

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN**



VIA ZOOM CONFERENCING

AGENDA FOR MONDAY, JANUARY 11, 2021 AT 7:00 P.M.

Due to public safety concerns resulting from the COVID-19 Pandemic, this meeting will be conducted via Zoom Conferencing using [Meeting ID 824 7315 3790](#) or call (312) 626-6799 and enter Meeting ID 824 7315 3790

ROLL CALL

MEDITATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF PRINTED COUNCIL PROCEEDINGS

January 4, 2021

CONSIDERATION OF LATE ITEMS (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

TABLED ITEMS

SPECIAL CEREMONIES and PRESENTATIONS

COMMENTS BY COUNCIL MEMBERS AND CITY CLERK

COMMUNITY EVENT ANNOUNCEMENTS (Time, place, purpose, or definition of event – 1 minute limit)

SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS

MAYOR'S COMMENTS

SHOW CAUSE HEARINGS

PUBLIC COMMENT ON LEGISLATIVE MATTERS (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. [Those wishing to make public comments will need to raise their hands by the end of the first speaker's comments or submit written comments to \[city.clerk@lansingmi.gov\]\(mailto:city.clerk@lansingmi.gov\) by the end of the public comment period:](#)

To use the "Raise Hand" function, you can:

- Dial *9 on a phone
- Click on "Raise Hand" icon in the chat room
- Press the "Alt" and "Y" keys at the same time for a Windows computer
- Press the "Option" and "Y" keys at the same time for Apple Computer

SCHEDULED PUBLIC HEARINGS

- A. In consideration of an Ordinance to amend Chapter 240 to restructure the Grant Awarding Process for Basic Human Services (PEND-1518)
- B. In consideration of an Ordinance to Amend Chapter 1279, Appendix D of the Zoning Ordinance to expand the W. Saginaw Street Overlay District (PEND-2101)
- C. In consideration of the Parks and Recreation Draft Master Plan 2020-2025 (PEND-2154)
- D. In consideration of SLU-4-2020; Special Land Use Permit, 900 Southland Avenue, Suite 910, to allow for a Church in the "F" Commercial District (PEND-2088)
- E. In consideration of Z-4-2020; 220 N. Pennsylvania, Rezoning from "C" Residential District to "DM-4" Residential District (PEND-2090)
- F. In consideration of Z-5-2020; Northeast Corner of E. Miller and Orchard Court, Rezoning from "F" Commercial District to "DM-3" Residential (PEND-2083)
- G. In consideration of Z-6-2020; 2420, 2432, 2442, & 2506 N. Grand River Avenue, Rezoning from "F" Commercial, "J" Parking, "A" Residential, "D-1" Professional Office, and "G-2" Wholesale Districts to "H" Light Industrial District (PEND-2093)
- H. In consideration of Z-7-2020; 500 N. Cedar Street and 514 Erie Street, Rezoning from "H" Light Industrial District to "G-1" Business District (PEND-2144)
- I. In consideration of Z-8-2020; 2918 N. East Street, Rezoning from "F" Commercial District to "H" Light Industrial District (PEND-2147)

COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

REFERRAL OF PUBLIC HEARINGS

ORDINANCES FOR PASSAGE

- 1. Payment in Lieu of Taxes (PILOT); Walter French Apartments, 1900 South Cedar, Capital Area Housing Partnership (PEND-2105)

CONSENT AGENDA

- 2. Tribute; in recognition of Greater Lansing Area Holiday Commission Martin Luther King Jr. Celebration (PEND-2229)
- 3. Tribute; in recognition of the City Human Relations and Community Services Martin Luther King Jr. Memorial Observance (PEND-2230)
- 4. Extend the Declaration of State of Emergency regarding COVID-19 (PEND-2231)

5. Confirmation of Appointment; Thomas Muth Jr. as a member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire of February 28, 2021 (PEND-2131)

RESOLUTIONS FOR ACTION

6. Elected Officers Compensation Commission; setting the first meeting for the 2021 session (PEND-2175)
7. Budget Authorization; allow Lansing Entertainment and Public Facilities Authority (LEPFA) to move funds appropriated in the Fiscal Year 2021 budget from the golf subsidy to the general fund subsidy as necessary to sustain LEPFA operations during the COVID-19 pandemic (PEND-2198)
8. Waiver of Employment Requirements; Appointment of DeLisa Fountain as the Director of the Department of Neighborhoods and Citizen Engagement (PEND-2217)
9. Collective Bargaining Agreement; ratification of Teamsters Local 243 Supervisory Unit Contract (PEND-2236)
10. Collective Bargaining Agreement; ratification of Teamsters Local 243 Clerical, Technical, Professional Unit Contract (PEND-2235)
11. Act-4-2020; Vacation of Rose Court (PEND-2097)
12. Interim Council Internal Auditor Contract with Eric Brewer (PEND-2242)
13. Council Rule Proposed Revisions; Amend Rules 4,16, and 17, revising the number of committees, number of Council members serving on a committee, and number of Council members to determine quorum on certain committees (per Council Rule #41, motion may not be considered for adoption until the next Council meeting) (PEND-2248)

REPORTS FROM COUNCIL COMMITTEES

ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

SPEAKER REGISTRATION FOR PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS

REPORTS OF CITY OFFICERS, BOARDS, AND COMMISSIONS; COMMUNICATIONS AND PETITIONS; AND OTHER CITY RELATED MATTERS

Letter(s) from the City Clerk re:

- a. Minutes of Boards and Commissions placed on file in the Clerk's Office
- b. Comprehensive Annual Financial Report Fiscal Year 2020
- c. Financial Statements; Lansing Building Authority, Fiscal Year 2020
- d. Financial Statements; Lansing Brownfield Redevelopment Authority, Fiscal Year 2020

- e. Financial Statements; Tax Increment Financial Authority (TIFA), Fiscal Year 2020
- f. Financial Statements; Tri-County Metro Narcotics Squad, Fiscal Year 2020

Letter(s) from the Mayor re:

- g. Reappointment; Darlene J. Fancher as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2023 (PEND-2215)
- h. Repayment Schedule; Special Assessment Capital Project Fund (PEND-2219)
- i. Change of intent for part of the Townsend Ramp Sale Revenue within the Fire Department (PEND-2220)
- j. Reappointment; Gillian Dawson as an At Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027 (PEND-2221)
- k. Appointment; Samuel Brewster as the 2nd Ward member of the Board of Police Commissioners for a term to expire December 31, 2024 (PEND-2222)
- l. Appointment; Thomas Patrick Morgan as an At Large member of the Planning Board for a term to expire September 30, 2024 (PEND-2233)
- m. Grant Application Notification; Capitol Area Response Effort (CARE)/ Victims of Crime Act (VOCA) Grant, Lansing Police Department
- n. Collective Bargaining Agreement; ratification of Teamsters Local 243 Clerical, Technical, Professional Unit Contract (PEND-2235)
- o. Collective Bargaining Agreement; ratification of Teamsters Local 243 Supervisory Unit Contract (PEND-2236)
- p. Z-9-2020; 3534 & 3538 W. Jolly Road, Rezoning from "CUP" Community Unit Plan to "DM-1" Residential District (PEND-2240)
- q. SLU-5-2020; Special Land Use Permit, 727 Sparrow Avenue, to allow for a community center/outreach facility and a transitional housing shelter in the "A" Residential District (PEND-2244)

Communications and Petitions

- r. Communication from the Michigan Liquor Control Commission; Request ID No. 2012-16011, Transfer All Stock Interest by dropping existing stockholder Bed Bath & Beyond, Inc.; and as a result, new stockholder Cost Plus World Market, LLC will hold 100% membership interest, in conjunction with various 2020 SDM licenses and permits at 427 Mall Ct., Lansing, MI

MOTION OF EXCUSED ABSENCE

REMARKS BY COUNCIL MEMBERS

REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Those wishing to make public comments will need to raise their hands by the end of the first speaker's comments or submit written comments to city.clerk@lansingmi.gov by the end of the public comment period:

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ADJOURNMENT



CHRIS SWOPE, CITY CLERK

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

Public Participation Notes

Just want to watch the meeting? Here are the best options:

- CityTV live station on cable TV
- CityTV live webcast <http://www.ustream.tv/channel/gov-tv-city-of-lansing-s-city-tv-station>

Want to make Public Comment?

Join Zoom Meeting from Computer <https://us02web.zoom.us/j/82473153790> (Note: this option requires downloading Zoom software. If you have not already installed the software, this may take a few minutes.) Meeting ID: **824 7315 3790**

Dial from your phone:

(312) 626-6799

Meeting ID: **824 7315 3790**

Written public comments may be submitted to city.clerk@lansingmi.gov by the end of the public period.

Maybe want to make Public Comments?

You can watch the meeting on CityTV on cable or webcast, and then call in with the phone option during the Public Comment portion of the agenda.

Accessibility

Closed Captioning will be available on the Zoom meeting, CityTV cable broadcast, and CityTV webcast.

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**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, January 11, 2021 at 7:00 p.m. during the regularly schedule City Council Meeting, via ZOOM Conferencing, Meeting ID 824 7315 3790, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend Chapter 240 of the Lansing Codified Ordinances in its entirety to restructure the grant award process for basic human services, subject to ordinance requirements.

Note: Michigan Director of Health and Human Services Robert Gordon's Order of October 9, 2020 regarding Gather Prohibition and Face Covering, as well as states of emergency declared by the Mayor and approved by City Council have led to a closure of City Hall to public at this time due to COVID-19. Public observation and participation may be facilitated electronically in accordance with the Open Meetings Act as amended, in an effort to protect the health and safety of the public.

Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website <https://us02web.zoom.us/j/82473153790> or by phone number 312-626-6799 using meeting ID: 824 7315 3790.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

ORDINANCE NO _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN TO AMEND CHAPTER 240,
SECTIONS 240.01, 240.02, 240.03 AND 240.04, OF THE LANSING CODIFIED
ORDINANCES TO RESTRUCTURE THE GRANT AWARD PROCESS FOR BASIC
HUMAN SERVICES

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 240, sections 240.01, 240.02, 240.03, and 240.04, of the Lansing
Codified ordinances is hereby amended to read as follows:

240.01. - Statement of purpose.

The City of Lansing, ~~through its City Council~~, finds that there exists and will continue to
exist a need among its citizens to have assistance in meeting everyday challenges. In the interest
of the "public health," in its broadest sense, the City is committed to providing a locally funded
revenue base which supports the needs of citizens by funding basic human services. In addition,
it is recognized that the City's commitment in establishing a revenue base for basic human
services provides an avenue through which federal, state, CITY OF LANSING, and/or private
resources can be accessed to enhance the funding of service providers TO BENEFIT LANSING
RESIDENTS.

240.02. - Definitions.

AS USED IN THIS CHAPTER:

(a) "Basic hHuman sServices," ~~as used in this chapter, shall~~ meanS programs by THE CITY
OR local agencies that SERVE CITY OF LANSING RESIDENTS; meet basic HUMAN

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needs OF RESIDENTS IN THE CITY; ADDRESS HOUSING AND TENANT SERVICES; and/or provide life skills development, employability development or health, or mental health services FOR CITY OF LANSING RESIDENTS.

~~(b) "Community CITY — sSupported aAgencies," as used in this chapter, shall meanS~~ organizations that receive separate City Council funding; SUCH FUNDING ~~that~~ may be allocated ~~through the Human Relations and Community Services Department~~ BY THE CITY APPROPRIATIONS ORDINANCE.

~~(e) "Cultural aArts pPrograms," as used in this chapter, shall meanS~~ organizations that facilitate community access to theater, music, museum, art and related activities.

“HRCS DIRECTOR,” MEANS THE DIRECTOR OF THE DEPARTMENT OF HUMAN RELATIONS AND COMMUNITY SERVICES OR THE DIRECTOR’S DESIGNATED STAFF PERSONNEL.

“HRCS ADVISORY BOARD,” MEANS THE HUMAN RELATIONS AND COMMUNITY SERVICES ADVISORY BOARD.

240.03. – Funding ~~formula~~.

(a) The City of Lansing General Fund Budget shall include, at a minimum for each fiscal YEAR period, an appropriation equal to 1.25 percent of general fund revenue as adopted in the annual budget for the purpose of funding ~~bBasic hHuman sServices. Should the City be mandated or elect to account for revenue which is credited to the general fund as of the effective date of Ordinance No. 01027 in a separate enterprise or special revenue fund, the amount of revenue transferred to such fund from the general fund shall continue to be~~

~~included in the base utilized for calculation of the 1.25 percent to be appropriated for the funding of local basic human services.~~

(B) FUNDS DESCRIBED IN SECTION 240.03 (a) SHALL BE APPROPRIATED AS PART OF THE ANNUAL BUDGET PROCESS. THE MAYOR, AS PART OF THE BUDGET RECOMMENDATION, MAY DESIGNATE THE HRCS DIRECTOR TO ALLOCATE DOLLARS TO CITY DEPARTMENTS FOR BASIC HUMAN SERVICES AS APPROVED BY COUNCIL.

(C) ALL FUNDING PROVIDED TO THE HRCS DEPARTMENT FOR GRANTS SHALL UTILIZE AN OPEN APPLICATION PROCESS IN ACCORDANCE WITH THE LANSING CODE OF ORDINANCES FOR PURCHASING AND COMPETITIVE BID PROCESS (CHAPTER 206), INCLUDING THE SOLE SOURCE REQUIREMENTS, AND OTHER RELEVANT LANSING ORDINANCES . FUNDING SHALL ALSO SATISFY THE FOLLOWING REQUIREMENTS:

(1) BE AWARDED ON A COMPETITIVE BASIS TO SUSTAINABLE AND VIABLE AGENCIES THROUGH GRANT CONTRACTS WITH THE CITY. SHOULD THE CITY BE MANDATED OR ELECT TO ACCOUNT FOR REVENUE WHICH IS CREDITED TO THE GENERAL FUND IN A SEPARATE ENTERPRISE OR SPECIAL REVENUE FUND, THE AMOUNT OF REVENUE TRANSFERRED TO SUCH FUND FROM THE GENERAL FUND SHALL CONTINUE TO BE INCLUDED IN THE BASE UTILIZED FOR CALCULATION OF THE 1.25 PERCENT TO BE APPROPRIATED FOR THE FUNDING OF BASIC HUMAN SERVICES.

(2) THE APPLICATION FOR A GRANT SHALL INCLUDE AT A MINIMUM THE AMOUNT OF FUNDS REQUESTED, THE HISTORY OF GRANTS TO THE

1 APPLICANT, THE METRICS OF PREVIOUS AWARDS, INCLUDING SUCCESSES
2 AND FAILURES OF CONTRACTUAL OBJECTIVES, AND THE FILING OF
3 CONFLICT OF INTEREST DISCLOSURES PURSUANT TO CODE 240.04 (A) (7).

4 (3) ALL APPLICATIONS SHALL BE EVALUATED AND RANKED BY THE HRCS
5 ADVISORY BOARD WITH A MINIMUM ACCEPTABLE LEVEL FIRST BEING
6 ESTABLISHED. THE CITY'S INTERNAL AUDITOR MAY PARTICIPATE AS AN
7 ADVISOR DURING THE EVALUATION AND RANKING PROCESS. HRCS BOARD
8 MEMBERS SHALL FILE AN AFFIDAVIT OF DISCLOSURE WITH THE CITY CLERK
9 PRIOR TO CONSIDERATION, RANKING, AND EVALUATION OF APPLICATIONS.

10 (4) HRCS ADVISORY BOARD RANKING RECOMMENDATIONS AND
11 SUPPLEMENTAL STAFF EVALUATIONS AND RECOMMENDATIONS SHALL BE
12 PROVIDED TO THE MAYOR FOR REVIEW. THE MAYOR WILL MAKE FINAL
13 RECOMMENDATIONS TO CITY COUNCIL FOR APPROVAL.

14 (5) ONLY AFTER COMPLIANCE WITH THE PROCEDURE CONTAINED IN
15 SECTION 240.04, THE HRCS DEPARTMENT SHALL ENTER INTO CONTRACTUAL
16 AGREEMENTS WITH COMMUNITY-BASED, NON-PROFIT, CHARITABLE
17 ORGANIZATIONS OR CITY DEPARTMENTS THAT PROVIDE BASIC HUMAN
18 SERVICES.

19 (~~B~~ 6) These funds will be used to provide a locally funded revenue base that supports
20 ~~b~~Basic ~~h~~Human ~~s~~Services. These funds may be used for the direct provision of ~~b~~Basic
21 ~~h~~Human ~~s~~Services by local community-based, non-profit, charitable organizations OR CITY
22 DEPARTMENTS and/or they may be used as match or leverage by these agencies to secure
23 additional funds from federal, state and/or private sources to support human service delivery

initiatives. ALL OF THE FOREGOING SHALL BE ACCOMPLISHED THROUGH A COMPETITIVE BID PROCESS PURSUANT TO THE LANSING CODE OF ORDINANCES.

(€D) The 1.25 percent of the general fund revenue appropriated for Basic Human Services shall be exclusive of any direct funding of ~~community~~ CITY ~~sSupported a~~Agencies by City Council THROUGH A COMPETITIVE BID PROCESS PURSUANT TO THE LANSING CODE OF ORDINANCES. The 1.25 percent of the general fund revenue appropriated for ~~bBasic hHuman sServices~~ shall also be exclusive of any funding appropriated for the purpose of supporting ~~eCultural aArts p~~Programs.

240.04. – ~~Administrative unit~~ ADMINISTRATION

~~—Pursuant to Section 240.03 of this chapter, funds appropriated by the City of Lansing shall be administered by the Human Relations and Community Services Department. This Department shall enter into contractual agreements with community-based, non-profit, charitable organizations that provide basic human services.~~

(A) Funding through the ~~Human Relations and Community Services~~ HRCS Department, PURSUANT TO SECTION 240.03(C), ~~pursuant to Ordinance No. 01027~~, shall BE ISSUED TO AGENCIES AFTER CONTRACTS ARE CREATED AND APPROVED TO address ~~bBasic hHuman sServices~~ needs as identified by the ~~Human Relations and Community Services Department~~ HRCS ADVISORY BOARD AND DEPARTMENT, AND AFTER REVIEW AND APPROVAL OF THE GRANT CONTRACT BY THE MAYOR, THE FINANCE DIRECTOR, AND THE CITY ATTORNEY, AND AFTER AFFIDAVITS OF



DISCLOSURE REQUIRED BY THIS CHAPTER HAVE BEEN FILED WITH THE
ETHICS BOARD.

THE FOLLOWING PROCESS SHALL BE FOLLOWED IN AWARDING GRANTS
UNDER THIS CHAPTER:

1. THE AVAILABILITY OF APPLICATIONS AND GRANTS SHALL BE LISTED ON
THE CITY OF LANSING WEBSITE AND IN OTHER PRINTED MATERIAL
AVAILABLE TO THE GENERAL PUBLIC.

2. A PUBLIC INFORMATIONAL MEETING FOR INTERESTED GRANT
APPLICANTS AND THE GENERAL PUBLIC SHALL BE HELD BEFORE THE
DEADLINE FOR APPLICATIONS FOR GRANTS.

3. AFTER THE APPLICATION DEADLINE HAS PASSED, ALL APPLICATIONS FOR
GRANTS AND APPLICANT SUCCESS METRICS SHALL BE PROVIDED TO THE
HRCS ADVISORY BOARD MEMBERS TOGETHER WITH THE CONFLICT OF
INTEREST DISCLOSURES REQUIRED BY CODE 240.04 (A) (7) PRIOR TO A
MEETING OF THE BOARD TO DISCUSS AND SCORE APPLICATIONS.

4. THE HRCS DIRECTOR SHALL PROVIDE A RECOMMENDATION TO THE
MAYOR REGARDING THE DISTRIBUTION OF FUNDING BASED UPON HRCS
ADVISORY BOARD SCORING, APPLICANT METRICS, HISTORY, AND THE
ABILITY OF THE APPLICANT TO PROVIDE SERVICES THAT MEET THE
GOALS OF THE CITY.

5. THE MAYOR WILL INCLUDE FINAL RECOMMENDATIONS IN THE BUDGET
PRESENTED TO CITY COUNCIL.

6. THE HRCS DIRECTOR SHALL PROVIDE APPROVAL LETTERS TO
SUCCESSFUL AGENCY APPLICANTS AFTER THE CITY BUDGET IS
APPROVED BY CITY COUNCIL.

7. PRIOR TO FUNDING EACH AGENCY, ITS PRINCIPAL OFFICERS AND
DIRECTORS, IF ANY, SHALL FILE A DISCLOSURE OR STATEMENT
PREPARED BY THE CITY ATTORNEY REGARDING ANY ACTUAL OR
POTENTIAL CONFLICT OF INTEREST PERTAINING TO THE SUBJECT
FUNDING APPROVAL AND ANY ENSUING CONTRACT.

Section 2. All ordinances, resolutions or rules, parts of ordinances inconsistent with these
provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be
invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment by City
Council and, pursuant to Section 3-307 of the City Charter, this Chapter shall expire December
31, 2029.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

**Zoning Ordinance Amendment
Expansion of the W. Saginaw Overlay District**

NOTICE IS HEREBY GIVEN that the City Council of the City of Lansing will hold a public hearing at 7:00 p.m. during the City Council Meeting, via ZOOM Conferencing, Meeting ID 824 7315 3790, on Monday, January 11, 2020 at 7:00 p.m. to consider a request by RE Fund Lansing 1, LCC to amend Chapter 1279, Appendix D of the City of Lansing Zoning Ordinance to expand the W. Saginaw Street Overlay District by including the area bounded by W. Oakland Avenue to the north, W. Saginaw Street to the south, Westmoreland Avenue to the west and N. M.L. King Jr. Blvd. to the east, with the exception of the property at 743 N. M.L. King Jr. Blvd and an 80' x 377' strip of land along the west line of the site. The purpose of the rezoning is to allow the property to be redeveloped for commercial and multiple family residential use.

Due to COVID -19, the public hearing may be held electronically in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website <https://us02web.zoom.us/j/82473153790> or by phone number 312-626-6799 using meeting ID: 824 7315 3790.

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, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

This is a request by RE Fund Lansing 1, LCC to amend Chapter 1279, Appendix D of the Zoning Ordinance to expand the W. Saginaw Street Overlay District by including the area bounded by W. Oakland Avenue to the north, W. Saginaw Street to the south, Westmoreland Avenue to the west and N. M.L. King Jr. Blvd. to the east, with the exception of the property at 743 N. M.L. King Jr. Blvd and an 80' x 377' strip of land along the west line of the site. The purpose of the rezoning is to allow the property to be redeveloped for commercial and multiple family residential use.

There are no changes to the text of the Ordinance. The change is to Appendix D of the Ordinance which is the map of the W. Saginaw Overlay District.

On November 4, 2020, the Planning Board voted unanimously to recommend approval of the request.

The applicant's representatives spoke at the public hearing and no other comments have been received.

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ORDINANCE # _____

**AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN TO
CHAPTER 1279, APPENDIX D OF THE ZONING ORDINANCE TO EXPAND THE W.
SAGINAW STREET OVERLAY DISTRICT**

The City of Lansing ordains:

Section 1. That the map referred to as Appendix D in Chapter 1279 of the City of Lansing Zoning Ordinance, adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to include the area bounded by W. Oakland Avenue to the north, W. Saginaw Street to the south, Westmoreland Avenue to the west and N. M.L. King Jr. Blvd. to the east, with the exception of the property at 743 N. M.L. King Jr. Blvd and a strip of land along the west line of the site, legally described as: beginning at a point 130 feet north of the northeast corner of lot 143, thence north 377 feet to the northwest corner of Lot 129, east 80 feet, south 377 feet, west 80 feet to the point of beginning, Oakdale Addition.

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 _____, 2021, 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**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at City Hall, Council Chambers located at 124 W. Michigan Avenue, on Monday, January 11, 2021, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving additional public input on the Parks and Recreation Draft Master Plan 2020-2025.

Note: Michigan Director of Health and Human Services Robert Gordon's Order of October 9, 2020 regarding Gather Prohibition and Face Covering, as well as states of emergency declared by the Mayor and approved by City Council have led to a closure of City Hall to public at this time due to COVID-19. Public observation and participation may be facilitated electronically in accordance with the Open Meetings Act as amended, in an effort to protect the health and safety of the public.

Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website <https://us02web.zoom.us/j/82473153790> or by phone number +1 646 876 9923 using meeting ID: 824 7315 3790.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call Parks and Recreation Department 517-483-4042. These documents are available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of Documents Placed on File. 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 11, 2021, 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, MMC/CMMC
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Chris Swope
Lansing City Clerk

To view the Lansing Parks Master Plan 2025 Draft Plan, click this link below or visit the web page

<https://www.lansingmi.gov/1401/Documents-Placed-on-File> or contact the Clerk's Office to make arrangements to view the plan.

[Lansing Parks Master Plan 2025 Draft](#)

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-4-2020, 900 Southland Avenue, Suite 910
Special Land Use Permit – Church

The Lansing City Council will hold a public hearing on Monday, January 11, 2021 at 7:00 p.m., via ZOOM Conferencing, Meeting ID 824 7315 3790, to consider SLU-3-2020, a request by Soulwinners Ministries International for a special land permit to utilize 900 Southland Avenue, Suite 910 for a church.

Due to COVID -19, the public hearing may be held electronically in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website <https://us02web.zoom.us/j/82473153790> or by phone number 312-626-6799 using meeting ID: 824 7315 3790.

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, MMC/CMMC
www.lansingmi.gov/Clerk
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DRAFT

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

SLU-4-2020

**Church in the "F" Commercial District
900 Southland Avenue, Suite 910**

WHEREAS, Soulwinners Ministries International has requested a Special Land Use permit to allow a church at 900 Southland Avenue, Suite 910; and

WHEREAS, churches are permitted in the "F" Commercial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on November 4, 2020, at which the applicant's representative spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its regular meeting held on November 4, 2020, voted (5-0) to recommend approval of SLU-2-2020, a Special Land Use permit to allow a church at 900 Southland Avenue, Suite 919 with the condition that the church agrees, in writing, that it will not object to the issuance of liquor license within 500 feet of its location; and

WHEREAS, the City Council held a public hearing regarding SLU-4-2020 on 2020; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2020, a Special Land Use permit to allow a church at 900 Southland Avenue, Suite 910 with the condition that the church agrees, in writing, that it will not object to the issuance of liquor license within 500 feet of its location.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed church is compatible with the essential character of the surrounding area, as designed.
2. The proposed church will not change the essential character of the surrounding area.

