

AGENDA

Committee on Development and Planning AGENDA FOR JUNE 26, 2024 AT 3:30 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

UPDATED 6/25/2024

Council Member Hussain, Chairperson
Council Member Brown, Vice Chairperson
Council Member Garza, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. May 22, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; Tim Daman as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026
 - C. RESOLUTION - Appointment; Dustin Howard as an At-Large member of the South Martin Luther King Jr Corridor Improvement Authority for a term to expire July 31, 2028
 - D. RESOLUTION - Appointment; Dustin Howard as an At-Large member of the Lansing Entertainment Public Facilities Authority Board of Commissioners for a term to expire June 30, 2027
 - E. RESOLUTION - Setting a Public Hearing on Substantial Amendment, FY 2020-2021 Annual Action Plan to include HOME-ARP Allocation Plan
 - F. RESOLUTION - Act-3-2024; Vacation of a portion of Eaton Road
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on Development and Planning
Wednesday, May 22 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

Council Member Hussain, Chair
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen–Lawrence, OCA
Greg Venker, OCA
Kris Klein, LEDC
Chelsea Dowler, LEDC
Jennifer Czeiszperger, City Assessor
Harry Hepler
Andy Fedewa, EDP
Susan Stachowiak, EDP

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM MAY 8, 2024.
MOTION CARRIED 3-0.

Public Comment

No comment at this time.

DISCUSSION/ACTION

RESOLUTION – Neighborhood Enterprise Zone (NEZ) Certificates; Prudden Wheel Lofts Condominiums, 700 May Street

Councilmember Hussain noted the public hearing to establish the NEZ district was held 1/08/2024 and that most don't understand what it is. Ms. Dowler explained that there are three different types of NEZ's and a two-step process, the first step is to establish the district the second to request the certificates. These are located in the wheel district for a rehabilitated facility, that is a 70,000 sq. ft. building with 134 one-bedroom units. She continued the total project is estimated at \$22 million and expect to begin 9/22/24 and complete 12/21/2025. Tax abatement is estimated at \$4 million over 12 years. From year 1-9 it is 100% abated, and from year 10-12 the city will

begin to see a benefit. Councilmember Garza stated rent is from \$1,200-\$1,300 will that increase and what are the sizes of the units. Mr. Hepler noted units are 150-500 sq. ft. and they can't forecast increases but expect them to go quick once ready.

Councilmember Hussain noted to the Committee that this does not require a public hearing and will go to Council on June 10th.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE NEIGHBORHOOD ENTERPRISE ZONE (NEZ) CERTIFICATES; PRUDDEN WHEEL LOFTS CONDOMINIUMS, 700 MAY STREET. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing on Repealing and Replacing the existing Sign Ordinance in its entirety

Ms. Stachowiak stated this is a complete rewrite of the ordinance and highlighted yard signage is not consistent and will address, looking to reduce the amount of temporary signage/abandoned signs. She continued that signs are still there 6 months after business is no longer in operations, current ordinance states sign can be removed but not the frame structure. Councilmember Hussain asked as the ordinance is now what if the structure is dilapidated, Ms. Stachowiak responded yes but not if only damaged, this will now say if sign structure is not being used. Councilmember Hussain asked 6 months for sign and 1 year for structure and if any were grandfathered in, Ms. Stachowiak answered yes for the first part and she was unsure on the grandfather portion. Mr. Venker referenced 1310.07 (b), there are unsafe/dangerous/unlawful signs then there are abandoned signs like Metro Bowl. Legally non-conforming signs & structures, there are a number of signs that currently exists that if passed will become legally non-conform, if signs conforms but not being used, they cannot make the sign come down because the sign belongs to the property, if sign is non-conforming then they follow non-conforming which means if no-longer used for that business on that property, for 1 year then don't have to wait.

Ms. Stachowiak continued this will also prevent more billboards and put a cap on the number. Councilmember Brown asked why, she answered companies have long term leases with property owners, going forward they would need to seek a variance and maintain all a certain size etc. Mr. Venker noted Ms. Hagen-Lawrence found the hearing needs to be on July 8th not June 24th.

Councilmember Garza asked about political signs and realtor signs, Ms. Stachowiak noted Zach Driver the Commercial Corridor Specialist enforces this and has removed some already.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING ON REPEALING AND REPLACING THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY. MOTION CARRIED 3-0.

