

AGENDA

Committee on Development and Planning AGENDA FOR DECEMBER 7, 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/stream>

NEW DATE

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. November 15, 2023
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Objecting to the Transfer of all Unsold Tax Reverted Properties from the Ingham County Treasurer to the City of Lansing
 - C. ORDINANCE - Z-9-2023; Osband Avenue, Rezoning from IND-2, General Industrial to R-6A, Urban Detached Residential
 - D. RESOLUTION - Introduction and Set a Public Hearing; Z-10-2023, Rezoning 512 E. Miller Road from "R-3" Suburban Detached Residential to "S-C" Suburban Commercial
 - E. RESOLUTION - Set a Public Hearing; Establishment of Neighborhood Enterprise Zone District; #25 Wheel District
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, November 15, 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
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Doug Fleming, LHC
Emily Linden, Internal Auditor
Susan Stachowiak, EDP
Hal King, Parking Manager
John Hindo, Boji

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM NOVEMBER 1, 2023. MOTION CARRIED 3-0.

Public Comment

Mr. Fleming spoke on the LHC involvement in the Boji Group development. They received funding for a separate development in the area, and with phase 2 there was an inquiry into developing the second partial in a partnership with Boji, and have applied for a 4% incentive with MSHDA. There are is also potential involvement with CATA because there are transportation funding dollars available. There is the potential for 3,000 affordable housing applications to come in within a week. The partnership has been going on for 8-10 months in preparation of these phase 1 and phase 2 developments.

DISCUSSION/ACTION

RESOLUTION –ACT-4-2023; Sale of Property; Parking Lot #1 at 425 S Grand Avenue
Ms. Stachowiak did not have any additional information on this project.

Council Member Garza asked Mr. Fleming about the LHC scattered houses. Mr. Fleming stated the strategic plan has them selling the scattered houses. With those sale funds those are being reinvested into these new phase 1 developments. Council Member Garza asked if the phases will occur if this sale does not happen. Mr. Fleming stated phase 1 will go no matter what, and they will continue with the plan for phase 2 to create a vision of one development.

Council Member Spitzley noted there were questions for the parking manager, and why the sale price was lower than what the City bought for it. It was purchased for \$960,000 and this sale for \$760,000 but the assessed value is the same. The comments at the public hearing had to do with the loss of parking spaces, but that is a result of downtown workers in COVID.

Council Member Brown asked about parking with this development. Mr. Hindo stated the commercial parking will be on site. Mr. Fleming confirmed with residential, they will meet City code. With phase 2, they are working with CATA and amend the ratio, but MSHDA is 1 to 1, and since next door to CATA they are offering a public transportation pass. And for that, some City's have downsized the parking regulation. Ms. Stachowiak stated in the Downtown Zoning district they are not required to provide parking. It is assumed people will use public transportation. It is assumed also that the developer will provide parking or will have a hard time filling the units. Council Member Brown, what is the plan for parking. Mr. Hindo have to provide parking per MSHDA, 1 per unit, roughly 100 spaces. Council Member Brown asked how many in current parking lot. Mr. King there are 115 and 10 handicap. Council Member Brown asked with the building on the lot, where parking. Mr. Fleming the building on the property where Davenport is, then parking around the buildings. Under the current design have a 1 to 1 parking requirement for MSHDA and that was shown in the draft architectural with MSHDA.

Council Member Spitzley, the parking lot now, the new building will be on that. Mr. Fleming, correct.

Council Member Spitzley noted that in 2008 when made into a parking lot, how much was the revenue since then. Mr. King distributed a breakdown that since that they have made \$973,238, which reflects the City has made their money back on the demolition of the Boarshead Theatre which was on site when they City bought it, and construction of the parking lot. That leaves \$579,823.00

Council Member Garza asked about tax credits in the future projects. Mr. Fleming explained the process of tax credit eligible projects, allocation, and the City will see a PILOT application in the future. The LHC has been awarded a 9% tax credit over 15 years, they then take those credits and sell them to Cinnaire, a syndicating type of organization. Those dollars then go into the project; not a loan, and as far as meet requirements. The tax credit fund is through the State Treasury.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE ACT-4-2023 SALE OF PARKING LOT #1 AT 425 S GRAND AVENUE. MOTION CARRIED 3-0.

