

AGENDA

Committee on Development and Planning AGENDA FOR SEPTEMBER 20, 2023 AT 4:00 PM



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

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

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. September 6, 2023
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. ORDINANCE - Z-8-2023; 415 and 421 W. Kalamazoo St., Rezoning from from "DT-3" Urban Core to 'R-AR" Residential Adaptive Reuse District
 - C. RESOLUTION - SLU-2-2023; Special Land Use Permit, 415 and 421 W. Kalamazoo St., to authorize a sheltered care facility

Presentation

- D. Presentation - Downtown Lansing Comprehensive Market Analysis
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, September 6, 2023 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

Council Member Spitzley, Chair

Council Member Brown, Vice-Chair

Council Member Garza, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant

Emily Linden, Internal Auditor

Lisa Hagen-Lawrence, OCA

Greg Venker, OCA

Alex Pedraza, OCA Intern

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM AUGUST 2, 2023 AS PRESENTED. MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM AUGUST 23, 2023 AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public present.

Discussion/Action

RESOLUTION -Appointment; Traci Riehl; City of Lansing Member – Local Development Finance Authority Board; Term to Expire June 30, 2027

Ms. Riehl spoke briefly on her career and owning two small businesses in the Lansing area and is involved in Insurtech initiatives for Michigan and supporting the strong insurance industry in Michigan.

Councilmember Garza asked with owning two businesses is she looking to start up more, and she is not, adding that with such a strong insurance presence in Michigan she would like to help and develop more tech jobs and get more young people interested and involved.

Councilmember Garza then asked if she anticipated these as virtual jobs or in office and if

appointed would she be willing to attend constituent meetings. Ms. Reihl answered it is important to have personal interaction and she encourages to meet in person to connect and build rapport and she would attend the meetings.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF TRACI RIEHL TO THE LDFA BOARD. MOTION CARRIED 3-0

ORDINANCE – Amendment to Chapter 1462, Section 1462.03; Neighborhood Enterprise Zone
Mr. Venker spoke to the few wording changes to make it more clear to understand and stated no new hearing is required.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE ORDINANCE TO AMEND CHAPTER 1462, SECTION 1462.03 NEIGHBORHOOD ENTERPRISE ZONE. MOTION CARRIED 3-0.

DISCUSSION – Budget Priorities for FY 2024/2025 Committee Priorities

The Committee reviewed the priorities from the previous year and amended item 1 to have a LEDC position opposed to FTE, item 2 was amended to increase to \$250,000, item 3 was amended to include a report out to council no later than March 1, 2024.

Councilmember Garza requested to add item 5 for a compliance employee designated to ensure all development agreements are being followed including but not limited to income tax collection, TIFAs, PILOTS, and Brownfields.

Other

No other topics.

Adjourn

Adjourned at 4:22p.m.

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

Z-8-2023 & SLU-2-2023 415 & 421 W. Kalamazoo Street

At its August 1, 2023, meeting, the Planning Board voted 5-1 to recommend approval of Z-8-2023 and SLU-2-2023. These are requests by the City Rescue Mission to rezone the properties at 415 & 421 W. Kalamazoo Street from “DT-3” Urban Core to “R-AR” Residential Adaptive Reuse and for a special land use permit to utilize the properties for a sheltered care facility for approximately 300-350 men and women. The shelter at 2216 S. Cedar will remain open for women with children and families with a 110-person approximate capacity. The existing men’s shelter at 607 E. Michigan Avenue will be used for a kitchen to provide meals for the homeless. In total, the shelter capacity for the Rescue Mission will increase from approximately 200 to 400-450.

The proposed special land use permit is to allow use of the properties at 415 & 421 W. Kalamazoo Street for a sheltered care facility. A sheltered care facility is permitted by special land use permit in the “R-AR” zoning district but is not permitted under the current “DT-3” zoning of the subject properties.

The staff recommendation is to approve both requests. There is a dire need for additional shelter space in the community and the proposed properties seem to be the most appropriate locations available. The surrounding uses are mostly non-residential, the site is located along 2 major bus routes and in close proximity to businesses, employment and educational opportunities, and governmental, institutional and religious services/resources.

The Planning Board held a public hearing at its August 1, 2023, meeting at which representatives of the applicant and one other person spoke in favor of the requests. The owners and building manager for Metro Place Apartments at 301 W. Lenawee Street, the building manager for the Porter Senior Apartments and the owner of the apartment building at 420 S. Walnut Street spoke in opposition to the requests. A letter of objection from the owner of 510 S. Capitol Avenue has been received.

GENERAL INFORMATION

APPLICANT:	VIRIDIS Design Group on behalf of the City Rescue Mission of Lansing 2925 W. Main Street Kalamazoo, MI 49006
OWNER:	SET SEG Insurance Services Agency, Inc. 1520 Earl Avenue East Lansing, MI 48823
REQUESTED ACTION:	* Rezoning from “DT-3” Urban Core to ‘R-AR’ Residential Adaptive Reuse * Special Land Use Permit for a sheltered care facility
EXISTING LAND USE:	Vacant office buildings
EXISTING ZONING:	“DT-3” Urban Core District
PROPERTY SIZE:	415 W. Kalamazoo – 26,136 square feet (.75 acres) 421 W. Kalamazoo – 32,670 square feet (.6 acres) Total – 58,806 square feet (1.35 acres)
SURROUNDING LAND USE:	N: State Office Building S: Multiple Family Residential Apartment Building E: Office Building & Ingham County Courthouse W: Lansing School District Office Building
SURROUNDING ZONING:	N: “DT-3” Urban Core District S: “DT-3” Urban Core District E: “DT-3” Urban Core District W: “DT-3” Urban Core District
MASTER PLAN DESIGNATION:	The Design Lansing Master Plan designates the subject property as “Downtown Mixed-Use Center: Edge”. W. Kalamazoo Street is designated as a prime connector.

APPLICANT’S REQUESTS

Z-8-2023: Request to rezone the properties at 415 & 421 W. Kalamazoo Street from “DT-3” Urban Core to “R-AR” Residential Adaptive Reuse

SLU-1-2022: Special land use permit to utilize 415 & 421 W. Kalamazoo Street for a sheltered care facility. A sheltered care facility is permitted by special land use permit in the “R-AR” zoning district but is not permitted under the current “DT-3” zoning of the subject properties.

AGENCY REFERRAL RESPONSES

Assessing: No objections.

Board of Water & Light: See attached memo

Building Safety: No objections.

Parks & Recreation: No issues

Public Service Engineering: We have the vacated LSD offices use replaced with “300 adults” and “offices and other support spaces”, which from a civil engineering/sewage flow standpoint equates to a small or medium-sized apartment building. Now, the PUBLIC sewer in front on Kalamazoo is a 6-inch combined sewer, which does not have the capacity to serve this redevelopment. However, fortunately, based on past experience, I believe the existing sanitary service is to the 8-inch public sewer on Walnut.

Of note, this 8-inch sewer is also a combined sewer that currently takes roadway drainage, so we still may have inadequate capacity in the sewer on Walnut (tributary to another 8-inch combined sewer draining eastward on Kalamazoo).

I note that VIRDIS’s writeup states “CRM does not anticipate requiring new infrastructure, curb cuts, etc.”. The issue is that the existing sewer infrastructure MAY not be adequate. I emphasize “may”, because there may be no issue, but there’s some definite question marks based on what I stated above. VIRDIS should provide a sanitary basis of design as soon as possible, so we can start checking the sewer capacity.

Public Service Transportation
& Administration:

The Public Service Department does not have any objections to the rezoning. Traffic and parking needs should be lower compared to an office use. As Alec indicated, changing to a residential use might create additional sanitary sewage and our department would need to confirm that there is sufficient sewer capacity to handle the anticipated flows.

REZONING

COMPATIBILITY WITH SURROUNDING ZONING PATTERNS

The applicant is requesting a rezoning of two adjoining properties at 415 and 421 W. Kalamazoo Street from “DT-3” Downtown Urban Core to “R-AR” Residential Adaptive Reuse and a special land use permit to allow a sheltered care facility in that district. The subject properties are surrounded on all sides by “DT-3” zoning. The “R-AR” zoning is one of only a few districts that

permits sheltered care facilities. It is generally considered good planning and zoning practices to create and preserve consistent zoning patterns as they result in consistent development patterns. In this case, however, there are no properties in and around the downtown that are zoned for sheltered care facilities. Shelters are essential to the community and should primarily be located in close proximity to the downtown where they can effectively serve the majority of the population in need of their services. A rezoning, therefore, is going to be necessary in order to accommodate the use, in spite of zoning pattern inconsistencies. The “R-AR” zoning district is intended to accommodate reuse of properties that are unique such as those that contain vacant school buildings and to accommodate uses that have unique locational needs such as shelters. Unlike most zoning districts, the “R-AR” district is only intended to address very specific situations which is why all properties that are zoned “R-AR” are surrounding by other zoning districts and thus, inconsistent with the zoning patterns in the areas in which they are located.

