



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 June 26, 2024