



MINUTES
Committee on Development and Planning
Wednesday, August 28 @ 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 - excused

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen–Lawrence, OCA
Andy Fedewa, EPD
Brent Wheeler, attending virtually
Alex Watkins, LEDC
Karl Dorshimer, LEDC
Dave VanHaaren, Triterra
Keith Wasilenski, NEOGEN
Rawley Van Fossen, Director EDP
Doug Fleming, Lansing Housing Commission

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM JULY 10, 2024. MOTION CARRIED 2-0.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM JULY 24, 2024. MOTION CARRIED 2-0.

Public Comment

Mr. Wasilenski thanked Council for the great work on August 26th.

DISCUSSION/ACTION

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

Councilmember Hussain reiterated the second public hearing is on 9/09 and will also go for approval the same night if no concerns and verified with Mr. Fedewa that it did go back to the Planning Commission, and he confirmed.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE ORDINANCE REPEALING & REPLACING THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY ON THE CONDITION OF NO ISSUES DURING THE PUBLIC HEARING ON AUGUST 26TH. MOTION CARRIED 2-0.

RESOLUTION – Lansing Gateway Corridor Improvement Authority, Development & Tax Increment Finance Plan

Councilmember Hussain briefly stated the hearing was on August 26th with no concerns.

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

RESOLUTION – Brownfield Plan #81 Amendment No. 1; NEOGEN Expansion, 720 E. Shiawassee Street and 703 E. Michigan Avenue

Councilmember Hussain briefly summarized and state at the public hearing on August 26th there was one opposed that dealt with teamsters and election and more national labor.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR THE BROWNFIELD PLAN #81 AMENDMENT NO. 1; NEOGEN EXPANSION, 720 E. SHIAWASSEE STREET AND 703 E. MICHIGAN AVENUE. MOTION CARRIED 2-0.

RESOLUTION – ACT-4-2024, Purchase of Property 2300 S. Washington Avenue

Mr. Fedewa explained the request is to purchase property at 2300 S. Washington Avenue in combination with 2500 S. Washington Avenue. He referenced the arial photo in his staff report, and stated it was actually owned by LBA (Lansing Building Authority). Councilmember Hussain asked about the purchase price. Mr. Fedewa indicated it is not in the report but believes it is \$300,000 in the resolution. Mr. Venker indicated when the city looked to put the new public safety complex, McLaren had a parking lot and general market was at that price.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR ACT-4-2024, PURCHASE OF PROPERTY 2300 S. WASHINGTON AVENUE. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Set a Public Hearing; Z-1-2024; 3724 Pleasant Grove Road, Rezoning “R-3” Suburban Residential to “MFR” Multi Family Residential District

Councilmember Hussain recapped this will be introduced on 9/09 with the public hearing on 9/30.

Mr. Fedewa explained rezoning from R3 which is single family residential to MFR a multi-family residential and is just under 1 acre. They take a critical look at the request and make sure proposed is compatibility to surrounding area, will be 10 units in row house form. It'll b across the street from single family but not adjacent to single family. Planning Commission approved, noting there were some comments on number of parking spaces which is 25, 20 spots are required for the number of units so have slightly more. Councilmember Hussain asked about master plan, Mr. Fedewa said the comprehensive plans calls for low density single family. Mentioned in his report, disconnect between proposed/actual historically, not sure why not reflected in comprehensive plan, however, it does meet other master plan objectives. Councilmember Hussain asked if he could confirm right now onsite is one single family, Mr. Fedewa confirmed

Councilmember Hussain asked Mr. Wheeler to tell the committee about himself, his company, and some projects he's done and intentions for this site.

Mr. Wheeler explained he lived in and is originally from Lansing for 35yr. He owns several short term & mid-term rentals, and some retail flips. He's owned the property since 2017 and looking at it, it made sense to turn into a Multi Family Rental. Councilmember Hussain asked what they are looking at price wise, with 2-3 bedrooms are they rentals, condos or mix. Mr. Wheeler indicated the original application was 2 bedrooms units when doing 14 units after looking realize 10 was better and moved to 3 bedrooms and parking spaces. Councilmember Brown asked what he has done in the past and what would he like to see. Mr. Wheeler responded they want to create a nice short term and midterm rentals, new development he will join with his brother who has experience with building multi-family units. Initial thought was to sell 5 as condo then rest as mid-term rentals but will depend on final numbers. Councilmember Brown asked about his website, Mr. Wheeler responded with www.capitalcityvacay.com. Councilmember Hussain confirmed with Mr. Wheeler that he would be present on the 9th, Mr. Wheeler confirmed.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR INTRODUCTION AND SET A PUBLIC HEARING; Z-1-2024; 3724 PLEASANT GROVE ROAD, REZONING "R-3" SUBURBAN RESIDENTIAL TO "MFR" MULTI FAMILY RESIDENTIAL DISTRICT. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Set a Public Hearing; Payment in Lieu of Taxes (PILOT); Riverview 220 Apartments, 220 E. Kalamazoo Street

Mr. VanFossen explained this is not a PILOT request for Oct 1st, so they have time. Both have already received a 10%. Referencing his notes in the staff reports they asked when the assessor does a financial analysis, they consider the estimated taxes as fully development without a pilot and run numbers with a requested pilot.

Mr. Fleming spoke on both projects, Riverview 220 and Grand Vista, both are downtown Lansing locations. Outlining Riverview 220 is a \$23 million budget they are also reinvesting sales proceeds, the number of units 56 units, 2-3 bedrooms as well as 2000 sq ft of commercial office space, and the use of green building materials as required.

Councilmember Hussain asked if LHC is moving their office as part of this, Mr. Fleming stated no but they are renovating. Mr. Fleming added there will be a roof top community space overlooking the Grand River. Councilmember Brown inquired about what is green space. Mr. Fleming said it is green certification, using green products, they won't be using gas primarily will use electric.

Mr. Fleming spoke briefly on taxes and that the market rate units and commercial are not eligible for pilot, and concluded the net benefit over 20yr analysis will be approximately \$468,000 additional taxes on the property.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR INTRODUCTION AND SET A PUBLIC HEARING; PAYMENT IN LIEU OF TAXES (PILOT); RIVERVIEW 220 APARTMENTS, 220 E. KALAMAZOO STREET. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Set a Public Hearing; Payment in Lieu of Taxes (PILOT); Grand Vista Place, 500 Block of S. Grand Avenue

Mr. Fleming said this is similar to Riverview, this is along Grand Avenue, entering off Cherry St. 4% deal secured with MSHDA reinvesting \$3 million, he outlined the units, with estimated additional tax if \$630,000 over 20 years. Finishing with referencing page 9 on the presentation of the bedroom sizes.

Councilmember Hussain asked if he was available on the 9th, Mr. Fleming confirmed.

Lastly, Mr. Fleming informed the committee because of cost/material changes they changed to a 5%.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION FOR INTRODUCTION AND SET A PUBLIC HEARING; PAYMENT IN LIEU OF TAXES (PILOT); GRAND VISTA PLACE, 500 BLOCK OF S. GRAND AVENUE. MOTION CARRIED 2-0.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:06p.m.

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on September 25, 2024