COMPATIBILITY WITH SURROUNDING LAND USES

The City Rescue Mission currently operates a men’s shelter at 607 E. Michigan Avenue and a shelter for women and children at 2216 S. Cedar Street. The Mission’s plan is to move the men’s shelter to 415/421 W. Kalamazoo Street and convert 607 E. Michigan into the kitchen that produces meals for the homeless. The plan also includes relocating the shelter for single adult women to W. Kalamazoo Street, thus creating additional shelter space at the 2216 S. Cedar Street location for women with children.

The men’s shelter at 607 E. Michigan Avenue has a capacity of 100 and the capacity of the women and children’s shelter at 2216 S. Cedar Street is 110. The proposed facility on W. Kalamazoo Street would accommodate 200 men and 100 women. Including the 2216 S. Cedar Street location that will remain open, the Mission’s total shelter capacity would increase from 210 to 400 to possibly 450 or 500 at some point in the future as administrative offices are relocated from one facility to another.

The Rescue Mission has been looking for a new site so that it can increase its shelter capacities for both men and women. The homeless population in Lansing has grown dramatically and the existing shelters are not sufficient to accommodate the need. Several locations have been considered including the former YMCA building at the corner of N. Washington Square and the former Cooley Law School building in the 200 block of S. Capitol Avenue. Those buildings are located in the DT-3 Downtown Urban Core zoning district which does not permit sheltered care facilities. The Planning staff informed the Rescue Mission that it would not support a rezoning and special land use permit for a shelter at those locations. A homeless shelter would be contrary to the intent of the DT-3 zoning district which is to allow for uses that contribute to the vibrancy of the downtown by drawing people to the area to support existing and encourage new businesses. In other words, uses that generate a lot of customers, create new jobs, increase the tax base, and increase the need for more housing in the area.

Shelters are essential to the community and should be located primarily near the downtown where they are easily accessible to the majority of the population they serve. The site on W. Kalamazoo Street is an appropriate location for a shelter as it is in close proximity to but not directly in the core downtown area. The site is located along two primary bus routes and within easy walking distance to a variety of businesses, institutional and civic uses, and human service agencies that provide assistance and resources to those in need. The site is surrounded on three sides by office buildings.

While there is an apartment building directly to the south, it is not anticipated that the shelter will have any negative impacts on the residents thereof. The City Rescue Mission has been in operation at 607 E. Michigan Avenue for more than 110 years and at 2216 S. Cedar Street for well over a decade. The shelters at these locations are adjacent to or in very close proximity to residential uses and there have been no issues of incompatibility. The Mission has an established record of doing an excellent job managing its facilities. Incidents requiring police intervention have been non-violent/non-assaultive, non-destructive, and extremely rare.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as “Downtown Mixed-Use Center: Edge”. The Plan does not address sheltered care facilities so it cannot be determined if the proposed use is consistent with the future land use designation of the property. It appears that when the Plan was adopted in 2012, the existing shelters seemed to be adequate to serve the homeless population and thus, there was no reason to plan for more or larger facilities elsewhere in the City. Since that time, the homeless population has increased to where the existing facilities are not adequate thus, creating the need for a new shelter with greater capacity. There is no land in or near that downtown that is zoned and available for use as a sheltered care facility. Without the Plan providing specific guidance as to where shelters should be located, the basic principles of planning should be used to make that determination.

The proposed shelter location is consistent with a primary goal of master planning which is to accommodate land uses in appropriate areas where they can operate successfully without negatively impacting adjoining and nearby uses. The subject properties are surrounded by offices to the north, east and west that are in operation during typical daytime hours and workdays. They are destination type uses that do not depend on attracting customers or clients to stay in business. In fact, most of them are government owned and operated and are not accessible to anyone other than employees or those who are there for a very specific purpose. The office building at the southwest corner of W. Kalamazoo and S. Walnut is privately owned and is currently vacant. A State of Michigan office building is located on the property to the north and the Lansing School District has its offices on the property to the west. There is a 52-unit apartment building on the adjacent property to the south. Given the history and the City’s experience with how well the applicant has operated its facilities on E. Michigan Avenue and S. Cedar Street, which is surrounded by a residential neighborhood, there is no reason to believe that the proposed shelter will negatively impact any of the uses in the area around the subject properties.

Another important planning principle to consider when determining where certain uses should be located is accessibility by various modes of transportation. For example, in order to generate and maintain a strong customer base, commercial uses such as restaurants, gas stations, and retail establishments should be located along major thoroughfares where they are visible to large volumes of traffic and can be readily accessed by private vehicles and public transportation. Other uses, such as the proposed shelter, do have those same needs but do need to be located where they are easily accessible by foot and public transportation since the overwhelming majority of the people who utilize shelters do not have private transportation. Access to public transportation is also very important so that the occupants of the shelter can secure employment and utilize human service resources that can assist with transitioning out of homelessness. The subject property is located along

two major bus routes, is within walking distance of the downtown business district and near many facilities that provide services to those in need.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

While the sheltered care facility will generate additional pedestrian traffic in the area, the amount of vehicular traffic will likely be less than what was generated when the office buildings on the sites were in full operation. According to the special land use permit application, the maximum number of employees that will be in the facility at one time is 18. The applicant has stated that approximately 10% of the people that stay in its shelters have privately owned vehicles for transportation. The majority access them by foot or public transportation. The two sites combined contain approximately 90 spaces which is more than adequate to accommodate the projected parking needs.

IMPACT ON PUBLIC FACILITIES

See agency referral comments from Public Service on page 2 of this report and the attached letter from the Board of Water & Light. Use of the buildings for an overnight shelter with a capacity of 300+ persons will significantly increase the usage of certain utilities from when the buildings were being used for office purposes, particularly with regard to water and sanitary sewer services. The need for upgrading or expanding utility systems to serve the use will need to be determined between the applicant and the relevant service providing agency.

ENVIRONMENTAL IMPACT

The proposal will have no negative impacts on the natural environment. The only proposed change to the site is an addition connecting the two buildings. This will require combining the two properties into one parcel, which is a simple administrative procedure. It will also require review and approval of a site plan prepared by a civil engineer. Since the proposed addition will result in an increase in the amount of impervious surface on the site, a storm water management plan will need to be provided as part of the site plan review submission. This is to ensure that the additional stormwater runoff resulting from the building addition is properly managed within the boundaries of the site.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Shelters are essential to the community and need to be accommodated in locations where their mission can be carried out most effectively. Shelters are unique in that they need to be centrally located with convenient access to public transportation, businesses, and human service agencies. There is a significant need for additional shelter space in the City and there are no properties in or near the downtown that are zoned for that use. The subject properties, as described in the proceeding paragraphs of this report, are an appropriate location for a shelter as they are located on the fringe of, but not in the core downtown which should be reserved commercial, office and residential uses that are essential to its vibrancy. It is located along W. Kalamazoo and S. Walnut Streets, both of which are primary bus routes, and in an area where there is access to various civic, institutional, religious, and medical facilities that can help those in need to transition out of homelessness. Since the circumstances surrounding this request are based upon the very specific and unique needs of a shelter, approval of the rezoning will not set a precedent for approval of future rezoning requests in the area and thus, will not have any impacts on patterns of development in the area.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. **Is the proposed special land use designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The Rescue Mission has been operating in the City for more than a century and has a proven track record of doing an excellent job of operating, managing, and maintaining its facilities. The existing locations have existed harmoniously with both the residential and nonresidential uses in the areas in which they are located.

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

The proposed shelter will not change the “essential character” of the surrounding area surrounding the subject properties. With the exception of an addition to connect the 2 buildings at 415 & 421 W. Kalamazoo Street, the physical site will remain unchanged.

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

It is not anticipated that the shelter will interfere with the “enjoyment” of adjacent properties. The properties to the north and west are being used for government office purposes. There is a vacant office building on the adjoining property to the east and a courthouse on the property further to the east in the 300 block of W. Kalamazoo Street, which draws a large number of people to the area on a daily basis. The operations for all of these uses are confined to typical workdays and hours which means that they are closed in the evenings when people are arriving at the shelter for overnight stay. During the day, the vast majority of the people using the shelter are working at a job, looking for or training for employment, and seeking assistance from various human service agencies to address the issues that led to their homelessness. The only adjoining property that is occupied outside of normal business hours is the apartment building to the south. Since the Mission’s other shelters have not interfered with the enjoyment of the properties adjacent thereto, there is no reason to believe that it would do so in the new location.

4. **Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

The proposed rezoning and special land use permit will allow for adaptive reuse of the two vacant offices buildings at 415 & 421 W. Kalamazoo Street. This will not only represent an improvement to the use and character of the property, it will also represent an improvement in general by fulfilling a very important need in the community.

The only proposed change to the physical development of the site is an addition connecting the two existing buildings. A site plan for this addition will be reviewed by the City for compliance with all applicable codes and ordinances.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, or glare?**

The proposed shelter will produce very little vehicular traffic and will not generate smoke, odors, fumes, glare, or any other conditions that would be detrimental to the health, safety, and welfare of the community.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

The issue of whether existing utilities serving the subject properties are adequate to accommodate the shelter has not yet been determined. This will take more study on behalf of the City engineers and the Board of Water & light and will require additional information from the applicant regarding the proposed usage.

