

AGENDA

Committee on Development and Planning AGENDA FOR JULY 19, 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>

UPDATED 7/12/2023 p.m.

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. June 21, 2023
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; Morgan Butts; At-Large Member; Arts and Culture Commission; Term to Expire June 30, 2025
 - C. RESOLUTION - Appointment; Joshua Pugh; Adjacent Neighborhood Resident Member; Downtown Lansing Inc. Board; Term to Expire June 30, 2026
 - D. RESOLUTION - Appointment; Patrick Shane Muchmore; 2nd Ward Member- Planning Commission; Term to Expires June 30, 2026
 - E. RESOLUTION - Appointment; Jesus Flores, Jr.; Business Representative Member- Downtown Lansing, Inc. Board; Term to Expire June 30, 2024
 - F. RESOLUTION - LS-10-2023; 2024 Ferrol Street, lot split request for 2024 Ferrol Street for construction of 2 single-family homes
 - G. RESOLUTION - Introduction and Set a Public Hearing; Z-7-2023; 3712 S. Cedar Street, Rezoning from "MX-C" Mixed Use Center District to "S-C" Suburban Commercial District
 - H. ORDINANCE - Z-6-2023; 1326 N. Chestnut Street & vacant lot to its south from "R-6A" Urban Detached Residential to "R-MX" Residential Mix
 - I. RESOLUTION - Set Public Hearing; Obsolete Property Rehabilitation Act (OPRA) DISTRICT; Homes on Holmes, LLC for property located at 230 S. Holmes St.
 - J. RESOLUTION - Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) CERTIFICATE; Homes on Holmes, LLC for property located at 230 S. Holmes St.

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 21, 2023 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Susan Stachowiak, EDP
Morgan Butts
John Enderle

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE JUNE 7, 2023 MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

No public comment on this time.

Discussion/Action

RESOLUTION -Appointment; Joshua Pugh; Adjacent Neighborhood Resident Member; DLI Board, Term to Expire 6/30/2026

Ms. Boak informed the Committee that Mr. Pugh is not present due to scheduling conflicts when he was initially invited, and this will appear for consideration and action at the July 5, 2023 meeting.

Council Member Brown confirmed this would be on the July 5, 2023 agenda.

ORDINANCE; Z-4-2023; Six (6) vacant lots on west side of 3300 block of N. Larch from R-3 to S-C

Ms. Stachowiak stated she did notify the public, and staff and the Planning Commission recommendation is to deny the request. They want businesses, but there is also an obligation to protect residential property owners, and there has been issues with traffic and noise.

Council Member Garza asked if there have been any changes and it was confirmed there have not been any changes.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE OUT OF COMMITTEE FOR THE REZONING OF SIX VACANT LOTS ON THE WEST SIDE OF THE 3300 BLOCK OF N LARCH TO S-C SUBURBAN COMMERCIAL. MOTION CARRIED 2-0.

ORDINANCE; Z-5-2023; 1906 E Miller and vacant parcel at SW corner of E Miller and Aurelius from R-3 to R- MX

Ms. Stachowiak stated staff and Planning Commission are in support of this request. The City needs housing, and these single family units are unique to the City. There is a single family and attached to the west. This fits in with the neighborhood and the streets can accommodate traffic.

Council Member Brown asked if the developer has been vetted, and Ms. Stachowiak confirmed they have. Council Member Garza confirmed there was only one person at the public hearing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR REZONING 1906 E MILLER AND VACANT PARCEL AT SW CORNER OF E MILLER AND AURELIUS TO R-MX. MOTION CARRIED 2-0.

ORDINANCE; Z-6-2023; 1326 N Chestnut Street & Vacant lot South from R-6A to R-MX

Ms. Boak confirmed that the applicant contacted Ms. Stachowiak in EDP and they wanted to be present to meet the Committee and speak to any questions or concerns they had, but had a scheduling conflict and unable to attend. They have asked to be moved to the July 5, 2023 agenda.

Council Member Brown moved the item to the July 5, 2023 agenda.

Ms. Boak stated that Ms. Butts stated she was not able to make the meeting right at 4 and asked to be at the end of the agenda.

Council Member Brown put the Committee in recess at 4:07 p.m. until Ms. Butts can arrive.
Council Member Brown opened the meeting back up at 4:13 p.m.

RESOLUTION -Appointment; Morgan Butts; At Large Member; Arts and Culture Commission; Term to Expire June 30, 2025

Ms. Boak informed the Committee that she had received an email and Ms. Butts is not able to make the meeting after all and asked for a future meeting.

Council Member Brown moved this item for discussion and action to a future meeting in July or August.

Other

No other topics.

Adjourn

Adjourned at 4:14 p.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	05/31/2023
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 July 19, 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.

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).

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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
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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.	<i>File(s) attached:</i>  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 July 19, 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.

Application for Appointment to Board or Commission

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

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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	05/05/2023
First Name	Patrick
Middle	Shane
Last Name	Muchmore
Date of Birth	
Home Address	4500 Collins Rd 1202
City	Lansing
State	ingham
Zip Code	48910
Email	psmuchmore@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 2
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Best Phone Number to Contact You	
In what year did you move to Lansing?	2023
Additional Information Regarding Experience and Credentials	I lived in the Lansing MSA for many years, Haslett HS graduate, MSU graduate 1989, House Democratic Staff 1991-2000, back in Michigan in 2020. 10+ years on Michigan Legislative staff, 17 years as a corporate manager and executive.
Occupational Background	BA Public Administration, attended graduate school for an MPA at Western Michigan and the University of Kansas .10+ years of government experience, 17 years as a corporate manager and executive.
Educational Background	BA Michigan State University, Public Administration Attended graduate school at WMU and University of Kansas, discontinued due to corporate relocation.
Previous Appointments	None
Current Appointments	None
Please attach a resume if available.	<i>File(s) attached:</i>  P. SHANE MUCHMORE- 2023 Resume.docx (1).pdf
First Choice for Board to Serve on	Planning Board
Second Choice of a Board to Serve on	Downtown Lansing, Inc.
Third Choice of a Board to Serve on	Lansing Entertainment and Public Facilities (LEPFA)
Fourth Choice of a Board to Serve on	Local Development Finance Authority
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.	As a long time appointed elected official and a corporate manager and executive for State and Local Government Affairs, I bring a unique vision of what can be possible. I have served as a government affairs executive for a \$38bn/year company in over 41 states and many municipalities giving me a wide range of experiences in what works and possibilities. . I also have extensive contacts throughout the country and can bring new ideas that have been tried and tested countrywide for livability, sustainability, access to affordable housing, community services and leisure.
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 believe I am very capable with my life experience to bring ideas that I have seen in other areas of the country to improve the quality of life in a town that I have been around for decades.

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. Patrick Muchmore

Date & Time 05/05/2023 12:00 PM (EDT)

Receive an email copy of this form. Yes

P. SHANE MUCHMORE

804.677.9323 | psmuchmore@gmail.com | linkedin.com/in/pshanemuchmore

PROFILE

Reduced operational expenses by over \$66 million per year. Effective legislative advocacy, management of multiple private and public-sector organizations, including policy development, personnel and budget administration for Sprint state government affairs, state legislative offices, political campaigns, corporate social responsibility and political involvement. Proven capability managing budgets of more than seven figures.

PROFESSIONAL EXPERIENCE

Chief of Staff

2022- Present

Office of MI State Senator Sean McCann, Chair, Senate Energy and Environment Committee

Lead a successful team for the Senator's internal office as well as caucus support members and district volunteers. Also led the operations of the Michigan Senate's 2nd largest Committee.

Mortgage Broker Account Executive

2020 – 2022

ClearEdge Lending and United Wholesale Mortgage

Managed the Business to Business sales for financial products to end users for up to 20 Mortgage Brokerage companies.

Government Affairs Principal

2016 - 2020

Mason/Abbott LLC

Was the principal for political advocacy, corporate strategy, crisis communications and creating/modifying government affairs internal and external operations in a boutique firm.

Director, State Government Affairs, New England, Mid-Atlantic and Southern United States

2008 – 2016

Sprint Telecommunications Company

Reduced OPEX by \$66 million per year.

Led the Sprint State Government Affairs team for the Southern United States since its creation in 2005 and assumed leadership for operations in New England and the Mid-Atlantic states in 2008. My team consisted of two internal lobbyists and 17 contract lobbying teams in 26 jurisdictions representing approximately \$23 billion in revenue and three of the top four states.

Created and passed legislation that slashed operating costs by reducing access rates, saving Sprint over \$12 million annually.

Designed and passed legislation to provide a multi-year exemption for Sprint's pre-paid business from certain taxes saving the company upwards of \$21 million in taxes, leading to my nomination for the Sprint Executive Leadership award.

Changed the tax law in multiple states to eliminate Sprint's liability on certain products providing over \$29 million in annual savings.

Was the spokesperson for Sprint's enterprise-wide lobbying efforts before the American Legislative Exchange Council, successfully introducing and passing model legislation and amending ALEC policy proposals. In addition to leadership on ALEC issues, successfully collaborated on issues before the National Conference of State Legislatures, CSG, NGA, RGA, DAGA and third-party interest groups.

Member

2009 - 2016

Sprint-PAC Board of Directors

Served as a Board member of the enterprise wide PAC, directing fundraising, employee engagement and disbursement of over \$350,000.

Member

2008 - 2014

Sprint Corporate Social Responsibility Board

As a member of the Atlanta and New York Corporate Social Responsibility Boards, I organically created an extensive NGO outreach and vetting process to disburse over \$200,000 in community grants per year.