3. The proposed church will not interfere with the general enjoyment of adjacent properties.
4. The proposed church will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed church will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed church can be adequately served by essential public facilities and services.
7. The proposed church will not place any demands on public services and facilities in excess of current capacities.
8. The proposed church is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed church will comply with the requirements of the "F" Commercial District.

GENERAL INFORMATION

APPLICANT: Soulwinners Ministries International
819 Blanchette Drive
East Lansing, MI 48823

OWNERS: Lanprop, LLC
2740 Bronson Blvd.
Kalamazoo, MI 49008

REQUESTED ACTION: Special Land Use permit to permit a church at 900 Southland Avenue, Suite 910

EXISTING LAND USE: Multi-tenant commercial building that includes an existing church in suite 918 (west end of the building)

EXISTING ZONING: "F" Commercial District

PROPERTY SIZE & SHAPE: Irregular Shape – 47,467 square feet (1.08 acres)

SURROUNDING LAND USE: N: Dollar General/Apartment Complex
S: Multi-tenant commercial building
E: Multi-tenant commercial building
W: McDonald's

SURROUNDING ZONING: N: "DM-1" Residential, "J" Parking & "G-2" Wholesale Districts
S: "F" Commercial District
E: "F" Commercial & "J" Parking Districts
W: "F" Commercial & "J" Parking Districts

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property as "Community Mixed Use Center". Southland Avenue is designated as a local road.

SPECIFIC INFORMATION

This is a request by Soulwinners Ministries International for a special land permit to utilize 900 Southland Avenue, Suite 910 for a church. Churches are permitted in the "F" Commercial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

According to the information provided by the applicant, the church is comprised of approximately 110 members with an average of 50 members attending a service on Sunday, 40 members on Wednesdays and 20 members attending the Friday service. There is 1 full-time staff member and 8

volunteer staff members. Services are held at 11:00 a.m. on Sundays, 7:00 p.m. on Wednesdays and Fridays. A more detailed description of the church's weekly activities is provided in the attachment labeled "Church Information".

The suite that would be occupied by the church is located somewhat in the middle of the multi-tenant building at 900 Southland Avenue, the majority of which is currently vacant. A small church occupies the suite at the west end of the building (approved by Special Land Use permit in 2019) and there is a laundromat in the suite at the east end of the building.

AGENCY RESPONSES:

BWL:

Building Safety: The Building Safety Office has no objections. This project will be subject to building plan review as set forth by the State Construction Code Act.

Development:

Fire Marshal:

Parks & Recreation: No comment.

Public Service: No comments or issues

Transportation: No issue with this request as the number of members will have minimal impact on traffic.

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The proposed church will occupy one small suite in a multi-tenant commercial building located on a side street that extends between S. ML King and S. Washington Avenue. The subject property and the majority of the adjoining properties are zoned "F" Commercial. Given its small size and location on a side street, the proposed church is not anticipated to have any negative impacts on the surrounding area. There is more than enough parking on the site to accommodate the church as well as all existing and future tenants in the building, particularly since church activities typically occur during times when business/commercial activity is not operating at peak levels.

The proposed church will not negatively impact the commercial area in which it is located. One of the greatest impacts that a church can have on a commercial environment is that they have the ability to object to and possibly prevent the issuance of liquor licenses within 500 feet of their building. Liquor stores, bars, taverns and restaurants, which are uses permitted by right in all commercial zoning districts, contribute to the economic vibrancy of commercial corridors as they are customer-oriented businesses that generate traffic on a regular basis. In this case, however, it is unlikely that there would be a request to establish a liquor license type business within 500 feet of the proposed church since the commercial properties within that area are not located on a major corridor where there is exposure to potential customers.

2. Will the proposed special land use change the essential character of the surrounding area?

The proposed church will not “change” the essential character of the area. It will, however, have a positive impact on the area by filling a suite and bringing some much needed activity to an area that is primarily characterized by vacant buildings. The properties along Southland Avenue contain multi-tenant buildings, all of which have been mostly vacant for the past several years. It is assumed that one of the challenges involved in attracting and retaining tenants to these buildings is the lack of exposure to even low levels of traffic, thus, making them more desirable for destination type businesses such as offices and churches, as opposed to retail stores, restaurants, gas stations, salons and other uses that depend on pass-by traffic to establish a customer base.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The primary concern with churches in terms of interfering with the enjoyment of adjacent properties is the potential conflicts with liquor licenses. By state law, a church has an opportunity to object to all new liquor licenses within 500 feet of its building. The proposed church would be located in the middle of an area that is zoned “F” Commercial, which district permits alcohol establishments (retail, bar, tavern, restaurant, etc.) as a matter of right. In this case, the properties that are within 500 feet of the proposed church are all located along Southland Avenue which is a side street that experiences very low volumes of traffic. Given the lack of exposure to high volumes of traffic, the properties along Southland Avenue would not be very desirable for the types of businesses that would need a liquor license. In order ensure, however, that there will not be any conflicts in the future, if the special land use permit is approved, it should be conditioned upon the church agreeing, in writing that it will not object to the issuance of liquor licenses in the area. The City of Lansing has a standard format that is used for such an agreement.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impact on the natural environment. The proposed church will represent

an improvement to the use and character of site and the surrounding area in general as it will bring some much needed activity to a building that is otherwise predominately vacant.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The church will not generate any nuisances or hazardous conditions.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

The subject property is currently served by all necessary public services and utilities. A change of use permit will be necessary to determine if the structure complies with current building code and fire code requirements for an assembly use.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed special land use will not increase the demand on public services and facilities in excess of current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The Design Lansing Master Plan designates the subject property and the surrounding area as a "Community Mixed-Use Center". The purpose of this district, as stated in the plan, is to encourage the transformation of large commercial concentrations into mixed-use districts consisting of offices, *institutions*, live-work, retail, personal services, entertainment, hotel and residential uses. Since a church is considered an "institution" the proposal is consistent with the intent and purpose of the Master Plan.

The proposed church is also consistent with the intent and purpose of the Zoning Ordinance. Churches are permitted by special land use permit in all zoning districts. The Zoning Ordinance establishes 9 criteria to evaluate whether a particular location is appropriate for a church. Churches in general do not contribute to the vibrancy of commercial areas because they generate very little activity on a daily basis and they have the ability to object to the issuance of liquor licenses within 500 feet of their location. In this case, the proposed church will be located on a side street rather than a major commercial corridor and because of its small size, the lack of daily activity will not impact the commercial vibrancy of the area in which it is located. Furthermore, it is unlikely that an establishment that would need a liquor license would desire to locate within 500 feet of the proposed church because of its lack of exposure from a major corridor.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

The only dimensional requirement that applies to this request is parking. Section 1284.13(b)(1) of the Zoning Ordinance requires 1 parking space for each 3 seats in the sanctuary. Based on the projected peak occupancy level for the Sunday service (50 parishioners and 8 staff members), 19 parking spaces are required for the church. There are 62 parking spaces on the site that are shared by all of the tenants. The existing church on the site is very small and only requires 7 of the 62 parking spaces. Also, parking for the laundromat is relatively light and does not typically consume more than about 10-15 parking spaces, at its peak usage. Even if the remaining suites were to be filled by uses permitted in the "F" Commercial district, the church will not place excessive demands on the parking, particularly since services are held at times when most businesses are not operating at peak levels. The 62 space parking lot on the site is therefore, more than adequate to accommodate the current membership of the church and any growth that may occur, while not placing a burden on the site's parking that would negatively impact existing or future tenants in the remainder of the building.

SUMMARY

This is a request by Soulwinners Ministries International for a special land permit to utilize 900 Southland Avenue, Suite 910 for a church. Churches are permitted in the "F" Commercial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings described in this staff report, the proposed complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed church will be harmonious with the character of surrounding uses/properties.
2. The proposed church will not change the essential character of the surrounding properties.
3. The proposed church will not interfere with the general enjoyment of adjacent properties.
4. The proposed church does represent an improvement to the existing property.
5. The proposed church will not be hazardous to adjacent properties.
6. The proposed church can be adequately served by public services and utilities.
7. The proposed church will not place any demand on public services and facilities in excess of current capacities.
8. The proposed church is consistent with the intent and purpose of the Zoning Code and the Design Lansing Comprehensive Plan.
9. The proposed church will comply with all applicable dimensional requirements.

RECOMMENDATION

Staff recommends approval of SLU-2-2020, a special land use permit to allow a church at 900 Southland Avenue, Suite 910, based upon the findings of fact as outlined in this staff report, with the condition that the applicant agrees, in writing, that it will not object to the issuance of liquor licenses in the area.

Respectfully Submitted,
Susan Stachowiak, Zoning Administrator

Soulwinners Ministries International

Church Information

Soulwinners Ministries International is an international Christian ministry, founded in 2004 (by Pastor Michael Venyah, ordained into Christian Pastoral Ministry, on December 8, 1996), registered with the IRS as a 501-C3 organization in 2007, possessing headquarters in East Lansing, Michigan, USA. The Lord Jesus Christ has established SMI church congregations in various locations both in the USA - Lansing, Michigan; Beulahville, North Carolina; Beech Park, Illinois -- and overseas - in the East African nations of Tanzania, Kenya, Uganda, and in Myanmar, Southeast Asia.

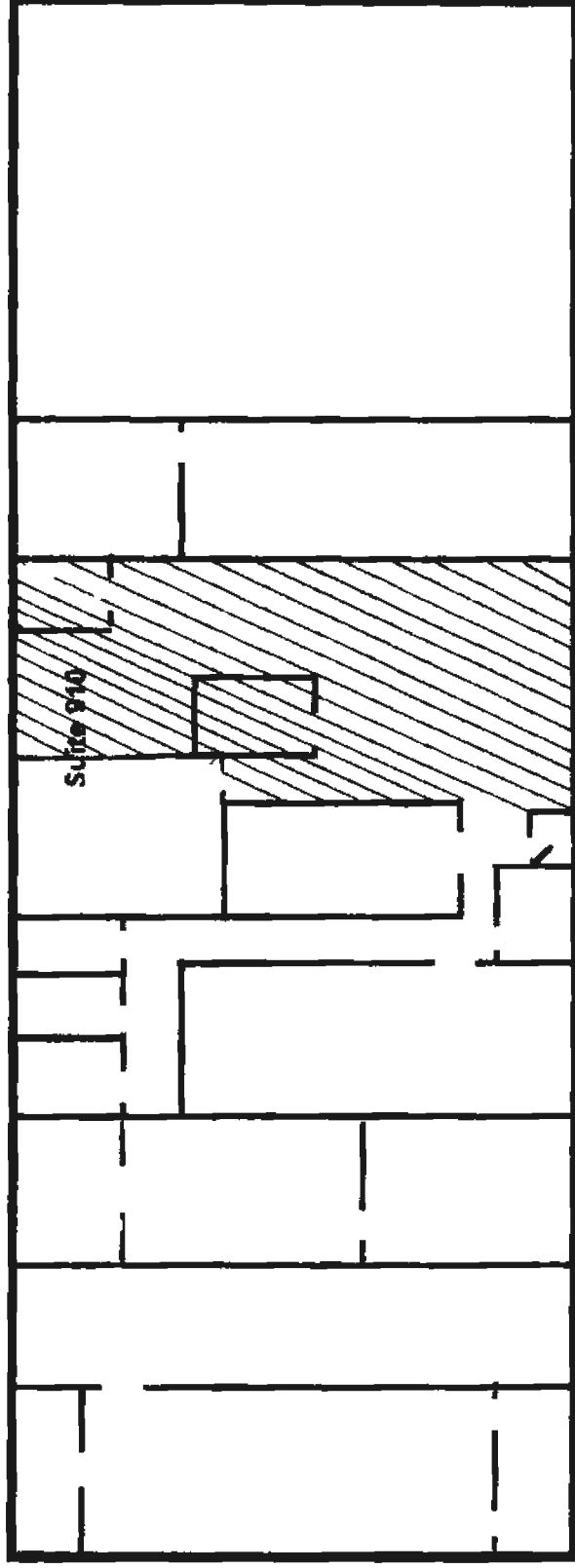
The ministry's headquarters church, located in Lansing, Michigan, consists of approximately 110 members - an average of 50 attending Sunday, 40 attending Wednesday, and 20 attending Friday -- with 1 full-time staff member, and 8 volunteer staff.

Weekly Worship Service times are held Sundays at 11:00am (with Pre-service prayer convening at 10:00am), and Wednesday 7:00pm (with prayer at 6:00pm). "Friday Night Fire" the church's weekly Fasting-Prayer Meeting - entailing fasting and prayer for church members, the citizenry and leadership of Lansing, the state of Michigan, the USA, and the world - occurs Friday at 7:00pm. On Saturdays, at 1:00pm, Community Service Day commences, in which members gather to pray for the city, then go out into the community to share the Gospel of the Lord Jesus, pray for people, offer food to the homeless and needy, and afford spiritual and material assistance.

In addition to weekly church services, Bible Studies, and prayer meetings, the ministry broadcasts all Biblical sermons to viewers throughout Lansing, and the world, via its Facebook Live broadcast, offers free materials and Biblical instruction through its website www.soul-winners.org, and formerly broadcasted its Gospel Preaching Messages to the citizens of Lansing via the Good-News television station in Lansing, Michigan, and a radio program which aired throughout the tri-county area of Michigan.

Annually, SMI hosts a convocation in January, attended by pastors of the ministry's daughter churches, sponsors a free financial seminar for the people and businesses of Lansing and other Michigan cities taught by a Christian financial advisor trained and certified by international financial expert Dave Ramsey, makes missionary journeys to Africa and Asia to preach Soulwinners Gospel Crusades to multitudes, trains pastors and leaders in continent-wide Soulwinners Leadership Training Conferences, trains SMI churches on those continents, in addition to traveling throughout the USA, training SMI churches, and giving the Good News of the Lord Jesus Christ to the people of this nation.

EXHIBIT A



900 Southland Ave
Lansing MI 48910









Zoning District

- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way



North

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-4-2020, 220 N. Pennsylvania Avenue
Rezoning from "C" Residential to "DM-4" Residential

The Lansing City Council will hold a public hearing on Monday, January 11, 2021 at 7:00 p.m., via ZOOM Conferencing, Meeting ID 824 7315 3790, to consider Z-4-2020, a request by Edward W. Sparrow Hospital Association to rezone the property located at 220 N. Pennsylvania Avenue from "C" Residential district to "DM-4" Residential district. The purpose of the rezoning is to permit the use of the property for expansion of the Sparrow hospital facilities.

Due to COVID -19, the public hearing may be held electronically in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website <https://us02web.zoom.us/j/82473153790> or by phone number 312-626-6799 using meeting ID: 824 7315 3790.

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, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

DRAFT

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 1246.02 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-4-2020

Parcel Number: 33-01-01-15-126-287

Address: 220 N. Pennsylvania Avenue

Legal Descriptions: Part of the North 1/2, Section 15, T4N, R2W, City of Lansing, Ingham County, Michigan, being more particularly described as: Commencing at the North 1/4 corner of Section 15; thence S01°15'05"W, 40.00 feet; thence N88°31'40"W, 335.76 feet along the South line of East Saginaw Street; thence S01°52'00"W, 395.17 feet along the East line of "Jones & Porter's Addition to the City of Lansing", as recorded in Liber 2 of Plats, Page 20, Ingham County Records and the East line of "Fairview Subdivision to the City of Lansing" as recorded in Liber 3 of Plats, Page 46, Ingham County Records; thence N88°32'59"W, 940.21 feet along the South line of said "Fairview Subdivision to the City of Lansing"; thence S01°52'00"W, 942.18 feet along the East line of Pennsylvania Avenue to the Point of Beginning of the following described Parcel; thence N85°29'19"E 7.66 feet; thence S88°24'47"E, 158.60 feet; thence N88°39'04"E, 165.79 feet; thence S00°24'18"E, 35.16 feet; thence 125.62 feet along a 79.58 foot radius curve to the right, said curve having a central angle of 90°26'45" and a chord of S38°39'35"E, 112.98 feet; thence S89°11'28"E, 373.45 feet; thence S01°26'08"W, 268.86 feet; thence S88°41'53"E, 17.71 feet; thence N78°04'10"E, 85.00 feet; thence S88°16'29"E, 359.67 feet to the West line of "Gower's Addition to the City of Lansing", as recorded in Liber 3 of Plats on Page 31, Ingham County Records; thence S01°56'21"W, 239.02 feet along the West line of said "Gower's Addition to the City of Lansing"; thence N88°43'18"W, 552.36 feet; thence S01°17'55"W, 228.76 feet to the North line of Jerome Street; thence N88°44'59"W, 691.62 feet along said North line of Jerome Street to the East line of Pennsylvania Avenue; thence N01°52'00"E, 831.60 feet along the said East line of Pennsylvania Avenue to the Point of Beginning. Containing 15.92 acres, more or less, from "C" Residential district to "DM-4" Residential district.

DRAFT

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 _____, 2020, 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:	Edward W. Sparrow Hospital Association 1215 E. Michigan Avenue Lansing, MI 48912
REQUESTED ACTIONS:	Rezone the property at 220 N. Pennsylvania Avenue from “C” Residential to “DM-4” Residential
EXISTING LAND USE:	Former Lansing Eastern High School
EXISTING ZONING:	“C” Residential District
PROPOSED ZONING:	“DM-4” Residential District
PROPERTY SIZE:	Irregular Shape 928,340.4 square feet – 21.3 acres
SURROUNDING LAND USE:	N: Commercial Building S: Motor Vehicle Repair Facility E: Urgent Care Facility & Multi-Family Residential W: Consumer’s Energy Right-of-Way
SURROUNDING ZONING:	N: “C” Residential District S: “DM-4” Residential District E: “C” & “DM-4 Residential & “J” Parking Districts W: “DM-4” Residential District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for use as a “Community Facility”. N. Pennsylvania is designated as a principal arterial. N. Holmes and Jerome Streets are designated as local road (in the process of being vacated).

DESCRIPTION:

This is a request by Edward W. Sparrow Hospital Association to rezone the property located at 220 N. Pennsylvania Avenue from “C” Residential district to “DM-4” Residential district. The purpose of the rezoning is to permit the use of the property for expansion of the Sparrow hospital facilities.

AGENCY RESPONSES**BWL:**

Building Safety: The Building Safety Office has no objections. The project will be subject to site and building plan reviews as set forth by the State Construction Code.

Fire Marshal:

Parks & Recreation: No comments

Public Service: No Issues. Any development would require a site plan

Traffic Engineer: If any new use of the site increases the amount of ingress and egress traffic, or if additional access points are requested on Pennsylvania Avenue, a traffic study will be required prior to approval of the development.

COMPATIBILITY WITH SURROUNDING LAND USE

The subject property is located just north of the Sparrow Hospital main campus at 1215 E. Michigan Avenue and just west of the Sparrow office building at 1223 Jerome Street. Both properties are zoned "DM-4" Residential which is the appropriate zoning for hospital facilities. It is part of the former Eastern High School property. The purpose of rezoning the subject property to "DM-4" Residential is to allow for expansion of the Sparrow hospital facilities onto the subject property. As evidenced by the attached aerial photograph, the main Hospital campus is completely developed, as is the property to the south, east and west. The subject property is therefore, the only option for expansion of the hospital which is why it was purchased from the Lansing School District when Eastern High was closed. The property to the north is still owned by the School District and is zoned "C" Residential. The property to the east contains a Sparrow parking lot that is zoned "J" Parking and the properties on the west side of N. Pennsylvania Avenue are primarily being used for multi-family residential apartments that are zoned "DM-3" Residential. The proposed rezoning and hence, the proposed use of the property for expansion of the Sparrow hospital facilities are therefore, consistent with the established zoning and land use patterns in the area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for use as a "Community Facility", presumably since there was no reason to believe that the school would be closed and the property sold into private ownership at the time that the Plan was written. When the Plan is updated, the staff recommendation will be to designate the subject property for "institutional" land use which, by definition, includes hospitals.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The proposed rezoning and future development of the subject property will have no negative impacts on vehicular or pedestrian traffic in the area. The City is currently processing an ACT 33 request to vacate N. Holmes & Jerome Streets. Once that is finalized, the vacated streets will automatically be combined with the adjoining Sparrow properties. These streets will continue to provide access to the existing Sparrow Hospital facilities and to the property that is the subject of this rezoning. The primary access to the subject property is via the existing driveway along N. Pennsylvania Avenue. N. Pennsylvania is a principal arterial that is designed to carry a high volume of traffic. A traffic study

may be required as part of the site plan review process to determine what traffic control measures are necessary to accommodate the traffic that would be generated by the proposed development. There are traffic control mechanisms (signals, designated crosswalks, signs, etc.) already in place to safely accommodate existing pedestrian traffic in the area. Additional mechanisms necessary to accommodate safe pedestrian access to future development of the site will be determined as part of the site plan review process.

IMPACT ON PUBLIC FACILITIES

New development will have to be reviewed and approved through the City's administrative site plan review process, at which time the adequacy of utilities to accommodate the proposed development will be determined. Any extensions or upgrades necessary to serve the proposed development will be the responsibility of the applicant/owner. 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 ensure that run-off from the site flows into the storm sewer system at a rate that does not exceed its capacity.

ENVIRONMENTAL IMPACT

The proposed rezoning to accommodate an expansion of the Sparrow Hospital facilities will not negatively impact the environment. New development will be subject to compliance with all applicable City codes and ordinances, many of which are specifically designed to protect the environment. These include a 75% lot coverage limitation, landscaping requirements and storm-water management requirements to prevent soil erosion and to ensure that run-off from the site does not overwhelm the storm sewer system. As evidenced by the attached aerial photograph, the current site is at least 70% impervious. Redevelopment thus, will not degrade the natural environment of the site as it currently exists.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the requested rezoning will not negatively impact future patterns of development in the area. With the exception of the 52 acre School property to the north and east of the subject property, the area is completely developed. At some point the School property will likely need to be rezoned as its current "C" Residential zoning does not allow for many uses other than a school that would be appropriate for the site, given its size and location. Unlike the subject property, the School property directly adjoins a single family residential neighborhood and Lansing Catholic Central High School. A rezoning of that property thus, will need to restrict the uses to those that would be compatible with and not negatively impact the peaceful enjoyment of adjoining uses. The purpose for rezoning the subject property is not to introduce a new land use into the area but merely to allow for expansion of the existing Sparrow Hospital facilities. This subject property does not directly adjoin any residential uses. There is a dense residential neighborhood on the west side of N. Pennsylvania Avenue but it is separated from the subject property by a 5 lane road within a 120 foot road right-of-way.

SUMMARY

This is a request by Edward W. Sparrow Hospital Association to rezone the property located at 220 N. Pennsylvania Avenue from "C" Residential district to "DM-4" Residential district. The purpose of the rezoning is to permit the use of the property for expansion of the Sparrow hospital facilities.

The proposed "DM-4" zoning is consistent with the established zoning pattern in the area and will allow the subject property to be used for expansion of the Sparrow Hospital facilities which would be consistent with the existing land use pattern in the area. In addition, the transportation system in the area is designed to accommodate heavy volumes of vehicular and pedestrian traffic. The adequacy of utilities to serve future development of the property will be evaluated during the site plan review process.

