



LANSING PLANNING COMMISSION
Regular Meeting
October 3, 2023 – 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Approved 11/8/2023*

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:38 p.m.

- a. Present: Josh Hovey, Monte Jackson, Shane Muchmore, John Ruge
- b. Absent: Katie Alexander (excused), Tony Cox
- c. Staff: Sue Stachowiak, Andy Fedewa

2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent.

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS – None

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken.

7. BUSINESS

A. Consent Items

(1) Minutes for approval: August 1, 2023

The minutes from the August 1, 2023, Planning Commission meeting were approved without objection.

B. Old Business – None

C. New Business

(1) Z-9-2023, Vacant lot south of 1917 Osband Avenue, rezoning from “IND-2” General Industrial to “R-6A” Urban Residential

Ms. Stachowiak stated that Z-9-2023 is a request to rezone the vacant property (parcel #: 33-01-01-28-103-098) located south of 1917 Osband Avenue from “IND-2” General Industrial to “R-6A” Urban Detached Residential for the purpose of constructing a single-family residential home on the subject property. She stated that staff is recommending approval of the rezoning as the adjoining property to the north, all of the properties to the west and two of the properties to the south are zoned “R-6A” Urban Detached Residential and are being used for single family homes. Ms. Stachowiak said that the lots in the area that are zoned “IND-2” are too small to accommodate any type of industrial development. She also said that 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.

Ms. Stachowiak reminded the Planning Commission that although there was no quorum at the September regular meeting, the public hearing was held, although no comments were received.

Mr. Hovey asked what business was located on the large industrial parcel. Ms. Stachowiak answered that they are active but she is unsure of the exact use.

Mr. Ruge asked what the smallest residential parcel size would be for a buildable lot. Ms. Stachowiak answered that the subdivision regulations lay out a 60' x 100' standard but many early neighborhoods were developed with a standard 33' width which is sufficient to accommodate the minimum 20' wide structure, 10' driveway on one side of the house and 3' side setback on the other side of the house.

Mr. Ruge asked if open storage is allowed in the industrial zoning district. Ms. Stachowiak answered that open storage is allowed but it must be sufficiently screened.

Mr. Muchmore made a motion, seconded by Mr. Jackson, to recommend approval of Z-9-2023, Vacant lot south of 1917 Osband Avenue, rezoning from "IND-2" General Industrial to "R-6A" Urban Residential. On a voice vote the motion passed unanimously (4-0)

(2) Act-4-2023, Sale of City-Owned Property, 425 S Grand Ave

Mr. Fedewa introduced the application from the Economic Development and Planning Department to sell city-owned property at 425 S Grand Avenue, commonly known as Lot 1. The subject property was acquired by the City in 2008 from the Center for the Arts Inc. to develop 115 parking spaces upon BoarsHead Theater leaving the location. Since that time the lot was very productive serving as reserved parking for Lansing State Journal and State of Michigan employees until the paper's relocation and the Covid-19 Pandemic, respectively. Staff provided the revenue numbers for the last six fiscal years.

The property was appraised and will be sold for \$760,000 to the Boji Group. The City Pulse has reported that the sale will facilitate the building of a new four-story, 55-unit apartment building with the Lansing Housing Commission (LHC). Staff does not foresee any future strain on downtown parking as the demand for parking in Lot 1 has decreased so dramatically, parking is still available on-street and within the nearby South Capitol Ramp, and the future apartment building will be served its own off-street parking lot even though the zoning ordinance does not require any parking in DT-3.

Mr. Ruge asked for more details about the redevelopment plans. Mr. Fedewa clarified that the Lansing Housing Commission has received a Low Income Housing Tax Credit award to develop a 65-unit apartment building for the parcel directly to the north. They are now applying for a second tax credit to facilitate the building of another 55-unit apartment on the subject site. Due to MSHDA standards they will also provide about one parking space per unit.

Mr. Hovey asked if a request for proposals was released. Mr. Fedewa answered that as part of Mayor Schor's Build Lansing initiative many city-owned properties are up for discussion, especially sites that are actively marketed. The Boji Group has been the only entity to express interest in this site so it was not bid out. Conversely another

under-utilized parking lot nearby on Kalamazoo St. and Cedar St. has garnered multiple inquiries so it was subject to an RFP recently.

Mr. Jackson asked if the Boji Group intends to sell the property after development. Mr. Fedewa replied that he will find out and report back to the Planning Commission. Mr. Jackson asked when the development would break ground and if the parking lot will be used in the interim. Mr. Fedewa answered that he has not heard when phase one will break ground but for the subject site LHC is applying for the December LIHTC round so it will be sometime next year when they are notified. Mr. Fedewa will confirm Parking Services plans for the immediate future.

Mr. Muchmore made a motion, seconded by Mr. Jackson to recommend approval of Act-4-2023, Sale of City-Owned Property, 425 S Grand Avenue. On a voice vote the motion carried unanimously (4-0).

8. **REPORT FROM PLANNING & ZONING OFFICE** – None
9. **COMMENTS FROM THE CHAIRPERSON** – None
10. **COMMENTS FROM COMMISSION MEMBERS** – None
11. **PENDING ITEMS: FUTURE ACTION REQUIRED** – None
12. **ADJOURNMENT** – The meeting was adjourned at 6:55 p.m.