, and Ms. Boak added there would be a cost for publication of the public hearing notice.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR 3/13/2023 ON THE ORDINANCE AMENDMENTS TO RENAME PLANNING BOARD TO PLANNING COMMISSION. MOTION CARRIED 3-0.

Other

No other topics.

Adjourn

Adjourned at 4:28 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

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.

Proposed Conversion

340 E Edgewood Blvd, Lansing, MI 48911



- Good neighbor
- Bring stability to the strip mall - Long term tenant
 - Minimum 10 years
- Property Tax of a vacant property vs Devon Self Storage
 - Year 10 projecting \$675,342 annually
- We understand we are pitching what we want. Bigger picture is after 1 year, 2 years what will the center look like?
- Businesses in strip mall are in favor of us being there
- Local neighbors support us being there

Proposed Conversion

340 E Edgewood Blvd, Lansing, MI 48911



Proposed Conversion (Store Front)

340 E Edgewood Blvd, Lansing, MI 48911



Proposed Layout



Conversion (Example of Green Scape)

4100 52nd St, Kenosha WI 53144



DEVON SELF STORAGE

PERSPECTIVE VIEW 1 (LOOKING EAST)

KENOSHA, WI

DATE: 08.09.2021

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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Conversion (Example of Green Scape)

4100 52nd St, Kenosha WI 53144



Proposed Conversion (Retail Front)

