



MINUTES
Committee on Development and Planning
Wednesday, January 24 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:30 p.m.

PRESENT

Council Member Hussain, Chair
Council Member Brown, Vice-Chair- left at 4:01 p.m.
Council Member Garza, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Kris Klein, LEDC
Lisa Hagen – Lawrence, OCA
Greg Venker, OCA
Susan Stachowiak, EDP
Dominic Cochran, Administration
Rawley Van Fossen, EDP
Simon Castillo
Brett LaVanway, Boss Engineering
Dustin Howard, Local 333
Eric Helzer
Brendon Fox
Jeff Deehan, Dymaxion
Dave VanHaaren, TriTerra

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO PLACE THE MINUTES ON FILE FROM DECEMBER 7, 2023. MOTION CARRIED 3-0.

Public Comment

No comment at this time.

DISCUSSION/ACTION

RESOLUTION –Establishment of Neighborhood Enterprise Zone District #25 Wheel District

Council Member Hussain summarized the past actions in 2023, a public hearing on January 8, 2024 and it was all positive. He spoke briefly on other current and active NEZ zones and noted in this case there will be a rehabilitation certificate from Mr. Hebler. The project will be 134 one

bedroom in the Prudden area, and potential for other areas on the property. Mr. Hebler added there are two bedroom also on site also.

Mr. Klein stated there are 63 parcels in the zone, and Mr. Hebler owns 20 of the residential and there are 10 homeowners on May street, and could be rentals. Council Member Hussain asked if he has plans to approach other residential units and Mr. Hebler stated their plan is to keep the homes on May street intact and could possibly move some homes to the vacant lots there. Council Member Hussain asked how the boundaries were established, and Mr. Klein stated this would square off and finish this block.

There was a brief discussion on incentives available in the rest of Lansing.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE NEXT DISTRICT #25 WHEEL DISTRICT. MOTION CARRIED 3-0.

ORDINANCE – Z-10-2023; Rezoning 512 E. Miller; R-3 to S-C Suburban Commercial

Council Member Hussain summarized the application, existing single family, surrounding multi-tenant commercial, and regarding neighboring zoning there are commercial and suburban detached. The property is immediately west of the current party store owned by the applicant. At the hearing there were concerns on the gas station they intend to put in near the residential properties. Ms. Stachowiak stated in 2001 this applicant applied for rezoning and it was a successful rezoning to commercial. This was a mapping error when the City went to Form Based Code. Ms. Stachowiak explained that the area, this rezoning, makes for it to be a commercial area. The residential neighbors immediately to the west did come to the public but spoke in support of these property owners.

Mr. LaVanway confirmed they understand it is adjacent to residential parcels and as part of the site plan process they will take all the concerns into account and consideration. Council Member Garza asked how many curb cuts they plan for the gas station, and it was confirmed the curb cuts are already there and there are two.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE ORDINANCE FOR Z-10-2023 TO REZONE 512 E MILLER TO S-C SUBURBAN COMMERCIAL.

Council Member Hussain asked why they never developed after the 2001 rezoning and the applicant stated that in 2001 gas stations could not obtain liquor licenses for beer and wine, and since that time the opportunities have changed. Now that they can, buy building the gas station it makes them on the same level as their competitors.

Council Member Hussain asked mapping errors were made with the Form Based Code and Ms. Stachowiak stated there were a few and they will be bringing them to council in the future. Council Member Hussain then asked OCA if the City is in its rights, since this was rezoned once 20+ years ago, and it is clerical error on the map, if this Council decided to deny the rezoning. Mr. Venker acknowledged that this Council can approve or deny, but they still have to look at the same considerations for rezoning and Master Plan. Ms. Stachowiak confirmed this rezoning would match the Master Plan for the area.

Council Member Garza asked if they will have electric charging stations and it was confirmed they would have at least two (2).

MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Brownfield Plan #77 Amendment No. 1; 500 Block Redevelopment Project for 501 S Capitol Ave., 110 W Hillsdale St., and 520 S Washington Avenue

Mr. Klein distributed a presentation and went through the presentation. This included the project overview, Phase 1 of 501 S Capitol and 110 W Hillsdale, Phase 2 which is the 500 Block and proposed Ovation. The presentation offered details on the TIF Overview then specifics on their projected amenities and attendance for the Ovation. The summary of the amendment was revising 160 residential to 172, adding phase 2 of 50,852 sf of music and arts facility, and capital investment from \$31.2 million to \$62.3 million, eligibility activity from \$9,798,544 to \$20,149,948, the Brownfield plan will go from 23 years to 30 years and the total capture will go from \$11,024,756 to \$21,992,790.

Council Member Hussain asked if this request is taking some tax capture from phase one, extending it or will help with eligibility of those taxes. Mr. Klein stated they share those taxes but there are different captures.

Council Member Brown left the meeting at 4:01 p.m.

Mr. Cochran stated this financing supported the process to make it a better sustainable and resilient project. Council Member Garza asked what would happen to the City if is not sustainable. Mr. Cochran stated the only amount of the bonds on the books long term after construction and opening, are those that can be repaid by the PEG fees. There will be no debt service fee the facility will have to come up with. If it doesn't work out, the facility will be built and the worst case scenario is the City will sell it, and the City would end up with no debt service, new media center and the City would be made whole.

Mr. Van Fossen confirmed it went before the LEDC Board, who voted unanimously for it with 2 members being absent for the vote.

Council Member Hussain asked that they plan for a presentation on February 12, 2024 when Council will set the public hearing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR FEBRUARY 26, 2024 FOR THE BROWNFIELD PLAN #77 FOR 500 BLOCK REDEVELOPMENT PROJECT. MOTION CARRIED 2-0.

Other

No other topics of discussion.

Adjourned at 4:12 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Accepted by the Committee on March 5, 2024