Adjourned at 4:22 p.m.
Submitted by Sherrie Boak
Recording Secretary, Lansing City Council
Place on file by the Committee on

**Department of Economic
Development and Planning**
Nicholas Montry, Interim Director



Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040 – FAX: 517.483.6036
www.lansingmi.gov/development

MEMORANDUM

TO: Mayor Schor

FROM: Barb Kimmel

DATE: November 14, 2023

SUBJECT: Resolution for referral to City Council-Tax Foreclosure Rejections

The attached resolution objects to the transfer of all twelve (12) unsold tax reverted properties from the Ingham County Treasurer to the City of Lansing.

NOTE that there were no tax foreclosures the portion of Lansing that is in Eaton County this year.

ED&P NOW ASKS THE MAYOR TO FORWARD THE ATTACHED RESOLUTION TO CITY COUNCIL FOR TIMELY PLACEMENT ON THE CITY COUNCIL AGENDA FOR THE SCHEDULED MEETING ON NOVEMBER 27, 2023.

Alan Fox
Ingham County Treasurer

Rachel Piner
Chief Deputy Treasurer
(517) 676-7235
rpiner@ingham.org



Courthouse
P.O. Box 215
Mason, MI 48854-0215
(517) 676-7233
afox@ingham.org

November 16, 2023

Mr. Chris Swope
City Clerk
124 W Michigan Ave
Lansing, MI 48933

NOV27'23 12PMCLERK

Dear Mr. Swope:

I am writing to you on behalf of Treasurer Alan Fox who serves as the Foreclosing Governmental Unit (FGU) for Ingham County under Public Act 123 of 1999; MCL 211.1-211.157.

Property was foreclosed upon by the FGU for unpaid property taxes in the City of Lansing. Such property was offered for sale at two public auctions. By statute, fee simple title to those parcels not sold at auction must be transferred to the City of Lansing on or before December 30, 2023 unless the City formally objects to the transfer. I encourage you to review this process at MCL 211.78m(6). As required by statute, a list of all unsold property tax foreclosed parcels located in the City of Lansing is enclosed.

The Ingham County Treasurer has been working with the Ingham County Land Bank since 2005 to help combat problems property tax foreclosed parcels can present. Oftentimes the cost of maintaining, managing redevelopment and disposition of such parcels exceeds the value the properties offer. Through the legal structure of the Ingham County Land Bank, properties are able to re-enter the tax roll with less burden and expense. The Land Bank obtains possession of the unsold property tax foreclosed parcels after the City objects to their transfer from the Foreclosing Governmental Unit and the County transfers them to the Land Bank.

Also enclosed is a sample resolution for consideration by the City of Lansing objecting to the transfer of property tax foreclosed parcels to the City. When this issue is taken up by Council, Treasurer Fox would be more than willing to be in attendance to answer any questions that may arise. Please contact me at the email address or telephone number

www.tr.ingham.org

listed below to schedule a meeting time satisfactory to all parties and within the statutory time constraints or to request electronic copies of this letter, the sample resolution, or parcel list.

Thank you for your assistance in this matter.

Regards,



Jenna R. Casuccio
Tax Forfeiture/Foreclosure Coordinator
Ingham County Treasurer's Office
jcasuccio@ingham.org
(517) 676-7237

Cc: Nic, City of Lansing Clerk

Cc: James Smiertka, City of Lansing Attorney

Enclosure

2023 City of Lansing
Rejection List

PARCEL	ADDRESS
33-01-01-10-157-191	N HIGH ST
33-01-01-10-157-201	N HIGH ST (1215)
33-01-01-10-180-211	MASSACHUSETTS AVE
33-01-01-10-182-221	ILLINOIS AVE
33-01-01-10-331-271	CLEVELAND ST
33-01-01-14-310-061	323 S HAYFORD AVE
33-01-01-17-252-071	W IONIA ST (1412)
33-01-01-22-177-131	S HOLMES ST (1118)
33-01-01-22-256-201	DAKIN ST (1224)
33-01-01-22-309-081	DONORA ST (1531)
33-01-01-29-428-041	804 LOA ST
33-01-05-08-226-155	DAFT ST

**RESOLUTION OBJECTING TO THE TRANSFER OF UNSOLD TAX REVERTED
PROPERTY FROM THE INGHAM COUNTY TREASURER TO THE CITY OF
LANSING**

RESOLUTION #23-

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the “Act”, established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the “Treasurer”), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on the March 31st immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that city on which the Treasurer has foreclosed that has not been sold prior to December 1st of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that city fee simple title to the property on that list; and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any property upon which the Treasurer has foreclosed but not sold because of the cost of maintaining such property will exceed any benefit that will be obtained.