Director, State Government Affairs-South

2005 - 2008

Sprint Telecommunications Company

Defeated onerous legislation in three states and Sprint was specifically exempted in another state that would have led to \$55 million in compliance costs and \$8 million in annual expenditures for the company.

Implemented multiple strategies for Sprint's Public-Sector Sales-South operations which were #1 in the nation against the enterprises total billed revenue plan leading to winning the Public-Sector Sales Vice Presidents Distinguished Service award.

Led a cross-functional team that successfully moved Southern Florida and Texas local governments off the 800Mhz radio band freeing up the spectrum for Sprint customers and other internal uses.

Director, Virginia External Affairs

2004 - 2005

Sprint Telecommunications Company

Led Sprint-Virginia's Local Telecommunications Division External Affairs team. This department was responsible for all landline, long distance and wireless lobbying activities. Additionally, the team managed all contact with external stakeholders, internal and external communications and federal lobbying activity for Sprint-Virginia (which was a \$1.4bn/year operation).

Directed all aspects of Sprint's Virginia political action committee and its state political involvement program. Delivered a plan to establish the long-term sustainability, superior financial performance which ignited employee participation in the political process.

PROFESSIONAL EXPERIENCE PRIOR TO SPRINT

Senior Policy Advisor, Office of the House Minority Leader, Rep. Michael Hanley

Led the utility, military and State Police issue areas for the Minority Leader and House Caucus.

Chief of Staff, Rep. Dennis Olshove, Chairman: Public Utilities Committee, Michigan House of Representatives

Led a high performance team for office operations, community outreach, political advocacy and the committee agenda for the Chairman's office as well as the 2nd largest committee in the House of Representatives.

EDUCATION

Seeking Master of Public Administration degree, degree not attained due to corporate relocations.

The University of Kansas and Western Michigan University

Bachelor of Arts: Public Administration

Michigan State University

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

WHEREAS, the Mayor has made the appointment of Patrick Muchmore as the 2nd Ward member of the Planning Commission 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 July 19, 2023 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Patrick Muchmore as the 2nd Ward member of the Planning Commission for a term to expire June 30, 2026.

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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	04/26/2023
First Name	Jesus
Middle	A
Last Name	Flores
Other name(s) by which you have been known, including maiden names	Jesse
Date of Birth	
Address	3945 Quarterhorse Road
City	East Lansing
State	MI
Zip Code	48823
Email	jesse@superwebpros.com
Gender	M

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	Regional
Best Phone Number to Contact You	
In what year did you move to Lansing?	2013
Additional Information Regarding Experience and Credentials	My business is located downtown at 120 North Washington Square (the PNC building). I have been serving on DLI's Economic Vitality committee for the past 2+ years and currently co-chair it. I have several relationships throughout the region, including with LEAP, the MSU Foundation, Spartan Innovations, the Lansing Chamber of Commerce, and more.
Occupational Background	I own a web and software development company, SuperWebPros. Before that, I had a startup based in Atlanta, GA and before that I was in corporate management with McMaster Carr Supply Company.
Educational Background	2010 - MBA, Emory University 2005 - M.Ed., University of Notre Dame 2003 - BA, University of Notre DAmE
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 am excited to apply for the board position with Downtown Lansing, Inc. for several reasons. First and foremost, I believe in the importance of a strong downtown for the growth and economic vitality of the entire region. As a member of the economic vitality committee and a volunteer with DLI, I have seen firsthand the impressive progress made under the leadership of Cathleen and the team. I am eager to contribute my skills and experience to build on that success. With my corporate, startup, and tech background, I believe I can bring a unique perspective to the board. I have a deep understanding of innovation and technical acumen that I believe can be valuable in shaping the future of Downtown Lansing. In particular, I am passionate about recruiting more technology companies to the area, especially those focused on AI. I am already working with other regional stakeholders on this effort and believe that DLI can play a critical role in making Lansing an attractive location for these companies. Overall, my goal as a board member is to help create a flywheel of growth that will benefit the entire community. I believe that Downtown Lansing, Inc. is well-positioned to lead this effort, and I am eager to contribute my skills and ideas to help make that vision a reality.
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.	As far as I know, I meet all 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. Jesus A Flores, Jr

Date & Time 04/26/2023 4:00 PM (EDT)

Receive an email copy of this form. Yes

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

WHEREAS, the Mayor has made the appointment of Jesus A Flores, Jr. as a Business Representative member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2024; 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 July 19, 2023 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jesus A Flores, Jr. as a Business Representative member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2024.

GENERAL INFORMATION

APPLICANT/OWNER:	Bruce Nicola 710 College SE, LLC 31 Robinhood Drive SE Grand Rapids, MI 49546
REQUESTED ACTION:	This is a request to divide the vacant property at 2024 Ferrol Street into 2 separate parcels of land of equal dimensions that would exceed the width to depth ratio restriction.
EXISTING LAND USE:	The subject property is currently vacant
PROPOSED LAND USE:	3 Single Family Homes
EXISTING ZONING:	"R-3" Suburban Detached Residential
PROPERTY SIZE & SHAPE:	Existing: 153.9' x 258.4' = 39,783.5 sq. ft. Proposed: Parcel No. 1: 76.95' x 258.4 = 19,883.8 sq. ft. Parcel No. 2: 76.95' x 258.4 = 19,883.8 sq. ft.
SURROUNDING LAND USES	N: Vacant/Multiple Family S: Single Family Residential E: Single Family Residential W: Single Family Residential
SURROUNDING ZONING:	N: "MFR" Multiple Family Residential S: "R-3" Suburban Detached Residential E: "R-3" Suburban Detached Residential W: "R-3" Suburban Detached Residential
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for low density residential use. Ingham Street is designated as a local road.

DESCRIPTION

Note: This request involves a variance to the City's Subdivision Ordinance rather than the Zoning Ordinance which is why it is being considered by the Planning Board and ultimately will be decided upon by the City Council as opposed to going before the Board of Zoning Appeals.

This is a request to permit the division of the vacant lot at 2024 Ferrol Street into 2 separate parcels of land for single family residential use. Section 1236.07(d) of the City of Lansing Subdivision Regulations restricts the depth of a lot to a maximum of 2.5 times the width. The proposed lots are 76.95 feet wide by 258.4 feet deep which is a width to depth ratio 1 to 3.35. A variance to the allowable width to depth ratio is therefore, being requested.

LEGAL DESCRIPTIONS

Existing Legal Description: Lot 10, Supervisors Plat of Holoway Subdivision

Proposed Legal Descriptions:

Parcel 1: The West ½ of Lot 10, Supervisors Plat of Holoway Subdivision

Parcel 2: The East ½ of Lot 10, Supervisors Plat of Holoway Subdivision

ANALYSIS

The primary consideration when evaluating requests for variances to the lot size/dimensional requirements set forth in the City's Subdivision Ordinance is whether the lots resulting from a split will be dimensionally comparable to other lots in the general vicinity of the subject property. Attached is a map showing that there are numerous existing parcels in the area that exceed the allowable width to depth ratio. The applicant's proposal, therefore, will result in parcels that are consistent with many others in the area.

The zoning of the subject property will permit the construction of 1 single family residential dwelling on each of the 2 resulting parcels which is consistent with the use allowed by the Zoning Ordinance and the land use plan being advanced in the Design Lansing Comprehensive Plan.

RECOMMENDATION

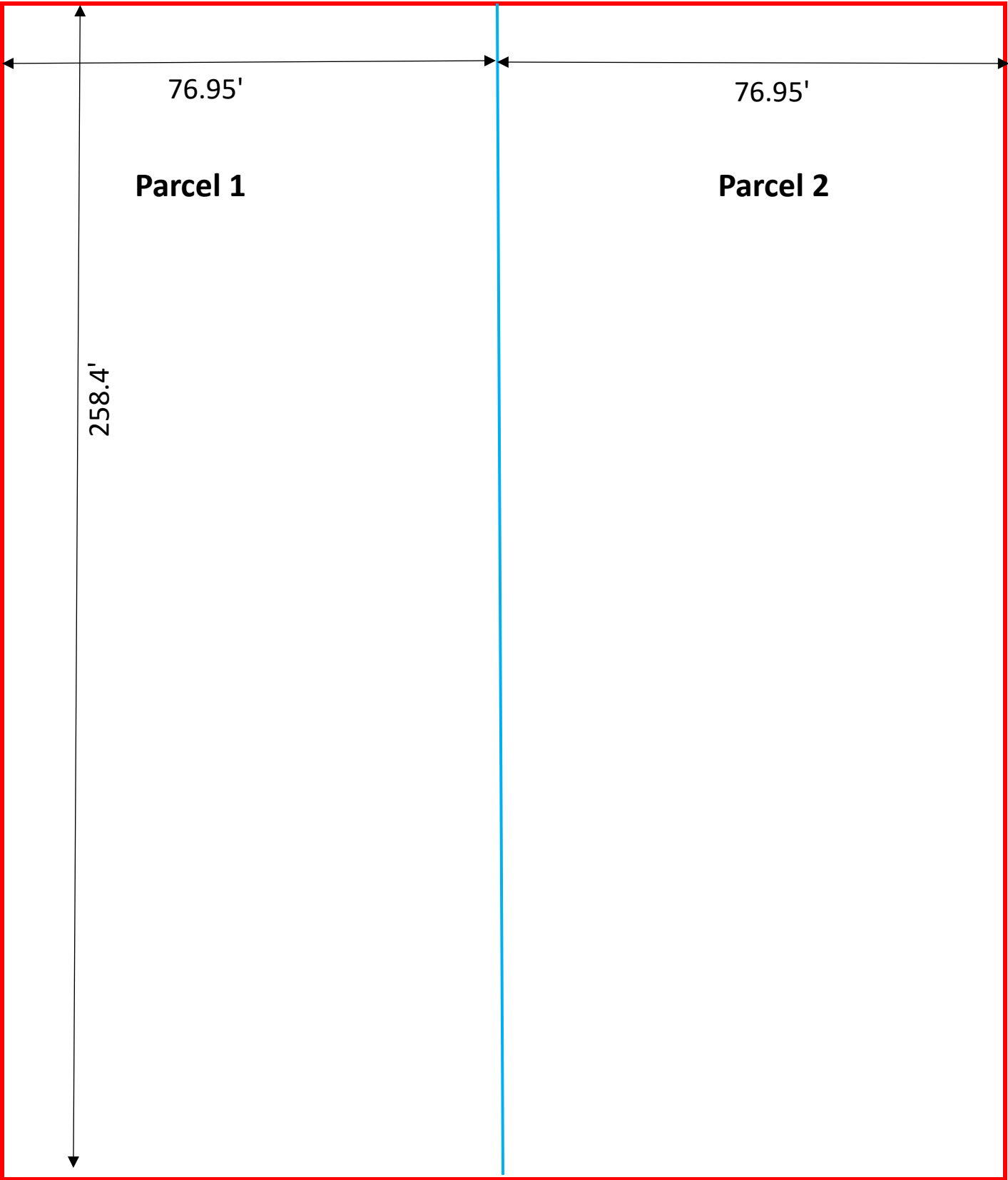
Pursuant to the findings described above, the following motion is offered for the Planning Board's consideration:

"I make a motion to recommend approval of LS-10-2023 for a variance to Section 1236.07 (d) of the Subdivision Regulations to permit the division of the property located at 2420 Ferrol Street into 2 separate, 76.95 feet wide by 258.4 feet deep parcels of land, resulting in a width to depth ratio of 1 to 3.35."

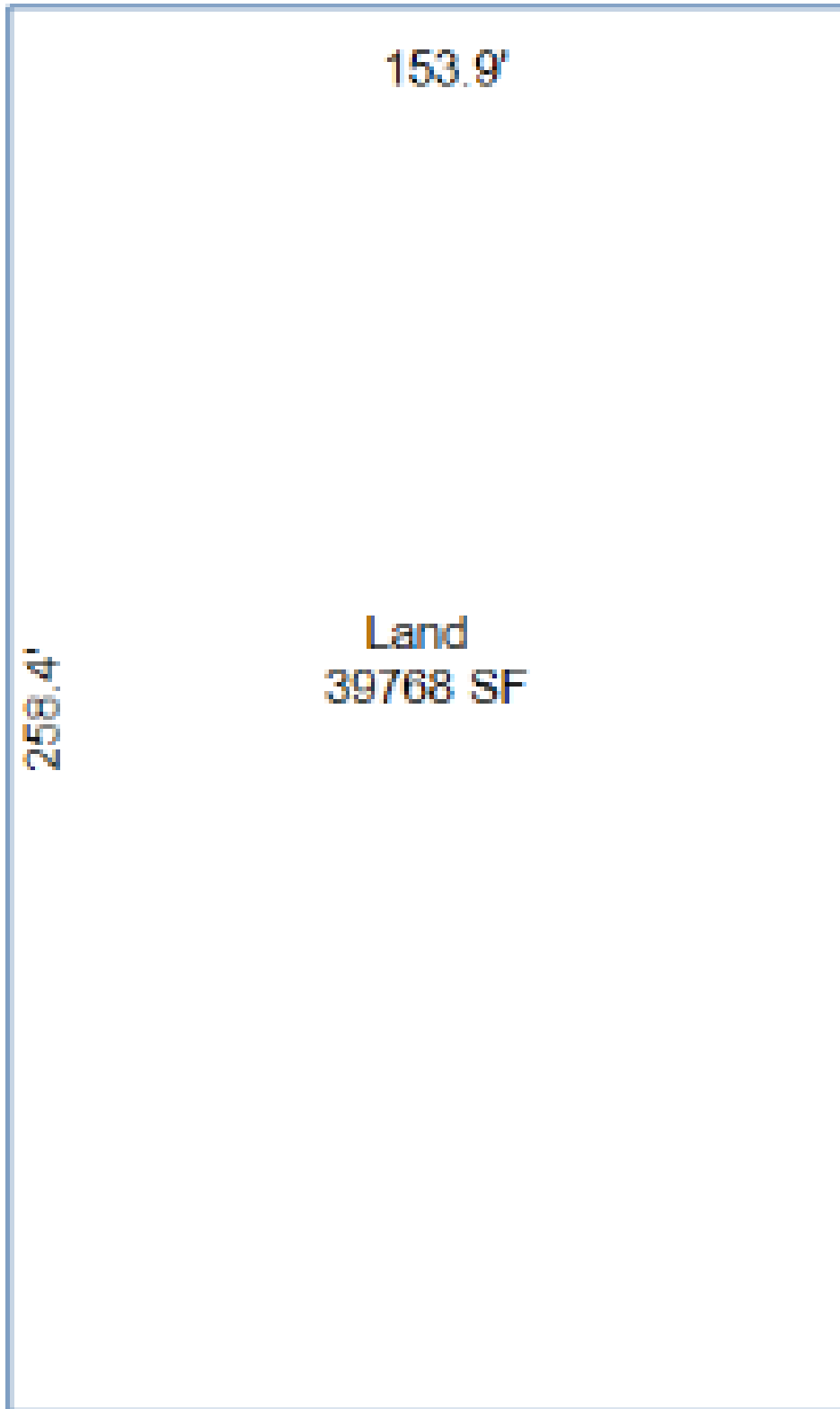
Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Proposed Parcels



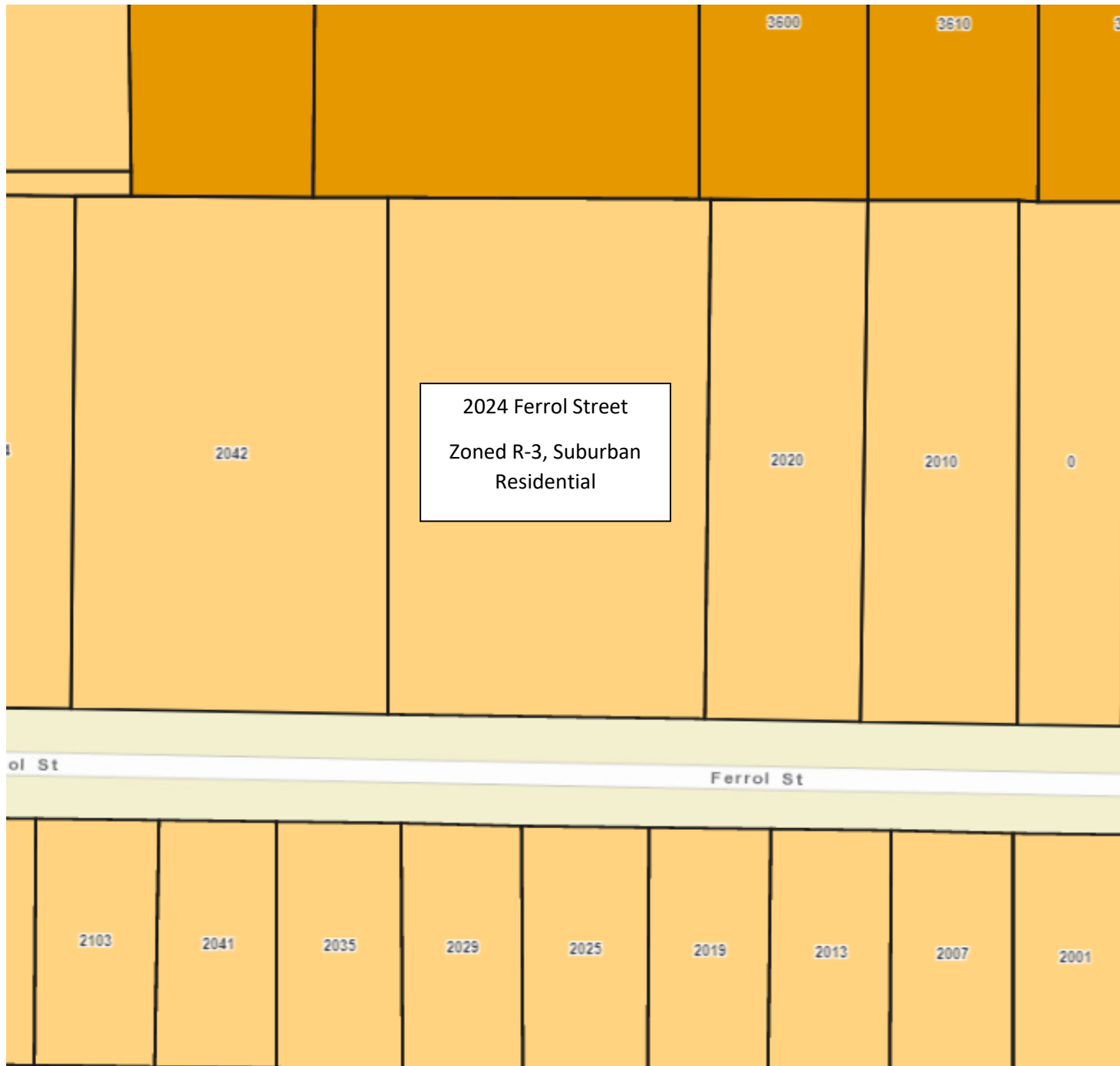
FERROL ST





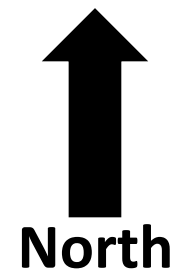
- Lots that exceed the allowable width to depth ratio (the depth of a lot cannot exceed 2.5 times the width)





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





1236.07. - Lot area.

