

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN
CITY COUNCIL CHAMBERS, 10TH FLOOR
LANSING CITY HALL
124 W. MICHIGAN AVENUE**



AGENDA FOR JUNE 12, 2017

TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council on Monday, June 12, 2017 at 7:00 p.m. at the Council Chambers, 10th Floor, City Hall.

I. ROLL CALL

II. MEDITATION AND PLEDGE OF ALLEGIANCE

III. READING AND APPROVAL OF PRINTED COUNCIL PROCEEDINGS

Approval of the Printed Council Proceedings of May 22 and May 31, 2017

IV. CONSIDERATION OF LATE ITEMS (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

V. TABLED ITEMS

VI. SPECIAL CEREMONIES

1. Presentation; Parents Action Committee on Minority Academic Concerns (PAC-MAC) Spelling Bee 2017 Spelling Bee Winners
2. Presentation; City Council 2016 Community Service Pioneer Award, Blue Ribbon Committee to Keep General Motors

VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK

VIII. COMMUNITY EVENT ANNOUNCEMENTS (Time, place, purpose, or definition of event – 1 minute limit)

IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS

X. MAYOR'S COMMENTS

XI. SHOW CAUSE HEARINGS

XII. PUBLIC COMMENT ON LEGISLATIVE MATTERS (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on white form.)

A. SCHEDULED PUBLIC HEARINGS

1. In consideration of Z-2-2017; 5025 S. Pennsylvania Avenue, Rezoning from "E-2" Local Shopping District to "F" Commercial District
2. In consideration of Z-3-2017; 3512 S. Martin Luther King Jr. Blvd., Rezoning from "F" Commercial & "J" Parking Districts to "H" Light Industrial District
3. In consideration of SLU-1-2017; 700 E. Oakland; Residential Use in "I" Heavy Industrial District
4. In consideration of Establishment of a Historic District for Central United Methodist Church

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY COUNCIL MEMBERS BROWN CLARKE, HUSSAIN, DUNBAR, HOUGHTON, SPITZLEY, WASHINGTON, WOOD, YORKO
 - a. Tribute; in recognition of the Michigan Women's Historical Center and Hall of Fame's 30th Anniversary
2. BY COUNCIL MEMBERS HUSSAIN, WOOD, WASHINGTON
 - a. Establishment of Investigation by the Committee of Whole into the Parks & Recreation Master Plan of 2015-2020
3. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Brownfield Redevelopment Plan #68; 513 & 515 W Ionia Street; Belen Buildings Redevelopment Project
 - b. Brownfield Redevelopment Plan #69; 221 West Saginaw Avenue Redevelopment Project
 - c. Confirmation of Appointment; Tim Lloyd as an At Large Member to the Board of the Zoning Appeals; term to expire June 30, 2018
 - d. Confirmation of Appointment; Farhan Bhatti as an At Large Member of the Planning Board; term to expire June 30, 2021
 - e. Confirmation of Appointment; Katie Johnson as an At Large Member of the Planning Board; term to expire June 30, 2018

4. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Claim Settlement; Claim #1291 for \$150 for trash and removal fee at 3812 Churchill Avenue
 - b. Claim Denial for \$150 Special Assessment fee for property located at 2413 South Pennsylvania
5. BY THE COMMITTEE ON PUBLIC SAFETY
 - a. Confirmation of Appointment; Alicia Banks as an At Large Member to the Board of Fire Commissioners; Term to Expire June 30, 2021
 - b. Confirmation of Appointment; Gina Nelson as an At Large Member to the Board of Fire Commissioners; Term to Expire June 30, 2020
6. BY THE COMMITTEE OF THE WHOLE
 - a. Ratification of Wage Reopener Agreement in the Capitol City Labor Program Non-Supervisory Unit 2015 – 2019 Collective Bargaining Agreement

C. RESOLUTIONS FOR ACTION

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Z-8-2016; Rezoning 3001 S. Washington Avenue; “D-1” Professional Office and “J” Parking Districts to “F” Commercial District
2. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Amendments to Liquor License Ordinance Chapter 830, Section 830.06 regarding criteria for revocation or objection to transfer, issuance or renewal of licenses to permit the sale of beer and wine and/or spirits on premises
3. BY THE COMMITTEE ON PUBLIC SAFETY
 - a. Regulation and Licensing of Medical Marihuana Establishments

F. ORDINANCES FOR PASSAGE

XIV. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS

XV. REPORTS OF CITY OFFICERS, BOARDS, AND COMMISSIONS; COMMUNICATIONS AND PETITIONS; AND OTHER CITY RELATED MATTERS
(Motion that all items be considered as being read in full and that the proper referrals be made by the President)

A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS

1. Letter(s) from the City Clerk re:
 - a. Minutes of Boards, Commissions, and Authorities placed on file in the Clerk's Office
 - b. Lansing Board of Water and Light Budget for Fiscal Year ending June 30, 2018
 - c. Foreclosure List for Ingham County from the Ingham County Treasurer
2. Letter(s) from the Mayor re:
 - a. Fiscal Year 2017 Year-End Budget Amendment
 - b. Ratification of Wage Reopener Agreement in the Capitol City Labor Program Non-Supervisory Unit 2015 – 2019 Collective Bargaining Agreement
 - c. Housing and Urban Development (HUD), 2016 Continuum of Care Homeless Assistance Programs Notice of Funding Availability (NOFA)
 - d. Appointment of Larry Leatherwood as an At-Large Member to the LEPFA Board for a term to expire June 30, 2020
 - e. Appointment of James Stajos as an At-Large Member to the LEPFA Board for a term to expire June 30, 2019
 - f. Grant Acceptance, National Endowment for the Arts
 - g. SLU-2-2017: Special Land Use Permit, 3600 N. Grand River Avenue, Residential Land Use in the "H" Light Industrial District
 - h. Z-4-2017: Vacant parcel (33-01-01-29-259-120) east of 1219 Victor Avenue, Rezoning from "B" Residential District to "C" Residential District

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

1. Notices from the Michigan Liquor Control Commission regarding:

- a. SDM License Issued Under MCL 436.1533(7) with Sunday Sales Permit (AM) and Gas Pumps, Lake Lansing Road Mobil Service, Inc., 2704 Lake Lansing Rd, Lansing MI 48912
 - b. Transfer ownership of escrowed 2017 Resort Class C license, Celebration Banquets, L.L.C., 200 E Edgewood Blvd, Lansing MI 48911
2. Communication from Harold J. Leeman Jr. regarding Gier Community Center Concessions
3. Claim Appeal; Claim #1387, Anne Tegue for grass and weed fee at 202 W. Jolly Road
4. Claim Appeal; Claim #1413, Najah Nona for trash fee at 3001 W. Holmes Road
5. Communication from Friends of Ormond Park regarding Groesbeck Golf Course and Ormond Park

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

XIX. PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on yellow form.)

XX. ADJOURNMENT



CHRIS SWOPE, CITY CLERK

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-2-2017, 5025 S. Pennsylvania Avenue

Rezoning from “E-2” Local Shopping District to “F” Commercial District

The Lansing City Council will hold a public hearing on Monday, June 12, 2017 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-2-2017. This is a request by the Gamut Group, LLC to rezone the property at 5025 S. Pennsylvania Avenue from “E-2” Local Shopping District to “F” Commercial District. The purpose of the rezoning is to permit a commercial retail establishment on the subject property.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

GENERAL INFORMATION

APPLICANT/OWNER: Gamut Group, LLC
P.O. Box 27222
Lansing, MI 48909

REQUESTED ACTIONS: Rezone 5025 S. Pennsylvania Avenue from "E-2" Local Shopping & "J" Parking Districts to F" Commercial District

EXISTING LAND USE: Vacant Gasoline Station Building

EXISTING ZONING: "E-2" Local Shopping & "J" Parking Districts

PROPOSED ZONING: "F" Commercial District

PROPERTY SIZE: 132' x 133' = 17,556 square feet - .40 acres

SURROUNDING LAND USE: N: Office
S: Commercial
E: Residential
W: Commercial

SURROUNDING ZONING: N: "D-1" Professional Office & "J" Parking Districts
S: "F" Commercial & "G-2" Wholesale Districts
E: "A" Residential District
W: "F" Commercial District

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for "Urban Mixed-Use Corridor" land use. S. Pennsylvania is designated as a principal arterial and E. Jolly Road is designated as a minor arterial.

DESCRIPTION:

Z-2-2017. This is a request by the Gamut Group, LLC to rezone the property at 5025 S. Pennsylvania Avenue from "E-2" Local Shopping & "J" Parking Districts to "F" Commercial District. The purpose of the rezoning is to permit a commercial retail establishment (medical marijuana dispensary) on the subject property.

AGENCY RESPONSES

Building Safety: The BSO has no objections to the rezoning.

Development Office:

Parks & Recreation: No comments.

Public Service:

- If any changes are proposed to the site, a full site plan must be submitted.
- There are existing sanitary and storm sewers located in both Pennsylvania Ave and Jolly Rd that are currently serving the site. These sewers may continue to serve the proposed development.

Traffic Engineer:

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property contains a 1,960 square foot commercial building and is located in an area that is characterized by commercial, quasi-industrial, office and residential land uses. Since the property at the other 3 corners of the Pennsylvania/Jolly intersection are already zoned "F" Commercial, it is unclear as to why the subject property is zoned "E-2" Local Shopping district. Given the surrounding zoning pattern, the request will not result in a "spot zone", which is typically considered to be an unacceptable planning practice. In fact, the rezoning will actually eliminate a spot zone as the subject property is the only one in the area zoned "E-2" Local Shopping.

The primary difference between the "E-2" Local Shopping district and the "F" Commercial district is that the "F" district permits automobile sales, hotels/motels, private clubs, comparison retail uses and possibly medical marijuana dispensaries. The "E-2" district, by contrast, is intended to allow conveniences type commercial uses that draw its primary customer base from the surrounding area. In other words, it is not intended to permit destination type uses. The applicant is requesting the rezoning for the purpose of permitting a medical marijuana dispensary in the existing building at 5025 S. Pennsylvania Avenue. While it is acknowledged that the City is still in the process of developing an ordinance to regulate such facilities, the subject property is not within 1000 feet of any churches, schools, parks, child care centers or any other uses that may disqualify it from being used as a dispensary based on the ordinance drafts that have been considered thus far.

It is not anticipated that the rezoning will be disruptive to the residential neighborhood to the east. Medical marijuana dispensaries typically do not generate much traffic, noise or other nuisances that would negatively impact the quality of life for nearby residents. In fact, the City's Planning Office has not received complaints of any such issues associated with the existing medical marijuana dispensaries in the City. While the applicant is requesting the rezoning for the purpose of allowing a medical marijuana facility, a rezoning should be considered based on any of the uses that would be permitted under the proposed zoning designation. Given the surrounding zoning pattern, as well as the location of the site at the intersection of a principal and a minor arterial, the uses allowed under the "F" Commercial district are appropriate for the subject property. Basic planning principles dictate that commercial land use should be concentrated along primary roads that are designed to carry a high volume of traffic and which are already characterized mainly by nonresidential land

uses. Denying the applicants request for “F” Commercial zoning would deprive the applicant of land use rights that are already afforded to the property owners at all other 3 corners of the S. Pennsylvania/E. Jolly Road intersection.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for “Urban Mixed-Use Corridor” land use. The Plan specifies the following for this land use classification:

“To encourage the redevelopment of strip commercial corridors between cores to create a transit-supportive mix of uses, with a clear pedestrian orientation”

The Plan lists the following as typical uses for this classification:

“Retail and personal services, medium-density residential in an urban format (see Residential Corridor), office, live-work, R&D and selected light industrial with special approval. Smaller-scale automobile-oriented uses may be acceptable when appropriate architecture and screening are used, and driveway curb cuts can be located and designed to maintain a clear pedestrian orientation.”

The “F” Commercial district is the most appropriate zoning designation to facilitate the “Urban Mixed-Use Corridor” land use development strategy being advanced in Design Lansing Master Plan. It allows for restaurants, retail stores, gasoline stations, car washes and other general commercial uses as well as automobile-oriented site design regulations. In addition, the current layout of the site is consistent with the placemaking characteristics described above.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning will have no impact on vehicular or pedestrian traffic. The subject property is located at the intersection of S. Pennsylvania Avenue which is a principal arterial and E. Jolly Road which is a minor arterial, both of which are designed to carry a high volume of traffic.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities. No changes are proposed for the site that would have an impact on public facilities.

ENVIRONMENTAL IMPACT:

The proposed rezoning will have no environmental impacts as the site is already developed and no changes are proposed at this time. New construction would require administrative site plan review at which time the site would have to be brought into compliance with all City codes and ordinance including those regulating storm water management.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Approval of the requested rezoning is not anticipated to have any negative impacts on future patterns of development in the area. As evidenced by the attached zoning map, rezoning the subject property to "F" Commercial would make it consistent with the north line of "F" Commercial zoning that exists on the west side of S. Pennsylvania. Thus, there would be no basis for rezoning the property north of the subject property and the properties to the east are part of an established residential neighborhood.

SUMMARY

This is a request by the Gamut Group, LLC to rezone the property at 5025 S. Pennsylvania Avenue from "E-2" Local Shopping & "J" Parking Districts to "F" Commercial District. The purpose of the rezoning is to permit a commercial retail establishment (medical marijuana dispensary) on the subject property.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will be consistent with the existing zoning and land use patterns in the area and with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATIONS

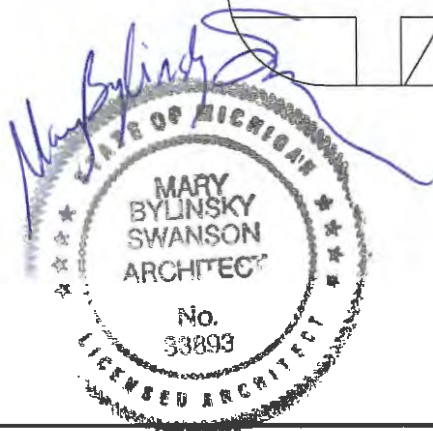
Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

Z-2-2017 be approved to rezone the property at 5025 S. Pennsylvania Avenue from "E-2" Local Shopping & "J" Parking Districts to "F" Commercial District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

INTERIOR ARCHITECTURE


$$1'' = 30'$$

C1

Image/Sketch for Parcel: 33-01-01-34-376-131



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An aerial photograph of an industrial area. A large, light-colored rectangular building with a flat roof is the central focus, enclosed in a black rectangular border. To the left of this building is a smaller structure with a corrugated metal roof. To the right is a large, dark-colored rectangular building. In the foreground, there is a parking lot with several cars and a red truck. A road runs horizontally across the bottom of the image, with a crosswalk visible. Above the main building, there is another parking lot with a few vehicles, including a white and red truck. The background shows more industrial buildings and greenery.

**5025 S.
Pennsylvania**

E Jolly Rd



Legend

-  roads_final
-  Tax Parcels
-  A Residential-Single
-  B Residential-Single
-  C Residential-2 Unit
-  NONE
-  CUP Community Unit Plan
-  D-1 Professional Office
-  D-2 Residential/Office
-  DM-1 Residential-Multiple
-  DM-2 Residential-Multiple
-  DM-3 Residential-Multiple
-  DM-4 Residential-Multiple
-  E-1 Apartment Shop
-  E-2 Local Shopping
-  F Commercial
-  F-1 Commercial
-  G-1 Business
-  G-2 Wholesale
-  H Light Industrial
-  I Heavy Industrial
-  J Parking
-  ROW Right of Way

City of Lansing Zoning Map



CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-3-2017, 3512 S. ML King Jr. Blvd.

Rezoning from “F” Commercial & “J” Parking Districts to “H” Light Industrial District

The Lansing City Council will hold a public hearing on Monday, June 12, 2017 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-3-2017. This is a request by MLK Storage Center, LLC to rezone the area of the property at 3512 S. ML King that is currently zoned “J” Parking district and a 70 foot x 370 foot section of the property that is currently zoned “F” Commercial to “H” Light Industrial. The purpose of the rezoning is to permit storage facilities on the subject property.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

GENERAL INFORMATION

APPLICANT/OWNER: MLK Storage Center, LLC
979 S. Old US 23
Brighton, MI 48114

EXISTING LAND USE: Vacant building being renovated for self-storage

EXISTING ZONING: “F” Commercial, “J” Parking & “H” Light Industrial Districts

PROPOSED ZONING: “H” Light Industrial District

PROPERTY SIZE: 256,712.1 square feet – 5.893 acres

SURROUNDING LAND USE: N: Commercial
S: Single Family Residential & Commercial
E: Commercial
W: Multi-Family Residential & Commercial

SURROUNDING ZONING: N: “F” Commercial
S: “A” Residential, “J” Parking & “F” Commercial
E: “F” Commercial
W: “DM-3” Residential & “F” Commercial District

MASTER PLAN: The Design Lansing Master Plan designates the subject property for “community mixed-use center”. S. ML King is designated as a principal arterial and W. Holmes Road is designated as a minor arterial.

DESCRIPTION:

Z-3-2017. This is a request by MLK Storage Center, LLC to rezone the area of the property at 3512 S. ML King that is currently zoned “J” Parking district and a 70 foot x 370 foot section of the property that is currently zoned “F” Commercial to “H” Light Industrial. The purpose of the rezoning is to permit storage facilities on the subject property.

AGENCY RESPONSES

BWL:

Building Safety: The building safety office has no objections to the rezoning.

Development Office:

Fire Marshal:

Parks & Recreation: No comments.

Public Service: We have no objection to the rezoning. Any changes in imperviousness or drainage patterns of the site would require a site plan be submitted for review. Any changes to the site would require storm water control measures to not adversely affect the City storm system or adjacent properties

Traffic Engineer:

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

This rezoning request involves the areas of the site currently zoned "J" Parking and an area of the site currently zoned "F" Commercial at the northwest corner of the property that measures approximately 70 feet wide from north to south and 370 feet wide from east to west. The area of the site that connects to W. Holmes Road will remain zoned "F" Commercial in order to preserve the frontage for commercial rather than industrial land use. The building on the subject property is within area of the site that is already zoned "H" Light Industrial and is in the process of being renovated for self-storage. The purpose of the rezoning is to permit drive-up storage on the area of the site west of the existing building. This includes 67 covered car/RV/boat storage spaces, 32 parking spaces along the north property line and 5 enclosed storage buildings. Attached is a site plan that illustrates the proposed development.

The site adjoins a single family residential neighborhood to the south and a multiple family residential complex to the west. The new development will be required to install a landscape buffers strip, at least 8 feet in width, along all property lines that adjoin residential uses. This will mitigate any potential negative impacts from the development in terms of light glare, noise and unsightly conditions. In terms of general compatibility with the surrounding residential neighborhoods, the proposed self-storage development is one of the most desirable uses for the subject property since such uses typically produce very little activity/traffic.

The subject property was originally developed as a vehicle dealership (Metro Ford). As was the custom at that time, the building was zoned for the use and the remainder of the site was zoned strictly for parking. Although not an appropriate planning practice, this allowed the City to have complete control over its development. The site has not been used as a dealership for some time and the current zoning makes reuse of the site difficult as a large portion of it can only be used for parking. The proposed rezoning allows for use of the entire site subject to the standard Zoning Ordinance controls such as setback, parking, landscape, screening and buffering requirements.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for "community mixed-use center". The Plan specifies the following for this land use classification:

“To encourage the transformation of large commercial concentrations into mixed-use districts”

The Plan lists the following as typical uses for this classification:

“Offices, institutions, live-work, retail, personal services, entertainment, hotel and residential. Ground floor retail uses are encouraged in the mixed-use center core. Larger footprint retail and office uses are allowed, but should be part of an overall plan that includes other scale uses and the integration of placemaking principles noted below. R&D and selected light industrial is permitted with special approval.”

Since “light industrial uses with special approval” is one of the typical uses listed above for the “Community Mixed-Use Center” designation, the proposed rezoning is consistent with the land use pattern being advanced in the Master Plan. The proposed self-storage development will have less of an impact on the adjoining residential properties as most commercial uses as such facilities typically do not generate a high level of activity.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed development will not have any negative impacts on vehicular or pedestrian traffic in the area. Self-storage facilities generate a low volume of traffic in comparison to most commercial uses. Furthermore, the property is accessed via S. MLK which is a principle arterial and W. Holmes Road which is a minor arterial, both of which are designed to accommodate a high volume of traffic.

IMPACT ON PUBLIC FACILITIES:

The addition of more than 1,000 square feet of new impervious surface to the site will require administrative site plan review, at which time the adequacy of the utility systems to accommodate the proposed improvements will be evaluated.

ENVIRONMENTAL IMPACT:

Since the proposed development will require administrative site plan review, the entire site will have to brought into compliance will all applicable City codes and ordinance. This will include storm water management and landscape, screening and buffering along the east, west and parts of the south and north property lines.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposed rezoning will not negatively impact future patterns of development and nor will it set a precedent for future rezoning requests in the area. The subject property is unique in that approximately half of the site is already zoned “H” Light Industrial and the owner cannot make reasonable use of the remainder of the site given the current zoning. Rezoning the property to a less intensive zoning designation such as “F” Commercial would not allow for reasonable use of the subject property as the “F” district permits the type of uses that typically depend on street visibility to

draw customers. The area of the subject property that is the subject of this rezoning has no visibility from either W. Holmes or S. ML King and thus, it is only viable for destination type uses such as that being proposed by the applicant.

SUMMARY

Z-3-2017. This is a request by MLK Storage Center, LLC to rezone the area of the property at 3512 S. ML King that is currently zoned "J" Parking district and a 70 foot x 370 foot section of the property that is currently zoned "F" Commercial to "H" Light Industrial. The purpose of the rezoning is to permit storage facilities on the subject property.

The findings of fact as outlined in this staff report support a positive recommendation for the rezoning. The proposed rezoning is consistent with the existing land use and zoning patterns in the area and will have no negative impacts on transportation, utilities or future patterns of development in the area.