THEREFORE BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that are contained on the list thereof filed with the City of Lansing Clerk and said transfers are, therefore, refused.

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

Resolution Objecting to the Transfer of all Unsold Tax Reverted Properties from the Ingham County Treasurer to the City of Lansing

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the “Act,” established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the “Treasurer”), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on the March 31st immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that city on which the Treasurer has foreclosed that has not been sold prior to December 1st of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that city fee simple title to the property on that list; and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any property upon which the Treasurer has foreclosed but not sold because of the cost of maintaining such property will exceed any benefit that will be obtained.

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that are contained on the list thereof filed with the City of Lansing Clerk and said transfers are, therefore, refused.

Parcel	Address	Legal Description	Zoning
33-01-01-10-157-191	N HIGH ST	N 2 R OF S 7 R LOT 1 BLOCK 2 HANDY HOME ADD	MX-C, Mixed-Use Center
33-01-01-10-157-201	N HIGH ST (1215)	N 2 R OF S 9 R LOT 1 BLOCK 2 HANDY HOME ADD	MX-C, Mixed-Use Center
33-01-01-10-180-211	MASSACHUSETT S AVE	LOT 189 HIGHLAND PARK	R-5, Urban Detached Residential
33-01-01-10-182-221	ILLINOIS AVE	LOT 130 CAPITOL HEIGHTS	R-5, Urban Detached Residential
33-01-01-10-331-271	CLEVELAND ST	N ½ LOT 7 BLOCK 2 ROUSES SUB REC L 2 P 7	R-5, Urban Detached Residential
33-01-01-14-310-061	323 S HAYFORD AVE	LOT 447 LESLIE PARK SUB	R-MX, Residential Mix
33-01-01-17-252-071	W IONIA ST (1412)	LOT 12 BLOCK 2 HOLMES PLAT REC L 2 P 41	R-6A, Urban Detached Residential
33-01-01-22-177-131	S HOLMES ST (1118)	S 34.5 FT LOTS 73 & 74 HUNTINGTON HEIGHTS SUB	R-6A, Urban Detached Residential
33-01-01-22-256-201	DAKIN ST (1224)	LOT 208 & N ½ LOT 207 EXCELSIOR LAND COMPANYS SUB	R-6A, Urban Detached Residential
33-01-01-22-309-081	DONORA ST (1531)	LOT 18 BLOCK 6 ASSESSORS PLAT	R-6A, Urban Detached Residential

NO 28 REC L 10 P 33

33-01-01-29-428-041 804 LOA ST

LOT 85 LOGANCREST R-5, Urban Detached
Residential

33-01-05-08-226-155 DAFT ST

N 94 FT LOTS 52 & 53 R-3, Suburban
SOUTHFIELD Detached Residential

GENERAL INFORMATION

APPLICANT/OWNER:	Stephanie Williams 5740 Wise Road Lansing, MI 48911
REQUESTED ACTIONS:	Rezone the vacant lot south of 1917 Osband Avenue from “IND-2” General Industrial to “R-6A” Urban Residential
EXISTING LAND USE:	Vacant
EXISTING ZONING:	“IND-2” General Industrial
PROPOSED ZONING:	“R-6A” Urban Residential District
PROPERTY SIZE:	40’ x 121.5’ = 4,860 square feet – .11 acres
SURROUNDING LAND USE:	N: Single-Family Residential S: Access to industrial uses to the east E: Industrial W: Single-Family Residential
SURROUNDING ZONING:	N: “R-6A” Urban Detached Residential S: “IND-2” General Industrial E: “IND-2” General Industrial W: “R-6A” Urban Detached Residential
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for “Research and Development” land use. Osband Avenue is designated as a local road.

DESCRIPTION:

This is a request to rezone the vacant property (parcel #: 33-01-01-28-103-098) located south of 1917 Osband Avenue. Legally described as:

Lot 23, Rockford Subdivision

from “IND-2” General Industrial to “R-6A” Urban Detached Residential. The purpose of the rezoning is to permit the construction of a single-family residential home on the subject property.