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

See agency referral comments from Public Service on page 2 of this report. The Board of Water & Light will also be providing comments with regard to the utility services that it provides. Use of the buildings for an overnight shelter with a capacity of 300 persons will significantly increase the usage of certain utilities from when the buildings were being used for office purposes, particularly with regard to water and sanitary sewer services. The need for upgrading or expanding utility systems to serve the shelter will need to be determined between the applicant and the relevant service providing agency.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The zoning code is the primary tool for implementing the future land use component of the City's Comprehensive/Master Plan and thus, the intent and purpose of the 2 documents are the same in that regard. A detailed description of this request as it relates to the Master Plan is provided in the "Compliance with Master Plan" section on pages 3 and 4 of this report.

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

The only proposed change to the site is the construction of an addition to connect the 2 buildings. This will require combining the 2 parcels which is a simple administrative

procedure. The location of the proposed addition will comply with the setback requirements of the proposed R-AR zoning district. There are no other dimensional requirements that apply to this request.

SUMMARY

The applicant is seeking to rezone the properties at 415 & 421 W. Kalamazoo Street from “DT-3” Urban Core to “R-AR” Residential Adaptive Reuse. The applicant is also requesting a special land use permit to the allow use of the subject properties for a sheltered care facility.

The available information supports a finding that the requests satisfy all of the criteria set forth in the Zoning Ordinance for evaluating rezoning and special land use permit applications, as detailed in this staff report.

RECOMMENDATIONS

Staff recommends approval of Z-8-2023 to rezone the properties at 415 & 421 W. Kalamazoo Street from “DT-3” Urban Core to “R-AR” Residential Adaptive Reuse and SLU-2-2023, for a special land use permit to allow the properties to be utilized for a sheltered care facility.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

BOARD OF WATER AND LIGHT MEMO

August 8, 2023

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL Z-8-2023_421 W. Kalamazoo St_Comments

BWL Electric: Approved: BWL has overhead and underground facilities in the area, no concerns for rezoning. Contact person: Jerry Wheeler Electric Utility Designer, phone: 517-702-6644.

BWL Street Lighting: Approved. BWL has underground street lighting cable along the south side of Kalamazoo St. With no proposed changes within the existing ROW for this building addition, we don't anticipate any conflicts with any of our existing facilities on Chestnut, Walnut or Kalamazoo St. Travis Archer – Utility Designer, 517-702-6621.

BWL Water & Steam Distribution:
COL Z-8-2023_421 W. Kalamazoo St.
Approved with comments

- Site Comments:
- Both buildings have existing 2" water services, contact BWL for any upgrades or additions.
- General Comments:
 - The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
 - It is the applicant's responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services and meters accordingly. The BWL will not take responsibility for inadequately sized services or metering specified by the applicant.
 - The customer is responsible for coordinating with the Fire Marshall of the Jurisdiction for hydrant placement on the site and project will require an EGLE permit. The owner will be responsible for meeting all requirements of the EGLE permit.
 - The customer is responsible for submitting a plumbing plan which includes location of meter, meter size, dimensioned room and/or space to accommodate meter set for review and approval by the BWL. The BWL requires that meter settings be placed on an exterior wall within the building; services run to an interior room/wall will not be acceptable.
 - The customer is responsible for verifying the precise location and depths of the existing water mains or services prior to construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field.
 - All service piping, up to and including the service risers are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. BWL jurisdiction for domestic services ends at the outlet of the domestic meter setting. BWL jurisdiction for fire services ends at the connection point to the backflow preventer. Service risers to the building will only be constructed by BWL forces or a BWL approved contractor. The plumbing contractor is not to stub services out of the building. Water services stubbed out of the building by a non-approved contractor, and without inspection by the BWL, will not be acceptable.
 - The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <https://www.lbw.com/customers/services/water/water-construction-standards>.

Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; *Steve Conn @ (517) 702-6726*, or via e-mail at Steve/Conn@lbwl.com.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality

This project lies within the Lansing Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent impact to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

7/9/2023

RE-ZONING APPLICATION ADDENDUM

Prepared by VIRIDIS Design Group, on behalf of the City Rescue Mission of Lansing

415 and 421 West Kalamazoo Street, Lansing, Michigan 48933

Current Owners (note: City Rescue Mission of Lansing has option to purchase both properties)

415 W Kalamazoo St: SET SEG Agency, 1520 Earl Ave, East Lansing, MI 48823 (800) 292-5421

421 W Kalamazoo St: Michigan Corrections Org, 421 W. Kalamazoo St, Lansing, MI 48933 (517) 485-3310

Describe and/or explain the specific land use proposed for this property:

The City Rescue Mission of Lansing (CRM) has been seeking an opportunity to secure a larger facility so as to be able to expand services to those in the Lansing community who are at-risk and most in need. Ideally, CRM is seeking to place a shelter in or near the downtown core, where the majority of the at-risk population currently live. The 415-421 West Kalamazoo location provides an ideal location for continuation of the CRM mission.

CRM intends to remodel the (2) existing buildings on these parcels, and construct a new addition connecting the two buildings. This facility is being programmed to provide services for up to 300 adults (both men and women). The new facility will also include offices and other support spaces.

Parking is expected to be more than adequate for the intended re-use of the property. CRM does not anticipate requiring new infrastructure, curb cuts, etc. as part of this project.

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

The subject parcels are currently zoned DT-3 (Urban Core) which does not allow Sheltered Care Facilities. We propose to re-zone the subject parcels to R-AR (Residential Adaptive Reuse) which allows Sheltered Care Facilities by Special Use. We note that the proposed rezoning would move these parcels from a less-restrictive to a more-restrictive zoning district, however, CRM anticipates this facility being home to their program for the foreseeable future and is a very good fit at this location.

Comment on other circumstances which justify the amendment:

CRM recognizes a significant need in the community to provide food, shelter and other services to the less-fortunate. CRM has diligently searched for a location within the central Lansing core in order to expand its facilities to serve those who are most at-risk in the community. This proposed location provides appropriate space and is well-located within the CRM service area. We ask that the City approve the re-zoning of the parcels to allow CRM to continue its mission of service to others.

Thank you for your consideration.

7/9/2023

SPECIAL LAND USE APPLICATION ADDENDUM

Prepared by VIRIDIS Design Group, on behalf of the City Rescue Mission of Lansing

415 and 421 West Kalamazoo Street, Lansing, Michigan 48933

Current Owners (note: City Rescue Mission of Lansing has option to purchase both properties)

415 W Kalamazoo St: SET SEG Agency, 1520 Earl Ave, East Lansing, MI 48823 (800) 292-5421

421 W Kalamazoo St: Michigan Corrections Org, 421 W. Kalamazoo St, Lansing, MI 48933 (517) 485-3310

Size of Parcels:

415 W. Kalamazoo St: Irregular – 0.57 Acre

421 W. Kalamazoo St: 165' x 198' – 0.75 Acre

Describe your proposal:

The City Rescue Mission of Lansing (CRM) has been seeking an opportunity to secure a larger facility so as to be able to expand its services to those in the Lansing community who are at-risk and most in need. Ideally, CRM is seeking to place a shelter in or near the downtown core, where the majority of the at-risk population currently live. The 415-421 West Kalamazoo location provides an ideal location for continuation of the CRM mission.