340 E Edgewood Blvd, Lansing, MI 48911



3 Mile Market – Drive Distance



Competitors
340 E Edgewood Blvd
Lansing, MI 48911

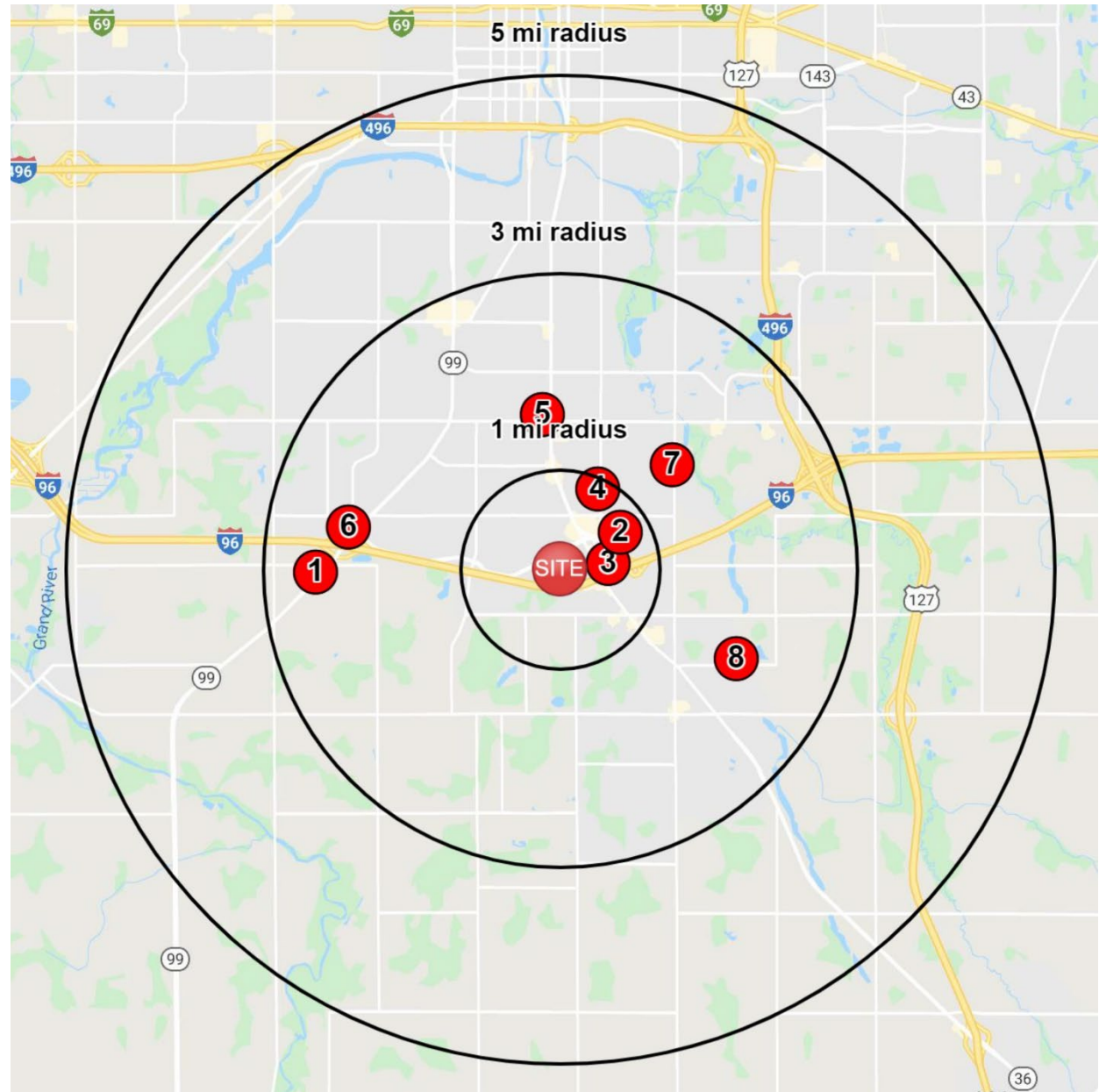
- ① CubeSmart Storage 2685 Eaton Rapids Rd
- ② Stop 'n Lock Self Storage 1140 Ramada Dr
- ③ U-haul 1030 Pierpont Dr
- ④ MySpace Self Storage 5814 S Pennsylvania Ave
- ⑤ U-Haul 5020 S Cedar St
- ⑥ Red Dot Storage 6140 Pleasant Grove Rd
- ⑦ Storage Sense 5600 Aurelius Rd
- ⑧ Red Dot Storage 2302 Jarco 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	1 mi radius		3 mi radius		5 mi radius	
Population						
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	0.5%	2,042	0.6%	3,060	0.5%
Historical Annual Growth (2010-2021)	316	0.4%	3,834	0.6%	6,185	0.5%
Historical Annual Growth (2000-2010)	-45	-	2,283	0.4%	-206	-
Estimated Population Density (2021)	2,553	psm	2,367	psm	1,509	psm
Trade Area Size	3	sq mi	28	sq mi	79	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	0.4%	705	0.5%	1,036	0.4%
Historical Annual Change (2000-2021)	150	0.2%	2,867	0.5%	3,575	0.4%

Average Household Income						
Estimated Average Household Income (2021)	\$57,171		\$64,333		\$61,283	
Projected Average Household Income (2026)	\$65,542		\$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 Change (2021-2026)	\$8,371	0.4%	\$9,397	2.9%	\$9,332	3.0%
Historical Annual Change (2000-2021)	\$15,665	0.2%	\$17,281	1.7%	\$15,588	1.6%

340 E Edgewood Blvd Lansing, MI 48911	1 mi drive distance		3 mi drive distance		5 mi drive distance	
Median Household Income						
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	3.1%	\$8,945	3.2%	\$8,640	3.3%
Historical Annual Change (2000-2021)	\$16,626	2.3%	\$14,657	1.7%	\$13,798	1.7%

Race and Ethnicity				
Total Population (2021)	8,016		66,881	118,437
White (2021)	5,073	63.3%	45,048	67.4%
Black or African American (2021)	1,589	19.8%	11,690	17.5%
American Indian or Alaska Native (2021)	62	0.8%	417	0.6%
Asian (2021)	405	5.1%	3,759	5.6%
Hawaiian or Pacific Islander (2021)	5	-	29	-
Other Race (2021)	364	4.5%	2,250	3.4%
Two or More Races (2021)	518	6.5%	3,689	5.5%

