

AGENDA

Committee on Development and Planning AGENDA FOR JUNE 21, 2023 AT 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
view on: <https://www.youtube.com/@lansingcitycouncil4446/streams>

Council Member Spitzley, Chairperson
Council Member Brown, Vice Chairperson
Council Member Garza, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. June 7, 2023
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; Joshua Pugh; Adjacent Neighborhood Resident Member; Downtown Lansing Inc. Board; Term to Expire June 30, 2026
 - C. ORDINANCE - Z-4-2023; 6 vacant lots along the west side of the 3300 block of the unimproved N. Larch Street right-of-way from "R-3" Suburban Detached Residential to "S-C" Suburban Commercial
 - D. ORDINANCE - Z-5-2023; 1906 E. Miller Road and the vacant parcel at the southwest corner of E. Miller Road and Aurelius Road from "R-3" Suburban Detached Residential to "R-MX" Residential Mix
 - E. ORDINANCE - Z-6-2023; 1326 N. Chestnut Street & vacant lot to its south from "R-6A" Urban Detached Residential to "R-MX" Residential Mix
 - F. RESOLUTION - Appointment; Morgan Butts; At-Large Member; Arts and Culture Commission; Term to Expire June 30, 2025
- 6. Other**
- 7. Adjourn**

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

DRAFT



MINUTES
Committee on Development and Planning
Wednesday, June 7, 2023 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Julie Durham
Greg Venker, OCA
Simon Verghose, EDC
Farrin Forsberg

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MAY 17, 2023 MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION -Appointment; Julie Durham; Business Representative Member, DLI Board, Term to Expire 6/30/2026

Ms. Durham introduced herself and her role as a Senior Consultant for Public Sector where she has worked for 4 years. Most of her projects align with downtown Lansing, and has worked with the DLI Board on their public spaces in the past.

Council Member Garza asked Ms. Durham if she is willing to attend 1st Ward and 4th Ward meetings to provide updates and she concurred.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION APPOINTMENT OF JULIE DURHAM TO THE DLI BOARD AS A BUSINESS REPRESENTATIVE WITH A TERM TO EXPIRE 6-30-2026. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Jesus Jesse Flores; Business Representative Member; Downtown Lansing, Inc. Board; Term to Expire June 30, 2024

Council Member Spitzley noted the resolution does not match the application for the name, and therefore she is discharging back to Council leadership to send back to the administration.

RESOLUTION – Set Public Hearing; OPRA District; Homes on Holmes, LLC; 230 S Holmes
Mr. Verghose and Ms. Forsberg introduced themselves.

Council Member Spitzley noted the resolution lists 224 South Washington Square as the address, in addition the property has two outstanding code invoices for code violations in 2023 (February and April), therefore she is discharging back to the Council leadership to send back to the Administration.

Council Member Brown asked if this is the first time Ms. Forsberg stated this is the first time she has heard about it. Council Member Spitzley explained the process of code enforcement, contractor addressing and violation notices.

RESOLUTION – Set Public Hearing; OPRA Certificate; Homes on Holmes, LLC, 230 S Holmes
Council Member Spitzley noted the property has two outstanding code invoices for code violations in 2023 (February and April), in addition with the previous hearing for District resolution being incorrect a hearing cannot occur for a certificate before a district. Therefore, Council Member Spitzley is discharging back to the Council leadership to send back to the Administration.

Council Member Garza asked what the plans are, and the applicants informed the Committee it will be converted into a 6-unit building.

Other

No other topics.

Adjourn

Adjourned at 4:11p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	05/18/2023
First Name	Joshua
Middle	Thomas
Last Name	Pugh
Date of Birth	
Home Address	317 W Madison
City	Lansing
State	MI
Zip Code	48906
Email	pugh.josh@gmail.com
Gender	Male

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Ward 4
------	--------

Precinct	37
Best Phone Number to Contact You	
In what year did you move to Lansing?	2015
Additional Information Regarding Experience and Credentials	I have volunteered with the Michigan Institute for Contemporary Art, specifically with the JazzFest and BluesFest (among other festivals) since 2012. I have been active in local and state politics since moving to the region in 2011 and am an active, invested member of our community.
Occupational Background	Progress Michigan 2011-2013 Michigan Democratic Party 2013-2015 Grassroots Midwest 2015-2018 For Our Future 2018-2020 Michigan AFL-CIO 2019-2021 Truscott Rossman 2021-present
Educational Background	Alma College BA 2011
Previous Appointments	N/A
Current Appointments	N/A
Please attach a resume if available.	File(s) attached:  Resume-JoshuaPugh.pdf
First Choice for Board to Serve on	Downtown Lansing, Inc.
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I have worked in downtown offices since 2011 and have been passionate about our downtown for that entire time. I am a strong believer in investing in creating spaces for people, especially those who are here and want to be here, rather than making downtown a place where 9-5 visitors can easily drive in and out quickly.
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.	
Agreement to Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Joshua Thomas Pugh

Date & Time	05/18/2023 4:10 PM (EDT)
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Receive an email copy of this form.	Yes
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Joshua Pugh

317 West Madison Street • Lansing, MI 48906 • 517-575-7180 • pugh.josh@gmail.com

Experience

Truscott Rossman

August 2021 - Present

Senior Director of Public Affairs

- Heads public affairs practice for Michigan's leading bipartisan strategic communications firm.
- Directs client teams on delivering strategic advice and services to Michigan and national organizations.

Michigan AFL-CIO

October 2019 - August 2021

Communications Director

- Led communications for statewide federation of labor unions.
- Provided strategic advice to AFL-CIO organization, affiliate unions & constituency groups.

For Our Future

April 2018 - December 2020

Michigan Communications Director

- Managed communications & digital team.
- Designed & led innovative video storytelling program as well as other cutting edge outreach tactics.
- Trained in-state & national partners on applying storytelling techniques to political organizing work.

Grassroots Midwest

May 2015 - April 2018

Director of Communications Strategy

- Consulted on numerous local, state, and federal issue & electoral campaigns.
- Led strategy for labor union, non-profit, and political clients.

Michigan Democratic Party

Aug. 2013 - May 2015

Director of Communications

- Directed communications strategy, managed department budget & staff.
- Planned and executed comprehensive strategy for statewide candidates.

Progress Michigan

Aug. 2011 - Aug. 2013

Communications Specialist

- Drafted materials and creative content for broad range of issues & clients.
- Trained activists from across Midwest on communications strategies & tactics.

Education

Alma College - Bachelor of Arts, Political Science

References

Garrett Arwa - Director of Campaigns, National Democratic Redistricting Committee

Zack Pohl - Deputy Chief of Staff, Governor Gretchen Whitmer

David Seman - Managing Partner, The Paladin Political Group

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

WHEREAS, the Mayor has made the appointment of Joshua Pugh as a Downtown Adjacent Resident member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2026; 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 Development & Planning met on June 21, 2023 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Joshua Pugh as a Downtown Adjacent Resident member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2026.

GENERAL INFORMATION

APPLICANT/OWNER:	Tews Properties, LLC 3323 N. East Street Lansing, MI 48906
REQUESTED ACTIONS:	Rezone vacant lots from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial
EXISTING LAND USE:	6 vacant lots
EXISTING ZONING:	“R-3” Suburban Detached Residential District
PROPOSED ZONING:	“S-C” Suburban Commercial District
PROPERTY SIZE:	1 parcel at 66’ x 150 = 9,900 square feet 5 parcels at 60’ x 198’ = 11,880 square feet 69,300 square feet total – 1.59 acres
SURROUNDING LAND USE:	N: Single-Family Residential S: Single-Family Residential E: Retail, Auto Repair, Fence Contractor W: Single-Family Residential
SURROUNDING ZONING:	N: “R-3” Suburban Detached Residential S: “R-3” Suburban Residential District E: “S-C” Suburban Commercial W: “R-3” Suburban Residential District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for “Low-Density Residential” land use.

DESCRIPTION:

This is a request to rezone 6 vacant parcels located on an unimproved section of N. Larch Street that extends south off of E. Frederick Avenue, west of N. East Street, from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The properties that are the subject of this request are legally described as:

Lots 43, 44, 45, 46, 47 & 50, Supervisors Plat of Schworers Bloomfield Farms

The purpose of the rezoning is to permit use of the subject properties for storage of equipment and materials related to the fence contracting business at 3323 N. East Street. The applicant has also requested that the City vacate the unimproved section of N. Larch Street located east of and between the subject properties and the properties that have frontage along N. East Street. That request is still pending and was recommended for denial by the Planning Commission at its April 4, 2023, meeting.

The properties to the east, including 3323 N. East Street which is the site of the applicants fence contracting business are zoned “S-C” Suburban Commercial. The applicant would like to combine 3323 N. East Street with the properties to the west creating one large parcel of land that would be entirely zoned “S-C” so that he can have outdoor storage related to his business. In order for the properties to be combined, the Larch Street right-of-way that separates them would have to be vacated. Under the proposed “S-C” zoning, storage could only be “accessory” or “incidental” to the primary use which is the office for the business. Open storage would not be permitted in the “S-C” district. It would have to be confined to an enclosed building or an area surrounded by a fence that effectively screens the storage area.

At its April 4, 2023, meeting. The Planning Commission recommended denial of rezoning the subject properties to the “IND-1” Suburban Industrial zoning district. This request is being reconsidered for rezoning to “S-C” as that is what the applicant originally intended. The “IND-1” district was an error by the author of this report.

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject properties are surrounded to the north, south and west by residential zoning and land uses. The properties to the east that front along N. East Street are zoned “S-C” Suburban Commercial and include the applicant’s fence contracting business (Pro-Soil), Auto Zone and Tripp’s Auto Body Collision. The applicant purchased the 6 lots behind his business at 3323 N. East Street that are the subject of this request so that he can lawfully utilize them for outdoor storage related to his business. The applicant has been cited by the City in the past for using the lots for outdoor storage in violation of the Zoning Ordinance. During that time, the City received complaints from neighboring residential property owners about the unsightly appearance of the storage and the disruptive level of activity that was occurring on the site.