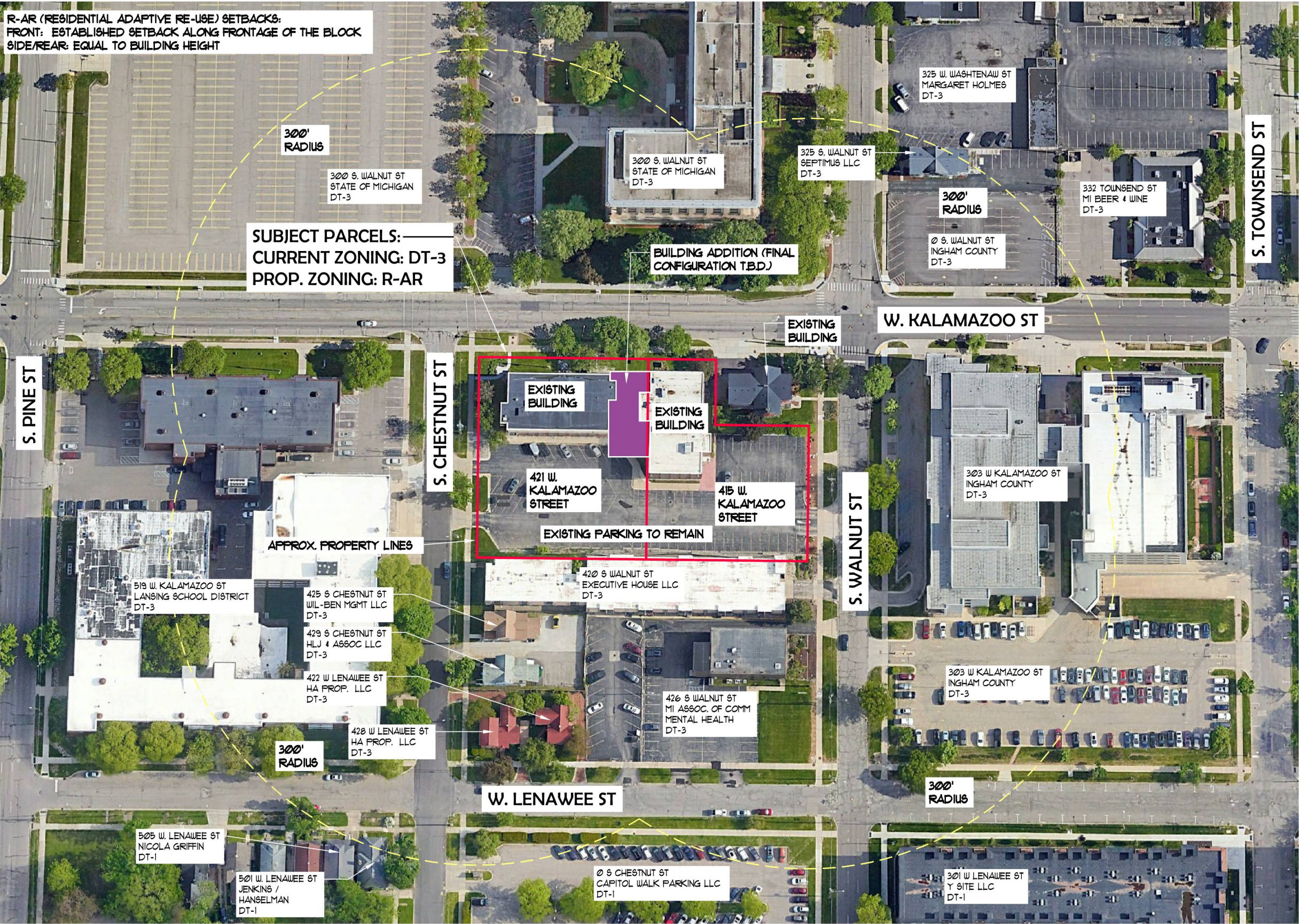
CRM intends to remodel the (2) existing buildings on these parcels, and construct a new addition connecting the two buildings, which is being programmed to provide services for up to 300 adults (both men and women). The new facility will also include offices and other support spaces.

Parking is expected to be more than adequate for the intended re-use of the property. CRM does not anticipate requiring new infrastructure, curb cuts, etc. as part of this project.

CRM recognizes a significant need in the community to provide food, shelter and other services to the less-fortunate. CRM has diligently searched for a location within the central Lansing core in order to expand its facilities to serve those who are most at-risk in the community. This proposed location provides appropriate space and is well-located within the CRM service area. We ask that the City approve the special land use of the parcels to allow CRM to continue its mission of service to others.

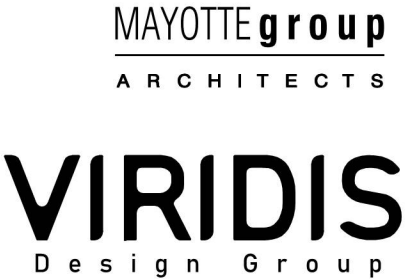
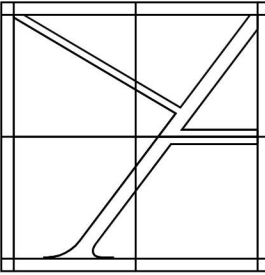
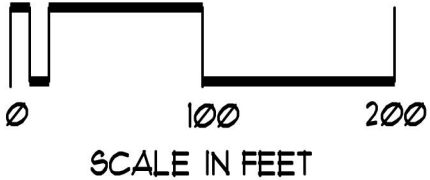
Thank you for your consideration.

R-AR (RESIDENTIAL ADAPTIVE RE-USE) SETBACKS:
FRONT: ESTABLISHED SETBACK ALONG FRONTAGE OF THE BLOCK
SIDE/REAR: EQUAL TO BUILDING HEIGHT



PRELIMINARY SITE PLAN

NOTE: THERE ARE NO ADJACENT
RESIDENTIAL PARCELS, THEREFORE A
BUFFERING / SCREENING PLAN IS NOT
REQUIRED



RE-ZONING AND SPECIAL USE REQUEST FOR:

CITY RESCUE MISSION OF LANSING

SUBJECT PARCELS:

415 W KALAMAZOO STREET
(33-01-01-16-354-122)

421 W KALAMAZOO STREET
(33-01-01-16-354-003)

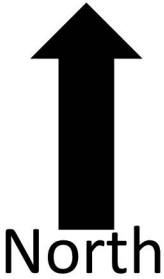
LANSING, MICHIGAN

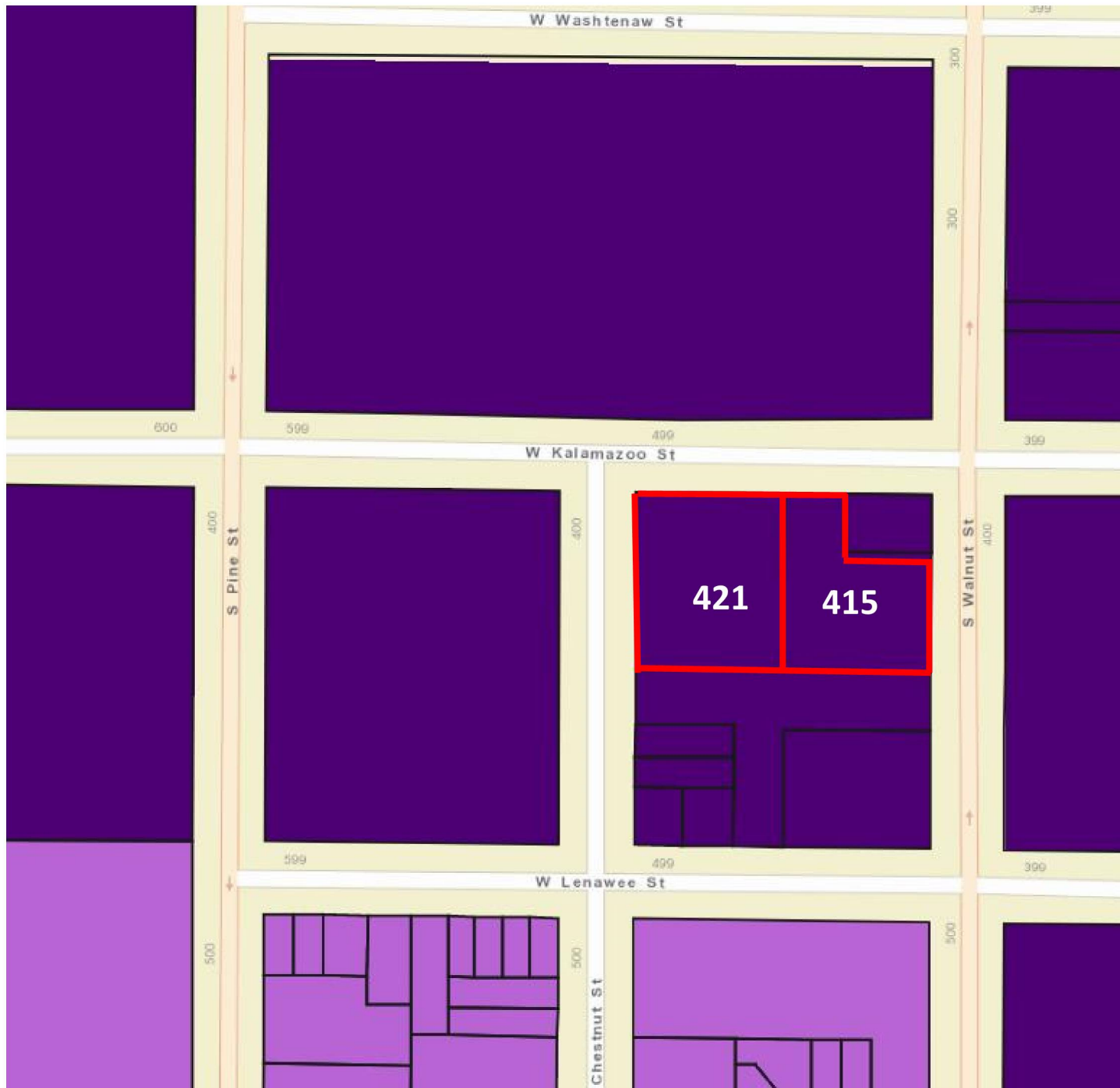
415 W. Kalamazoo



421 W. Kalamazoo

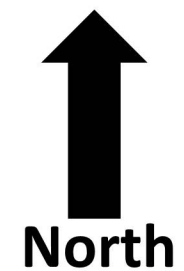






Zoning Districts

- 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
- DT-1 - Urban Edge
- DT-2 - Urban Flex
- DT-3 - Urban Core
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution



501 S Capitol, LLC

Patrick N Smith
501 S Capitol, LLC
psmith@westpacinv.com
970-987-1413

July 21, 2023

Lansing Planning Commission
City of Lansing
16 N Capitol Ave
Lansing, MI 48933

Re: Objection to the Rezoning and Proposed Relocation of City Rescue Mission of Lansing (Z-8-2023 & SLU-2-2023)

Dear Members of the Lansing Planning Commission,

I am writing on behalf of 501 S Capitol LLC, to express our strong objection to the proposed relocation of the City Rescue Mission of Lansing to the properties at 415 and 421 W Kalamazoo St. 501 S Capitol, LLC is the developer of the mixed-use residential project at the 500 Block and has contributed \$40 million to revitalize this area and create a thriving community. Within the surrounding 3 blocks there has been recent and continuing investment of over \$200,000,000. This investment was made to revitalize and bring young families into the downtown core. To put the Rescue Mission in the middle of this revitalization is contrary to the goals of the community and the spirit of redevelopment.