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property is located in an area that is predominantly single family residential. The adjoining property to the north and all of the properties to the west are single family and are zoned “R-6A” Urban Detached Residential. In addition, there are two properties along the east side of Osband Avenue, south of the subject property that area zoned for and contain single family residential homes. As evidenced by the attached zoning map, there is an inconsistent zoning and land use pattern along the east side of Osband Avenue and along W. Mt. Hope Avenue. The lots in

this area that are zoned “IND-2” are too small to accommodate any type of industrial development and thus, there does not seem to be any reason to retain the industrial zoning. The proposed residential zoning will ensure that development of the subject property, and other vacant lots in the area, should the City receive more requests for rezonings, will not negatively impact the existing residential uses. If a proposal were to be presented at some point in the future that involved assembling lots on the east side of Osband Avenue for an industrial development, rezoning the subject property and the other residentially zoned lots along Osband and Mt. Hope to “IND-2” would be given a favorable staff recommendation. In the meantime, accommodating new residential homes seems to be the most appropriate use of the subject property.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for “Research and Development” land use. While the single-family residential use allowed under the proposed “R-6A” zoning would not be compatible with the research and development land use designation, it would be consistent with proper planning and zoning principles in general by eliminating an inconsistent zoning pattern in the area and ensuring that new development will not negatively impact existing residential uses along the east side of Osband Avenue.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed rezoning will have no negative impacts on vehicular or pedestrian traffic. In fact, a single-family home will produce the least amount of traffic of any use that could potentially be established on the property.

IMPACT ON PUBLIC FACILITIES:

Construction of the new home will require the applicant to connect to all relevant public facilities (sanitary sewer, water, electric, etc.) all of which are available to serve the site.

ENVIRONMENTAL IMPACT:

The proposed single-family home will have no negative impacts on the natural environment as it is the least intensive use that could occupy the property. There is a 60% lot coverage restriction (all impervious surfaces) in the proposed “R-6A” zoning district. There is no lot coverage restriction in the existing “IND-2” zoning.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The applicant’s request will not negatively impact the development pattern in the area which is characterized by a mix of industrial and single-family residential uses. The proposed rezoning will merely allow the construction of a single-family home on the subject property, consistent with the use of the adjoining property to its north, the residential neighborhood to the west and 2 of the 4 lots to its south. It will also not set a negative precedent for future rezoning requests in the area. Staff would provide a favorable recommendation to rezoning the other industrially zoned lots to the south in the 2000 block of Osband Avenue to “R-6A” if the owners were to make those requests. This would actually be encouraged as it would eliminate an inconsistent zoning pattern and eliminate the potential for incompatible land uses along the east side of Osband Avenue.

SUMMARY

This is a request by Stephanie Williams to rezone the vacant property (parcel #: 33-01-01-28-103-098) located south of 1917 Osband Avenue. Legally described as:

Lot 23, Rockford Subdivision

from “IND-2” General Industrial to “R-6A” Urban Detached Residential. The purpose of the rezoning is to permit the construction of a single-family residential home on the subject property.

The findings of fact, as outlined in this staff report, support a positive recommendation for the requested rezoning. The proposed “R-6A” zoning and single-family home will be consistent with the general zoning and land use pattern in the area. In addition, the proposed home will have no negative impacts on traffic, the environment, or future patterns of development in the area.

RECOMMENDATIONS

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

“I make a motion to recommend approval of Z-9-2023 to rezone the vacant .11-acre parcel of land located immediately south of 1917 Osband Avenue from “IND-2” General Industrial to “R-6A” Urban Detached Residential.”

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

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-9-2023

Parcel Number's: 33-01-01-28-103-098

Addresses: Vacant parcel south of 1917 Osband Avenue

Legal Descriptions: Lots 21 & 22, Rockford Subdivision from "IND-2" General Industrial to "R-6A" Urban Detached Residential.

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: Mike Kesto
Nathan Investment, LLC
6100 S. Cedar Street
Lansing, MI 48911

REQUESTED ACTIONS: Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial

EXISTING LAND USE: Single Family Residential

PROPERTY SIZE: 66’ x 231’ = 15,246 square feet - .35 acres

SURROUNDING LAND USE: N: Multi-Tenant Commercial Building
S: Apartment Complex
E: Multi-Tenant Commercial Building
W: Single Family Residential

SURROUNDING ZONING: N: “S-C” Suburban Commercial
S: “MFR” Multi-Family Residential
E: “S-C” Suburban Commercial
W: “R-3” Suburban Detached Residential

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for suburban commercial land use. E. Miller Road is designated as a prime connector.

