



**MINUTES**  
**Committee on Development and Planning**  
**Wednesday, September 20, 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-arrived at 4:01 P.M.  
Council Member Garza, Member

**OTHERS PRESENT**

Sherrie Boak, Council Office Manager  
Lisa Hagen-Lawrence, OCA  
Greg Venker, OCA  
Susan Stachowiak, EDP  
Cathleen Edgerly, Downtown Lansing Inc.  
Nicole Jordon, City Rescue Architects  
Spencer Lippert, City Rescue Architects  
David Kallman, City Rescue Attorney  
Woody Issacs, City Rescue Site Planner Consultant  
Andrew Fedewa  
Randy Barrad, City Rescue

**MINUTES**

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM SEPTMEBER 6, 2023 AS PRESENTED. MOTION CARRIED 2-0.

**Public Comment**

No public comment on this time.

**Discussion/Action**

ORDINANCE – Z-8-2023; 415 and 421 W Kalamazoo St, Rezoning from DT-3 Urban Core to R-AR Residential Adaptive Reuse District

Ms. Stachowiak referenced an email the Committee had from her that outlined the proposed zoning request. The information was also included in the staff report.

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 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.”

She expanded explaining the location is surrounded by amenities such as public transportation, social and institutional resources and offers a transition for homeless outside of a shelter. The buildings at this location are surrounded by three (3) government buildings. During the Planning Commission there were two public comments in opposition. Ms. Stachowiak explained “urban core” is urban core density, but not in the practical point such as in not in the core business district. Council Member Spitzley asked what other “DT” districts since this is “DT-3”. Ms. Stachowiak confirmed “3” is urban downtown core, there is a “downtown edge” and a “downtown flex”. No additional Committee questions at this time.

Council Member Spitzley referenced an attorney/client communication from the OCA that responded to a question at the Council meeting on whether the City Rescue Doctrinal Statement violates the City’s Human Rights Ordinance. In summary, the OCA stated it does not. Ms. Hagen-Lawrence added that this is not applicable to a rezoning application and not a criteria that can be considered in making the rezoning determination. Mr. Barrad clarified that only employees and Board Members of the City Rescue are asked to sign the document.

Council Member Spitzley confirmed that at the public hearing there were no substantive comments.

**MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE TO REZONE 412 AND 421 W KALAMAZOO TO R-AR RESIDENTIAL ADAPTIVE REUSE DISTRICT. MOTION CARRIED 3-0.**

**RESOLUTION – SLU-2-2023; Special Land Use; 415 & 421 W Kalamazoo St., to authorize a sheltered care facility**

Council Member Spitzley noted that this action is so the City Rescue as this property can have the shelter in a R-AR district. Council Member Brown asked why shelters are not specific to zoning, but need special land use. Ms. Stachowiak explained they are allowed in Institutional Zonings, and R-AR is the least intense district. They are allowed in Institutional -1, Institutional-2, DT-2 and R-AR with special land use. Again, R-AR is the least intensive district and the SLU allows it. The SLU option would also offer Council to apply conditions to their SLU.

Council Member Garza asked if any surrounding businesses spoke at the Planning Commission public hearing, and it was confirmed representatives from Porter Place and Metro Place attended. They did notify all the owners and tenants within 600 ft., which is double what is required.

Council Member Spitzley asked if the SLU runs with the property. Ms. Stachowiak stated the ownership has no effect on zoning, that runs with the property, and the Council can apply conditions to a SLU. Council Member Spitzley asked if Council can apply a condition that if City Rescue sells to another shelter, that shelter has to apply for Council approval to continue as a shelter. Mr. Venker stated his opinion that the SLU goes with the owner, not the property like the zoning, so the SLU would terminate with the sale of the property. Ms. Stachowiak stated that is not her understanding with all the SLU that have been granted. Council Member Spitzley asked for clear determination before the October 2, 2023 Council meeting.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR SLU-2-2023 FOR 412 & 421 W KALAMAZOO FOR A SHELTERED CARE FACILITY. MOTION CARRIED 3-0.

### **Presentation**

#### **Downtown Lansing Comprehensive Market Analysis**

Ms. Edgerly went through the Downtown Lansing Inc. website on the Comprehensive Market Analysis and handed out a Potential Site Development Site by SmithGroup from September 2023. Council Member Spitzley asked what their intended next steps were, and Ms. Edgerly stated they would be looking for Council support. They will work with the Administration on a resolution. Council Member Garza asked that she speak to all developers asking them to use local labor.

Council Member Brown asked where the City was at on the City Master Plan and if they have been working with DLI. Mr. Fedewa confirmed it was last adopted in 2012 and since the beginning of 2023 they have been working on updates, surveys, outreach meetings, etc. They intend to be done with the amendments and updates the end of 2023. Council Member Brown asked to see the Master Plan before it is adopted and before they approve the downtown report to incorporate. Mr. Fedewa offered to send the 2012 information again to Committee members.

### **Other**

No other topics.

### **Adjourn**

Adjourned at 4:39 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on October 4, 2023