We believe in the importance of addressing homelessness and providing care facilities for those in need, but we find it necessary to voice our concerns regarding the chosen location for the City Rescue Mission's relocation. The proposed rezoning from DT-3 Urban Core to R-AR Residential Adaptive Reuse, along with the special land use permit for operating a sheltered care facility, poses significant challenges for our investment community and the well-being of our residents and the surrounding community.

Our investment in the 500 Block was driven by the desire to establish a safe, welcoming, and vibrant community. The successful revitalization has attracted residents, local businesses, and contributed to the overall growth of the area. However, the potential relocation of the City Rescue Mission to the proposed location raises concerns pertaining to the safety and wellbeing of our community.

As we have witnessed in other areas, such facilities can attract issues like drug trafficking and increased homelessness activity. These concerns are not rooted in a lack of compassion for those in need but rather from the understanding that placing a sheltered care facility so close to our residential properties will negatively impact our residents' safety and quality of life. We have already faced challenges with homeless individuals engaging in undesirable activities on our property, and this could exacerbate the situation.

Given our significant investment and commitment to building a flourishing community, we respectfully request the Lansing Planning Commission to decline approval of the proposed rezoning and special land

501 S Capitol, LLC

use permit for the City Rescue Mission's relocation. We believe there are alternative locations that can better serve the needs of the homeless population without compromising the progress and safety of neighborhoods. We hope the Commission will carefully consider the potential consequences of this decision and work collaboratively to find a more suitable solution for all parties involved.

Thank you for your attention to this matter, and we look forward to participating in the public hearings.

Sincerely,

Patrick Smith
Manager

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-8-2023

Parcel Number's: 33-01-01-16-354-122 & 33-01-01-16-354-003

Addresses: 415 & 421 W. Kalamazoo Street

Legal Descriptions: Lots 2, 3, 10, 11 & 12 and the West 66 feet of Lot 1, Block 139, Original Plat from "DT-2" Downtown Core to "R-AR" Residential Adaptive Reuse.

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.

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

SLU-2-2023

**415 & 421 W. Kalamazoo Street
Sheltered Care Facility**

WHEREAS, the applicant, VIRIDIS Design Group on behalf of the City Rescue Mission of Lansing, has requested a special land use permit to authorize a sheltered care facility at 415 and 421 W. Kalamazoo Street; and

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

WHEREAS, the Planning Board held a public hearing on August 1, 2023 at which the applicant's representatives and 1 other person spoke in favor of the request and 5 persons spoke in opposition to the request; and

WHEREAS, the Planning Board, at its August 1, 2023, meeting, voted 5-1 to recommend approval of SLU-2-2023 for a special land use permit to authorize a sheltered care facility at 415 and 421 W. Kalamazoo Street; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2023 on September 18, 2023; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2023 for a special land use permit to authorize a sheltered care facility at 415 and 421 W. Kalamazoo Street.

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

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

1. The proposed shelter is anticipated to be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed shelter will not change the essential character of the area.

3. There is no evidence that the proposed shelter will interfere with the enjoyment of adjacent properties.
4. The proposed shelter does represent an improvement to the property as it allows for adaptive reuse of two vacant office buildings.
5. The proposed shelter will not generate any nuisances or hazardous conditions.
6. The proposed shelter can be adequately served by public services and utilities, although some upgrades to the utility systems may be required to accommodate the increased usage generated by the proposed shelter.
7. Whether the proposed shelter will place demands on public services and facilities in excess of current capacities, resulting in the need for expansions/upgrades thereto, will be determined during the site plan review process.
8. The proposed shelter is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. There are no dimensional requirements that apply to this request.

4/15/2023 10:29:20 AM

⊕ LOWER LEVEL - DIAGRAM
1/8" = 1'-0"

- ADMIN/STAFF
- ENTRY
- CHAPEL
- FOOD SERVICES
- BUILDING SERVICES
- SHOWERS/TOILET/LOCKERS - MEN
- SHOWERS/TOILET/LOCKERS - WOMEN
- SHELTER - SUPPORT
- SHELTER - MEN
- SHELTER - WOMEN

TOTAL SQUARE FOOTAGE OF ADDITION: 2,223

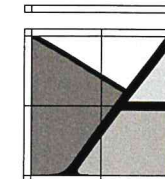


LOWER LEVEL DIAGRAM

City Rescue Mission
Men & Women's New Shelter
415 West Kalamazoo Street
Lansing, MI 48933

job no.
2023-030
sheet no.

A1



MAYOTTE group
ARCHITECTS

6240 W. Mt. Hope
Lansing, MI 48917

T. 517.323.0577

www.mayottearchitects.com

09/18/2023 City Council Meeting

checked by

SML

drawn by

ADM

consultant

@mt8a/18
9/20

4/15/2023 10:29:22 AM

INTERMEDIATE LEVEL - DIAGRAM
1/8" = 1'-0"

- ADM. STAFF
- ENTRY
- CHAPEL
- FOOD SERVICES
- BUILDING SERVICES
- SHOWERS/TOILET LOCKERS - MEN
- SHOWERS/TOILET LOCKERS - WOMEN
- SHELTER - SUPPORT
- SHELTER - MEN
- SHELTER - WOMEN

TOTAL SQUARE FOOTAGE OF ADDITION: 2,223

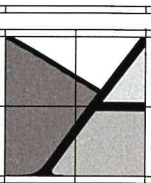


INTERMEDIATE LEVEL DIAGRAM

City Rescue Mission
Men & Women's New Shelter
415 West Kalamazoo Street
Lansing, MI 48933