- (a) Lot size, width, depth, shape and orientation shall be appropriate for the location and contemplated use of each subdivision, but in no case shall any of the lot dimensions, building set-back lines or lot area requirements be less than the minimum specified in the Zoning Code for the particular district in which the subdivision is located.
- (b) The minimum lot width of all lots platted or created from existing parcels, lots or unplatted land shall be 60 feet at the building line, except on corner lots where the minimum lot width shall be 70 feet, except as provided in Sections 1236.10(a) and 1236.11.
- (c) The minimum lot depth for residential lots shall be 100 feet and 135 feet on major streets, except as provided in Section 1236.11.
- (d) The general width to depth ratio of lots shall not exceed one to 2.5, except as provided in Section 1236.11.
- (e) Every lot shall abut upon and have permanent access to a public street, provided that in subdivisions designed under conditions specified in Section 1236.10(a), this requirement may be modified or waived by the Planning Board.
- (f) Side lot lines shall be at approximately right angles or radial to the street right-of-way line.

(Ord. No. 156, 3-18-68)

1236.08. - Lot divisions.

Lots, outlots and other parcels of land in a recorded plat may be divided for the purposes of sale or lease for building development, provided that the same is approved by the Department of Planning and Municipal Development, as follows:

- (a) *Procedures:* An application for lot divisions shall be submitted in writing to the Department and shall be accompanied by a sketch drawn to scale showing the original lot, proposed divisions, all pertinent dimensions and the proposed legal description.
- (b) *Conformity to Minimum Size:* In residential subdivisions, divisions shall not create any lot which is less than the minimum sizes required by these Subdivision Regulations except that City Council may grant a variance to this subsection in accordance with Section 1236.11.
- (c) A violation of this section shall be sufficient cause for denial of an application for a building permit.

(Ord. No. 156, 3-18-68; Ord. No. 999, § 1, 2-15-99)

1236.11. - Variances.

A variation, exception and/or modification of the design requirements set forth in this chapter may be made by Council in specific cases where it is deemed that conditions justify such a variance.

Applications for variances to the design requirements lot size or number outlined in this chapter shall be made in writing at the time the preliminary plat is filed for consideration with the City Clerk, when a plat is being applied for or under 1236.08(b) after plat approval. Applications for variances shall be filed with the planning office of the Department of Planning and Neighborhood Development for transmittal to city council for consideration. The application for a variance shall state fully the grounds for the variance and all facts relied upon by the petitioner.

(Ord. No. 156, 3-18-68; Ord. No. 999, § 1, 2-15-99)



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
June 10, 2023 – 6:30 p.m
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – DRAFT

4. PUBLIC HEARINGS

B. LS-10-2023, 2024 Ferrol Street, Variances to permit a parcel division.

Ms. Stachowiak stated that the applicant has requested to amend their request from a lot split into two divisions to one division, resulting in two parcels. This amendment changes the dimensions of the subject parcels to 76.95 feet in width and 258.4 feet in depth. No variance to the minimum width requirement is necessary. The new width to depth ratio is now 1:3.35. Ms. Stachowiak referenced the aerial in the agenda packet that shows numerous other parcels in the neighborhood that exceed the ratio more the requested parcels. Staff recommends approval of the request.

Mr. Hovey asked if the new houses will be single-family detached and if they will be for sale or for rent. Bruce Nicola, applicant, stated that they will be single-family homes put up for sale.

Mr. Hovey opened the public hearing.

Carol Quimby, Ferrol St., spoke in support of the amended application.

Rachel Hatt, Ferrol St., spoke in support of the amended application.

Timothy Reynolds, Ferrol St., spoke in support of the amended application.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

Ms. Alexander made a motion, seconded by Mr. Cox, to recommend approval of LS-10-2023, 2024 Ferrol Street, Variances to permit a parcel division. On a voice vote the motion passed unanimously (4-0).

Resolution #2023-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

LS-10-2023, 2024 Ferrol Street
Lot Split Application

WHEREAS Bruce Nicola, owner of 2024 Ferrol Street has filed an application to split the vacant property at 2024 Ferrol Street (Parcel No.: 33-01-01-32-101-201) into 2 separate parcels of land; and

WHEREAS the resulting parcels will be 76.95 feet wide by 258.4 feet deep which is a width to depth ratio of 1 to 3.35; and

WHEREAS Section 1236.07(d) of the Subdivision Ordinance restricts the depth of a lot to 2.5 times the width; and

WHEREAS the dimensions of the proposed lots will not result in a significant deviation from the dimensions of many other lots in the area; and

WHEREAS the lot split will permit the construction of single-family homes on each of the resulting lots; and

WHEREAS the Planning Board, at its meeting held on June 6, 2023, voted (4-0) to recommend approval of the requested lot split; and

WHEREAS the Committee on Development and Planning has reviewed the recommendation of the Planning Board and concurs therewith.

NOW THEREFORE BE IT RESOLVED that pursuant to Section 1236.11 of the Subdivision Ordinance, the Lansing City Council hereby approves a variance to the 1 to 2.5 width to depth ratio restriction to authorize LS-10-2023, a request by Bruce Nicola to divide the vacant property at 2024 Ferrol Street (Parcel No.: 33-01-01-32-101-201) into 2 separate parcels of land with width to depth ratios of 1 to 3.35, legal described as follows:

Parcel 1: The West ½ of Lot 10, Supervisors Plat of Holoway Subdivision

Parcel 2: The East ½ of Lot 10, Supervisors Plat of Holoway Subdivision

GENERAL INFORMATION

APPLICANT/OWNER:	Saevn Kesto, 3712 Cedar, LLC 2745 Wynclyff Drive Commerce, MI 48390
REQUESTED ACTIONS:	Rezone 3712 S. Cedar Street from “MX-C” Mixed-Use Urban Corridor to “S-C” Suburban Commercial.
EXISTING LAND USE:	5,524 square-foot Commercial Building.
EXISTING ZONING:	“MX-C” Mixed-Use Urban Corridor District
PROPOSED ZONING:	“S-C” Suburban Commercial District
PROPERTY SIZE:	96’ x 184’ = 17,664 square feet – 0.41 acres
SURROUNDING LAND USE:	N: Commercial Personal Service S: Commercial Dance Studio E: Single-Family Residential Neighborhood W: Place of Assembly/Worship
SURROUNDING ZONING:	N: “MX-C” Mixed-Use Urban Corridor District S: “MX-C” Mixed-Use Corridor District E: “MX-C” Mixed-Use Corridor District W: “R-5” Urban Residential District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for “Urban Mixed-Use Corridor” land use. S. Cedar Street is designated as an activity corridor.

DESCRIPTION:

This is a request by Saevn Kesto to rezone the property at 3712 S. Cedar Street from “MX-C” Mixed-Use Corridor District to “S-C” Suburban Commercial District. The purpose of the rezoning is to permit the use of the property as a *vehicle repair facility*. The current zoning designation permits *vehicle service stations* which limits the type of vehicle work that may be conducted at the property to *minor repairs* which includes brake and tire replacement, tune ups, oil changes, and other low intensity repairs that would have a minimal impact on the surrounding land uses. If approved, the proposed rezoning would permit the lot to be used as a *vehicle repair station*, which permits both minor repair and major repair activities. *Major repair* includes collision work, body painting, engine replacement, and other high intensity repair activities, in addition to the minor repair activities permitted at a vehicle service station. Major repairs typically have a greater impact on the surrounding properties.

COMPATIBILITY WITH SURROUNDING LAND USE:

The rezoning will permit higher intensity uses on the property which may negatively impact the surrounding area and the residential neighborhood to the west in particular. The applicant is requesting the rezoning for the purpose of utilizing the lot for a vehicle collision repair business which may generate noise and fumes and may result in unsightly conditions as wrecked vehicles are brought onto the property to be repaired.

As evidenced by the attached map, the properties that have frontage along S. Cedar Street in the area are zoned MX-C". Rezoning the subject property to "S-C" Suburban Commercial would be inconsistent with the established zoning pattern in the area and would result in a "spot zoning" situation. Spot zoning is considered an unacceptable planning and zoning practice as it affords land use rights to one property owner that are not afforded to other property owners in the surrounding area. It also sets a negative precedent for future requests to rezone properties along S. Cedar Street to the "S-C" zoning district. In addition, the development requirements of the "MX-C" zoning district are very different from those of the "S-C" zoning district in terms of setbacks, front yard parking, building height, etc. The proposed rezoning would, therefore, result in an inconsistent development plan as well which is contrary to the goals and basic planning and zoning principles.

COMPLIANCE WITH MASTER PLAN:

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

"To encourage the redevelopment of the 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 the "Urban Mixed-Use Corridor" land use category:

"Retail and Personal Services, medium-density residential in an urban format, office, live-work, R&D and selected light industrial with approval."

The current "MX-C" Mixed-Use Urban Corridor zoning designation of the subject property not only maintains the continuity of the intended land uses for this area, but also allows for pedestrian-oriented, mixed-use commercial and multi-family residential uses. This is consistent with the commercial land use pattern being advanced in the Master Plan for the S. Cedar Street corridor. The proposed "S-C" Suburban Commercial zoning, by contrast, allows uses and development layouts that are less pedestrian-oriented and would require a high degree of buffering and screening to blend with the surrounding properties and placemaking goals for the area.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning is not likely to have any negative impacts on vehicular or pedestrian traffic in the area.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities. No changes are proposed for the site at this time that would have an impact on public facilities. The applicant has questioned the possibility of paving the vacant lot the north for additional parking. In order for that to happen, the vacant lot would also need to be rezoned to the “S-C” zoning district as there is a clause in the zoning ordinance that parking to serve a particular use must be located on land that is zoned for that use. A new parking lot would also require review and approval of a site plan, a primary component of which is a storm water management plan designed to accommodate the drainage resulting from the additional impervious surface.