Housing			
Total Housing Units (2021)	3,764		29,401
Total Housing Units (2010)	3,754		28,655
Historical Annual Growth (2010-2021)	11	-	746
Housing Units Occupied (2021)	3,600	95.6%	27,944
Housing Units Owner-Occupied	1,483	41.2%	15,684
Housing Units Renter-Occupied	2,118	58.8%	12,260
Housing Units Vacant (2021)	164	4.4%	1,457

* Source: Regis Online

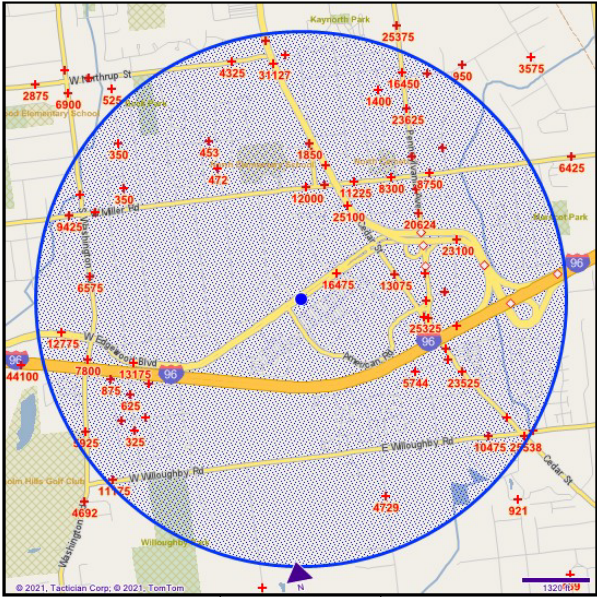
Traffic Counts - Historical

Analysis Level: TC

5/6/2021 7:29:07 PM

340 E Edgewood Blvd
Lansing, MI 48911
Longitude: -84.547641
Latitude: 42.863324
Radial Trade Area, 1 mile

Close	Print	Email	Download Data	Traffic Counts - Historical	Export To Excel	Map
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Close	Print	Email	Download Data	Traffic Counts - Historical	Export To Excel	Map
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Traffic Counts - Historical					
Dist Δ	Street	Cross Street	Traffic Count	Count Type	Year
.17	E Edgewood Blvd	Amwood Dr	16,475	AADT	2005
.37	I- 96 Bus Lp	E Edgewood Blvd	13,075	AADT	2002
.39	I- 96 Bus Lp	E Miller Rd	25,100	AADT	2015
.42	E Miller Rd	Kaynorth Rd	12,000	AADT	2000
.43	E Miller Rd	Kaynorth Rd	10,025	AADT	2000
.47	I- 96 Bus Lp	S Pennsylvania Ave	25,325	AADT	2002
.47	American Rd	S Pennsylvania Ave	6,650	AADT	2002
.48	S Pennsylvania Ave	Pierpont St	14,175	AADT	2002
.48	E Miller Rd	Orchard Ct	11,225	AADT	2000
.49	S Pennsylvania Ave	I- 96 Bus Lp	17,975	AADT	2002
.51	I- 96 Bus Lp	E Miller Rd	23,300	AADT	2009
.51	Long Blvd	Cedar St	5,744	ADT	1997
.54	Pierpont St	S Pennsylvania Ave	2,250	AADT	2002
.55	S Pennsylvania Ave	Ramada Dr	20,624	ADT	1990
.55	Kaynorth Rd	Justice St	2,454	ADT	1997
.57	E Miller Rd	Orchard Ct	8,300	AADT	2002
.57	Coulson Ct	E Claremore Dr	472	ADT	1991
.58	Cedar St	Roth Dr	45,625	AADT	2005
.58	Kaynorth Rd	Curry Ln	1,850	AADT	2000
.60	I- 96	I- 96 Bus Lp	44,100	AADT	2015
.60	S Pennsylvania Ave	Ramada Dr	13,775	AADT	2002
.60	Long Blvd	Cedar St	40,620	ADT	1990
.63			23,100	AADT	2015
.65	Fisher Dr	Cooper Rd	250	AADT	2005
.67	Cedar St	Just A Mere Ave	23,525	AADT	2002
.68	Edgewood Blvd	Richard Rd	13,175	AADT	2002
.68	S Pennsylvania Ave	Andrew Jackson Dr	12,800	AADT	2002
.68	E Miller Rd	S Pennsylvania Ave	8,750	AADT	2002
.68	E Claremore Dr	W Claremore Dr	453	ADT	1991
.73	Dadson Dr	Calson Dr	275	AADT	2005
.74	Cooper Rd	Fisher Dr	625	AADT	2005
.78	Executive Dr	Andrew Jackson Dr	1,350	AADT	2004
.78	Fisher Dr	Cooper Rd	875	AADT	2005
.78	Schafer Rd	Hein Ave	350	AADT	2004
.79	Cooper Rd	Dadson Dr	325	AADT	2005
.80	S Washington Ave	W Edgewood Blvd	6,575	AADT	2002
.80	Eifert Rd	Leif & Kathy's Ln	4,729	ADT	1997