Other

No other topics of discussion.

Adjourned at 3:58p.m.

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	04/12/2024
First Name	Timothy
Last Name	Daman
Date of Birth	
Home Address	2555 HORSTMEYER RD
City	LANSING
State	MI
Zip Code	48911
Email	tdaman@lansingchamber.org

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Regional
Best Phone Number to Contact You	5179302660

In what year did you move to Lansing?	Was born at St. Lawrence hospital and been a lifetime resident.
Additional Information Regarding Experience and Credentials	As President & CEO of the Lansing Regional Chamber of Commerce for 15 years and 18 years overall, we have been long time advocates and supporters of the economic growth and revitalization of the Michigan Ave. Corridor. I have close to 25 years economic development experience at both the state and regional level.
Occupational Background	Core Strengths: Leadership Development, Strategic Planning, Budgeting & Finance, Strong Verbal & Written Communications President & CEO Lansing Regional Chamber of Commerce - 2008 - present Vice President Economic Development, Lansing Regional Chamber of Commerce 2005 - 2008 Michigan Economic Development Corporation 1999 - 2005 - Marketing and Business Development leadership role in the state's high tech economic development strategy
Educational Background	Lansing Sexton High School Graduate Michigan State University, Bachelor Communications Arts & Sciences, 1990
First Choice for Board to Serve on	Michigan Avenue Corridor Improvement Authority
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I have a strong passion to support future redevelopment, economic growth and infrastructure investment along Michigan Ave. It is one of the most important corridors not only in the City of Lansing but the Lansing region. The economic strength of our region including hundreds of small businesses, health care, higher education and state government all come together on this corridor. In 1905, the Lansing Businessmen's Association, now the Lansing Regional Chamber of Commerce constructed the first paved road connecting the State Capitol to Michigan Agricultural College. This history speaks to the economic importance. We should all envision a walkable corridor with housing, retail, entertainment and businesses connecting Michigan State University, East Lansing, Lansing and our State Capitol.
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.	
Agreement to Background Check Authorization	• I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Tim Daman
Date & Time	04/12/2024 12:00 PM (EDT)
Receive an email copy of this form.	Yes

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

WHEREAS, the Mayor has recommended the appointment of Tim Daman as a member of the Michigan Avenue Corridor Improvement Authority Board for a term to expire June 30, 2026; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on June 26, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tim Daman as a member of the Michigan Avenue Corridor Improvement Authority Board for a term to expire June 30, 2026.

Application for Appointment to Board or Commission

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Date	04/29/2024
First Name	Dustin
Last Name	Howard
Date of Birth	
Home Address	6047 Loomis Rd
City	Saint Johns
State	Michigan
Zip Code	48879
Email	dustin@local333.com
Gender	

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Ward 1
Best Phone Number to Contact You	517.490.4848

In what year did you move to Lansing?	2001-2012
Occupational Background	Master Plumber registered with the State of Michigan Superintendent - Limbach Co. Business Agent for the Plumbers and Pipefitters Local 333
Educational Background	Saint Johns High School Lansing Community College Plumbers and Pipefitters apprenticeship
First Choice for Board to Serve on	Lansing Entertainment and Public Facilities (LEPFA)
Second Choice of a Board to Serve on	South Martin Luther King Jr. Boulevard Corridor Improvement Authority
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	To serve the community that has given my family and myself so many opportunities. Though I no longer live in the City of Lansing, I have worked there my entire career. Serving on both boards would allow me to make a positive impact on this great city.
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.	
Agreement to Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Dustin P. Howard
Date & Time	04/29/2024 10:00 PM (EDT)
Receive an email copy of this form.	Yes

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

WHEREAS, the Mayor has recommended the appointment of Dustin Howard as a member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2028; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

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Last Name	Howard
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Email	dustin@local333.com
Gender	

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Receive an email copy of this form.	Yes

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

WHEREAS, the Mayor has recommended the appointment of Dustin Howard as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term to expire June 30, 2027; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on June 26, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Dustin Howard as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term to expire June 30, 2027.