ENVIRONMENTAL IMPACT:

The proposal is not anticipated to have any negative impact on the physical environment. The use of equipment, tools and chemicals/materials that are used for vehicles body repair, painting, and engine replacement may, however, create noise, fumes and a high level of activity in general that may be detrimental to the living environment for the adjacent residential landowners.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposed zoning may be disruptive to the development pattern in the area. If the rezoning were to be approved in spite of the proposed zoning being inconsistent with the existing zoning pattern in the area and with the land use pattern being advanced in the Master Plan, it would set a precedent for future requests to rezone property to the “S-C” zoning district along S. Cedar Street and elsewhere in the City as well.

SUMMARY

This is a request by Saven Kesto to rezone the property at 3712 S. Cedar Street from “MX-C” Mixed-Use Urban Corridor district to “S-C” Suburban Commercial district. The purpose of the rezoning is to utilize the property for an automobile collision repair facility.

The findings of fact, as outlined in this staff report, do not support a positive recommendation for the requested rezoning. The proposed rezoning would result in a “spot” of “S-C” zoning along the S. Cedar Street corridor in the vicinity of the subject property; would be contrary to the future land use pattern being advanced in the Design Lansing Comprehensive Plan and would set a precedent for future rezoning requests in the area.

RECOMMENDATIONS

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

“I make a motion to deny Z-7-2023, a request to rezone the property at 3712 S. Cedar Street from “MX-C” Mixed-Use Urban District to “S-C” Suburban Commercial District.”

Respectfully Submitted,

Zachary Driver
Commercial Corridor Specialist



PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

RECEIVED

APR 12 2023

PLANNING DIVISION

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

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

3712 S Cedar St Lansing MI 48911

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

From _____ district to _____ district.

Legal
description:

Lots 8 & 9 Jessops Home Garden Sub
Lot 7 Jessops Home Gardens Sub

Applicant:

Saevn Kesto - 3712 Cedar LLC
~~3712 S Cedar St~~

Address (including zip code):

2745 Wynclyff Dr Commerce MI 48390

Phone number(s):

248-444-0108

Fax number:

Email:

skkesto@gmail.com

Name of owner:

Saevn Kesto - 3712 Cedar LLC

Address (including zip code):

2745 Wynclyff Dr Commerce MI 48390

Phone number:

248-444-0108

Interest in Property (please check one):

☐ Option to buy

☒ Owner

☐ Lessee

☐ Represent owner

☐ Other (please specify): _____

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:

Collision Shop
S.C. Suburban Commercial district

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): 4

Number of accessible onsite parking spaces: 16

Hours and days / week of operation: Monday - Friday 9 am - 10 pm

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

This building was used for auto repair, with previous owners. We have leased this building to a tenant that does more repairs than prior ~~occupants~~ occupants.

Comment on other circumstances which justify the amendment:

We have not changed what is being done at this building. We just have different company in place. The prior occupants did car repairs for a long time at this building.

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: _____

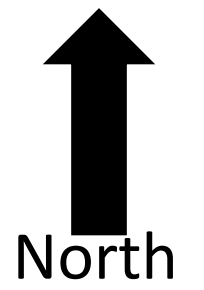
Name: _____

Saeun Kesto

For assistance, please contact:

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

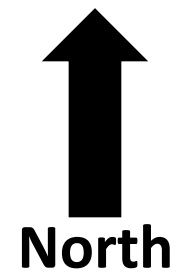






Zoning Districts

- 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
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- 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



Z-7-2023 – 3812 S. Cedar Street

At its March 7, 2023, meeting, the Planning Board voted 2-2 on a motion to recommend approval of Z-7-2023. This is a request to rezone the property at 3712 S. Cedar, LLC to rezone 3712 S. Cedar Street from “MX-C” Mixed Use Center to “S-C” Suburban Commercial. The purpose of the rezoning is to permit a motor vehicle repair facility on the subject property.

The staff recommendation is to deny the request as the proposed zoning would be inconsistent with the established zoning pattern along the S. Cedar Street corridor in the vicinity of the subject property; would be contrary to the future land use pattern being advanced in the Design Lansing Comprehensive Plan and would set a negative precedent for future requests to rezoning properties in the area to the “S-C” zoning district.

The Planning Board held a public hearing at its June 6, 2003, meeting at which the applicant spoke in favor of the rezoning and no other comments were received.

INTRODUCTION OF ORDINANCE

The following ordinance of the City of Lansing, Michigan, for amending the Code of Ordinances 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 1242.02 of the Zoning Ordinance for property located at:

Z-7-2023: 3712 S. Cedar Street, from "MX-C" Mixed-Use Center to "S-C"
Suburban Commercial

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

Z-7-2023, 3712 S. Cedar Street

Rezoning from “MX-C” Mixed Use Center to “S-C” Suburban Commercial

The Lansing City Council will hold a public hearing on Monday, August 14, 2023 at 7:00 p.m. in the Tony Benavides Lansing Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request by Saevn Kesto, 3712 S. Cedar, LLC to rezone 3712 S. Cedar Street from “MX-C” Mixed Use Center to “S-C” Suburban Commercial. The purpose of the rezoning is to permit a motor vehicle repair facility 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., Monday, August 14, 2023 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

BY THE COMMITTEE ON DEVELOPMENT AND 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, Monday August 14, 2023, at 7 p.m. in Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-7-2023: 3712 S. Cedar Street, from "MX-C" Mixed-Use Center to "S-C"
Suburban Commercial

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-7-2023
Parcel Number's: 33-01-01-33-252-172
Addresses: 3712 S. Cedar Street
Legal Descriptions: Lots 8 & 9, Jessops Home Gardens Subdivision, from "MX-C" Mixed-Use Center 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/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.