RECOMMENDATION

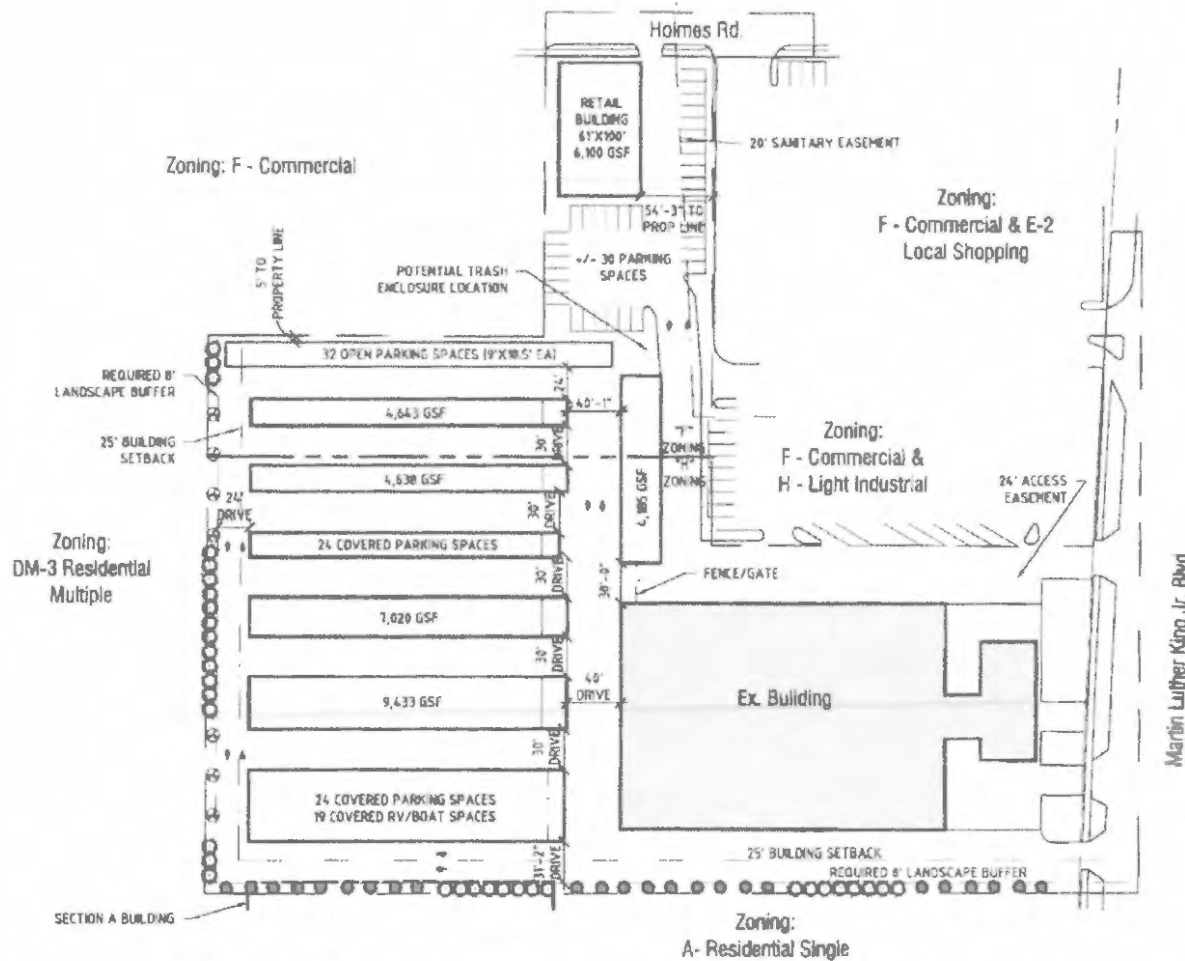
Pursuant to the findings described above, the following recommendations are offered for the Planning Board's consideration:

Staff recommends that Z-3-2017 be approved to rezone the area of the property at 3512 S. ML King that is currently zoned "J" Parking district and a 70 foot x 370 foot section of the property that is currently zoned "F" Commercial to "H" Light Industrial, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

My Space Self Storage



MySpace Self Storage
Lansing

Parcel ID: 33-01-01-32-201-223
3512 South M.L.K Jr. Blvd.
Lansing MI

Zoned: F - Commercial
J - Parking District
H - Light Industrial

8' Landscape Buffer against residential zoning
25' Building Setback against residential zoning

Covered Car/RV/Boat Parking Spaces: 67
Open Parking Spaces: 32

Total Storage Building Square Footage: 29,919 GSF

Total Retail Square Footage: 6,100 GSF

Net Retail Square Footage: 4,880 SF

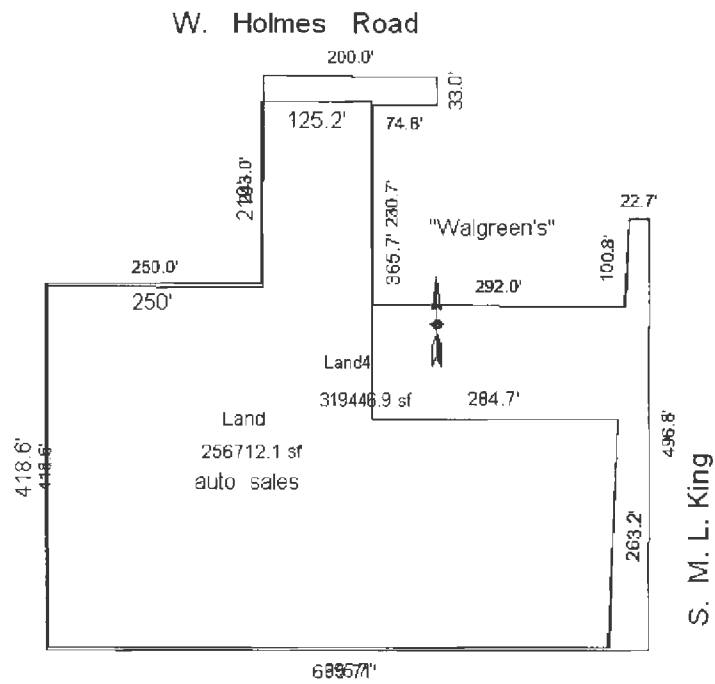
Retail Parking: (1/150 Usable SF) 33 Spaces Required

February 7th, 2017

301 Walnut Blvd | Rochester, Michigan | 48307 | p 248 601 4422 | www.designhaus.com



Image/Sketch for Parcel: 33-01-01-32-201-223

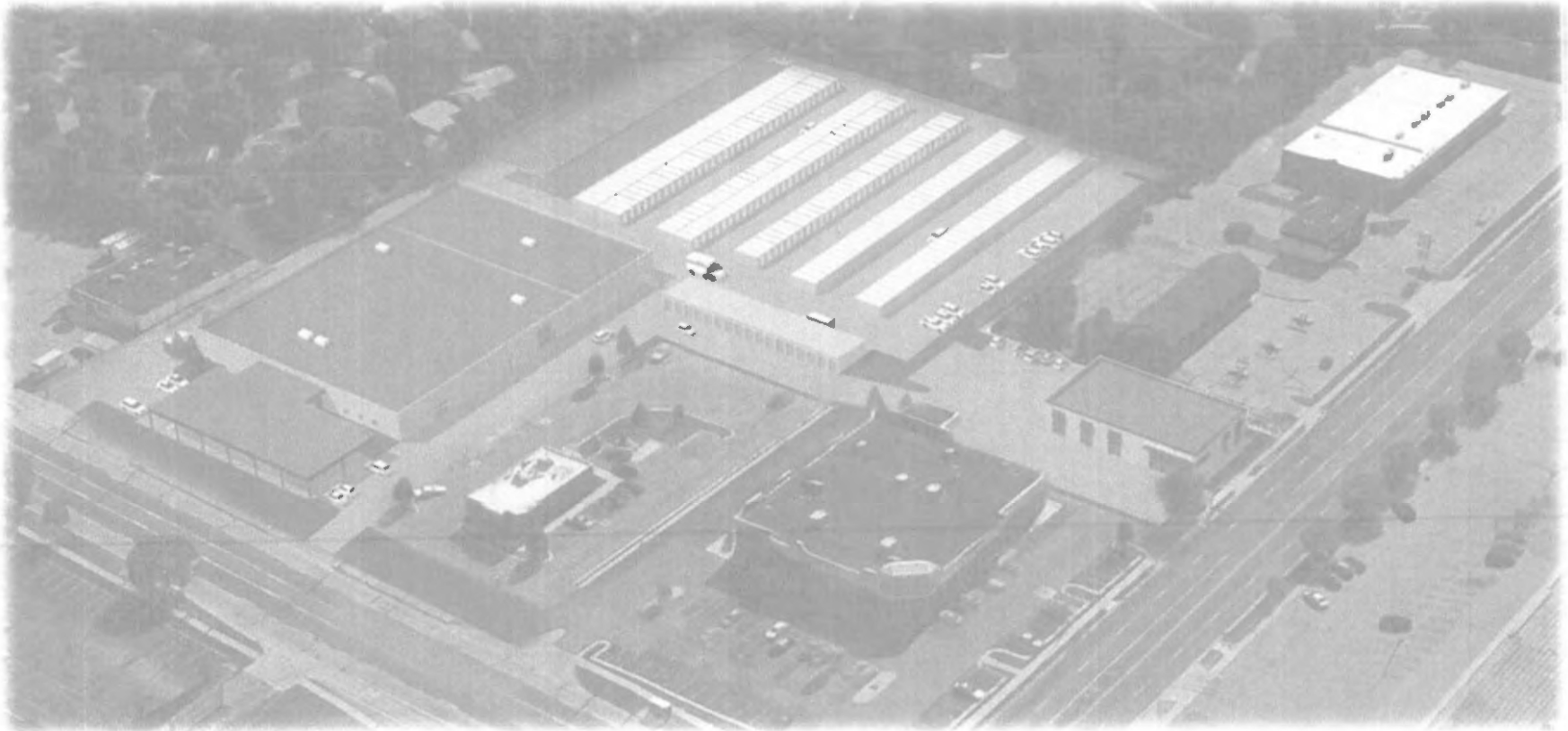


Sketch by Apex IV™

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My Space Self Storage



February 7th, 2017
301 Walnut Blvd | Rochester, Michigan | 48307 | p 248 601 4422 | www.designhaus.com

W Holmes Rd

area to be rezoned

3512 S. MLK

S Martin Luther King Jr Blvd

Marion Ave

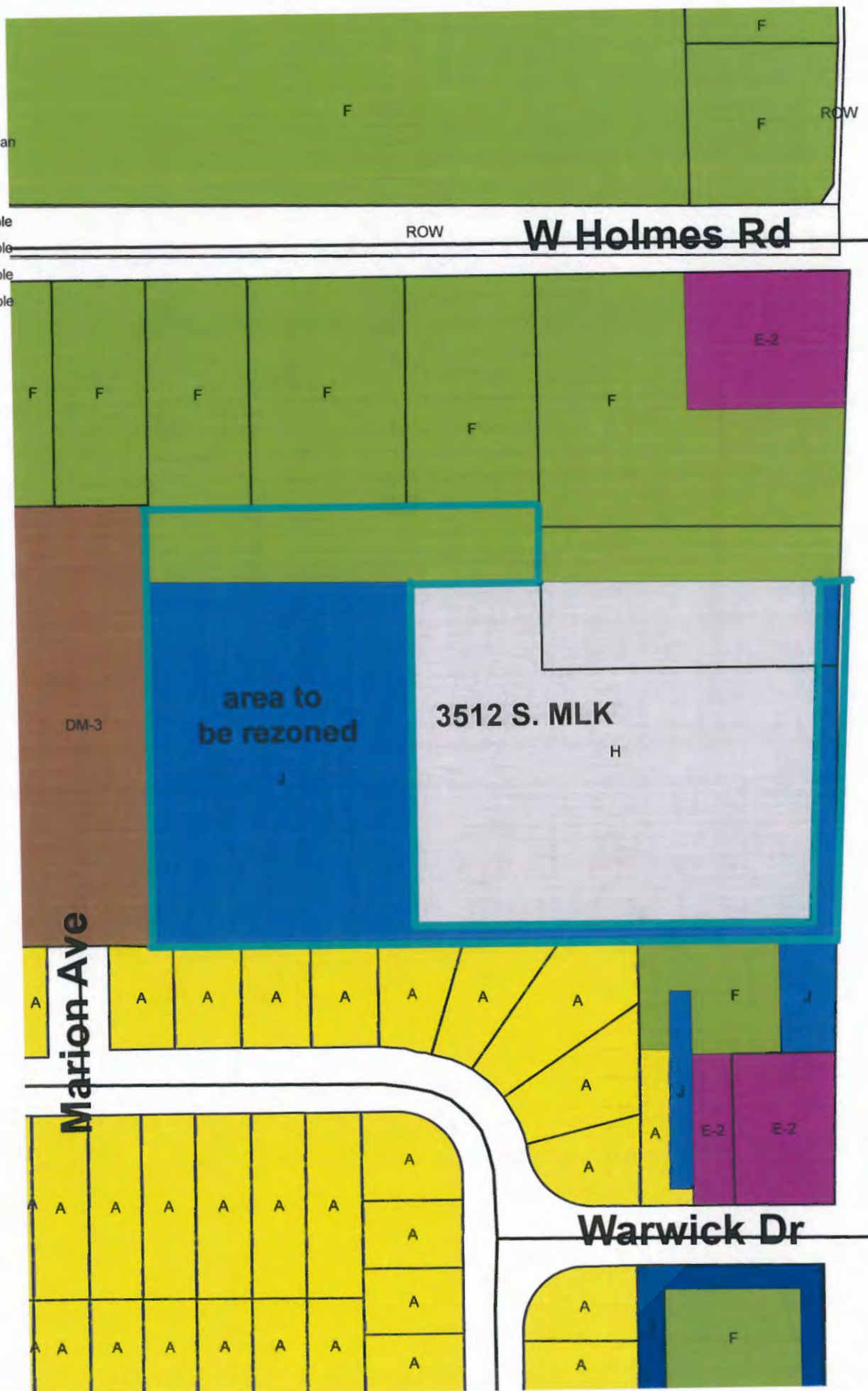
Warwick Dr



Legend

-  roads_final
-  Tax Parcels
-  A Residential-Single
-  B Residential-Single
-  C Residential-2 Unit
-  NONE
-  CUP Community Unit Plan
-  D-1 Professional Office
-  D-2 Residential/Office
-  DM-1 Residential-Multiple
-  DM-2 Residential-Multiple
-  DM-3 Residential-Multiple
-  DM-4 Residential-Multiple
-  E-1 Apartment Shop
-  E-2 Local Shopping
-  F Commercial
-  F-1 Commercial
-  G-1 Business
-  G-2 Wholesale
-  H Light Industrial
-  I Heavy Industrial
-  J Parking
-  ROW Right of Way

Zoning



CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-1-2017, 700 E. Oakland Street

Special Land Use Permit - Residential Use in the "I" Heavy Industrial District

The Lansing City Council will hold a public hearing on Monday, June 12, 2017, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-1-2017. This is a request by Summit Street Development, LLC to construct up to 522 residential units on the property bounded by Oakland Avenue to the north, May Street to the south, Prudden Street to the east and the former railroad right-of-way to the west. Residential land use is permitted in the "I" Heavy Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

GENERAL INFORMATION

APPLICANT/OWNER: Summit Street Development, LLC
700 May Street
Lansing, MI 48906

LOCATION: 700 E. Oakland Street & 3 vacant parcels to its south

REQUESTED ACTION: Special Land Use Permit to residential use in the "I" Heavy Industrial District

EXISTING LAND USE: Vacant/Parking Lot

EXISTING ZONING: "I" Heavy Industrial District

PROPOSED ZONING: No change

PROPERTY SIZE & SHAPE: 6.22 acres

SURROUNDING LAND USE: N: Industrial Building
S: Office Building
E: Office Building
W: Vacant

SURROUNDING ZONING: N: "I" Heavy Industrial District
S: "I" Heavy Industrial District
E: "I" Heavy Industrial District
W: "I" Heavy Industrial District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as "Downtown Mixed-Use Center: Edge". Prudden Street and May Street are both designated as local roads.

SPECIFIC INFORMATION

This is a request by Summit Street Development, LLC to construct up to 522 residential units on the property bounded by Oakland Avenue to the north, May Street to the south, Prudden Street to the east and the former railroad right-of-way to the west. Residential land use is permitted in the "I" Heavy Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

BWL:

Building Safety: The BSO has no objections.

Development:

Fire Marshal:

Parks & Recreation: No comments.

Public Service: Any redevelopment of the site with significant site changes will require a site plan review.

Transportation:

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 subject property is located between May Street to the south and Oakland Avenue to the north on the west side of Prudden Street. The applicant is seeking a special land use permit to allow the construction of up to 522 residential units on a site that includes 4 existing parcels of land totaling 6.22 acres. The apartments will be a mix of 1, 2 and 3 bedroom units. The site is currently zoned "I" Heavy industrial which district permits residential land uses, with a special land use permit.

Residential development is the most appropriate use of the subject property, given the land use pattern already established in the area. The property south of May Street is an office building and the parcel to its south is a former industrial building that was converted to apartments in the 1990's. Both of these parcels are zoned "I" Heavy Industrial. To the southwest of the subject property is a more recent residential development that is also zoned "I" Heavy Industrial. Special land use permits were granted by the City to allow both of these residential developments.

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

As described above, multiple family residential use of the subject property will not change the essential character of the area which is already primarily characterized by multiple family

residential developments. In fact, if the site were to be used for one of the heavy industrial permitted by right in the "I" Heavy Industrial district, it would have more of an impact on the essential character of the area than the residential development being proposed.

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

Residential use of the site will not interfere with the enjoyment of adjacent properties. The "I" Heavy Industrial district permits manufacturing, open storage yards, recycling, power stations and other high impact industrial uses as a matter of right. Such uses could generate noise, odors, vibrations, heavy traffic, etc. that would negatively impact and interfere with enjoyment of the existing residential and office uses in 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?

Development of the property for residential use is considered to be an "improvement" to the property and to the surrounding area in general. The site is currently used for a parking lot that detracts rather than contributes to the area in which it is located.

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?

No nuisances are anticipated to result from residential use of the subject property. In fact, residential use of the property will likely have much less of an impact on the surrounding area as most heavy industrial uses that would be permitted as a matter of right in the "I" Heavy Industrial district.

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?

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services. The proposed development will need to be reviewed through the City's administrative site plan review process which includes review and approval of a storm water management plan by the City engineers.

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

The adequacy of utilities and transportation systems to accommodate the proposed development will be determined during the City's administrative site plan review process.

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?

Residential development of the subject property will be consistent with the intent and purpose of both the Zoning Ordinance and the Design Lansing Master Plan. The Zoning Ordinance permits residential land use in the “I” Heavy Industrial district, with a special land use permit when it can be determined through an analysis of the criteria contained in Section 1282.03(f)(1)-(9) of the Zoning Ordinance that such use is appropriate for the proposed location. In this particular case, residential use of the property will comply with the necessary criteria, subject to compliance with the specific requirements for development in the “I” Heavy Industrial district. This is described in detail under item 9 below.

The Design Lansing Comprehensive Plan designates the subject property for “Downtown Mixed-Use Center: Edge”. The intent of this designation as stated in the Plan is:

“To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods.”

The Master Plan lists the following as typical uses for this designation:

“Office, institutions, entertainment, live-work and residential. Retail and personal services as an accessory use should be located in the same building as a primary use. Automobile-oriented uses and light industrial are permitted with special approval. High rise office and residential towers with large surface parking lots and limited street frontage should *not* be permitted.”

“Typical densities/building heights: Base density/height and bonuses for residential, mixed-income housing, ground floor retail, open space and other desired development features will need to be determined. Minimum 2 stories; **up to 10 stories should be considered** with height overlay zones and bonuses for desired development features. Residential densities of 20-100 dwelling units/acre depending on sub-area location and existing development context.”

The applicant’s proposal is consistent with the intent and purpose of the Master Plan. As noted above, residential use is listed as one of the uses that should be allowed for this district. The proposed building(s) will be a maximum of 10 stores and area and the proposed density of 83 dwelling units per acre is also within the acceptable density levels for this district.

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

The “I” Heavy Industrial district permits residential development, with approval of a special land use permit, if the proposed development complies with the dimensional requirements of

the “DM-4” Residential district. The dimensional requirements applicable to this proposal are as follows:

Density: 700 square feet of lot for each 1-bedroom unit
950 square feet of lot for each 2-bedroom unit
1,400 square feet of lot for each 3+-bedroom unit

The applicant has not provided a breakdown of the proposed number of units by bedroom count. The applicant simply states that the development will consist of up to 522 units that will be a mix of 1, 2 and 3 bedrooms. The site contains 6.22 acres of land (270,943.2 square feet). Thus, even if the applicant were proposing to construct all 1-bedroom units, 365,400 square feet of lot area would be required. Therefore, the applicant’s proposal well exceeds the density levels permitted by the Zoning Ordinance.

Building Height: 120 feet

The applicant has not provided any renderings or plans of the proposed building(s), however, the application states that the building(s) will be “up to 10 stories”. The 120 foot height limitation should be adequate to accommodate 10 stories.

Parking: 1-bedroom unit – 1.5 spaces
2+ bedroom unit – 2 spaces

The applicant has not provided any details on how parking for the proposed development will be accommodated, particularly since some of the parking in the existing lot north of May Street is necessary to fulfill the requirements for the office/residential uses south of May Street.

The applicant may need to request variances from the Board of Zoning Appeals with respect to density and parking.

