



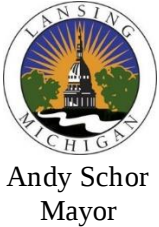
LANSING PLANNING COMMISSION
Special Meeting
Wednesday, January 17, 2024, 6:30 p.m.
Neighborhood Empowerment Center
600 W. Maple Street, Lansing, MI 48906

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call**
 - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. Consent Items**
 - (1) Minutes for approval: November 8, 2023.....1**
 - B. Old Business**
 - C. New Business**
 - (1) Act-1-2024, Purchase of Real Property, 217 S Capitol Ave. 2**
 - (2) Selection of Board of Zoning Appeals Representative**
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: Tuesday February 6, 2024

For special accommodations, please give 24 hours' notice prior to the meeting by calling Sue Stachowiak in the Planning Office at 517-483-4085 or by dialing (tty 711).



LANSING PLANNING COMMISSION
Regular Meeting
November 8, 2023 – 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – DRAFT

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox, Monte Jackson, Ted O'Dell
- b. Absent: Josh Hovey, John Ruge, and Shane Muchmore,
- c. Staff: Sue Stachowiak

Mr. Jackson made a motion, seconded by Mr. O'Dell to grant excused absences for Mr. Ruge, Mr. Hovey and Mr. Muchmore. Motion carried unanimously.

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

3. COMMUNICATIONS

Emails from Paul Henderson and Holly Henerson of 506 E. Miller Road in opposition to Z-10-2023

4. PUBLIC HEARINGS

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

Ms. Stachowiak introduced the request from Mike Kesto, Nathan Investment, LLC, 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.

Ms. Stachowiak explained that 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. She said that the “S-C” Suburban Commercial zoning district is comparable to the “F” Commercial district as it is intended to permit typical highway commercial uses. Ms. Stachowiak stated that staff is recommending approval of the request as it merely returns the property to commercial zoning as it was prior to the adoption of the Form-Based Code in 2021. She also pointed out that it is consistent with the commercial land use pattern being advanced in the Design Lansing Comprehensive Plan.

Ms. Alexander opened the public hearing.

Paul Henderson, 506 E. Miller Road, spoke in opposition to the rezoning. He said that he and his wife live right next door to the site and they are concerned about the negative impacts of a gas station in terms of traffic, lights, crime, trash/litter and noise.

Holly Henderson, 506 E. Miller Road, spoke in opposition to the rezoning. She expressed concerns about crime, increased traffic, diminished privacy and the potential of a gas station negatively impacting the value of her property.

Brent Lavanway, Boss Engineering, stated that he is the design engineer for the project. He briefly reviewed the proposed plan for the gas station and stated that there will be fencing and landscaping to minimize any impacts on the adjoining property owner.

Mike Kesto, 6100 S. Cedar Street spoke in support of the request. He stated that the gas station will be closing 11:00 p.m. during the week and at 8:00 p.m. on Sunday, just like the store does right now. He also said that the parking lot is well lit, there have been no shootings or any other acts of violence on the property and it is always well maintained. He also spoke about the security cameras on the property.

Seeing no one else wishing to speak, Ms. Alexandar closed the public hearing.

The Commissioners discussed traffic, hours of operation and other concerns expressed by the adjoining property owners. The Commissioners also acknowledged that the subject property is master planned for commercial use and the rezoning merely returns the site to the commercial zoning that it had prior to adoption of the Formed-Based Code, making it more of just correcting a mapping error.

Mr. Jackson made a motion, seconded by Mr. Cox, to recommend approval of Z-10-2023, 512 E Miller Road, Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. On a voice vote, the motion passed unanimously (4-0).

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken.

7. BUSINESS

A. Consent Items

(1) Minutes for approval: September 5, 2023

(2) Minutes for approval: October 3, 2023

Mr. Cox pointed out that the October 3, 2023, minutes should show that he had an excused absent. Ms. Stachowiak stated that she would make the correction.

(3) 2024 Planning Commission Meeting Schedule

The consent agenda was approved by unanimous consent.

B. Old Business – None

C. New Business – None

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 7:05 p.m.

