

AGENDA

Committee on Development and Planning AGENDA FOR AUGUST 2, 2023 AT 9:00 AM



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 8/1/2023 Noon

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. July 19, 2023
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Introduction and Set a Public Hearing; Amend Chapter 1462, Section 1462.03; Neighborhood Enterprise Zone - Designation of Zones
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, July 19, 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
Susan Stachowiak, EDP
Morgan Butts
Joshua Pugh
Patrick Muchmore
Jesus Flores, Jr.
Kris Klein, LEDC
Simon Verghose, EDC
Cathleen Edgerly, DLI
Greg Venker, OCA
Sanba Saidy
Brandi Saidy
Farrin Forsberg
Bruce Nicola

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE JUNE 21, 2023 MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

No public comment on this time.

Discussion/Action

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

Ms. Butts briefly confirmed that she was on the Committee once before but had stepped down for a job in Ohio, but then returned back to Michigan. She then spoke on her experience in the

arts and culture on MSU, work with Public Policy, and her current role as the Director of Communications for Arts and Collections for MSU since November 2022.

Committee Members acknowledged Ms. Butts for her experience, and Council Member Garza asked if she would be willing to attend Ward and neighborhood meetings to share what they are doing, and Ms. Butts acknowledged she would be willing to and with her career in communications this is her opportunity she would greatly enjoy.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF MORGAN BUTTS AS AT LARGE MEMBER TO THE ARTS AND CULTURE COMMISSION TERM TO EXPIRE JUNE 30, 2025. MOTION CARRIED 2-0.

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

Mr. Pugh explained he has been a resident since 2015, and downtown worker since 2011, and passionate about the City of Lansing and looking to be more involved.

Mr. Garza asked if he would be willing to share the information with the neighborhoods and Ward meetings and Mr. Pugh acknowledged he would be willing and spoke in support of working with the residents in the actions taking place.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE APPOINTMENT OF JOSHUA PUGH AS RESIDENT MEMBER TO THE DLI TERM TO EXPIRE 6/30/2026. MOTION CARRIED 2-0.

RESOLUTION - Appointment; Patrick Shane Muchmore; 2nd Ward Member- Planning Commission; Term to Expires June 30, 2026

Mr. Muchmore acknowledged the opportunity, his residency over the years and current work with Senator McCann. He confirmed he had reached out to the Mayor about serving on a Board. Mr. Muchmore believes in healthy environments and downtowns that are key to that, and attract graduates from LCC, Davenport and MSU. Stated his experience has seen what works and what does not work.

Council Member Garza asked what his opinion were with living in the 2nd Ward. He then asked about his willingness to attend the Ward meetings and resident meetings, and Mr. Muchmore acknowledged his intent to do just that.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE APPOINTMENT OF PATRICK MUCHMORE AS 2ND WARD MEMBER TO THE PLANNING COMMISSION TERM TO EXPIRE 6/30/2026. MOTION CARRIED 2-0.

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

Mr. Flores briefly spoke on his extensive background on his business based in Michigan; his career in tech startups. Mr. Flores stated to the Committee he believes very much in density matters, and technology generates productivity and key returns. He believes downtown is a key part of that.

Council Member Garza asked if he would be willing to attend Ward meetings and neighborhood meetings and Mr. Flores confirmed.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE APPOINTMENT OF JESUS FLORES JR. AS BUSINESS MEMBER TO THE DLI TERM TO EXPIRE 6/30/2024. MOTION CARRIED 2-0.

RESOLUTION – LS-10-2023; 2024 Ferrol Street; Lot Split for 2 SFR

Council Member Garza questioned if there have been a lot of lot splits lately, and Ms. Stachowiak confirmed there have been several lately, but in this case this one does not meet the depth/width ratio. There was no objection at the planning level, and staff is currently working on an amendment to remove the depth to width ratio. In this case it is 5 times, along with the fact that along Ferrol to the east a lot of them are 50 ft wide, and so these new lots will be larger than most, and would bring in more conformity to the neighborhood.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE LOT SPLIT AT 2024 FERROL STREET. (LS-10-2023). MOTION CARRIED 2-0.

RESOLUTION – Introduction and Set Public Hearing; Z-7-2023; 3712 S Cedar Street; Rezoning from MX-C to S-C Suburban Commercial

Ms. Stachowiak informed the Committee that the plan, per the applicant if this is rezoned, is for a automobile repair shop, based on what heard from applicants at public hearing. The issue the City believes is the blatant spot zoning. From the planning side, it is not acceptable to rezone one lot in the middle of the block. The issue with spot zoning is taking one rights to one owner and not others in the neighborhood and in the end the Planning Commission and staff recommend denial.

MOTION BY COUNCIL MEMBER GARZA TO SET THE PUBLIC HEARING FOR Z-7-2023 FOR 3712 S CEDAR STREET FOR AUGUST 14, 2023. MOTION CARRIED 2-0.