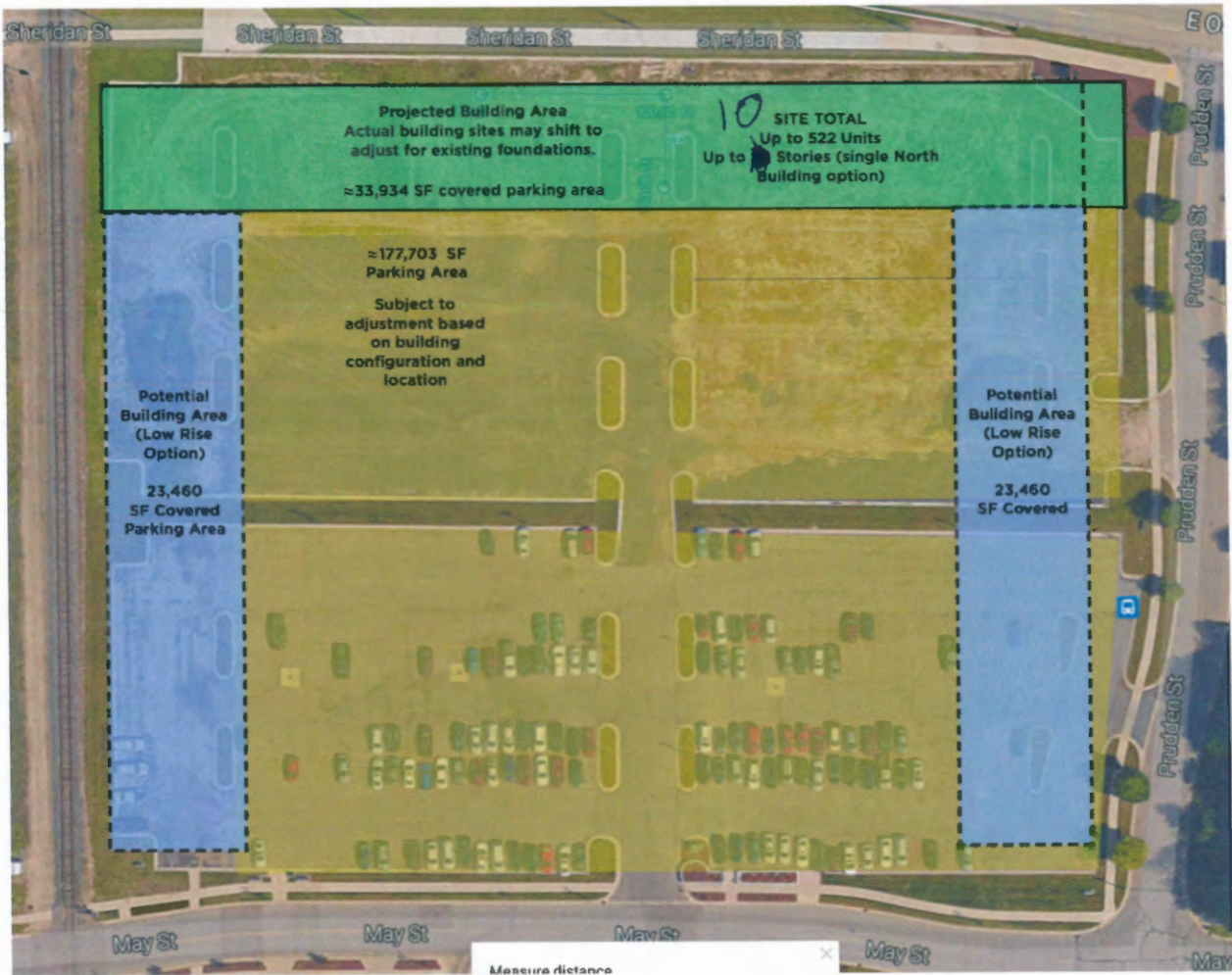
RECOMMENDATION

Based on the findings of fact contained in the staff report, it is recommended that SLU-1-2017 be approved to permit the development of the property bounded by Oakland Avenue to the north, May Street to the south, Prudden Street to the east and the former railroad right-of-way to the west, for multiple family residential use to the density permitted under the “DM-4” district, unless a variance to the allowable density is permitted by the Board of Zoning Appeals.

Respectfully Submitted,

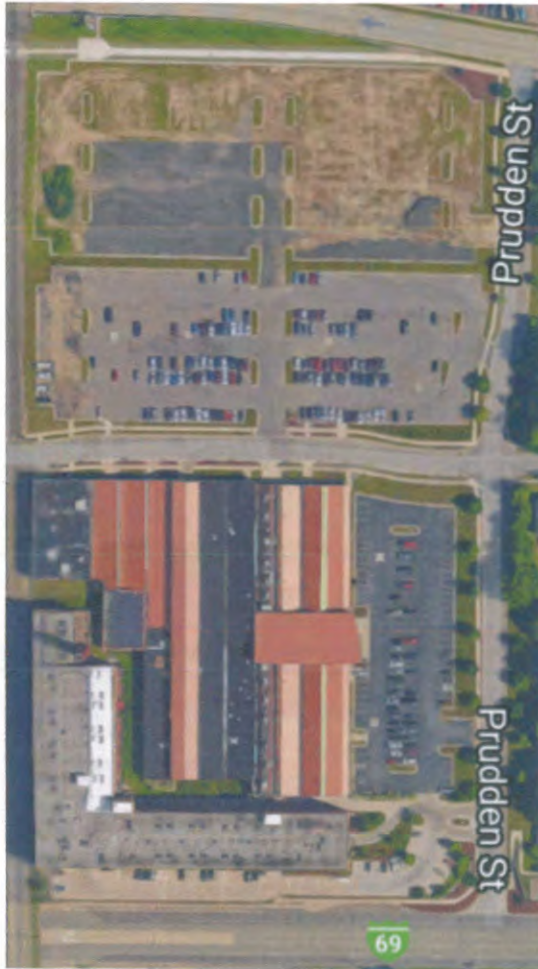
**Susan Stachowiak
Zoning Administrator**

Site Plan
Intended General Areas



Site Photos

Arial Overhead



View to southwest from northeast corner. Looking down Oakland Avenue; Demmer on right, Site on left. Prudden Tech Centre and Motor Wheel far left.

Site Photos



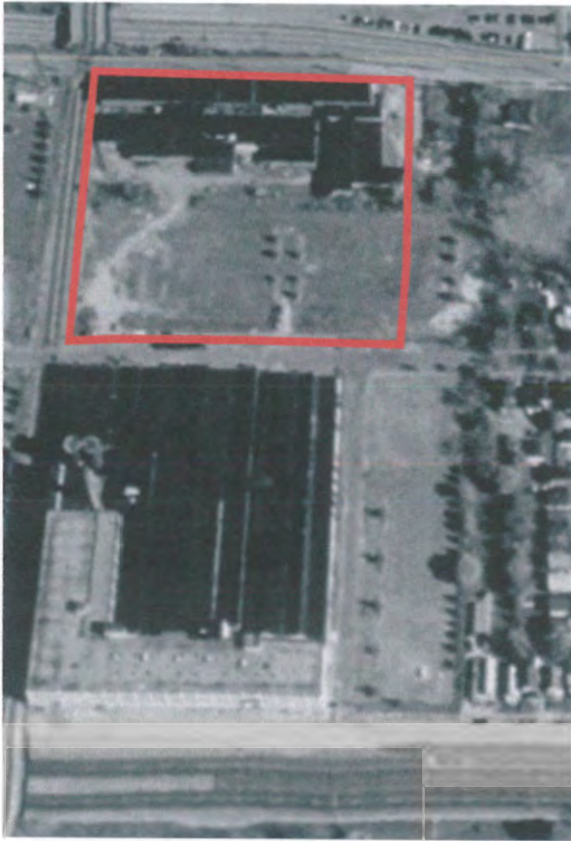
View from center of site looking North. Demmer is across Oakland viaduct.



View from above Demmer looking South toward site.

PARCEL HISTORY

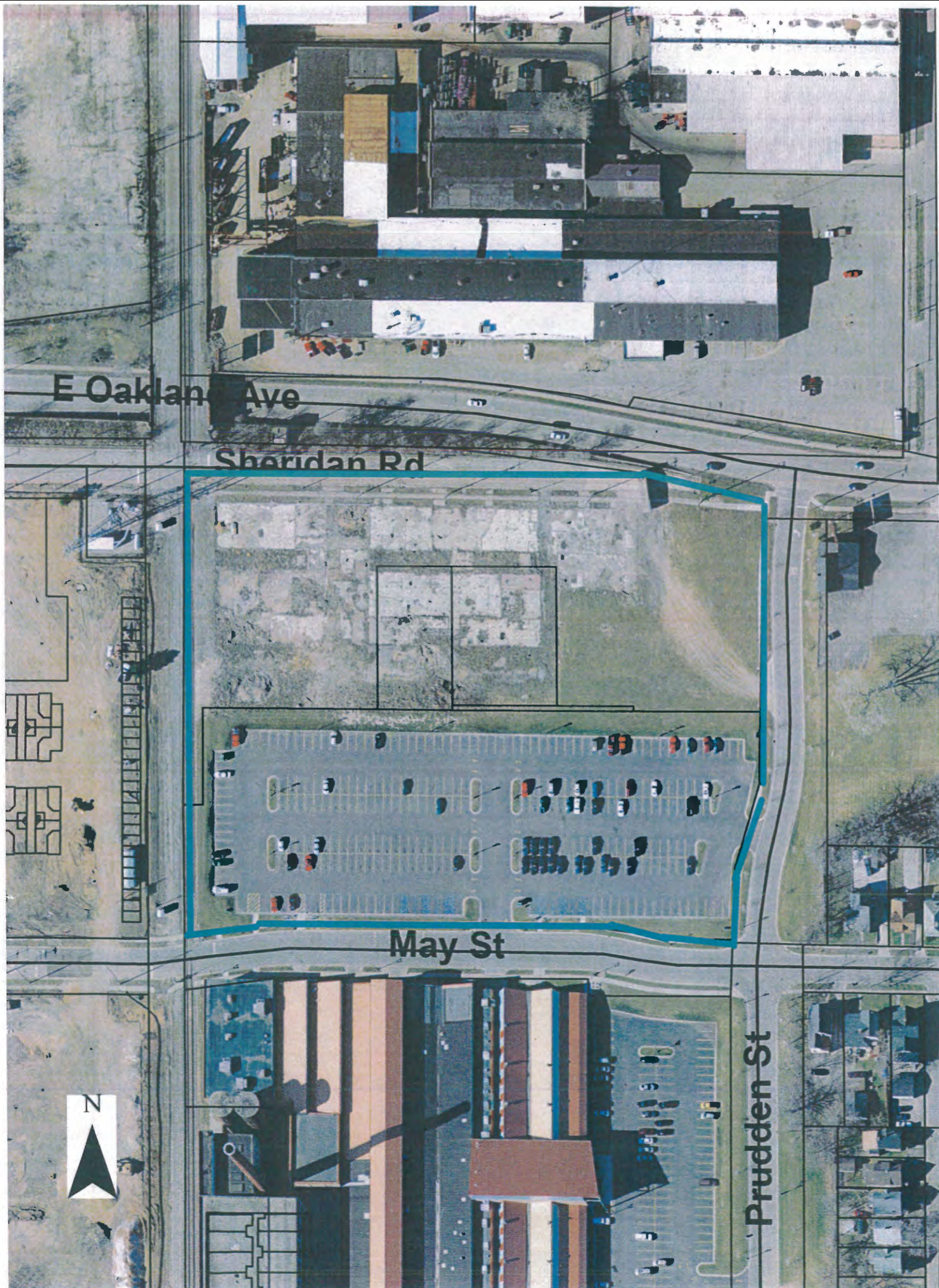
Historic Configuration



1998 arial photograph showing pre-existing structures on the subject parcels.



2005 arial photograph showing the remaining foundations, now buried, on the subject site.



E Oakland Ave

Sheridan Rd

May St

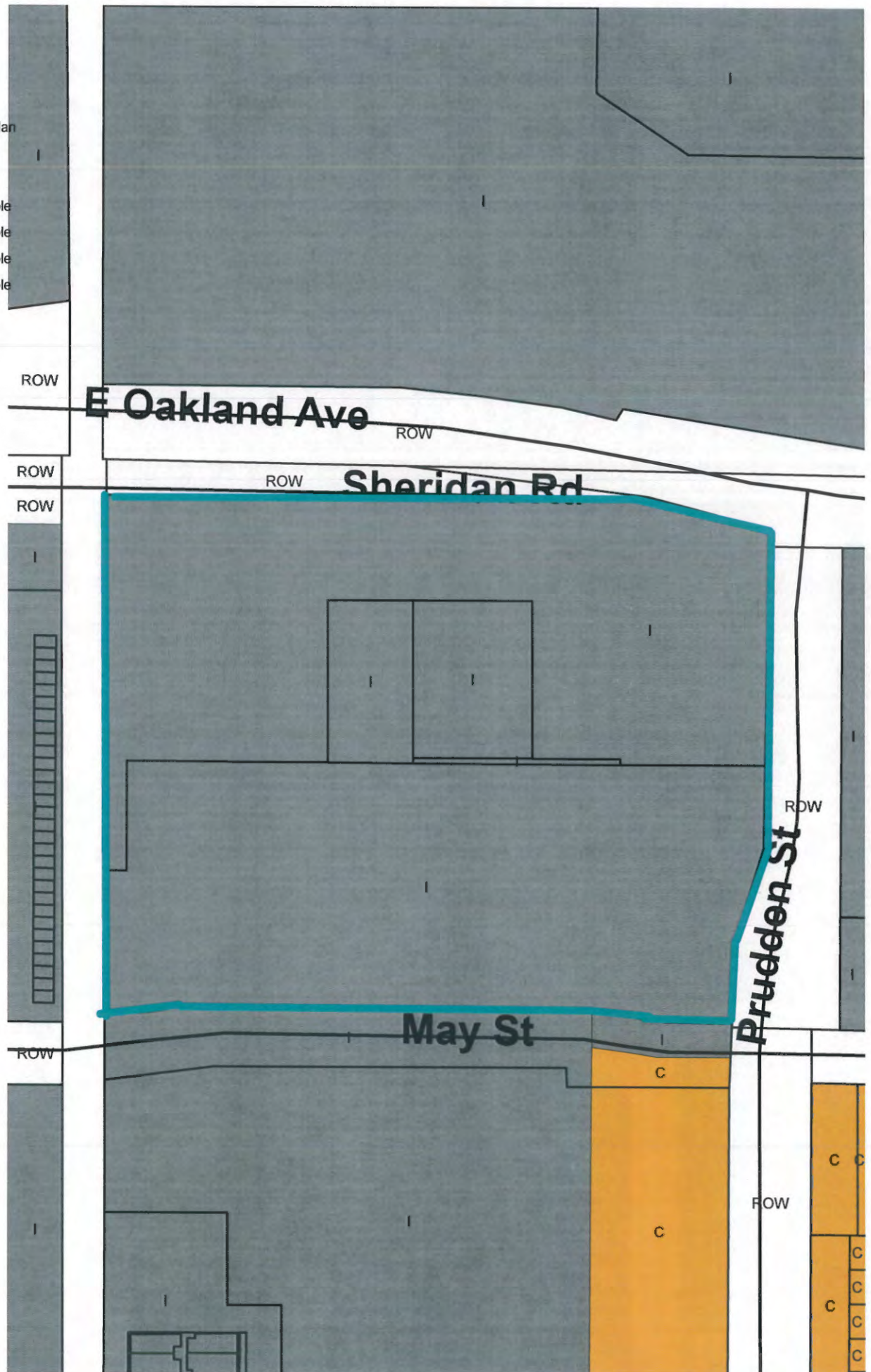
Prudden St



Legend

- roads_final
- Tax Parcels
- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way

Zoning



CITY OF LANSING
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on **June 12, 2017**, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider an Ordinance of the City of Lansing, Michigan to amend Chapter 1220 by adding a new Section 1220.26 to the Lansing Codified Ordinances for the purpose of establishing the Central United Methodist Church Historic District, a single-resource local historic district located at 215 North Capitol Avenue (A.K.A. 200 W. Ottawa Street) PPN 33-01-01-16-180-041 in the City of Lansing, Michigan and defining its boundaries in accordance with Chapter 1220

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope



**Final Report for the Proposed
Central United Methodist Church Historic District**

Historic District Study Committee members:

Penny Zago
Cassandra Nelson
Carol Skillings
Tom Truscott

April, 2017

Central United Methodist Church Historic District Study Committee Report

Charge of the Committee: The Central United Methodist Church Historic District Study Committee was established by the Lansing City Council Resolution #2016-277 on December 12, 2016, pursuant to Chapter 1220 of the Lansing Code of Ordinances with the powers and duties thereunder to conduct studies and make reports and recommendations regarding the Central United Methodist Church at 215 North Capitol Avenue in Lansing. The committee is instructed to report back to City Council with its findings within 180 days of members being appointed.

Composition of the Committee: The following citizens serve on the Study Committee:

- Penny Zago is Central United Methodist Church's designated representative on the Historic District Study Committee.
- Cassandra Nelson has Master's Degrees in Historic Preservation and Art History, and is a practicing Historic Preservation Consultant. She currently serves on the Lansing Historic District Commission, and has also served on the Marshall Street Armory Historic District Study Committee.
- Carol Skillings serves on the Lansing Historic District Commission, and her home has been listed on the National Register and designated as a single-resource Local Historic District.
- Tom Truscott is active in the State of Michigan's Historical Marker program, and has been instrumental in marking historic landmarks across the state of Michigan. Mr. Truscott is also a member of the Michigan Historical Commission and the Lansing Historic District Commission.

Historic District Name: Central United Methodist Church Historic District, 215 North Capitol Avenue, Lansing, Michigan 48933-1372

City: Lansing

County: Ingham

Report Type: Final Report

Date Transmitted: April 26, 2017

Boundaries of Proposed District:

Legal Boundary Description: Lots 4, 5, and 6, Block 95, Original Plat, City of Lansing, Ingham County, Michigan. PPN 33-01-01-16-180-041.

Boundary Justification: The boundary includes the original building, constructed in 1888-89; the Temple House, completed in 1921; and the Mary-Sabina Chapel, completed in 1942. See attached maps.

Historic District Resources:

The district consists of one contributing resource, the Central United Methodist Church building. There are no noncontributing resources; therefore 100% of the proposed district is historic.

District is Significant Under the Following National Register Criteria:

Criterion C, Design and Construction

Period of Significance for the Proposed District:

The period of significance for the district is 1880 to 1970.

Reason: Central United Methodist is, along with the First Baptist Church, one of the finest Richardsonian Romanesque churches in Michigan outside of Detroit.

The 1889-90 church bears additional importance for having been designed by Elijah E. Myers, a Detroit architect widely known for his public buildings, which included the state capitol buildings for Michigan, Colorado, and Texas, along with county courthouses, and the city halls for Grand Rapids, Michigan, and Richmond, Virginia.

The building is also significant for its Temple House and Mary-Sabina Chapel additions, both designed by Lansing architect Lee Black, who was well known across southern Michigan during his early years in Lansing for his Methodist church building work. Lee Black's 1922-23 Temple House is itself an architecturally distinguished example of his work, admirably designed to complement the Myers church's Richardsonian Romanesque character in its use of the same stone in same rock-face form, in re-using elements of the church's Romanesque forms, and in maintaining the same eaves height.

Description:

Central United Methodist Church originated with a Methodist class established in Lansing's middle village in 1850. The present church building was constructed in 1889-1890 to replace a brick church built in 1862; it is a massive, low, Ionia-sandstone structure with a Late Victorian sanctuary trimmed in red oak. Designed by Elijah E. Myers, the architect of the Michigan State Capitol, Central United Methodist is, along with the First Baptist Church, one of the finest Richardsonian Romanesque churches in Michigan's lower peninsula outside of Detroit.

Located at the northwest corner of North Capitol Avenue and West Ottawa Street, Central United Methodist Church faces south onto the Capitol square. The structure consists of the church proper, built in 1889-90, and, to the north, the 1922-23 Temple House and the 1942 Mary-Sabina Chapel. The church is a massive and low, Richardsonian Romanesque structure of dark red Ionia (Michigan) sandstone, one hundred fifty feet long by eighty-six feet wide, with shallow transepts. The broad south

front has an eighty-five-foot high square tower at the street corner and – at its southwest corner—a lower, half-round tower. Typical of the Richardsonian Romanesque style, the building is characterized by strong massing, rough stonework, semi-circular Romanesque arches at the doors and windows, and asymmetrical massing on the south (front) and east elevations.

Inside, the broad, open lobby has two U-shaped staircases leading to a second-floor lobby and, through a broad, open entryway, to the sanctuary. The sanctuary is a wide, low room with a rear gallery and a pitched ceiling supported by open, timber trusses. All the trim is of red oak. The room's Late Victorian pews are set in concentric rows extending outward from the chancel at the north end. The chancel area (rebuilt in 1955 as such) originally contained a low pulpit platform and, behind it in a recess, a large pipe organ.

The 1922-23 Temple House is a four-story, brick structure whose front on North Capitol Avenue is faced with stonework which imitates the architectural style and material of the church proper. It contains the church offices, and a two-story auditorium surrounded by glass-door-fronted Sunday school classrooms. On the third floor is a two-story gymnasium, with stairs to a large fourth-floor space. Lee Black was the architect.

The Mary-Sabina Chapel, dedicated on September 3, 1942, is also Romanesque in style to harmonize with the original building and the Temple House. The Chapel, which extends off the rear of the original structure toward Capitol Avenue, was designed by Lee Black and Son, who also supervised its construction.



Central Methodist Episcopal Church, built in 1889 at 215 N. Capitol Avenue in Lansing.

Statement of Significance for the Proposed District

Criterion C: The building embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Lansing

Lansing, Michigan's capital city, was established as a result of a provision of the 1837 Michigan constitution, which required the relocation of the state's governmental seat from its temporary location in Detroit by 1849. A number of other towns vied for designation as the new capital. All were rejected, however, due in large part to the lobbying of New Yorker James Seymour, who had purchased significant quantities of land in the Lansing area in the 1830s. At the instigation of Seymour, Lansing Township was proposed as a location. The township was located midway across the state, and to the north of that part of the state that was already becoming settled, so its selection was seen as a means of promoting the growth of the more northern parts of the state. Seymour's lobbying was eventually successful, and Lansing Township was adopted as the site of the new and permanent capital.

Commissioners appointed by the 1847 legislature to select the specific location for the new capital chose Section 16, an area now bounded by Saginaw Street to the north, Martin Luther King to the west, St. Joseph Street to the south, and the railroad line east of Larch Street to the east. By 1847 there were three villages in existence along the Grand River in this region: the north village, which had grown up around a dam and sawmill at the point where the area's pioneer highway, now Grand River Avenue, crossed the Grand River; the south village, located along Main Street and South Washington Avenue; and the middle village, centered at Washington and Michigan avenues near the future capitol location. The middle village quickly developed into the main focal point of Lansing Township.