The applicant’s property at 3323 N. East Street is separated from the lots that are the subject of this rezoning by a platted, but not constructed public street (N. Larch Street). The applicant has a pending Act 33 request to vacate the unimproved right-of-way. If approved, the applicant would become the owner of that part of the right-of-way that he owns on both sides of it. This right-of-way is intended to provide street access to the vacant lots located to its east so that they could be developed for single family residential homes, as permitted under the current zoning designation. The person wishing to do so would be responsible for constructing the street in accordance with all City requirements applicable thereto.

Although use of the subject properties is challenging because they do not currently have frontage on an improved street, approval of the rezoning to allow storage on the site could negatively impact the existing residential uses to the north, south, and west from an appearance standpoint as well as the potential to generate noise, light glare, fumes, and heavy traffic. The “S-C” Commercial district allows uses as auto repair, auto sales, and light manufacturing uses, none of which would be appropriate on a site that is surrounded on 3 sides by single family residential uses. Based upon the single-family residential zoning and the single-family residential land use pattern being advanced the City’s Master Plan, the owners of the surrounding residential properties have a reasonable expectation that if the subject properties ever were to develop, that it would be for single family residential use only. It would be unreasonable and unfair to those residents to change the zoning to allow for far more intensive uses and outdoor, albeit screened storage in particular.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for “Low-Density Residential” land use. The Plan specifies the following for this land use classification:

“To provide an environment for low-density, single-family detached dwellings.”

The existing R-3, Suburban Detached Residential zoning is a single-family residential zoning district and is thus, consistent with the Comprehensive Plan designation. The proposed commercial zoning would allow uses that are completely contrary to the low-density residential land use pattern being advanced in the Plan. It would also be contrary to the most basic, fundamental principle of planning and zoning which is to protect property values and quality of life standards by ensuring compatibility of land uses.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning could result in heavy truck traffic coming into the neighborhood. Frederick Street is classified as a local road that is designed for a low volume of residential traffic. The impacts of industrial grade vehicles could also impact the quality of life for residents in the area with respect to noise, fumes, vibrations, and other potential nuisances.

IMPACT ON PUBLIC FACILITIES:

Any new construction would require extending utilities to the site(s) at the sole expense of the property owner. There are no utilities in the unimproved N. Larch Street right-of-way that is proposed for vacation.

ENVIRONMENTAL IMPACT:

It is not anticipated that the proposed rezoning would have any negative impacts on the natural environment. Any use of the site, including storage, would require the construction of a paved driveway and parking area, constructed in accordance with all City ordinance requirements including stormwater management systems.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Rezoning the subject properties from residential to commercial could have negative impacts on future patterns of development in the area. The proposed commercial zoning is contrary to the residential land use pattern being advanced in the Master Plan as described on page 2 of this report. Furthermore, use of the subject property for outdoor storage could infringe on the enjoyment and privacy of the surrounding residential area. In addition to storage, many of the uses permitted in the “S-C” zoning district would significantly increase the level of activity on the site and generate noise, light glare and heavy traffic that would negatively impact adjoining residential uses. Approval of a rezoning request that is in direct conflict with the Master Plan and incompatible with the surrounding zoning and land use patterns, could set a negative precedent for future requests of a similar nature involving the rezoning of residential properties in the area and in other locations in the City as well.

SUMMARY

This is a request to rezone 6 vacant parcels located on an unimproved section of N. Larch Street that extends south off of E. Frederick Avenue, west of N. East Street, from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The properties that are the subject of this request are legally described as:

Lots 43, 44, 45, 46, 47 & 50, Supervisors Plat of Schworers Bloomfield Farms

The purpose of the rezoning is to permit use of the subject properties for storage of equipment and materials related to a fence construction business.

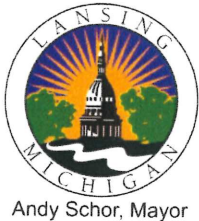
The findings of fact, as outlined in this staff report do not support a positive recommendation for the requested rezoning. The proposed rezoning is not consistent with the existing zoning and land use patterns in the area and with the low-density residential future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning may have negative impacts on traffic patterns, the environment, and future patterns of development in the area.

RECOMMENDATION

Pursuant to the findings described in this report, staff recommends denial of Z-4-2023

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: 2-4-2023

DATE SUBMITTED: 02/16/2023

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

5 seperate lots including unimproved abandoned r.o.w.

Street address, including zip code, of property to be rezoned

From Lansing district to Lansing district.

Legal description: 33-01-01-04-230-311, 33-01-01-04-230-321, 33-01-01-04-230-331, 33-01-01-04-230-341, 33-01-01-04-230-351, 33-01-01-04-230-360

Applicant: Tews Properties LLC

Address (including zip code): 3323 N East Street

Phone number(s): 517-267-8767

Fax number: _____ Email: darrentews@prosoil.us

Name of owner: Tews Properties LLC

Address (including zip code): 3323 N East Street Lansing, MI 48906

Phone number: 517-267-8767

Interest in Property (please check one):

- ☐ Option to buy ☐ Owner
☐ Lessee ☐ Represent owner

☒ Other (please specify): Rezone lots from Zoned R4 to Zoned SC

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

Do you have a specific plan for using this property? ☒ Yes ☐ No

If so, describe and / or explain the specific land use proposed for this property:

These lots including the abandoned unimproved r.o.w. will be used to store all of our fencing products and job materials for upcoming projects. No spoils or waste of any kind will be placed or stored on these lots.

Please answer the following:

☐ Check here if residential

Number of bedrooms:	<u>Bedrooms</u>	<u># of Units</u>	<u>Total Bedrooms</u>
Efficiency		_____	_____
One bedroom		_____	_____
Two bedrooms		_____	_____
Three bedrooms		_____	_____
TOTAL UNITS		_____	

of accessible onsite parking spaces: _____

☐ Check here if non-residential

Number of employees (largest shift): _____

Number of accessible onsite parking spaces: _____

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

Our company has been in City of Lansing for over 20 years. Our business has grown to the point where we need additional re-zoned property to be sustainable in our work force. These lots were purchased from the property tax auction and now have been paying taxes on these lots. The amount temporary fence panels used in multiple projects has grown significantly and the company needs more space.

Comment on other circumstances which justify the amendment:

If rezoned to SC as such our other property that is all adjoining these lots will provide additional tax revenue for the City. We have been proactive in hoping to get these lots re-zoned we have already installed the 6' chain link fence around the entire perimeter.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: _____

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Less than one (1) acre: \$500.00

One (1) to three (3) acres: \$650.00

Greater than three (3) acres: \$800.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: _____

Darren Tews

Name:

Darren Tews

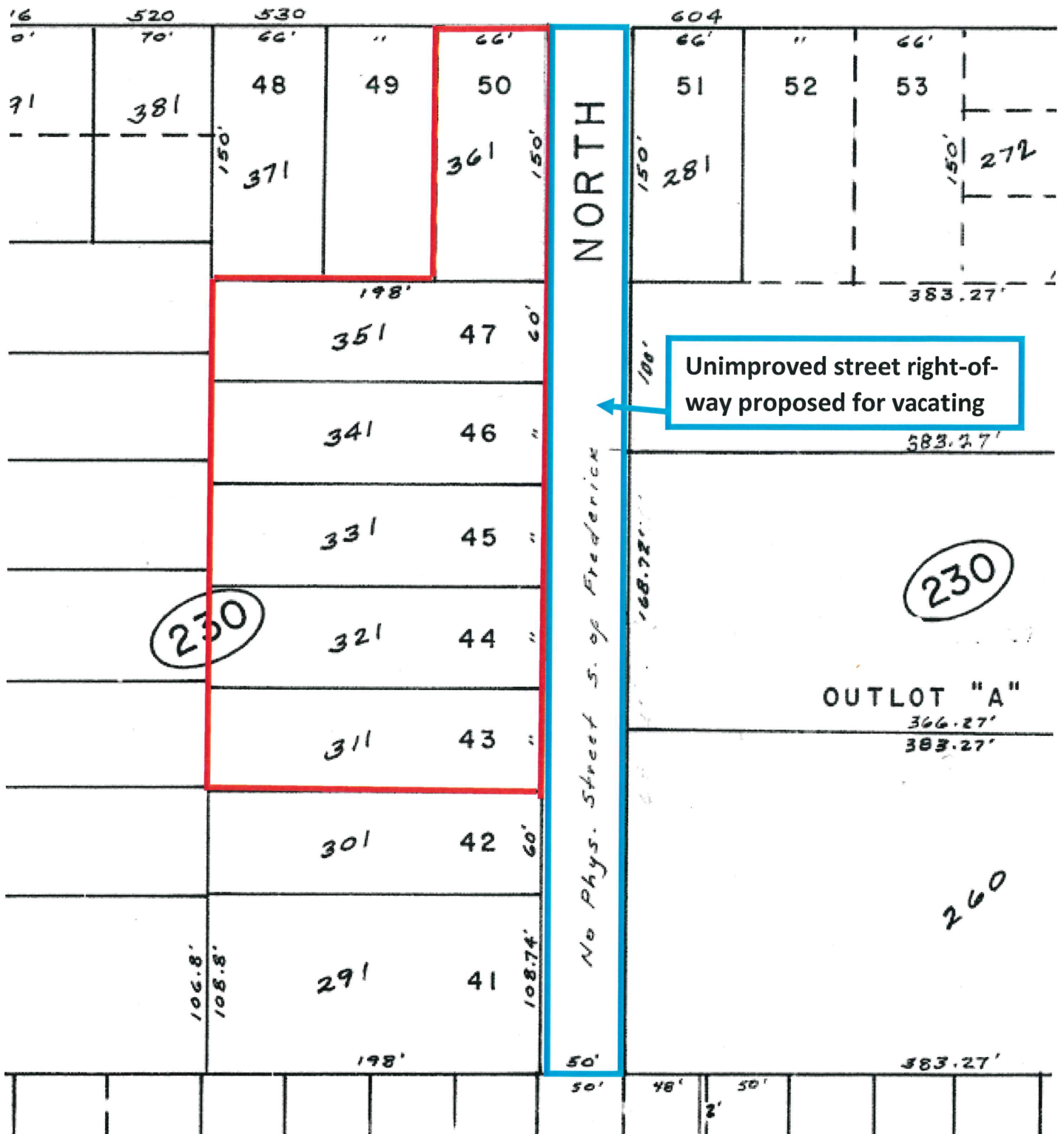
For assistance, please contact:

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

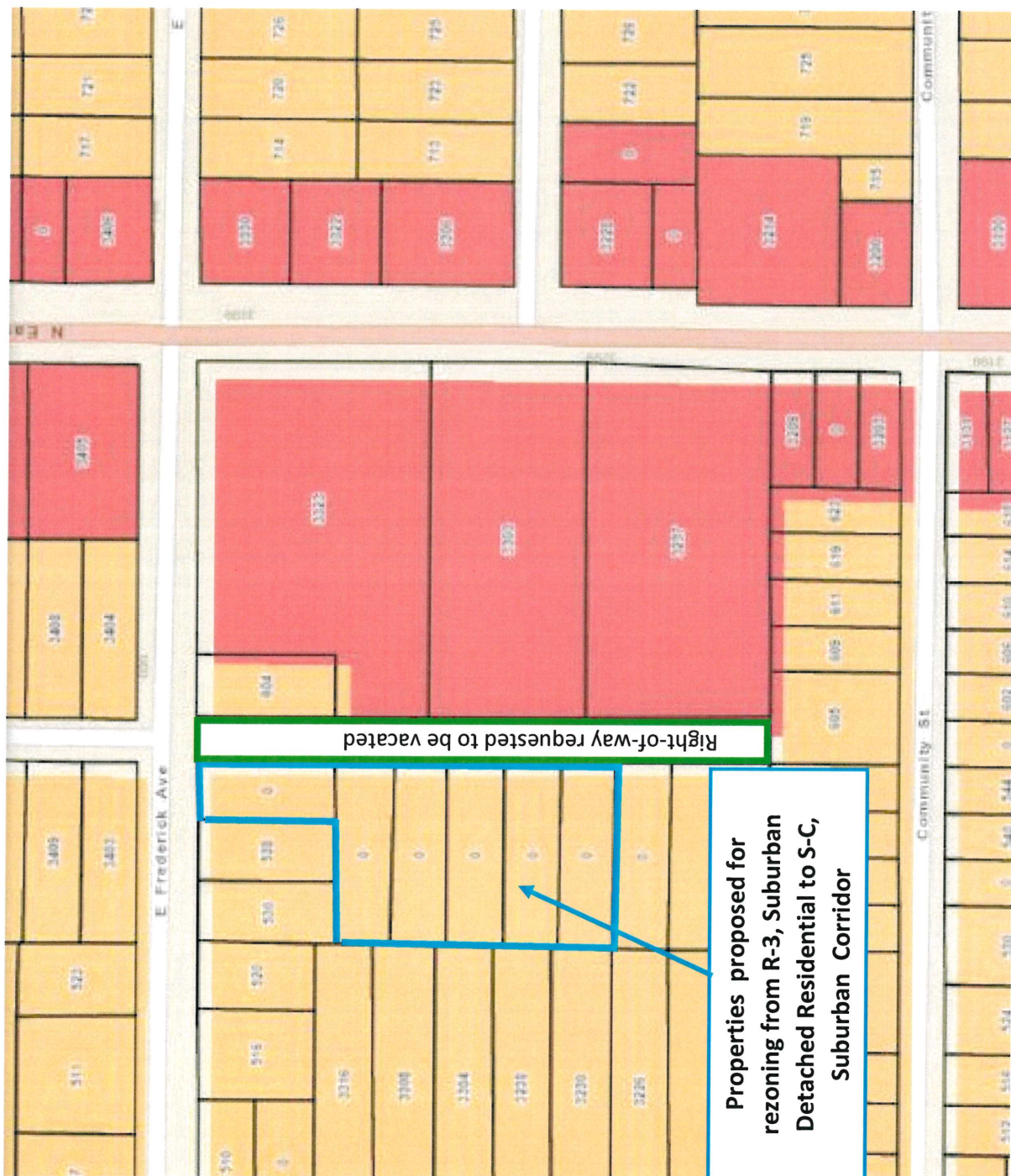
FREDERICK STREET



AVE.



City of Lansing Zoning Map



Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution



North

View of property from E. Frederick Avenue



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 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 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-4-2023

Parcel Number's: 33-01-01-04-230-331, 33-01-01-04-230-321, 33-01-01-04-230-331, 33-01-01-04-230-341, 33-01-01-04-230-351, 33-01-01-04-230-360

Addresses: 6 vacant lots along the west side of the 3300 block of the unimproved N. Larch Street right-of-way

Legal Descriptions: Lots 43, 44, 45, 46, 47 & 50, Supervisors Plat of Schworer's Bloomfield Farms from R-3" Suburban Detached Residential to "S- C" Suburban Commercial

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 _____, 2023, 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 on the 30th day after enactment.

GENERAL INFORMATION

APPLICANT:	Green Development Ventures, LLC 2186 East Centre Avenue Portage, MI 49002
OWNER:	Michael David Skory 1652 Ridgewood Drive East Lansing, MI 4 8823
REQUESTED ACTIONS:	Rezone from “R-3” Suburban Detached Residential Mix to “R-MX” Mixed Residential
EXISTING LAND USE:	Vacant parcel at the southwest corner of E. Miller Road & Aurelius Road & a single family residential dwelling on the property to its west at 1906 E. Miller Road
PROPERTY SIZE:	1906 E. Miller Road – 79,200 square feet Vacant Parcel - 405,109.5 square feet Total: 484,309.5 square feet – 11.11 acres
SURROUNDING LAND USE:	N: Vacant property & Office Building S: Church E: Various Commercial & Industrial Uses W: Single Family Residential
SURROUNDING ZONING:	N: “IND-1” Suburban Industrial S: “R-3” Suburban Detached Residential E: Delhi Township Zoning W: “R-3” Suburban Detached Residential
MASTER PLAN:	The Design Lansing Master Plan designates the future land use of the subject property for low density residential development. E. Miller Road & Aurelius Road are both designated as prime connector roads.

DESCRIPTION:

This is a request to rezone 1906 E. Miller Road and the adjoining vacant parcel of land at the southwest corner of E. Miller Road and Aurelius Road from “R-3” Suburban Detached Residential to “R-MX” Mixed Residential. The purpose of the rezoning is to permit a multi-unit residential development consisting of duplexes and detached single family dwellings. Attached is a basic development plan that is merely intended to show that the site could be developed for at least 55 units in compliance with the density restrictions and development requirements of the proposed “R-MX” zoning district. All of the units will be rentals.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposal is to rezone 1906 E. Miller Road and the vacant 9.3-acre parcel at the southwest corner of E. Miller Road and Aurelius Road and the south 1.48 acres of the adjoining property to its west (1906 E. Miller Road). The north 147 feet of 1906 E. Miller Road will be split off from the remainder of the property and the existing single-family home will remain thereon. The property is currently zoned “R-3” Residential, which district permits one single family residential dwelling unit per parcel. The proposed “R-MX” zoning, by contrast, permits multiple family residential development to the density necessary to accommodate the proposed development. The acreage of the subject property (11.11 acres) is more than sufficient to allow the 55, 3-bedroom unit concept plan provided by the applicant, under the permitted density of the proposed “R-MX” zoning. The concept plan/number of units is subject to change.

The proposed development will be compatible with and have no negative impacts on any of the surrounding properties. The site is surrounded by a church to its south, a vacant parcel, and an office building to the north, a 4.3-acre property to the west with a single-family home located near its north property line and various commercial and industrial uses on the east side of Aurelius Road in Delhi Township. There is an existing multi-unit condominium complex to the west of the 4.3-acre parcel which is just one property west of the subject properties.

The existing single-family zoning of the subject properties is not appropriate given the surrounding non-residential land uses and location at the intersection of 2 high traffic volume roads. A rezoning of the property would be necessary to allow for any reasonable use of the site. The proposed R-MX zoning allows for a multi-family residential development which would not only be an appropriate use of the site given its location but would also provide much needed housing in the City.

COMPLIANCE WITH MASTER PLAN:

The proposed rezoning will allow for development that is consistent with the Design Lansing Master Plan’s low-density residential (up to 6 dwelling units per acre) future land use designation for the subject properties. The applicant’s proposal is to develop approximately 55 units on a 11.11-acre site for a density of 4.95 units per acre which is well within the density being advanced in the Master Plan.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The site is located on and will have direct access to E. Miller Road and Aurelius Road, both of which are designated as prime connectors (minor arterials) and are designed to accommodate a relatively high volume of traffic. While the traffic generated by approximately 55 dwelling units will be negligible, concentrating multi-unit residential development along minor arterials such as E. Miller and Aurelius Roads is good planning/traffic management practice and preserves low traffic volumes on secondary, single family residential streets. Any changes to the roadways deemed necessary by the City’s Transportation Engineer to accommodate the development such as acceleration/deceleration lanes will be the installation and financial responsibility of the developer. The roads that are interior to the site will be privately owned and maintained.

The proposed development will generate additional pedestrian traffic in the area. Sidewalk along both road frontages will be required. The need for safety mechanisms such as pedestrian crosswalk signals will be determined by the City's Transportation Engineer during site plan review.