Act-1-2024, S Capitol Ave., Purchase of Property - STAFF REPORT

An Act 33 Review is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	City of Lansing
PROPOSAL:	Purchase of Real Property, 217 S Capitol Ave.
PARCEL(S):	217 S Capitol Ave. - PID # 33-01-01-16-328-021
CURRENT OWNER(S):	217 Capitol LLC (resident agent: Ron Boji)
EXISTING LAND USE & ZONING:	Use: Vacant office – formerly masonic lodge and then law school, Zoning: DT-3
PROPERTY SIZE AND SHAPE:	155' x 66', 0.35 acres, rectangular Building: 109,826 square feet
SURROUNDING ZONING & LAND USE	North: DT-3; parking, office South: DT-3, parking West: DT-3, office, parking East: DT-3, commercial

ANALYSIS

BACKGROUND:

The City of Lansing government proposes to purchase the property at 217 S Capitol Ave., the building commonly known as the Lansing Masonic Temple, to facilitate the rehabilitation of the building into a new City Hall. The relocation of City Hall offices would save the City from continuing to spend money on costly annual maintenance (\$575,000 - \$600,000 per year) and ultimately paying for the necessary deferred maintenance (2022 estimate \$60-80 million) at the current City Hall, 124 W Michigan Ave.

Proposals to move City Hall and sell/renovate the 1958 building were reviewed in 2017. The process progressed to selecting a developer to conduct both projects but was put on hold with the change in mayoral administration and the decision to address where public safety offices and the courts should be located. Since that time the cost of annual maintenance has increased due to new unexpected damages including a water storage tank break that flooded the top three floors of City Hall in 2022. 54-A District Court, Lansing Police Department headquarters, and a Lansing Fire Department station are now being relocated separately to the 2500 block of S Washington Ave. in a new public safety complex.

Act-1-2024, S Capitol Ave., Purchase of Property - STAFF REPORT

A visibility easement on the parcel directly to the north of the property, also owned by the seller, has been requested to limit development of the adjacent parking lot between the subject property and the 100 block of W Allegan St.

The property was appraised at \$3,6500,00 as of October 5, 2023. The agreed upon purchase price of the subject property and the visibility easement with the seller is set not-to-exceed \$5,000,000. The purchase agreement will ultimately be reviewed by the City Council.

[The following has been taken from numerous public news sources]: The purchase from the Boji Group and the rehabilitation of the building to the City government's requirements to be done by the Boji Group has been reported to be covered by \$40 million in grant funding from the State of Michigan.

LOCATION:

The subject property is in the middle, along the western side, of the block bordered by W Allegan St. (N), S Washington Ave. (E), W Washtenaw St. (S), and S Capitol Ave (W). Please see Aerial for parcel layout.

The parking lots adjoining to the north and to the south are not included in the purchase.

CHARACTER:

The subject seven-story building was built in 1924 and designed by architect Edwyn A. Boyd in the Classical Revival style with a limestone façade and buff-brick on the sides and rear. With 109,826 square feet of floor area it is only ~20,000 square feet smaller than the current City Hall, according to Assessing Office records.

EXTENT:

The extent of the acquisition is one parcel roughly 0.35 acres, with a ~110,000 square foot building, to facilitate the relocation of city operations.

The sale of 124 W Michigan Ave. will be reviewed as a separate Act 33 Review, schedule to be determined.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Lansing Economic Development Corporation (LEDC)

- No comment received.

Public Service Department:

[Andy Kilpatrick, Director]

- No Transportation/Traffic related comments or requirements. The change of use may necessitate changes in on-street parking regulations. Any current encroachments into the public rights of way (Capitol Avenue and the rear alley) should be addressed with the appropriate agreements with the City, as the Act 51 agency, in conjunction with the purchase.
- The visibility easement is acceptable if the adjacent property owner is amenable to it. Otherwise, that might not be legally permissible.:

Development Office

- No objection.

Building Safety Office:

- No comment received.

Lansing Fire Department:

- No comment received.

Parks and Recreation Department:

- No objection.

STAFF RECOMMENDATION

Staff recommends approval of Act-1-2024 as proposed, to support the goals of the City of Lansing and to effectively deliver government services.

Respectfully submitted,

Andy Fedewa, Planner

Act-1-2024, S Capitol Ave., Purchase of Property - STAFF REPORT

AERIAL





ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form

FILE NUMBER: ACT-_____

DATE SUBMITTED:_____

Applicant: _____

Address (including zip code): _____

Phone number: _____

Fax number: _____ Email: _____

Interest in Property:

☐ Owner ☐ Represent owner ☐ Option to buy

☐ Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): _____

Address (including zip code): _____

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: _____

Permanent parcel #: _____

Legal description (see note below):

Applicant's proposal:

REQUESTED ACTION: (please check one)

_____ City Acquisition of Property

_____ Street or Alley Closure

_____ City Sale of Property

_____ Vacation of R.O.W

_____ Significant Change of Use of City Property

_____ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

What negative impacts (if any) will occur if this proposal is not approved?

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

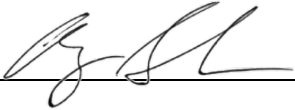
- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Involving land sales over \$50,000	\$100.00
Involving land sales under \$50,000	\$50.00

Signature of applicant:

 / 1/11/2024
Date

Signature of owner(s):

_____/_____
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036