In 1859 the City of Lansing was incorporated with a population of about 3,000. By 1880 the population of Lansing had grown to 8,326. With the rise of the automobile industry in the early twentieth century Lansing's population swelled, reaching 31,229 in 1910 and 57,000 by the mid-1920s.

The area that is now downtown Lansing initially developed around the site of the state capitol building. The first "temporary" capitol building, a wooden Greek Revival structure, was built in 1847 on the block bounded by Capitol and Washington Avenues, and Allegan and Washtenaw Streets. This temporary capitol square was located to the southeast of the larger square set aside as the site for a later, permanent capitol building. As it turned out, this temporary capitol, enlarged in 1863, served until 1878, when the new capitol was completed. Designed in the Renaissance style, the National Historic Landmark-designated structure was the first of several state capitols designed

by Elijah E. Myers and is, in historical terms, the most significant structure in downtown Lansing.

The late nineteenth century saw not only a continuing gradual expansion of Lansing's central business district, but also the beginnings of more intensive development. Larger buildings such as the five-story Hollister Building (1892-93) at the northwest corner of Washington and Allegan, the six-story Prudden Building (1902, demolished) at the southwest corner of Washington and Michigan, the five-story Cameron & Arbaugh Building (1905) at the southeast corner of Washington and Kalamazoo, and the six-story Oakland Building (1906, demolished) at the southeast corner of Michigan and Capitol all replaced smaller, lower buildings.

Development also affected Capitol Avenue. South Capitol began to acquire a mixed character in the 1860s when a foundry located at the southwest corner of Capitol and Kalamazoo Street. During the nationwide roller skating craze of the early 1880s, a large building was constructed on the east side of Capitol Avenue, south of where the Masonic Temple (Cooley Law School) now stands. Later, an "ice cream factory" was built farther south on the west side of Capitol Avenue. In 1892, a Freewill Baptist church was built at the southeast corner of Capitol and Kalamazoo, and in 1901-02, the city's Masons added a large temple.

North Capitol Avenue became a street mainly of substantial homes in the years following the construction of the new Michigan State Capitol. A number of churches were also built along North Capitol, drawn perhaps by the proximity to the capitol building and the central business district. In the 1880s and 1890s, Central Methodist, First Baptist, First Presbyterian, and All Souls Universalist congregations all constructed church buildings in the area.

During the 1890s, many large public buildings were also constructed along and near Capitol Avenue. Among these were some of Lansing's finest Richardsonian Romanesque structures, including the post office built in 1894 at Michigan and Capitol, and the monumental city hall constructed in 1897 at Capitol and Ottawa. Both were demolished in the late 1950s for the construction of a new city hall. A handful of other Romanesque Revival structures survive in the city, most notably the German Methodist Episcopal Church (1893), the Cherry Street School (1894), and a cluster of turn of the century commercial buildings in Lansing's National Register-listed North Lansing Commercial District (Old Town).

Central United Methodist Church

The earliest recorded Methodist meeting in Lansing was held in 1845, when Reverend Lewis Coburn first preached in the log cabin of Joab Page of North Lansing. In 1850, a Methodist class (congregation) was formed in what is now central Lansing. Its first leader was Reverend Resin Sapp, chaplain of the Michigan legislature. Services were held at Representative Hall in the old state capitol building. The same year, the state

deeded land at the corner of Washington Avenue and Ottawa Street (Lot #6, Block 96) to the First Methodist Episcopal Church under Public Act No. 231 of 1848. That land was subsequently turned over to the Central Methodist Episcopal Church, which constructed its first building in 1863.

By 1882, plans were being formulated for a new church. That year, a parcel of land at Lot #6, Block 95, one block west of the original site, was deeded to the church for \$2,500.00. On December 1, 1887, the original site was sold for \$12,000 to be delivered when the new church was finished. In 1888, Lot #5, Block 95 (located just north of Lot #6) was secured to complete the site for the new church building and a subscription for \$8,000 was started towards construction.

On June 18, 1888, Dr. William Haze and Dr. A. D. Hagadorn (both Trustees), and Mr. J. Gilletts (from the church-at-large) were appointed as the Building Committee. They worked with Charles H. Thompson, Adam Foster, F. E. Church, Morgan B. Hungerford, and Dr. R. E. Miller, to direct the building of the Richardsonian Romanesque, Ionia sandstone church. The new building was contracted for \$34,000 on September 1, 1888. It was designed by Elijah E. Myers of Detroit, the architect of the Michigan State Capitol. Henry W. Coddington of Kalamazoo was the contractor, and Israel Gillett was Superintendent of Construction, serving without pay as a service to the church. That price did not include pews, furnishings, or stained glass windows, and the completed structure cost approximately \$41,000. On May 2, 1889, the cornerstone for the building was laid and in it was placed a history of the church by C. E. Thompson. Bishop I. W. Joyce dedicated the completed building on April 20, 1890.

The completed church featured eighty-four stained glass windows, designed by the Chicago firm of W.H. Wells & Company, which opened ca. 1870 and was active through the turn of the century. Donations for the memorial windows were authorized by the Board of Trustees on March 19, 1889. The church was originally equipped with a Hook and Hastings pipe organ, run by a water motor, at a cost of \$5000. A new M.P. Moeller organ was installed in 1920.

On March 26, 1920, Lot #4, Block 96 (to the north of the original church building) was purchased for \$20,000 for the construction of an addition to the church. On November 11, 1921, philanthropist and REO Motor Car Company President Richard Scott and his wife Gertrude presented the Temple House to the church. The Scotts later provided an endowment fund of \$100,000 for the continued support of the building. They believed that in order to build the physical and social, as well as the moral and spiritual, life of the community, the church should serve with a seven day a week service and not operate solely on Sundays. The cornerstone for the Temple House was laid on May 30, 1922, by C. Jeffares McCombe, Minister; Theodore Henderson, Bishop; and L. H. Manning, D.D., Superintendent. The Temple House was dedicated a year later, on May 6, 1923, being accepted for the congregation by Professor Walter H. French. Prominent local architect Lee Black designed the building, then valued at \$250,000. Black went on to design many of Lansing's most notable downtown buildings, including the Bank of Lansing (1931), and the Dye Water Conditioning Plant (1939).

On December 31, 1922, an illuminated revolving cross was installed on the church tower, given by Mr. and Mrs. Joseph H. Burton, in memory of their deceased son, Hyde Monroe Burton. The cross was dedicated by Rev. C. Jeffares McCombe.

On September 3, 1942, Mr. and Mrs. Richard Scott donated the Mary-Sabina Chapel to the church, dedicated to the memory of their mothers, Mrs. Mary Jane Scott and Mrs. Sabina Elizabeth Teel. Architect Lee Black, this time in conjunction with his son Kenneth C. Black, designed and supervised the construction. The Chapel, like the Temple House, is Romanesque in style to harmonize with the original building. Under the direction of the architects, several artists worked to develop the decorative and symbolic features of the Chapel. These artists included Pietro Bernasconi, carver; Andrea Maglia and Thomas de Lorenzo, architectural decorations; and Corrado Parducci, modeler. (Parducci was a Detroit based architectural sculptor, was responsible for the ornamentation of many of Detroit's finest early twentieth century buildings, including the National Historic Landmark designated Fisher Building and Guardian Building, both finished in 1929, the Detroit Masonic Temple (1926), the Edsel and Eleanor Ford House (1927), and Meadowbrook Hall (1929).

On December 20, 1950, joint members of the Board of Trustees and Finance Committee considered an offer from a member of the congregation to give funds to the church for an electronic installation resembling bells in the church belfry. Church organist and Michigan State University carillonneur Wendell Westcott favored a traditional cast bell carillon. The Board of Trustees voted to accept the Memorial of Carillon bells, and thirty six traditional bells cast by the Dutch firm Petit and Fritsen were installed. This carillon became the third set of bells sold in this country by Petit & Fritsen who subsequently were to be the chief source of new carillon in the United States. As of the 2014 Carillon Directory, Central United Methodist Church continues to have one of the eight church carillons in the State of Michigan.

In 1955, portions of the church were remodeled to meet the changing needs of the congregation. The Moeller Organ, purchased in 1920, was replaced with a new Casavant Organ. The choir loft was no longer adequate for the expanded choirs, and with such extensive changes needed it was decided to rebuild the entire chancel, installing a new altar, enlarging the choir space, purchasing new chancel furnishings, and further redecorating the chancel, sanctuary, and narthex. At the same time a Memorial Plaque and Book of Remembrance were placed in the Goodell Library. A public address system was also installed.

In 1968 the Methodist Church merged with the Evangelical United Brethren Church, becoming the United Methodist Church. Thus Central Methodist became the Centarl United Methodist Church. The Church was listed on both the National and State Registers in 1980, and received a state historical marker in 1981.

Elijah E. Myers

The architect of Central United Methodist Church was Elijah E. Myers (1832-1909). Myers was a leading architect of government buildings during the latter half the nineteenth century, and is widely recognized for his designs of existing state capitol buildings in Michigan, Texas, and Colorado. During his thirty four year career as an architect, he completed designs for at least 80 buildings.

Born in Philadelphia in 1832, Myers initially studied law, but left school to work as a carpenter and joiner. He may have studied architecture at the Franklin Institute or with his friend, Samuel Sloan, a prominent and prolific architect and author of many architecture books. After serving as an engineer with the U.S. Construction Department during the Civil War, Myers moved to Springfield, Illinois in 1863 where he began his career in architecture and established his first firm. Myers moved to Detroit by 1871 where he lived and worked for the rest of his life.

Although he designed many residences and churches, Myers is most widely known for his governmental buildings throughout the United States, and in Mexico City and Rio de Janeiro. He worked on the Michigan Capitol building in the 1870s, the Texas Capitol in the late 1880s, and during the 1890s he worked on the Colorado Capitol building. Using the National Capitol in Washington, D.C. as a model, Myers established the standard for state capitol buildings. Myers also served on the Board of Examiners for the buildings erected for the Chicago World's Fair in 1893.

Other Michigan churches designed by Myers include the First Presbyterian Church in Albion and the Plymouth Congregational Church in Plymouth. It is unknown if Myers attended church or had a religious affiliation. He married and had four children, of which one son joined him in his architecture practice. Myers died in Detroit in 1909.



A portrait of Elijah E. Myers, Central United Methodist Church architect, hangs in the Michigan Senate meeting room bearing his name in the state Capitol, in Lansing, Mich. Myers was the architect for the Michigan Capitol building, as well as those of Texas and Colorado. The portrait was painted by Joseph DuMont in 1995, based on photographs.

Lee Black

Lee Black, designer of the Temple House and Mary-Sabina Chapel, established his Lansing architectural practice in 1913. Two of his early commissions were the First Methodist Episcopal Church, E. Grand River at Cedar Street (more recently Bethlehem Temple Church and the Temple Club) and the first part of the Mt. Hope Methodist Episcopal Church at Cedar and Mt. Hope – both built in 1916-17 (Mt. Hope was expanded in the 1920s). During his early career in Lansing, Black designed numerous Methodist churches – the *Michigan Contractor & Builder* records commissions in Wacousta (10/30/1915), Marshall (5/20/1922), Muskegon Heights (7/15/1922), and Cadillac (8/18/1928), along with the Temple House. Kenneth C. Black joined his father in the firm in 1930 and was made a full partner two years later. Lee Black retired in 1958 and the firm then reorganized as Kenneth C. Black & Associates.

References:

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<http://www.senate.michigan.gov/history/meyers.html>.

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<http://www.toledoblade.com/local/2009/03/02/Seneca-court-architect-will-be-honored.html>

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Michigan Contractor & Builder. March 25 and April 15, 1916.

SAMPLE ORDINANCE ESTABLISHING THE DISTRICT

1220.26. – Central United Methodist Church Historic District.

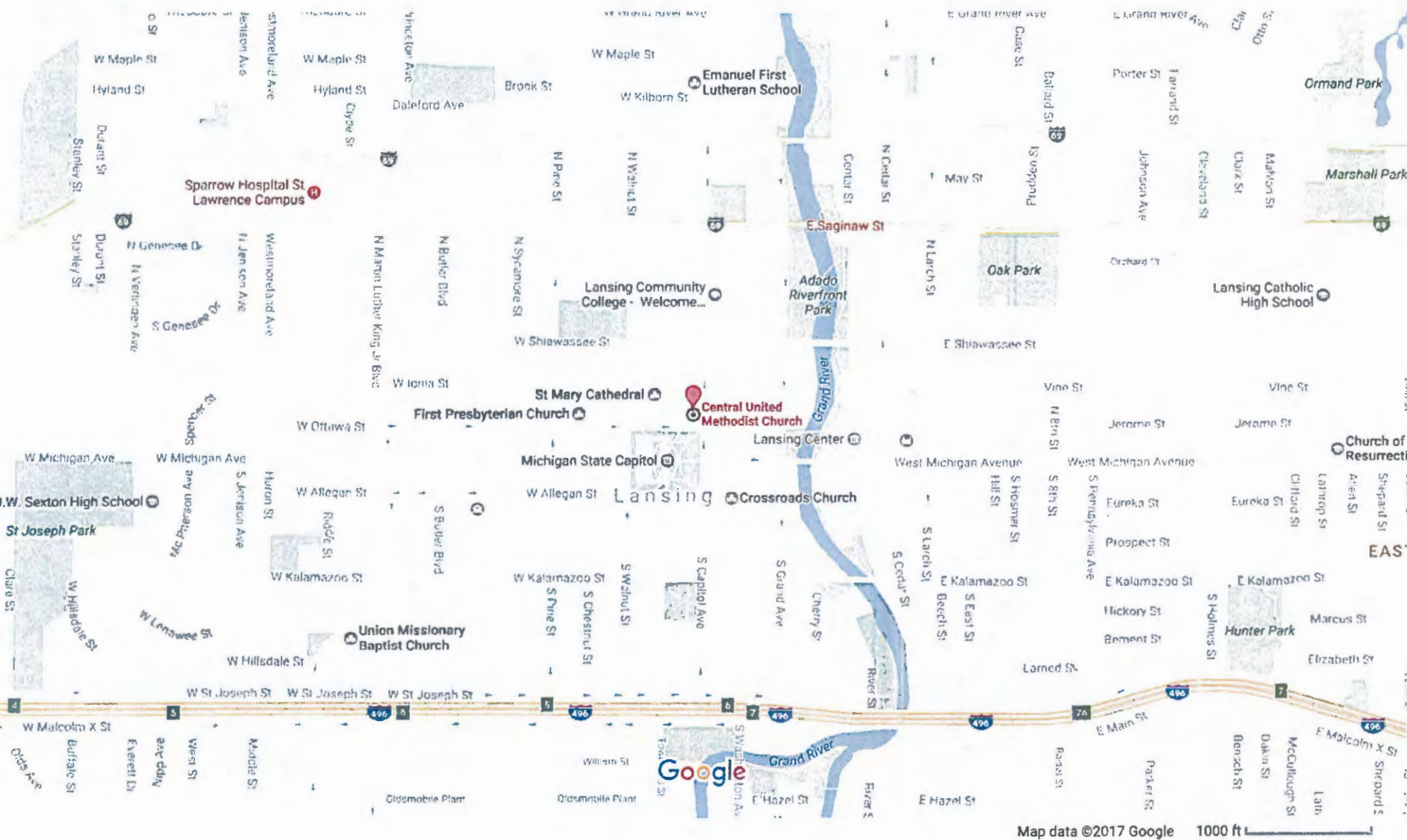
The Central United Methodist Church Historic District, located at 215 N. Capitol Avenue (A.K.A. 200 W. Ottawa Street), being legally described as:

Lots 4, 5, and 6, Block 95, Original Plat, City of Lansing, Ingham County, Michigan. PPN 33-01-01-16-180-041.

is hereby established as a Lansing Historic District in accordance with this chapter.

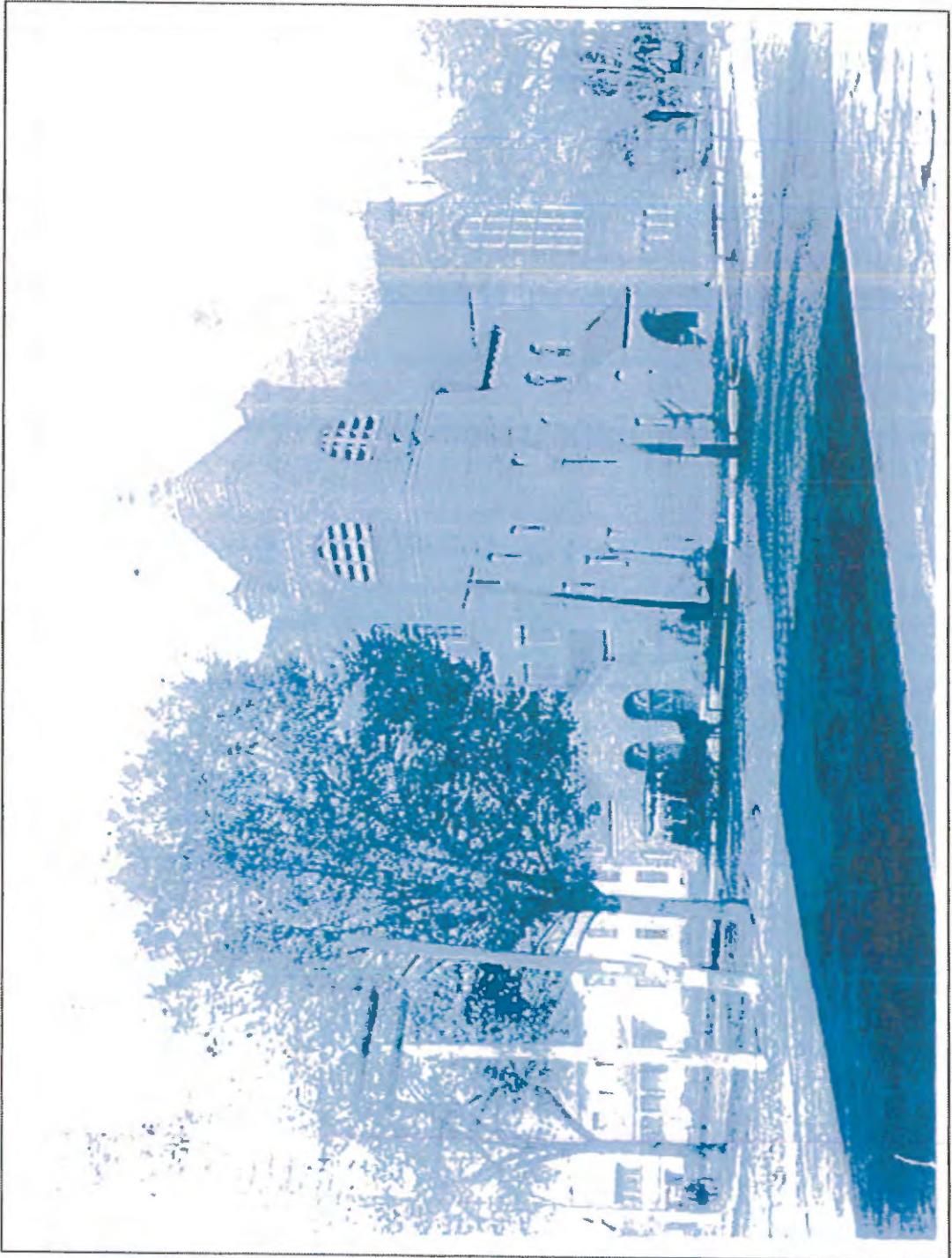
Attachments

- Vicinity map
- Parcel map
- Exterior photographs



Central United Methodist Church, 215 N. Capitol Ave., Lansing, Michigan





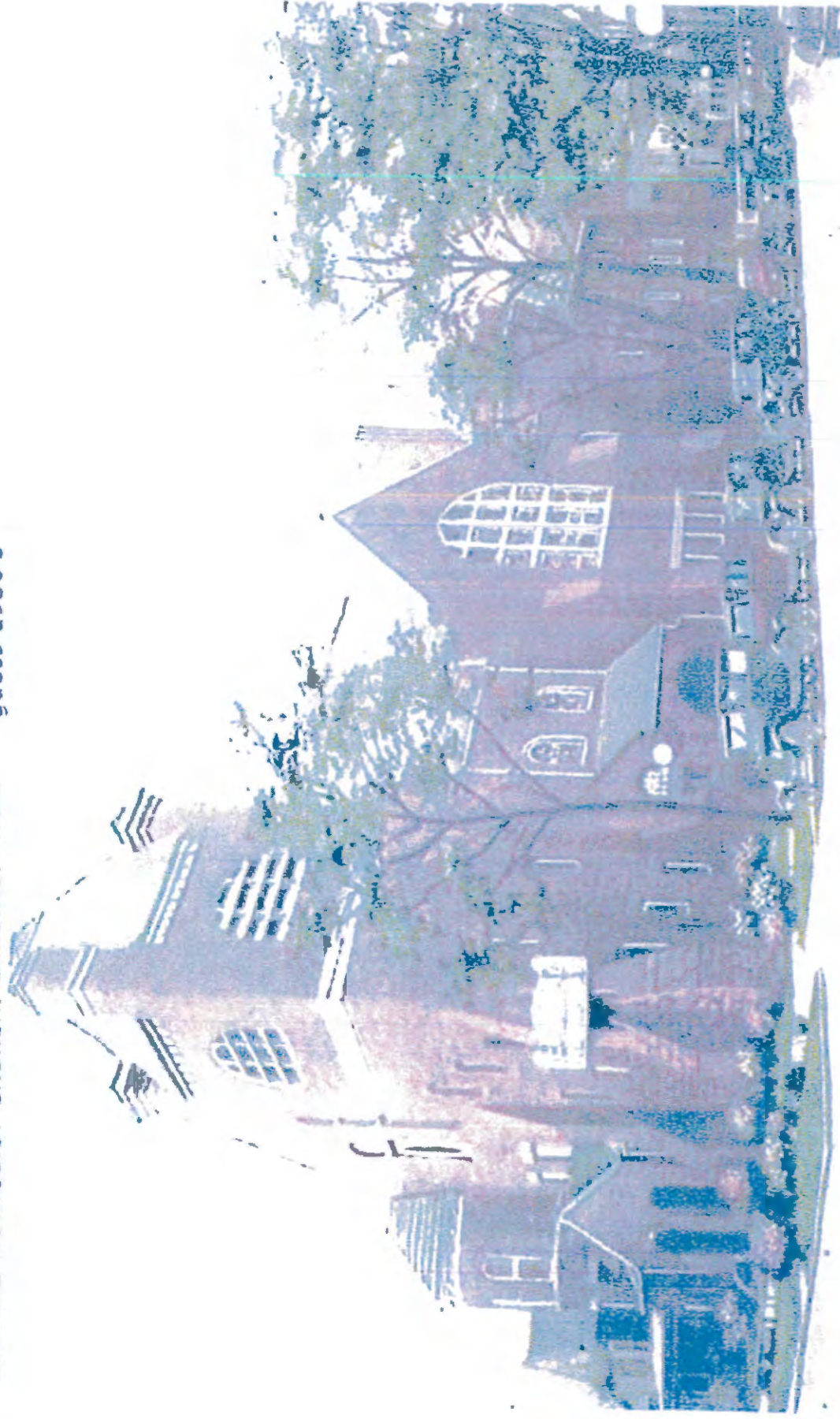




← 2" →



CENTRAL METHODIST CHURCH, LANSING, MICH. guess 1930's



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BY COUNCIL MEMBERS BROWN CLARKE, DUNBAR, HOUGHTON, HUSSAIN,
SPITZLEY, WASHINGTON, WOOD, AND YORKO
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, The Michigan Women's Studies Association was founded in 1973 on the campus of Michigan State University by Dr. Gladys Beckwith; and

WHEREAS, Dr. Beckwith once stated, "The Hall of Fame has enabled us to write women back into history by providing inspiring role models for girls and women as well as a fuller picture of our state's history for all its citizens"; and

WHEREAS, On July 10, 1987, the doors to the new Michigan Women's Historical Center and Hall of Fame were opened and dedicated; and

WHEREAS, The Michigan Women's Hall of Fame was founded in 1983 and currently honors 308 Michigan women for their outstanding achievements; and

WHEREAS, The Michigan Women's Hall of Fame promotes equality of women by honoring the history and celebrating the accomplishments of Michigan women.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council hereby recognizes the 30th Anniversary of the Women's Historical Center and Hall of Fame and grand re-opening. And would like to thank you for your dedication and efforts for everything you do in the Greater Lansing Area. We wish you continued success in all your future endeavors!