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 115 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:	115
# of States Currently Operating in:	24
Approximate Current Market Value:	1.2 B

Devon Self Storage - Operations



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 115 [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



Security

24/7 Video Surveillance

Well-Lit, Fully-Fenced

Secure Access

Electronic Keypad Access



Unit Options

Range of Sizes

Parking Spaces

Climate Controlled

Drive-Up Units

Ground Floor Units

Specialized Storage

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



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

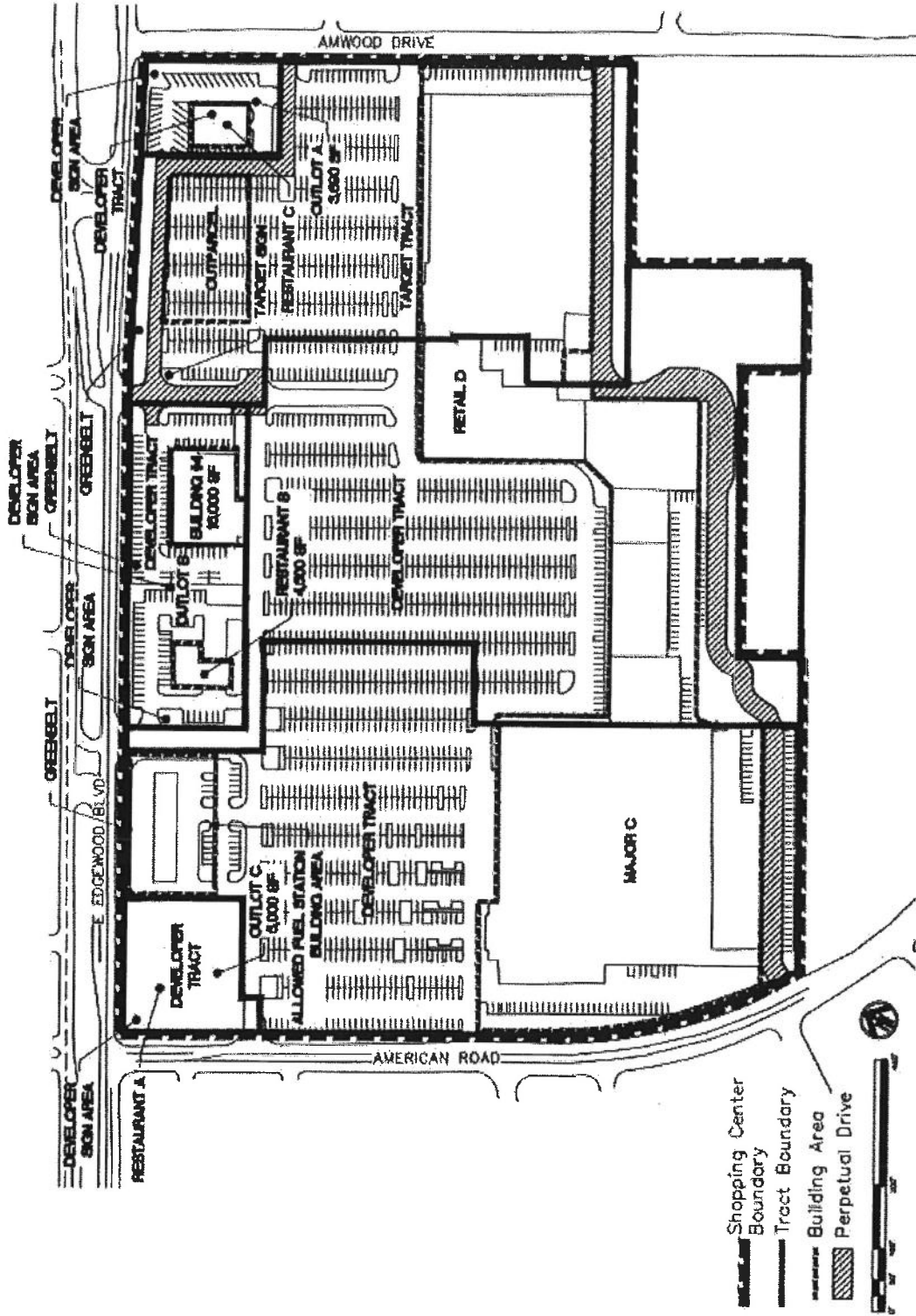
Staff recommends approval of SLU-2-2022, a special land use permit to utilize the building at 340 E. Edgewood Blvd. for a self-storage rental business, based on the findings of fact described in this staff report, with the following conditions:

- 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\0361SITEX-2.DWG 10/31/2019 7:03:08 AM

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











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 dont 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

SLU-2-2022

340 E. Edgewood Blvd.

Self-storage rental facility

WHEREAS, the applicant, Juniper II, LLC has requested a special land use permit to authorize the use of the existing building at 340 E. Edgewood Blvd. for a self-storage rental facility; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on October 6, 2022 at which the applicant's representatives spoke in favor and two individuals spoke in opposition to the request; and

WHEREAS, the Planning Board, at its November 10, 2022, meeting, voted (4-1) to recommend approval of SLU-2-2022 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 (note: this will require approval of a plan showing the area to be converted and how it impacts the layout of the parking lot); and

WHEREAS, the City Council held a public hearing regarding SLU-2-2022 on February 13, 2023; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2022 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 (note: this will require approval of a plan showing the area to be converted and how it impacts the layout of the parking lot)

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed self-storage rental facility will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed self-storage rental facility will not change the essential character of the area.
3. The proposed self-storage rental facility will not interfere with the enjoyment of adjacent properties.
4. The proposed self-storage rental facility does represent an improvement to the property.
5. The proposed self-storage rental facility will not generate any nuisances or hazardous conditions.
6. The proposed self-storage rental facility can be adequately served by public services and utilities.
7. The proposed self-storage rental facility will not place any demand on public services and facilities in excess of current capacities.
8. The proposed self-storage rental facility is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed self-storage rental facility will comply with the dimensional requirements of the Zoning Ordinance.

Boak, Sherrie

From: Dagmar Olds <dagmarolds@gmail.com>
Sent: Monday, February 13, 2023 12:42 PM
To: City Council
Subject: [EXTERNAL] Storage facility on Edgewood...

Do not need, unacceptable proposal.



Boak, Sherrie

From: Redding, Judy <redding5@msu.edu>
Sent: Monday, February 13, 2023 12:53 PM
To: City Council
Subject: [EXTERNAL] Surplus Individual Storage facility

Good Afternoon,

I would like to suggest that the south side of Lansing is not in need of another individual storage facility. I heard that the former Stock and Stream building may be turned into another storage facility business. I'm not sure how that is going to help the south end provide more jobs. I would like you to know, that I am against the idea of adding any more individual storage facilities in south Lansing at this time.

Thank you for your time.