2023-030

A2



MAYOTTE group
ARCHITECTS

6240 W. Mt. Hope
Lansing, MI 48917

T. 517.323.0577

www.mayottearchitects.com

09.18.2023 City Council Meeting

SML

ADM

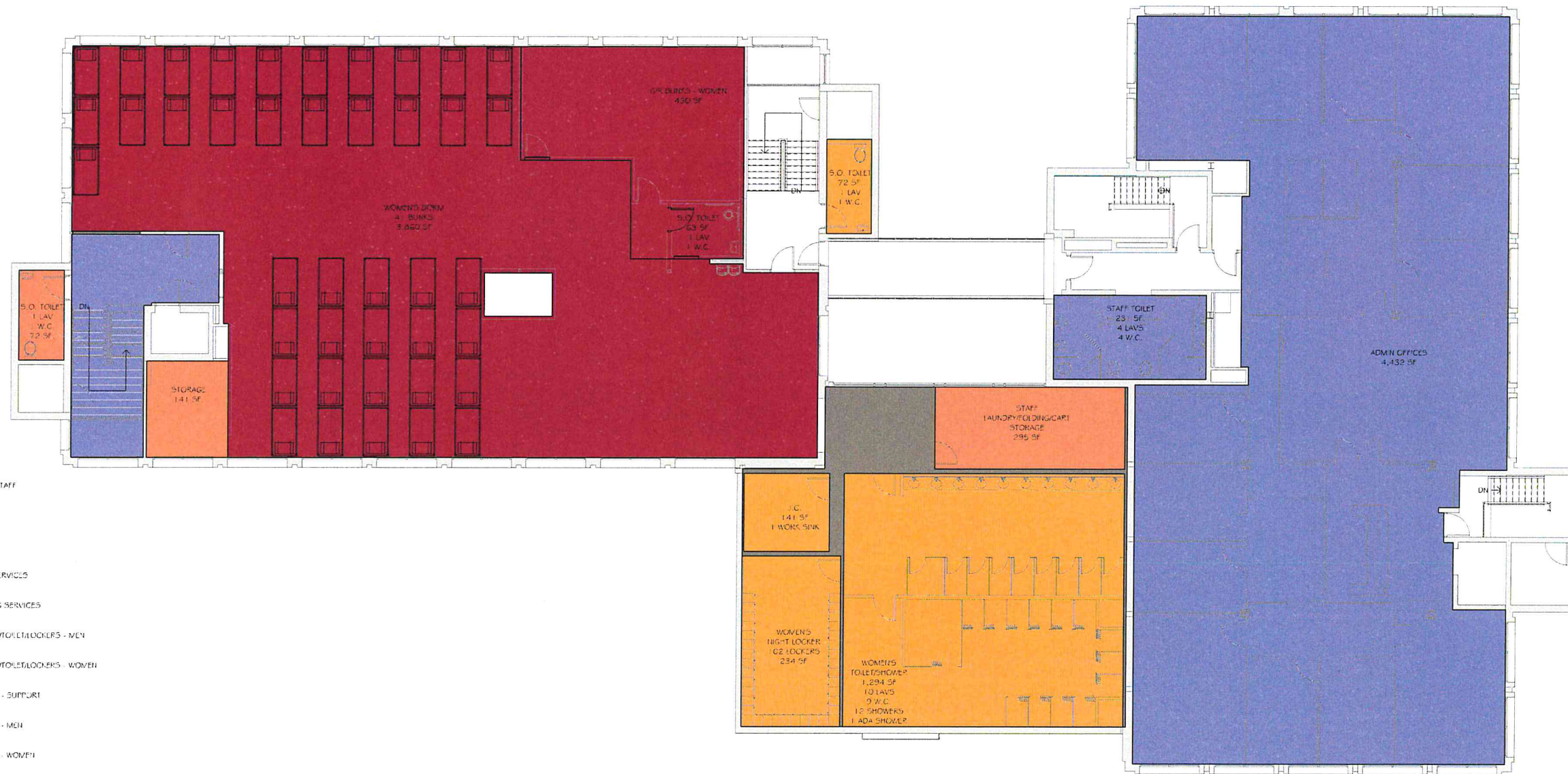
consultant

4/15/2023 10:29:39 AM

⊕ UPPER LEVEL - DIAGRAM
1/8" = 1'-0"

- ADMIN STAFF
- ENTRY
- CHapel
- FOOD SERVICES
- BUILDING SERVICES
- SHOWERTOILETLOCKERS - MEN
- SHOWERTOILETLOCKERS - WOMEN
- SHELTER - SUPPORT
- SHELTER - MEN
- SHELTER - WOMEN

TOTAL SQUARE FOOTAGE OF ADDITION: 2,223

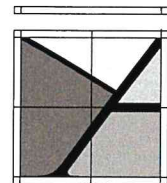


UPPER LEVEL DIAGRAM

City Rescue Mission
Men & Women's New Shelter
415 West Kalamazoo Street
Lansing, MI 48933

2023-030

A3



MAYOTTE group
ARCHITECTS

6240 W. Mt. Hope
Lansing, MI 48917

T. 517.323.0577

www.mayottearchitects.com

08/18/2023 City Council Meeting

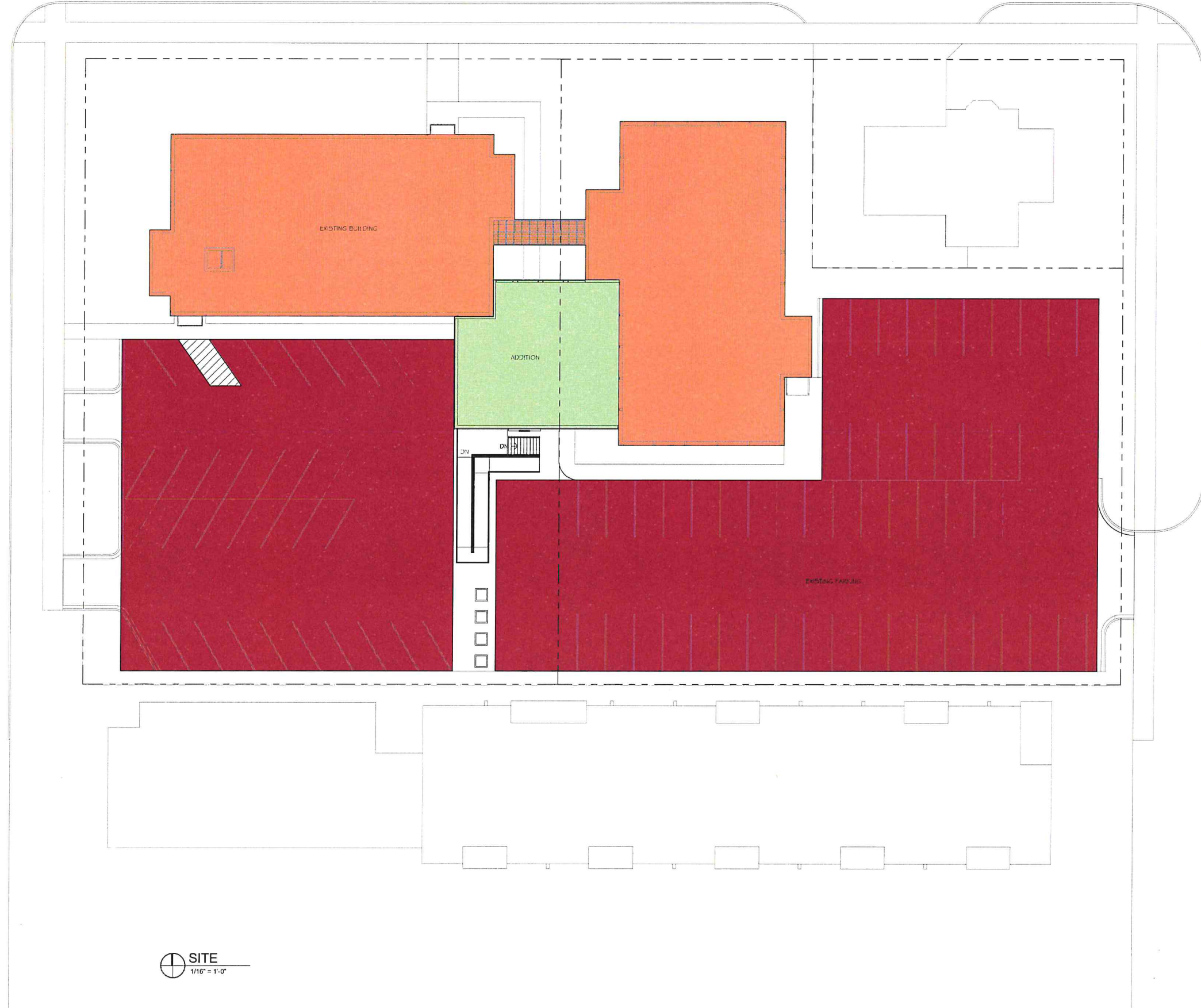
checked by

SML

drawn by

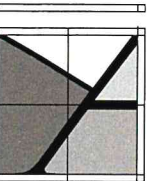
ADM

consultant



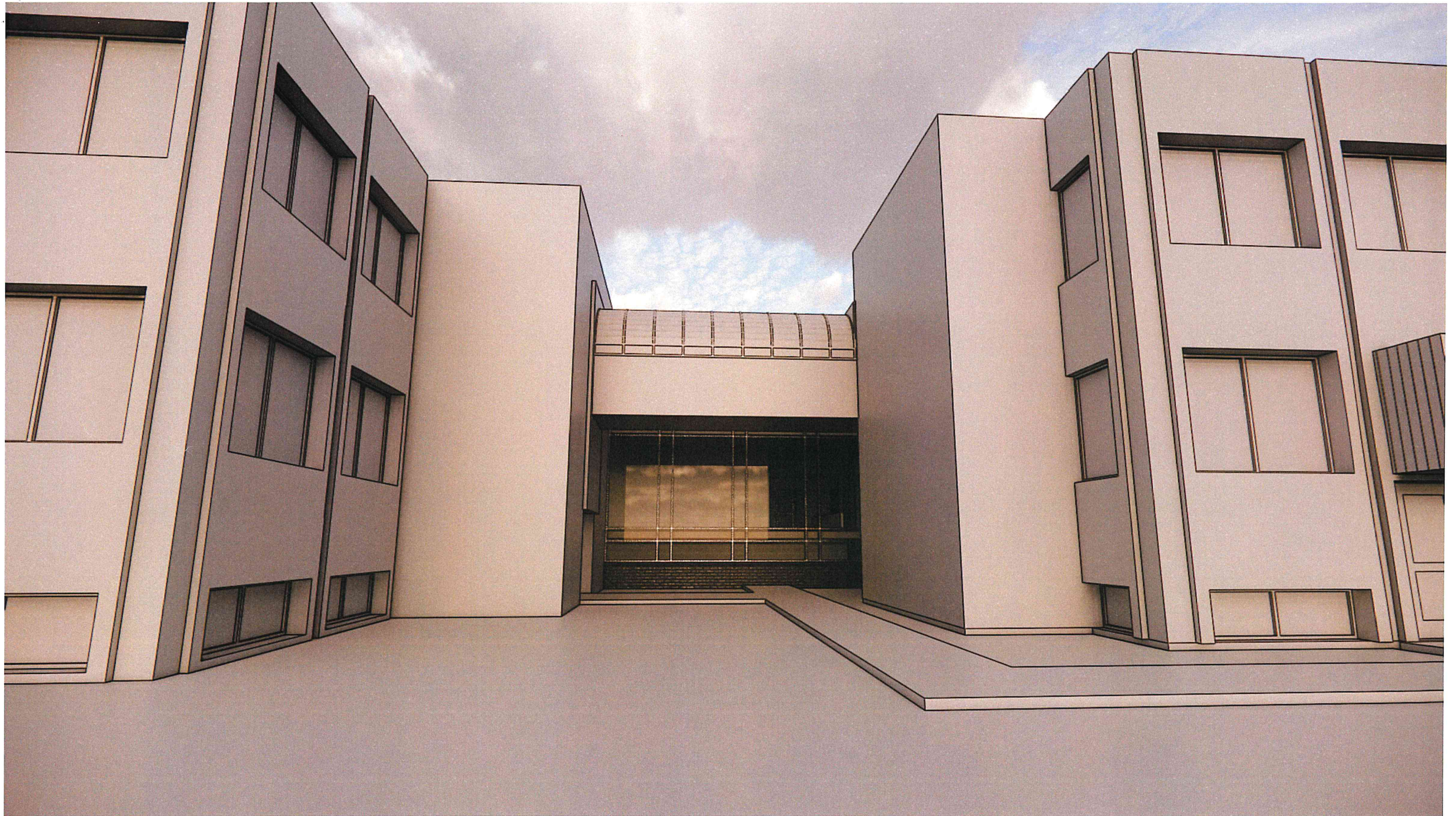
SITE
1/16" = 1'-0"