BY COUNCIL MEMBERS WOOD, WASHINGTON, AND HUSSAIN
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS on March 9, 2015 a referral from the Mayor to Lansing City Council of the Draft Parks and Recreation Master Plan 2015-2020 was made to the Committee on Public Service; and

WHEREAS the Action Plan does included the following:

The items identified in the Capital Improvement Schedule meet Goals & Objectives as follows:

Location	Project	Goal
To be determined	Acquisition of park land along the river or with contiguous park land	I-C
Davis & Quentin	Improve youth ball fields	VI-E
To be determined	Construct canoe and kayak launches along the river	III-A
To be determined	Construct an outdoor basketball complex	VI-E
To be determined	Connect River Trail to Red Cedar River	V
Ferris Park	Construct small artificial turf soccer field	VI-E
To be determined	Construct youth football complex	VI-C
River Trail	Extend River Trail from Moores River Drive to Riverside and Grand River Parks	V-C
River Trail	Extend northern route to Delta Township	V-C
To be determined	Located two splash pads at two park locations to be determined	VI-E
Bear Lake	Extend River Trail towards MSU campus	V-C
River Trail	Extend River Trail from Frances Park to Cambridge Road	V-C
City wide	Maintenance and Sustainability of Neighborhood Parks	I, II, IV, V, and VI

WHEREAS, on March 19, 2015 the Committee of the Whole held a special meeting at the South Washington Office Complex located at 2500 S. Washington Ave. (Clerk Election Unit) for a presentation of the Parks & Recreation Master Plan 2015-2020 to the public; and

WHEREAS, in attendance were twenty-nine members of the public, including Mr. McCurken and Ms. Gracia-Wing from the Parks Board. The adopted minutes of the meeting indicate Mr. Kaschinske highlighted the proposed Capital Improvement Schedule which will include projects along the River Trail—extending North to Delta Township, Moores River Drive to Riverside Park to Grand River Park, an outdoor Basketball Facility, and maintenance and sustainability of Neighborhood Parks; and

WHEREAS, on March 20, 2015 at 3:00 p.m. the Committee on Public Service held a meeting with Councilmember Kathie Dunbar, Chair and Councilmember Vincent

Delgado, Vice Chair in attendance. Councilmember Jody Washington had an excused absence. According to the official adopted minutes of the meeting, Mr. Kaschinske gave a brief recap of the Special Committee of the Whole Meeting of March 19, 2015. *Council Member Delgado recommended adding a statement on page 10 under Diversity Goal, also on page 69 stating something similar under “Diversify Recreational Opportunities”. There was an update to page 38, the first bullet point will be removed because the SLCDFA Farmers Market is no longer at Benjamin Davis Park; and a motion by Councilmember Delgado to approve the Parks & Recreation Master Plan for 2015-2020 as amended. The motion carried 2-0*; and
*From the minutes of March 20, 2015

WHEREAS, on March 23, 2015 the Lansing City Council held the Public Hearing on the Parks & Recreation Master Plan for 2015-2020. Councilmember Dunbar presented a review of the process regarding the public input into the Plan. Councilmember Dunbar asked Mr. Kaschinske to explain the changes to the plan from the last one seen by Council. Mr. Kaschinske explained the following, “Changes since last one Council saw referring to the listing of events that we had, I believe on page 38, and we talked about taking off the SLCDFA Farmers Market at Benjamin Davis Park and that has been removed from the list of events. And we also from the Public Service Committee on Friday add to goal number six and this was on diversifying recreation services here let me find that page for you. That would be on page 69, we added a line under F regarding when we are completing playgrounds to take a look at updating for ADA standards there. So that was added under 6 (f) for goals and objectives.”

Councilmember Dunbar asked Mr. Kaschinske to explain about adding Councilmember Delgado and Mr. Kaschinske replied; “Councilmember Delgado is now listed in there, yes. We did make some adjustments there, and that was in two sections of the plan, and that was page 3. And we also added Park Board Member Jim McClurken who was recently commissioned for Ward Four. And there is also a place we added the meeting notes from November which were regards to again to goal number 6 regarding diversifying recreational opportunities.”

Councilmember Delgado pointed out in the Committee page 69, under Goal 6, the word ethnic was to have been removed because activities are more than ethnic in are diverse population of our community. Mr. Kaschinske stated “Okay we can change that.”
(CityTV tape 37:55 to 41:54) <https://citytv.viebit.com/player.php?hash=a4322b1eb2f6af9b2fc3e83992fbcc98>

WHEREAS, preceding the Public Hearing under items for passage, Councilmember Dunbar stated Mr. Kaschinske had left the chambers and he had made his clarification. She went on to explain the process and the need for the Parks Master Plan. She also stated, based on the questions and answers by the Parks Director, she would move the Plan for adoption; and
(CityTV tape 1:25:52 to 1:36:08) <https://citytv.viebit.com/player.php?hash=a4322b1eb2f6af9b2fc3e83992fbcc98>

WHEREAS, as part of the FY2017/2018 Budget process, along with a Special Committee on Ways & Means held on May 31, 2017, information was supplied by the Administration which stated the Parks & Recreation Master Plan of 2015-2020 included language as part of its Action Plan and Objectives to create the following: Groesbeck Golf Course Entrance – The Parks Department would like to construct a dedicated entrance road off of Grand River into the Groesbeck Golf Course in order to reduce the traffic through the neighborhood; and

WHEREAS, Lansing City Council was not informed that the Groesbeck Golf Course Entrance was added to final copy given to Council at the dais on March 23, 2015.

THEREFORE BE IT RESOLVED based Charter provision 3-206 Investigations .1 The City Council may make investigations into the affairs of the City and the conduct of any City agency. The Lansing City Council will conduct an investigation in Committee of the Whole within the next thirty days. The City Council is requesting until this matter is resolved and/or the Parks & Recreation Master Plan 2015-2020 is amended no further work be done on the Groesbeck Golf Course Entrance off of Grand River.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #68
BELEN BUILDINGS REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #68 – Belen Buildings Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on May 22, 2017 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on May 22, 2017 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$1,300,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on April 7, 2017, unanimously recommended approval of the Plan, for this Project;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable.

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #68 – Belen Buildings Redevelopment Project'.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #69
221 WEST SAGINAW AVENUE REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #69 – 221 West Saginaw Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on May 22, 2017 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on May 22, 2017 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$816,500,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on April 7, 2017, unanimously recommended approval of the Plan, for this Project;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable.

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #69 – 221 West Saginaw Avenue Redevelopment Project'.

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

WHEREAS, the Mayor made the appointment of Tim Lloyd of 3214 Averill Drive in Lansing, MI 48911 as an At-Large Member to the Board of Zoning Appeals for a term to expire June 30, 2018; and

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

WHEREAS, the Committee on Development and Planning met and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tim Lloyd of 3214 Averill Drive in Lansing, MI 48911 as an At-Large Member to the Board of Zoning Appeals for a term to expire June 30, 2018.

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

WHEREAS, the Mayor made the appointment of Farhan Bhatti of 201 E. St. Joseph in Lansing, MI 48933 as an At-Large Member of the Planning Board for a term to expire June 30, 2021; and

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

WHEREAS, the Committee on Development and Planning met and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Farhan Bhatti of 201 E. St. Joseph in Lansing, MI 48933 as an At-Large Member of the Planning Board for a term to expire June 30, 2021.

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

WHEREAS, the Mayor made the appointment of Katie Johnson of 222 W. Kalamazoo Street in Lansing, MI 48933 as an At-Large Member of the Planning Board for a term to expire June 30, 2018; and

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

WHEREAS, on June 5, 2017 the Committee on Development and Planning took affirmative action.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Katie Johnson of 222 W. Kalamazoo Street in Lansing, MI 48933 as an At-Large Member of the Planning Board for a term to expire June 30, 2018.

BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Anthony Mullen sought to eliminate a special assessment of \$668.00 for trash and debris removal fees, and all associated penalties and interest, on the property tax bill for 3812 Churchill Avenue (Tax ID #33-01-01-31-129-331); and

WHEREAS, upon filing a claim to the Committee on General Services, the claim in the amount of \$518.00 was denied and an amount of \$150.00 was granted on May 25, 2017.

THEREFORE, BE IT RESOLVED, that the City Council, hereby, denies the claim of Anthony Mullen in the amount of \$518.00 and grants an amount of \$150.00 for trash and debris removal fees and all associated penalties and interest on the property tax bill for 3812 Churchill Avenue (Tax ID #33-01-01-31-129-331).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Tarik Abbawi sought to eliminate a special assessment of \$150.00 for tag monitoring fees on the property tax bill for 2413 S. Pennsylvania Avenue (Tax ID #33-01-01-27-181-031); and

WHEREAS, upon filing a claim to the Committee on General Services, the claim in the amount of \$150.00 was denied on May 25, 2017.

THEREFORE, BE IT RESOLVED, that the City Council, hereby, denies the claim of Tarik Abbawi in the amount of \$150.00 for tag monitoring fees on the property tax bill for 2413 S. Pennsylvania Avenue (Tax ID #33-01-01-27-181-031).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Alicia Banks of 2300 Belaire Drive in Lansing, MI, 48911, as an At-Large Member of the Board of Fire Commissioners for a term to expire June 30, 2021; 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 Public Safety took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Alicia Banks of 2300 Belaire Drive in Lansing, MI, 48911, as an At-Large Member of the Board of Fire Commissioners for a term to expire June 30, 2021.



BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Gina Nelson of 605 W. Shiawassee Street in Lansing, MI, 48933, as a Fourth Ward Member of the Board of Fire Commissioners for a term to expire June 30, 2020; 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 Public Safety met and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Gina Nelson of 605 W. Shiawassee Street in Lansing, MI, 48933, as a Fourth Ward Member of the Board of Fire Commissioners for a term to expire June 30, 2020.



BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing and the Capitol City Labor Program, Inc. Non-Supervisory Unit, have negotiated wage increases for 2017 and 2018 pursuant to a wage reopener agreement contained in the existing collective bargaining agreement (the “agreement”) for the period covering July 1, 2015 through June 30, 2019, which is summarized in the agreement approved by the parties; and

WHEREAS, the Union membership ratified this agreement on May 25, 2017; and

WHEREAS, the Mayor recommends the agreement be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the agreement of the parties for the 2017 and 2018 wage increases between the City of Lansing and the Capitol City Labor Program, Inc. Non-Supervisory Unit.

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INTRODUCTION OF ORDINANCES

The Committee on Development and Planning introduced:

An ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code.

Property is located at:

Z-8-2016: 3001 S. Washington Avenue, Rezoning from “D-1” Professional Office and “J” Parking Districts to “F” Commercial District

The Ordinance is read a first time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & 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, July 10, 2017, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-8-2016: 3001 S. Washington Avenue, Rezoning from “D-1” Professional Office and “J” Parking Districts to “F” Commercial District

DRAFT

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-8-2016

Parcel Number's: 33-01-01-28-304-002

Legal Descriptions: Lots 4 & 5 & the East 90 feet of Lot 6, Holmesdale Subdivision, City of Lansing, Ingham County, MI, from "D-1" Professional Office & "J" Parking Districts to "F" Commercial District.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2016, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

INTRODUCTION OF ORDINANCE

Council Member Houghton introduced:

An Ordinance of the City of Lansing, Michigan, to amend Chapter 830, Section 830.06 of the Lansing Codified Ordinances providing criteria for revocation or objection to transfer, issuance or renewal of licenses to permit the sale of beer and wine and/or spirits on premises.

The Ordinance is read a first time by its title and referred to the Committee on General Services

**RESOLUTION SETTING PUBLIC HEARING
BY CITY COUNCIL**

RESOLVED BY THE CITY COUNCIL, CITY OF LANSING, that a public hearing be set for June 26, 2017 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering an An Ordinance of the City of Lansing, Michigan, to amend Chapter 830, Section 830.06 of the Lansing Codified Ordinances providing criteria for revocation or objection to transfer, issuance or renewal of licenses to permit the sale of beer and wine and/or spirits on premises.

Interested Persons are invited to attend this Public Hearing

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND
CHAPTER 830, SECTION 830.06 OF THE LANSING CODIFIED ORDINANCES
PROVIDING CRITERIA FOR REVOCATION OR OBJECTION TO TRANSFER, ISSUANCE
OR RENEWAL OF LICENSES TO PERMIT THE SALE OF BEER AND WINE AND/OR
SPIRITS ON PREMISES.

THE CITY OF LANSING ORDAINS:

Section 1. That Section 830.06 of the Codified Ordinances of the City of Lansing,
Michigan, be and is hereby amended to read as follows:

830.06. Criteria for revocation or objection to transfer, issuance or renewal.

Upon determination of the existence of any one or more of the following elements or
grounds, the City may recommend revocation of an already existing license or object to the
transfer, issuance or renewal of a license:

(a) A person whose license, under this chapter or any State law, has been revoked for
cause in the three years preceding the date of application for a new license or transfer or
an existing license;

(b) A person who, at the time of application or renewal of any license already issued
under this chapter, would not be eligible for such license upon a first application, as
determined by any State or local law;

(c) A copartnership, unless all of the members of such copartnership qualify to obtain a
license. A limited partnership shall not be disqualified from being issued or holding a
license, as long as all general partners are qualified to obtain such a license-;

(d) A corporation if any officer, manager or director thereof, or a stock owner or stockholders owning in the aggregate more than five percent **(5%)** of the stock of such corporation, would not be eligible to receive a license under this chapter for any reason;

(E) TO A PERSON HAVING BUSINESS CONDUCTED AT THAT LOCATION BY A MANAGER OR AGENT, UNLESS SUCH MANAGER OR AGENT POSSESSES THE SAME QUALIFICATIONS REQUIRED FOR THE LICENSE APPLICANT;

(eF) A person who has been convicted of a violation of any Ffederal or Sstate law concerning the manufacture, possession or sale of alcoholic liquor or a controlled substance, where such violation occurred on the licensed premises;

(fG) Any premises where there exists a violation of any applicable City building, electrical, mechanical, plumbing or fire code or any City zoning law, or of any applicable public health law or regulation, any State MICHIGAN Liquor Control Commission rule or regulation of any other applicable City ordinance or Sstate law;

~~(g) Any premises where the applicant or licensee suffers or allows or intends to allow in or upon the premises a person who exposes to public view any pubic region, anus or genitals, as well as other types of nudity prohibited by statute or local ordinance. No on-premises licensee shall suffer or allow in or upon the licensed premises the showing of films, television slides or other electronic reproduction depicting scenes wherein any person exposes to the public view any pubic region, anus or genitals, as well as other types of nudity prohibited by statute or local ordinance. This prohibition does not apply to any publicly broadcast television transmission from a Federally licensed station.~~

~~(h) Any premises where the applicant or licensee suffers or allows or intends to allow in or upon the premises a person who performs, or simulates performance of, the following~~

1 ~~explicit sexual activities: sexual intercourse, masturbation, sodomy, bestiality, fellatio or~~
2 ~~cunnilingus. No on-premises licensee shall suffer or allow in or upon the licensed~~
3 ~~premises the showing of films, television slides or other electronic reproduction depicting~~
4 ~~scenes wherein a person performs, or simulates performance of, the following explicit~~
5 ~~sexual activities: sexual intercourse, masturbation, sodomy, bestiality, fellatio or~~
6 ~~cunnilingus. This prohibition shall not apply to any publicly broadcast television~~
7 ~~transmission from a Federally licensed station.~~

8 (iH) Any premises where it is determined by Council that the premises do not, or will not
9 reasonably soon after the commencement of operations, have adequate off-street parking,
10 lighting, refuse disposal facilities, screening and noise control, or where a nuisance does
11 or will exist as determined by applicable City ordinances;

12 (jI) If Council determines that the proposed location is inappropriate, considering the
13 desirability of establishing a location in developed, commercial areas in preference to
14 isolated, undeveloped areas; traffic safety; accessibility to the site from abutting roads;
15 capability of abutting roads to accommodate such commercial activity; distance from
16 public or private schools for minors; proximity of an inconsistent zoning classification;
17 and accessibility from primary roads or State highways;

18 (J) FOR PREMISES, UNLESS THE SALE OF BEER, WINE OR SPIRITS IS
19 SHOWN TO BE INCIDENTAL AND SUBORDINATE TO OTHER PERMITTED
20 BUSINESS USES UPON THE SITE, SUCH AS, BUT NOT LIMITED TO, FOOD
21 SALES, MOTEL OPERATIONS OR RECREATIONAL ACTIVITIES;

(k) If the applicant or licensee owes personal OR REAL property taxes; ~~or~~, SPECIAL ASSESSMENTS, SEWER OR WATER CHARGES THAT ARE DELINQUENT FOR THE PREMISES;

(l) If the applicant or licensee has filed an application containing false information with the City Clerk.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council.

Approved as to form:

City Attorney

Dated: _____

INTRODUCTION OF ORDINANCE

Council Member Hussain introduced:

An Ordinance of the City of Lansing, Michigan to replace Chapter 1300 of the City of Lansing Codified Ordinances in its entirety; to provide for the regulation and licensing of medical marihuana establishments; to establish land use and zoning requirements attendant thereto; to protect the public health, safety, and welfare of the City of Lansing; to set licensing fees for the purpose of defraying the costs associated with the implementation and enforcement of the provisions of the chapter; and to provide penalties for violations of the chapter.

The Ordinance is referred to the Committee on Public Safety

**RESOLUTION SETTING PUBLIC HEARING
BY CITY COUNCIL**

RESOLVED by the City Council, City of Lansing, that a public hearing be set for _____, 2017 at 7:00 p.m. in the City Council chambers, 10th floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering an Ordinance of the City of Lansing, Michigan to replace Chapter 1300 of the City of Lansing Codified Ordinances in its entirety; to provide for the regulation and licensing of medical marihuana establishments; to establish land use and zoning requirements attendant thereto; to protect the public health, safety, and welfare of the City of Lansing; to set licensing fees for the purpose of defraying the costs associated with the implementation and enforcement of the provisions of the chapter; and to provide penalties for violations of the chapter.

Interested Persons are invited to attend this Public Hearing

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

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Chris Swope
Lansing City Clerk

June 9, 2017

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: <http://lansingmi.gov/AgendaCenter>

BOARD NAME

DATE OF MEETING

Board of Trustees Employees' Retirement System

March 23 2017
March 14, 2017
January 19, 2017

Board of Police Commissioners

May 16, 2017
May 8, 2017
April 26, 2017
April 18, 2017
March 21, 2017
February 21, 2017
January 17, 2017
November 10, 2016
February 16, 2016

Board of Water and Light Board of Commission Minutes for March 28, 2017 are available at: <https://www.lbwl.com/About-the-BWL/Board-Meetings/Board-Meeting-Agendas,-Minutes,-and-Packets/>

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4131.

Sincerely,

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 □ 517-377-0068 FAX

www.lansingmi.gov/clerk □ clerk@lansingmi.gov

Chris Swope, CMC, CMMC
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 □ 517-377-0068 FAX

www.lansingmi.gov/clerk □ clerk@lansingmi.gov



Chris Swope
Lansing City Clerk

June 9, 2017

City Council President and Lansing City Councilmembers
10th Floor City Hall
Lansing, MI 48933

Dear President and Councilmembers:

Pursuant to Article 5, Chapter 2, Section 5-203.5 of the Lansing City Charter, on June 1, 2017 my office received and placed on file:

Lansing Board of Water and Light Budget for Fiscal Year ending June 30, 2018

This document is available for review at the office of the City Clerk and on the City Clerk's website (<http://www.lansingmi.gov/1401/Documents-Placed-on-File>).