The subject properties are located on two major bus routes which will allow the future occupants of the homes to be less dependent on privately owned automobiles.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. Primary components of this review are the plans for the storm sewer/drainage and all other utility systems.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. Furthermore, E. Miller Road and Aurelius Road are major bus routes which will allow residents of the development to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by greenhouse gas emissions. It also results in less wear and tear on roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will allow for residential development of the subject properties, consistent with the City's Master Plan and with proper planning principles in general, and thus, will have no negative impacts on future patterns of development in the area. The only other parcel in the area that would be appropriate for a new housing development is the adjacent 4.3-acre site to the west of the subject property at 1906 E. Miller Road. This site contains a single-family home and adjoins an existing multi-unit condominium development to its west. A rezoning to accommodate a multi-unit development on this 4.3-acre site would create a consistent zoning and land use pattern along the 1700-1900 blocks of E. Miller Road and would be given a favorable staff recommendation on the same bases as this request.

SUMMARY

This is a request to rezone 1906 E. Miller Road and the vacant parcel of land at the southwest corner of E. Miller Road and Aurelius Road from "R-3" Suburban Detached Residential to "R-MX" Mixed. The purpose of the rezoning is to permit a multi-unit residential development consisting of duplexes and detached single family condominiums. Attached is a basic development that is merely intended to show that the site can be developed for at least 55 units in compliance with the density restrictions and development requirements of the proposed "R-MX" zoning district.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. In addition, new residential units will provide much needed housing with convenient access to public transportation.

RECOMMENDATION

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

"I make a motion to recommend approval of Z-5-2023 to rezone 1906 E. Miller Road and the 9.3-acre parcel at the southwest corner of E. Miller Road and Aurelius Road from "R-3" Suburban Detached Residential to "R-MX" Mixed Residential."

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER:

5-2023

DATE SUBMITTED: 3/28/23

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

1906 E. Miller Road (Parcels 33-01-05-10-226-151 and 33-01-05-10-226-140)

Street address, including zip code, of property to be rezoned

From R-3, Suburban Residential district to R-MX, Mixed Residential district.

Legal
description:

See attached

Applicant: Green Development Ventures, LLC

Address (including zip code): 2186 East Centre Avenue, Portage, MI 49002

Phone number(s): (269) 365-8548 Mike West, Project Manager

Fax number: _____ Email: mwest@allenedwin.com

Name of owner: Michael David Skory

Address (including zip code): 1652 Ridgewood Drive, East Lansing, MI 48823

Phone number: _____

Interest in Property (please check one):

- ☒ Option to buy ☐ Owner
☐ Lessee ☐ Represent owner
☐ Other (please specify): purchase agreement dated 3-6-23 (Letter of Authorization attached)

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

Do you have a specific plan for using this property? ☒ Yes ☐ No

If so, describe and / or
explain the specific land use
proposed for this property:

Mixed detached single family and two family attached residential housing
development (approximately 58 total dwelling units on 10 acres).

Please answer the following:

☐ Check here if residential

Number of bedrooms:

<u>Bedrooms</u>	<u># of Units</u>	<u>Total Bedrooms</u>
Efficiency	_____	_____
One bedroom	_____	_____
Two bedrooms	_____	_____
Three bedrooms	58	174
TOTAL UNITS	58	

of accessible onsite parking spaces: 232

☐ Check here if non-residential

Number of employees (largest shift): _____

Number of accessible onsite parking spaces: _____

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

Housing shortage and strong demand for additional residential housing options in the City of Lansing.

Comment on other circumstances which justify the amendment:

Proposed R-MX zoning is consistent with City Master Plan and surrounding land use/zoning pattern.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: Concept plan (see attached)

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

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

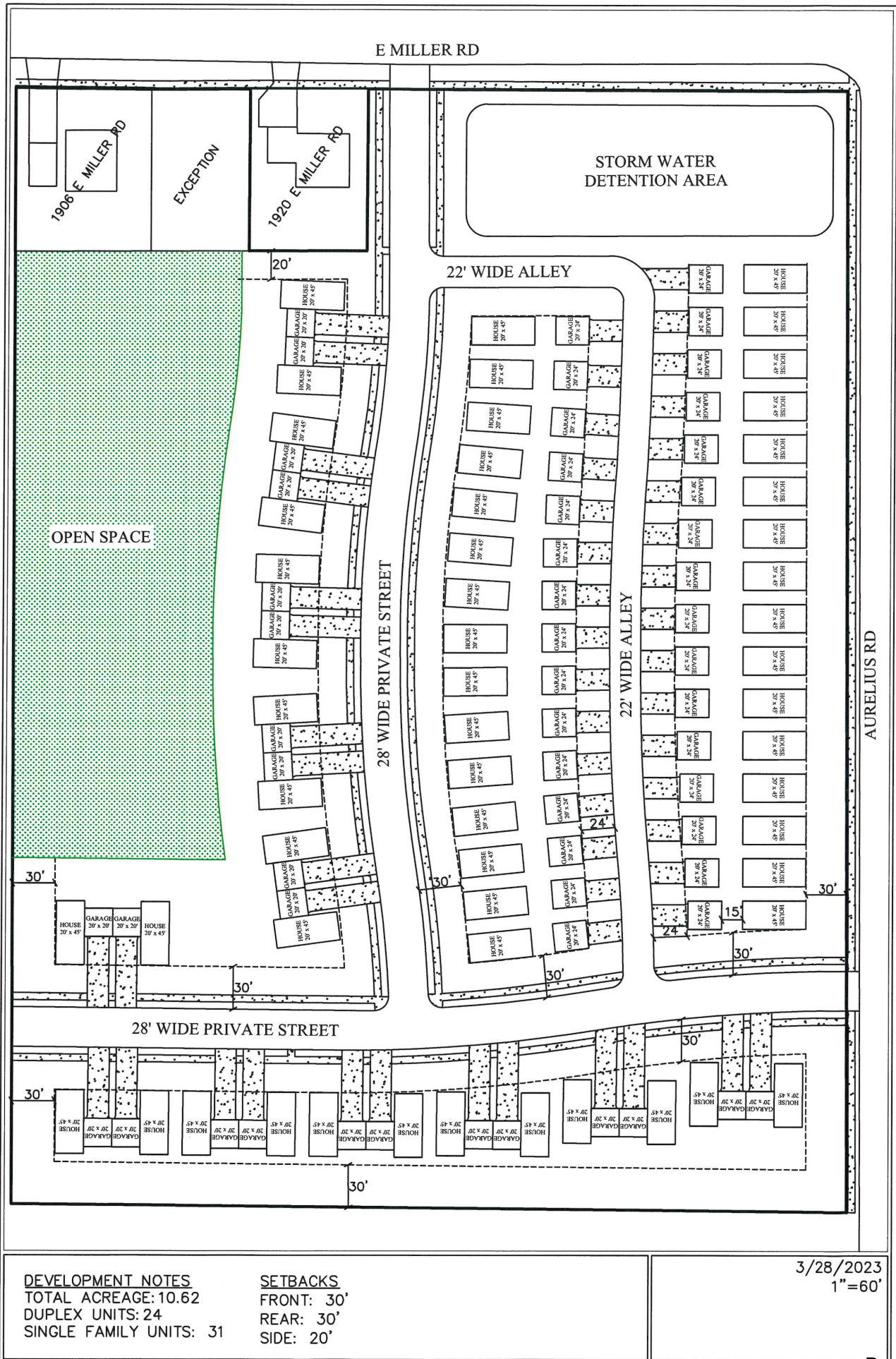
Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant:  3/28/23

Name: Michael West, Green Development Ventures LLC

For assistance, please contact:

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

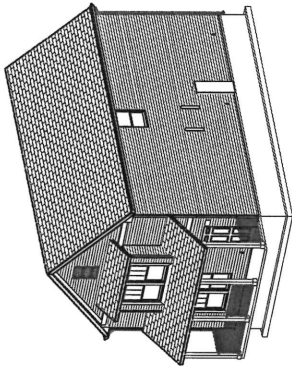
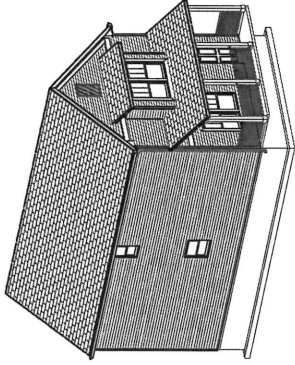
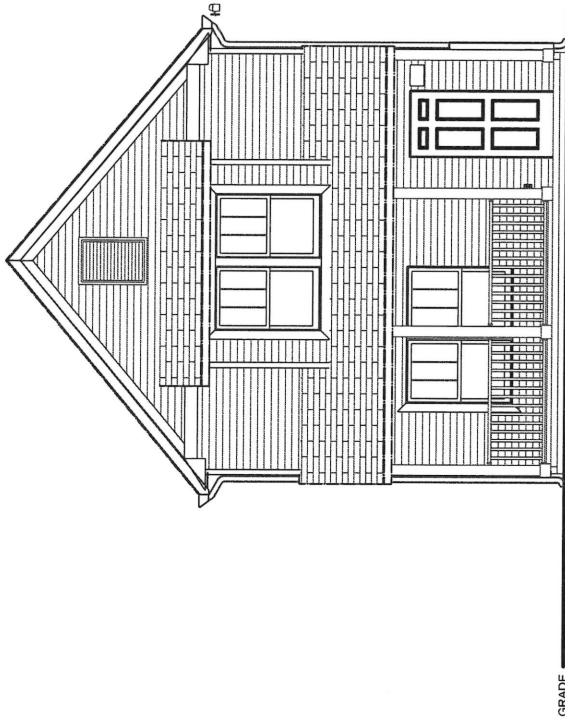






FRONT ELEVATION

SCALE: 1/4"=1'-0"



A-01

SHEET NUMBER

FOR: Allen Edwin Homes
LOT #:
LOCATION:

11440S

PRINT DATE:
06/02/2022

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HOMES

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Portage, MI 49002
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www.allenedwin.com