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040
www.lansingmi.gov/development

MEMORANDUM

To: Mayor Schor

From: Barb Kimmel

Date: June 17, 2024

Subject: Resolutions (2) related to the Substantial Amendment of the FY2021 Annual Action Plan to amend the budget for HOME American Rescue Plan (HOME ARP): Resolution to Set a Public Hearing *and* Resolution to approve the third Substantial Amendment to the FY2021 Annual Action Plan

Please find the attached resolutions:

- Requesting a Public Hearing
- Amend the FY21 Annual Action Plan for HOME ARP.

This Amendment changes the HOME ARP budget to allow additional HOME ARP funds to the Hillsdale Place development as needed to fill the gap. This development, funded with LIHTC, HOME ARP and other sources will provide 40 units of affordable housing, including twenty units for HOME ARP Qualifying Populations. It also establishes a preference for Chronically Homeless individuals as defined under the Qualifying Populations.

Note that the Public Notice for the public comment period was published on June 12, 2024 and concludes on July 15, 2024.

ED&P RECOMMENDS THAT YOU FORWARD THESE RESOLUTIONS TO CITY COUNCIL.

Approved By:

Rawley Van Fossen,
Director

6/17/24

Date

"Equal Opportunity Employer"

BY THE COMMITTEE ON DEVELOPMENT AND 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 July 22, 2024, 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comments on the proposed substantial amendment to the Annual Action Plan for FY 2021 (July 1, 2021 to June 30, 2022).

Act-3-2024, Eaton Road, Street Vacation - STAFF REPORT

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

APPLICANT:	City of Lansing Public Service Department
PROPOSAL:	Vacate section of Eaton Rd. south of W Greenlawn Ave.
CURRENT OWNER:	City of Lansing
EXISTING LAND USE & ZONING:	Use: Street right-of-way. Zoning: n/a
PROPERTY SIZE AND SHAPE:	Rectangular, 50' width x 148' depth, 7,400 square feet
SURROUNDING ZONING & LAND USE	North: R-6a, residential South: INST-2, parking lot West: INST-2, residential, former hospital East: R-6a, residential

ANALYSIS

BACKGROUND:

The Public Service Department is requesting to vacate a dead-end section of Eaton Rd. south of W Greenlawn Ave. One resident uses this section to access their side-facing garage. As with most street vacations the vacated land will be split between the adjacent property owners so the resident will maintain access via a new driveway.

Three adjacent properties are owned by McLaren Hospital, but currently are not buildable due to the campus' driveway running through them. It is unknown if McLaren plans to off-load excess parcels for new residential development due to their relocation, but with their portion of the land from the street vacation they would have enough driveway access.

The project is part of the City's combined sewer overflow program and is scheduled to be completed during August 2024.

The proposed street vacation would have no impact on the city's circulation network.

LOCATION:

This section of Eaton Rd. is located south of W Greenlawn Ave. and essentially within McLaren's former Greenlawn campus.

CHARACTER:

This section of Eaton Rd. serves one residence and is in need of repair, but is unnecessary for the circulation network.

EXTENT:

The extent of the vacation would be that section of Eaton Rd. south from W Greenlawn Ave. running approximately 148.4 feet. Please see Exhibit B and the aerial, Exhibit A.

By nature of street vacations, if approved, the right of way will be split down the middle and the resulting land divided amongst the adjoining property owners unless alternative arrangements are made between the applicant and those parties.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- n/a

Lansing Fire Department:

- No comment received.

STAFF RECOMMENDATION

The request can be granted without impact on the circulation network. No City easements for utilities will be necessary per the Public Service Department, but BWL will need to coordinate with McLaren for an easement for electrical ducts if the property is redeveloped. Both parties are aware of this issue.

I support the vacation of this section of Eaton Rd. based on the fact that it is unnecessary for the circulation network and it will save maintenance costs.