Sincerely,

Chris Swope, CMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

June 9, 2017

President and Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

My office has received and placed on file:

Foreclosure List for Ingham County from the Ingham County Treasurer

This document is available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of Documents Placed on File.

Sincerely,

Chris Swope, CMC
Lansing City Clerk



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 6-9-17
RE: FY17 Year-End Budget Amendment

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Angie Bennett, Finance Director

Subject: CITY COUNCIL AGENDA ITEM - FY17 Year-End Budget Amendment

Date: 6-9-17

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, adjustments are needed in the fiscal year 2016/2017 budget to allocate the budgeted vacancy factor; and

WHEREAS, additional resource requirements are anticipated in the Police Department for overtime and the Financial Empowerment Center for parole programs; and

WHEREAS, additional appropriations are requested for information technology security and software enhancements; and

WHEREAS, income tax revenues are anticipated to exceed the amount budgeted for FY 2016/2017;

NOW, THEREFORE, BE IT RESOLVED that the following FY 2016/2017 year-end budget amendment be approved:

GENERAL FUND	Increase/ (Reduction)
<u>General Fund Revenues</u>	
Income Tax Revenue	<u>\$1,520,000</u>
Change in General Fund Revenues	<u>\$1,520,000</u>
 <u>General Fund Expenditures</u>	
Police Department – Personnel (Overtime)	\$ 200,000
Financial Empowerment Center – Operating (parole programs)	20,000
Transfer to Capital Improvement Fund (Technology Security/Software)	650,000
Transfer to Fleet Fund (Packer Trucks)	<u>650,000</u>
	<u>\$1,520,000</u>
 Internal Audit - Personnel (Vacancies)	\$ (30,000)
District Court – Personnel (Vacancies)	(50,000)
City Attorney’s Office - Personnel (Vacancies)	(140,000)
Finance Department - Personnel (Vacancies)	(200,000)
Fire Department - Personnel (Vacancies)	(250,000)
Human Relations and Community Services - Personnel (Vacancies)	(130,000)
Non-Departmental - Vacancy Factor	<u>800,000</u>
	<u>\$ 0</u>
 Change in General Fund Expenditures	<u>\$1,520,000</u>

CAPITAL IMPROVEMENTS FUNDCapital Improvement Fund Revenues

Transfer from General Fund	<u>\$650,000</u>
Change in CIP Fund Revenues	<u>\$650,000</u>

Capital Improvements Fund Expenditures

Technology Security/Software	<u>\$650,000</u>
Change in CIP Fund Expenditures	<u>\$650,000</u>

FLEET FUNDFleet Fund Revenues

Transfer from General Fund	<u>\$650,000</u>
Change in Fleet Fund Revenues	<u>\$650,000</u>

Fleet Fund Expenditures

Vehicles (Packer Trucks)	<u>\$650,000</u>
Change in Fleet Fund Expenditures	<u>\$650,000</u>

Approved for placement on the City Council agenda:

Jim Smiertka, City Attorney

Date

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing and the Capitol City Labor Program, Inc. Non-Supervisory Unit, have negotiated wage increases for 2017 and 2018 pursuant to a wage reopener agreement contained in the existing collective bargaining agreement (the “agreement”) for the period covering July 1, 2015 through June 30, 2019, which is summarized in the agreement approved by the parties; and

WHEREAS, the Union membership ratified this agreement on May 25, 2017; and

WHEREAS, the Mayor recommends the agreement be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the agreement of the parties for the 2017 and 2018 wage increases between the City of Lansing and the Capitol City Labor Program, Inc. Non-Supervisory Unit.

THIS ITEM NOT AVAILABLE AT TIME OF PRINT



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President and Councilmembers
FROM: Mayor Virg Bernero
DATE: 6-9-17
RE: Larry Leatherwood to the LEPFA Board

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Joe McDonald, Community Outreach Coordinator

Subject: CITY COUNCIL AGENDA ITEM - Larry Leatherwood to the LEPFA Board

Date: 6-9-17

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Larry Leatherwood of 812 Canton Drive, Lansing, MI, 48917, as an At-Large Member to the LEPFA Board for a term to expire June 30, 2020.

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

WHEREAS, the Committee _____ met and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Larry Leatherwood of 812 Canton Drive, Lansing, MI, 48917, as an At-Large Member to the LEPFA Board for a term to expire June 30, 2020.

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

THIS ITEM NOT AVAILABLE AT TIME OF PRINT



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 6/9/17
RE: SLU-2-2017, Residential Use - 3600 N. Grand River

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM
SLU-2-2017, Residential Use - 3600 N. Grand River

Date: June 7, 2017

The Lansing Planning Board, at its regular meeting held on June 6, 2017, voted (4-0) to recommend approval of SLU-2-2017. This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed Special Land Use complies with all of the criteria established by Section 1282.02(f)(1-9) of the Zoning Ordinance for granting special land use permits.

At the Planning Board public hearing held on June 6, 2017, the applicant's representatives spoke in favor of the request and no other comments were received.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

"Equal Opportunity Employer"

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

SLU-2-2017

**Residential Use in the “H” Light Industrial District
3600 N. Grand River Avenue**

WHEREAS, AIS Construction Equipment Corporation has requested a special land use permit to allow the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the property is zoned “H” Light Industrial District, where residential use is permitted subject to obtaining a Special Land Use permit; 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 June 6, 2017, at which the applicant’s representatives spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its June 6, 2017 meeting, voted (4-0) to recommend approval of SLU-2-2017 for a Special Land Use to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2017; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2017, a Special Land Use permit to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property.

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 boarding house is compatible with the essential character of the surrounding area, as designed.
2. The proposed boarding house will not change the essential character of the surrounding area.
3. The proposed boarding house will not interfere with the general enjoyment of adjacent properties.
4. The proposed boarding house will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed boarding house will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed boarding house can be adequately served by essential public facilities and services.
7. The proposed boarding house will not place any demands on public services and facilities in excess of current capacities.
8. The proposed boarding house is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed boarding house will comply with the requirements of the "H" Light Industrial District.

BY THE COMMITTEE ON DEVELOPMENT & 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, _____, 2017, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-2-2017: Special Land Use Permit, 3600 N. Grand River Avenue, Residential Land Use in the "H" Light Industrial District

GENERAL INFORMATION

APPLICANT/OWNER: AIS Construction Equipment Corporation
3600 N. Grand River Avenue
Lansing, MI 48906

REQUESTED ACTION: Special Land Use Permit to residential use in the "H" Light Industrial District

EXISTING LAND USE: Construction equipment sales and heavy equipment repair/operator classes

EXISTING ZONING: "H" Light Industrial & "A" Residential Districts

PROPOSED ZONING: No change

PROPERTY SIZE & SHAPE: 7 acres

SURROUNDING LAND USE: N: Industrial
S: Residential
E: Office/Storage
W: Office/Industrial/Educational

SURROUNDING ZONING: N: "H" Light Industrial District
S: "A" Residential District
E: "G-2" Wholesale & "I" Heavy Industrial District
W: "H" Light Industrial, "J" Parking & "A" Residential Districts

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for light industrial land use. N. Grand River is designated as a principal arterial and Remy drive is designated as a local road.

SPECIFIC INFORMATION

This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

In addition to selling and repairing heavy construction equipment, AIS operates a technical school on the property, offering courses in heavy equipment repair and operator courses. The purpose of the SLU is to provide housing for the students who are enrolled in the classes from Sunday evening to Friday morning. The maximum number of students that would occupy the house at any given time is 15. A building permit to change the use of the building from offices to housing will be required to ensure that it meets all applicable codes for residential occupancy.

AGENCY RESPONSES:

BWL:

Building Safety: The BSO has no objections.

Development:

Fire Marshal:

Parks & Recreation: No comments.

Public Service: Any redevelopment of the site with significant site changes will require a site plan review.

Transportation: The Transportation and Non-Motorized Section of the Public Service Department does not have any comments or requirements

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 applicant owns the property at 3600 N. Grand River as well as the adjacent site to its west. The properties are utilized for heavy construction equipment sales/repair and as a vocational school for the repair and operation of heavy construction equipment, all of which are permitted uses in the "H" Light Industrial district. The applicant is proposing to convert the existing office building at the southeast corner of the site to a boarding house for up to 15 students who are enrolled in classes on the subject property. The students will occupy the building from Sunday evening to Friday morning. Residential use in the "H" Light Industrial district required a special land use permit. The boarding house will be considered accessory to the vocational school which is one of the primary uses on the site.

From a physical standpoint, the site will remain exactly the same as no new construction is proposed. The residential use will not draw additional traffic to the site as the students that will occupy it are already visiting the site on a regular basis. The special land use will merely provide a place for them to live while taking classes.

The properties directly adjoining the subject property are all being utilized for industrial or office uses. There is a residential neighborhood on the south side of Grand River which is a major thoroughfare that provides a significant buffer between the neighborhood and the subject property. Given the adjoining industrial/office land uses, the location of the site on a major thoroughfare and the lack of any physical change to the property, the proposed special land use permit will have no negative impacts on the surrounding area.

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

As described above, residential use of one of the buildings to provide housing for students taking classes on the site will not change the essential character of the area. The primary uses of the site (heavy construction equipment sales/repair, vocational school) will remain exactly the same. The proposed boarding house is merely accessory to the primary uses on the site. Furthermore, since the applicant is not proposing any changes to the site in terms of new construction, its layout and appearance will not change. In addition, the proposed boarding house is not anticipated to generate any type of activity that would be disturbing in any way to the surrounding area.

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

Residential use of the site will not interfere with the enjoyment of adjacent properties. The surrounding properties to the east, west and north are all currently zoned either industrial or wholesale. The area to the south is zoned residential but is separated from the site by N. Grand River Avenue. Furthermore, the proposed residential use is far less intensive than many of the industrial uses that could be located in the area of the site containing the building that is the subject of this request which could impact the area neighborhood to the south.

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?

No changes are proposed for the site (no new parking or new building area). The proposed conversion of a building from office use to residential use will have no impact on the natural environment.

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?

No nuisances are anticipated to result from the proposed residential use of one of the buildings on the site. In fact, residential use typically has much less of an impact on an adjoining area than many of the uses that would be permitted by right in an “H” Light Industrial district.

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?**

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services.

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

The proposed conversion of a building from office to residential use will not place demands on any public services in excess of current capacity.

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?**

Residential development of the subject property will be consistent with the intent and purpose of both the Zoning Ordinance and the Design Lansing Master Plan. The Zoning Ordinance permits residential land use in the “H” Light Industrial district, with a special land use permit when it can be determined through an analysis of the criteria contained in Section 1282.03(f)(1)-(9) of the Zoning Ordinance that such use is appropriate for the proposed location. In this particular case, residential use of one building on the site will comply with the applicable criteria used for evaluating special land use permits.

The Design Lansing Comprehensive Plan designates the subject property for “Light Industrial” use. The intent of this designation as stated in the Plan is:

“To provide an environment for commercial services, sales, warehousing/wholesaling, and manufacturing when located within an enclosed structure. No outdoor storage of materials or equipment other than sales displays should be permitted.”

The Master Plan lists the following as typical uses for this designation:

“Office, institutions, entertainment, live-work and residential. Retail and personal services as an accessory use should be located in the same building as a primary use. Automobile-oriented uses and light industrial are permitted with special approval. High rise office and residential towers with large surface parking lots and limited street frontage should *not* be permitted.”

The applicant's proposal is consistent with the intent and purpose of the Master Plan. As noted above, residential use is listed as one of the uses that should be allowed for this district. Furthermore, a trade/vocational school is a permitted use in the "H" Light Industrial district and the proposal is strictly to provide housing for its students during the time that they are attending classes.

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

No new construction is proposed for the subject property. The building that is the subject of this request complies with all dimensional requirements set forth in the Zoning Ordinance. In addition, there is more than adequate parking on the site to accommodate the proposed residential use, both from a code standpoint and from a practical standpoint.

SUMMARY

This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained 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 specific designations of the Zoning Code and the Design Lansing Comprehensive Plan.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Based on the findings of fact contained in the staff report, it is recommended that SLU-2-2017 be approved to permit use of the building located at the southeast corner of 3600 N. Grand River Avenue for housing for up to 15 students attending classes on the property, subject to compliance with all applicable building and housing codes for residential occupancy.

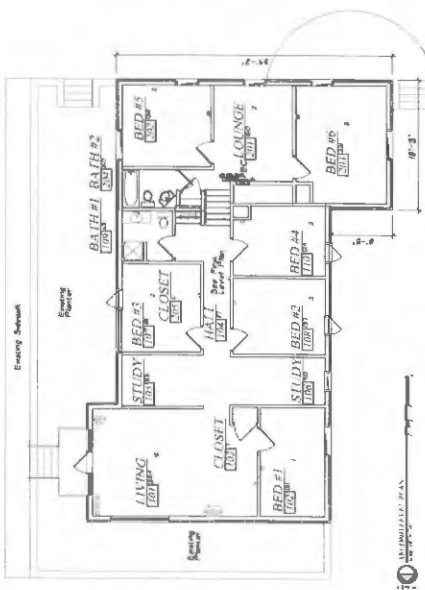
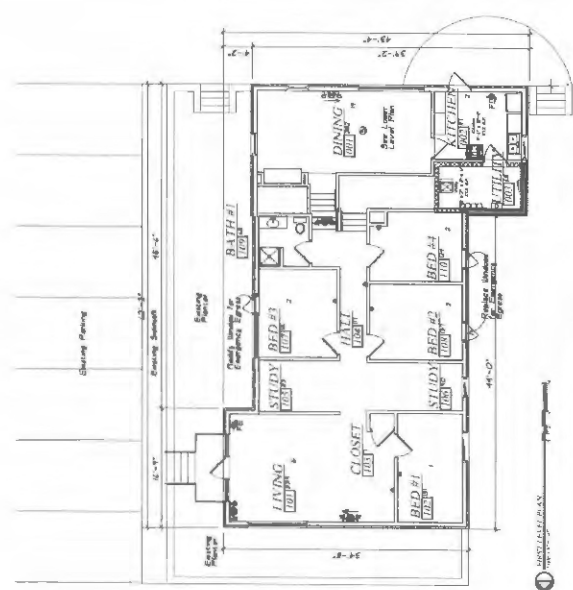
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

**FIRST LEVEL PLAN,
PLAN NOTES**

PROJECT
2017 Renovations
3600 N. Grand River
City of Lansing, Michigan 48906
#11-05

ARCHITECT
ROGER L. DONALDSON, AIA P.L.L.C.
1000 E. Grand River
Lansing, MI 48906





North West Corner



North Elevation



West Elevation



North Elevation (South end)