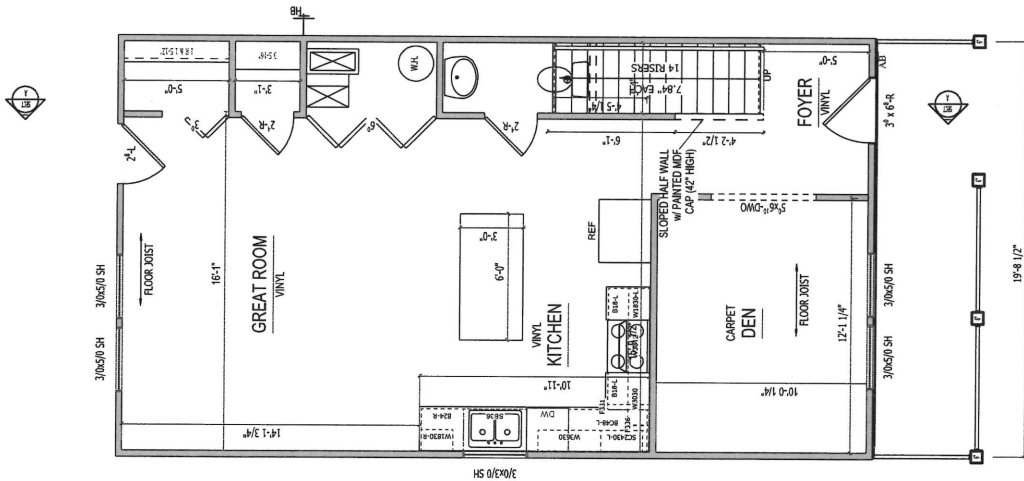
ELEVATION A1
GARAGE RIGHT
REVISION

REV. NO.
DATE

REMARKS

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



- GENERAL FLOOR PLAN NOTES:
1. AFTER NON-LOAD BKG WALLS
 2. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER
 3. DIMENSIONS ARE FROM FACE OF STUDS
 4. PROVIDE BLINDS ABOVE WINDOWS
 5. PROVIDE EXTRA STUDS AS INDICATED
 6. ALL BEAM FINANCE LOCATIONS ABOVE FLOOR UNLESS OTHERWISE NOTED
 7. PROVIDE DOUBLE CYPRES UNDER
 8. SHIM EXTERIOR DOORS & PKT. DOORS
 9. APPROX. 1/2" STUDS AT KITCHEN WALLS w/ CABINETS
 10. APPROX. 1/2" STUDS AT KITCHEN WALLS w/ CABINETS

REVISION	REV. NO.	DATE	REMARKS
GARAGE RIGHT			
ELEVATION A1			

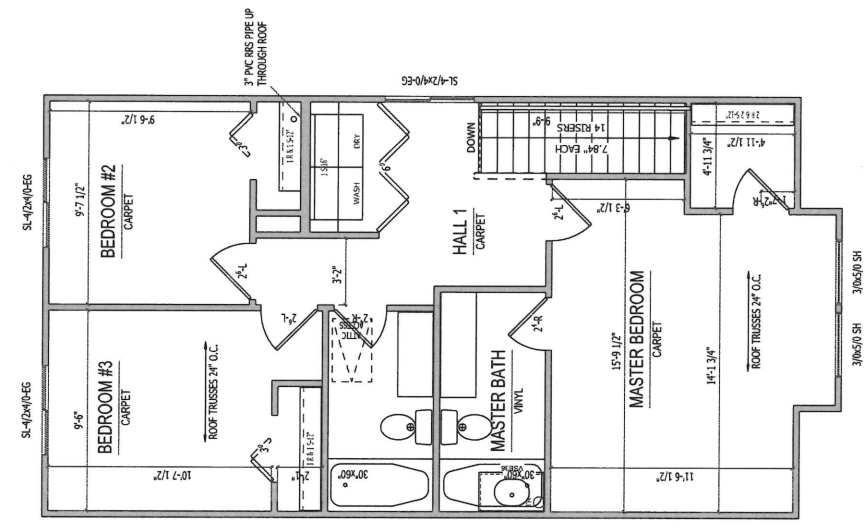
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FOR: Allen Edwin Homes
LOT #: 1440S
SHEET NUMBER: A-07
PRINT DATE: 06/02/2022
CG Visions 2008 PLAN CREATION DATE 10/11/2019

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



- GENERAL FLOOR PLAN NOTES:
1. ALL EXTERIOR WALLS TO BE 24 STUDS 16" O.C.
 2. WINDOWS TO BE VINYL SINGLE-HUNG, 6" MIN. ABOVE FINISH FLOOR.
 3. DIMENSIONS ARE FROM FACE OF STUDS.
 4. DOORS 16" O.C. TYP.
 5. PROVIDE EXTRA STUDS AS INDICATED.
 6. ALL WINDOWS TO BE 6'-0" TO 6'-6" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
 7. PROVIDE STUDS FOR BEARING AT OPENINGS.
 8. 30" WIDE AND GREATER.
 9. UPPER KITCHEN CABINETS 54" ABOVE SUBFLOOR.
 10. 16" O.C. STUDS AT KITCHEN WALLS w/ CABINETS.

REVISION	DATE	REV. NO.	REMARKS
ELEVATION A1			
GARAGE RIGHT			

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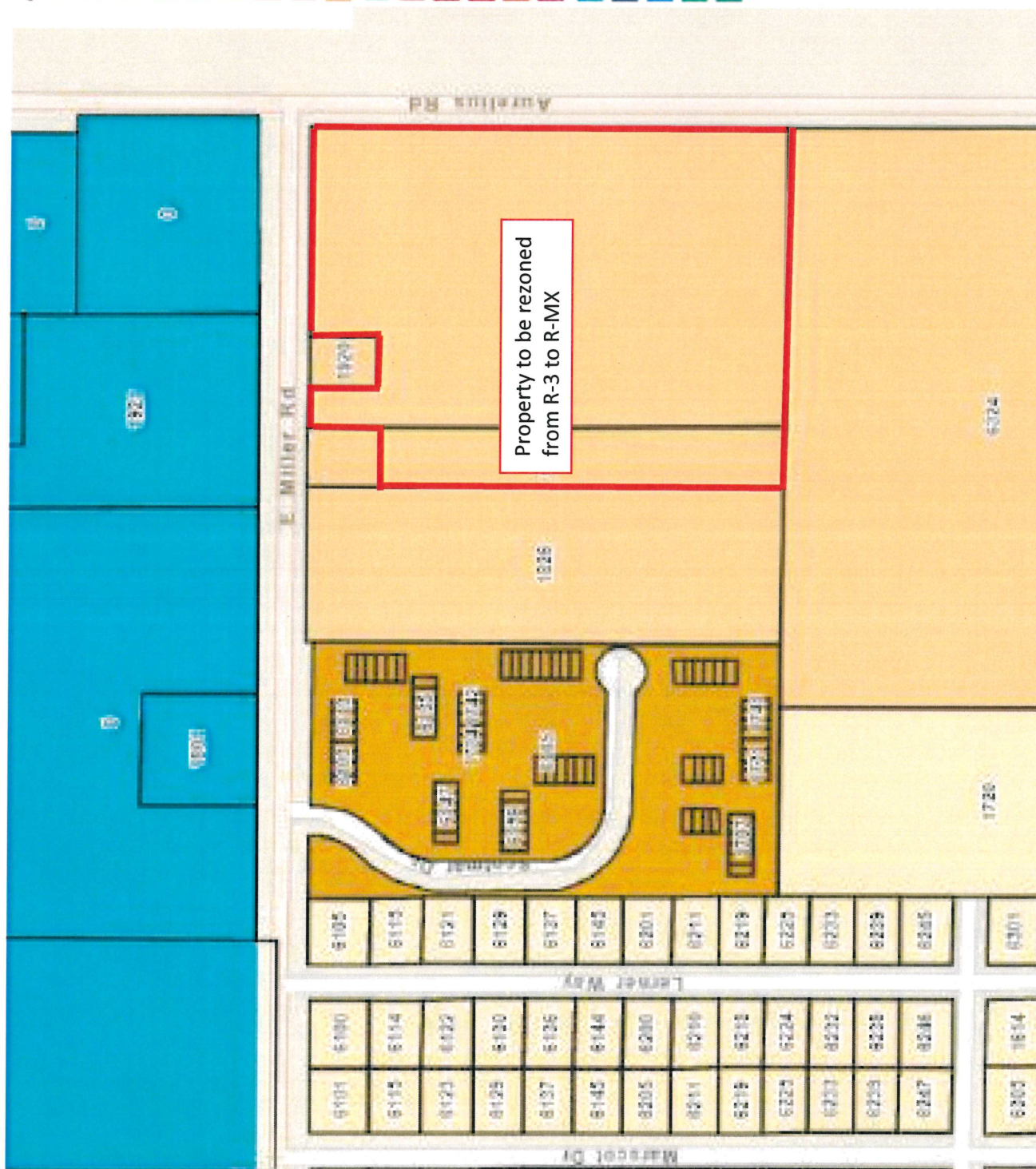
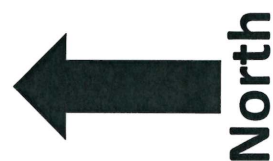
11440S
FOR: Allen Edwin Homes
LOT #: 11440S
LOCATION: 11440S