ORDINANCE – Z-6-2023; 1326 N Chestnut Street and Vacant Lots

Ms. Stachowiak along with Mr. and Mrs. Saidy outlined their request to rezone the parcels, noting one could be split. What they would be interested in doing is to combine, then rezone to R-MX for four (4) attached units. They acknowledged it will be tight but does meet the basic requirements to do this and will meet setbacks. Ms. Stachowiak confirmed that there were neighbors present at the public hearing and had concerns of it not fitting into the neighborhoods along with concerns on the parking. The Planning Commission did recommend it for approval.

The committee looked at the maps in the packet.

Mr. Saidy assured the Committee that their ultimate goal is to provide housing and be respectful of neighbors. Council Member Brown noted he heard some residents would not be opposed to 3 units, and asked the owners if they considered that. Mr. Saidy said builders provide better discounts with larger units, plus with 4 units they will provide that one more additional housing unit for a family to have a safe home. Council Member Garza asked for confirmation that they are current vacant and no one would be displaced with this, and Ms. Saidy confirmed.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE OUT TO COUNCIL FOR REZONING AT 1326 N CHESTNUT STREET AND VACANT LOTS. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; OPRA District; Homes on Holmes, LLC; 230 S Holmes

Mr. Verghose distributed renderings (in the packet) and Ms. Forsberg presented. They confirmed that at the last meeting there were outstanding fines and code violations that have

been paid and addressed. Ms. Forsberg stated the City did not have their current address for those notices and all that has been corrected.

Mr. Verghose went through the renderings of the former church that was damaged by fire. The OPRA is a tax abatement up to 12 years, which freezes the taxable value, however State taxes are not abated. This OPRA request is for only five (5) years. The City impact would be \$4,080 a year and \$20,400 over 5 years.

Council Member Brown asked if approved would the City generate any revenue. Mr. Verghose said the City will collect but forgo \$4,080 per year if approved. The total value of abated taxes would be \$54,000 which includes all millages, library, taxes, CATA. se 5 years. Council Member Brown asked what the positive impact of granting this OPRA would be. Mr. Verghose stated this will fill a financial gap and require the financing needed to make the development happen. Council Member Garza asked for confirmation that after five (5) years are up the City will collect \$10,000 per year, and Mr. Verghose confirmed and added the City is currently only collecting \$2,000.

Ms. Forsberg spoke on the overall summary of the proposed 6 units which will be under the 60-80% AMI range in Ingham County and does fall under market rate housing. Also 2 of the units will be affordable housing. This will be a \$810,000 investment which she purchased in 2021, and since then been working on the planning and design to repurpose into 6 units and make the building structurally sound again. Council Member Brown asked if she has done an construction and she confirmed they have not broke ground, but hope to begin September. Ms. Forsberg then went onto expand on the structure, historical features, individual access to the units and parking. It was noted one unit will be ADA compliant and Council Member Brown asked if they would consider making one of the affordable housing units ADA also. Council Member Garza referenced the photos which reflected some construction work, and Ms. Forsberg confirmed she bought it that way, because after the fire the previous owners (church) made some fire damage restoration upgrades.

MOTION BY COUNCIL MEMBER GARZA TO SET THE PUBLIC HEARING FOR THE OPRA DISTRICT FOR 230 S HOLMES FOR AUGUST 14, 2023. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; OPRA Certificate; Homes on Holmes, LLC, 230 S Holmes
MOTION BY COUNCIL MEMBER GARZA TO SET THE PUBLIC HEARING FOR THE OPRA CERTIFICATE FOR 230 S HOLMES FOR AUGUST 14, 2023. MOTION CARRIED 2-0.

Other

No other topics.

Adjourn

Adjourned at 4:40 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

INTRODUCTION OF ORDINANCE

Council Member Spitzley introduced:

An ordinance of the City of Lansing, Michigan, to amend Chapter 1462 of the Lansing Codified Ordinances, Section 1462.03, to bring the acreage limitation for total Neighborhood Enterprise Zones in the City into conformity with State law.

The Ordinance is referred to the Committee on Development & Planning

Resolution #2023-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for _____ at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, to amend Chapter 1462 of the Lansing Codified Ordinances, Section 1462.03, to bring the acreage limitation for total Neighborhood Enterprise Zones in the City into conformity with State law.

ORDINANCE NO.

An ordinance of the City of Lansing, Michigan, to amend Chapter 1462 of the Lansing Codified Ordinances, Section 1462.03, to bring the acreage limitation for total Neighborhood Enterprise Zones in the City into conformity with State law.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1462, Section 1462.03 of the Codified Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

1462.03 – Designation of zones.

The City, by Council resolution, may, upon City initiative or on petition of any person:

- (a) Designate one or more neighborhood enterprise zones within a local governmental unit. A neighborhood enterprise zone, other than a neighborhood enterprise zone designated pursuant to subsection (b) hereof, shall contain not less than ten platted parcels of land. All the land within a neighborhood enterprise zone shall also be compact and contiguous.
- (b) Designate one or more neighborhood enterprise zones limited to new facilities if each new facility in the zone is part of a development of ten or more units.

The total acreage of the neighborhood enterprise zones designated under this section shall not exceed ~~one~~**fifteen** percent (**15%**) of the total acreage contained within the boundaries of the local governmental unit.

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2032.