South East Corner



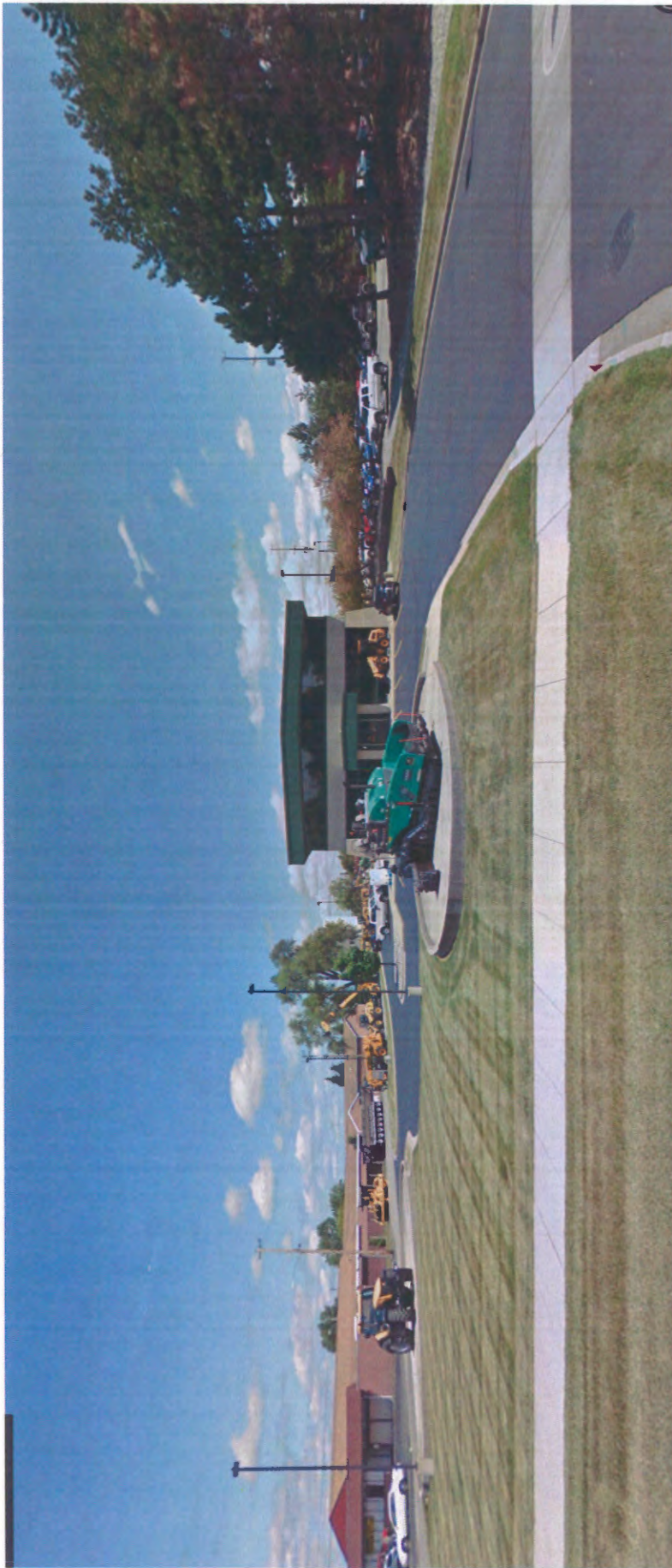
South Elevation

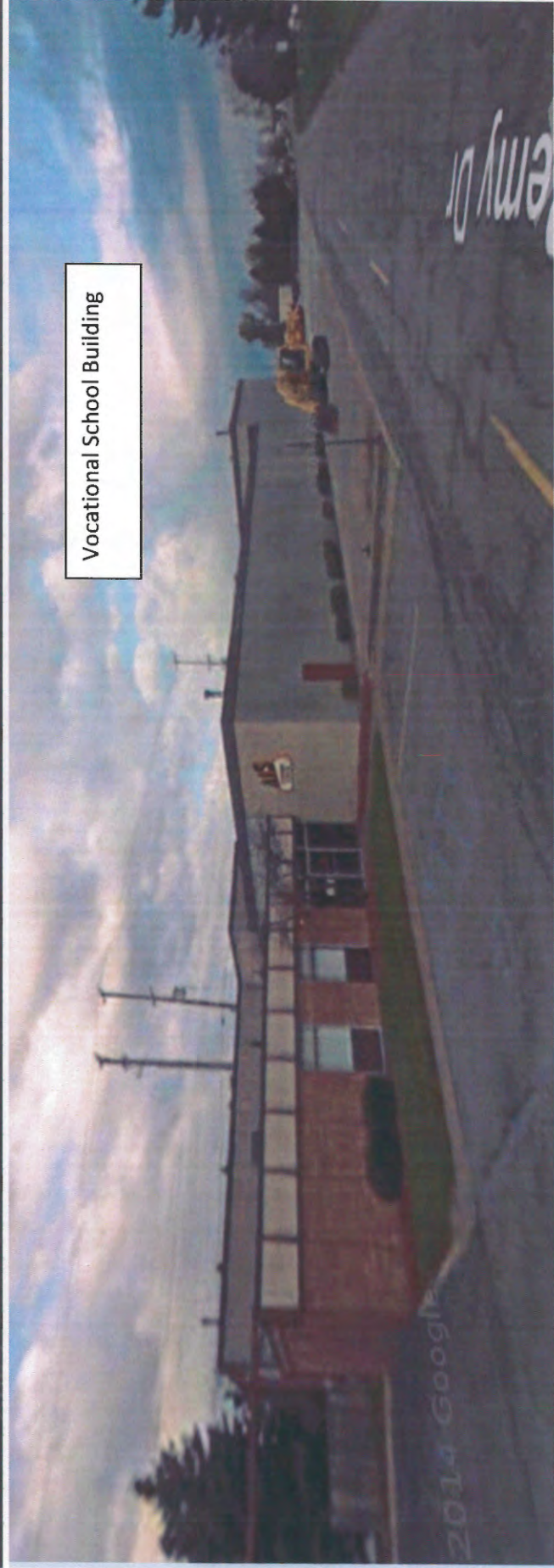


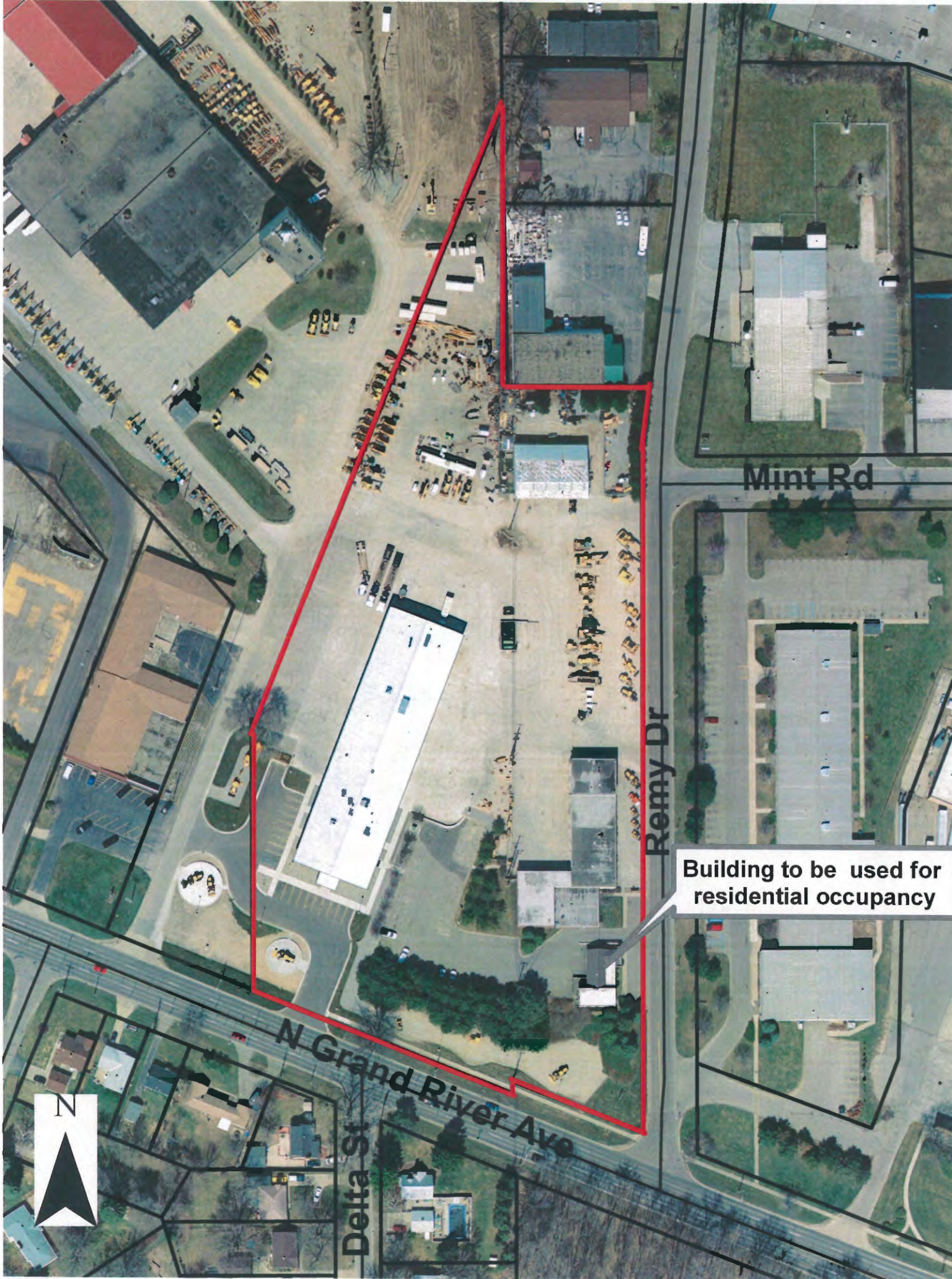
South West Corner



West Elevation







Mint Rd

Remy Dr

N Grand River Ave

Delta St

Building to be used for residential occupancy



City of Lansing Zoning Map

— roads_final

☐ Tax Parcels

 A Residential-Single

 B Residential-Single

 C Residential-2 Unit

☐ NONE CUP Community Unit Plan

D-1 Professional Office

 D-2 Residential/Office

 DM-1 Residential-Multiple

DM-2 Residential-Multiple

DM-3 Residential-Multiple

DM-4 Residential-Multiple

 E-1 Apartment Shop

E-2 Local Shopping

 F Commercial

 F-1 Commercial

 G-1 Business

 G-2 Wholesale

☐ H Light Industrial

☐ Heavy Industrial

J Parking

☐ ROW Right of Way



N



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

SLU-2-2017

**Residential Use in the “H” Light Industrial District
3600 N. Grand River Avenue**

WHEREAS, AIS Construction Equipment Corporation has requested a special land use permit to allow the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the property is zoned “H” Light Industrial District, where residential use is permitted subject to obtaining a Special Land Use permit; 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 June 6, 2017, at which the applicant’s representatives spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its June 6, 2017 meeting, voted (4-0) to recommend approval of SLU-2-2017 for a Special Land Use to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2017 on _____ 2017; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2017, a Special Land Use permit to permit the building nearest the southeast corner of the property at 3600 N. Grand River Avenue to be used as a boarding house for up to 15 students attending the vocational school on the property.

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 boarding house is compatible with the essential character of the surrounding area, as designed.
2. The proposed boarding house will not change the essential character of the surrounding area.

3. The proposed boarding house will not interfere with the general enjoyment of adjacent properties.
4. The proposed boarding house will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed boarding house will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed boarding house can be adequately served by essential public facilities and services.
7. The proposed boarding house will not place any demands on public services and facilities in excess of current capacities.
8. The proposed boarding house is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed boarding house will comply with the requirements of the "H" Light Industrial District.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-2-2017, 3600 N. Grand River Avenue

Special Land Use Permit - Residential Use in the "H" Light Industrial District

The Lansing City Council will hold a public hearing on Monday, _____, 2017, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-2-2017. This is a request by AIS Construction Equipment Corporation to permit housing for students attending classes at 3600 N. Grand River Avenue in the building on the site located nearest the corner of N. Grand River & Remy Drive. Residential land use is permitted in the "H" Light Industrial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, _____ 2017 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Patricia Spitzley and Councilmembers
FROM: Mayor Virg Bernero
DATE: 6-9-17
RE: Z-4-2017, Rezoning, Vacant Parcel east of 1219 Victor Avenue

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM
Z-4-2017, Rezoning, Vacant Parcel east of 1219 Victor Avenue

Date: June 7, 2017

The Lansing Planning Board, at its regular meeting held on June 6, 2017, voted (4-0) to recommend approval of Z-4-2017, a request by Reid Machinery, Inc. to rezone the vacant, .57 acre parcel of land located immediately east of 1219 Victor Avenue from "B" Residential to "C" Residential. The purpose of the rezoning is to permit the construction of 3 duplexes on the site.

The Planning Board found, based on testimony, evidence and the staff report, that the proposed rezoning is consistent with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. The Board also found that the request would create a zoning pattern consistent with proper planning and zoning principles, as described in the staff report.

At the Planning Board public hearing held on June 6, 2017, the applicant's representative spoke in favor and 5 area property owners spoke in opposition to the request.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

BY THE COMMITTEE ON DEVELOPMENT & 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, _____, 2017, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-4-2017: Vacant parcel (33-01-01-29-259-120) east of 1219 Victor Avenue,
Rezoning from "B" Residential District to "C" Residential District

GENERAL INFORMATION

APPLICANT/OWNER: Reid Machinery, Inc.
3030 S. ML King
Lansing, MI 48910

EXISTING LAND USE: Vacant property

EXISTING ZONING: “B” Single Family Residential District

PROPOSED ZONING: “C” Two-Family Residential District

PROPERTY SIZE: 264.8’ x 94’ = 24,891.2 square feet – .57acres

SURROUNDING LAND USE: N: Single Family Residential
S: Warehouse/Storage/Office
E: Repair Shop
W: Single Family Residential

SURROUNDING ZONING: N: “B” Residential District
S: “G-2” Wholesale District
E: “F” Commercial District
W: “B” Residential District

MASTER PLAN: The Design Lansing Master Plan designates the subject property for medium–low density residential use. Victor Avenue is designated as a local road.

DESCRIPTION:

This is a request by Reid Machinery, Inc. to rezone the vacant, .57 acre parcel of land located immediately east of 1219 Victor Avenue, legally described as:

Lot 7, except the East 20 feet thereof, also Lots 8-12 and the East 30 Feet of Lot 13;
Block 29, Elmhurst Subdivision

from “B” Residential to “C” Residential. The purpose of the rezoning is to permit the construction of 3 duplexes on the site.

AGENCY RESPONSES

BWL:

Building Safety: The Building Safety Office has no objections to the rezoning.

Development Office:

Parks & Recreation: No comments.

Public Service:

Traffic Engineer: The Transportation and Non-Motorized Section of the Public Service Department doesn't have any comments or requirements

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The applicant is requesting the rezoning for the purpose of constructing 3 duplexes on the site. Under the current zoning, the applicant could split up the parcel into 6 separate parcels, each of which could contain a single family dwelling. Therefore, the proposed density will be consistent with the density allowed under the current zoning and the predominant density of the neighborhood.

Since the site adjoins quasi-industrial uses to the south and east, it is unlikely that it would be developed for new single family dwellings, which are typically constructed for owner-occupancy. The duplexes, by contrast, would likely be used as rentals which makes them more desirable given the surrounding land uses. The duplexes would also provide a proper transition between the nonresidential uses and the existing single family neighborhood. A transitional or step-down zoning pattern is an accepted planning practice as it provides a buffer between intensive and low impact uses.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for low-medium density residential land use. The Plan specifies the following for this land use classification:

“To provide an environment for medium-low-density single-family detached; single-family attached (townhomes); **and two-family dwelling units.**”

The proposed duplexes are therefore, consistent with the land use pattern being advanced in the Master Plan for the subject property.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed duplexes will not have any negative impacts on vehicular or pedestrian traffic in the area.

IMPACT ON PUBLIC FACILITIES:

The utility systems in the area are capable of accommodate three duplexes. It is anticipated that the site would be split up into 3 separate parcels of land, each containing one duplex. If this is the case, the construction of the duplexes will not require site plan review but will require building permits. If the property were to be developed as one parcel containing all 3 duplexes, it would have to be approved through the Planned Residential Development (PRD) process and reviewed and approved through the City's administrative site plan review process.

ENVIRONMENTAL IMPACT:

The proposed duplex development will not have any negative impacts on the environment. The proposed “C” Residential zoning allows 60% maximum lot coverage for structures and all other impervious surface combined. Therefore, no storm water detention will be required.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposed rezoning will not negatively impact future patterns of development in the area and will not set a negative precedent for future rezonings in the area. With the exception of the subject property, the residential lots on Victor Avenue are exclusively zoned “B” Residential and contain single family residences. The “C” Residential requires a minimum lot width of 60 feet for the construction of a duplex or for the conversion of single family homes into duplexes. The majority of the lots in the area are 40-50 feet wide which would disqualify them from being used as duplexes even if they were to be rezoned to the “C” Residential district.

SUMMARY

This is a request by Reid Machinery, Inc. to rezone the vacant .57 acre parcel of land located immediately east of 1219 Victor Avenue, legally described as:

Lot 7, except the East 20 feet thereof, also Lots 8-12 and the East 30 Feet of Lot 13;
Block 29, Elmhurst Subdivision

from “B” Residential to “C” Residential. The purpose of the rezoning is to permit the construction of 3 duplexes on the site.

The findings of fact as outlined in this staff report support a positive recommendation for the rezoning. The proposed rezoning is consistent with the existing land use and zoning patterns in the area and will have no negative impacts on transportation, utilities or future patterns of development.

RECOMMENDATION

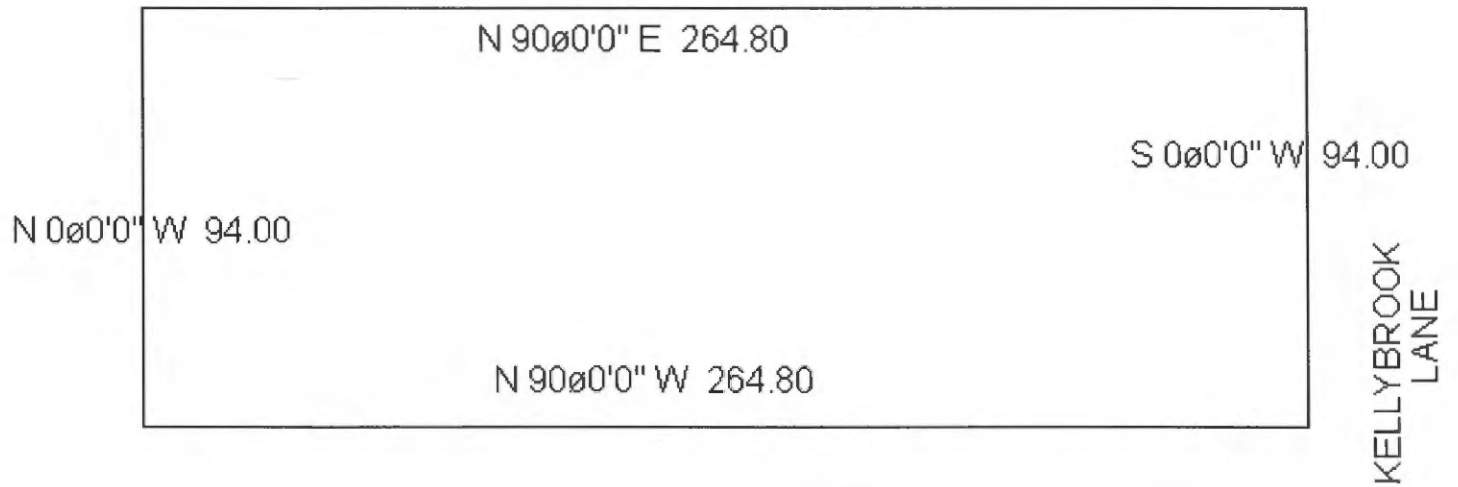
Pursuant to the findings described above, the following recommendations are offered for the Planning Board’s consideration:

Staff recommends that Z-4-2017 be approved to rezone the vacant .57 acre parcel of land located immediately east of 1219 Victor Avenue, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

VICTOR AVE

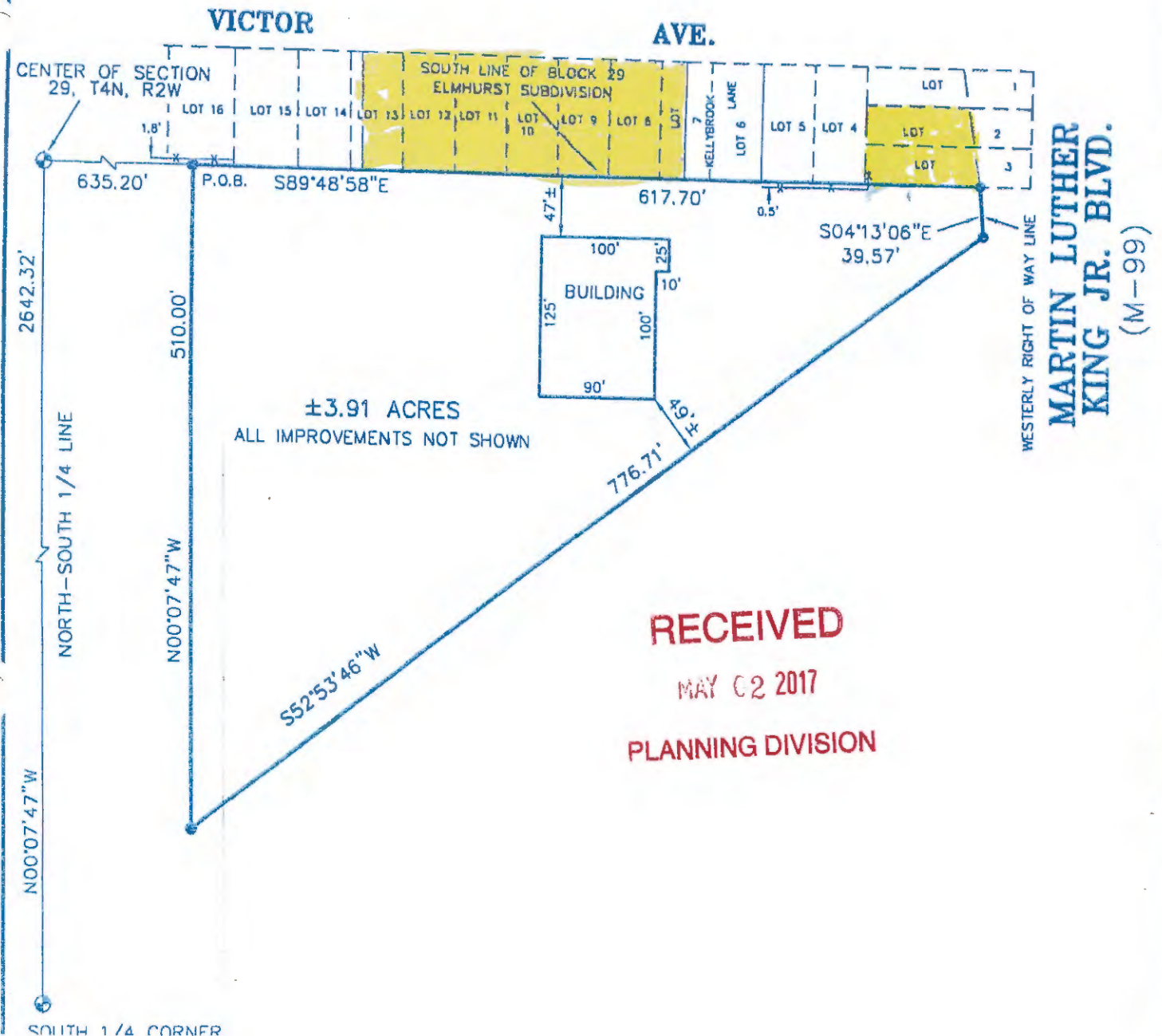


CERTIFIED BOUNDARY SURVEY

FOR: **REID MACHINERY INCORPORATED**



LOCATION MAP
(NO SCALE)



CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed at the direction of said parties, a parcel of land previously described as:

A part of the Southeast 1/4 of Section 29, T4N, R2W, City of Lansing, Ingham County, Michigan.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundary of said parcel and that the more particular legal description of said parcel is as follows:

A part of the Southeast 1/4 of Section 29, T4N, R2W, City of Lansing, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section, thence N00°07'47"W 2642.32 feet to the Center of said Section; thence S89°48'58"E along the South line of Block 29, Elmhurst Subdivision as recorded Liber 6 of Plats, Page 13, Ingham County Records, 635.20 feet to the point of beginning of this description; thence S89°48'58"E continuing along said South line 617.70 feet to the Westerly right of way line of Martin Luther King Jr. Blvd; thence S04°13'06"E along said right of way line 39.57 feet; thence S52°53'46"W parallel with the Southerly right of way line of N.Y.C. Railroad 776.71 feet; thence N00°07'47"W parallel with said North-South 1/4 line 510.00 feet to the point of beginning; said parcel containing 3.91 acres more or less; said parcel subject to easements and restrictions if any.

WITNESSES TO SECTION CORNERS:

South 1/4 corner Section 29, T4N, R2W, Liber 6, Page 264.
Found 1" iron in monument box, centerline of Holmes Road.
Found nail & tag #16053 North side of power pole, South, 24.52'
Northeast corner of brick house, S45°W, 86.17'
Found 3/4" pipe, South, 32.70'
Southeast corner of foundation house #1506, 126.90'
Top center of fire hydrant, N50°E, 88.17'

Center of Section 29, T4N, R2W, Liber 4, Page 34.
Found 1/2" bar in 1/2" pipe on fence line East, West & North.
Southwest corner of garage foundation, N20°E, 15.20'
Southeast corner of garage foundation, N40°W, 60.0'
Found concrete monument, West, 25.00'

This survey complies with the requirements of Public Act 132 of 1970, as amended, and was performed with an error of closure no greater than a ratio of 1 in 5000.

All bearings are derived from the South line of Section 29, which is shown to bear N89°53'19"E on previous survey No. 92-B-37229 by Bryan Land Surveys.

 12-22-97

Larry A. Bryan Date:
Professional Surveyor No. 25832

RECEIVED

MAY 02 2017

PLANNING DIVISION



Victor Ave

Property to be rezoned



Legend

- roads_final
- Tax Parcels
- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way

City of Lansing Zoning Map



CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-4-2017, Vacant Property on Victor Avenue
Rezoning from “B” Residential District to “C” Residential District

The Lansing City Council will hold a public hearing on Monday, _____, 2017 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-4-2017. This is a request by Reid Machinery, Inc. to rezone the vacant, .57 acre parcel of land located immediately east of 1219 Victor Avenue, legally described as:

Lot 7, except the East 20 feet thereof, also Lots 8-12 and the East 30 Feet of Lot 13;
Block 29, Elmhurst Subdivision

from “B” Residential to “C” Residential. The purpose of the rezoning is to permit the construction of 3 duplexes on the site.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, _____, 2017 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-4-2017

Parcel Number: 33-01-01-29-259-120

Legal Descriptions: Lot 7, except the East 20 feet thereof, also Lots 8-12 and the East 30 Feet of Lot 13; Block 29, Elmhurst Subdivision, City of Lansing, Ingham County, MI, from "B" Residential district to "C" Residential district

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2017, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-4-2017: Vacant parcel (33-01-01-29-259-120) east of 1219 Victor Avenue,
Rezoning from "B" Residential District to "C" Residential District

was introduced by the Committee on Development & Planning, read a first time by its title and referred to the Committee on Development and Planning.

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RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

June 8, 2017
Lake Lansing Road Mobil Service, Inc.
c/o Richard W. Bratschi
rich.bratschi@gmail.com

RID #900133

Reference/Transaction: New SDM License Issued Under MCL 436.1533(7) with Sunday Sales Permit (AM) and Gas Pumps to be Issued under MCL 436.1541(6) 5' (inside)

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: Lake Lansing Road Mobil Service, Inc.

Business address and phone number: 2704 Lake Lansing Rd, Lansing MI 48912

Home address and phone number of partner(s)/subordinates:

1. **Richard Bratschi: 4379 Zimmer Rd. Williamston MI 48895 B-(517) 484-2300 C-(517) 712-8968**
2. **Colleen K. Bratschi: 4379 Zimmer Rd. Williamston MI 48895 B-(517) 484-2300 C-(517) 712-8969**

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (866) 813-0011

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

A copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

6-8-2017

TO: Lansing City Council

From: Harold J. Leeman Jr.
 529 N. Francis
 Lansing, MI 48912
 Ph: 482-2947

Re: Payment due from City of Lansing (Lansing Parks department /Gier Advisory Board) - \$352.00 to Concession Chair: Harold J. Leeman Jr.
- From January 2016 to July 2016.

Dear Council President Spitzley and Councilmembers:

As a Board member, President and Concession Chair of the Gier Advisory Board from 2008 to July 2016, I'm writing to you today in regard to payment from the City of Lansing.

A breakdown of my time and expenses:

1. \$352.00 for 44 hours / \$ 8.00 per hour. (7 months) --Pickup, Deliver, Organizing -stand at center and ballpark.

Jan- 8 hrs
 Feb- 8hrs
 March- 2 hrs
 April- 2 hrs
 May- 8hrs
 June- 8hrs
 July- 8hrs

Total- 44 hours.

2. True cost of using concession chairs auto for Gier board services:
 ---\$ 50.00 per month/ for seven months-- Total- \$350.00 (Insurance and Maintenance of auto).