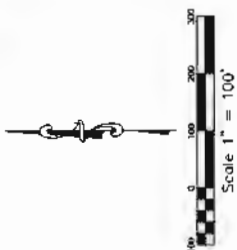
RECOMMENDATIONS

Pursuant to the findings described above, staff recommends approval of Z-4-2020 to rezone the property at 220 N. Pennsylvania Avenue from "C" Residential District to "DM-4" Residential District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

SITE LOCATION MAP
NOT TO SCALE



ZONED
C - RESIDENTIAL - 2 UNIT

STAGE - TWELVE - B
ZONED

ZONED
DM-3 RESIDENTIAL MULTIPLE

C - RECENTAL - 3 UNIT
 ORDER

Chester

ZONED
C - RESIDENTIAL - 2 UNIT

WATERBURY 1-3
CHANDLER

ZONED

EQUAL DESCRIPTION

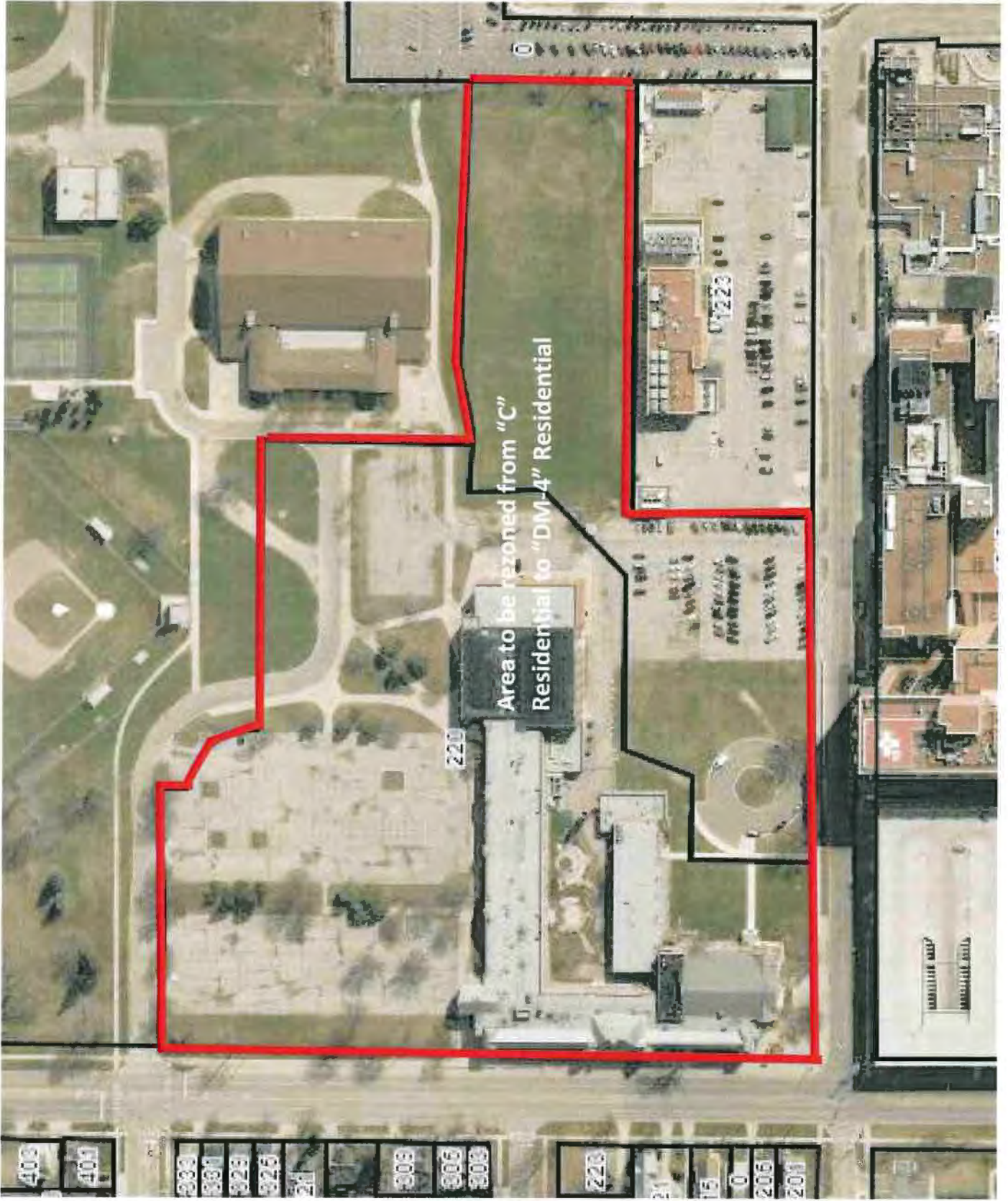
[illegible]

Sparrow Health System
1215 E. MICHIGAN AVENUE
LANSING, MICHIGAN 48212

REZONING PLAN
FOR
SPARROW HEALTH SYSTEM
LANSING, MICHIGAN

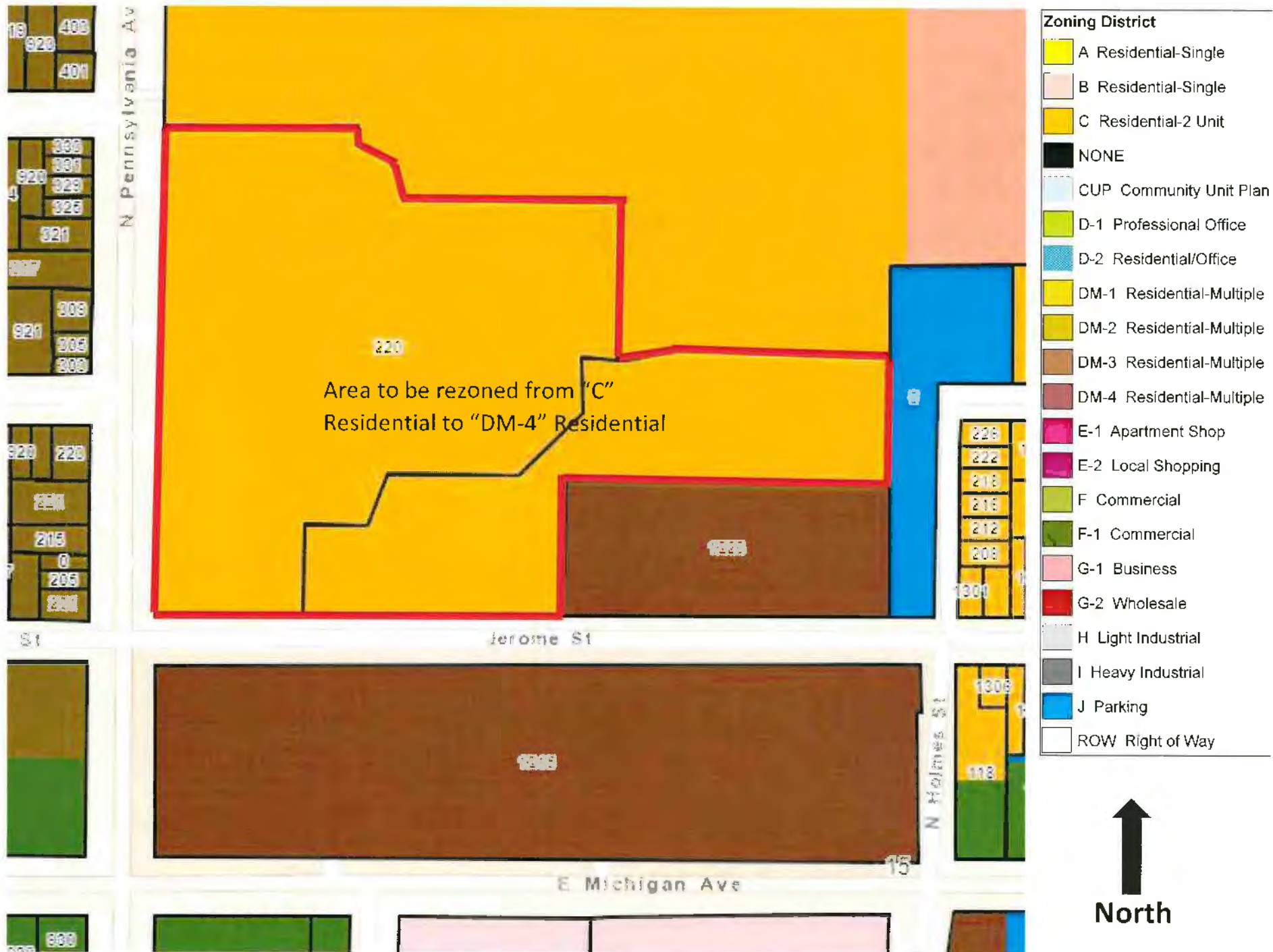
NAME	1" x 10"
DATE	4/18
PROJECT NO.	2447
PROJECT NO.	1 OF 1





Area to be rezoned from "C"
Residential to "DM-4" Residential





CITY OF LANSING
NOTICE OF PUBLIC HEARING

**Z-5-2020, Northeast corner of E. Miller Road & Orchard Court
Rezoning from “F” Commercial to “DM-3” Residential**

The Lansing City Council will hold a public hearing on Monday, January 11, 2021 at 7:00 p.m., via ZOOM Conferencing, Meeting ID 824 7315 3790, to consider Z-5-2020, a request by Raymundo Garcia to rezone the vacant .541 acre property located at northeast corner of E. Miller Road and Orchard Court from “F” Commercial district to “DM-3” Residential district. The purpose of the rezoning is to permit the use of the property for multiple family residential use.

Due to COVID -19, the public hearing may be held electronically in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website <https://us02web.zoom.us/j/82473153790> or by phone number 312-626-6799 using meeting ID: 824 7315 3790.

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, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

DRAFT

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 1246.02 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-5-2020

Parcel Number: 33-01-05-03-352-431

Location: Northeast corner of E. Miller Road & Orchard Court

Legal Descriptions: Commencing 445.5 feet East of the Southwest corner of Section 3, thence North 238 feet, East 115 feet, South 238 feet, West 115 feet to the point of beginning; Section 3, T3N R2W, from "F" Commercial district to "DM-3" Residential district.

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 _____, 2020, 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: Raymundo Garcia
6739 S. Washington
Lansing, MI 48911

REQUESTED ACTIONS: Rezone the property at the northeast corner of E. Miller Road & Orchard Court from "F" Commercial to "DM-3" Residential

EXISTING LAND USE: Vacant

EXISTING ZONING: "F" Residential District

PROPOSED ZONING: "DM-3" Residential District

PROPERTY SIZE: Rectangular Shape
205' x 115' = 23,575 – .54 acres

SURROUNDING LAND USE: N: Duplex
S: Meijer Store
E: Cemetery
W: Restaurant

SURROUNDING ZONING: N: "C" Residential District
S: "F" Commercial District
E: "F" Commercial District
W: "F" Commercial District

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for low density residential use. E. Miller Road is designated as a collector road. Orchard Court is designated as local road.

DESCRIPTION:

This is a request by Raymundo Garcia to rezone the vacant .541 acre property located at northeast corner of E. Miller Road and Orchard Court from "F" Commercial district to "DM-3" Residential district. The purpose of the rezoning is to permit the use of the property for multiple family residential use up to 10 units.

AGENCY RESPONSES**BWL:**

Building Safety: The Building Safety Office has no objections. The project will be subject to site and building plan reviews as set forth by the State Construction Code.

Fire Marshal:

Parks & Recreation: Parks has the land immediately to the east of this property and that parcel is connected to North Cemetery. This could be a possible sale item in the future but would need council approval and approval of the electorate to be offered for sale.

Public Service: No Issues. Any development would require a site plan

Traffic Engineer: Transportation does not have an issue with this request as the area is a blend of both commercial and residential. A site plan addressing parking, sidewalk gaps and access points will be required if this request is approved. Depending on the final number of units, a traffic study may be requested during site plan review process.

COMPATIBILITY WITH SURROUNDING LAND USE

The subject property is vacant and is located at the northeast corner E. Miller and Orchard. The residential properties to the north are primarily duplexes. The property to the east is a City owned cemetery, Meijer is located to the south and there is a restaurant on the property to the west. The applicant is proposing to construct 10 apartment units on the subject property. Given the 60% lot coverage limitation, the additional setback requirements that apply to corner lots and the prohibition on parking within the required front yard, the applicant may not be able to construct 10 apartments as the site is relatively small for multi-family residential development. The applicant would need to hire a design professional to prepare a development plan that complies with the applicable ordinance amendments to determine how many units can actually be accommodated on the site.

The subject property is zoned "F" Commercial. The property to the east is a City owned cemetery that is zoned "A" Residential, which the exception of the area that directly adjoins the subject property which is zoned "F" Commercial. The applicant should explore the possibility of purchasing this property from the City (Parks and Recreation Dept.) and rezoning it to not only eliminate a spot of "F" Commercial zoning that would be left behind following this rezoning, but to create a larger lot for development.

The proposed multiple family residential use will be more compatible with and have much less of an impact on the residential property to its north than many of the uses that would be permitted by right under the existing "F" Commercial zoning such as gas stations, car washes, convenience stores and auto repair facilities. These types of uses have the potential to generate noise, light glare, heavy traffic and a level of activity in general that could be disruptive to the peaceful enjoyment of an adjoining residential property.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. While rezoning the property to permit multiple family residential development is not consistent with the land use pattern being advanced in the Plan, it would be more consistent than the uses that would be permitted under the existing "F" Commercial zoning.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The City of Lansing Transportation Division does not object to the request as there is already a mix of commercial and residential zoning/land uses in the area. As noted in the Transportation comments on page 1 of this report, "A site plan addressing parking, sidewalk gaps and access points will be required if this request is approved. Depending on the final number of units, a traffic study may be requested during site plan review process." The site is located on E. Miller Road which is a collector road that is designed to carry a high volume of traffic. While access to the site will likely be from Orchard Court which is a local road, the amount of traffic generated by the proposed 10 residential units will be minimal and motorists will have a very short distance to travel to reach E. Miller Road.

IMPACT ON PUBLIC FACILITIES

New development will have to be reviewed and approved through the City's administrative site plan review process, at which time the adequacy of utilities to accommodate the proposed development will be determined. Any extensions or upgrades necessary to serve the proposed development will be the responsibility of the applicant/owner. 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 ensure that run-off from the site flows into the storm sewer system at a rate that does not exceed its capacity.

ENVIRONMENTAL IMPACT

New development will be subject to compliance with all applicable City codes and ordinances, many of which are specifically designed to protect the environment. These include a 60% lot coverage limitation in the proposed "DM-3" Residential zoning district, landscaping requirements and storm-water management requirements to prevent soil erosion and to ensure that run-off from the site does not overwhelm the storm sewer system.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the requested rezoning will not negatively impact future patterns of development in the area. There are no other properties along E. Miller Road between Cedar and Pennsylvania that would be appropriate for rezoning to permit multiple family residential use. All other properties in this area are either developed for commercial use or directly adjoin commercial uses. The subject property adjoins residential uses to its north and a cemetery to its east. The proposed rezoning, therefore, will allow for a use that is compatible with the adjoining uses and will not create an

inconsistent land use and zoning pattern as would occur if any property along E. Miller Road between Cedar and Pennsylvania were to be rezoned from commercial to residential, with the exception of the area of the cemetery property to the east that is already zoned "F" Commercial. The applicant should explore the possibility of purchasing that land from the City and rezoning it to "DM-3" Residential to create a larger site for multiple family residential development.

SUMMARY

This is a request by Raymundo Garcia to rezone the vacant .541 acre property located at northeast corner of E. Miller Road and Orchard Court from "F" Commercial district to "DM-3" Residential district. The purpose of the rezoning is to permit the use of the property for multiple family residential use.

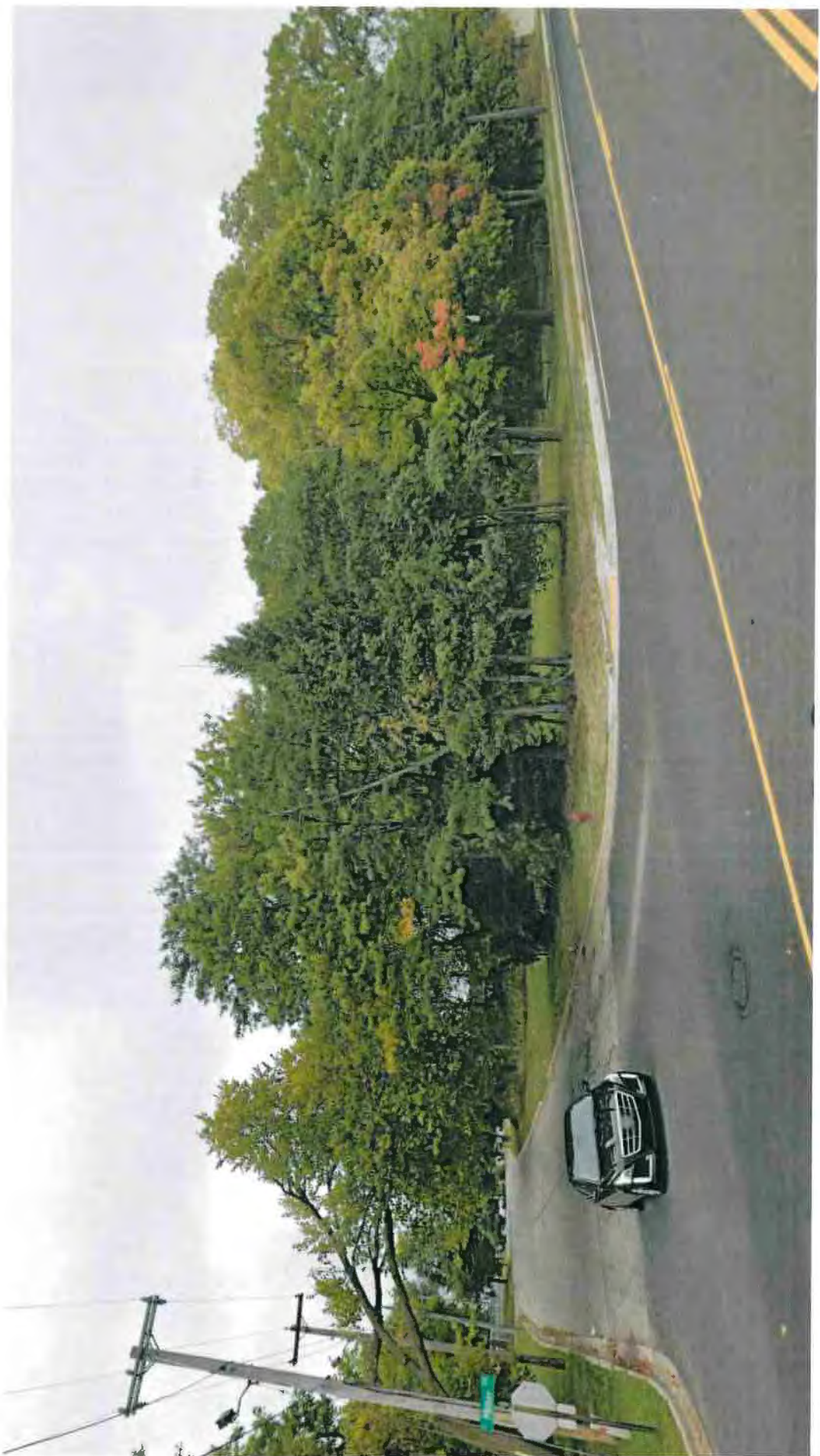
The proposed "DM-3" zoning would be consistent with the established zoning pattern in the area and will allow the subject property to be used for multiple family residential use that would be far more consistent with the existing land use pattern in the area than many of the uses that are permitted by right under the current "F" Commercial zoning. In addition, the proposed use will have no negative impacts on traffic, the environment or public services.

RECOMMENDATIONS

Pursuant to the findings described above, staff recommends approval of Z-5-2020 to rezone the property at the northeast corner of E. Miller Road and Orchard Court from "F" Commercial District to "DM-3" Residential District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**







Zoning District	
	A Residential-Single
	B Residential-Single
	C Residential-2 Unit
	NONE
	CUP Community Unit Plan
	D-1 Professional Office
	D-2 Residential/Office
	DM-1 Residential-Multiple
	DM-2 Residential-Multiple
	DM-3 Residential-Multiple
	DM-4 Residential-Multiple
	E-1 Apartment Shop
	E-2 Local Shopping
	F Commercial
	F-1 Commercial
	G-1 Business
	G-2 Wholesale
	H Light Industrial
	I Heavy Industrial
	J Parking
	ROW Right of Way



CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-6-2020, 2420, 2432, 2442, 2506 N. Grand River Avenue

Rezoning from “F” Commercial, “J” Parking, “A” Residential, “D-1” Professional Office
and “G-2” Wholesale to “H” Light Industrial

The Lansing City Council will hold a public hearing on Monday, January 11, 2021 at 7:00 p.m., via ZOOM Conferencing, Meeting ID 824 7315 3790, to consider Z-6-2020, a request by Grand River Development, LLC to rezone the properties at 2420, 2432, 2442, 2506 N. Grand River Avenue from “F” Commercial, “J” Parking, “A” Residential, “D-1” Professional Office and “G-2” Wholesale districts to “H” Light Industrial district. The purpose of the rezoning is to eliminate an inconsistent zoning pattern along the north side of the 2400 and 2500 blocks of N. Grand River Avenue.

Due to COVID -19, the public hearing may be held electronically in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website <https://us02web.zoom.us/j/82473153790> or by phone number 312-626-6799 using meeting ID: 824 7315 3790.

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, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope



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 1246.02 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-6-2020

Parcel Number's: 33-01-01-05-427-101, 33-01-01-05-427-111, 33-01-01-05-427-121, 33-01-01-05-427-131

Addresses: 2420, 2432, 2442 & 2506 N. Grand River Avenue

Legal Descriptions: Lots 13, 14, 15 & 17, Assessor's Plat No. 57, from F" Commercial, "J" Parking, "A" Residential, "D-1" Professional Office and "G-2" Wholesale to "H" Light Industrial.

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 _____, 2020, 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:	Grand River Development, LLC 2420 N. Grand River Avenue Lansing, MI 48906
REQUESTED ACTIONS:	Rezone the properties at 2420, 2432, 2442 & 2506 N. Grand River Avenue from "F" Commercial, "J" Parking, "A" Residential, "D-1" Professional Office and "G-2" Wholesale Districts to "H" Light Industrial District
EXISTING LAND USE:	2420 N. Grand River – Office/Storage 2432 N. Grand River – Parking/Storage Yard 2442 N. Grand River – Parking/Storage Yard 2506 N. Grand River - Vacant
EXISTING ZONING:	2420 N. Grand River – "G-2" Wholesale & "D-1" Prof. Office 2432 N. Grand River – "G-2" Wholesale 2442 N. Grand River – "D-1" Professional Office 2506 N. Grand River – "H" Light Industrial, "A" Residential & "J" Parking
PROPOSED ZONING:	"H" Light Industrial District
PROPERTY SIZE:	2420 N. Grand River – 1.047 acres 2432 N. Grand River – .459 acres 2442 N. Grand River – 1.26 acres 2506 N. Grand River – .308 acres
SURROUNDING LAND USE:	N: Warehouse/Storage/Railroad S: Office/Residential/Vacant E: Storage Yard/Vacant W: Warehouse/Storage/Retail
SURROUNDING ZONING:	N: "H" Light Industrial & "I" Heavy Industrial S: "F" Commercial & "A" Residential E: "H" Light Industrial, "I" Heavy Industrial & "A" Residential District W: "H" Light Industrial, "I" Heavy Industrial & "A" Residential District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for light industrial land use. N. Grand River is designated as a major arterial.

DESCRIPTION:

This is a request by Grand River Development, LLC to rezone the properties at 2420, 2432, 2442, 2506 N. Grand River Avenue from "F" Commercial, "J" Parking, "A" Residential, "D-1" Professional Office and "G-2" Wholesale districts to "H" Light Industrial district. The purpose of the rezoning is to eliminate an inconsistent zoning pattern along the north side of the 2400 and 2500 blocks of N. Grand River Avenue.

AGENCY RESPONSES

BWL:	See attached – no concerns or objections
Building Safety:	The Building Safety Office has no objections. Future construction is subject to site and construction document reviews.
Parks & Recreation:	No comments.
Public Service:	No comments.
Traffic Engineer:	

COMPATIBILITY WITH SURROUNDING LAND USE

As evidenced by the attached zoning map, the zoning pattern in the 2400-2500 blocks of N. Grand River Avenue is very inconsistent. 2442 N. Grand River is entirely zoned "D-1" Professional Office. 2432 N. Grand River is entirely zoned "G-2" Wholesale and 2420 N. Grand River is zoned both "D-1" and "G-2". 2506 N. Grand River is zoned "H" Light Industrial and "A" Residential with a small strip of "J" Parking in the center of the lot. In the distant past, the City used "J" Parking and "A" Residential zoning to limit the buildable area on a nonresidential site so that the City could maintain control over property by making it difficult for any new construction to occur without a rezoning. That is not an acceptable planning/zoning practice and the inconsistent zoning patterns that occurred as a result should be corrected as the opportunities to do so present themselves. Additionally, there is no logical reason why the properties in the 2400-2500 blocks of N. Grand River all have a different zoning designation when they are all located along a major arterial and all adjoin properties that are zoned industrial and being used for industrial purposes.

While the applicant does not have a specific plan at this time, the purpose of the rezoning is to eliminate the zoning inconsistencies that would make any future development of the properties very difficult. The zoning of a property should be determined by whether it will allow uses that will be compatible with existing land uses in the area in terms of level of activity, noise, fumes and the amount and type of traffic that would be generated. Given the potential impacts of some industrial uses on adjoining or nearby residential properties, the areas in the City that would be appropriate for industrial zoning are very limited. In this case, the subject properties all adjoin existing industrial zoning/uses to their north, none of the properties directly adjoin any residential land uses and all of the sites are located along and have direct access to N. Grand River Avenue which is a major arterial

designed to carry the heaviest volumes of traffic. The proposed “H” Light Industrial zoning is therefore, appropriate for all four of the subject properties.

COMPLIANCE WITH MASTER PLAN

The proposal to rezone the subject properties to “H” Light Industrial will allow for future use in a manner consistent the light industrial land use designation being advanced in the Design Lansing Comprehensive Plan. The purpose of the light industrial land use designation is:

“To provide an environment for commercial services, sales, warehousing/wholesaling, and manufacturing when located within an enclosed structure. No outdoor storage of materials or equipment other than sales displays should be permitted.”

The typical location/location criteria as stated in the Plan is:

“Within easy access of rail, air and highway transportation without traveling neighborhood streets. Clustering of uses in a business park environment served by an internal street system is preferred.”

Three of the subject properties directly adjoin an active railway to their north and all four properties have frontage upon and direct access to N. Grand River Avenue which is a major arterial.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The proposed rezoning, regardless of the uses that could potentially be established on the subject properties under the “H” Light Industrial district, would not have any negative impacts on traffic in the area. All 4 properties are located on N. Grand River Avenue which is a major arterial, designed to carry the highest 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 future development will be the responsibility of the applicant/owner.

ENVIRONMENTAL IMPACT

The subject properties will have to be brought into compliance with all applicable codes and ordinances as part of any new construction projects that are subject to site plan review. 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 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

The proposed rezoning will have no negative impacts on future patterns of development along N. Grand River Avenue. The proposed "H" Light Industrial zoning will be consistent with the existing zoning pattern in the area and will allow for uses that are consistent with surrounding land uses and with the light industrial land use pattern being advanced in the master plan for the subject properties. There are other properties in the area that would also be appropriate for rezoning to the "H" Light Industrial district for these same reasons which are the basic criteria used for evaluating rezoning requests. Approval of this rezoning will not establish a negative precedent to rezone properties in the area that would not meet the criteria for rezoning.

SUMMARY

This is a request by Grand River Development, LLC to rezone the properties at 2420, 2432, 2442, 2506 N. Grand River Avenue from "F" Commercial, "J" Parking, "A" Residential, "D-1" Professional Office and "G-2" Wholesale districts to "H" Light Industrial district. The purpose of the rezoning is to eliminate an inconsistent zoning pattern along the north side of the 2400 and 2500 blocks of N. Grand River Avenue.

The proposed "H" Light Industrial zoning will be consistent with the established zoning pattern in the area, will allow for uses that are consistent with the established land use pattern in the area and with the light industrial land use pattern being advanced in the master plan. In addition, future use of the properties for light industrial purposes 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 industrial use.

RECOMMENDATIONS

Pursuant to the findings described above, staff recommends approval of Z-6-2020 to rezone the properties at 2420, 2432, 2442, 2506 N. Grand River Avenue from "F" Commercial, "J" Parking, "A" Residential, "D-1" Professional Office and "G-2" Wholesale districts to "H" Light Industrial district.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



BOARD OF WATER AND LIGHT MEMO

October 29, 2020

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL Z-6-2020_2420 N. Grand River Ave_Comments

BWL Electric: Approved.

- No Comments. Contact person: Jerry Wheeler Electric Utility Designer, ph: 517-702-6644.