09.18.2023 City Council Meeting
checked by
SML
drawn by
SML
consultant



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ARCHITECTS
6240 W. Mt. Hope
Lansing, MI 48917
t. 517.323.0577
www.mayottearchitects.com





Agenda Item 5.D.
Presentation
Downtown Lansing Comprehensive
Market Analysis

<https://cma.downtownlansing.org/>



2023 Year To Date Attendance For
All Standing Committees & City Council Meetings

JEFFREY BROWN

JEREMY GARZA

ADAM HUSSAIN

BRIAN T JACKSON

RYAN KOST

PETER SPADAFORE

PATRICIA SPITZLEY

CAROL WOOD

YEAR TO DATE - TOTALS			
Present	Late	Excused	Un-Excused
77	1		
57	*1 - left early	9	
79		10	
54	2	3	1
71			
59		14	
49	6*Left early 9/11	23	1
73			

2023 - COUNCIL MEETING ATTENDANCE

	3-Jan-2023				9-Jan-2023				23-Jan-2023				13-Feb-2023				27-Feb-2023			
	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un
Jeffrey Brown	X				X				X				X				X			
Jeremy Garza	X				X				X				X				X			
Adam Hussain	X				X				X				X				X			
Brian T Jackson	X				X				X				X				X			
Ryan Kost	X				X				X				X				X			
Peter Spadafore	X				X				X				X				X			
Patricia Spitzley			X		X						X		X				X			
Carol Wood	X				X				X				X				X			

	13-Mar-2023				27-Mar-2023				10-Apr-2023				24-Apr-2023				8-May-2023			
	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un
Jeffrey Brown	X				X				X				X				X			
Jeremy Garza	X						X		X						X		X			
Adam Hussain	X						X		X				X				X			
Brian T Jackson	X				X				X				X				X			
Ryan Kost	X				X				X				X				X			
Peter Spadafore	X				X				X				X						X	
Patricia Spitzley	X				X				X						X		X			
Carol Wood	X				X				X				X				X			

	15-May-2023				22-May-2023				12-Jun-2023				26-Jun-2023				10-Jul-2023			
	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un
Jeffrey Brown	X				X				X				X				X			
Jeremy Garza	X				X				X						X		X			
Adam Hussain	X				X				X				X				X			
Brian T Jackson	X				X				X				X				X			
Ryan Kost	X				X				X				X				X			
Peter Spadafore	X				X				X				X						X	
Patricia Spitzley	X				X				X				X				X			
Carol Wood	X				X				X				X				X			

2023 - COUNCIL MEETING ATTENDANCE

	24-Jul-2023			14-Aug-2023			28-Aug-2023			11-Sep-2023			18-Sep-2023		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Jeffrey Brown	X			X			X			X			X		
Jeremy Garza	X					X	X			X			X		
Adam Hussain	X			X			X					X	X		
Brian T Jackson	X			X			X			X			X		
Ryan Kost	X			X			X			X			X		
Peter Spadafore			X	X			X			X			X		
Patricia Spitzley	X					X	X					X	X		
Carol Wood	X			X			X			X			X		

	2-Oct-2023			16-Oct-2023			30-Oct-2023			13-Nov-2023			27-Nov-2023		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Jeffrey Brown															
Jeremy Garza															
Adam Hussain															
Brian T Jackson															
Ryan Kost															
Peter Spadafore															
Patricia Spitzley															
Carol Wood															

11-Dec-2023			Un Excused		
Present	Late	Un Excused	Present	Late	Un Excused
Jeffrey Brown					
Jeremy Garza					
Adam Hussain					
Brian T Jackson					
Ryan Kost					
Peter Spadafore					

Year-To-Date TOTALS			Un Excused		
Present	Late	Un Excused	Present	Late	Un Excused
BROWN	19				
GARZA	15	4			
HUSSAIN	18	2			
JACKSON	19				
KOST	20				
SPADAFORE	16	3			

2023 - COUNCIL MEETING ATTENDANCE

15		5	
19			

2023 COW ATTENDANCE

	3-Jan-2023			9-Jan-2023			23-Jan-2023			6-FEB-2023 - TRAINING			13-Feb-2023		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Jeffrey Brown	X				X				X				X		
Jeremy Garza	X				X				X				X		
Adam Hussain	X				X				X				X		
Brian T Jackson	X				X				X				X		
Ryan Kost	X				X				X				X		
Peter Spadafore	X				X				X				X		
Patricia Spitzley			X		X				X				X		
Carol Wood	X				X				X				X		

	27-Feb-2023			13-Mar-2023			20-Mar-2023 - BWL Mtg			27-Mar-2023			03-Apr-2023 - Special Mtg		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Jeffrey Brown	X				X				X				X		
Jeremy Garza	X				X				X				X		
Adam Hussain	X				X						X		X		
Brian T Jackson	X				X				X				X		
Ryan Kost	X				X				X				X		
Peter Spadafore	X				X				X				X		
Patricia Spitzley	X				X				X				X		
Carol Wood	X				X				X				X		

	10-Apr-2023			24-Apr-2023			01-May-2023 - Special Mtg			8-May-2023			11-May-2023 - Neighborhood Mtg		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Jeffrey Brown	X				X				X				X		
Jeremy Garza	X						X		X				X		
Adam Hussain	X				X				X				X		
Brian T Jackson	X				X				X				X		
Ryan Kost	X				X				X				X		
Peter Spadafore	X				X						X				X
Patricia Spitzley	X						X		X						X
Carol Wood	X				X				X				X		

2023 COW ATTENDANCE

	15-May-2023				22-May-2023				12-Jun-2023				26-Jun-2023				10-Jul-2023			
	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un
Jeffrey Brown	X				X				X				X				X			
Jeremy Garza	X				X				X						X		X			
Adam Hussain	X				X				X				X				X			
Brian T Jackson	X				X				X				X				X			
Ryan Kost	X				X				X				X				X			
Peter Spadafore	X				X				X				X						X	
Patricia Spitzley	X				X				X				X				X			
Carol Wood	X				X				X				X				X			

	24-Jul-2023				14-Aug-2023				21-Aug-2023 - Special Mtg				28-Aug-2023				11-Sep-2023			
	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un
Jeffrey Brown	X				X				X				X				X			
Jeremy Garza	X							X	X				X				X			
Adam Hussain	X				X				X				X						X	
Brian T Jackson	X				X				X				X				X			
Ryan Kost	X				X				X				X				X			
Peter Spadafore			X		X															
Patricia Spitzley	X							X	X											
Carol Wood	X				X				X				X				X			

	18-Sep-2023				2-Oct-2023				16-Oct-2023				30-Oct-2023				13-Nov-2023			
	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un	Present	Late	Excused	Un
Jeffrey Brown	X																			
Jeremy Garza	X																			
Adam Hussain	X																			
Brian T Jackson																				
Ryan Kost	X																			
Peter Spadafore	X																			

2023 COW ATTENDANCE														
Patricia Spitzley	5:02pm													
Carol Wood	X													

2023 COW ATTENDANCE														
Patricia Spitzley	5:02pm													
Carol Wood	X													

2023 COW ATTENDANCE														
27-Nov-2023					1-Dec-2023					Year-To-Date TOTALS				
Present	Late	Excused	Un Excused	Un	Present	Late	Excused	Un Excused	Un	Present	Late	Excused	Un Excused	
Jeffrey Brown										25				BROWN
Jeremy Garza										21		4		GARZA
Adam Hussain										23		3		HUSSAIN
Brian T Jackson										24	2			JACKSON
Ryan Kost										25				KOST
Peter Spadafore										20		5		SPADAFORE
Patricia Spitzley										17*	3	6		SPITZLEY
Carol Wood										25				WOOD
										TOTAL UNEXCUSED COW				