3. OTHER: \$150.00/ at 50.00 per month -at the Ball Park: MAY/June/July.

A) Oversight of paid Staff -Mon/Tues/Thurs.

B) Travel to Sams in south Lansing and Gormans in south and west sides.

C) Pickup GAS for coke machine-Deal with Ice Machine and wait for coke workers to show up so they can fix machine.

Thank you for taking the time, Hope to hear from you in ten business days. Sincerely

Harold J. Leeman Jr.

Anne TEGUE
1518 Corbett St
Lansing, MI 48910

05/31/17

RECEIVED

2017 MAY 31 AM 9:12

LANSING CITY CLERK

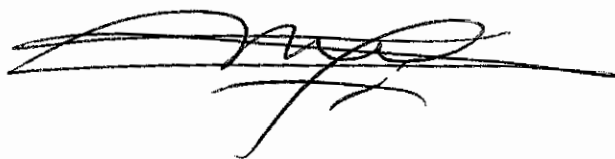
My name is Anne Tegue
claim 202 W. Jolly Rd.

I am writing this letter to appeal
the decision of the claim for my property
located at 202 W. Jolly Lansing,
MI 48910 Parcel number 33-01-01-33-378-271
I received the delinquent tax notice
for this issue.

This day I have \$359.10 to pay
and the base was \$330.00.

please accept my consideration.

Anne Tegue





City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

May 11, 2017

Ann Tegue
1518 Corbett Street
Lansing, MI 48910

Re: Claim – 202 W. Jolly Rd.

Dear Ms. Tegue:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$330.00 for property located at 202 W. Jolly Rd., Lansing, Michigan, and denied the claim you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Venus Kumar".

Venus Kumar
Paralegal

RECEIVED
2017 MAY 31 AM 9:19
LANSING CITY CLERK



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1387

Please provide the following information so we can contact you regarding your claim.

NAME: Anne Nicole Teague DATE: 01/30/17
 MAILING ADDRESS: 1518 Corbett St
 CITY: Lansing STATE: MI ZIP CODE: 48910
 TELEPHONE: Home (517) 897-5898 Work ()

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: 202 W Jolly Rd PARCEL NO. 33-01-01-33-378-271
 DATE OF INCIDENT: July AMOUNT YOU WERE BILLED: \$330
 TOTAL AMOUNT YOU ARE CLAIMING: \$330
 TYPE OF ASSESSMENT: Grass and Weeds

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Back in July I was in Africa with my children and I have my neighbors Mrs Lorry take care on my grass. So when I come I received the letter from the city said that they was one who clean my grass. I go to the city to explain or understand why the ticket. They tell me that the best way is to appear and explain in front of the attorney by why. I show the my passport and flight ticket. please

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

your honor I am appreciated your understanding.

Fifth Floor, City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov

Anne Teague



4071222016330101333782710000603985



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

May 11, 2017

Ann Tegue
1518 Corbett Street
Lansing, MI 48910

Re: Claim – 202 W. Jolly Rd.

Dear Ms. Tegue:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$330.00 for property located at 202 W. Jolly Rd., Lansing, Michigan, and denied the claim you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal

RECEIVED MAR 16 2017

Denied

DATE: 3/14/2017

1387

PPN: 33-01-01-33-378-271
DATE SUBMITTED: 1/30/2017
ADDRESS OF VIOLATION: 202 W. Jolly Road
LISTED TAXPAYER OF RECORD: Tegue, Ann N.
OTHER TAXPAYER OF RECORD:
CLAIMANT: Tegue, Ann N.
CLAIMANT'S ADDRESS: 1518 Corbett Street
Lansing, MI 48910
TYPE OF ACTIONS CONTESTED: Grass Mowing Assessment
VIOLATION DATE: 7/14/2016
NOTIFICATION DATE: 7/14/2016
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$330.00
CONTRACTOR NAME - INVOICE NO. - DATE: Tomlinson 16-G0020
7/18/2016
AMOUNT OF CLAIM: \$330.00

ADDITIONAL ACTIONS CONTESTED:

VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:

Trash Violation 3/15/2016	Grass Violation 7/07/2016
--	--

CITATIONS IN PREVIOUS YEAR:

Trash Violation 3/26/2015	Failure to Register 3/26/2015	Trash Violation 6/25/2015
--	--	--

CLAIMANT'S CIRCUMSTANCES:

See Attached

CODE OFFICER'S NOTES: This property was cited for a grass violation on 7/07/2016 with a compliance due date of 7/14/2016. The Premise Officer returned to recheck the property on 7/15/2016 the grass had not been mowed and it was submitted to the contractor. The contractor arrived on 7/18/2016 the grass and weeds were still over 8 inches and the grass was mowed. While it is unfortunate that the claimant was out of town the property still needs to be maintained in their absence. The claimant has a history of receiving premise violations in the past, the trash violation that was written on 3/15/2016 was also not taken care of by the compliance due date and was submitted to the contractor but when they arrived the violations were removed. The claimant lives at 1518 Corbett which also received a notice 5/12/2016 for the grass being over 8 inches. This office recommends denial of the claim.





City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1387

Please provide the following information so we can contact you regarding your claim.

NAME: Anne Nicole Teague DATE: 01/30/17
 MAILING ADDRESS: 1518 Corbett St
 CITY: Lansing STATE: MI ZIP CODE: 48910
 TELEPHONE: Home (517) 897-5898 Work ()

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: 202 W Jolly Rd PARCEL NO. 33-0101-33-378-271
 DATE OF INCIDENT: July AMOUNT YOU WERE BILLED: \$330
 TOTAL AMOUNT YOU ARE CLAIMING: \$330
 TYPE OF ASSESMENT: Grass and weeds

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Back in July I was in Africa with my children and I have my neighbors Mrs Lorry take care on my grass. So when I come I received the letter from the city said that they was one who clean my grass. I go to the city to explain or under stand why the ticket. They tell me that the best way is to appear and explain in front of the attorney by why. I show the my passport and flight ticket. please

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

your honor I am appreciated your understanding.

Fifth Floor, City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov

Anne Teague



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00077980

Date: 07/20/2016

Record: E16-10610

TEGUE ANNE N G

1518 CORBETT ST

LANSING, MI 48910

TOTAL AMOUNT DUE**\$330.00**

Item Category	Item Description	Amount Due
Code Compliance	Grass and Weeds - Admin Fee	\$265.00
Code Compliance	Grass and Weeds - Contractor C	\$65.00
Total Amount Due		\$330.00

4071222016330101333782710000603985



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

GRASS AND WEEDS CORRECTION NOTICE

**TEGUE ANNE N G or Current Occupant
1518 CORBETT ST
LANSING, MI 48910**

Violation date: 07/07/2016

Violation Location: 202 W JOLLY RD

Parcel No: 33-01-01-33-378-271

Compliance Due Date: 07/14/2016

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY AREA at the above referenced location.

Description

Grass & Weeds: Entire Yard *Grass must be below the 8" maximum allowed length.*

Any Premises or portion thereof on which there exists growth of grass and/or weeds exceeding eight inches in height located anywhere on the premises - which includes but not limited to front, side, rear, back yard, driveway, next to fences, between curb and sidewalk or next to vehicles - shall be deemed , and hereby declared to be a substandard premises and is subject to abatement pursuant to Section 302.4 of the Lansing Housing Code.

Failure to comply by the compliance due date will leave no alternative but to have the work completed by our contractor. All costs incurred, which consist of the contractors fees plus \$265.00 City service charge, shall be charged to you as an assessment against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.**

If you have any questions or concerns about complying within the time indicated, you may contact me at Monday through Friday between the hours of 8-9 - AM or 12-1 - PM

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Officer: Jacob Odom (517) 483 4378

Taxpayer's Copy



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

GRASS AND WEEDS CORRECTION NOTICE

Occupant or Current Occupant
202 W JOLLY RD
LANSING, MI 48910

Violation date: 07/07/2016

Violation Location: 202 W JOLLY RD
Parcel No: 33-01-01-33-378-271
Compliance Due Date: 07/14/2016

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY AREA at the above referenced location.

Description

Grass & Weeds: Entire Yard *Grass must be below the 8" maximum allowed length.*

Any Premises or portion thereof on which there exists growth of grass and/or weeds exceeding eight inches in height located anywhere on the premises - which includes but not limited to front, side, rear, back yard, driveway, next to fences, between curb and sidewalk or next to vehicles - shall be deemed , and hereby declared to be a substandard premises and is subject to abatement pursuant to Section 302.4 of the Lansing Housing Code.

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Officer: Jacob Odom (517) 483 4378

Taxpayer's Copy

Date work completed: 07-18-16

From:
David Tomlinson
2500 Pinch Hwy.
Charlotte, MI 48813

Bill To:
City Of Lansing
Office of Code Compliance
316 North Capitol Avenue
Lansing, MI 48933-1238

Vendor Number: V001476

Purchase Order No: 84602

Violation Type:	Grass and Weeds
Invoice Number:	16-G0020
Work Authorized:	Entire Lot
Location:	202 W JOLLY RD
Location Description:	
Parcel Number:	33-01-01-33-378-271

Mowing Done by Tomlinson

TOTAL INVOICE \$65.00



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

GRASS AND WEEDS CORRECTION NOTICE

**BJARKI OMAR or Current Occupant
2435 FOREST RD
LANSING, MI 48910-3817**

Violation date: 05/12/2016

Violation Location: 1518 CORBETT ST

Parcel No: 33-01-01-20-331-111

Compliance Due Date: 05/19/2016

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY AREA at the above referenced location.

Description

Grass & Weeds: Entire Yard *Grass must be below the 8" maximum allowed length.*

Any Premises or portion thereof on which there exists growth of grass and/or weeds exceeding eight inches in height located anywhere on the premises - which includes but not limited to front, side, rear, back yard, driveway, next to fences, between curb and sidewalk or next to vehicles - shall be deemed , and hereby declared to be a substandard premises and is subject to abatement pursuant to Section 302.4 of the Lansing Housing Code.

Failure to comply by the compliance due date will leave no alternative but to have the work completed by our contractor. All costs incurred, which consist of the contractors fees plus \$265.00 City service charge, shall be charged to you as an assessment against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.**

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Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Officer: Zachary Driver (517) 702 4750

Taxpayer's Copy



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**TEGUE ANNE N G or Current Occupant
1518 CORBETT ST
LANSING, MI 48910**

Violation Date: 03/15/2016
Violation Location: 202 W JOLLY RD
Parcel No: 33-01-01-33-378-271
Compliance Due Date: March 22, 2016

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Brush & Tree Limb debris

INSPECTOR COMMENTS: *Found in trailer. Trailer must be emptied of all items.*

Violation: Garbage

INSPECTOR COMMENTS: *Bags of trash in yard*

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Meredith D Johnson (517) 483 6849

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form

Submitted to: Eric Crutcher on 03/23/2016

TAXPAYER: TEGUE ANNE N G, 1518 CORBETT ST LANSING, MI 48910

Location of Work:

Enf Num: E16-02601

Address: 202 W JOLLY RD

Lot No:

Description:

Parcel No: 33-01-01-33-378-271

Remove Trash and Debris

Work Authorized:

Violation: Brush & Tree Limb debris

INSPECTOR COMMENTS: *Found in trailer. Trailer must be emptied of all items.*

Violation: Garbage

INSPECTOR COMMENTS: *Bags of trash in yard*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 3

Warning Comment:

None

Submitted By: Meredith D Johnson (517) 483 6849

This action is authorized by the Manager of Code Compliance



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**TEGUE ANNE N G or Current Occupant
1518 CORBETT ST
LANSING, MI 48910**

Violation Date: 03/15/2016
Violation Location: 202 W JOLLY RD
Parcel No: 33-01-01-33-378-271
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Violation: *Brush & Tree Limb debris*

INSPECTOR COMMENTS: *Found in trailer. Trailer must be emptied of all items.*

Violation: *Garbage*

INSPECTOR COMMENTS: *Bags of trash in yard*

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

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Code Officer: Meredith D Johnson (517) 483 6849

"Equal Opportunity Employer"

Taxpayer's Copy









RECEIVED MAY 25 2017
City of Lansing
 OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

Please provide the following information so we can contact you regarding your claim.

NAME: Najah Nona DATE: 5-22-2017
 MAILING ADDRESS: 2303 Shawnee Tr.
 CITY: Lansing STATE: MI ZIP CODE: 48864
 TELEPHONE: Home ([REDACTED]) Work () Same as home

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: 3001 W. Holmes Rd PARCEL NO. _____
 DATE OF INCIDENT: 5-11-2017 AMOUNT YOU WERE BILLED: \$ 720.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$ 440.00 (besides the \$ 220.00 granted in this claim)
 TYPE OF ASSESSMENT: Trash

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Was only 1 branch picked up, & was not 20 yards! The photo clearly shows no more than 5 feet. I should have not been charged for 20 yards.

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

May 11, 2017

Naja Nona
2303 Shawnee Trail
Okemos, MI 48864

Re: Claim -- 3001 W. Holmes Rd.

Dear Mr. Nona:

Please be advised that the Claims Review Committee reviewed your claim in the amount of \$720.00 regarding a trash and debris violation at the above address and GRANTED a portion of your claim, in amount of \$280.00.

Enclosed please find a Release for your review and signature. If the decision of the committee meets with your approval, please sign the release in front of a witness and have the witness also sign the form, then return the signed Release to this office. Once our office receives the signed Release, we will request the amount be removed from the tax rolls, or a refund issued if the penalty has been paid.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

Thank you for your cooperation in this matter. If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal

Enclosure

RELEASE

In consideration for the payment of \$280.00, by the City of Lansing, which will be remitted to me upon receipt by the City of this signed Release, or said amount reduced from the tax roll if the assessment has not been paid, I, NAJA NONA (the "undersigned"), for myself, my heirs, executors, administrators, representatives and assigns hereby release and discharge the City of Lansing, its officers, officials, employees, agents, insurers and any other person, firm, or corporation charged or chargeable with any responsibility or liability, from all claims, demands, actions or causes of action regarding the special assessment for a Trash violation on property located at 3001 W. Holmes Rd., Lansing, Michigan.

The undersigned understands and agrees that this payment is the sole consideration for my release and is in full and complete settlement of all claims resulting from any damage. The undersigned warrants that no promise or inducement has been offered or made for my release, except as herein set forth; that this Release is executed without reliance upon any statement or representation by any of the parties released herein, or by their representatives concerning the nature and extent of any damage or injury or the legal liability therefore; and that the undersigned is of legal age and legally competent to execute this Release and accepts the full responsibility therefore.

The undersigned understands that none of the parties released admit liability of any kind and this payment and settlement in compromise is made to terminate further controversy respecting claims for damages that the undersigned has heretofore asserted or that the undersigned or his/her heirs, executors, administrators, representative or assigns might later assert.

In witness whereof, I have hereunto set my hand this ____ day of May, 2017.

WITNESS:

CLAIMANT:

NAJA NONA

RECEIVED APR 13 2017

DATE: 4/12/2017

PPN: 33-01-01-31-201-191
DATE SUBMITTED: 4/12/2017
ADDRESS OF VIOLATION: 3001 W. Holmes Road
LISTED TAXPAYER OF RECORD: Nona, Naja
OTHER TAXPAYER OF RECORD: Middleswarth, Michaela C.
CLAIMANT: Nona, Naja
CLAIMANT'S ADDRESS: 2303 Shawnee Trail
Okemos, MI 48864
TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 1/09/2017
NOTIFICATION DATE: 1/09/2017
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$720.00
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T004 1/19/2017
AMOUNT OF CLAIM: \$720.00

1413

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY: Trash
Violation
1/19/2017

CITATIONS IN PREVIOUS YEAR:	Grass Violation 5/09/2016	Grass Violation 6/13/2016	Grass Violation 8/08/2016	Failure to Register 8/29/2016
	Grass Violation 11/17/2016			

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 1/09/2017 with a compliance due date of 1/16/2017. The Premise Officer rechecked the property on 1/17/2017 the violation was still present and the debris was submitted to the trash contractor for removal. The contractor arrived on 1/19/2017 the violations was still present and it was removed. There was no contact from the claimant (land contract holder) or the owner of the property Michaela Middleswarth regarding the notice. Pictures indicate proper actions were taken by both the office and the trash contractor there this office recommends denial of the claim.

RECEIVED APR 12 2017



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1413

Please provide the following information so we can contact you regarding your claim.

NAME: Najah Nona DATE: 03-29-17
MAILING ADDRESS: 2303 Shawnee Trail
CITY: Okemos STATE: MI. ZIP CODE: 48864
TELEPHONE: Home [REDACTED] Work ()

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: 3001 W. Holmes Rd PARCEL NO.
DATE OF INCIDENT: AMOUNT YOU WERE BILLED:
TOTAL AMOUNT YOU ARE CONTESTING: Entire amount 1 small branch
TYPE OF ASSESMENT: Trash

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Branch in R.O.W. Costs are extraordinary for such
a small clean up.

Scot discussed w/ Code Officer.

C.O.

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
1/22/2017	6049

Bill To
City of Lansing Office of Code Compliance 316 North Capital Lansing, MI 48933-1238

property address
3001 W Holmes rd 33-01-01-31-201-191

Terms

work complete
1/22/2017

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
1	add hr	additional hour after 1	150.00	150.00
5	class 2	construction material after 3	26.00	130.00
		work complete 1/19/17		
		total yards 8		
		submitted by Meredith d Johnson		
All work is complete!			Total	\$455.00



Nuisance Fees
City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933
Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 01/25/2017
Due Date: 02/24/2017
Pay Invoice In Full



NON NAJAH
P O BOX 11051
LANSING MI 48901

Inv Number: 00087649
Parcel: 33-01-01-31-201-191
Address: 3001 W HOLMES RD



Parcel: 33-01-01-31-201-191

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00087649		E17-00214	3001 W HOLMES RD	\$720.00
Fee Details:				Balance
Quantity	Description			
1.000	Trash - Admin Fee			\$ 265.00
455.000	Trash - Contractor Charge			\$ 455.00
Total Amount Due				\$ 720.00

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**NON NAJAH or Current Occupant
P O BOX 11051
LANSING, MI 48901**

Violation Date: 01/09/2017
Violation Location: 3001 W HOLMES RD
Parcel No: 33-01-01-31-201-191
Compliance Due Date: January 16, 2017

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: *Brush & Tree Limb debris.*

INSPECTOR COMMENTS: *Found along curb*

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Meredith D Johnson (517) 483 6849 **Meredith.Johnson@lansingmi.gov**

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**MIDDLESWARTH MICHAELA C or Current Occupant
3001 W HOLMES RD
LANSING, MI 48911**

Violation Date: 01/09/2017
Violation Location: 3001 W HOLMES RD
Parcel No: 33-01-01-31-201-191
Compliance Due Date: January 16, 2017

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: *Brush & Tree Limb debris*

INSPECTOR COMMENTS: *Found along curb*

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

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Code Officer: Meredith D Johnson (517) 483 6849 Meredith.Johnson@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section
316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form

Submitted to: Eric Crutcher on 01/17/2017

TAXPAYER: NON NAJAH, P O BOX 11051 LANSING, MI 48901

Location of Work: **Enf Num:** E17-00214

Address: 3001 W HOLMES RD
Lot No:
Description:
Parcel No: 33-01-01-31-201-191

Remove Trash and Debris

Work Authorized:

Violation: Brush & Tree Limb debris

INSPECTOR COMMENTS: *Found along curb*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 6

Warning Comment:

<NONE>

Submitted By: Meredith D Johnson (517) 483 6849











3001 W Holmes Rd (1)



RECEIVED APR 12 2017



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1413

Please provide the following information so we can contact you regarding your claim.

NAME: Najah Nona DATE: 03-29-17
MAILING ADDRESS: 2303 Shawnee Trail
CITY: Okemos STATE: MI. ZIP CODE: 48864
TELEPHONE: Home [REDACTED] Work ()

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: 3001 W. Holmes Rd PARCEL NO.
DATE OF INCIDENT: AMOUNT YOU WERE BILLED:
TOTAL AMOUNT YOU ARE CONTESTING: Entire amount 1 small branch
TYPE OF ASSESMENT: Trash

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Branch in R.O.W. Costs are extraordinary for such
a small clean up.

Scot discussed w/ code officer

LD

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

May 30, 2017

RE: Groesbeck Golf Course and Ormond Park

TO: Mayor Bernero,
Lansing City Council Members
Mr. Swope, Lansing City Clerk
Mr. Smiertka, City Attorney
Ms. Bennett, Finance Director
Mr. Kaschinske, Director of Parks and Recreation

RECEIVED
2017 MAY 31 AM 11:39
LANSING CITY CLERK

We have concerns about the future of Groesbeck Golf Course and Ormond Park. Specifically, we ask for answers to the following questions. Please respond within 5 business days to Brian Lum, 410 S. Cedar, Suite A, 48912; blum.law1@gmail.com. Copies of documents containing this information are welcome.

1. As to Groesbeck Golf Course:

- i. Who holds title to the land?
- ii. What year was it acquired; does the deed contain a reversion clause? If so, what triggers reversion?
- iii. Is it a dedicated park? If so, state dedication.
- iv. What conditions and restrictions apply to the use of the land?

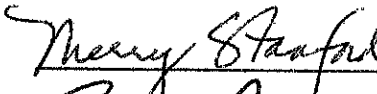
2. As to Ormond Park:

- i. Who holds title to the land?
- ii. What year was it acquired? Does the deed contain a reversion clause? If so, what triggers reversion?
- iii. Is it a dedicated park? If so, state dedication.
- iv. What conditions and restrictions apply to the use of the land?
- v. What is the source of funding for the proposed "entrance" to the park?

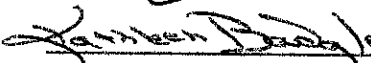
Until this information (which is a matter of public record) is revealed, the road project should not proceed.

Mr. Swope, please make this letter part of the public record.

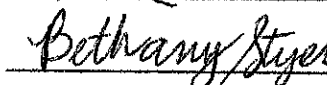
Respectfully submitted,
Friends of Ormond Park

 Merry Stanford

 Brian Lum

 Kathleen Badgley

 Peter Wood

 Bethany Styer

cc: Members of the Park Board