DESCRIPTION:

This is a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial for the purpose of constructing a gasoline station on the subject property in combination with the adjoining property to the east at 6100 S. Cedar Street.

BACKGROUND INFORMATION:

The applicant for this request also owns the multi-tenant commercial building on the adjoining property to the east. In 2001, the subject property was rezoned from “A” Residential to “F” Commercial, which was the zoning designation of the property to the east, so that the two properties could be combined, thus allowing for construction of a larger commercial building. No construction occurred and when the form-based code was adopted in 2021, the subject property was returned to single family residential zoning, presumably just to prevent the single-family home located thereon from becoming nonconforming and subject to all the restrictions associated therewith. The “S-C” Suburban Commercial zoning district is comparable to the “F” Commercial district as it is intended to permit typical highway commercial uses. The current application is to rezone the property to the “S-C” district for the purpose of combining it with the property to the east to allow for the construction of a gasoline station as depicted on the attached site plan.

COMPATIBILITY WITH SURROUNDING LAND USE

The proposed rezoning merely increases the size of the “S-C” Suburban Commercial zoned site at the southwest corner of S. Cedar Street and E. Miller Road to allow for the construction of a gas station (see attached site plan). While the gas station will intensify the use of the property, any negative impacts on the adjoining residential properties to the west and south will be mitigated by the proposed landscape buffers and 7-foot-high, wood privacy fence along the common property lines as shown on the attached site plan. Also, the Zoning Ordinance requires that all outdoor lighting must be shielded to prevent glare beyond the property lines.

COMPLIANCE WITH MASTER PLAN

Rezoning the subject property to “S-C” Suburban Commercial will bring the property into compliance with the “S-C” Suburban Commercial land use designation being advanced in the Master Plan. The Plan describes the purpose of this designation as:

“To allow for general retail and commercial use, including large footprint and automobile-oriented uses, in a suburban development format that also encourages a mix of uses and accommodates pedestrians, cyclists and transit users.”

The purpose of the rezoning is to create a larger site, by combining the subject property with the site to the east that is already zoned “S-C”, to accommodate the construction of a gasoline station. A gasoline station is a typical automobile-oriented, highway commercial use which is what the “S-C” zoning district is intended to accommodate.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The proposed rezoning will not have any negative impacts on vehicular or pedestrian traffic in the area. Access to the site will be via the existing driveways on E. Miller Road and S. Cedar Street, both of which are commercial arterials that are designed to carry high volumes of traffic.

IMPACT ON PUBLIC FACILITIES

New construction will be reviewed and approved through the City’s administrative site plan review process; at which time the adequacy of utilities will be determined. Any utility extensions or upgrades necessary to serve the proposed gasoline station will be the responsibility of the applicant/owner.

ENVIRONMENTAL IMPACT

The proposed gasoline station will require administrative site plan review and such, the entire site will have to be brought into compliance with all applicable codes and ordinances. The City Engineers will review the plan to ensure that it does not negatively impact the environment. In fact, a primary component of the site plan review process is the evaluation and approval of a storm-water management plan by the City Engineers to prevent soil erosion and to ensure that run-off from the site flows into the storm sewer system at a rate that does not exceed its capacity. A landscape plan will also be required as part of the site plan review process.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the rezoning will not result in any negative impacts on future patterns of development in the area. The proposed “S-C” zoning will be consistent with the existing zoning pattern in the area and with the future land use pattern being advanced in the Master Plan. There are other properties to the west of the subject property that would also be appropriate for rezoning to the “S-C” district in accordance with the future land use plan. Approval of this request, however, will not set a precedent to rezone properties in the area that would not be appropriate for rezoning.

SUMMARY

This is a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The purpose of the rezoning is to combine the subject property with the commercial property to its east to create a larger site for the construction of a gasoline station.

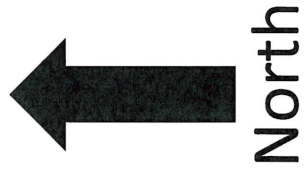
The proposed “S-C” Suburban Commercial zoning will be consistent with the established zoning pattern in the area and with the Suburban Commercial future land use designation being advanced in the Master Plan. In addition, the proposed gasoline station will have no negative impacts on traffic, utilities or the environment and will not set a negative precedent to rezone other properties in the area that would not be appropriate for commercial use.