Judy Redding
3522 Karen St.
Lansing, MI 48911

Boak, Sherrie

From: Cheryl Iree <Cheryllree@hotmail.com>
Sent: Sunday, February 12, 2023 7:35 PM
To: City Council
Subject: [EXTERNAL] Old Sam's bldg in south Lansing

I'm told there is still someone interested in putting self storage in the vacant Sam's Club on Edgewood Blvd and I am adamantly opposed. I'm told there are soccer teams that use it in the winter and that's a great use but we definitely DO NOT need more storage areas. It also provides no employment opportunities and no profit for MICHIGAN residents. I realize this is the offer presented so it's not as though you can just select what you'd prefer and make it so but I'd rather it remain as is than more, unnecessary self storage.

Cheryl Brand
Cedarbrook Neighborhood

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Boak, Sherrie

From: flo baerren <flo.baerren@gmail.com>
Sent: Sunday, February 12, 2023 10:49 AM
To: City Council
Subject: [EXTERNAL] Storage Units at the former Sam's Club Building

Allowing MORE storage units in South Lansing will not benefit anyone in the city and only benefit the out-of-state (Minnesota) developer. We need to be more creative in what we put in that spot. It would bring people to the area and support the stores that are already there. We have lost one store already because of lack of traffic during the shutdown. Turning the building into storage units will not increase employment in the area. It will not increase a steady traffic stream. The investment will not help Lansing.

The question I hear a lot. How many storage units are too many? We have too many now and some of them -Lansing owned-are struggling. Why would we set up those storage units already in existence in competition with an out of state owner.

Please do not allow more storage units in South Lansing. Too many

Flo Baerren

Boak, Sherrie

From: ktobe07@gmail.com
Sent: Saturday, February 11, 2023 3:04 PM
To: City Council
Subject: [EXTERNAL] Special Land Use

I oppose SLU-2-2022, Special Land Use Permit, 340 Edgewood Blvd for a self-storage rental facility (PEND-3111). There are already too many similar facilities in South Lansing that are not filled to capacity.

Kathy Tobe

Boak, Sherrie

From: Sheila Kniffin <sheilakn28@gmail.com>
Sent: Monday, February 13, 2023 3:17 PM
To: City Council
Subject: [EXTERNAL] The Old Sam's Club

Please say **NO** to turning the Sam's Club into more storage units. We do **NOT** need this, at all. Just like the marijuana shops and dollar stores, there are plenty around South Lansing (as well as around the Lansing area).

Sincerely,

Sheila Kniffin
6267 Balfour Dr
Lansing, MI 48911

Boak, Sherrie

From: Elaine M. Womboldt <emwomboldt@comcast.net>
Sent: Monday, February 13, 2023 3:52 PM
To: City Council
Subject: [EXTERNAL] Opposing SLU-2-2022; Special Land Use Permit, 340 E. Edgewood Blvd

President Wood, Vice President Garza and Council Members,

I am requesting this email be part of public record.

We (my husband David and I) are very disappointed to see the Special Land Use Permit at 340 Edgewood Blvd on the agenda again tonight.

We, once again, vehemently oppose this Special Land Use permit to allow for another self-storage business in the South Lansing area. This area is saturated with self-storage businesses and many of the businesses that are currently open have empty storage units. We do not need any more self-storage businesses in South Lansing.

We need businesses that help our area grow, are innovative, and increase the number of jobs for our community. Self-storage businesses only provide 2 or 3 employees to operate their businesses.

Please consider the citizens in South Lansing's who are working hard on developing a positive and productive community where people want to live and work. In my opinion, self-storage businesses will not enrich the growth of our community.

Thank you for your time to consider our request opposing the Special Land Use Permit at 340 Edgewood Blvd.

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

Boak, Sherrie

From: Anessa Kent-Johnson <kentjohn@ceicmh.org>
Sent: Monday, February 13, 2023 4:44 PM
To: City Council
Subject: [EXTERNAL] No More Storage Facilities

Dear City Council Members,

I live in the City of Lansing and deeply invested in the development of Lansing. I understand that there is a vote for another storage facility to be established in South Lansing. I am strongly against another storage facility being approved. The City of Lansing has enough storage facilities and an additional one does nothing to enhance the quality of living for families in the city. Please vote no to additional storage facilities.