Respectfully submitted,

Andy Fedewa, Planner

Exhibit A: Aerial



Exhibit B: October 2023 Streetview



RIGHT-OF-WAY VACATION

PART OF GRENCROFT SUBDIVISION, NORTHWEST 1/4,
SECTION 28, TOWN 4 NORTH, RANGE 2 WEST,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

City of Lansing
Ingham County, Michigan
Eaton Road
Right-of-Way Vacation

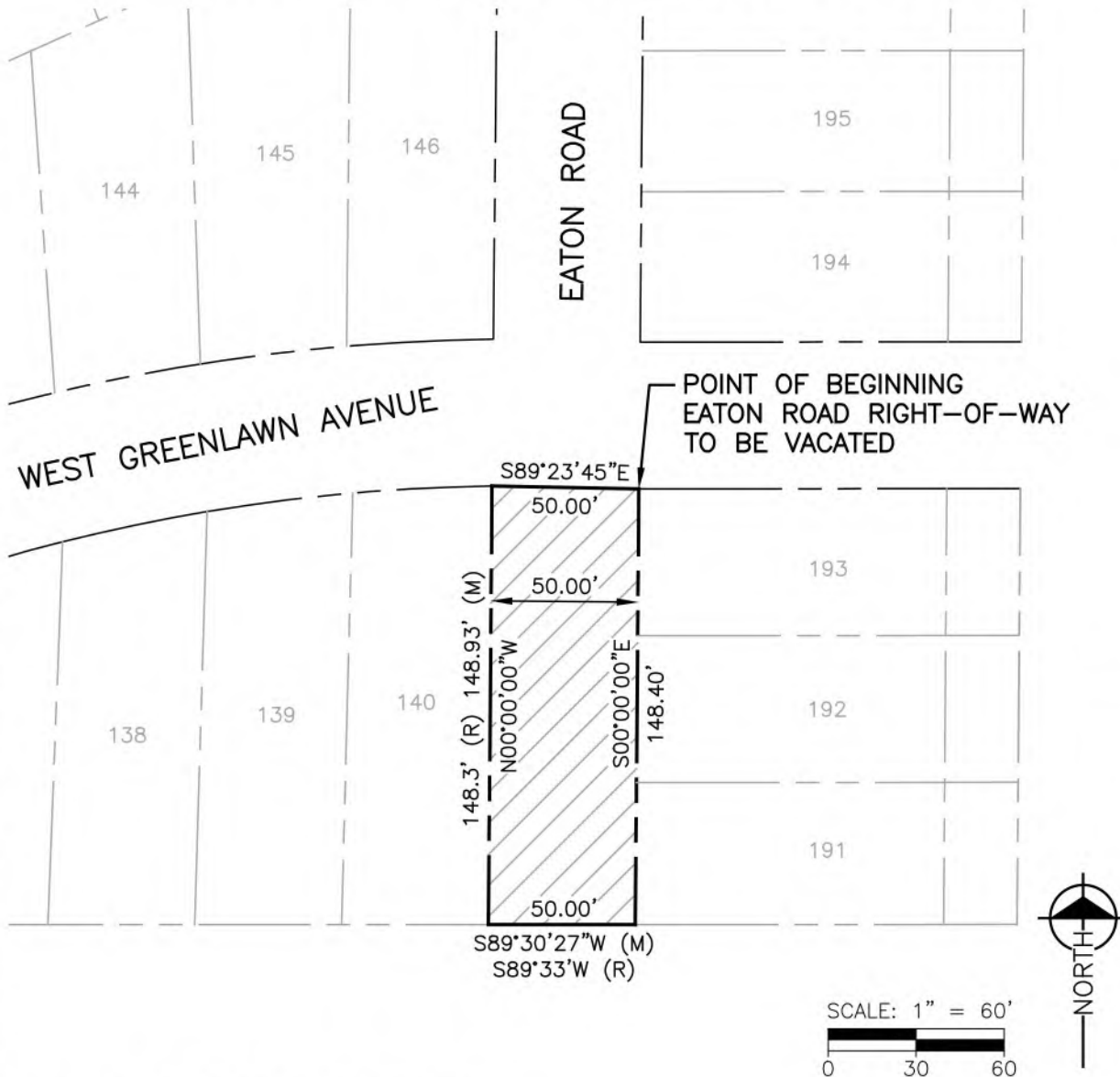
10/20/2022

PROJECT NO.

180593

FIGURE NO.