RECOMMENDATIONS

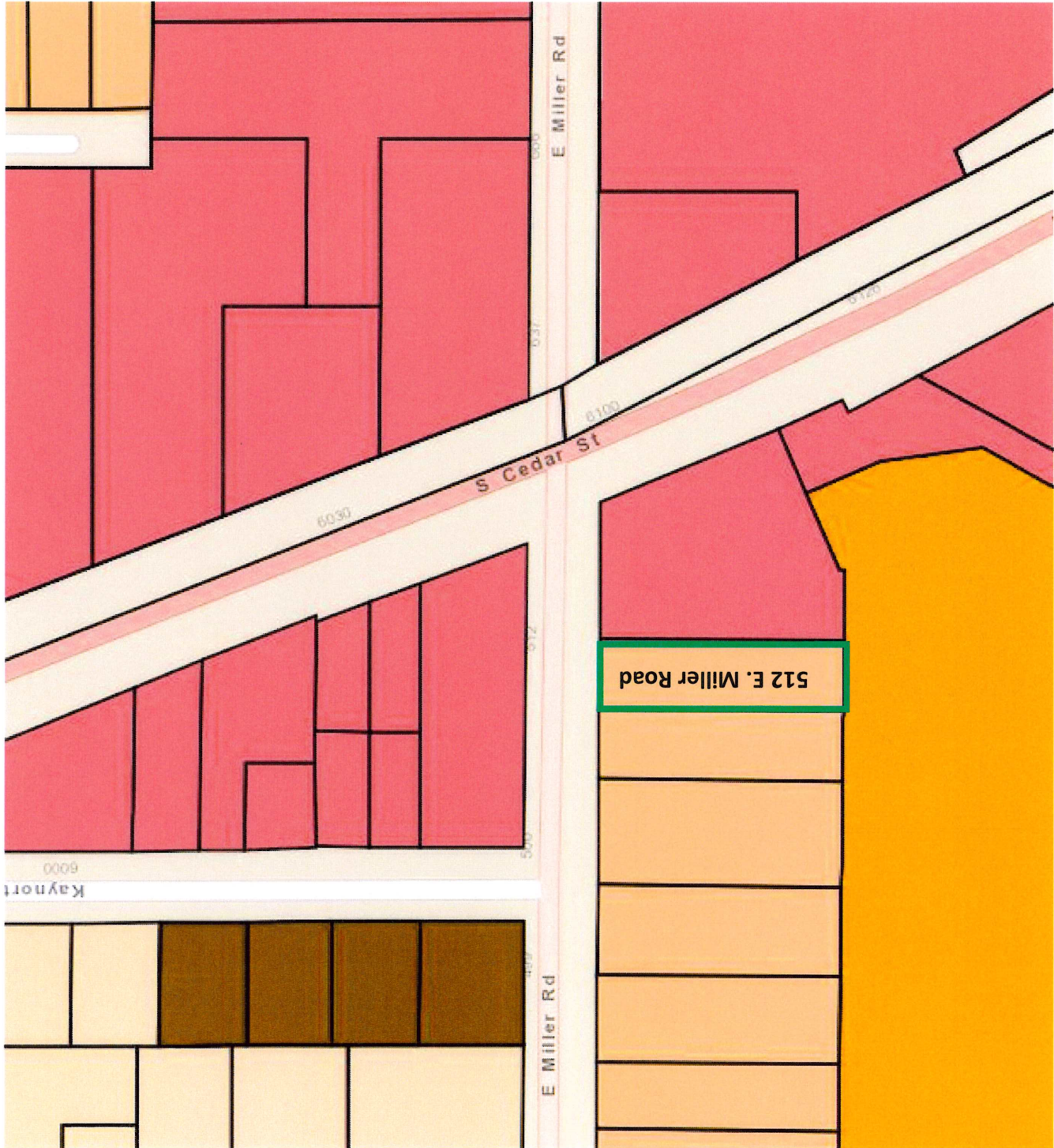
Pursuant to the findings described above, staff recommends approval of Z-10-2023 to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial.”

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

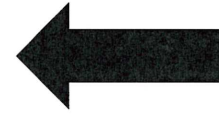






Zoning Districts

- 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



North

Z-10-2023

512 E. Miller Road Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial

At its November 7, 2023, meeting, the Planning Commission voted 4-0 to recommend approval of Z-10-2023. This is a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The purpose of the rezoning is to combine the subject property with the commercial property to its east to create a site large enough for the construction of a gasoline station.