Thank you,

Anessa Kent-Johnson

Anessa Kent-Johnson | LMSW

AMHS Housing Coordinator

Community Mental Health Authority of Clinton, Eaton, Ingham Counties



telephone: (517) 346-8276

fax: 517 346-8182

email: kentjohn@ceicmh.org

website: www.ceicmh.org

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Boak, Sherrie

From: Rejuvenating SouthLansing <rejuvenatingsouthlansing2019@gmail.com>
Sent: Monday, February 13, 2023 5:45 PM
To: City Council
Subject: [EXTERNAL] OPPOSE SLU-2-2022; SLU Permit, 340 E. Edgewood Blvd

Please add this email as part of the public record.

As the facilitator for Rejuvenating South Lansing organization, I can speak for the group that we are **opposed** to a Special Land Use Permit being granted for 340 E. Edgewood. South Lansing already has been inundated with self storage.

These businesses are predatory and make money off of those that do not have it in the first place. These businesses prey on the vulnerable and South Lansing does not need any more predatory businesses. There are many other uses that this property could be used for.

The residents that I have talked with and that have attended our meetings are not in favor of this SLU. Please vote **NO** on this Special Land Use Permit for 340 E. Edgewood.

Jason Wilkes, Facilitator
Rejuvenating South Lansing

Boak, Sherrie

From: Nancy O'Shea <josnos2@aol.com>
Sent: Monday, February 13, 2023 6:22 PM
To: City Council
Subject: [EXTERNAL] Opposition to storage units replacing former Sam's Club property on Edgewood Blvd

Dear Council Members

Re: Proposal for storage unites to replace the former Sam's Club property on Edgewood Bldg.

Thank you for considering that storage units do not bring viable business to the area, and they only employ a few people. South Lansing needs business that will attract people to spend time, money, and want to live in the area.

Sincerely,

Nancy O'Shea
Lewton-Rich Neighborhood
2606 Belaire Drive, Lansing
josnos2@aol.com

Boak, Sherrie

From: Albert Johnson <johnsonae@hotmail.com>
Sent: Monday, February 13, 2023 5:23 PM
To: City Council
Subject: [EXTERNAL] Storage Facility

Hello City Council Members,

Upon hearing of the plans for the conversion of the old Sam's Club to a public storage facility, I am a little disappointed because I don't think there is a need for another one on the South Side. It seems we have an abundance of storage facilities in this area. I think it would be a poor choice when we could use that space for a business that support more employment.

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Boak, Sherrie

From: Antwaun Kent <antwaun.kent@gmail.com>
Sent: Monday, February 13, 2023 5:24 PM
To: City Council
Subject: [EXTERNAL] No more Storages

Dear City Council,

I do not think Lansing needs more storage facilities unless they are significantly cheaper than the current ones in Lansing. I also think they should no be allowed unless it is a minority, locally, owned business and or diverse from this very standard status quo buy-up and buy-out. This will not bring more jobs with the space. We can't eat it, we can't fuel our houses or vehicles, you can't even live in it. As for criminal actions, it's a another possible hub. Eye-sore, absolutely.