2023 - AD HOC on HOMELESSNESS & SOLUTIONS (2nd/4th Tue @ 3:30pm)

	24-Jan-2023			14-Feb-2023			28-Feb-2023			14-Mar-2023			28-Mar-2023		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Jeffrey Brown	X			CANCELLED			X			X			X		
Adam Hussain	X						X			X					X
Patricia Spitzley			X						X		3:34		X		

	11-Apr-2023			25-Apr-2023			9-May-2023			23-May-2023			13-Jun-2023		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Jeffrey Brown	X			X			X			CANCELLED			X		
Adam Hussain	X			X			X						X		
Patricia Spitzley			X			X	X								X

	27-Jun-2023			11-Jul-2023			25-Jul-2023			8-Aug-2023			18-Aug-2023 - Special Mtg		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Jeffrey Brown	X			X			X			X			X		
Adam Hussain	X			X					X	X			X		
Patricia Spitzley	X					X	X					X		X	

	22-Aug-2023			18-Sep-2023			26-Sep-2023			10-Oct-2023			24-Oct-2023		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Jeffrey Brown	CANCELLED			X											
Adam Hussain				X											
Patricia Spitzley				X											

	14-Nov-2023			28-Nov-2023			12-Dec-2023			YearTo-Date TOTALS		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Jeffrey Brown										13		
Adam Hussain										11		2
Patricia Spitzley										5	2	5 1

Jeffrey Brown
Adam Hussain
Patricia Spitzley

2023 - COMMITTEE ON CITY OPERATIONS^(2nd/4th Mon @ 3:30pm)

	23-Jan-2023			13-Feb-2023			27-Feb-2023			13-Mar-2023			27-Mar-2023		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Peter Spadafore	X				X				X				X		
Adam Hussain	X				X				X						X
Ryan Kost	X				X				X				X		

	10-Apr-2023			24-Apr-2023			8-May-2023			22-May-2023			12-Jun-2023		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Peter Spadafore	X				X					X			X		
Adam Hussain	X				X				X				X		
Ryan Kost	X				X				X				X		

	26-Jun-2023			10-Jul-2023			24-Jul-2023			14-Aug-2023			28-Aug-2023		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Peter Spadafore	X						X			X			X		
Adam Hussain	X				X				X				X		
Ryan Kost	X				X				X				X		

	11-Sep-2023			25-Sep-2023			9-Oct-2023			23-Oct-2023			13-Nov-2023		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Peter Spadafore	X														
Adam Hussain			X												
Ryan Kost	X														

	27-Nov-2023			11-Dec-2023			Un Excused		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	
Peter Spadafore									
Adam Hussain									
Ryan Kost									

Year-To-Date TOTALS					Un Excused		
Present	Late	Excused	Un Excused		Present	Late	Excused
13			3	Peter Spadafore			
14			2	Adam Hussain			
16				Ryan Kost			

2023 - COMMITTEE ON DEVELOPMENT & PLANNING (1st/3rd Wed @ 4pm)

	18-Jan-2023			1-Feb-2023			15-Feb-2023			1-Mar-2023			15-Mar-2023		
	Present	Late	Excused	Un	Excused	Excused	Present	Late	Excused	Un	Excused	Excused	Present	Late	Excused
Patricia Spitzley	X						X						X		
Jeffrey Brown	X						X								
Jeremy Garza	X						X							4:02	
														*left at 4:33	

	5-Apr-2023			19-Apr-2023			3-May-2023			17-May-2023			7-Jun-2023		
	Present	Late	Excused	Un	Excused	Excused	Present	Late	Excused	Un	Excused	Excused	Present	Late	Excused
Patricia Spitzley	X						X						X		
Jeffrey Brown	X						X						X		
Jeremy Garza	X						X						X		

	21-Jun-2023			5-Jul-2023			19-Jul-2023			2-Aug-2023			23-Aug-2023		
	Present	Late	Excused	Un	Excused	Excused	Present	Late	Excused	Un	Excused	Excused	Present	Late	Excused
Patricia Spitzley			X				X						X		
Jeffrey Brown	X								X				X		
Jeremy Garza	X						X								X

	6-Sep-2023			20-Sep-2023			4-Oct-2023			18-Oct-2023			1-Nov-2023		
	Present	Late	Excused	Un	Excused	Excused	Present	Late	Excused	Un	Excused	Excused	Present	Late	Excused
Patricia Spitzley	X						X								
Jeffrey Brown	X						X								
Jeremy Garza	X						x								

	15-Nov-2023			6-Dec-2023			20-Dec-2023			Year-To-Date TOTALS		
	Present	Late	Excused	Un	Excused	Excused	Present	Late	Excused	Un	Excused	Excused
Patricia Spitzley										11		4
Jeffrey Brown										14	1	
Jeremy Garza										14		1

Patricia Spitzley
Jeffrey Brown
Jeremy Garza

2023 - COMMITTEE ON EQUITY, DIVERSITY & INCLUSION^(1st/3rd Wed @ 3pm)

18-Jan-2023			1-Feb-2023			1-Mar-2023			5-Apr-2023			3-May-2023		
Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
X			X			X			X					
	3:01		X					X						
X			X			X			X			CANCELLED		

Jeremy Garza
Patricia Spitzley
Jeffrey Brown

4-Jun-2023			5-Jul-2023			19-Jul-2023			2-Aug-2023			6-Sep-2023		
Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
CANCELLED						X			NO MEETING			X		
								X				X		
						X						X		

Jeremy Garza
Patricia Spitzley
Jeffrey Brown

4-Oct-2023			1-Nov-2023			6-Dec-2023		
Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused

Jeremy Garza
Patricia Spitzley
Jeffrey Brown

YearTo-Date TOTALS				
Present	Late	Un Excused	Un Excused	
6				
2	2	2		
6				

Jeremy Garza
Patricia Spitzley
Jeffrey Brown

2023 - COMMITTEE ON PERSONNEL (At the call of the Chair)

	14-Mar-2023				15-Mar-2023			
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused
Jeremy Garza	X				X			
Carol Wood	X				X			
Peter Spadafore	X				X			
Brian T Jackson	X				X			

Year-To-Date TOTALS				
	Present	Late	Excused	Un Excused
Jeremy Garza	2			
Carol Wood	2			
Peter Spadafore	2			
Brian T Jackson	2			

2023 - COMMITTEE ON PUBLIC SAFETY (1st/3rd Tue @ 3:30pm)

	17-Jan-2023			7-Feb-2023			21-Feb-2023			7-Mar-2023			21-Mar-2023		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Adam Hussain	NO MEETING			X			CANCELLED			X			X		
Carol Wood				X						X			X		
Ryan Kost				X						X			X		

	4-Apr-2023			18-Apr-2023			2-May-2023			16-May-2023			6-Jun-2023		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Adam Hussain	X			X						X			X		
Carol Wood	X			X			X			X			X		
Ryan Kost	X			X			X			X			X		

	20-Jun-2023			4-Jul-2023			18-Jul-2023			1-Aug-2023			15-Aug-2023		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Adam Hussain	X			NO MEETING			X			NO MEETING			X		
Carol Wood	X						X						X		
Ryan Kost	X						X						X		

	5-Sep-2023			19-Sep-2023			3-Oct-2023			17-Oct-2023			7-Nov-2023		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused
Adam Hussain	X			X											
Carol Wood	X			X											
Ryan Kost	X			X											

	21-Nov-2023			5-Dec-2023			19-Dec-2023			Year-To-Date TOTALS		
	Present	Late	Un Excused	Present	Late	Un Excused	Present	Late	Un Excused			
Adam Hussain												
Carol Wood												
Ryan Kost												
										Present	Late	Un Excused
										12		1
										13		
										13		

Adam Hussain
Carol Wood
Ryan Kost

2023 - COMMITTEE ON WAYS & MEANS^(2nd/4th Mon @ 4:30pm)

	9-Jan-2023			23-Jan-2023			13-Feb-2023			27-Feb-2023			13-Mar-2023		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Peter Spadafore	X				No Meeting				X				X		
Carol Wood	X								X				X		
Brian T Jackson				X					X		X		X		

	27-Mar-2023			10-Apr-2023			24-Apr-2023			8-May-2023			22-May-2023		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Peter Spadafore	X				No Meeting				X				X		
Carol Wood	X								X				X		
Brian T Jackson	X										X		X		

	12-Jun-2023			26-Jun-2023			10-Jul-2023			24-Jul-2023			14-Aug-2023		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Peter Spadafore	X				X						X		X		
Carol Wood	X				X				X				X		
Brian T Jackson		4:33			X				X						X

	28-Aug-2023			11-Sep-2023			25-Sep-2023			9-Oct-2023			23-Oct-2023		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused
Peter Spadafore	X				X										
Carol Wood	X				X										
Brian T Jackson	X				X										

	13-Nov-2023			27-Nov-2023			11-Dec-2023			Year-To-Date TOTALS		
	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused	Present	Late	Excused	Un Excused
Peter Spadafore									12			3
Carol Wood									15			
Brian T Jackson									10	1	3	1

Peter Spadafore
Carol Wood
Brian T Jackson