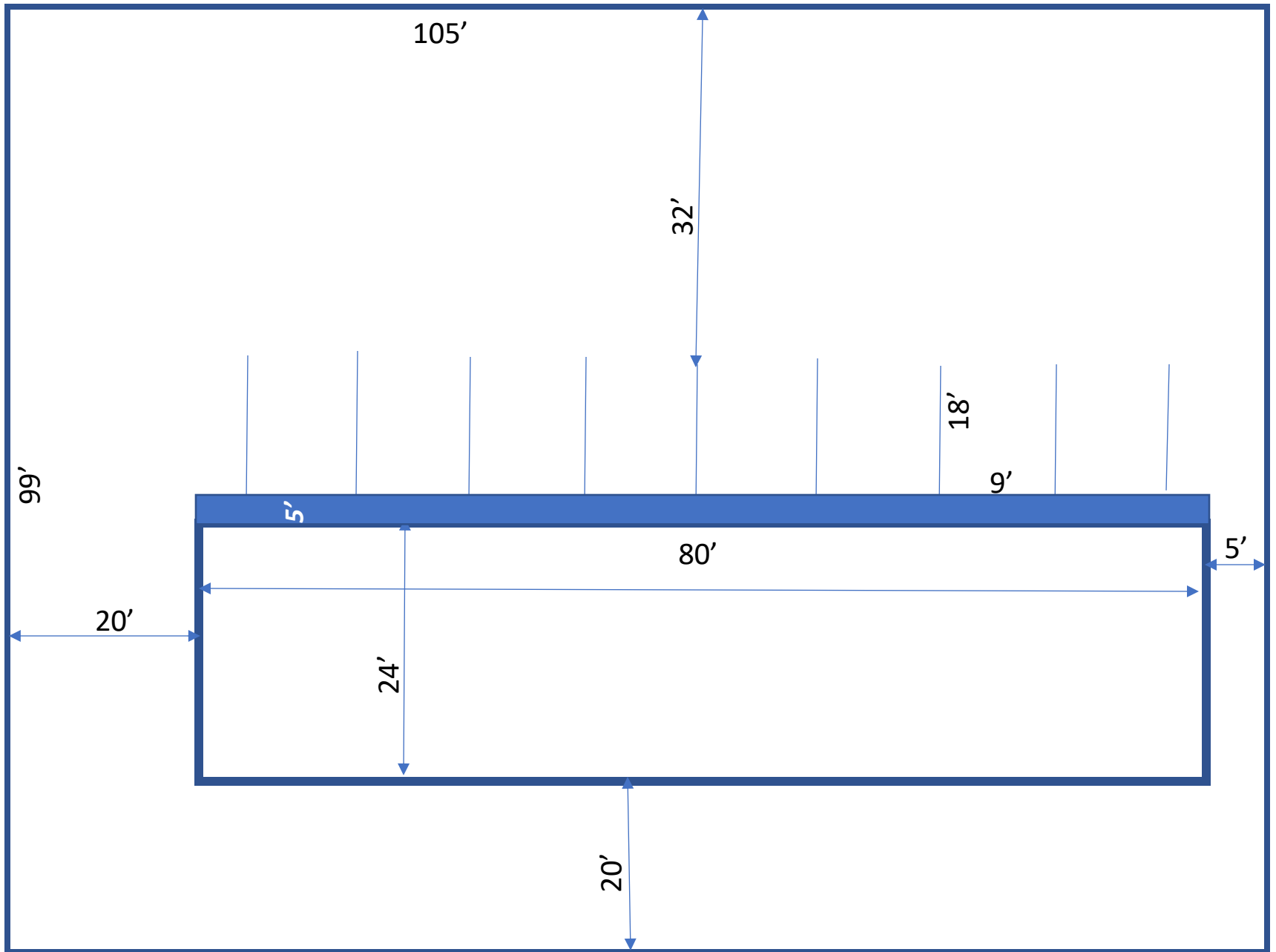
RECOMMENDATION

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,

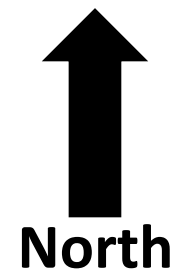
Susan Stachowiak
Zoning Administrator

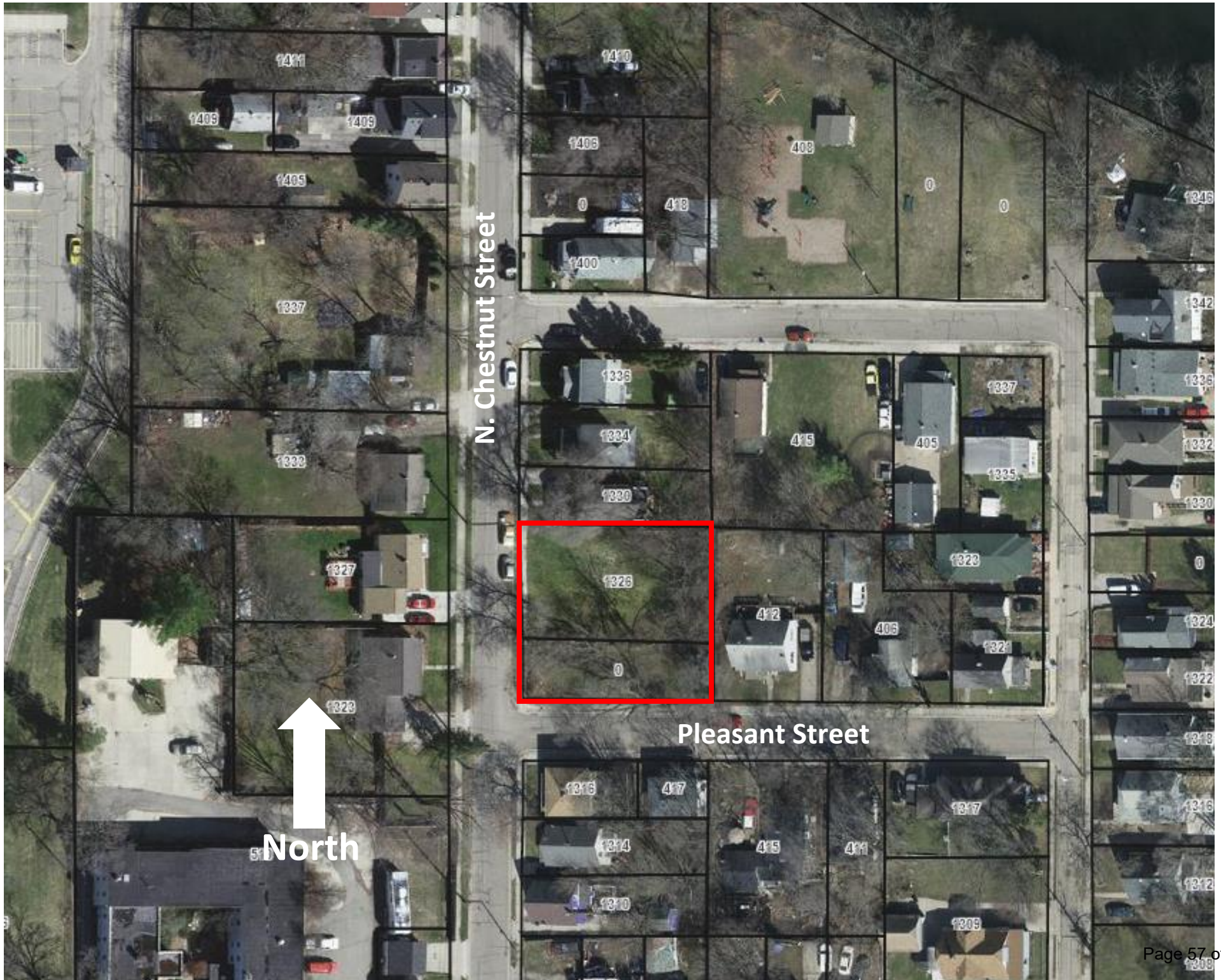




Zoning Districts

- 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.

3-29-2023

Lansing City Clerk

City Hall

124 West Michigan Ave.

Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District and Certificate for 230 S. Holmes St. Lansing, MI 48912

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant Farrin Forsberg, Homes on Holmes LLC. having control of the property located at **230 S. Holmes St. Lansing, MI 48912**(the "Property"), legal description attached, hereby requests the granting of an OPRA Certificate by the City of Lansing on the Property. The Property has been inspected by the City of Lansing Assessor and determined to suffer from functional obsolescence (determination of obsolescence attached).

General Description of Obsolete Facility

Total Square Feet: 5,000; 2,500 above grade

Year Built: 1925

Historical Uses: None

Vacancy: Currently Vacant, the building has been vacant since 2019

Description of Functional Obsolescence Issues: It is a worn-down building due to a fire and in need of Redevelopment.

Proposed Use of the Rehabilitated Facility

The applicant intends to rehabilitate the facility as follows:

Interior and exterior work will be completed at the property interior includes: rehabilitation of plumbing, HVAC, electrical, framing, fire suppression, drywall, and finishes. Exterior work includes: landscaping, curb and gutter, paving, electrical, new detention basin, and framing. The plan for reuse is a 6-unit apartment building. Examples of similar projects include but not limited to the Artist Lofts and Davies Project.

Expected Economic Advantages

The completion of Unity Apartments at 230 S. Holmes St. Lansing, MI 48912 will contribute 2-3 new jobs of employment to the City of Lansing including property management and property maintenance. Also, Unity Apartments will provide 6 additional housing units.

In an effort to maximize the utility value of the functionally obsolete building, the applicant is committed to doing a complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District and approval of an OPRA Certificate, with its multi-year property tax abatement benefit is vital to making the economics of the project work.

Redevelopment of the property will provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of the vacant building into a thriving property.

Detailed Description of Rehabilitation and Fixed Building Equipment

The OPRA tax abatement is a significant component of this project. The applicant has estimated the renovation costs of the project at \$640,000. The renovation estimate are as follows:

Please see attached itemized list of construction costs.

Time Schedule for Rehabilitation

Commencement of construction is scheduled for 07/15/2023 with completion of the project expected by 12/31/2023.

Property Taxable Value and Legal Description

The specifics on the property are as follows:

Property Address: 230 S. Holmes St. Lansing, MI 48912

Owner's Name: Farrin Forsberg

Sq Feet of Building: 5000 Total Square Feet

Tax ID Number: 87-1442241

Tax Value Land: \$17,148

Tax Value Building: \$102,585

SEV Value Total: \$134,200

Legal Description: E 179.77 FT LOT 11 & W 79.77 FT OF E 179.77 FT OF S 33 FT LOT 9, ALSO
COM SE COR LOT 11, TH E 8.25 FT , N 66 FT, W 8.25 FT AND S 66 FT TO
POB, BLOCK 11 GREEN OAK ADD SPLIT/COMBINED ON 09/18/2017
FROM 33-01-01-15-331-121, 33-01-01-15-331-131;

Parcel Number: 33-01-01-15-331-132

Thank you in advance for your assistance and consideration in this matter.

Sincerely,

Farrin Forsberg

Hard Costs: Material & Labor and Order of Work

Order of Work	Category/Item	Material Cost	Labor Cost	Total Cost
1.	Framing A. Demo B. Front/back deck C. Build out of units D. Headers E. Frame Windows F. Frame brick wall G. Extending Floor H. Garbage barrier			\$120,000
2.	Windows	\$11,100	\$4,250	\$15,350
3.	Roofing A. Strip roof B. Removal of debris C. New shingles			\$7,000
4.	Plumbing A. Rough B. Finish C. Rough material			\$65,400
5.	HVAC			\$69,500
5,	Electrical A. Rough B. Finish C. Rough in materials (plugs & outlets)			\$60,000
6.	Fire suppression			\$19,000
7.	Insulation	\$11,405.49	\$8,000	\$19,405.49
8.	Drywall	\$14,000	\$29,570	\$43,570
9.	Painting	\$7,000	\$19,000	\$26,000
10.	Finishes	\$35,000	\$20,000	\$55,000
11.	Brickwork			\$5,100
12.	Exterior Work A. Excavating B. Asphalt Lot C. Concrete D. Demo E. Detention basin			\$110,000
13.	Dumpster			\$400

14.	Ramp			\$21,000
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Total: \$636,725.49



Andy Schor, Mayor

CITY ASSESSORS OFFICE

Sharon Frischman, MMAO
City Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

April 20, 2023

Lansing Economic Development Corp

Re: 230 S Holmes St. Functional Obsolescence Determination



A site visit was conducted by this office on April 13th, 2023. This building was originally built as a church. Market demand for this type of small, neighborhood church has diminished significantly in the last 20 years.

The only plumbing is in the basement with no other access aside from stairs. The windows are all single pane. Currently, there are no mechanicals in the building.

The use and design as well as the absence of heating, adequate plumbing render the building obsolete. A recent (2019) fire has also weakened the exterior brick wall.

As of April 13, 2023, I have determined that this building is functionally obsolete.