The Planning Board held a public hearing at its November 7, 2003, meeting at which the applicant and his design engineer spoke in favor of the rezoning. The residents of the adjoining property to the west at 506 W. E. Miller Road spoke in opposition to the request, citing concerns about the safety impacts of increased traffic in the area and the potential negative effects of an increased level of activity in general that will result from the gasoline station.

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-10-2023 512 E. Miller Road – Rezoning from “R-3” Suburban Detached Residential 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.

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, January 8, 2024, at 7 p.m. in the 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-10-2023 512 E. Miller Road – Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**Z-10-2023, 512 E. Miller Road
Rezoning from “R-3” Suburban Detached Residential
to “S-C” Suburban Commercial**

The Lansing City Council will hold a public hearing on Monday, January 8, 2024 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The purpose of the rezoning is to combine the subject property with the commercial property to its east to create a larger site for the construction of a gasoline station.

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, January 8, 2024 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

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 1246.02 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-10-2023
Parcel Number's:	33-01-05-09-226-071
Addresses:	512 E. Miller Road
Legal Descriptions:	Lot 32, Supervisors Plat No. 9, T3N R2W, from "R-3" Suburban Detached Residential to "S-C" Suburban Commercial

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2024, 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.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, January 8, 2024, at 7:00 p.m. in the Tony Benavides 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, taxing units and the City Assessor to appear and be heard on the proposed establishment of a new Neighborhood Enterprise Zone as indicated below:

Wheel District – No. 25

Approximate Boundaries: East Saginaw Street to the south, the CSX Railroad to the west, East Oakland Avenue to the north and North Pennsylvania Avenue to the east.

Establishment of a new Neighborhood Enterprise Zone (NEZ) will allow the owners of real property within the NEZ to apply for an abatement of certain property taxes for housing rehabilitation and construction of new housing on their property located within the NEZ. Further information regarding the establishment of the NEZ may be obtained from Kris Klein, Lansing Economic Development Corporation, 401 S. Washington Square, Suite 101, Lansing Michigan 48933, (517) 599-1136.

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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

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 Establishment of
Neighborhood Enterprise Zone #25 – Wheel District

WHEREAS, the City of Lansing continues to promote the effort to improve neighborhoods by encouraging the rehabilitation of existing housing, promoting home ownership and facilitating construction of new housing units in the City; and

WHEREAS, the Michigan Neighborhood Enterprise Zone Act, being Public Act 147 of 1992, as amended, was enacted to encourage new housing construction and the renovation of existing properties in older established cities of the State, including the City of Lansing, by allowing cities to grant certain tax abatements on specific residential properties located in designated districts; and

WHEREAS, the addition of a Neighborhood Enterprise Zone near the downtown is a vital resource to further the goals of creating residential opportunities and redevelopment and promoting new construction and renovation of existing buildings for the purpose of creating unique residential housing units; and

WHEREAS, an additional Neighborhood Enterprise Zone near downtown will assist property owners and developers in making much needed improvements, including housing rehabilitation and new construction; and

WHEREAS, P.A. 147 of 1992, as amended, requires that the City Assessor and each taxing unit receive notification of the City's intent to establish a Neighborhood Enterprise Zone not less than 60 days prior to the designation action and further requires the City to hold a public hearing on the establishment of a Neighborhood Enterprise Zone not later than 45 days after said notification to the Assessor and the taxing units.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing proposes the boundaries for the new Neighborhood Enterprise Zone as listed by parcel number in "Attachment A" and as represented on the map as "Attachment B" which have been filed with the City Clerk and as described below:

Wheel District, No. 25

Boundaries: An area bounded by East Saginaw Street to the south, the CSX Railroad to the west, East Oakland Avenue to the north and North Pennsylvania Avenue to the east, except the areas in the currently designated Neighborhood Enterprise Zones of "North Pennsylvania Corridor #5" and "Prudden Wheel Factory #9"

BE IT FURTHER RESOLVED that the City Clerk be directed to give the required 60 days notice of the intent to establish the Zone to the City Assessor and all taxing units with property tax powers within the proposed Neighborhood Enterprise Zone.

BE IT FINALLY 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 January 8, 2024, at 7:00 p.m., and that the City Clerk publish the requisite advanced notice of the hearing in a publication of general circulation in the City.

