



MINUTES
Committee on Development and Planning
Wednesday, July 10 @ 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 - excused
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Greg Venker, OCA
Andy Fedewa, EDP
Kahleea Washington, LEDC
Alex Watkins, LEDC

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM JUNE 26, 2024. MOTION CARRIED 2-0.

Public Comment

No comment at this time.

DISCUSSION/ACTION

ORDINANCE – Repealing & Replacing the existing Sign Ordinance in its entirety

Mr. Fedewa noted there was no public comment at the July 10th public hearing and explained he brought a few minor changes, no broad policy changes, if it did require a second hearing, they would drop them as they want to move forward.

Councilmember Brown asked law if a new public hearing is need, also asked Ms. Richmond how the public will see the requested changes. Ms. Richmond explained they would be added to the packed and republished. Mr. Venker stated generally when an ordinance is introduced and a hearing held, they look at if the changes are more/less restrictive. The question is, is an interested party going to have knowledge that this has changed prior to the ordinance going into effective. Adding, It does state the ordinance is being totally redone, so those that are interested should be aware to look at it and these look like small changes being recommended, another hearing is not necessary.

Councilmember Garza stated he believes there is nothing wrong in having another public hearing. Mr. Fedewa stated if that is the case then they would prefer to move forward as is. Councilmember Brown asked if timing was an issue, Mr. Fedewa responded they would like to get the new ordinance out and preferred not to wait another 1-2 months. Councilmember Brown then asked who made the changes, and Mr. Fedewa stated he did with input from Ms. Stachowiak and Mr. Van Fossen.

Mr. Fedewa then highlighted the four changes:

1. 1310.04 – Stating this was requested by Public Service last Friday, for projecting signs, some project over the right of way in downtown and it was asked for language in there so they can be licensed so they can be reviewed yearly
2. 1310.08 - Electric Message Centers –These are digital signs not just illuminated that have a changing message, may blink or scroll, Lansing Center and Lugnuts just got them, some are large, the current code has no limitation except downtown which is 20 sq. ft. They are now wanting a limitation and 32 sq ft is standard measurement. Councilmember Brown asked where they got 32 sq ft, is it industry standard. Mr. Fedewa indicated it is the size of plywood, easy to recognize. Mr. Venker verified it is a common size for signs that is not a billboard
3. 1310.11 – Just some wording changes, currently can be internally illuminated, some people found distracting, they've had some complaints from the public
4. 1310.13 - These are most of the commercial/industrial institutional districts. Ms. Stachowiak previously spoke on the tier they used to have 5ft - 30ft setback and gradual increase on how tall the sign could be. Now it would be 1-15 ft setback, no bigger than 6ft tall and 32 sq ft in area

Councilmember Brown asked why these weren't included initially, and Mr. Fedewa mentioned some were just oversight, they had many conversations and didn't circle back. Councilmember Garza asked if the 32 sq ft will hinder electronic billboards that are larger. Mr. Venker answered no, those are governed separately. Mr. Fedewa added, the current ordinance wouldn't let a static billboard that is a permanent message convert and it will stay that way. Councilmember Garza verified, those that are already there are grandfathered, and Mr. Fedewa confirmed.

Councilmember Garza stated he had no issue with the revisions as long as it's added to the packet for the public. Mr. Fedewa indicated it will also be published on the city website. Mr. Venker highlighted 1310.04 is already happening and operational, this is more permissive and gives more space on the distance from the property line. Continuing for 1310.11 limiting the internal illumination and limiting the sign size to 32 sq ft. Councilmember Brown asked if this would affect any businesses in pipeline. Mr. Venker stated those permits already in motion stay under the current ordinance, and Mr. Fedewa added they've been informing those that have asked for permits. Councilmember Garza asked when the ordinance would be active Mr. Fedewa stated 30 days from Council approval.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE TO REPEALING & REPLACING THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY. MOTION CARRIED 2-0.

RESOLUTION – Set a Public Hearing; Lansing Gateway Corridor Improvement Authority, Development & Tax Increment Finance Plan

Ms. Washington introduced herself and began summarizing the presentation which is broken into four parts:

1. Introduction of the Lansing Gateway Corridor
2. Community Engagement and Plan Development

3. Development Projects
4. Tax Increment Financing Projections

Councilmember Brown asked to explain the name change from North Grand River CIA to Lansing Gateway. Ms. Washington indicated that this area is believed to be the Lansing Gateway so the name was changed.

Ms. Washington continued briefly summarizing what a Corridor Improvement Authority (CIA) is as well as who the members were. Councilmember Garza asked if the owner of Maria's Tacos was still a member and Ms. Washington indicated she was not. Ms. Washington referenced pages 3 that show the boundaries (slides 5 & 6), and page 4 that highlight the Community Engagement & Plan Development timeline beginning with 2019 to current (slides 7 & 8). She stated she will send a better copy after the meeting.

Councilmember Brown asked Ms. Washington about the fellowship and where she worked. She confirmed she is employed by LEDC, and the municipality applies for the program and then the actual host Community is a combined application, the City of Lansing applies in collaboration with LEDC. Continuing she referenced slides 9 & 10 that highlight the following:

- Design – enhances physical characteristics of the corridor
- Economic Reconstruction – blight elimination, retention & expansion, and small bus development
- Promotions/Marketing – help create positive identify
- Organization – ensuring revitalization is accomplished through fundraising and volunteering

Ms. Washington finished by noting slide 11 the Funding Sources and slides 12 & 13 briefly and the Tax Increment Financing (TIF) and the projections at growth rate.

Councilmember Garza asked when it was North Grand River CIA did, they ask for a TIF and do the other CIAs have them, Ms. Washington indicated no to his first question and yes to the second. Mr. Watkins added the other CIAs have been capturing taxes that they can reuse, this one has not been able to. Councilmember Brown asked why, and Ms. Washington stated they don't have an approved development tax financing plan capacity and it take time.

Councilmember Garza inquired about the hearing date, Ms. Richmond noted it will be held 8/26, and Mr. Watkins questioned it thinking it would be 7/22. Mr. Venker noted 7/22 for Council to set the hearing and 8/26 the hearing date, and it was to meet the public notice requirements. Ms. Washington added they will be mailing and posting along the corridor and news articles.

Councilmember Garza asked about any talks on a CIA for Cedar/Pennsylvania area, Mr. Watkins indicated they have discussed and would need to establish a business district first, those interested could contact LEDC but they will be making proactive calls.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY, DEVELOPMENT & TAX INCREMENT FINANCE PLAN. MOTION CARRIED 2-0.

Other

No other topics of discussion.

Adjourned at 4:08p.m.

Submitted by Renee Richmond

Recording Secretary, Lansing City Council
Approved by the Committee on August 28, 2024