



MINUTES
Committee on Development and Planning
Wednesday, September 11 @ 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 – ~~unexcused~~
Council Member Garza, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen–Lawrence, OCA
Greg Venker, OCA
Andy Fedewa, EDP
Rawley VanFossen, Director EDP
Joan Nelson

MINUTES

Councilmember Hussain held them for the end of the meeting since Councilmember Garza was not at the last meeting.

Public Comment

Ms. Nelson voiced support and here to listen and observe for items C & D.

DISCUSSION/ACTION

RESOLUTION – Set a Public Hearing on Amending Chapter 1236, Design Standards for Parcel Dimensions

Mr. Fedewa briefed the Committee that this stems from a state act in 1967 and city ordinance that followed in 1968 that set parcel width to depth ratio. State law stated a parcel cannot be more than 4x longer than width. Lansing has 2.5 ratio so when trying to split it can create problems. Typically, people want less than 60ft wide and deeper than 2.5 x 1 ratio.

Councilmember Hussain asked are the people asking to build homeowner occupied or investors. Mr. Fedewa answered usually small-scale developers and they're local like Ingham County Landbank, Ray Garcia. He then referenced the packet and the 3pg handout with a map showing that 21 surrounding parcels matched what they were proposing which is normal.

Councilmember Garza asked if this will still allow for a yard for families. Mr. Fedewa responded yes some will have bigger yards, continued his staff consulted with a Professor at MSU as well as OCA to vet correctly. Mr. VanFossen spoke in support of Mr. Fedewa's comments on the ability to offer diversity and housing options across the City. Councilmember Hussain asked Mr. VanFossen if he was saying homes adjacent to lots that receive variances are smaller lots, and he stated correct.

Mr. VanFossen then asked regarding presentations if voted out of Committee would they prefer it on 9/23 or the date of the hearing. Councilmember Hussain noted 9/23 would be preferable.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON AMENDING CHAPTER 1236, DESIGN STANDARDS FOR PARCEL DIMENSIONS. MOTION CARRIED 2-0.

RESOLUTION – Set a Public Hearing on Amending Part 12, Title 6, Form Based Zoning Code, Second Amendment

Mr. Fedewa noted this is a second amendment to the zoning ordinance, they constantly review the ordinance and based on feedback from developers, residents and the code enforcement office. Indicating they are proposing to condense residential, industrial districts as well as institutional. Including language to control nuisance for dust, noise, vibration, odors etc. Mr. Fedewa added measures for car businesses by limiting storage inside so not having junk all over parking lots.

Councilmember Garza inquired about car lots that have too many vehicles and that it doesn't address the street parking correct. Mr. Fedewa said if it's industrial they must be rear yard, fenced in and screened, if on the street LPD would address those.

Mr. Fedewa continued with proposals for self-storage, people thinking if they have 50% something else like retail sales can still have self-storage. They want stronger controls, that if approved no storage in the front of the building or storage pods. Got a request from Spartan Housing Cooperative addressing expansion in the City, they are limited so wrote regulations for co-ops only in multi-family districts as well as cottage courts. For code enforcement, wrote regulations for illegal camping on industrial property, tightening language on using gravel, paper, or garden bricks as parking surfaces. Mr. Fedewa addressed land shown as industrial and subsequently zoned industrial. They wrote specific language for any lawfully constructed residential building from 1-6 units would have conforming status.

Ms. Nelson noted a conversation at a meeting where people familiar with Riverdale wondered if limited to multi family would it be restrictive and a request of a consideration of council being inclusive where those could locate both co-ops and cottage courts.

Mr. Fedewa offered to meet one on one for deep dive with those who wanted.

Councilmember Hussain noted a lot of information to look at and would like Councilmember Brown to review as well so committee has sound understanding. Councilmember Garza asked for bullet point of high-level overview of what Mr. Fedewa explained. Mr. Fedewa referenced pages 19-34 of the packet that covers what he mentioned.

Councilmember Hussain indicated they would like to keep for next meeting on 9/25 and have Mr. Fedewa back.

RESOLUTION – Set a Public Hearing on Amending Part 12, Title 6, Chapter 1250 to include 1250.04.08, Accessory Dwelling Units

Mr. Fedewa stated ADU's (Accessory Dwelling Units) are the #1 request to the planning & zoning office, of the 31 comments received on zoning ordinance, 17 have been for ADUs. Councilmember Hussain if those are organic input and not soliciting information. Mr. Fedewa responded correct and that ranges across the city, ADUs are detailed as a strategy in the comprehensive plan but weren't codified. After researching there are approximately 20 other communities in Michigan that allow ADUs and across the country. Outlining they are proposing they be allowed in all residential districts rather than limiting to certain areas. They have regulations related to minimum lot size, proposing those that want ADU they have at least 1.5x the minimum lot size of that district. Referencing the presentation in the packet of what fits the requirements but doesn't account for corner lots, lots with a large house, lot with large garage, or already over the maximum lot coverage. Noting regulations for maximum height, minimum & maximum ground floor area, minimum setback of 10', and maximum coverage of rear yard area.

Councilmember Garza asked can the property allow multiple ADUs on it. Mr. Fedewa answered no, they are limiting 1 ADU per single family lot. Councilmember Garza then asked if this increases property taxes. Mr. VanFossen speculated that it could, but the assessor would determine that. Mr. Venker responded that once complete the assessor would have to go out and reassess, it would increase value like adding a bathroom, would only affect neighborhood properties if everyone does in same district.

Councilmember Hussain asked if this was modeled after somewhere else, and Mr. Fedewa answered no. Councilmember Hussain said he spoke to other cities, and they do allow but restrict the number per year, might have to have an SLU approval, so nothing proposed like that. Mr. Fedewa answered correct, also they weren't proposing owner occupied requirement so theoretically both could be rentals, also not doing a short-term rental ban so they could be an Airbnb. Councilmember Garza said regarding short-term rentals have they taken this idea out to neighborhood groups, he's heard complaints of Airbnb's with parties, he would like general input from neighborhoods. Mr. Fedewa answered they have not but will take the time to do that, by attending meetings and explore getting information out.

Councilmember Garza suggested to digest more and get input from neighborhoods and keep for the next meeting on 9/25.

DISCUSSION – Budget Priorities Fiscal Year 2025/2026

Councilmember Garza had nothing additional. Councilmember Hussain said they have inquired to LEDC on to keep or take off and mentioned aspects of item 4, had asked previous Internal Auditor for somethings, maybe get the new Internal Auditor to look at.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:09pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved as Amended by the Committee on September 25, 2024