ATTACHMENT A*Page 1 of 2***PARCEL LIST****CITY OF LANSING
NEIGHBORHOOD ENTERPRISE ZONE No. 25
WHEEL DISTRICT**

Parcel Number	Street Address	City	ZIP
33-01-01-10-354-051	0 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-091	708 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-141	709 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-151	711 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-161	713 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-081	714 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-071	716 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-171	717 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-061	718 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-181	721 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-041	722 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-191	723 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-031	724 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-201	725 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-021	726 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-211	727 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-011	736 EAST PARK TERRACE	LANSING	48906
33-01-01-10-351-013	0 MAY ST	LANSING	48906
33-01-01-10-353-008	700 MAY ST	LANSING	48906
33-01-01-10-353-241	818 MAY ST	LANSING	48906
33-01-01-10-353-231	820 MAY ST	LANSING	48906
33-01-01-10-351-021	821 MAY ST	LANSING	48906
33-01-01-10-353-221	824 MAY ST	LANSING	48906
33-01-01-10-351-031	825 MAY ST	LANSING	48906
33-01-01-10-351-041	829 MAY ST	LANSING	48906
33-01-01-10-351-051	831 MAY ST	LANSING	48906
33-01-01-10-354-001	832 MAY ST	LANSING	48906
33-01-01-10-351-061	835 MAY ST	LANSING	48906
33-01-01-10-351-071	837 MAY ST	LANSING	48906
33-01-01-10-354-321	838 MAY ST	LANSING	48906
33-01-01-10-351-081	841 MAY ST	LANSING	48906
33-01-01-10-354-311	902 MAY ST	LANSING	48906
33-01-01-10-351-091	903 MAY ST	LANSING	48906
33-01-01-10-354-301	908 MAY ST	LANSING	48906
33-01-01-10-351-101	909 MAY ST	LANSING	48906
33-01-01-10-351-111	913 MAY ST	LANSING	48906

ATTACHMENT A*Page 2 of 2*

Parcel Number	Street Address	City	ZIP
33-01-01-10-354-291	914 MAY ST	LANSING	48906
33-01-01-10-354-281	920 MAY ST	LANSING	48906
33-01-01-10-351-121	921 MAY ST	LANSING	48906
33-01-01-10-354-271	922 MAY ST	LANSING	48906
33-01-01-10-351-131	925 MAY ST	LANSING	48906
33-01-01-10-351-331	0 NO STREET FRONTAGE	LANSING	48906
33-01-01-10-351-201	0 E OAKLAND AVE	LANSING	48906
33-01-01-10-351-003	700 E OAKLAND AVE	LANSING	48906
33-01-01-10-351-252	818 E OAKLAND AVE	LANSING	48906
33-01-01-10-351-232	840 E OAKLAND AVE	LANSING	48906
33-01-01-10-353-007	725 PRUDDEN ST	LANSING	48906
33-01-01-10-354-165	709 QUAKER CT	LANSING	48906
33-01-01-10-353-101	817 E SAGINAW ST	LANSING	48906
33-01-01-10-353-111	821 E SAGINAW ST	LANSING	48906
33-01-01-10-353-121	823 E SAGINAW ST	LANSING	48906
33-01-01-10-353-131	827 E SAGINAW ST	LANSING	48906
33-01-01-10-354-101	833 E SAGINAW ST	LANSING	48906
33-01-01-10-354-111	835 E SAGINAW ST	LANSING	48906
33-01-01-10-354-121	839 E SAGINAW ST	LANSING	48906
33-01-01-10-354-131	843 E SAGINAW ST	LANSING	48906
33-01-01-10-354-141	901 E SAGINAW ST	LANSING	48906
33-01-01-10-354-151	903 E SAGINAW ST	LANSING	48906
33-01-01-10-354-162	909 E SAGINAW ST	LANSING	48906
33-01-01-10-354-171	919 E SAGINAW ST	LANSING	48906
33-01-01-10-354-181	921 E SAGINAW ST	LANSING	48906
33-01-01-10-351-300	0 SHERIDAN ST	LANSING	48906
33-01-01-10-351-309	0 SHERIDAN ST	LANSING	48906
33-01-01-10-351-902	0		
33-01-01-10-353-900	0		
33-01-01-10-353-901	0		
33-01-01-10-353-905	0		

ATTACHMENT B

MAP OF:

CITY OF LANSING
NEIGHBORHOOD ENTERPRISE ZONE No. 25
WHEEL DISTRICT
Approximate Boundaries