1



PROPOSED ROAD RIGHT-OF-WAY VACATION:

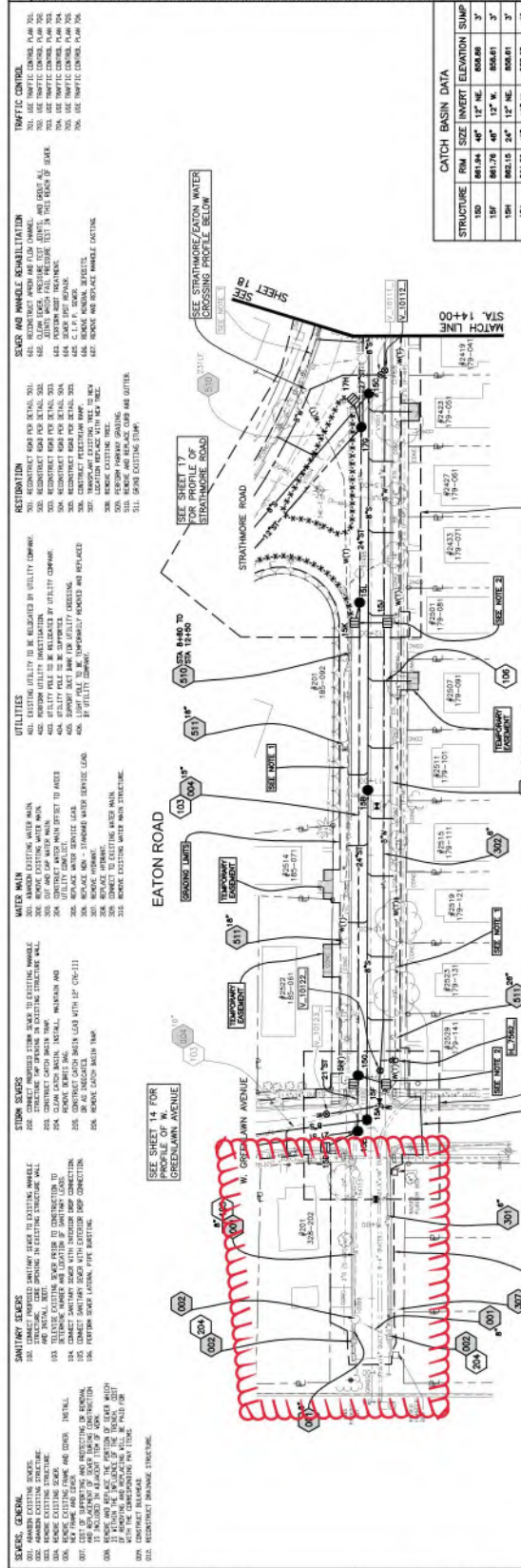
THAT PART OF EATON ROAD LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENLAWN AVENUE AND NORTH OF THE SOUTH LINE OF THE PLAT OF GRENCROFT SUBDIVISION, AS RECORDED IN LIBER 6 OF PLATS, PAGE 16, INGHAM COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 193, GRENCROFT SUBDIVISION; THENCE ALONG THE WEST LINE OF LOTS 193, 192 AND 191, SOUTH 00°00'00" EAST 148.40 FEET TO THE SOUTH LINE OF THE PLAT OF GRENCROFT SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID PLAT, SOUTH 89°30'27" WEST (RECORDED AS SOUTH 89°33' WEST) 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 140, GRENCROFT SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 140, NORTH 00°00'00" WEST 148.93 FEET (RECORDED AS 148.3 FEET) TO THE NORTHEAST CORNER OF SAID LOT 140; THENCE SOUTH 89°23'45" EAST 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 193 AND THE POINT OF BEGINNING.

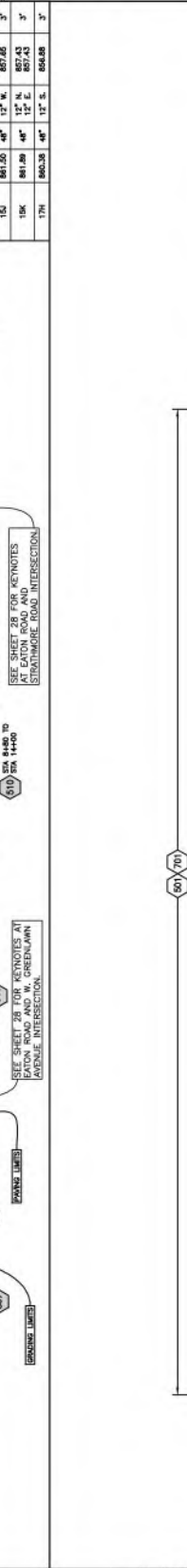
FISHBECK
5913 EXECUTIVE DRIVE
SUITE 100
LANSING, MI 48911
517.882.0383 PHONE

BASIS OF BEARING: EAST LINE OF GRENCROFT SUBDIVISION,
AS RECORDED IN LIBER 6 OF PLATS, PAGE 16.
LINE RECORDED AS NORTH.

