

DRAFT



**MINUTES**  
**Committee on Development and Planning**  
**Thursday, December 7, 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-excused

**OTHERS PRESENT**

Sherrie Boak, Council Office Manager  
Lisa Hagen-Lawrence, OCA  
Greg Venker, OCA  
Barb Kimmel, EDP  
Rawley Van Fossen, EDP  
Susan Stachowiak, EDP  
Harry Hepler  
Doug Hoard

**MINUTES**

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM NOVEMBER 15, 2023. MOTION CARRIED 2-0.

**Public Comment**

No comment at this time.

**DISCUSSION/ACTION**

**RESOLUTION –Objection to the Transfer of all Unsold Tax Reverted Properties from the Ingham County Treasurer to the City of Lansing**

Ms. Kimmel stated to the Committee that the Administration is not interested in any of the properties and support rejecting the properties listed in the resolution. Mr. Van Fossen stated it is a law, and the County is required to offer these properties to the City. Ms. Boak added that the Council has to formally reject in resolution or they are reverted to the City.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO OBJECT TO THE TRANSFER OF ALL UNSOLD TAX REVERTED PROPERTIES FROM THE INGHAM COUNTY TREASURER. MOTION CARRIED 2-0.

ORDINANCE – Z-9-2023; Osband Avenue, Rezoning from IND-2 General Industrial to R-6A, Urban Detached Residential

It was confirmed the public hearing was held at the last Council meeting where there was a comment from the public, not specifically opposed to the rezoning but had concerns with the industrial area and Form Based Code.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE ORDINANCE FOR Z-9-2023 TO REZONE PARCEL ON OSBAND AVENUE. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Set a Public Hearing; Z-10-2023, Rezoning 512 E Miller from R-3 Suburban Detached Residential to S-C Suburban Commercial

Ms. Stachowiak outlined the parcel, located near Tony's Party Store on S. Cedar at Miller; currently a single residential. Ms. Stachowiak expanded that the applicant wishes to combine the parcels to incorporate a gas station at his business. She noted that it was already rezoned in 2001 under the previous Code, but when the Administration did the Form Based Code maps, they saw the home and changed it back to residential. At that time in 2001, the applicant rezoned it to add onto the party store. Staff does support this rezoning. Council Member Spitzley asked for clarification; did the City rezone it in 2001 to the equivalent commercial district as the requested Form Based Code Suburban Commercial, and Ms. Stachowiak confirmed it was rezoned by the City, but it is now a mapping error. Council Member Spitzley asked for confirmation on if it is rezoned this time, if it would be rezoned to what it was rezoned in 2001 and that was confirmed. OCA noted that since the City adopted the zoning map with the Form Based Code it does need to be done.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR JANUARY 8, 2024 FOR Z-10-2023 FOR 512 E MILLER. MOTION CARRIED 2-0.

Council Member Spitzley advised the Administration to be prepared for Council questions and concerns on a proposed gas station so close to the residential area, and also to be able to speak to the mapping error that was done with the Form Based Code that effected this properties approved rezoning from 2001.

RESOLUTION – Set a Public Hearing; Establishment of Neighborhood Enterprise Zone District; #25 Wheel District

Mr. Klein first noted the last NEZ the City approved was East Village in 2009. Council Member Spitzley noted there was an ordinance earlier this year to expand and bring the City into compliance with the State. Mr. Klein expanded on this specific application, which would allow for multiple abatements, and the applications will start at another time. This allows for 15 years, with a three-year step down. Mr. Klein then went through a brief outline of what an NEZ is, Types – New Facility, Rehabilitation Facility, and Homestead Facility. There are two steps, this being the first: establishing the Zone/District, then approval of the specific certificates. Mr. Klein then expanded on this application, which is a multi-family residential; 134 Units, and they expect to apply with the applications in 2024, which will require Council approval also.

Council Member Spitzley referenced the property and the work done so far, and asked if it meets the ACT requirement where it states 5 homes per acre. Mr. Venker stated that does not apply to the City and stated that under the 2022 changes to the ACT, the City is a qualified under the OPRA Act, so the City can do the NEZ.

Council Member Spitzley then referenced the ACT where it states that for lack of payments on the taxes, the NEZ can be revoked, and if that applies to the City, does that clause need to be placed in the resolution and NEZ ordinance. Mr. Venker stated he believes the City would know if the payment were not made, because they go through the normal assessment process. Mr. Venker stated there is no separate agreement.

Council Member Spitzley noted language that were added to resolutions from the ACT that speaks specifically to the applicant and the time frame of the NEZ, noting it was not included in this applicant's resolutions. Mr. Venker again stated it would not apply to this because the maximum is 15 years now, so there is no reference to the years.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JANUARY 8, 2024 FOR THE ESTABLISHMENT OF A NEIGHBORHOOD ENTERPRISE ZONE DISTRICT - #25 WHEEL DISTRICT. MOTION CARRIED 2-0.

**Other**

No other topics of discussion.

Adjourned at 4:25 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Place on file by the Committee on