IMMEDIATE STRIP MALL

DEVON SELF STORAGE - 340 E EDGEWOOD BLVD, LANSING, MI 48911

SELF STORAGE SURVEY - LOCAL RESIDENTS & BUSINESSES

YES	NO	NAME	EMAIL	PHONE NUMBER	SIGNATURE
✓		Tammy Miller	Dollar Store ^{TRF} Receiving MGR	989-280-5551	Tammy Miller
✓		Jennifer Deppa	B2 Outlet	517-885-5003	Jennifer Deppa
✓		MIKE MC GUIRE	One Main FINANCIAL	517-927-6293	Mike McGuire
✓		Nichol Hayes	T-Mobile	517-763-3526	Nichol Hayes
✓		Zaria Shufford	T-Mobile	602-692-9990	Zaria Shufford
✓		Melisa Keck	People Ready	517-272-4454	Melisa Keck
✓		Anthony Appellano	People Ready	517-272-4454	Anthony Appellano
✓		Sebastian Sloan	Busibusiness517@gmail	517-455-7672	Sebastian Sloan
✓		Tony O Baker	tbauer@gmia1.com	517-420-1737	Tony O Baker
✓		LIZ WILLIAMS	LIZW7295@GMAIL	517-8988958	Liz Williams
✓		Kella Love	lovekella14@gmail	517-763-7715	Kella Love
✓		Brandy Young	Betolombeski10@yahoo	517-410-6123	Brandy Young
✓		MICHAEL STODOL	MASTRODOL@CCLAPR.NET		Michael Stodol
✓		Jeff Butten	Jeff Butten Construction	517-559-3575	Jeff Butten
✓		Cather Fetherston	catherston13@yahoo	517-214-5132	Cather Fetherston

LL Flooring
56elow
sally Beauty
Cato
Target
Gordon's Food Service
Texas Road House

NEIGHBORS ACROSS THE STREET

DEVON SELF STORAGE - 340 E EDGEWOOD BLVD, LANSING, MI 48911

SELF STORAGE SURVEY - LOCAL RESIDENTS & BUSINESSES

YES	NO	NAME	EMAIL	PHONE NUMBER	SIGNATURE
✓		Byron Poth	Benjamin Poth	Wood bridge manner	Ben Poth
✓		Brittany Welsh	welshb@mail.lcc.edu	Wood bridge manner	Brittany Welsh
✓		Terrance Hollie	Terrance Hollie	517-950-9220	Terrance Hollie
✓		Tyler Conks	N/A	517-802-0594	Tyler Conks
✓		Rosalie Hatchings	N/A		
✓		Lamora Shawbouse	shawbouse@mail.lcc.edu	517-410-0174	Lamora Shawbouse
✓		Victoria Ramirez	victoria@ramirez	517-216-8713	Victoria Ramirez
✓		Gabriel Swenson	Swens2gn@emich.edu	520-275-3524	Gabriel Swenson
✓		Kamran Smith	kamransmith3@gmail.com	↓	Kamran Smith
✓		Estelle Walls		517-894-9763	Estelle Walls
✓		Darrick Thomas		517-894-9765	DARRICK THOMAS
✓		James White	N/A	517-505-8331	James White
✓		Shelley Shum		248 933 0965	Shelley Shum
✓		Ala Reynolds			Ala Reynolds
✓		John Big			
✓		Deau Orweller	@g.mail	517 402 0360	Deau Orweller

JANE PETERSON

" "

" "

Jane Peterson

NEIGHBORS ACROSS THE STREET

DEVON SELF STORAGE - 340 E EDGEWOOD BLVD, LANSING, MI 48911

SELF STORAGE SURVEY - LOCAL RESIDENTS & BUSINESSES

YES	NO	NAME	EMAIL	PHONE NUMBER	SIGNATURE
X		Dylan Goedert	dylangoedert@gmail.com	517-855-9902	Dylan Goedert
X		Jeffrey Mitchell	501 E. EDGEWOOD	517-420-8075	Jeffrey Mitchell
X		Gabriel Romero	l.gabrielromero@gmail.com	989-292-7368	Gabriel R
X		Tammy Alvarado	Tammy Alvarado@knapcity.com	517-577-4810	Tammy Alvarado
X		Angela Frost	Angiehilliard@gmail.com	517-803-6720	Angela Frost
	X	Debra J Baker	Resident	517-883-3440	Debra J Baker
X		Cheryl May		517-883-3440	Cheryl May
X		David Ler Carlson	DLERCA22@gmail.com	517-762-5499	David Ler Carlson
X		Emigrant Paul	emipaul30@icloud.com	517-885-0883	Emigrant Paul
X		TAPO			TAPO
1		Charles Shanerugrey			Charles Shanerugrey
		Alex Hoeflinger	ubht128@gmail.com	517-515-5617	Alex Hoeflinger

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