QUANTITIES		ITEM	QTY
SEWER, GENERAL	001	AMBER EXISTING SEWER	1.00
	002	REINFORCE EXISTING SEWER	1.00
	003	REINFORCE EXISTING STRUCTURE	1.00
	004	REINFORCE EXISTING SEWER	1.00
	005	REINFORCE EXISTING SEWER	1.00
	006	REINFORCE EXISTING SEWER	1.00
	007	REINFORCE EXISTING SEWER	1.00
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	009	REINFORCE EXISTING SEWER	1.00
	010	REINFORCE EXISTING SEWER	1.00
SEWER, SANITARY	011	CONSTRUCT SANITARY SEWER	1.00
	012	CONSTRUCT SANITARY SEWER	1.00
	013	CONSTRUCT SANITARY SEWER	1.00
	014	CONSTRUCT SANITARY SEWER	1.00
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	019	CONSTRUCT SANITARY SEWER	1.00
	020	CONSTRUCT SANITARY SEWER	1.00
SEWER, STORM	021	CONSTRUCT STORM SEWER	1.00
	022	CONSTRUCT STORM SEWER	1.00
	023	CONSTRUCT STORM SEWER	1.00
	024	CONSTRUCT STORM SEWER	1.00
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	028	CONSTRUCT STORM SEWER	1.00
	029	CONSTRUCT STORM SEWER	1.00
	030	CONSTRUCT STORM SEWER	1.00
SEWER, WASTE	031	CONSTRUCT WASTE SEWER	1.00
	032	CONSTRUCT WASTE SEWER	1.00
	033	CONSTRUCT WASTE SEWER	1.00
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	038	CONSTRUCT WASTE SEWER	1.00
	039	CONSTRUCT WASTE SEWER	1.00
	040	CONSTRUCT WASTE SEWER	1.00



- NOTES
- TEMPORARY WATER MAIN FROM STA 6+40 TO STA 14+80 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION 2003, SECTION 705.01. THE WATER MAIN SHALL BE 36" DIAMETER AND SHALL BE INSTALLED AT A DEPTH OF 10' TO 12' BELOW THE FINISHED GRADE. THE WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION 2003, SECTION 705.01. THE WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION 2003, SECTION 705.01.
 - THE WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION 2003, SECTION 705.01. THE WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION 2003, SECTION 705.01. THE WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION 2003, SECTION 705.01.