BWL Street Lighting: Approved with comments:

- LBWL Has 480v street light duct running along north side of GRAND RIVER behind curb the length of the property and beyond. Gary Simpson 517-702-6647

BWL Water & Steam Distribution:

Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- **Site-Specific Comments:**
 - BWL records indicate active services on the proposed parcels. Should the customer wish to develop area further, they must submit a plan for these services as well as any plans to connect to BWL's existing mains in the area.
 - The BWL owns and maintains existing water facilities in adjacent areas. Should the customer choose to connect to BWL's water, the BWL will require the customer to maintain a minimum of 10-feet horizontal and 18-inches vertical separation from the water and any sanitary or storm sewer, and 5-feet horizontal and 12-inches vertical between water and all other utilities.
 - The customer should ensure that they meet proper fire flow requirements for the new zoning allocation with the Lansing Fire Marshall, should the area be further developed.
- **General Comments:**
 - Any alteration to the BWL Water Distribution System is subject to review by the BWL. Alterations may include installation of new services, relocation or removal of existing water distribution facilities, any meter work, or work the changes cover over existing water utilities. The owner is responsible for the costs of any alteration to these facilities.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Lilli Celovsky via phone at 517-702-6807 or e-mail at Lilli.Celovsky@lbwl.com.

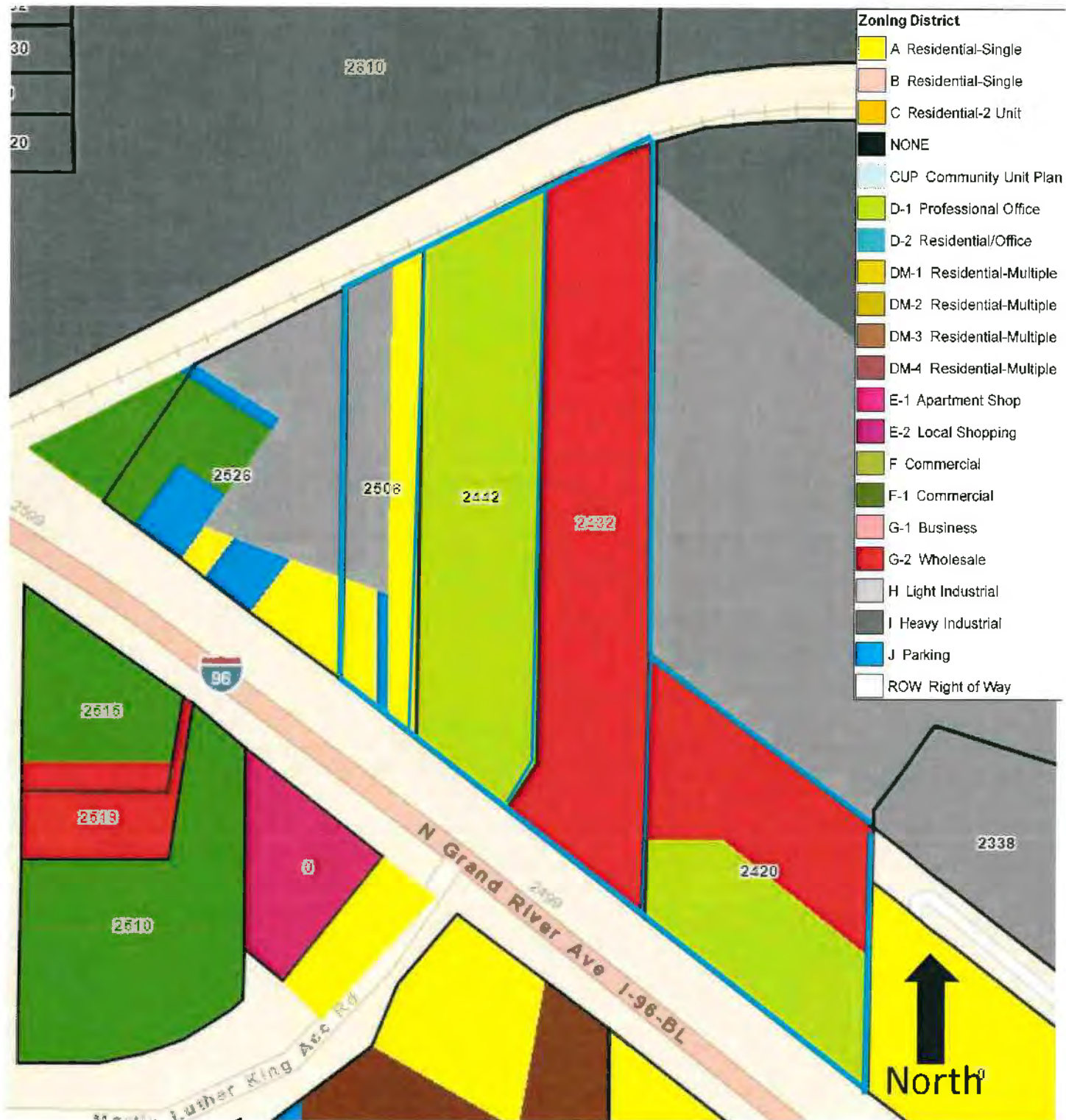
BWL Water Operations: Derek Ambs

No concerns. Water system improvements are planned for 2021, which will improve available fire protection to this area.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality

No concerns with rezoning

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.



2420 N. Grand River



2432 N. Grand River



2506 N. Grand River



2432 N. Grand River





CITY OF LANSING
NOTICE OF PUBLIC HEARING

**Z-7-2020, 500 N. Cedar Street & 514 Erie Street
Rezoning from “H” Light Industrial to “G-1” Business**

The Lansing City Council will hold a public hearing on Monday, January 11, 2021 at 7:00 p.m., via ZOOM Conferencing, Meeting ID 824 7315 3790, to consider Z-7-2020, a request by MVAH Development to rezone the property located at 500 N. Cedar Street and 514 Erie Street from “H” Light Industrial district to “G-1” Business district. The purpose of the rezoning is to permit the properties to be used for multiple family residential/multi-generational housing.

Note: Michigan Director of Health and Human Services Robert Gordon’s Order of October 9, 2020 regarding Gather Prohibition and Face Covering, as well as states of emergency declared by the Mayor and approved by City Council have led to a closure of City Hall to public at this time due to COVID-19. Public observation and participation may be facilitated electronically in accordance with the Open Meetings Act as amended, in an effort to protect the health and safety of the public.

Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website <https://us02web.zoom.us/j/82473153790> or by phone number 312-626-6799 using meeting ID: 824 7315 3790.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

DRAFT

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 1246.02 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-7-2020

Parcel Number's: 33-01-01-16-228-033 & 33-01-01-16-228-291

Addresses: 500 N. Cedar Street and 514 Erie Street

Legal Descriptions: Lots 11, 12, 13, 14, 15, 16 & 17, also commencing at the Northeast corner of Lot 10, thence West 14.5 feet, South 30.5 feet, West 22.5 feet, South 19.5 feet, East 37 feet, North 50 feet to the point of beginning, Scofield Subdivision, also Lots 1, 2, 4, 5, 6, 33, 34 & Lot 3, except the North 33 feet of the East 40 feet; Assessors Plat No 33, from "H" Light Industrial to "G-1" Business

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 _____, 2020, 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: Pete Schwiegeraht
MVAH Development
9100 Centre Pointe Drive, Suite 201
West Chester, OH 45069

OWNERS: Eydel Properties II, LLC
2501 Coolidge Road
East Lansing, MI 48823

REQUESTED ACTIONS: Rezone from “H” Light Industrial to “G-1” Business

EXISTING LAND USE: Warehouse/storage, golf cart sales & service

EXISTING ZONING: “H” Light Industrial District

PROPOSED ZONING: “G-1” Business District

PROPERTY SIZE: 514 Erie – 5,115 square feet - .117 acres
500 N. Cedar – 3.076 acres

SURROUNDING LAND USE: N: Retail/Office
S: Retail/Industrial
E: Retail/Commercial/Industrial
W: Multiple Family Residential

SURROUNDING ZONING: N: “H” Light Industrial District
S: “H” Light Industrial District
E: “H” Light Industrial District
W: “DM-4” Residential District

MASTER PLAN: The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center: Edge. N. Cedar and N. Larch Streets are designated as principal arterials. Erie Street is designated as a local road.

DESCRIPTION:

This is a request by MVAH Development to rezone 500 N. Cedar Street and 514 Erie Street from “H” Light Industrial district to “G-1” Business district. The purpose of the rezoning is to permit the properties to be used for multiple family residential/multi-generational housing.

AGENCY RESPONSES

BWL:**Building Safety:**

The Building Safety Office has no objections. Any future construction is subject to site and construction plan reviews.

Fire Marshal:**Parks & Recreation:**

No comments.

Public Service:**Transportation Engineer:**

The Public Service Department does not have any objection to the rezoning from a traffic operations standpoint. The applicant should be aware that the parcel fronts on 2 streets that are under the jurisdiction of the Michigan Department of Transportation, which would need to approve any proposed access modifications.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposal is to rezone the properties at 514 Erie Street and 500 N. Cedar Street from "H" Light Industrial to "G-1" Business district to allow for multiple family residential use. A basic site plan and a sample building elevation are attached to this report. The subject property is located in an area where there is an eclectic mix of uses (residential, commercial & industrial). 514 Erie is slightly more than 5,000 square feet in area and contains a 415 square foot warehouse/storage building as it is classified by the City Assessor's office. 500 N. Cedar Street is 3 acres in size and is primarily used for the sale and service of golf carts, a significant number of which are displayed on the lawn/storage yard. The site is surrounded by an apartment complex to the west, retail/office uses to the north and fairly intensive retail and quasi-industrial uses to the south and east. Just a half of a block to the south are restaurants, bars, retail uses and newly developed apartment complexes.

The existing warehouse and storage uses on the subject properties detract rather than contribute to the surrounding area and would be more appropriately located in an area of the City that is further outside of the downtown. Use of the properties for a multiple family housing development will bring a renewed sense of vitality to the area and will dramatically improve the appearance of the properties. The proposed project may also be the catalyst for more redevelopment projects in the area that will further the goals of the Master Plans to create a vibrant mixed use area surrounding the core downtown. The "G-1" district allows for a mix of office, commercial and residential uses to the highest density permitted under the Zoning Ordinance (up to 87 dwelling units per acre). It also has no setback or parking requirements and no limitations on building height or lot coverage which is why the overwhelming majority of the land in and around the core downtown is currently zoned "G-1" Business.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center: Edge. The purpose of this designation as described in the Plan is:

“To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods.”

With respect to placemaking characteristics, the Plan states that:

“Buildings should maintain a consistent setback and nearly continuous street facade to frame the street, with a clearly-defined primary entrance oriented to the street. Surface parking should be located on the interior of the block where possible and should be well landscaped and screened in all cases. Parking ratio maximums should be considered. Building base and top should be articulated. Facade articulation into vertical components should be considered. Minimum transparency (windows and doors) requirements should be established. Transitional features requirements (architectural elements and building massing height step backs) to mitigate potential conflicts between higher intensity uses and residential uses should be considered. Historic preservation of valuable existing buildings, and residentially-scaled and detailed new architecture should be encouraged in areas where older residential structures remain and on neighborhood edges.”

The G-1 Business district is the most appropriate zoning designation to facilitate the mixed use development strategy being advanced in the Design Lansing Master Plan. It is specifically designed for the downtown in that it allows a mix of retail, office, and high density residential uses as a matter of right. It is also the zoning designation that allows for development in accordance with the placemaking characteristics described above (no parking or setback requirements and no building height or lot coverage limitations).

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

No negative impacts on vehicular or pedestrian traffic are anticipated to result from the proposed residential development. Additional housing will generate additional pedestrian traffic which will have a positive impact on the area. The current pedestrian walkway system and traffic controls in the area are designed to accommodate large volumes of pedestrian traffic in a safe manner.

Vehicular access to the site will be from N. Cedar Street which is a principal arterial designed to carry a very high volume of traffic and from Erie Street which is a short local street that provides a link between N. Cedar and N. Larch Streets.

Since the subject property is located on two major bus routes (Cedar and Larch), the future occupants of building can be less dependent on privately owned automobiles. The site is located within walking distance of several major employers and institutional facilities such as Sparrow Hospital, State of Michigan offices, the Accident Fund, Lansing Community College, Cooley Law School and

Davenport University. It is also located within walking distance of several restaurants, personal service establishments and the recently opened grocery store at the southeast corner of Larch and E. Michigan. Although parking is not required in the "G-1" Business district, from a practical standpoint the developer will have to provide adequate on-site parking to accommodate the needs of the occupants. The conceptual site plan (see attached) shows two buildings located along the front property lines with the vast majority of the parking located behind the buildings. This plan is consistent with the placemaking characteristics being advanced in the Master Plan for the subject properties.

IMPACT ON PUBLIC FACILITIES:

New development will require administrative site plan review at which time the specific details of the utility systems to accommodate the development will be evaluated. No concerns about the availability of utilities have been expressed by any of the reviewing agencies.

ENVIRONMENTAL IMPACT:

Given the amount of human intervention already occurring on this site, the zoning proposal will have little impact on the physical environment. Redevelopment of the site will be required to go through the City's administrative site plan approval process, during which the drainage system as well as all other aspects of the development will be reviewed for compliance with the applicable City codes and ordinances. Furthermore, Cedar and Larch Streets are major bus routes which will allow residents of the area to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by the greenhouse gas emissions. It also results in less wear and tear on roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will allow for residential and commercial development which would be appropriate for and have a positive impact on future patterns of development in the area, particularly since it may result in future requests to rezone other properties in the area from "H" Light Industrial to "G-1" Business. Under the existing "H" Light Industrial zoning, the site can continue to be used for outdoor storage and could also be used for heavy automobile repair, light manufacturing, vehicle sales and marijuana grow facilities. These types of uses can generate levels of noise, fumes, light glare and heavy truck traffic that could deter rather than encourage redevelopment of the area for commercial/residential use as called for in the Master Plan. The proposed "G-1" Business zoning will allow for customer-oriented commercial and multiple family residential uses that will strengthen the linkage between the subject properties and the area south of E. Shiawassee Street where a great deal of residential and commercial redevelopment has already occurred over the past few years.

SUMMARY

This is a request by MVAH Development to rezone 500 N. Cedar Street and 514 Erie Street from "H" Light Industrial district to "G-1" Business district. The purpose of the rezoning is to permit the properties to be used for multiple family residential/multi-generational housing.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed “G-1” zoning will allow for the type of land uses that are appropriate for property that is located in close proximity to the core downtown and for development that is consistent with the mixed commercial/residential land use pattern being advanced in the Master Plan.

The proposed rezoning will have no negative impacts on traffic, public services, the environment or future patterns of development in the area. In addition, new residential units will provide convenient housing for people who work, attend school or simply choose to live in an area that is within walking distance of the goods, services and entertainment venues already available in Lansing’s core downtown. In addition, the occupants of the residential units will have convenient access to public transportation and will provide additional customer base for the existing commercial uses in the area.

RECOMMENDATIONS

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

“I make a motion to recommend approval of Z-7-2020, a request by MVAH Development to rezone 500 N. Cedar Street and 514 Erie Street from “H” Light Industrial district to “G-1” Business district.”

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



Andy Schor, Mayor

PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

500 N Cedar & 514 Erie Lansing, MI 48912

Street address, including zip code, of property to be rezoned

From **H** district to **G-1** district.

Legal
description:

33-01-01-16-228-033 & 33-01-01-16-228-291

Applicant: **Pete Schwiegeraht (MVAH Development))**

Address (including zip code): **9100 Centre Pointe Dr., Suite 210 West Chester, OH 45069**

Phone number(s): **513-259-7657**

Fax number: **NA** Email: **pete.s@mvahpartners.com**

Name of owner: **Eydel Properties II LLC**

Address (including zip code): **2501 Coolidge Rd East Lansing, MI 48823**

Phone number: **517-333-3430**

Interest in Property (please check one):

☒ Option to buy

☐ Owner

☐ Lessee

☒ Represent owner

☐ Other (please specify): _____

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? ☒ Yes ☐ No

If so, describe and / or
explain the specific land use
proposed for this property:

Multi-generational housing development offering senior independent living and workforce housing options.

Please answer the following:

☒ Check here if residential

Number of bedrooms:

	<u>Bedrooms</u>	<u># of Units</u>	<u>Total Bedrooms</u>
Efficiency			
One bedroom		79	79
Two bedrooms		61	122
Three bedrooms		11	33
TOTAL UNITS		151	

of accessible onsite parking spaces: 8

☐ Check here if non-residential

Number of employees (largest shift): _____

Number of accessible onsite parking spaces: _____

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

New infill mixed use redevelopment has occurred surrounding the site. This includes multi-family and commercial development. Limited industrial activity occurs in the area. The proposed rezoning will allow the site to develop consistent with recent surrounding development.

Comment on other circumstances which justify the amendment:

The proposed is consistent with new development and the existing zoning is no longer suitable for the area.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. Also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

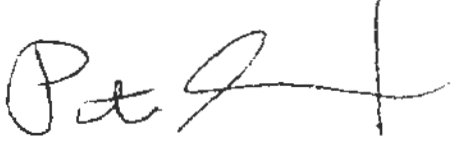
If exhibits are to be furnished late, please indicate date of submittal: See Attached

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Less than one (1) acre:	\$500.00
One (1) to three (3) acres:	\$650.00
Greater than three (3) acres:	\$800.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant:  _____

Name: Pete Schwiegeraht

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

NORTH
1"=60'
DATE
10/24/20

SITE DATA:

LOCATION:
500 N CEDAR (33-01-01-16-228-033)
514 ERIE ST (33-01-01-16-228-291)

SIZE
3.1 TOTAL ACRES +/-

OWNER:
EYDEL PROPERTIES II LLC
2501 COOLIDGE RD
EAST LANSING, MI 48823

DEVELOPER
MVAH PARTNERS
9100 CENTRE POINTE RD, SUITE 210
WEST CHESTER, OH 45069

CONTACT:
PETE SCHWIEGERAHT
513-259-7657

REQUEST
REZONING

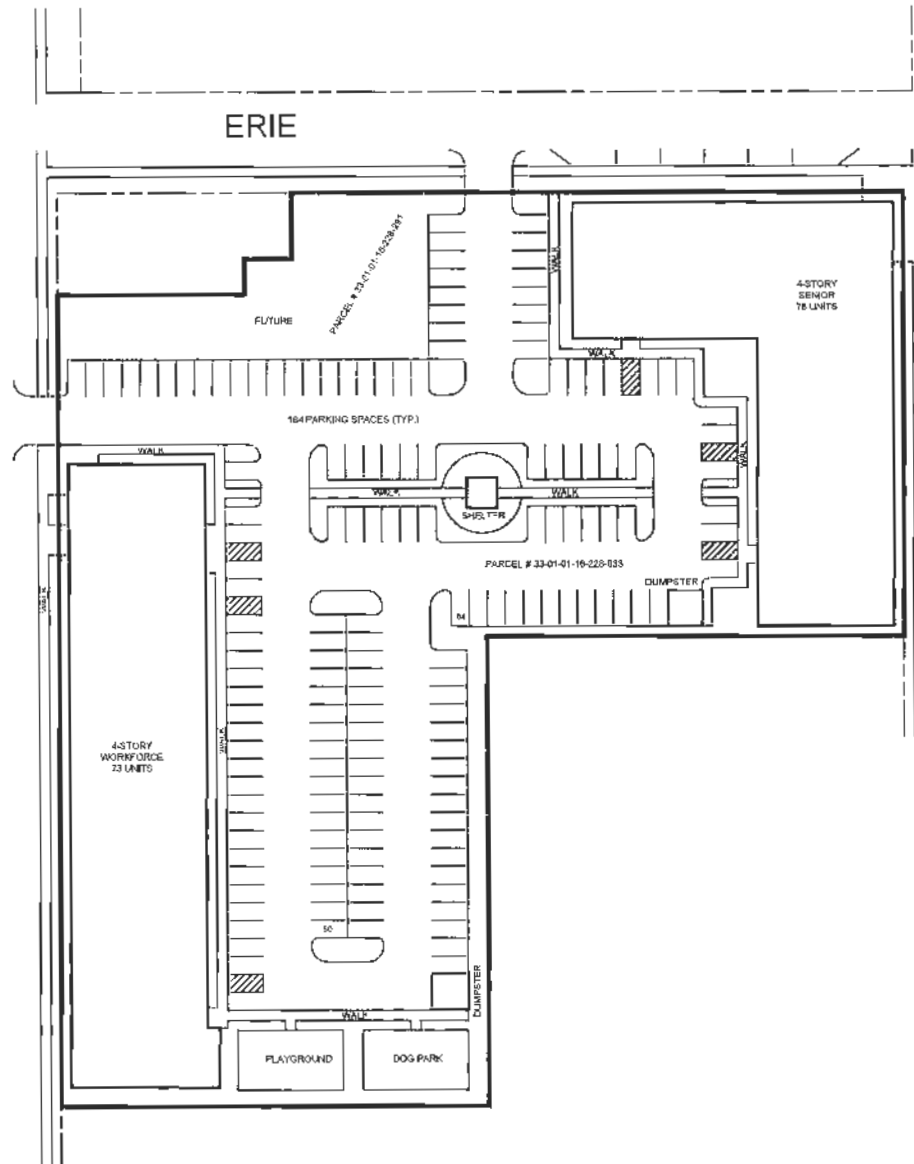
ZONING
ADJACENT = H, G-1, & DM-3
EXISTING ZONING = H
PROPOSED ZONING = G-1

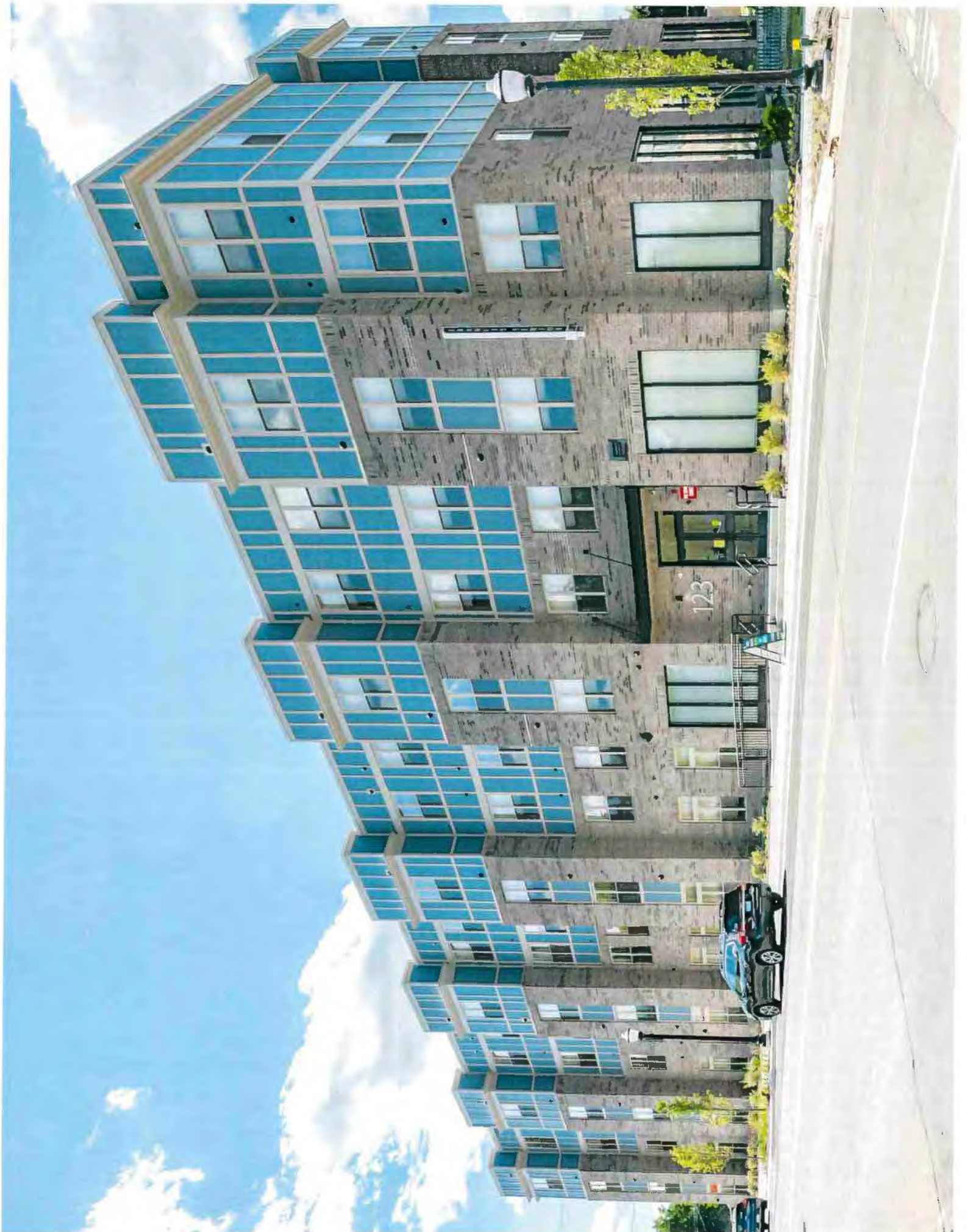
PROPOSED USE:
HOUSING
78 UNITS SENIOR INDEPENDENT LIVING
73 UNITS WORKFORCE HOUSING
149 TOTAL UNITS
164 PARKING SPACES