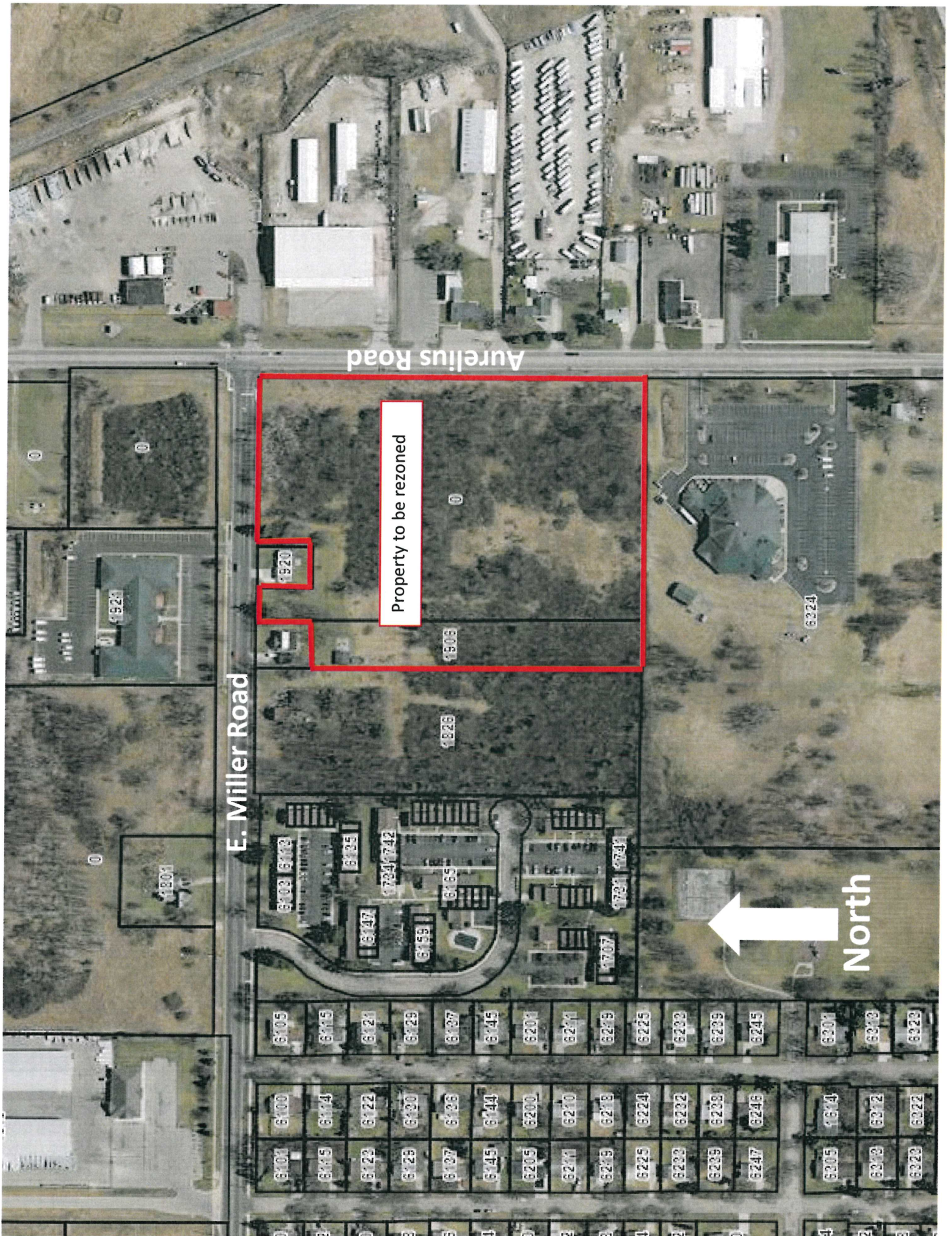
PRINT DATE: 06/02/2022

A-08
SHEET NUMBER

Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution







SETBACKS
FRONT: 30'
REAR: 30'
SIDE: 20'

Page 36 of 55

REVISION					
ELEVATION A1		REV. NO.	DATE	REMARKS	
GARAGE RIGHT					

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ALLEN
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HOMES

!1440S

FOR: Allen Edwin Homes

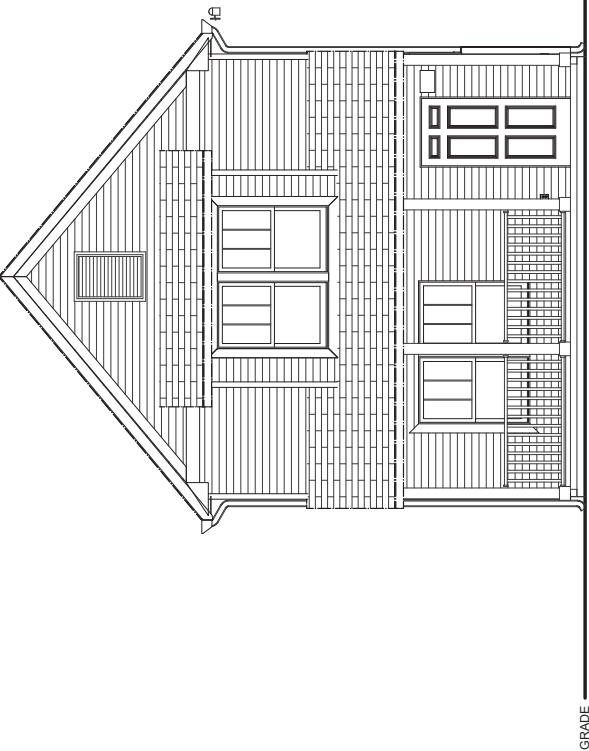
LOT #:

LOCATION:

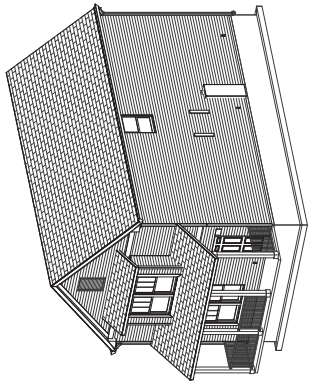
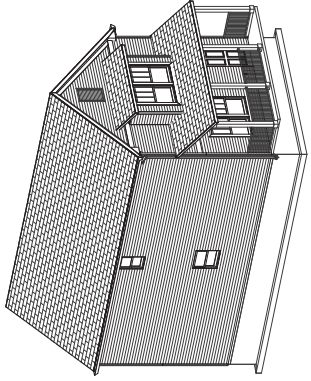
PRINT DATE: 06/02/2022

A-01

SHEET NUMBER



GRADE



FRONT ELEVATION

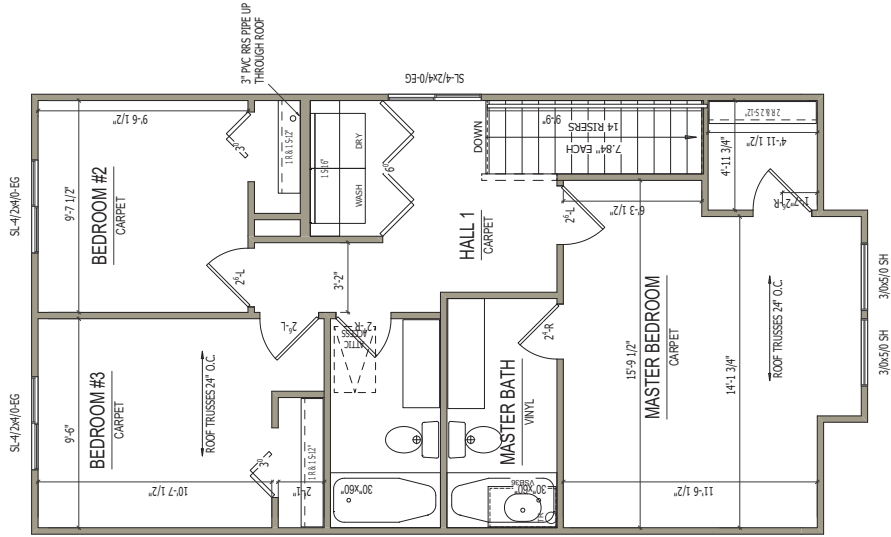
SCALE: 1/4"=1'-0"

PRINT DATE: 06/02/2022	!1440S	FOR:	LOT #:	LOCATION:
	Allen Edwin Homes			
SHEET NUMBER				A-07

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

- GENERAL FLOOR PLAN NOTES:**
1. ALL INTERIOR NONLOAD BEARING WALLS TO BE CONCRETE CMU 8" THICK.
 2. UNINDICATED DOOR SWEPT UNDER DOOR.
 3. UNINDICATED WINDOW TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN.
 4. DIMENSIONS ARE FROM FACE OF STUDS.
 5. PROVIDE BLOCKING ABOVE WINDOWS.
 6. PROVIDE 19" O.C. TRUSSES AS INDICATED AT ALL BEAM BEARING LOCATIONS.
 7. ALL WINDOW HT. TO BE 6'-10 1/8" ABOVE FINISHED FLOOR.
 8. PROVIDE 2x6 STUDS OVER ALL WINDOWS.
 9. PROVIDE DOUB. COPS. UNDER HEADERS FOR BEARING AT OPENINGS.
 10. 6" WIDE AND GREATER.
 11. 12" ABOVE SUBFLOOR.
 12. 12" ABOVE SUBFLOOR.
 13. UPPER KITCHEN CABINETS 5'4" ABOVE SUBFLOOR.
 14. LOWER KITCHEN CABINETS 5'4" ABOVE SUBFLOOR.
 15. 12" ABOVE SUBFLOOR.
 16. 12" ABOVE SUBFLOOR.
 17. 12" ABOVE SUBFLOOR.
 18. 12" ABOVE SUBFLOOR.
 19. 12" ABOVE SUBFLOOR.
 20. 12" ABOVE SUBFLOOR.



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

REVISION	REV. NO.	DATE	REMARKS
GARAGE RIGHT	A1		
ELEVATION A1			

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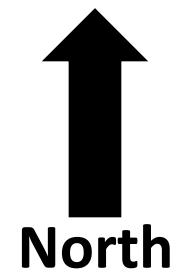
FOR: Allen Edwin Homes
 LOT #: 1440S
 LOCATION: 1440S
 SHEET NUMBER: A-08
 PRINT DATE: 06/02/2022





Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution



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 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 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-5-2023

Parcel Number's: 33-01-05-10-226-140 & 33-01-05-10-226-151

Addresses: 1906 E. Miller Road and the vacant parcel at the southwest corner of E. Miller Road and Aurelius Road

Legal Descriptions: 1906 E. Miller Road: Commencing 627 feet West of the Northeast Corner of Section 10, thence South 825 feet, East 100 feet, North 825 feet, West 100 feet to the point of beginning; Vacant parcel: North 825 feet of the East 527 feet of the Northeast 1/4 of Section 10, T3N, R2W, except the North 147 feet of the West 83.5 feet of the East 459.5 feet thereof, from "R-3" Suburban Detached Residential to "R-MX" Residential Mix.