Sharon Frischman, MMAO, AI-GRS
City Assessor



MEMORANDUM

DATE: June 16, 2023
TO: Lansing City Council, Committee on Development and Planning
FROM: Simon Verghese, Economic Development Specialist, Lansing Economic
Development Corporation
SUBJECT: 230 S. Holmes St. OPRA Request

Dear Lansing City Council,

The Lansing EDC has verified that the property owner of 230 S. Holmes St. has resolved all code violations for this property and paid all outstanding fees. The Lansing EDC has confirmed with the City of Lansing Economic Development and Planning Department that there are no outstanding code violations or compliance issues for this property. Additionally, the Lansing EDC has verified with the City of Lansing Finance Department that there are no outstanding taxes or other fees related to this property.

On May 26th, 2023, Lansing City Council received Resolutions to set a Public Hearing for an Obsolete Property Rehabilitation Act (OPRA) District and set a Public Hearing for an OPRA Certificate for the property located at 230 S. Holmes St. On the same date, Lansing City Council referred these resolutions to the Committee on Development and Planning.

On June 7th, 2023, the resolutions were brought before the Committee on Development and Planning for consideration. No action was taken by the Committee due to a misspelling on one of the resolutions and outstanding fees for code violations on the property. The property owner was previously unaware of these violations and outstanding fees. On June 8th, 2023, the following day all fees were paid in full by the property owner.

We believe this market-rate redevelopment project will be a great asset to our City and the surrounding neighborhood. By converting a blighted, vacant, and functionally obsolete building into residential units the proposed project addresses community needs and brings us closer to our prosperous future.

Sincerely,

Simon Verghese

Simon Verghese
Economic Development Specialist
Lansing Economic Development Corporation
simon@lansingedc.com

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete
Property Rehabilitation Act District at 230 S. Holmes St., Lansing, Michigan

WHEREAS, Homes on Holmes, LLC has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 230 S. Holmes St., Lansing, Michigan (the "Property"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 230 South Holmes St, Lansing, Michigan, is legally described as:

E 179.77 FT LOT 11 & W 79.77 FT OF E 179.77 FT OF S 33 FT LOT 9, ALSO COM SE COR LOT 11, TH E 8.25 FT , N 66 FT, W 8.25 FT AND S 66 FT TO POB, BLOCK 11 GREEN OAK ADD SPLIT/COMBINED ON 09/18/2017 FROM 33-01-01-15-331-121, 33-01-01-15-331-131; Parcel Number: 33-01-01-15-331-132; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, August 14, 2023 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, August 14, 2023 at 7:00 p.m. in the Tony Benavides Lansing City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave., Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 230 S. Holmes St., Lansing, Michigan, legally described as:

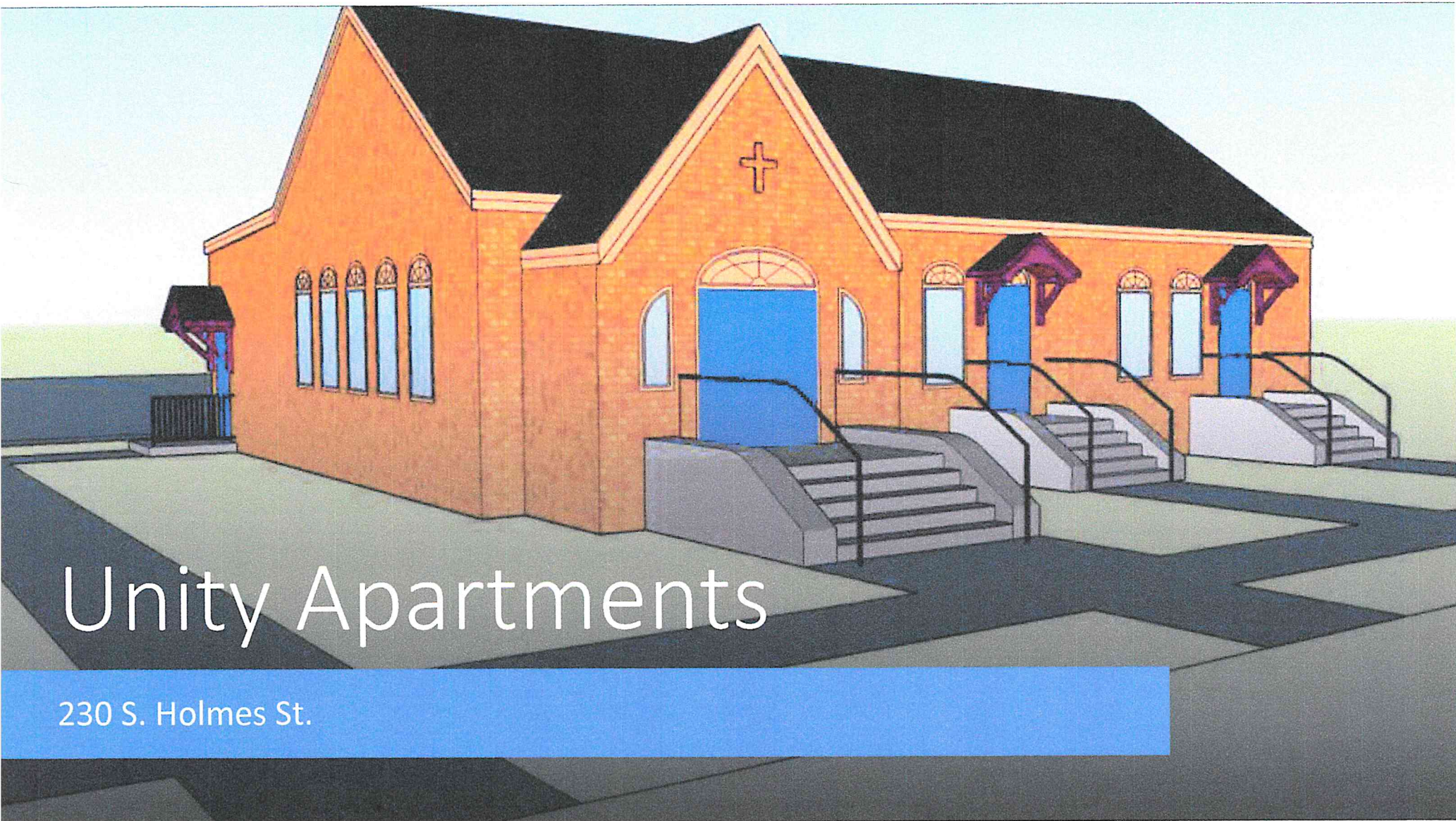
E 179.77 FT LOT 11 & W 79.77 FT OF E 179.77 FT OF S 33 FT LOT 9, ALSO COM SE COR LOT 11, TH E 8.25 FT , N 66 FT, W 8.25 FT AND S 66 FT TO POB, BLOCK 11 GREEN OAK ADD SPLIT/COMBINED ON 09/18/2017 FROM 33-01-01-15-331-121, 33-01-01-15-331-131

Parcel Number: 33-01-01-15-331-132.

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Simon Verghese, Lansing Economic Development Corporation (LEDC), 230 N. Washington Sq. Ste 212 Lansing, MI 48933, (517) 898-1709.

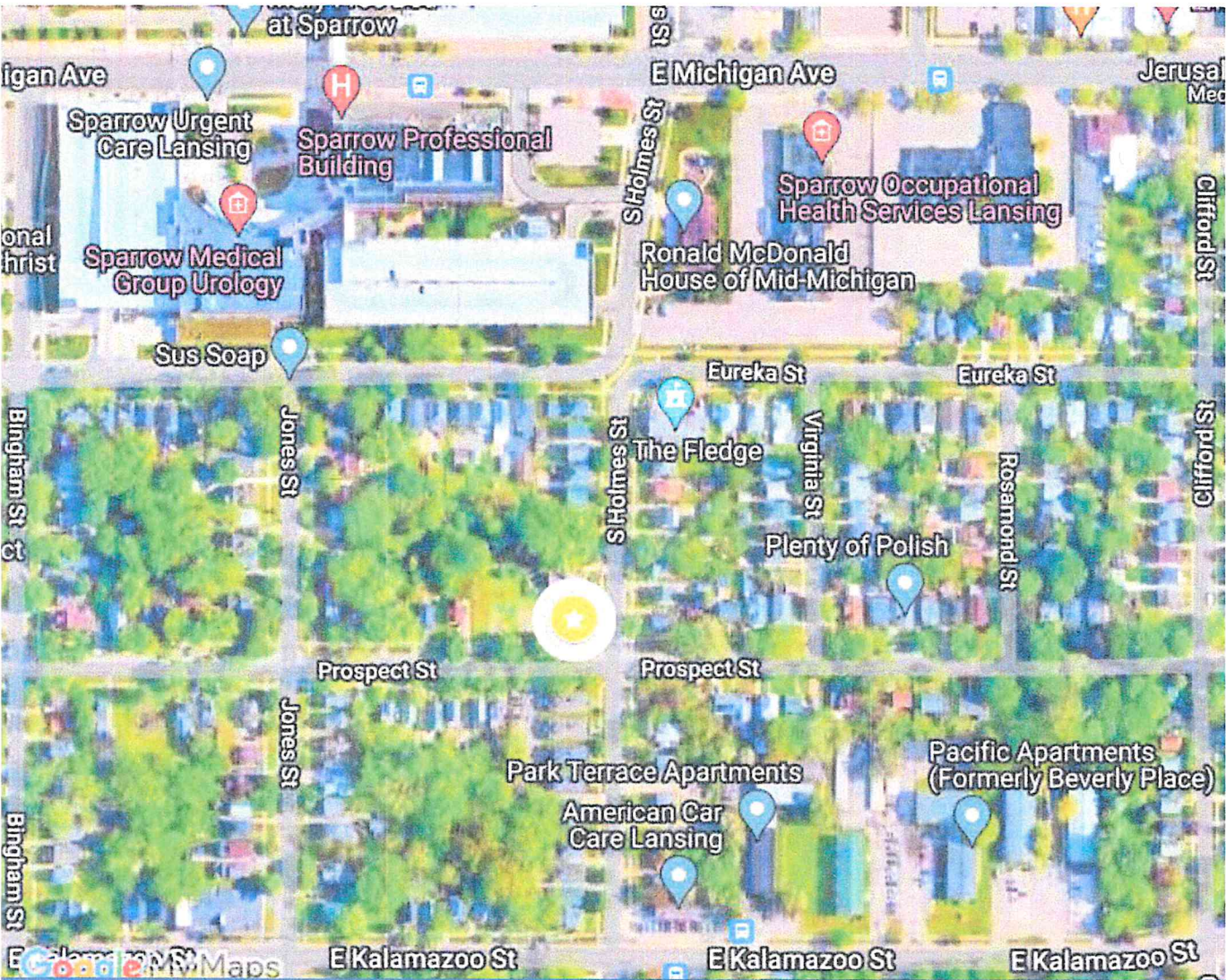
For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's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