STADIUM NORTH
LANSING, MI

CEDAR

LARCH





514 Erie Street



500 N. East Street



500 N. Cedar Street



500 N. Cedar Street



500 N. Cedar Street



500 N. Cedar Street

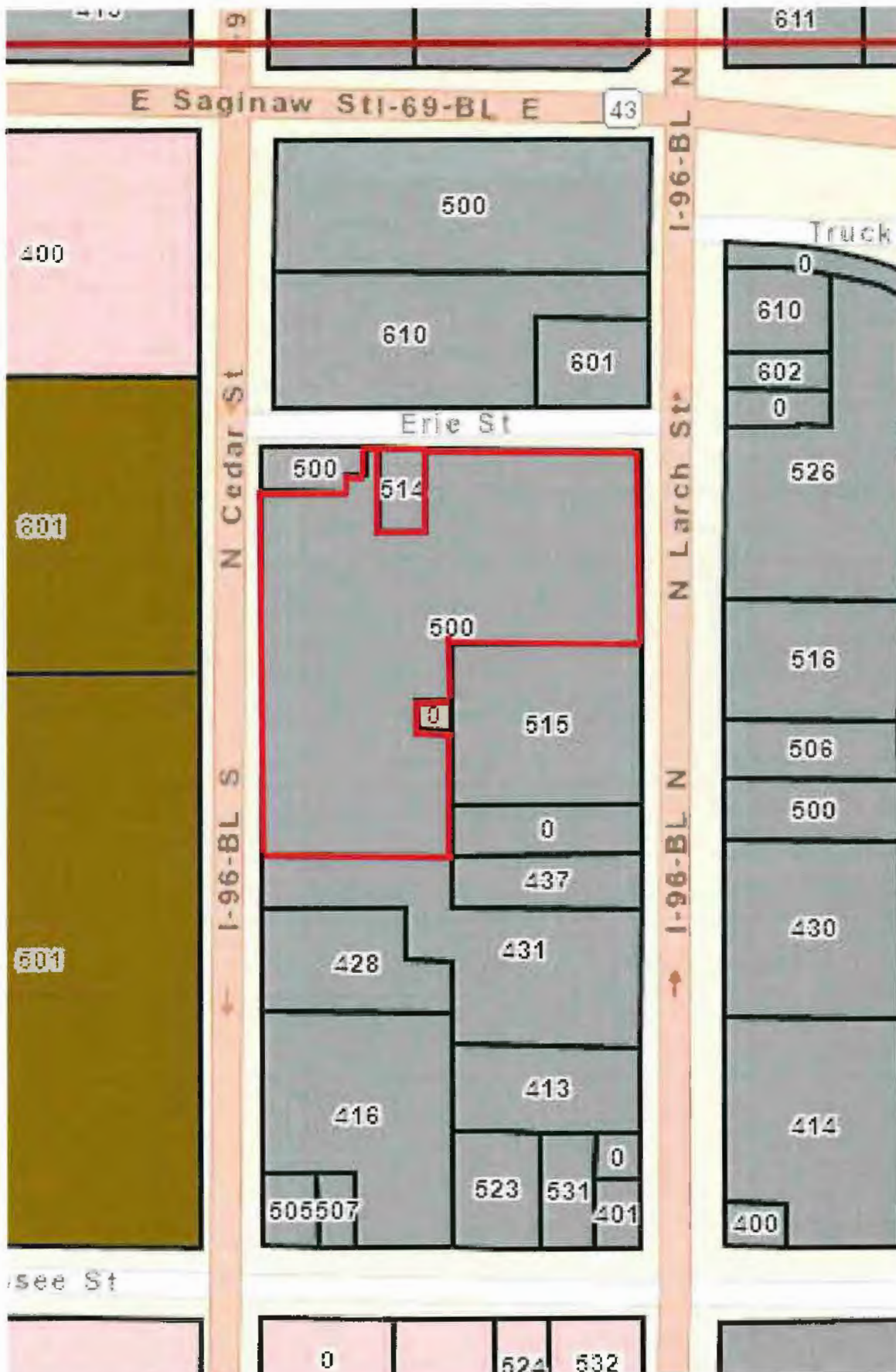


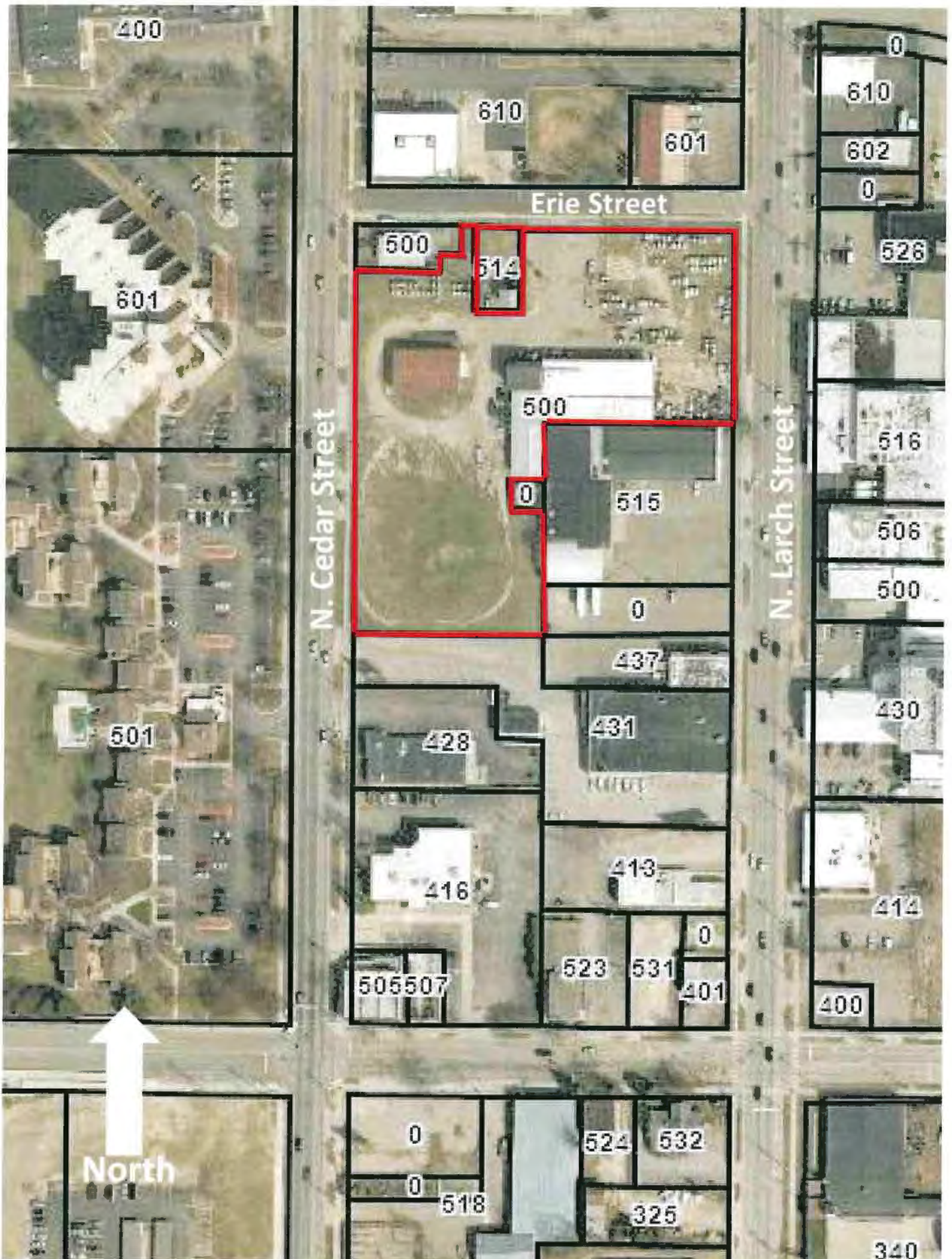
514 Erie Street



500 N. Cedar Street







CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-8-2020, 2918 N. East Street
Rezoning from “F” Commercial to “H” Light Industrial

The Lansing City Council will hold a public hearing on Monday, January 11, 2021 at 7:00 p.m., via ZOOM Conferencing, Meeting ID 824 7315 3790, to consider Z-8-2020. This is a request by GDN Farms, LLC to rezone 2918 N. East Street from “F” Commercial district to “H” Light Industrial district. The purpose of the rezoning is to permit the property to be used for a marijuana grow facility.

Note: Michigan Director of Health and Human Services Robert Gordon’s Order of October 9, 2020 regarding Gather Prohibition and Face Covering, as well as states of emergency declared by the Mayor and approved by City Council have led to a closure of City Hall to public at this time due to COVID-19. Public observation and participation may be facilitated electronically in accordance with the Open Meetings Act as amended, in an effort to protect the health and safety of the public.

Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website <https://us02web.zoom.us/j/82473153790> or by phone number 312-626-6799 using meeting ID: 824 7315 3790.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

DRAFT

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 1246.02 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-8-2020

Parcel Number's: 33-01-01-03-155-011

Addresses: 2918 N. East Street

Legal Descriptions: Lots 3 & 20, also the South 20 feet of Lots 4 & 19, Elmore M. Hunt Subdivision, from "F" Commercial to "H" Light Industrial

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 _____, 2020, 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: GDN Farms, LLC
1940 Carson Street
Lansing, MI 48910

REQUESTED ACTIONS: Rezone 2918 N. East Street from "F" Commercial District to
"H" Light Industrial

EXISTING LAND USE: Commercial Building

EXISTING ZONING: "F" Commercial District

PROPOSED ZONING: "H" Light Industrial District

PROPERTY SIZE: 60' x 223' = 13,380 square feet - .31 acres

SURROUNDING LAND USE: N: Office
S: Commercial
E: Industrial
W: Office/Residential/Commercial

SURROUNDING ZONING: N: "A" Residential, "F" Commercial & "J" Parking
Districts
S: "F" Commercial & "J" Parking Districts
E: "H" Light Industrial District
W: "A" Residential, "E-1" Apartment Shop & "F"
Commercial Districts

MASTER PLAN: The Design Lansing Comprehensive Plan designates the
subject property for "Suburban commercial" land use. N.
East Street is designated as a principal arterial.

DESCRIPTION:

This is a request by GDN Farms, LLC to rezone 2918 N. East Street from "F" Commercial district to "H" Light Industrial district. The purpose of the rezoning is to permit the property to be used for a marijuana grow facility.

AGENCY RESPONSES

BWL:

Building Safety: The Building Safety Office has no objections to the rezoning. This Office has found that the owners of 2918 N. East Street have violated Public Act 230 of 1972. Enforcement action has been taken.

Fire Marshall:

Parks & Recreation: No comments.

Public Service:

Traffic Engineer: The Public Service Department does not have any objection to the rezoning from a traffic operations standpoint. The applicant should be aware that the parcel fronts on a road that is under the jurisdiction of the Michigan Department of Transportation, which would need to approve any proposed access modifications.

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property contains a commercial building that was converted to a marijuana grow facility without obtaining the required permits and licenses to do so. Marijuana grow facilities by City Ordinance and by State law are only permitted on parcels of land that are zoned industrial. The subject property is zoned "F" Commercial. The applicant is requesting that it be rezoned to "H" Light Industrial so that it may continue to be used as a grow facility.

As the attached zoning map illustrates, the overwhelming majority of the properties along N. East Street are zoned "F" Commercial and none of them north of Randall Street, which is located just one block north of Lake Lansing Road, are zoned industrial. There are some properties located east of the subject property that are zoned "H" Light Industrial and are being used for industrial purposes. This industrial area, which is surrounded on 3 sides by residential zoning and land uses, does not represent good planning and zoning practices. It appears, however, that the industrial uses existed when this area was annexed into the City several decades ago and the industrial zoning was put into place so that they would conform to the Zoning Ordinance, thus protecting the owner's investments in the properties should the buildings located thereon become damaged or destroyed.

The proposed "H" Light Industrial zoning would not be consistent with the established zoning pattern along N. East Street and a marijuana grow facility would not be consistent with the established commercial land use pattern in the area. N. East Street is intended to be a commercial corridor for customer-oriented uses such as restaurants, gas stations, oil-change facilities and retail stores that generate a significant amount of vehicular traffic on a daily basis. A marijuana grow facility is not a customer-oriented business and the only traffic generated would be that of the owner/employee(s) and trucks used to transport the product. This type of use would detract, rather than contribute to the vibrancy of a commercial corridor. The "H" Light Industrial district also would permit other uses such as outdoor storage, heavy automobile repair and light manufacturing that could negatively impact the appearance and economic vitality of a commercial corridor. Industrial uses are destinations and should be located in areas where they are not visible or have limited visibility from major corridors such as N. East Street. Major corridors should be preserved for commercial uses that depend in large part on visibility to high volumes of traffic in order to attract customers.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Comprehensive Plan designates the subject property for “Suburban Commercial” land use. The Plan specifies the following for this land use classification:

“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 “F” Commercial district, which is the existing zoning of the subject property, is the most appropriate zoning designation to facilitate the “Suburban Commercial” land use development strategy being advanced in the Design Lansing Comprehensive Plan. It allows for restaurants, retail stores, gasoline stations, car washes and other general commercial uses as well as automobile-oriented site design regulations. The applicant’s marijuana grow facility and most other industrial uses would be completely contrary to the intent and purpose of the Suburban Commercial land use category as described above as they are not commercial, automobile-oriented uses or the types of uses would attract pedestrians, cyclists or transit users.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

It is not anticipated that the proposed rezoning would have any negative impacts on traffic in the area. The subject property is primarily accessed via N. East Street which is a principal arterial designed to carry a very high volume of traffic. The properties that have frontage along principal arterials, however, should be utilized for the types of businesses that generate a significant amount of daily traffic and depend on exposure to high volumes of traffic in order to attract and maintain a strong customer base. Destination and non-customer oriented uses, such as the applicant’s marijuana grow facility, are more appropriately located in close proximity to but not directly on a commercial corridor/principal arterial.

IMPACT ON PUBLIC FACILITIES:

The site is already served by all necessary public facilities. No changes are proposed for the site that would have an impact on public facilities.

ENVIRONMENTAL IMPACT:

The proposed rezoning will have no environmental impacts as the site is already developed and no changes are proposed at this time. New construction would require administrative site plan review at which time the site would have to be brought into compliance with all City codes and ordinance including those regulating storm water management.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Industrial zoning would allow for uses that would be contrary to master plan and would be incompatible and inconsistent with the existing zoning and land use pattern along the N. East Street

corridor. As evidenced by the attached zoning map, the properties along N. East Street are zoned for either commercial or residential use, with the exception of a few parcels of land near the north City border that are zoned "G-2" Wholesale. There are no parcels along N. East Street north of Randall that are zoned industrial. If the rezoning were to be approved, it would afford land use rights to the owner of the subject property that are not afforded to the owners of other properties along N. East Street which could set a negative precedent for granting future requests to rezone properties to "H" Light Industrial in the area.

SUMMARY

This is a request by GDN Farms, LLC to rezone 2918 N. East Street from "F" Commercial district to "H" Light Industrial district. The purpose of the rezoning is to permit the property to be used for a marijuana grow facility.

The findings of fact described in this staff report do support a positive recommendation for approval of the requested rezoning. The proposed "H" Light Industrial zoning would not be consistent with the established commercial zoning and land use patterns along N. East Street. In addition, approval of the rezoning could set a negative precedent for future requests to rezone property along N. East Street from commercial to industrial which would be contrary to the commercial land use pattern being advanced in the Design Lansing Comprehensive Plan.

RECOMMENDATIONS

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

"I make a motion to recommend denial of Z-8-2020, a request by GDN Farms, LLC to rezone 2918 N. East Street from "F" Commercial district to "H" Light Industrial district."

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



Andy Schor, Mayor

PETITION FOR REZONE

CITY OF LANSING
PLANNING OFFICE

Print

FILE NUMBER: _____

DATE SUBMITTED: 10/21/2020

to the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

2918 N. East St., Lansing, MI 48006

Street address, including zip code, of property to be rezoned

from F-F1 Commercial district to H-Light Industrial district.

Legal description:

Lot 3 and the South 1/2 of Lots 4 and 19 and entire of Lot 20, of Elmore M Hunt's Subdivision, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 15, Page(s) 1, Ingham County Records.
Tax ID: 33-01-01-03-155-011

Applicant: GDN Farms, LLC

Address (including zip code): 1940 Carson St., Lansing, MI 48911

Phone number(s): (517) 410-2921

Fax number: No Fax Number Email: germaineredding8@gmail.com

Name of owner: Germaine Redding

Address (including zip code): 1940 Carson St., Lansing, MI 48911

Phone number: (517) 410-2921

Interest in Property (please check one):

- ☐ Option to buy ☒ Owner
☐ Lessee ☐ Represent owner
☐ Other (please specify): _____

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? ☒ Yes ☐ No

If so, describe and / or explain the specific land use proposed for this property:

To grow marihuana to sell or transfer to individuals 21 years of age or older. At present I am a Licensed Care Giver and approved by the State of Michigan to grow up to 72 plants for my Patients.

exhibits are to be furnished late, please indicate date of submittal: See attached Warranty Deed

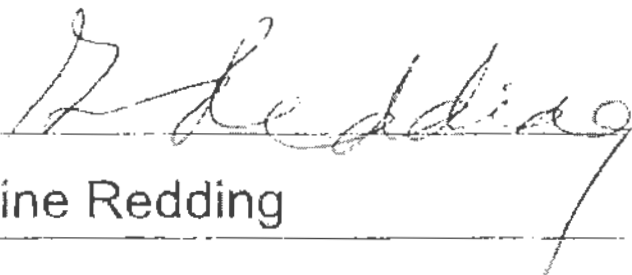
exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Less than one (1) acre:	\$500.00
One (1) to three (3) acres:	\$650.00
Greater than three (3) acres:	\$800.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: _____



Name: _____

Germaine Redding

For assistance, please contact:

**PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036**

Image/Sketch for Parcel: 33-01-01-03-155-011



****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



Zoning District	
	A Residential-Single
	B Residential-Single
	C Residential-2 Unit
	NONE
	CUP Community Unit Plan
	D-1 Professional Office
	D-2 Residential/Office
	DM-1 Residential-Multiple
	DM-2 Residential-Multiple
	DM-3 Residential-Multiple
	DM-4 Residential-Multiple
	E-1 Apartment Shop
	E-2 Local Shopping
	F Commercial
	F-1 Commercial
	G-1 Business
	G-2 Wholesale
	H Light Industrial
	I Heavy Industrial
	J Parking
	ROW Right of Way





PASSAGE OF ORDINANCE

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO
AMEND THE CODE OF ORDINANCES OF THE CITY OF LANSING
BY ADDING A NEW SECTION 888.32 FOR THE PURPOSES OF
PROVIDING FOR A SERVICE CHARGE IN LIEU OF TAXES FOR
SEVENTY-SIX (76) LOW INCOME MULTI-FAMILY DWELLING
UNITS IN A PROJECT KNOWN AS WALTER FRENCH, PURSUANT
TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT
AUTHORITY ACT OF 1966, AS AMENDED.

Is read a second time by its title. The Ordinance was reported from the Committee on Development and Planning and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
DUNBAR	☐	☐
BETZ	☐	☐
GARZA	☐	☐
HUSSAIN	☐	☐
JACKSON	☐	☐
SPADAFORE	☐	☐
SPITZLEY	☐	☐
WOOD	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LANSING BY ADDING A NEW SECTION 888.32 FOR THE PURPOSES OF PROVIDING FOR A SERVICE CHARGE IN LIEU OF TAXES FOR SEVENTY-SIX (76) LOW INCOME MULTI-FAMILY DWELLING UNITS IN A PROJECT KNOWN AS WALTER FRENCH, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

SECTION 1. That Chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new Section 888.32 to read as follows:

888.32 WALTER FRENCH

(A) *PURPOSE*. IT IS ACKNOWLEDGED THAT IT IS A PROPER PUBLIC PURPOSE OF THE STATE AND ITS POLITICAL SUBDIVISIONS TO PROVIDE HOUSING FOR ITS RESIDENTS OF LOW AND MODERATE INCOME AND TO ENCOURAGE THE DEVELOPMENT OF SUCH HOUSING BY PROVIDING FOR A SERVICE CHARGE IN LIEU OF PROPERTY TAXES IN ACCORDANCE WITH THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, BEING PUBLIC ACT 346 OF 1966, AS AMENDED [MCL 125.1401, ET SEQ.]. THE CITY IS AUTHORIZED BY SUCH ACT TO ESTABLISH OR CHANGE THE SERVICE CHARGE TO BE PAID IN LIEU OF TAXES BY ANY OR ALL CLASSES OF HOUSING EXEMPT FROM TAXATION UNDER SUCH ACT AT ANY AMOUNT IT CHOOSES, NOT TO EXCEED THE TAXES THAT WOULD BE PAID BUT FOR THIS ACT. IT IS FURTHER ACKNOWLEDGED THAT SUCH HOUSING FOR PERSONS OF LOW AND MODERATE INCOME IS A PUBLIC

1 NECESSITY, AND AS THE CITY WILL BE BENEFITED AND IMPROVED BY SUCH
2 HOUSING, THE ENCOURAGEMENT OF THE SAME BY PROVIDING CERTAIN
3 REAL ESTATE TAX EXEMPTION FOR SUCH HOUSING IS A VALID PUBLIC
4 PURPOSE.

5 (B) *DEFINITIONS.*

6 (1) "*ACT*" MEANS THE STATE HOUSING DEVELOPMENT AUTHORITY ACT,
7 BEING PUBLIC ACT 346 OF 1966, AS AMENDED.

8 (2) "*ANNUAL SHELTER RENTS*" MEANS THE TOTAL COLLECTIONS DURING AN
9 AGREED ANNUAL PERIOD FROM ALL PERSONS OF LOW OR MODERATE
10 INCOME, OCCUPYING THE HOUSING DEVELOPMENT REPRESENTING
11 RENTS FOR OCCUPANCY, WHICH RENTAL AMOUNTS SHALL BE EXCLUSIVE
12 OF CHARGES FOR GAS, ELECTRICITY, HEAT OR OTHER UTILITIES
13 FURNISHED TO THE OCCUPANTS.

14 (3) "*AUTHORITY*" MEANS THE MICHIGAN STATE HOUSING DEVELOPMENT
15 AUTHORITY.

16 (4) "*HOUSING DEVELOPMENT* " OR " *DEVELOPMENT*" MEANS A DEVELOPMENT
17 WHICH CONTAINS A SIGNIFICANT ELEMENT OF HOUSING FOR PERSONS OF
18 LOW AND MODERATE INCOME AND SUCH ELEMENTS OF OTHER HOUSING,
19 COMMERCIAL, RECREATIONAL, INDUSTRIAL, COMMUNAL AND
20 EDUCATIONAL FACILITIES AS THE AUTHORITY MAY DETERMINE WILL
21 IMPROVE THE QUALITY OF THE DEVELOPMENT AS IT RELATES TO
22 HOUSING FOR PERSONS OF LOW AND MODERATE INCOME. FOR THE

PURPOSE OF THIS SECTION, THE NAME OF THIS DEVELOPMENT IS WALTER FRENCH, AND CONSISTS OF SEVENTY-SIX (76) UNITS OF RENTAL HOUSING LOCATED WITHIN LANSING AT:

THAT PART OF ASSESSOR'S PLAT NO. 46, ON THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, RECORDED IN LIBER 12 OF PLATS, PAGE 7, INGHAM COUNTY RECORDS, BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF MT. HOPE AVENUE, 43.0 FEET SOUTH OF THE NORTH SECTION LINE, AT A POINT 100.0 FEET EASTERLY OF THE WEST LINE OF LOT 5 OF SAID ASSESSOR'S PLAT NO. 46, RUNNING THENCE ALONG SAID RIGHT OF WAY LINE NORTH $89^{\circ}11'30''$ EAST 593.667 FET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 53.53 FEET ALONG THE ARC OF A 30 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH $39^{\circ}41'30''$ EAST 46.71 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CEDAR STREET; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE COURSES, SOUTH $11^{\circ}25'30''$ WEST 118.66 FEET; THENCE SOUTHERLY 197.93 FEET ALONG THE ARC OF A 917.22 FOOT RADIUS CURSE TO THE LEFT WHOSE CHORD BEARS SOUTH $5^{\circ}14'25''$ WEST 197.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH $0^{\circ}56'30''$ EAST 5.43 FEET; THENCE SOUTH $10^{\circ}34'39''$ WEST 22.18 FEET; THENCE SOUTH $0^{\circ}56'30''$ EAST 83.05 FEET; THENCE SOUTH $89^{\circ}08'$ WEST 403.42 FEET; THENCE SOUTH 350.30 FEET; THENCE WEST 268.84 FEET; THENCE NORTH 648.14 FEET; THENCE NORTH $89^{\circ}11'30''$ EAST 100.0 FEET; THENCE NORTH $0^{\circ}53'$ WEST 162.0 FEET TO THE POINT OF BEGINNING; ALSO LOT 65 OF CHITTENDEN'S SUBDIVISION OF A

1 PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, T4N,
2 R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, RECORDED IN
3 LIBER 5 OF PLATS, PAGE 7, INGHAM COUNTY RECORDS.

4 (5) "*HUD*" MEANS THE DEPARTMENT OF HOUSING AND URBAN
5 DEVELOPMENT OF THE UNITED STATES GOVERNMENT.

6 (6) "*LOW INCOME HOUSING TAX CREDIT PROGRAM*" MEANS THE PROGRAM
7 ESTABLISHED BY SECTION 42 OF THE UNITED STATES INTERNAL REVENUE
8 CODE.

9 (7) "*LOW OR MODERATE INCOME*" MEANS LOW OR MODERATE INCOME
10 ELIGIBILITY UNDER THE AUTHORITY ACT OR RULES.

11 (8) "*MORTGAGE LOAN*" MEANS A LOAN TO BE MADE BY A PRIVATE ENTITY
12 AND INSURED BY HUD, OR A LOAN FROM THE AUTHORITY FOR THE
13 FINANCING OF THE PURCHASE AND REHABILITATION OF THE HOUSING
14 DEVELOPMENT.

15 (9) "PREVAILING WAGE" MEANS THE WAGES AND FRINGE BENEFITS
16 RECEIVED BY MECHANICS AND LABORERS THAT ARE AT LEAST THE
17 PREVAILING WAGES AND FRINGE BENEFITS FOR CORRESPONDING
18 CLASSES OF MECHANICS AND LABORERS, AS DETERMINED BY STATISTICS
19 COMPILED BY THE UNITED STATES DEPARTMENT OF LABOR AND
20 RELATED TO THE GREATER LANSING AREA, AND THAT ARE TO BE
21 DESCRIBED AND POSTED UNDER SECTIONS 206.18 AND 206.19 OF THESE
22 CODIFIED ORDINANCES FOR CITY CONTRACTS.

1 (10) "*SPONSOR*" MEANS A PERSON OR OTHER ENTITY WITH A HOUSING
2 DEVELOPMENT WHICH IS FINANCED OR ASSISTED PURSUANT TO THE ACT.
3 FOR PURPOSES OF THIS SECTION, THE SPONSOR OF WALTER FRENCH IS
4 CAPITAL AREA HOUSING PARTNERSHIP, OR ITS SUCCESSORS OR ASSIGNS.

5 (11) "*UTILITIES*" MEANS FUEL, WATER, SANITARY SEWER AND/OR ELECTRICAL
6 SERVICE, WHICH IS PAID FOR BY THE HOUSING DEVELOPMENT.