fishbeck

PROJECT NO. PS 56070

STATION 6+40 TO 14+80

DEPARTMENT OF PUBLIC SERVICE

CONTRACT NO. 034E SEPARATION

DATE 12/1/2023

ISSUE 1

FOR CONSTRUCTION

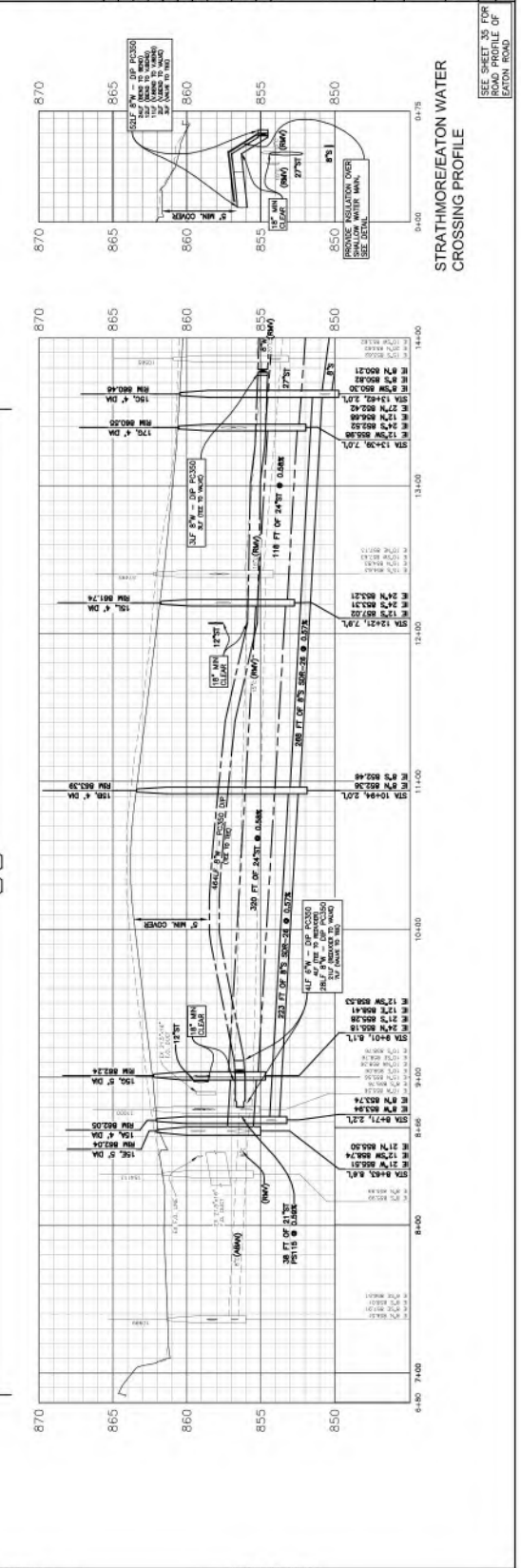
DATE 12/1/2023

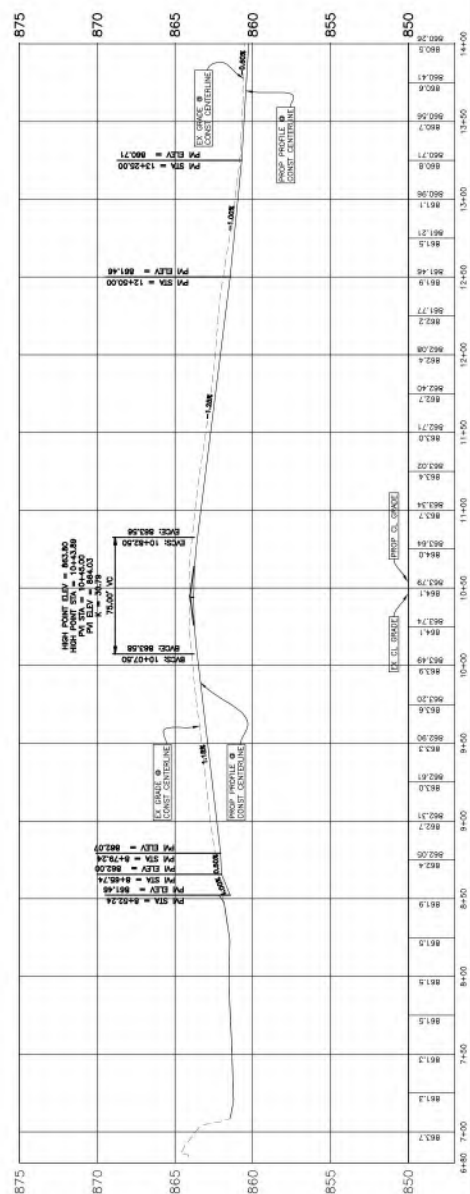
FOR CONSTRUCTION

DATE 12/1/2023

FOR CONSTRUCTION

DATE 12/1/2023



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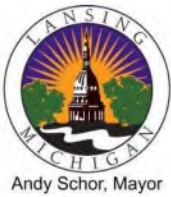
ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.