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 _____, 2023, 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 on the 30th day after enactment.

GENERAL INFORMATION

APPLICANT/OWNER:	Sanba & Brandi Saidy Sowe Home International, LLC 6263 Skyline Drive East Lansing, MI 48823
REQUESTED ACTIONS:	Rezone from “R-6A” Urban Detached Residential Mix to “R-MX” Mixed Residential
EXISTING LAND USE:	2 vacant parcels at the northeast corner of N. Chestnut Street and Pleasant Street
PROPERTY SIZE:	99' x 105' = 10,395 square feet – .23 acres
SURROUNDING LAND USE:	N: Single Family Residential S: Single Family Residential E: Single Family Residential W: Single Family Residential
SURROUNDING ZONING:	N: “R-6” Urban Detached Residential S: “R-MX” Mixed Residential E: “R-6” Urban Detached Residential W: “R-6” Urban Detached Residential
MASTER PLAN:	The Design Lansing Master Plan designates the future land use of the subject properties for medium – low density residential development. Chestnut and Pleasant Streets are designated as local roads.

DESCRIPTION:

This is a request to rezone the property at 1326 N. Chestnut Street and the vacant lot to its south from “R-6A” Urban Detached Residential to “R-MX” Mixed Residential. The purpose of the rezoning is to permit a multiple family residential building on the subject property. The applicant is considering a 4-unit row house with parking behind the building. Floor plans and a rendering of the proposed building façade are attached. The site currently consists of 2 separate parcels of land that will be combined to create a site large enough to accommodate a 4-plex under the proposed R-MX zoning district.

REZONING ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE:**

The property is currently zoned “R-6A” Residential, which district permits one single family residential dwelling unit per parcel of land. The proposed “R-MX” zoning, by contrast, permits multiple family residential development to the density necessary to accommodate the proposed 4-unit building on the .23-acre site.

The proposed development will have no negative impacts on the surrounding properties. While the site is located in a neighborhood that is primarily single family residential, the proposed 4-unit building will be generally compatible with and appropriate for the area in which it would be located. Under the existing zoning, the site could be developed into 3 detached single-family homes as it currently consists of 2 parcels and the parcel at 1326 could be split, thus creating 3 separate parcels, all of which would be buildable for a single-family home without the need for a rezoning. The proposed zoning merely allows for 4 units and allows them to be attached. In addition, since all of the properties on the south side of Pleasant Street are currently zoned R-MX, the requested R-MX zoning will be consistent with the established zoning pattern in the area and will not represent a “spot zone” which is generally considered to be an unacceptable planning and zoning practice.

COMPLIANCE WITH MASTER PLAN:

The proposed rezoning will allow for attached single family homes which is consistent with the Design Lansing Master Plan’s moderate-low density residential future land use designation for the subject properties. The purpose of this designation as stated in the Plan is:

“To provide an environment for medium-low density single-family detached; single-family attached (townhomes); and 2-family dwelling units.”

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The traffic generated by 4 dwelling units will be negligible and will have no impacts on the transportation system in the area. Additionally, the subject property is located just one block from Willow Street which is major bus route, thus allowing the future occupants of the units to be less dependent on privately owned automobiles. The applicant will be required to provide 2 on-site parking spaces for each unit. The parking spaces will be located behind the building.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. Primary components of this review are the plans for the storm sewer/drainage and all other utility systems.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to protect the natural environment. These include a restriction on lot coverage, requiring best stormwater management/treatment practices, requiring landscaping, and preserving existing trees to the extent possible. In addition, the site is located one block north of Willow Street which is a major bus route. Convenient access to public transportation allows residents to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by greenhouse gas emissions. It also results in less wear and tear on roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will allow for residential development of the subject properties, consistent with the City's Master Plan. Approval of the rezoning will not result in any negative impacts on future patterns of development in the area. Given the existing zoning pattern, future requests for rezonings to accommodate higher density residential development in the area, depending on the size of the property and the adjoining zoning, would be given a favorable staff recommendation on the same bases as this request.

SUMMARY

This is a request to rezone the property at 1326 N. Chestnut Street and the vacant lot to its south from "R-6A" Urban Detached Residential to "R-MX" Mixed Residential. The purpose of the rezoning is to permit a multiple family residential building on the subject property. The applicant is considering a 4-unit row house with parking behind the building. The site currently consists of 2 separate parcels of land that will be combined to create a site large enough to accommodate a 4 plex under the proposed R-MX zoning district.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. In addition, the new residential units will provide much needed housing with convenient access to public transportation.

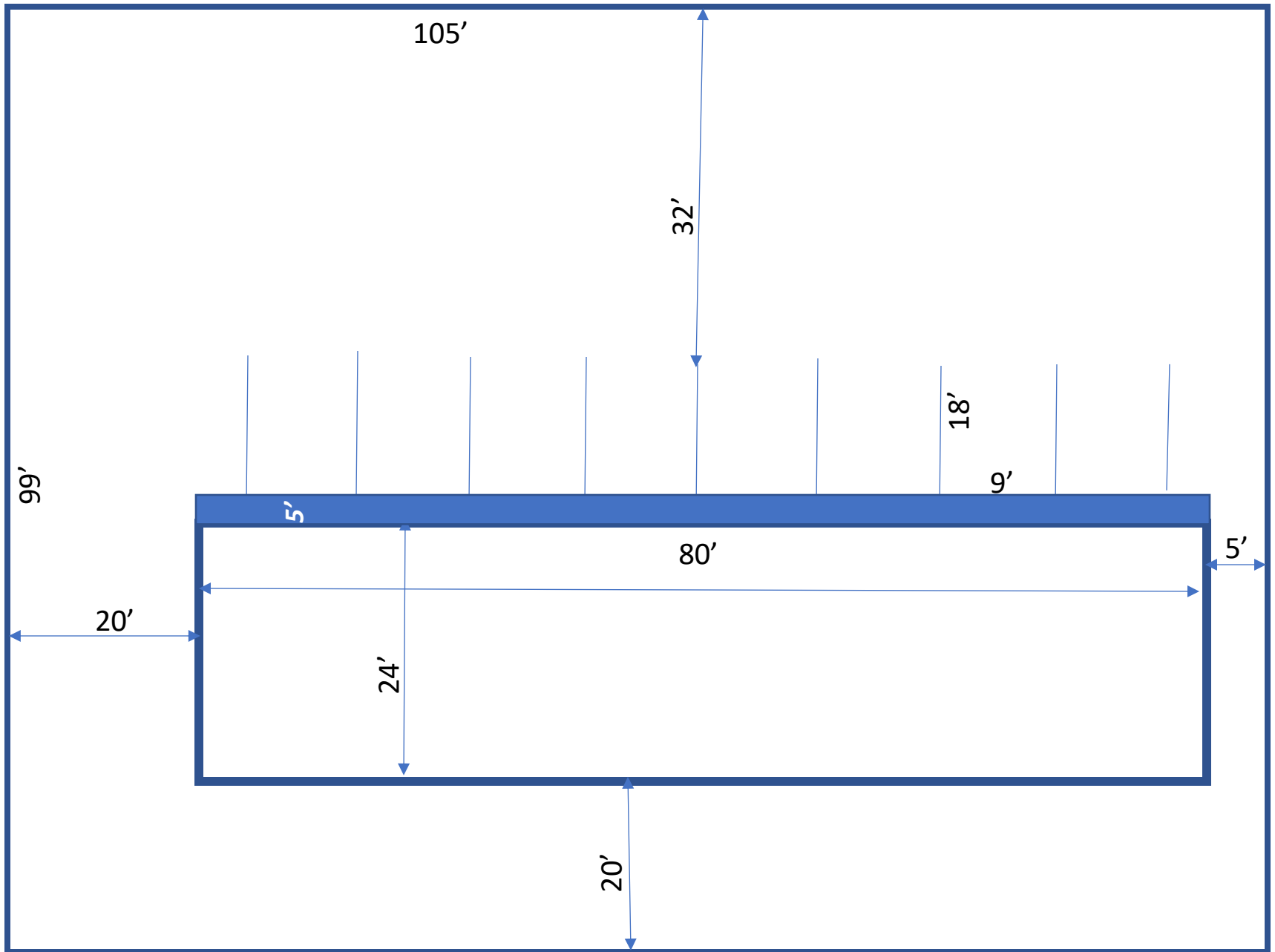
RECOMMENDATION

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

"I make a motion to recommend approval of Z-6-2023 to rezone the property at 1326 N. Chestnut Street and the property to its south at the northeast corner of N. Chestnut Street and Pleasant Street from "R-3" Suburban Detached Residential Mix to "R-MX" Residential Mix."