7 (C) *ESTABLISHMENT OF ANNUAL SERVICE CHARGE.*

8 (1) THE CITY ACKNOWLEDGES THAT THE SPONSOR AND THE AUTHORITY
9 HAVE ESTABLISHED THE ECONOMIC FEASIBILITY OF WALTER FRENCH IN
10 RELIANCE UPON THE ENACTMENT AND CONTINUING EFFECT OF THIS
11 SECTION AND UPON THE QUALIFICATION OF THE SEVENTY-SIX (76) UNITS
12 OF HOUSING IN THE HOUSING DEVELOPMENT FOR EXEMPTION FROM ALL
13 PROPERTY TAXES AS ESTABLISHED IN THIS SECTION, AND PROVIDED
14 THAT PREVAILING WAGE IS PAID FOR ALL WORK PERFORMED AT THE
15 HOUSING DEVELOPMENT AFTER THE ENACTMENT OF THIS SECTION.

16 (2) SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THIS SECTION AND
17 THE ACT, THE SEVENTY-SIX (76) UNITS IN THE HOUSING DEVELOPMENT
18 FOR PERSONS OF LOW AND MODERATE INCOME IDENTIFIED AS WALTER
19 FRENCH AND THE PROPERTY ON WHICH THEY ARE CONSTRUCTED SHALL
20 BE EXEMPT FROM ALL PROPERTY TAXES FOR NOT MORE THAN TWENTY
21 (20) YEARS, COMMENCING WITH AND INCLUDING TAX YEAR 2023.

1 (3) IN LIEU OF ALL SAID PROPERTY TAXES ON THE SEVENTY-SIX (76) UNITS IN
2 THE HOUSING DEVELOPMENT, THE SPONSOR SHALL PAY, AND THE CITY
3 WILL ACCEPT, AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES, IN
4 THE SUM EQUAL TO, SIX PERCENT (6%) OF THE DIFFERENCE BETWEEN THE
5 ANNUAL SHELTER RENTS ACTUALLY COLLECTED AND UTILITIES.

6 (4) THE EXEMPTION PROVIDED UNDER THIS SECTION SHALL COMMENCE
7 WHEN THE SPONSOR COMPLIES WITH SECTION 15A(1) OF 1966 PA 346, AS
8 AMENDED, CODIFIED AS MCL 125.415A(1), WHICH PROVIDES: THE OWNER
9 OF A HOUSING PROJECT ELIGIBLE FOR THE EXEMPTION SHALL FILE WITH
10 THE LOCAL ASSESSING OFFICER (THE CITY ASSESSOR) A NOTIFICATION OF
11 THE EXEMPTION, WHICH SHALL BE IN AN AFFIDAVIT FORM AS PROVIDED
12 BY THE AUTHORITY. THE COMPLETED AFFIDAVIT FORM FIRST SHALL BE
13 SUBMITTED TO THE AUTHORITY FOR CERTIFICATION BY THE AUTHORITY
14 THAT THE PROJECT IS ELIGIBLE FOR THE EXEMPTION. THE OWNER THEN
15 SHALL FILE OR CAUSE TO BE FILED THE CERTIFIED NOTIFICATION OF THE
16 EXEMPTION WITH THE LOCAL ASSESSING OFFICER BEFORE NOVEMBER 1
17 OF THE YEAR PRECEDING THE TAX YEAR IN WHICH THE EXEMPTION IS TO
18 BEGIN.

19 (5) IN ADDITION TO THE CERTIFICATION REQUIRED PURSUANT TO
20 SUBSECTION (C)(4), THE SPONSOR SHALL PROVIDE FOR THE HOUSING
21 DEVELOPMENT ANNUALLY IN WRITING TO THE CITY ASSESSOR FOR THE
22 PRECEDING YEAR IN WHICH THE PROPERTY TAX EXEMPTION WAS IN
23 EFFECT:

1 A. THE ANNUAL AUDITED ACCOUNTING REPORT FOR THE PAYMENT IN
2 LIEU OF TAXES; AND

3 B. A CERTIFIED STATEMENT IDENTIFYING ALL THE UNITS RENTED TO
4 PERSONS OF LOW OF MODERATE INCOME; AND

5 C. IF REQUESTED BY THE CITY, PROOF THAT THE HOUSING
6 DEVELOPMENT UNITS HAVE NOT INCREASED, DECREASED, OR BEEN
7 ALTERED IN ANY FORM, UNLESS THE CITY HAS OTHERWISE AMENDED
8 THE PROVISIONS OF THIS SECTION; AND

9 D. IF REQUESTED BY THE CITY, PROOF, IN THE MANNER CONSISTENT
10 WITH SECTION 206.18(A) OF THESE CODIFIED ORDINANCES, THAT ALL
11 WORK IS CONTRACTED, AGREED OR ARRANGED TO BE PERFORMED
12 OR IS DONE AT THE HOUSING DEVELOPMENT AT PREVAILING WAGE.

13 (D) *LIMITATION ON THE PAYMENT OF THE ANNUAL SERVICE CHARGE.*

14 NOTWITHSTANDING SUBSECTION (C), THE SERVICE CHARGE TO BE PAID EACH
15 YEAR IN LIEU OF TAXES FOR THE PART OF THE HOUSING DEVELOPMENT
16 PROJECT THAT IS TAX EXEMPT AND OCCUPIED BY OTHER THAN LOW OR
17 MODERATE INCOME PERSONS SHALL BE EQUAL TO THE FULL AMOUNT OF
18 THE TAXES THAT WOULD OTHERWISE BE DUE AND PAYABLE ON THAT
19 PORTION OF THE HOUSING DEVELOPMENT PROJECT IF THE PROJECT WERE
20 NOT TAX EXEMPT.

21 (E) *PAYMENT OF ANNUAL SERVICE CHARGE.* THE SERVICE CHARGE IN LIEU OF
22 TAXES, AS ESTABLISHED UNDER THIS SECTION, SHALL BE PAYABLE IN THE

1 SAME MANNER AS GENERAL PROPERTY TAXES ARE PAYABLE TO THE CITY,
2 EXCEPT THAT THE ANNUAL PAYMENT SHALL BE MADE ON OR BEFORE JULY
3 1 OF THE YEAR FOLLOWING THE YEAR UPON WHICH SUCH CHARGE IS
4 CALCULATED.

5 (F) *CONTRACTUAL EFFECT*. NOTWITHSTANDING THE PROVISIONS OF SECTION
6 15(A)(5) OF THE ACT TO THE CONTRARY, A CONTRACT BETWEEN THE CITY
7 AND THE SPONSOR WITH THE AUTHORITY AS THIRD-PARTY BENEFICIARY
8 UNDER THE CONTRACT, TO PROVIDE TAX EXEMPTION AND ACCEPT PAYMENT
9 IN LIEU OF TAXES AS PREVIOUSLY DESCRIBED, IS EFFECTUATED BY THE
10 ENACTMENT OF THIS SECTION.

11 (G) *DURATION*. THIS SECTION SHALL REMAIN IN EFFECT AND SHALL NOT
12 TERMINATE FOR TWENTY (20) YEARS, COMMENCING WITH AND INCLUDING
13 TAX YEAR 2023, PROVIDED THAT THE SPONSOR COMPLIES WITH THE
14 REQUIREMENTS OF THE ACT AND THIS SECTION, AND FURTHER PROVIDED
15 THAT THE HOUSING DEVELOPMENT CONTINUES TO BE RENTED TO LOW OR
16 MODERATE INCOME PERSONS AT RENTS DETERMINED UNDER THE LOW
17 INCOME HOUSING TAX CREDIT PROGRAM, AS THE SAME MAYBE FURTHER
18 AMENDED OR SUPERSEDED, OR THERE IS AN AUTHORITY-AIDED OR
19 FEDERALLY-AIDED MORTGAGE ON THE HOUSING DEVELOPMENT AS
20 PROVIDED IN THE ACT, OR THE AUTHORITY OR HUD HAS AN INTEREST IN THE
21 PROPERTY; BUT IN NO EVENT BEYOND DECEMBER 31, 2042. IF THE SPONSOR
22 CHANGES THE SCOPE OR PURPOSE OF THE SEVENTY-SIX (76) UNITS OF
23 HOUSING WITHIN THE DEVELOPMENT WITHOUT THE CONSENT OF THE CITY

1 OF LANSING, BY AND THROUGH ITS REPRESENTATIVES, AND IN ACCORDANCE
2 WITH THE REQUIREMENTS OF THE LANSING CITY CHARTER, OR IF THE
3 PREVAILING WAGE IS NOT PAID FOR ALL WORK PERFORMED AT THE HOUSING
4 DEVELOPMENT AFTER ENACTMENT OF THIS SECTION AND THE SPONSOR OR
5 OTHER RESPONSIBLE PARTY DOES NOT CURE THE VIOLATION AFTER NOTICE
6 IS GIVEN AS PROVIDED IN THE MANNER CONSISTENT WITH THE METHOD
7 CONTAINED IN SECTION 206.18(b) OF THESE CODIFIED ORDINANCES, THEN
8 THIS SECTION SHALL AUTOMATICALLY EXPIRE AND BE OF NO EFFECT.

9 SECTION 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
10 inconsistent with the provisions hereof are hereby repealed as they pertain to Walter French at the
11 time this exemption commences.

12 SECTION 3. Should any section, clause or phrase of this ordinance be declared to be
13 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other
14 than the part so declared to be valid.

15 SECTION 4. This Ordinance shall take effect on the 30th day after enactment unless given
16 immediate effect by the City Council.

BY COUNCIL MEMBERS BETZ, DUNBAR, GARZA, HUSSAIN, JACKSON,
SPADAFORÉ, SPITZLEY AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Dr. Martin Luther King Commission of Mid-Michigan will host its 36th Dr. Martin Luther King Jr. Annual Day of Celebration on January 18, 2021, with the theme “Out of a Mountain of Despair, a Stone of Hope;” and

WHEREAS, this year’s Keynote Speaker, Dr. Bernice King, the youngest child of civil rights leaders Dr. Martin Luther King, Jr. and Coretta Scott King; and

WHEREAS; Dr. Bernice King is a global thought leader, orator, peace advocate, and Chief Executive Officer of the Martin Luther King, Jr. Center for Nonviolent Social Change (The King Center); and

WHEREAS, as one of the most anticipated events in the City of Lansing, the annual Martin Luther King Jr. celebration brings people together and reminds us to all be tolerant, kind, and accepting of one another for our similarities and our differences.

NOW BE IT RESOLVED, the Lansing City Council commends the Dr. Martin Luther King Commission of Mid-Michigan for their continued dedication and service to our youth and residents of the City of Lansing and wishes them the best of luck on this uplifting celebration.

BE IT RESOLVED, that the City Council commemorates the efforts of Dr. Martin Luther King, Jr. and encourages all residents of the City of Lansing to share in Dr. King’s dream and work toward, justice, good will, and brotherhood for all people.

BY COUNCIL MEMBERS BETZ, DUNBAR, GARZA, HUSSAIN, JACKSON,
SPADAFORE, SPITZLEY AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing, through the Human Relations and Community Services Department, will be hosting the 41st Annual Memorial Observance of Dr. Martin Luther King, Jr. on January 15, 2021, entitled "Out of a Mountain of Despair, a Stone of Hope"; and

WHEREAS, this day should be a day of participation, wherein all citizens contribute something positive to their community in keeping with Dr. King's lifelong work toward peace, justice and equality; and

WHEREAS, Dr. Martin Luther King Jr Day honors the life and contributions of America's greatest champion of racial justice and equality, the leader who not only dreamed of a color-blind society but who also led a movement that achieved historic reforms to help make it a reality; and

WHEREAS, Dr. Martin Luther King Jr. is regarded as America's pre-eminent advocate of non-violence and one of the greatest nonviolent leaders in history by using the power of words and acts of nonviolence to advocate for freedom; and

WHEREAS, Dr. King campaigned for unprecedented civil rights legislation, and was also the driving force behind the "March for Jobs" in 1963, also known as "March on Washington" where his famous "I Have a Dream" speech secured his status as a leader and led to inspire the nation to act on civil rights.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council commends the Human Relations and Community Services Department on their 41st Annual Memorial Observance of Dr. Martin Luther King being held on January 15, 2021 and encourages all residents of the City of Lansing to share in Dr. King's dream and work toward justice, good will, and brotherhood for all people.

BY COUNCIL MEMBER SPADAFORE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, on March 16, 2020 under Resolution 2020-053, City Council approved Mayor Schor's Declaration of Emergency through April 10, 2020; and

WHEREAS, on the following dates and under the following resolutions, City Council approved Mayor Schor's Declaration of Emergency:

- April 9, 2020 under Resolution 2020-053 through April 30, 2020;
- April 27th, 2020 under Resolution 2020-069 through May 15, 2020;
- May 11, 2020 under Resolution 2020-077 through June 8, 2020;
- June 8, 2020 under Resolution 2020-084 through June 30, 2020;
- June 22, 2020 under Resolution 2020-089 through July 14th, 2020;
- July 27, 2020 under Resolution 2020-113 through August 25, 2020; and
- August 24, 2020 under Resolution 2020-150 through September 22, 2020; and
- September 21, 2020 under Resolution 2020-181 through October 27, 2020; and
- October 26, 2020 under Resolution 2020-185 through November 30, 2020; and
- November 30, 2020 under Resolution 2020-226 through January 11, 2021; and

WHEREAS, the Resolutions emphasized the fact that the novel coronavirus (COVID-19) is a respiratory disease that can result in serious illness or death. It is caused by a new strain of coronavirus that had not been previously identified in humans and can easily spread from person to person; and

WHEREAS, on January 31, 2020, the United States Department of Health and Human Services Secretary Alex Azar declared a public health emergency for COVID-19, and affected state and local governments have also declared states of emergency;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council finds that the circumstances warrant an extension of the Mayor's emergency declaration and continuation of the emergency response plan to ensure that public health is protected; and

BE IT FINALLY RESOLVED that the City Council approves an extension of the declaration of emergency, through and including February 8, 2021, and authorizes such powers and duties as provided by Chapter 234.05, the Lansing Emergency Management Ordinance, together with those powers provided by statute, including those set forth in MCL § 30.401 et seq.

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

WHEREAS, the Mayor made the appointment of Thomas Muth, an At-Large Member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2021; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on December 15, 2020 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Thomas Muth, an At-Large Member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2021.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, pursuant to the Lansing City Charter and Chapter 280 of the Lansing Code of Ordinances, the Council shall designate in advance the first meeting of the Elected Officers Compensation Commission in odd-numbered years; and

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the first meeting of the Elected Officers Compensation Commission to be prior to March 1, 2021 and that the commission meet on no more than 15 session days;

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the Elected Officers Compensation Commission to make its determination within forty-five days after its first meeting;

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby calls upon the Elected Officers Compensation Commission to meet and conduct its business in 2021 and designates _____, February _____, 2021 at _____ p.m. in the City Council Conference Room on the 10th floor of City Hall as the first meeting of the Commission.

BE IT FURTHER RESOLVED the City Council Office Manager shall serve as the recording secretary to the Commission unless the Commission determines otherwise.

BE IT FINALLY RESOLVED the City Clerk shall notify the members of the Commission in writing concerning the designated date, time, and place of the first meeting at least seven calendar days in advance thereof.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, LEPFA is responsible for management and operations of City owned facilities including Jackson Field, the Lansing Center, and Groesbeck Golf Course; and

WHEREAS, the COVID-19 pandemic has significantly affected projected revenues of properties managed by LEPFA; and

WHEREAS, the City of Lansing supports LEPFA operations via a subsidy for general fund operations (the Lansing Center and Jackson Field) and a subsidy for golf operations at Groesbeck golf course, which is included in each fiscal year's budget; and

WHEREAS, the LEPFA Board of Commissioners have requested the City's authorization to move funds from one LEPFA managed entity to another LEPFA managed entity on a temporary basis, not to exceed any one entity's allowable financial resources, for the purpose of "pooling" available financial resources; and

WHEREAS, pooling LEPFA financial resources would allow LEPFA to sustain operations of all LEPFA managed entities during the COVID-19 pandemic and related financial difficulties:

NOW, THEREFORE, BE IT RESOLVED that LEPFA is authorized to move funds appropriated in the fiscal year 2021 budget from 5843851-991570 (golf subsidy) to 1012601-991570 (general fund subsidy) as necessary to sustain LEPFA operations during the COVID-19 pandemic.

BE IT FURTHER RESOLVED that when such transfers occur, LEPFA shall promptly notify the Finance Department of the amount of the transfer and provide written explanation of why the transfer is necessary to sustain LEPFA operations.

BE IT FINALLY RESOLVED that all transfers made shall be on a temporary basis, and shall only apply to the funds appropriated in the fiscal year 2021 budget. If transfers are necessary to sustain LEPFA operations in future budget years, a separate resolution will be introduced for City Council consideration.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Andi Crawford has elected to not extend her contract as the Director of the Department of Neighborhoods and Citizen Engagement, which was set to end on December 31, 2020; and

WHEREAS, to facilitate the orderly conduct of business for the City of Lansing the Mayor deems it appropriate to appoint DeLisa Fountain to the position of Director of the Department of Neighborhoods and Citizen Engagement; and

WHEREAS, DeLisa Fountain does not possess a bachelor's degree, nor four years of supervisory experience, as is required for the position of Director of the Department of Neighborhoods and Citizen Engagement; and

WHEREAS, the Mayor has recommended the waiver of the bachelor's degree and supervisory experience requirements as permitted under Lansing Code of Ordinances Chapter 288.98.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approves the waiver of the requirement that the Director of the Department of Neighborhoods and Citizen Engagement possess a bachelor's degree and four years of supervisory experience as it relates to the appointment of DeLisa Fountain to the position of Director of the Department of Neighborhoods and Citizen Engagement.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing and the Teamsters Local 243 Supervisory Unit have negotiated a collective bargaining agreement (the “CBA”) for the period covering February 1, 2021 through January 31, 2022, which is summarized in the Tentative Agreement Document approved by the parties effective February 1, 2021 (“Tentative Agreement”) and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on December 14, 2020; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Supervisory Unit for the period covering February 1, 2021 through January 31, 2022.

DRAFT

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing and the Teamsters Local 243 Clerical, Technical, Professional Unit have negotiated a collective bargaining agreement (the "CBA") for the period covering February 1, 2021 through January 31, 2022, which is summarized in the Tentative Agreement Document approved by the parties effective January 11, 2021 ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on December 14, 2020; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Clerical, Technical, Professional Unit for the period covering February 1, 2021 through January 31, 2022.

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

Act-4-2020, Rose Court Street Vacation

WHEREAS, RE Fund Lansing 1 LLC, 33 N. Saginaw St., Pontiac, MI 48342, has requested that the City vacate Rose Court; and

WHEREAS, RE Fund Lansing 1 LLC owns three parcels of land on the north and south sides of the subject rights-of-way; and

WHEREAS, on November 4, 2020, the Planning Board reviewed the proposal for the vacation of the subject right-of-way, and found that:

- The request can be granted without a significant impact on the circulation network
- The public purposes of the right-of-way (access & utilities) can be satisfied without the street remaining in public ownership; and

WHEREAS, the Planning Board voted unanimously (4-0) on the proposal to recommend the vacation of Rose Court with the following conditions:

- That all utilities are protected through easements or relocation; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-4-2020, and approves the vacation of the subject right-of-way, legally described as:

Beginning at the southeast corner of Lot 1, Block 2, McPherson's Saginaw Street Addition, thence west 231 feet, south 50 feet, east 231 feet, north 50 feet to the point of beginning,

but reserving, however, unto the City of Lansing, and its Board of Water and Light an easement under, across, above, and within the vacated street right-of-way for existing utilities, including the right of ingress and egress at all times for utility agents, contractors, and employees to use the vacated street right-of-way, or so much of it as may be necessary, for the maintenance, repair, replacement, or removal of said utilities.

BE IT FINALLY RESOLVED, that the City Clerk shall forward certified copies of the resolution to the Ingham County Register of Deeds for recording and upon return, transmit a copy of the recorded resolution to the Michigan Department of Licensing and Regulatory Affairs, Office of Land Survey and Remonumentation (OLSR), the Planning and Assessor's Offices, the Department of Public Service, and the applicant. The vacation shall be effective upon the date of recording of the resolution with the Ingham County Register of Deeds.

BY THE COMMITTEE ON PERSONNEL
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, to meet the obligations of the City of Lansing Charter 3-401, the City Council shall appoint a qualified person as the Internal Auditor; and

WHEREAS, the Committee on Personnel met on Wednesday, January 6, 2021 and determined that the former Internal Auditor can return and assist City Council on a temporary basis starting January 19, 2021 and working through June 30, 2021; and

WHEREAS, the Internal Auditor will work up to 8 hours a day, not to exceed 40 hours weekly under contract performing tasks temporarily in the capacity of Internal Auditor within the constraints of the current FY2020/2021 budget.

THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves entering into a temporary contract with Eric Brewer for temporary services in the position of the Internal Auditor on the execution of a contract for a period mentioned above.

DRAFT

RESOLUTION # _____

BY THE COMMITTEE _____

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, pursuant to Rule 41 of the Lansing City Council Rules, a proposed rule revision shall be placed on the Council Agenda for Council receipt and review, but “shall not be considered for adoption sooner than the next council meeting;”

THEREFORE BE IT RESOLVED, that the City Council hereby moves to amend the City Council Rules 4, 16, and 17 as fully set forth below.

LANSING CITY COUNCIL RULES

(Rule amendment introduced January 11, 2021, and to be considered for adoption January 25, 2021)

Rule 4. Appointment of Committee Members; Creation of Ad-Hoc Committees. The President shall appoint all Council Members to the standing committees, any Council Ad-Hoc Advisory Committee and to any outside agency (see Section 3-102.6 of the City Charter). The President shall appoint the Chairperson and Vice-Chairperson of each standing committee and any ad-hoc advisory committee. Each standing committee of City Council shall consist of **NOT LESS THAN THREE NOR MORE THAN FOUR** Council Members, ~~except the Committee on Development and Planning which shall consist of not more than four Council Members for 2020.~~ Should any issue referred to a four member committee result in a tie vote, the issue shall automatically be referred to the Committee of the Whole, and the standing committee shall be discharged of that issue. **TWO MEMBERS OF ANY STANDING COMMITTEE WILL CONSTITUTE A QUORUM WITH ACTION TAKEN BY A MAJORITY OF THE COMMITTEE MEMBERS PRESENT.** The President may, at his or her discretion, create or discharge any ad-hoc advisory committees.

Rule 16. Standing Committees. The standing committees of Council and their functions are as follows:

Equity, Diversity and Inclusion. The Committee on Equity, Diversity and Inclusion will establish relevant policies that improve health in the Black, brown, indigenous, and other communities of color, support local, state, and federal initiatives that advance social justice and racial equity, and continue the work which began in 2013 through the City Council's Ad-Hoc Committee on Diversity and Inclusion.

The Committee will assess current and proposed laws (ordinances and health regulations) and policies, as well as their implementation, to promote health for Black, brown, indigenous, and other residents of color of the City of Lansing, will assess internal policies and procedures to ensure racial equity is a core element in all organizational practices, will report back through the Committee of Whole on the status of its work on not less than a quarterly basis.

Further, the Committee will develop budget recommendations and priorities and submit them to the City Council for consideration as part of the annual budgeting process to ensure City resources are expended toward public services that achieve the goals and charge of the Committee.

CITY OPERATIONS. REVIEWS LICENSING AND REGULATION MATTERS, PERSONNEL MATTERS, AND HUMAN SERVICES MATTERS; REVIEWS MATTERS PERTAINING TO THE ARTS, CULTURAL, AND COMMUNITY-WIDE ACTIVITIES, SPECIAL EVENTS, AND LEISURE TIME PROGRAMS; HAS GENERAL OVERSIGHT OF CITY GOVERNMENT OPERATIONS (EXCEPT THOSE MORE SPECIFICALLY COVERED BY ANOTHER STANDING COMMITTEE); REVIEWS AND PREPARES AMENDMENTS OR REVISIONS TO COUNCIL RULES; DEVELOPS POLICIES THAT WOULD TURN OVER ROUTINE MATTERS TO THE ADMINISTRATION WHEREVER POSSIBLE; AND REVIEWS ALL MATTERS PERTAINING TO WASTEWATER TREATMENT, SEWER, AND STREET NEEDS; LONG RANGE INFRASTRUCTURE, AND PARKS AND RECREATION NEEDS; AND DEVELOPMENT AND THE MUNICIPAL PARKING SYSTEM, INCLUDING PARKING ENFORCEMENT AND POLICIES.

Development and Planning. Reviews economic development matters, E.D.C. projects and the five-year plan covering development goals, policies, services and overall direction; reviews all matters having to do with land use, including zoning, plats and historical designations; reviews proposed modifications to the Master Plan; reviews acquisition and disposition of public property; and reviews changes to C.D.B.G. programming.

~~*General Services.* Reviews licensing and regulation matters, personnel matters and human services; reviews matters pertaining to the arts, cultural and community wide activities, special events and leisure time programs; has general oversight of City government operations (except those more specifically covered by another standing committee); reviews and prepares amendments or revisions to Council Rules; and develops policies that would turn over Routine Matters to the Administration wherever possible.~~

~~*Intergovernmental Relations.* Represents Council in outreach efforts to improve working relationship with other political entities, with regional agencies and, internally, with such bodies as the Board of Water and Light, the Housing Commission, and the Entertainment and Public Facilities Authority. Its primary charge is to lead in the exploration of intergovernmental cooperation, toward provision of needed services in the best manner by the most appropriate jurisdiction with the least duplication of effort, to include specific emphasis on achieving a regional approach to various issues.~~

Public Safety. Reviews service levels and issues related to public safety, including police, fire, ambulance, emergency services, traffic environment and

the building inspection program.

~~*Public Services.* Reviews all matters pertaining to wastewater treatment, sewer and street needs, long range infrastructure and parks and recreation needs and development and the Municipal parking system, including parking enforcement and policies.~~

Ways and Means. Reviews all proposed modifications to the City's annual Budget and program audits prepared by the Internal Auditor, the City's short-range and long-range financial condition, workforce needs for City operations and financial impact statements developed on proposed actions; and reviews and develops policy recommendations on City financial and budget matters.

Council Personnel. This Committee shall be comprised of four members and shall include the President, the Vice President, one at-large Councilperson, and one ward Councilperson. The Vice President shall serve as Chair of the Committee.

The Committee on Council Personnel shall consider, study and recommend with respect to the following Council staff matters: Recruitment; selection; discipline; performance evaluations; job descriptions; policy and procedure manual development; any other personnel matter referred to it by the Council.

Except as may otherwise be provided herein, the President shall appoint a Chairperson and Vice Chairperson of each standing committee. In the temporary absence of the Chairperson, the Vice Chairperson shall act as Chairperson. The standing committees' functions shall be reviewed by the Council President and shall be adopted by resolution of Council during January of each year.