BENCH MARK 34E-E ELEVATION: 864.06
CHISELED X ON EASTERLY BOLT ON HYDRANT AT
MIDDLE OF CLIMB ISLAND AT INTERSECTION OF
EATON ROAD AND STRATHMORE ROAD

BENCH MARK 34E-T ELEVATION: 881.06
MAG SPIKE IN WEST SIDE OF UTILITY POLE, SOUTH SIDE
N. GREENLAWN AVENUE, NORTHWEST SIDE OF "MCLAREN"
EASTERLY ENTRANCE ACROSS FROM 2629 EATON ROAD

[illegible]

[illegible]



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED:_____

Applicant: City of Lansing - Public Service Department, Marc Jones

Address (including zip code): 124 W. Michigan Ave, 7th floor, Lansing, MI 48933

Phone number: 517-483-4266

Fax number: _____ Email: marc.jones@lansingmi.gov

Interest in Property:

☒ Owner ☐ Represent owner ☐ Option to buy

☐ Other: _____

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

Name of owner(s): _____

Address (including zip code): _____

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): N/A

Location description: Eaton Road ROW south of W Greenlawn Avenue

Permanent parcel #: N/A

Legal description (see note below): Included in attached exhibit

Applicant's proposal: Vacate a portion of City right-of-way of Eaton Road south of W Greenlawn Avenue in conjunction with the City's CSO 034E project. There is one property fronting this ROW that will be affected. This residence has been provided with utility service connections to the public sewer and water main in W Greenlawn Avenue. A new private driveway will be construction to provide access to this residence.
Other properties fronting this ROW are owned by McLaren Greater Lansing. These properties are planned to be consolidated into the larger adjacent property at 401 W Greenlawn Avenue.

REQUESTED ACTION: (please check one)

☐ City Acquisition of Property

☐ Street or Alley Closure

☐ City Sale of Property

☒ Vacation of R.O.W

☐ Significant Change of Use of City Property

☐ Other: _____

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

Reduced cost to the City to maintain utilities, curb and gutter, sidewalk and pavement. The lot size of private properties will be increased.

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

Access to private properties may be disrupted, additional costs to the City for maintenance.

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

None.

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

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

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

NOTE:

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

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

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

FEES:

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

Signature of applicant:

Marc P. Jones / 5/23/2024
Date

Signature of owner(s):

Marc P. Jones / 5/23/2024
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

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

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

Act-3-2024, Eaton Road, Street Vacation

WHEREAS, The City of Lansing Department of Public Service has requested to vacate a section of Eaton Road located south of West Greenlawn Avenue for the purpose of reducing the maintenance cost to the City in conjuncture with the combined sewer overflow CSO 034E project; and

WHEREAS, no City utilities will remain within the subject right-of-way; and

WHEREAS, on June 4, 2024, the Planning Commission reviewed the location, character, and extent of the proposal for the vacation of the subject right-of-way in accordance with its Act 33 review procedures and voted unanimously (4-0) to recommend approval of Act-3-2024, Eaton Road, Street Vacation, subject to reservation of easement rights requested by the Lansing Board of Water and Light; and

WHEREAS, the Public Service Department updates the Public Street System in accordance with Public Act 51 of 1951, which requires that streets that are not open to automobile traffic be decertified and removed from the Act 51 Street System; and

WHEREAS, the Public Service Department requests to decertify the following street that has been vacated and is no longer open for use by the public:

Eaton Road: Southbound from West Greenlawn Avenue, 148.4 feet; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the request to vacate the Eaton Road right-of-way south of West Greenlawn Avenue, to a distance of 148.4 feet, legally described as:

Beginning at the northwest corner of Lot 193, Greencroft Subdivision; thence along the west line of Lots 193, 192, and 191, south 00°00'00" east 148.40 feet to the south line of the plat of Greencroft Subdivision; thence along the south line of said plat, south 89°30'27" west (recorded as south 89°33' west) 50.00 feet to the southeast corner of Lot 140, Greencroft Subdivision; thence along the east line of said Lot 140, north 00°00'00" west 148.93 feet (recorded as 148.3 feet) to the northeast corner of said Lot 140; thence south 89°23'45" east 50.00 feet to the northwest corner of said Lot 193 and the point of beginning.

With the following condition:

Easement rights for the Lansing Board of Water and Light shall be reserved; and

BE IT FURTHER RESOLVED that the City Council hereby authorizes the decertification of a total of 148.4 feet from the Act 51 Street System; and

BE IT FURTHER RESOLVED that the Act 51 Street System Map be updated to reflect these changes; and

BE IT FINALLY RESOLVED, that upon the condition above being met, and evidence of the same being presented to the City Clerk, 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.