Respectfully Submitted,

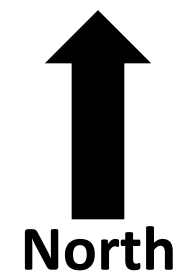
Susan Stachowiak
Zoning Administrator

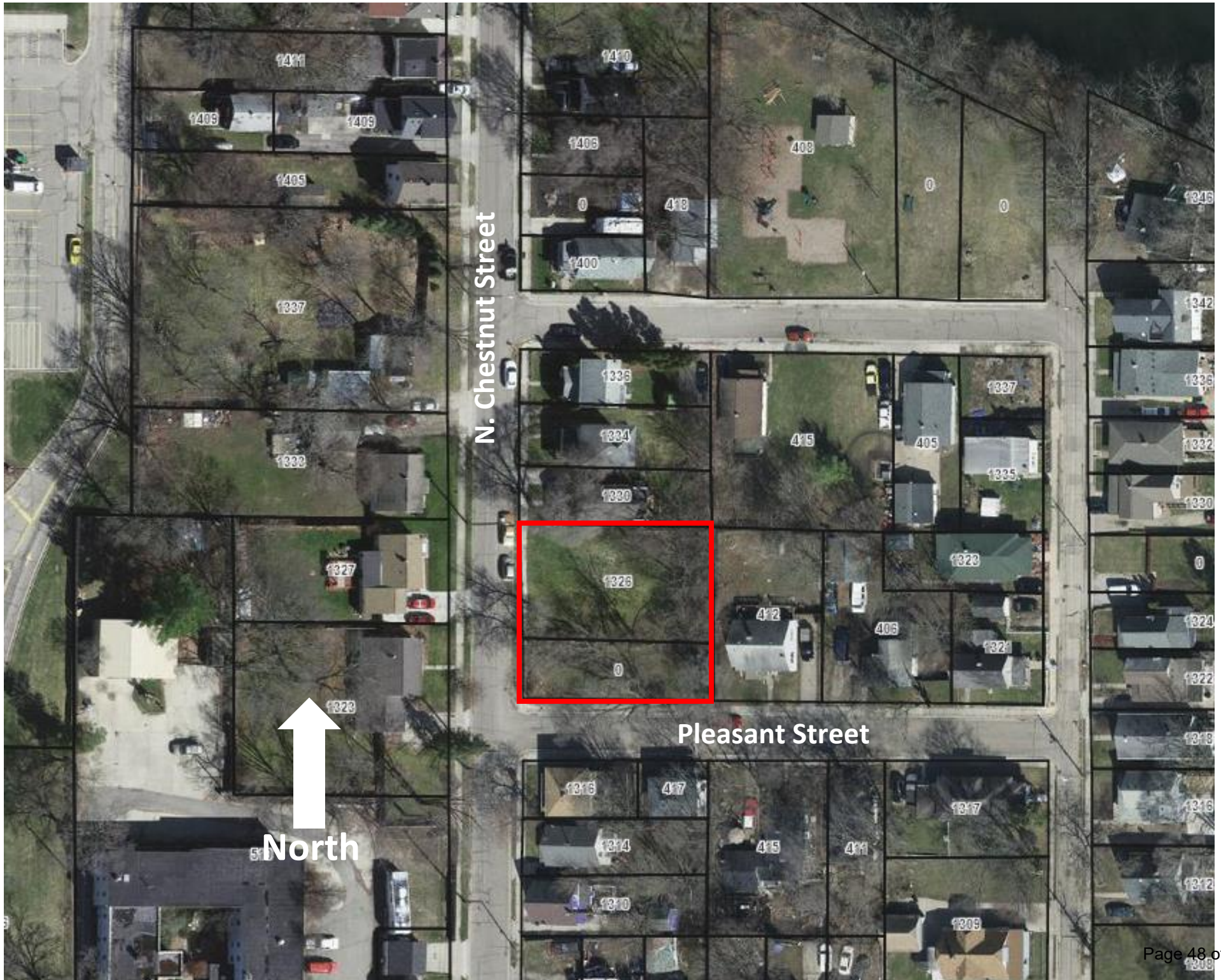




Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution





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 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 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-6-2023

Parcel Number's: 33-01-01-09-181-031 & 33-01-09-181-141

Addresses: 1326 N. Chestnut Street and the vacant parcel to its south at the northeast corner of N. Chestnut Street and Pleasant Street

Legal Descriptions: Lots 19, 20 & 21, Assessors Plat No 15, recorded in Liber 10, Page 18, from "R-6A" Urban Detached Residential to "R-MX" Residential Mix

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 _____, 2023, 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 on the 30th day after enactment.

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	05/31/2023
First Name	Morgan
Last Name	Butts
Date of Birth	
Address	2810 S Washington Ave
City	Lansing
State	MI
Zip Code	48910
Email	buttsmor@msu.edu
Gender	Female

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Ward 4
Best Phone Number to Contact You	

In what year did you move to Lansing?	2016
Occupational Background	I have worked in arts, culture, and education communications roles since 2010. I have led communications for four different organizations/units—two within Michigan State University.
Educational Background	I have a BA and MA in art history.
Previous Appointments	I was previously appointed as an at-large member of the Arts and Culture Commission.
Please attach a resume if available.	<i>File(s) attached:</i>  MB-Resume.pdf
First Choice for Board to Serve on	Arts and Culture Commission
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	Now working as the director of communications for Michigan State University Arts and Collections, the major administrative unit that supports the Beal Botanical Garden, MSU Broad Art Museum, MSU Museum, and Wharton Center, I am seeking opportunities to help ensure MSU is a meaningful artistic resource for the Lansing community. As a Lansing resident, I want to see our community thrive by ensuring all of our citizens have access to meaningful arts experiences.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	I meet all of the qualifications and eligibility requirements.
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.	
Agreement to Background Check Authorization	• I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Morgan Butts
Date & Time	05/30/2023 12:00 PM (EDT)

Receive an email copy of this form.	Yes
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MORGAN KARA BUTTS

📍 2810 S. Washington Ave., Lansing, MI 48910
✉ morgan.k.butts@gmail.com
📞 269.779.3909

I am a value-driven communications director with over a decade of experience working for the arts and non-profits. Employing a thoughtful balance of data-driven strategy and storytelling, I implement lasting communications infrastructure that provides the strong foundation necessary for dynamic, creative work. I'm a director with the mind of an educator, so I take a highly collaborative approach to communications leadership that prioritizes accessibility and engenders open dialogue.

EDUCATION

MASTER OF ARTS

Michigan State University

Strategic communications
(in progress)

MASTER OF ARTS

University of Colorado Boulder

Latin American art history,
secondary areas of focus in
Native North American art
and museum studies

BACHELOR OF ARTS

Western Michigan University

Art history major, minors
in anthropology and
Latin American studies

EXPERIENCE

DIRECTOR OF COMMUNICATIONS AND MARKETING

Michigan State University Arts and Collections / November 2023–present

- Defines, develops, and leads a comprehensive communications strategy for campus-wide arts strategy
- Elevates and builds consistent narratives across units reporting to University Arts and Collections (Beal Botanical Garden, MSU Broad Art Museum, MSU Museum, and Wharton Center)
- Interfaces on behalf of campus arts interests with government relations, university communications, and MSU leadership offices
- Works across MSU colleges and units to identify opportunities and foster collaboration around the arts
- Leads the ground-up development of a full brand, website, and communications platforms for MSU arts
- Bolsters the reputation of the arts at MSU through strategic media relations efforts
- Supports development efforts for University Arts and Collections and the campus-wide arts strategy through comprehensive reporting and compelling impact storytelling

SENIOR COMMUNICATIONS MANAGER

Toledo Museum of Art / April 2022–November 2023

- Developed and implemented the museum's communications strategies in alignment with TMA's overarching brand strategy and strategic plan
- Led all public relations efforts, including managing the museum's reputation and external relationships, and acting as the museum's spokesperson
- Worked collaboratively across departments to develop messaging for exhibitions across our six-building, 40-acre campus, and programs within our extensive art school, public reference library, and peristyle theater
- Led writing and copy editing for public museum communications across owned and earned channels
- Developed and maintained relationships with the media, including writing press releases, managing press inquiries, and securing articles in publications such as the Washington Post, Apollo Magazine, and the Art Newspaper
- Served as the communications representative on the museum's interpretive planning committee
- Oversaw digital communications, including a social media audience of over 183K

DIRECTOR OF MARKETING AND COMMUNICATIONS

Michigan Environmental Council / August 2021–April 2022

- Defined and led the Environmental Council's statewide content marketing and organizational branding
- Managed production of a robust set of publications, including an annual report, reports on campaigns or other specific environmental issues, grant reports, and legislative briefings
- Worked collaboratively with statewide and national environmental organizations to establish consistent messaging and unified goals
- Managed public relations, including press releases, media monitoring, reporter inquiries, and organizational responses to breaking legislative or administrative news
- Managed the writing and editing of all public-facing communications
- Conducted public opinion research, reported key findings, and developed responsive messaging
- Led the board of directors communications committee in developing a scope of work for a full rebrand

DIRECTOR OF COMMUNICATIONS

MSU Broad Art Museum / January 2019–August 2021

- Defined and implemented the MSU Broad's communications, marketing, and content strategy
- Developed and implemented consistent MSU Broad brand standards, including a 2021 brand evolution that tied the museum's visual identity more closely with the university
- Set communications benchmarks and implemented analytics reporting to measure progress
- Led efforts with fellow museum senior staff members to rewrite the museum mission, vision, and core values
- Developed and maintained relationships with the media, including writing press releases, managing press inquiries, and securing articles in publications such as Artforum, Frieze, and the New York Times
- Managed the writing and/or editing of all museum copy
- More than doubled the communications material production by developing new triannual calendar mailers, high-level donor publications, visitor guides, and exhibition brochures

CREATIVE COMMUNICATOR

Impression 5 Science Center / July 2016–January 2019

- Managed and implemented all digital communications, including a social media audience of over 18K
- Designed reporting tools for sponsors and grants annually
- Established and upheld organizational tone and branding in writing website, social, and press release copy
- Designed all exhibit labels and museum wayfinding, and developed new exhibit branding and appearance
- Made media appearances on television and radio to promote upcoming exhibits, events, and programs

MARKETING ASSISTANT

Miller Auditorium at Western Michigan University / May 2010–August 2014

- Managed all social media channels, an audience of over 20K
- Designed promotional material in alignment with season's brand, including brochures, fliers, and posters
- Designed sponsor advertisements for programs, and produced advertising and promotion videos

KEY SKILLS: Leadership and motivation / Project management / Content creation and design
Storytelling / Writing and editing / Strategic planning / Surveying and research

SOFTWARE: Adobe Creative Suite / Basic HTML and CSS / Altru CRM / CMS tools / Google Analytics
Social media management tools / Mailchimp / Cision PR / Meltwater PR / Salesforce CRM

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

WHEREAS, the Mayor has made the appointment of Morgan Butts as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2025; 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 Development & Planning met on June 21, 2023 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Morgan Butts as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2025.