Rule 17. Duties of Committees; Quorum; Discharge of Committees. All committees appointed by Council shall thoroughly investigate such matters as are referred to them and report their findings in a timely manner.

All committees appointed by Council, other than standing committees, shall have a fixed term of life and shall expire at such times unless extended by a majority vote of Council.

A quorum of ~~a committee~~ **THE COMMITTEE OF THE WHOLE** shall be a majority of the committee members serving.

A committee shall be discharged of any matter referred to it by an affirmative vote of two-thirds of the Council Members at the Committee of the Whole or City Council meeting.

No Council Committee, Ad-Hoc or Standing, shall meet during a session of Council unless prior permission has been granted by Council. Any Council Committee, Ad-Hoc, Standing or Committee of the Whole, shall follow these Rules and Mason's Manual of Legislative Procedure whenever applicable. Every Committee, Standing or Ad-Hoc,

DRAFT

shall provide an opportunity for the public to speak on items designated for action by the Committee. The Chairperson of each Committee, Standing or Ad-Hoc, shall be responsible for setting and enforcing the rules governing public comment at his or her Committee.



Chris Swope

Lansing City Clerk

January 8, 2021

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website:
<http://lansingmi.gov/AgendaCenter>

BOARD NAME

DATE OF MEETING

Lansing Economic Development Authority

November 6, 2020

Lansing Brownfield Redevelopment Authority

November 6, 2020

Tax Increment Fiduary Authority

November 6, 2020

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4131.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

January 8, 2021

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 6, 2020 the Finance Director placed on file with my office:

Comprehensive Annual Financial Reports Fiscal Year 2020

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk



FINANCE DEPARTMENT
124 W Michigan Ave., 8th Floor
Lansing, Michigan 48933
517.483.4500

To: City of Lansing Council

From: Robert J.F. Widigan, Finance Director

Cc: Andy Schor, Mayor
Nik Tate, Deputy Mayor

Date: January 6, 2021

Subject: Highlights of the Fiscal Year 2020 City of Lansing Comprehensive Annual Financial Report (CAFR)

The City of Lansing has submitted its Fiscal Year (FY) 2020 CAFR to the Michigan Department of Treasury (Treasury) ahead of the December 31st statutory deadline.

The Fiscal Year (FY) 2020 final amended budget, covering July 1, 2019, through June 30, 2020, was passed with a projected decrease in the General Fund of \$3.1M and a reduction of the fund balance to \$6,894,240.

The City's CAFR reported that it actually ended FY 2020 with a total General Fund balance of \$10,121,010, an improvement of \$3.2M over the final amended budget. This was due to several departments coming in under their personnel and operating budgets, as well as restrictions on discretionary spending.

Two significant revenue sources came from one-time revenues, which were part of the final FY2020 budget amendment: \$1,250,000 is attributed to the adjustment of a lawsuit payment to come from the Sewage Disposal System Fund instead of from the general fund. \$1,320,895 was added to the general fund due to the sale of the City's Townsend Street parking ramp.

The independent audit concluded with the rendering of a "clean" unmodified opinion on the statements, meaning the financial statements present fairly and accurately in all material respects in conformity with the Generally Accepted Accounting Principles (GAAP).

Notable variances are as follows:

- Actual audited Property Tax revenues were down \$(2,054,201) to \$41,305,799 compared to the final amended budgeted amount of \$43,360,000.

- Actual audited Income Tax revenues were up \$938,724 to \$37,438,724 compared to the final amended budgeted amount of \$36,500,000.
- Actual audited Public Safety - Police expenditures were down \$1,134,394 to \$44,035,657 compared to the final amended budgeted amount of \$45,170,051.
- Actual audited Public Safety - Fire expenditures were down \$1,136,455 to \$35,163,854 compared to the final amended budgeted amount of \$36,300,309.
- Actual audited Recreation and Culture expenditures were down \$951,709 to \$7,420,052 compared to the final amended budgeted amount of \$8,371,761.

For more information, please reference the “Letter of Transmittal” (PDF page 7 of the CAFR) and the “Management’s Discussion and Analysis” (PDF page 19 of the CAFR).

A handwritten signature in blue ink, reading "Robert Widiger". The signature is fluid and cursive, with a long horizontal stroke extending to the right.



Chris Swope
Lansing City Clerk

January 8, 2021

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 6, 2020 the Finance Director placed on file with my office:

Reports on Financial Statements for Lansing Building Authority Fiscal Year 2020

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

January 8, 2021

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 6, 2020 the Finance Director placed on file with my office:

Reports on Financial Statements for Brownfield Redevelopment Authority Fiscal Year 2020

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

January 8, 2021

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 6, 2020 the Finance Director placed on file with my office:

Reports on Financial Statements for Tax Increment Financial Authority (TIFA) Fiscal Year 2020

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

January 8, 2021

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 6, 2020 the Finance Director placed on file with my office:

Reports on Financial Statements for Tri-County Metro Narcotics Squad Fiscal Year 2020

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the reappointment of Darlene J. Fancher as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2023; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on _____ and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Darlene J. Fancher as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2023; a

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Michigan Department of Treasury, through Numbered Letter 2016-1, requires a deficit elimination plan for funds in which future property tax or special assessment revenue offset special assessment balances; and

WHEREAS, the City's Special Assessment Capital Project Fund ended fiscal year 2020 with a current year deficit of \$82,237 due to amounts fronted by the City for special assessment rolls which are to be repaid through special assessments in future years;

NOW, THEREFORE, BE IT RESOLVED that the attached schedules are adopted as the City's Special Assessment Capital Project Fund deficit elimination plan for special assessment roll balances as of June 30, 2020.

BY THE COMMITTEE OF WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

That the following change of intent is approved:

WHEREAS Resolution #2019-166 appropriated a portion of the net proceeds from the sale of the Townsend Ramp for various capital projects including renovations to the South Washington Office Complex (SWOC) for the Fire Department.

WHEREAS of the \$100,000 appropriated to this purpose, \$93,237 remains unspent as of the end of Fiscal Year 2019/2020, June 30, 2020.

WHEREAS greater benefit to the health and safety of Fire Department employees would be received from acquiring additional washers for turnout gear.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves the change of intent for the \$93,237 remaining for SWOC renovations to be appropriated instead for the purchase of turnout gear washers and related plumbing and electrical costs of installation.

BE IT FURTHER RESOLVED, the administration is authorized to make the necessary appropriation transfers for the change of intent for this capital project.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the reappointment of Gillian Dawson as an At Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on _____ and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Gillian Dawson as an At Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027;

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the appointment of Samuel Brewster as a 2nd Ward member of the Police Board of Commissioners for a term to expire December 31, 2024; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on October 12th, 2020 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Samuel Brewster as a 2nd Ward member of the Police Board of Commissioners for a term to expire December 31, 2024

BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the appointment of Thomas Patrick Morgan as an At Large member of the Planning Board for a term to expire June 30, 2024; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Thomas Patrick Morgan as an At Large member of the Planning Board for a term to expire September 30, 2024.



Andy Schor, Mayor

LANSING POLICE DEPARTMENT
OFFICE OF THE CHIEF OF POLICE

CHIEF DARYL GREEN

120 WEST MICHIGAN AVENUE
LANSING, MI 48933
PHONE: (517) 483-4801
FAX: (517) 377-0162
daryl.green@lansingmi.gov



Daryl Green, Chief

To: Council President
From: Daryl Green
Date: December 31, 2020
Subject: CARE Grant Proposal Request

City Council President

The Lansing Police Department is the fiduciary agent for the Capitol Area Response Effort (CARE) program. CARE serves domestic victim/survivors in Lansing, Lansing Township, Meridian Township, East Lansing and on Michigan State University's campus. CARE is funded by the Victims of Crime Act (VOCA) grant of which City of Lansing - LPD is the fiduciary agent and provides office space to the initiative.

CARE is requesting for LPD to pursue a one-time grant opportunity for additional funding so they can purchase a vehicle. LPD is notifying the City Council that it is applying for this grant.

This is a great opportunity to increase the effectiveness and efficiency of the C.A.R.E. program, see attached funding proposal.

The following is for your information.

Respectfully,

Daryl Green
Chief
Lansing Police Department

“Capital City’s Finest”

Budget Revision Request Form

Agency Name CARE Program

CVA# 20457-24V18

Grant Program: Identify the grant program this request is intended for.

VOCA

- | | | |
|--|--|--|
| ☒ CVS-VOCA Crime Victim Assistance | ☐ VUND-VOCA Services to Underserved Victims | ☐ VOCAT-Training for Crime Victim Service Professionals |
| ☐ SASRV-Sexual Assault Victim Services | ☐ SUPVS-Supervised Visitation and Safe Exchange | ☐ CVAN-VOCA Resources for Victim Assistance Programs |
| ☐ CACD-CAC Development | ☐ SVEA-Services to Victims of Elder Abuse | ☐ TSHV-Transitional Supportive Housing |
| ☐ TRBVS-Tribal Victim Services | ☐ Other Please Specify: _____ | |

Match Waiver: Are you requesting a match waiver in addition to the increased funding? **This waiver will apply for your entire grant not just the increase.**

- ☐ No Match Waiver ☒ Partial Match Waiver (10%) ☐ Full Match Waiver

1. Please describe the extenuating circumstances impeding your program's ability to partially or fully match the VOCA grant funds requested.

Revision Request Explanation: Explain the need for the revision.

2. Increase(s): State why item(s) being increased must have additional funding. Be specific as to what cost items are affected, whether a cost item is being changed, or added to the budget.

1. Vehicle: New cost item. The CARE Program does not currently have a program vehicle. CARE advocates provided transportation services to 122 survivors and their dependents in fiscal year 2020, using personal vehicles. If approved for this funding, CARE will purchase a program vehicle that prioritizes passenger safety. It will be large enough to accommodate larger families, children with car seats, wheel-chair users, pets, and survivors who are fleeing with their belongings.
2. Desktop computer: New cost item. CARE has a small room attached to the lobby that will be converted into a computer room if this request is approved for any CARE client to use to apply for DHS benefits, attend Zoom court, and print off forms to acquire assistance or vital documents.
3. Webcams: New cost item. (4) for each staff computer to attend virtual community meetings (SART, domestic violence coordinating council, housing), virtual trainings for advocates, and virtual meetings with survivors. (1) for the computer room that will be available to CARE clients to use for Zoom court.
4. TV: New cost item. This TV would be used for direct service waiting in the CARE lobby - there is currently no TV in that space.
5. Shelving: New cost item. Shelving would be used for storage in the CARE office space.
6. Relocation Assistance: New line item. CARE worked with over 1,000 survivors of domestic violence in fiscal year 2020, many of whom needed to relocate for their safety and were unable to due to financial barriers. The pandemic has increased barriers for relocating for survivors.
7. Conference Room Chairs: New cost item. The CARE building is used for SART and the Capital Area Domestic and Sexual Violence Coordinating Council meetings. It is also used for meetings with survivors, law enforcement, and volunteer in-service meetings. It is in need of a full set of chairs to accommodate these meetings.

3. Impact: What impact and impact magnitude will this change have on program performance? How will the program be affected if this request is not approved?

1. Vehicle: This improvement will make our transportation services (and subsequently all of our services) more accessible to survivors. Transportation services provided by CARE nearly doubled from quarter 1 of fiscal year 2021 to quarter 4. CARE is providing more transportation due to the pandemic. Vulnerable populations who are more at-risk of COVID-19 cannot ride on public transportation. A large van would allow space between the passenger and CARE advocate and accommodate children. CARE advocates provide transportation to shelter, food banks, medical appointments, DHS, and to the CARE office for Zoom court, to apply for a personal protection order, attend prosecution interviews via Zoom, crisis intervention, and other services.
2. Desktop computer: Computer access is a barrier for many survivors - this need has increased during the pandemic as public libraries and schools are closed. Currently, survivors can come in to the office and work on a computer with an advocate, but another computer would allow clients to come in and work on their own, with access to an advocate who is able to work on their own computer at the same time, increasing program services provided and efficiency.
3. Webcams: This will allow advocates to be involved in community discussions around improving coordinated services. It will allow advocates to hold virtual meetings with clients who

Budget Revision Request Form

Cost Item Change Request: If this request will include items not currently budgeted or add money to a cost item, include those items here.

Requested Cost Item	New Cost Item? Y/N	\$ Requested	Line Item Impacted	Description and Purpose
2 Laptops	Yes	\$ 1,000	Supplies and Materials	Need to replace 2 outdated computers.
Vehicle	Yes	\$ 37,000	Equipment	For transportation to court, shelter, CARE office, DHS, Food banks, etc
1 Desktop computer	Yes	\$ 1,000	Equipment	For client use to attend court via Zoom
5 webcams	Yes	\$ 600	Equipment	For virtual meetings with clients and community partners
TV	Yes	\$ 400	Equipment	For direct services waiting in CARE lobby
Shelving	Yes	\$ 1,000	Equipment	Additional Storage
Relocation Assistance	Yes	\$ 10,000	Other Expenses	Removing financial barrier for clients to relocate to a safe location
16 Conference Room Chairs	Yes	\$ 5,000	Equipment	A set of chairs for our conference room for SART, other community meetings
4 Desk Chairs	Yes	\$ 2,000	Equipment	Need to replace old chairs
Agency Zoom Subscription	No	\$ 200	Supplies and Materials	For virtual meetings with clients and community partners
1 Desk	Yes	\$ 500	Equipment	For new desktop computer for client use
Books and Toys	No	\$ 1,000	Supplies and Materials	For client lobby
Translation of Agency Materials	Yes	\$ 5,000	Other Expenses	Plain language materials, translation of program forms into other languages
Rosetta Stone Subscription	No	\$ 600	Supplies and Materials	Staff development for bi-lingual staff
Paint and Instillation	Yes	\$ 5,000	Other Expenses	Repainting old, chipping paint for a more welcoming space for survivors
Carpet Replacement and Instillation	Yes	\$ 13,000	Other Expenses	Replacing old carpeting with easy-to-clean flooring
Brochures	No	\$ 2,000	Supplies and Materials	Printing of program materials with services available
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
Total		\$ 84,300		

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing and the Teamsters Local 243 Clerical, Technical, Professional Unit have negotiated a collective bargaining agreement (the "CBA") for the period covering February 1, 2021 through January 31, 2022, which is summarized in the Tentative Agreement Document approved by the parties effective January 11, 2021 ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on December 14, 2020; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Clerical, Technical, Professional Unit for the period covering February 1, 2021 through January 31, 2022.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing and the Teamsters Local 243 Supervisory Unit have negotiated a collective bargaining agreement (the "CBA") for the period covering February 1, 2021 through January 31, 2022, which is summarized in the Tentative Agreement Document approved by the parties effective February 1, 2021 ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on December 14, 2020; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Supervisory Unit for the period covering February 1, 2021 through January 31, 2022.

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended 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 1246.02 of the Code for property located at:

Z-9-2020: 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential district

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

Z-9-2020 is a request by 2163, LLC to rezone the properties at 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential district. The purpose of the rezoning is to permit additional residential development on the subject properties. No plan has been submitted at this time but given the development constraints of the “DM-1” zoning district, the applicant will be limited to about 4-5 additional units that could be constructed on the site.

The Planning Board voted unanimously to recommend approval of the request as the proposed zoning would be consistent with the established zoning pattern in the area.

BY THE COMMITTEE ON DEVELOPMENT & 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, _____, 2021 at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-9-2020: 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential district

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**Z-9-2020, 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan
to “DM-1” Residential district**

The Lansing City Council will hold a public hearing on Monday, _____, 2021 at 7:00 p.m. via ZOOM Conferencing, Meeting ID _____, to consider Z-9-2020. This is a request by 2163, LLC to rezone the properties at 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential district. The purpose of the rezoning is to permit additional residential development on the subject properties.

Note: Michigan Director of Health and Human Services Robert Gordon’s Order of October 9, 2020 regarding Gather Prohibition and Face Covering, as well as states of emergency declared by the Mayor and approved by City Council have led to a closure of City Hall to public at this time due to COVID-19. Public observation and participation may be facilitated electronically in accordance with the Open Meetings Act in an effort to protect the health and safety of the public.

Members of the public wishing to observe or participate in the meeting may do so by logging into or calling into the meetings using the website _____ (Note: this option requires downloading Zoom software. If you have not already installed the software, this may take a few minutes) or by calling (301) 715 8592 and entering Meeting ID: _____.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call 517-483-4177. Written comments will be accepted if received before 5 p.m., on the day of the public hearing. Comments can be sent by mail to the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or by email at city.clerk@lansingmi.gov

Chris Swope, Lansing City Clerk, MMC/CMMC

www.lansingmi.gov/Clerk

www.facebook.com/LansingClerkSwope

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 1246.02 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-9-2020

Parcel Number's: 33-01-01-31-351-121 & 33-01-01-31-351-111

Addresses: 3534 & 3538 W. Jolly Road

Legal Descriptions: Commencing on the south section line, 1758.1 feet west of the south $\frac{1}{4}$ post, Section 31, thence North 300 feet, West 110 feet, South 300 feet, East 110 feet, to the point of beginning, except the South 50 feet; Section 31, T4N R2W, from "CUP" Community Unit Plan to "DM-1" 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 _____, 2021, 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:	2163 LLC, Louis U.G. Crenshaw, Sole Member 2155 Commons Parkway Okemos, MI 48864
REQUESTED ACTIONS:	Rezone the properties at 3534 & 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential
EXISTING LAND USE:	Both properties contain a duplex
EXISTING ZONING:	“CUP” Community Unit Plan
PROPOSED ZONING:	“DM-1” Residential District
PROPERTY SIZE:	3534 W. Jolly - 55' x 250' = 13,750 – .31 acres 3538 W. Jolly - 55' x 250' = 13,750 – .31 acres
SURROUNDING LAND USE:	N: Single Family Residential S: Single Family Residential E: 8-Unit Apartment Building W: Single Family Residential
SURROUNDING ZONING:	N: “A” Residential District S: “C” Residential District E: “DM-1” Residential District W: “A” Residential District
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for low density residential use. E. Miller Road is designated as a minor arterial.

DESCRIPTION:

This is a request by 2163, LLC to rezone the properties at 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential district. The purpose of the rezoning is to permit additional residential development on the subject properties.

AGENCY RESPONSES

BWL:

Building Safety: The Building Safety Office has no objections. The project will be subject to site and building plan reviews as set forth by the State Construction Code.

Fire Marshal:

Parks & Recreation: No comments.

Public Service:

Traffic Engineer: The Transportation & Non-Motorized Section of the Public Service Department has reviewed the request to rezone the subject site to "DM-1". The proposed site, based on information provided, would generate approximately 300 trips per day. This is approximately 250 more trips than the site is currently estimated to generate. Jolly Road is currently operating below capacity and the proposed rezoning would not have a significant impact on Jolly Road. However, the request does state that the site could change, and, depending on final development, may require a traffic impact study in the event the development generates significantly more traffic. The TNM Section recommends approval of the rezoning request. Further analysis and recommendations from our office may be forthcoming during site plan review, should the rezoning request be approved.

COMPATIBILITY WITH SURROUNDING LAND USE

The subject properties each contain a duplex and are currently zoned "CUP" Community Unit Plan. The "CUP" district allows the use/development and layout (setbacks, building height, number of units & parking) of the subject properties as they currently exists and thus, are considered legally conforming in all respects to the zoning district in which they are located. The "CUP" designation is shown on the City zoning map which is referenced in the current zoning ordinance. Accordingly, the "CUP" designation is effective even though there is no current "CUP" category defined in the text of the zoning ordinance. In the event the buildings/site improvements were to be damaged or even completely destroyed, they could be rebuilt in exactly the same configuration and to the same use (duplexes) as they currently exists, without the necessity for any variances or zoning changes. Any development of the properties other than what currently exists requires the properties to be rezoned to a district that is categorized in the Zoning Ordinance.

The applicant is requesting the rezoning for the purpose of being able to construct additional residential units on the subject properties. No specific plan has been provided at this time and the number of units that could be constructed under the proposed "DM-1" zoning district will be based on several factors including the following lot area requirements for number of units by bedroom count:

- (a) For each efficiency dwelling unit there shall be 2,200 square feet of lot area.
- (b) For each one-bedroom dwelling unit there shall be 2,600 square feet of lot area.
- (c) For each two-bedroom dwelling unit there shall be 3,000 square feet of lot area.
- (d) For each three-bedroom dwelling unit, or any unit with more than three bedrooms, there shall be 3,800 square feet of lot area.

The parcels combined are 27,500 square feet in area. This would allow for 9 2-bedroom units total and there are already 2 units on each of the subject parcels. In addition to the lot area requirements, there is a 60% lot coverage limitation in the “DM-1” district and the number of required parking spaces will be based on the number of units by bedroom count. 2 parking spaces are required for all 2-bedroom units. The parking lot will have to be designed in accordance with the dimensional requirements of the Zoning Ordinance and the City’s stormwater management requirements. The applicant would need to hire a design professional to prepare a development plan that complies with the applicable ordinance amendments to determine how many units can actually be accommodated on the site.

The proposed “DM-1” zoning will eliminate an obsolete zoning designation and will not create a “spot zoning” situation as there is already a parcel of land adjacent to 3534 W. Jolly that is zoned “DM-1” and contains an 8-unit apartment building. There are also other properties to the west that are currently zoned “DM-1” and “D-1” Professional Office, which district permits multiple family residential use to the density of the “DM-1” district. Given the patchwork of zoning designations in the area and the existing multiple family residential uses, approval of the rezoning to allow additional residential development on the subject properties would not change the general character of the area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for low density residential use and thus, rezoning the property to permit additional residential development would not be consistent with the land use pattern being advanced in the Plan. The rezoning would, however, eliminate an obsolete zoning designation and would be consistent with the zoning of the adjoining property to the east and several of the properties to west.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The subject properties are located on W. Jolly Road which is a minor arterial designed to accommodate a high volume of traffic. Furthermore, the additional residential use that would be permitted under the proposed “DM-1” zoning would generate a negligible amount of traffic.

IMPACT ON PUBLIC FACILITIES

New development will have to be reviewed and approved through the City’s administrative site plan review process, at which time the adequacy of utilities to accommodate the proposed development will be determined. Any extensions or upgrades necessary to serve the additional development will be the responsibility of the applicant/owner. 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 ensure that run-off from the site flows into the storm sewer system at a rate that that does not exceed its capacity.

ENVIRONMENTAL IMPACT

New development will be subject to compliance with all applicable City codes and ordinances, many of which are specifically designed to protect the environment. These include a 60% lot coverage limitation in the proposed “DM-1” Residential zoning district, landscaping requirements and storm-water management requirements to prevent soil erosion and to ensure that run-off from the site does not overwhelm the storm sewer system.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the requested rezoning will not set a negative precedent for future requests to rezone property in the area to "DM-1" Residential for multiple family development. There are other properties in the vicinity that could make a case for rezoning to the "DM-1" district, given the eclectic zoning and land use pattern that already exists along W. Jolly Road. The subject properties, however, are unique in that they are the only ones in the area that are zoned "CUP" which, as described in a preceding paragraph of this report, is an obsolete zoning designation that should be eliminated as the opportunities to do so present themselves. Furthermore, there is a parcel of land that adjoins 3534 W. Jolly to the east that is currently zoned "DM-1" Residential and contains an 8-unit apartment building. There are also 2 parcel of lands zoned "D-1" Professional Office district just one lot to the west of 3538 W. Jolly, which zoning district permits multiple family residential use to the density of the "DM-1" district. Given the surrounding zoning and land use patterns, it is not anticipated that approval of the rezoning will have any negative impacts on future patterns of development, even if it were to result in future requests to rezone property in the area to the "DM-1" district.

SUMMARY

This is a request by 2163, LLC to rezone the properties at 3534 and 3538 W. Jolly Road from "CUP" Community Unit Plan to "DM-1" Residential district. The purpose of the rezoning is to permit additional residential development on the subject properties.

The proposed "DM-1" zoning will eliminate an obsolete zoning designation and will be consistent with the general, albeit patchy zoning pattern in the area. In addition, the proposed use will have no negative impacts on traffic, the environment or public services.

RECOMMENDATIONS

Pursuant to the findings described above, staff recommends approval of Z-9-2020 to rezone the properties at 3534 and 3538 W. Jolly Road from "CUP" Community Unit Plan to "DM-1" Residential District.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

3534 & 3538 W. Jolly Road - duplexes



8-unit building to the east





North

0

3530

3534

3538

3523

3533

3539

3546

3543

3601

3607

3613

3617

3623

3629

3600

0

3618

City of Lansing Zoning Map



Zoning District	
	A Residential-Single
	B Residential-Single
	C Residential-2 Unit
	NONE
	CUP Community Unit Plan
	D-1 Professional Office
	D-2 Residential/Office
	DM-1 Residential-Multiple
	DM-2 Residential-Multiple
	DM-3 Residential-Multiple
	DM-4 Residential-Multiple
	E-1 Apartment Shop
	E-2 Local Shopping
	F Commercial
	F-1 Commercial
	G-1 Business
	G-2 Wholesale
	H Light Industrial
	I Heavy Industrial
	J Parking
	ROW Right of Way



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

SLU-5-2020
Community Center & Residential Care Facility
727 Sparrow Avenue

WHEREAS, Child & Family Charities has requested a special land use permit to utilize the 727 Sparrow Avenue (St. Casimir Church & School) for a community outreach center and residential care facility (youth shelter); and

WHEREAS, community centers and residential care facilities are permitted in the "A" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on January 5, 2021, at which the applicant's representatives spoke in favor of the request and 13 individuals, most of whom live in very close proximity to the subject property, spoke in the support of the request and no other comments were received; and

WHEREAS, the Planning Board, at its regular meeting held on January 5, 2021, voted unanimously (4-0) to recommend approval of SLU-5-2020, a Special Land Use permit to allow a community outreach center and residential care facility (youth shelter) for up to 14 occupants; and

WHEREAS, the City Council held a public hearing regarding SLU-5-2020 on _____ 2021; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-5-2020, a Special Land Use permit to allow a community outreach center and residential care facility (youth shelter) for up to 14 occupants.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed community center and residential care facility will be compatible with the essential character of the surrounding area, as designed.
2. The proposed community center and residential care facility will not change the essential character of the surrounding area.