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



Unity Apartments

230 S. Holmes St.



Project Location

Current State



Current State



Renderings



3-29-2023

Lansing City Clerk

City Hall

124 West Michigan Ave.

Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District and Certificate for 230 S. Holmes St. Lansing, MI 48912

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant Farrin Forsberg, Homes on Holmes LLC. having control of the property located at **230 S. Holmes St. Lansing, MI 48912**(the "Property"), legal description attached, hereby requests the granting of an OPRA Certificate by the City of Lansing on the Property. The Property has been inspected by the City of Lansing Assessor and determined to suffer from functional obsolescence (determination of obsolescence attached).

General Description of Obsolete Facility

Total Square Feet: 5,000; 2,500 above grade

Year Built: 1925

Historical Uses: None

Vacancy: Currently Vacant, the building has been vacant since 2019

Description of Functional Obsolescence Issues: It is a worn-down building due to a fire and in need of Redevelopment.

Proposed Use of the Rehabilitated Facility

The applicant intends to rehabilitate the facility as follows:

Interior and exterior work will be completed at the property interior includes: rehabilitation of plumbing, HVAC, electrical, framing, fire suppression, drywall, and finishes. Exterior work includes: landscaping, curb and gutter, paving, electrical, new detention basin, and framing. The plan for reuse is a 6-unit apartment building. Examples of similar projects include but not limited to the Artist Lofts and Davies Project.

Expected Economic Advantages

The completion of Unity Apartments at 230 S. Holmes St. Lansing, MI 48912 will contribute 2-3 new jobs of employment to the City of Lansing including property management and property maintenance. Also, Unity Apartments will provide 6 additional housing units.

In an effort to maximize the utility value of the functionally obsolete building, the applicant is committed to doing a complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District and approval of an OPRA Certificate, with its multi-year property tax abatement benefit is vital to making the economics of the project work.

Redevelopment of the property will provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of the vacant building into a thriving property.

Detailed Description of Rehabilitation and Fixed Building Equipment

The OPRA tax abatement is a significant component of this project. The applicant has estimated the renovation costs of the project at \$640,000. The renovation estimate are as follows:

Please see attached itemized list of construction costs.

Time Schedule for Rehabilitation

Commencement of construction is scheduled for 07/15/2023 with completion of the project expected by 12/31/2023.

Property Taxable Value and Legal Description

The specifics on the property are as follows:

Property Address: 230 S. Holmes St. Lansing, MI 48912

Owner's Name: Farrin Forsberg

Sq Feet of Building: 5000 Total Square Feet

Tax ID Number: 87-1442241

Tax Value Land: \$17,148

Tax Value Building: \$102,585

SEV Value Total: \$134,200

Legal Description: E 179.77 FT LOT 11 & W 79.77 FT OF E 179.77 FT OF S 33 FT LOT 9, ALSO
COM SE COR LOT 11, TH E 8.25 FT , N 66 FT, W 8.25 FT AND S 66 FT TO
POB, BLOCK 11 GREEN OAK ADD SPLIT/COMBINED ON 09/18/2017
FROM 33-01-01-15-331-121, 33-01-01-15-331-131;

Parcel Number: 33-01-01-15-331-132

Thank you in advance for your assistance and consideration in this matter.

Sincerely,

Farrin Forsberg

Hard Costs: Material & Labor and Order of Work

Order of Work	Category/Item	Material Cost	Labor Cost	Total Cost
1.	Framing A. Demo B. Front/back deck C. Build out of units D. Headers E. Frame Windows F. Frame brick wall G. Extending Floor H. Garbage barrier			\$120,000
2.	Windows	\$11,100	\$4,250	\$15,350
3.	Roofing A. Strip roof B. Removal of debris C. New shingles			\$7,000
4.	Plumbing A. Rough B. Finish C. Rough material			\$65,400
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9.	Painting	\$7,000	\$19,000	\$26,000
10.	Finishes	\$35,000	\$20,000	\$55,000
11.	Brickwork			\$5,100
12.	Exterior Work A. Excavating B. Asphalt Lot C. Concrete D. Demo E. Detention basin			\$110,000
13.	Dumpster			\$400

14.	Ramp			\$21,000
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Total: \$636,725.49



Andy Schor, Mayor

CITY ASSESSORS OFFICE

Sharon Frischman, MMAO
City Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

April 20, 2023

Lansing Economic Development Corp

Re: 230 S Holmes St. Functional Obsolescence Determination



A site visit was conducted by this office on April 13th, 2023. This building was originally built as a church. Market demand for this type of small, neighborhood church has diminished significantly in the last 20 years.

The only plumbing is in the basement with no other access aside from stairs. The windows are all single pane. Currently, there are no mechanicals in the building.

The use and design as well as the absence of heating, adequate plumbing render the building obsolete. A recent (2019) fire has also weakened the exterior brick wall.

As of April 13, 2023, I have determined that this building is functionally obsolete.

Sharon Frischman, MMAO, AI-GRS
City Assessor



MEMORANDUM

DATE: June 16, 2023
TO: Lansing City Council, Committee on Development and Planning
FROM: Simon Verghese, Economic Development Specialist, Lansing Economic
Development Corporation
SUBJECT: 230 S. Holmes St. OPRA Request

Dear Lansing City Council,

The Lansing EDC has verified that the property owner of 230 S. Holmes St. has resolved all code violations for this property and paid all outstanding fees. The Lansing EDC has confirmed with the City of Lansing Economic Development and Planning Department that there are no outstanding code violations or compliance issues for this property. Additionally, the Lansing EDC has verified with the City of Lansing Finance Department that there are no outstanding taxes or other fees related to this property.

On May 26th, 2023, Lansing City Council received Resolutions to set a Public Hearing for an Obsolete Property Rehabilitation Act (OPRA) District and set a Public Hearing for an OPRA Certificate for the property located at 230 S. Holmes St. On the same date, Lansing City Council referred these resolutions to the Committee on Development and Planning.

On June 7th, 2023, the resolutions were brought before the Committee on Development and Planning for consideration. No action was taken by the Committee due to a misspelling on one of the resolutions and outstanding fees for code violations on the property. The property owner was previously unaware of these violations and outstanding fees. On June 8th, 2023, the following day all fees were paid in full by the property owner.

We believe this market-rate redevelopment project will be a great asset to our City and the surrounding neighborhood. By converting a blighted, vacant, and functionally obsolete building into residential units the proposed project addresses community needs and brings us closer to our prosperous future.

Sincerely,

Simon Verghese

Simon Verghese
Economic Development Specialist
Lansing Economic Development Corporation
simon@lansingedc.com

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

Resolution to Set a Public Hearing Regarding the Granting of an
Obsolete Property Rehabilitation Act Certificate
230 S. Holmes St.

WHEREAS, Homes on Holmes, LLC, owner of the property located at 230 S. Holmes St. in the City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

E 179.77 FT LOT 11 & W 79.77 FT OF E 179.77 FT OF S 33 FT LOT 9, ALSO COM SE COR LOT 11, TH E 8.25 FT , N 66 FT, W 8.25 FT AND S 66 FT TO POB, BLOCK 11 GREEN OAK ADD SPLIT/COMBINED ON 09/18/2017 FROM 33-01-01-15-331-121, 33-01-01-15-331-131; Parcel Number: 33-01-01-15-331-132; and

WHEREAS, the Act requires that before granting a Certificate the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, August 14, 2023 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

**City of Lansing
Notice of Public Hearing**

The Lansing City Council will hold a public hearing on Monday, August 14, 2023 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation Certificate (the "Certificate"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 230 S. Holmes St., Lansing, Michigan, but more particularly described as follows:

E 179.77 FT LOT 11 & W 79.77 FT OF E 179.77 FT OF S 33 FT LOT 9, ALSO COM SE COR LOT 11, TH E 8.25 FT , N 66 FT, W 8.25 FT AND S 66 FT TO POB, BLOCK 11 GREEN OAK ADD SPLIT/COMBINED ON 09/18/2017 FROM 33-01-01-15-331-121, 33-01-01-15-331-131

Parcel Number: 33-01-01-15-331-132

Approval of this Certificate will provide the owner or potentially the developer of property an abatement of certain property taxes for the improvements to the property noted above. Further information regarding this issue may be obtained from Simon Verghese, Lansing Economic Development Corporation (LEDC), 230 N Washington Sq. Ste 212 Lansing, MI 48933, (517) 898-1709.

For more information, please call 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, MMC/CMMC
www.lansingmi.gov/Clerk
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