3. The proposed community center and residential care facility will not interfere with the general enjoyment of adjacent properties.
4. The proposed community center and residential care facility will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed community center and residential care facility will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed community center and residential care facility can be adequately served by essential public facilities and services.
7. The proposed community center and residential care facility will not place any demands on public services and facilities in excess of current capacities.
8. The proposed community center and residential care facility is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed community center and residential care facility will comply with the requirements of the "A" Residential zoning district.

SLU-5-2020 is a request by Child & Family Charities for a special land use permit to utilize the property at 727 Sparrow Avenue (St. Casimir Church & School) for a community outreach center and residential care facility (youth shelter) for up to 14 occupants.

The Planning Board voted unanimously to recommend approval of the request. At the public hearing, 13 individuals, most of whom live in very close proximity to the site, spoke in enthusiastic support of the request. No one spoke in opposition.

We received 2 letters of objection and 3 letters of support from area residents

BY THE COMMITTEE ON DEVELOPMENT & 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, , 2021, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-5-2020: 727 Sparrow Avenue, Special Land Use Permit, Community Center & Residential Care Facility

GENERAL INFORMATION

APPLICANT: Child & Family Charities
4287 Five Oaks Drive
Lansing, MI 48911

OWNERS: St. Casimer Catholic Parish/Diocese of Lansing
228 N. Walnut Street
Lansing, MI 48933

REQUESTED ACTION: Special Land Use permit for a community center/outreach facility and a transitional housing shelter at 727 Sparrow Avenue

EXISTING LAND USE: Vacant – Former St. Casimer Church, Rectory and School

EXISTING ZONING: “B” Residential, “C” Residential & “F” Commercial District

PROPERTY SIZE & SHAPE: Irregular Shape – 3.053 acres

SURROUNDING LAND USE: N: Single Family Residential
S: Single Family Residential/Commercial Building
E: Single Family Residential/Commercial Building
W: Single Family Residential

SURROUNDING ZONING: N: “B” Residential District
S: “B” Residential & “F” Commercial Districts
E: “C” Residential & “F” Commercial Districts
W: “B” Residential District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property for single family residential land use. Sparrow Avenue and W. Barnes Avenue are designated as collector roads.

SPECIFIC INFORMATION

This is a request by Child & Family Charities for a special land use permit to utilize the property at 727 Sparrow Avenue (St. Casimir Church & School) for a community outreach center and residential care facility (shelter). The services/programs that would be provided at this location include an emergency shelter, counseling services and employment and educational resources. The classrooms, gymnasium and kitchen will be open to the community. The applicant intends to relocate its facility from its current primary location on Five Oaks Drive just south of Jolly Road, outside of the City limits to the site of the now vacant S. Casimer Church and School. A detailed description of the services to be provided at the new location is attached to this report.

Child and Family Charities (CFC) is an accredited organization that was established in 1911 as the Ingham County Branch of Michigan Children's Aid Society. The organization is licensed by the Michigan Department of Public Health for substance abuse treatment and by the Bureau of Child and Adult Licensing for foster care, adoption, child care and residential services. CFC is affiliated with numerous non-profit organizations that support their mission of helping children and families in need.

The shelter is primarily intended for youths up to the age of 21. CFC's goal is reunification with family or permanent housing and thus, the average stay in the shelter is relatively short. The capacity of shelter is 4 emergency beds (up to a 21 day stay) for 12-17 year olds and 10 beds for 16-21 year olds (up to an 18 month stay). On average, there will typically be 8-10 youths staying at the shelter.

AGENCY RESPONSES:

BWL:

Building Safety: The Building Safety Office has no objections. This project will be subject to building plan review as set forth by the State Construction Code Act.

Development:

Fire Marshal:

Parks & Recreation: No comment.

Public Service:

Transportation: The Transportation & Non-Motorized (TNM) Section of the Public Service Department has reviewed the request for a special land use permit. Based on the request, the TNM Section does not have traffic concerns. It is anticipated that the proposed use would generate little to no more traffic than the site's previous uses.

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

Whether the proposed shelter and community center interferes with the enjoyment of adjacent properties depends on how the facility is operated. Given the applicant's accreditations and affiliation with various well established agencies in the City/State/region, there is a high level of confidence that the proposed facility will be well managed. There is also a high level of confidence that if any issues arise, they will be appropriately addressed.

2. Will the proposed special land use change the essential character of the surrounding area?

Under the applicant's current proposal, the existing buildings on the site will remain and the exteriors will be preserved. From an appearance standpoint, therefore, the proposal will not change the character of the property or the surrounding area. In addition, the proposed uses will be institutional in nature, much like the St. Casimer Church and School operations that previously occupied the site.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

Child and Family Charities is a reputable, well established and highly accredited organization. The City is not aware of any problems that have occurred at the applicant's other facilities and based on that track record, it is anticipated that the proposed facility will be well managed and will not be disruptive to the surrounding neighborhood. Additionally, the proposed uses of counseling and agency administration are limited to daytime hours 8:00 am to 8:00 pm. There will not be large assemblies (previously the parish would have church services, weddings, funerals and school assemblies).

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

According to the applicant, Child and Family Charities will make a considerable investment to preserve the neighborhood asset that is the former site of St. Casimer Church and School. Renovations and improvements will be completed in the interior of the building to accommodate the various programs and work on the exterior of the building will be largely limited to maintenance.

The proposed uses will represent an improvement to the site as it is currently vacant. Vacant buildings detract, rather than contribute to the areas in which they are located as they tend to deteriorate over time and can become targets for vandalism and illegal entry.

Any future development would likely have little to no impact on the natural environment inasmuch as the site is already fully developed.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?

It is not anticipated that the proposed community center and residential care facility will generate any hazardous conditions. Access to the site is via existing driveways along Sparrow Avenue and W. Barnes Avenue, both of which are designated as collector roads that are designed to accommodate higher traffic volumes than typical residential streets. Furthermore, the traffic generated by the proposed uses will not likely exceed and may even be less than the traffic volumes that were generated by the church and school when those

uses were in full operation. The site is also within very close proximity to CATA bus stops so that visitors and employees do not have to rely on private transportation to access the proposed facilities.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

The subject property is currently served by all necessary public services and utilities. Any modifications to the building will require a building permit. In addition, a change of use permit may be necessary to determine if the structure complies with current building code and fire code requirements for the proposed uses. The applicant should contact the City of Lansing Building Safety Office to determine what, if any permits will be required.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed special land use will not increase the demand on public services and facilities in excess of current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The Design Lansing Master Plan designates the subject property for low density residential use. Since most churches are designated in the Master Plan as institutional uses, it appears the subject property may have been incorrectly designated for residential use. There have been numerous schools throughout the City that have become vacant over the years and in many cases, the City has rezoned and/or approved special land use permits to allow for adaptive reuse of the buildings. Those uses have included offices, laboratories, child care centers and apartments.

Although the rezoning does not comply with the specific designation of the Design Lansing Comprehensive Plan, it is consistent with one of its goals which is to allow for adaptive reuses of vacant buildings that deteriorate over time and can become targets for trespassing and vandalism.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

The only dimensional requirement that applies to this request is parking. The number of required parking spaces will be based on the maximum number of persons that could be housed in the shelter, the square footage of the office space and the occupancy limitations for the open areas of congregation such as the gymnasium. There appears to be more than enough parking on the site to accommodate the proposed uses.

SUMMARY

This is a request by Child & Family Charities for a special land use permit to utilize the property at 727 Sparrow Avenue (St. Casimir Church & School) for a community outreach center and residential care facility (shelter).

Based on the findings described in this staff report, the proposed complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed community center and residential care facility will be harmonious with the character of surrounding uses/properties.
2. The proposed community center and residential care facility will not change the essential character of the surrounding properties.
3. The proposed community center and residential care facility will not interfere with the general enjoyment of adjacent properties.
4. The proposed community center and residential care facility will represent an improvement to the existing property.
5. The proposed community center and residential care facility will not be hazardous to adjacent properties.
6. The proposed community center and residential care facility can be adequately served by public services and utilities.
7. The proposed community center and residential care facility will not place any demand on public services and facilities in excess of current capacities.
8. The proposed community center and residential care facility is consistent with the intent and purpose of the Zoning Code and the Design Lansing Comprehensive Plan.
9. The proposed community center and residential care facility will comply with all applicable dimensional requirements.

RECOMMENDATION

Staff recommends approval of SLU-5-2020, a special land use permit to allow a community center and residential care facility at 727 Sparrow Avenue, based upon the findings of fact as outlined in this staff report

Respectfully Submitted,
Susan Stachowiak, Zoning Administrator



Gateway Youth Services Division

Overview: Gateway Youth Services helps youth ages 12 through 20 in the tri county area who lack safe, stable, and age-appropriately supervised housing. This currently includes the Kevin J. Moody Youth Home, the only home for runaway, homeless and street youth in the mid-Michigan area.

Programs - 24-Hour Crisis Hotline, Street Outreach Program, Higher Ground Prevention Services, Emergency Shelter Services/Kevin J. Moody Youth Home, Crossroads Transitional Living Program, T.R.U.E (Teens Understanding and Respecting Each-other), Housing Young Families and Open Table.

Additional program information:

- The Higher Ground program provides short-term services, up to 90 days, to youth ages 12-17 who have run away from home or reside in homes where immense conflict and/or instability, including abuse and neglect, occur. Youth receive 24-hour supervision, shelter, healthy meals, case management and individual therapy. Youth and their families receive family therapy, support and the resources they need to safely reunify. If safe family reunification is not possible, youth receive assistance with finding alternative homes. This program would be located in the Rectory building of St. Casmir.
- Crossroads, the transitional living program, provides homeless youth, between the ages of 16-20, up to 18 months of adult supervision, case management services and therapy that focus on learning independent living skills, completing their education, addressing the trauma they have experienced, obtaining employment and finding safe, affordable and stable housing. This program would be located in the Rectory building of St. Casmir.
- The Street Outreach Program conducts outreach activities throughout the community to find runaway, homeless and street youth. The Street Outreach Team provides youth with basic needs items such as food, clothing, blankets and other items they need. The Street Team connects youth to community resources and provides them with transportation to shelter and community agencies. This program is largely community-based.
- The Housing Young Families program works with pregnant and parenting homeless youth. Youth are provided with case management, parenting education, assistance with completing their education, finding employment and independent living skills training. Youth receive rental assistance, utility assistance and help with finding a safe and

affordable place to live. This program is based in the community and in partnership with local landlords.

- TRUE (Teens Respecting and Understanding Each other) – is a support and activity-based group that provides help and guidance to lesbian, gay, bisexual, transgender, and questioning youth. Meetings are held with youth at the Salus Center or virtually.
- Open Tables is a program that provides a group of community members with the training they need to provide a homeless youth with ongoing support so that they can live independent and successfully in the community. Meetings are held virtually.

2019 Highlights and outcomes:

Our Street Outreach team that provides mainly community-based services

- Educated 3,642 youth and 2,143 adults about available programs and services.
- 706 youth received information and referrals for local food pantries, soup kitchens and other food resources.

In addition, through the Gateway housing programs:

- 138 youth received case management services
- 124 youth and 25 children were housed
- 75 youth received counseling services
- 98% of youth improved life skills
- 97% of youth exited to safe and stable housing
- 100% of youth participating in transitional living program enrolled in school or had completed their high school diploma

References: www.childandfamily.org



History, accreditation and licensure

Child and Family Charities (CFC) was established in 1911 as the Ingham County Branch of Michigan Children's Aid Society. The agency's founding purpose was "to secure for every child the same love and the same opportunity that we would have our children receive should they be left orphaned or friendless." Efforts focused on services to unwed mothers, adoption, and the recruitment of foster homes for abandoned children. Over the years, the agency has evolved into a multi-service organization.

Child and Family Charities is recognized by the Council on Accreditation - Services for Families and Children for meeting "the highest standards of professional performance." The agency is licensed by the Michigan Department of Public Health for substance abuse screening, assessment, treatment, referral, and prevention; licensed by the Bureau of Child and Adult Licensing for foster care, adoption, child care, and residential services, affiliated with Capital Area United Way; a member of Michigan's Children, Child and Family Services of Michigan, and Michigan Federation for Children and Families. These credentials and affiliations assure that services are stakeholder driven and performed at a standard of excellence.

True to our mission, Child and Family Charities is committed to evolving and changing with the needs of the community. CFC has multiple locations in Lansing and continues to expand services to meet need. The location and building of St. Casimir church and school would allow us to respond to community needs and continue to expand our services. St. Casimir church and school has a rich history of serving the neighborhood and local community. Our intention would be to extend this same spirit with programs that are truly a reflection of the needs of the community.

Recognizing the success of the church's community outreach and partnerships with non-profits, CFC plans to maintain these relationships and programs at the St. Casimir location. In addition, CFC would actively listen to the needs of the community and respond accordingly. The classrooms, gymnasium and kitchen provide ideal spaces to open to the community. CFC will hold monthly community Zoom calls during our planning process to elicit feedback and incorporate community feedback into our planning process. CFC consistently responds to the needs of our community. For example, during the pandemic CFC expanded our services to local families to include basic need assistance (diapers, formula), food deliveries, and expansion of

mental health services. Services immediately shifted to virtual formats to continue to reach and meet the needs of families.

Divisions and Program Descriptions

Child and Family Charities offers a full-spectrum with outreach to over 8,000 children, youth and families each year in the mid-Michigan area through its six divisions and 27+ programs.

The divisions and programs are as follows:

Angel House Division

Located in Mason, Angel House is a referral based therapeutic mother/baby residential program for pregnant and parenting teen girls in foster care between the ages of 13 to 17. This program has successfully operated in the Mason community for 15 years. (This programming will remain at the Mason location)

The following programs would be included at our new location:

Behavioral Health Services Division

Overview: Behavioral Health Services Provides screening and counseling services to children, adolescents and adults.

Programs - Foster Care Mental Health, Mental Health Counseling, Adolescent and Adult Substance Use Counseling, Suicide Prevention, and the Mid-Michigan Trauma Collaborative.

Additional program information: Programs focus on substance abuse treatment and mental health services for youth and families. The Mid-Michigan Trauma Collaborative provides training to professionals and members of the community on the impact of trauma and Adverse Childhood Experiences (ACES). Several programs are based in the local schools. Services are available in-person and through virtual formats.

Child Abuse Prevention Services

Overview: CAPS works to prevent child abuse and neglect by building protective factors for families. This includes providing parents with the tools and resources they need to raise healthy and happy children.

Programs – Family Growth Center, Medicaid Outreach, Community Education & Public Awareness, SNAP Education.

Additional program information:

- Family Growth Center – provides free drop-in respite child care to families in crisis and parents who need a stress break. Child care is provided by trained staff in a licensed facility with age-appropriate activities for children ages six-weeks through the age of five.

- Community Education & Public Awareness – community-based activities include providing the general public and specific at-risk populations with child abuse prevention information, strategies, and resources.
- Medicaid Outreach – targets parents of children who are Medicaid eligible or receiving Medicaid assistance. Activities include helping enroll and familiarize families with Medicaid funded resources which promote infant, child, and adolescent physical and mental health wellness.
- SNAP Education- provides food education and nutritional support to low income families. This program partnered with and supported the South Lansing Farmers Market over the summer by hosting a tent, providing information about feeding a family nutritious meals on a budget, use of the EBT at the market.

Child Welfare Services Division

Overview: Child Welfare focuses on the safety, permanence and well-being of children who have been abused and/or neglected

Programs - Foster Care Services, Adoption Services, Independent living, Supervised Parent Visits, and Foster Home Certification Services.

Additional program information:

- Foster Care: Provides support and permanency planning to children who are removed from their homes due to abuse and neglect. Foster care is provided by families recruited, trained, licensed, and supported by the agency. Visits with families take place at the agency and in the community.
- Adoption: Finds a “forever family” for children in foster care who will not return to their biological home because of the severity of abuse or neglect.
- Independent Living: Helps youth who are aging out of foster care become self-sufficient and productive members of the community through comprehensive life-skills training and housing assistance.
- Supervised parent visits: Often these visits take place in a mutually agreed upon location in the community. Staff visits with foster children can take place in foster homes located throughout mid-Michigan. Visits with biological parents can take place in the home. With the onset of COVID-19, visits are also taking place virtually using Zoom or other technology.

Juvenile Justice Services Division

Overview: The JJ Division works to prevent further legal issues by providing intervention and support services. Youth receive case management services and participate in evidence-based programming.

Programs – Teen Court, T.E.A.M Attendance (school based), Strengthening Families, Prime for Life and Too Good for Drugs Substance Abuse Prevention Programs (school based).

Additional program information:

Accountability hearings are conducted at the Thomas M. Cooley Law School court rooms located in downtown Lansing, Michigan and Ingham County court rooms located in downtown Mason, Michigan. With the onset of COVID-19 accountability hearings, workshops, and other services have been taking place via Zoom.

Gateway Youth Services Division

Overview: Gateway Youth Services helps youth ages 12 through 20 in the tri county area who lack safe, stable, and age-appropriately supervised housing. This currently includes the Kevin J. Moody Youth Home, the only home for runaway, homeless and street youth in the mid-Michigan area.

Programs – 24-Hour Crisis Hotline, Street Outreach Program, Higher Ground Prevention Services, Emergency Shelter Services/Kevin J. Moody Youth Home, Crossroads Transitional Living Program, T.R.U.E (Teens Understanding and Respecting Each-other), Housing Young Families and Open Table.

Additional program information:

- The Higher Ground program provides short-term services, up to 90 days, to youth ages 12-17 who have run away from home or reside in homes where immense conflict and/or instability, including abuse and neglect, occur. Youth receive 24-hour supervision, shelter, healthy meals, case management and individual therapy. Youth and their families receive family therapy, support and the resources they need to safely reunify. If safe family reunification is not possible, youth receive assistance with finding alternative homes. This program would be located in the Rectory building of St. Casimir.
- Crossroads, the transitional living program, provides homeless youth, between the ages of 16-20, up to 18 months of adult supervision, case management services and therapy that focus on learning independent living skills, completing their education, addressing the trauma they have experienced, obtaining employment and finding safe, affordable and stable housing. This program would be located in the Rectory building of St. Casimir.
- The Street Outreach Program conducts outreach activities throughout the community to find runaway, homeless and street youth. The Street Outreach Team provides youth with basic needs items such as food, clothing, blankets and other items they need. The Street Team connects youth to community resources and provides them with transportation to shelter and community agencies. This program is largely community-based.
- The Housing Young Families program works with pregnant and parenting homeless youth. Youth are provided with case management, parenting education, assistance with

completing their education, finding employment and independent living skills training. Youth receive rental assistance, utility assistance and help with finding a safe and affordable place to live. This program is based in the community and in partnership with local landlords.

- TRUE (Teens Respecting and Understanding Each other) – is a support and activity-based group that provides help and guidance to lesbian, gay, bisexual, transgender, and questioning youth. Meetings are held with youth at the Salus Center or virtually.
- Open Tables is a program that provides a group of community members with the training they need to provide a homeless youth with ongoing support so that they can live independent and successfully in the community. Meetings are held virtually.

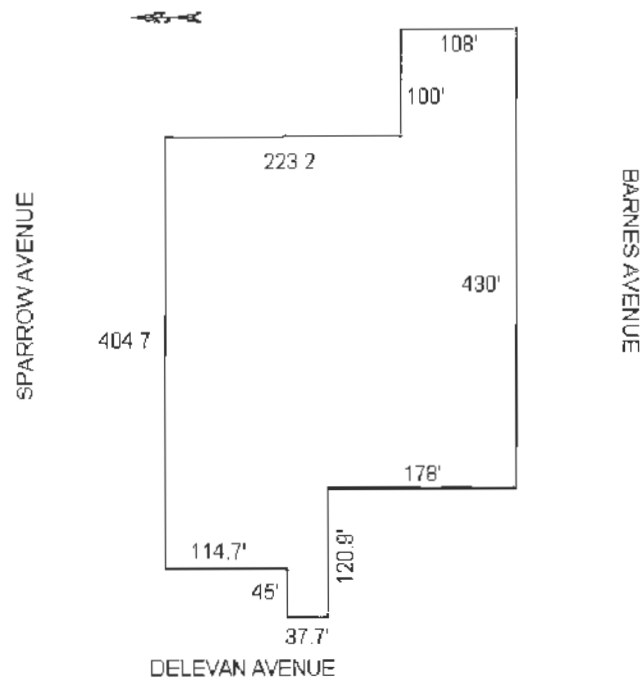
References: www.childandfamily.org







Image/Sketch for Parcel: 33-01-01-20-479-072



Sketch by Apex IV™

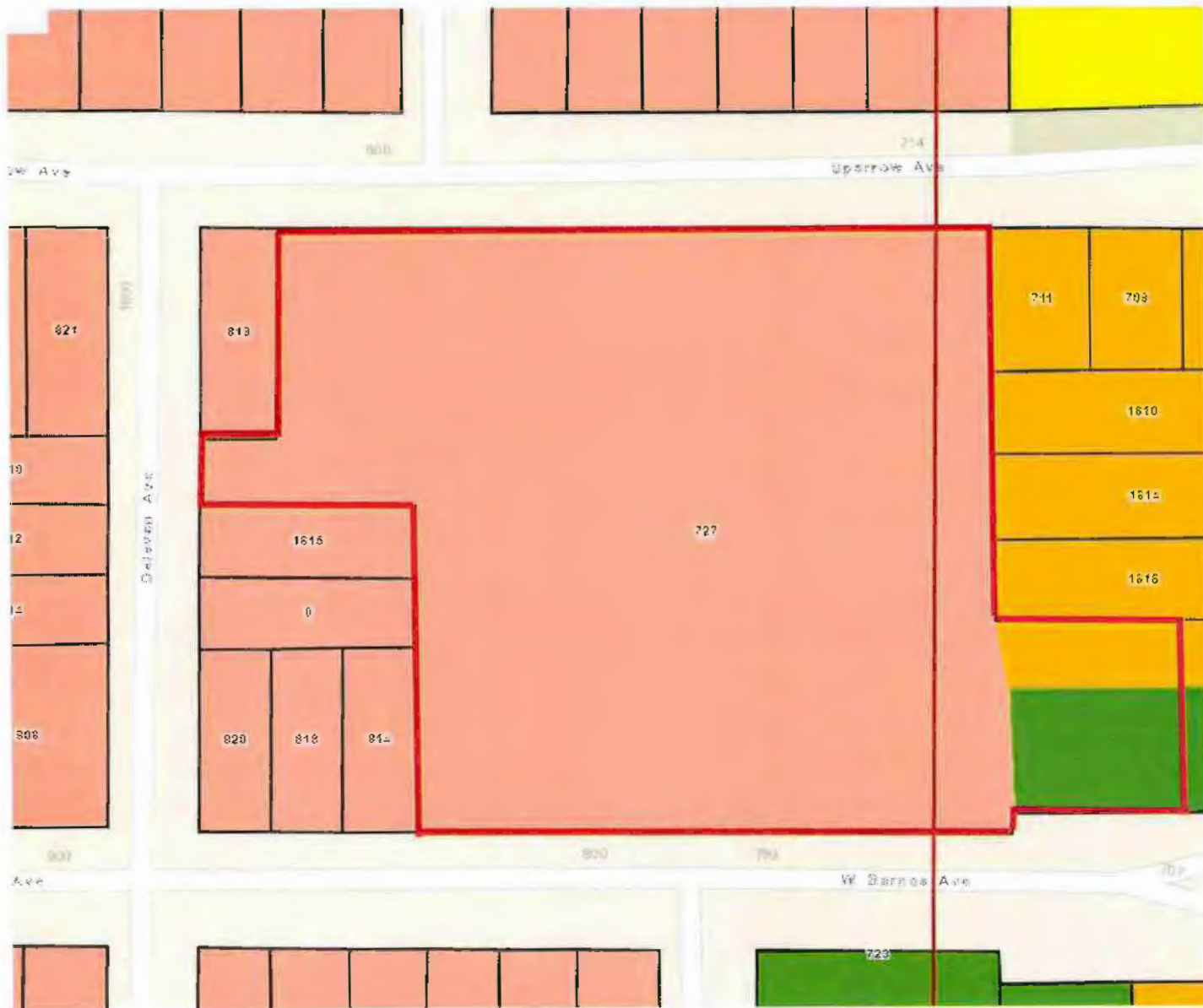
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North

City of Lansing Zoning Map



Zoning District	
	A Residential-Single
	B Residential-Single
	C Residential-2 Unit
	NONE
	CUP Community Unit Plan
	D-1 Professional Office
	D-2 Residential/Office
	DM-1 Residential-Multiple
	DM-2 Residential-Multiple
	DM-3 Residential-Multiple
	DM-4 Residential-Multiple
	E-1 Apartment Shop
	E-2 Local Shopping
	F Commercial
	F-1 Commercial
	G-1 Business
	G-2 Wholesale
	H Light Industrial
	I Heavy Industrial
	J Parking
	ROW Right of Way





GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 4, 2021

Cost Plus, Inc.
(A California Corporation)
c/o Attorney Christopher Baker
(email: cpbaker@varnumlaw.com)

RID #2012-16011

Reference/Transaction: Transfer All Stock Interest by dropping existing stockholder Bed Bath & Beyond, Inc. (A New York Corporation); and as a result, new stockholder Cost Plus World Market, LLC (A Delaware Limited Liability Company) will hold 100% membership interest, in conjunction with various 2020 SDM licenses and permits located at various locations (4 locations)

Please let this letter serve as notice the Michigan Liquor Control Commission has authorized this application for a license.

Applicant/Licensee: Cost Plus, Inc.

Business address and phone number: 2900 S. State St., Ste. 15, Ann Arbor, MI. 48104, Washtenaw County (B) 313-327-1900; 6601 S. Westnedge Ave., Ste. B, Portage, MI. 49002, Kalamazoo County (B) 269-329-1631; 427 Mall Ct., Lansing, MI. 48912, Ingham County (B) 269-329-1631; 3641 28th St SE, Grand Rapids, MI. 49512, Kent County (B) 925-376-2794

Home address and phone number of partner(s)/subordinates: Cost Plus World Market, LLC, c/o Jeannette Wong, 1201 Marina Village Parkway, Alameda, CA. 94501 510-694-3016 (B) 561-329-8565; Attorney Christopher Baker, 101 N. Main Street, Suite 525, Ann Arbor, MI. 48104 (B) 734-372-2922

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Southfield District Office (313) 456-1170

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor.

Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

jmm

cc: Ann Arbor City Council
Portage City Council
Lansing City Council
Grand Rapids City Council