



MINUTES
Committee on Development and Planning
Wednesday, September 25 @ 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
Andy Fedewa, ED&P
Rawley VanFossen, Director ED&P
Susan Stachowiak, ED&P
Kris Klein, LEDC
Chelsea Dowler, LEDC
Alan Fox, Ingham County Treasurer
Joan Nelson
Chris Keck
Jason Lachowski

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM AUGUST 28, 2024. MOTION CARRIED 3-0.

Councilmember Brown asked to be excused in the minutes of September 11th, Councilmember Hussain asked if he notified office staff. Councilmember Brown stated he texted Councilmember Garza during the meeting. Councilmember Garza explained that he received the text, but it was at the end of the meeting, and they were adjourned. Councilmember Hussain noted that all excused absences must go directly to Office Staff prior to the meeting.

MOTION BY COUNCIL MEMBER GARZA TO AMEND THE MINUTES TO EXCUSE COUNCIL MEMBER BROWN ON SEPTEMBER 11, 2024. MOTION CARRIED 3-0.

Public Comment

Mr. Keck from Local 333 spoke against the PILOTS.

DISCUSSION/ACTION

ORDINANCE – Payment in Lieu of Taxes (PILOT); Riverview 220 Apartments, 220 E. Kalamazoo Street

Councilmember Hussain recapped for the Committee that Lansing Housing Commission is applying for a 5% PILOT service charges over 40 years and did receive 10% from the administration last year. However, construction costs have increased so the request for this. Noting it would be a 4-story building with 63 units, 56 would be low income.

Councilmember Garza noted he is ok with moving this out of Committee for Council, Councilmember Brown concurred.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE ORDINANCE FOR PAYMENT IN LIEU OF TAXES (PILOT); RIVERVIEW 220 APARTMENTS, 220 E. KALAMAZOO STREET. MOTION CARRIED 3-0.

ORDINANCE – Payment in Lieu of Taxes (PILOT); Grand Vista Place, 500 Block of S. Grand Avenue

Councilmember Hussain noted this is also a 4-story building with 55 affordable subsidized units. Adding it was asked about general contractor and Mr. Fleming stated at the last meeting that one was not established yet.

Councilmember Garza asked if the city has the capacity to monitor by code and safety office. Mr. VanFossen answered yes. Councilmember Hussain asked if EDP has the capacity long term these remain clean, healthy, and affordable housing. Adding, as they add rental units do they have the capacity in compliance and if not what about budget implications. Additionally, asking if EDP was working on a policy in the administration. Mr. VanFossen noted they have an application process and supply the staff report. Councilmember Hussain noted a comment at the public hearing on the difference of multifamily and single family on what the city gets and what it costs.

Mr. VanFossen explaining first, during the application process they receive, require and include hard and soft costs for the project. Secondly, on budget priorities always open to discussion to further support the compliance department.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE ORDINANCE FOR PAYMENT IN LIEU OF TAXES (PILOT); GRAND VISTA PLACE, 500 BLOCK OF S. GRAND AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District, 1102 S. Washington Avenue, Reo Ventures, LLC

Ms. Dowler went through the presentation, mentioning this is in REO Town and the former Standard Oil building and went on to described that an OPRA provides property tax exemptions for rehabilitated commercial properties, has a two-step process, first establish the District, then get the Certificate. Councilmember Hussain asked if there was a district already, and Mr. Klein stated partially through the process but didn't go further. Ms. Dowler continued it got approval through the assessor, project investment will be \$527,000 with a proposed start date of January 1, 2025, and completion December 31, 2025. Food/Restaurant concept with a vibrant outdoor space similar to Little Fleet in Traverse City. She finished that there have not been any business operations since 2004 due to development challenges, determined obsolete by the assessor there are no bathrooms, no heat or plumbing, and other environmental contamination onsite. So the

\$527,000 will include all the cost to address and improve the conditions. Concluding with the number of years and tax abatement and tax obligation estimates.

Councilmember Hussain stated similar to the 2022 Food Trucks, Mr. Klein responded yes, this time they an identified user. Ms. Dowler added Good Truckin Diner is looking to expand. Councilmember Garza asked what the city is doing to make sure they won't be dumping grease into storm drains, and where is the dirty water and grease is going. Mr. VanFossen indicated both Fire Marshall and Building Safety Offices have been working on how food trucks operate and grease disposal. Ms. Stachowiak indicated in the ordinance it states that gray water and grease has to be disposed of properly but not sure how it's monitored, and Councilmember Garza added concern if no grease trap could cost the city lots of money. Mr. Venker responded there is a proposed amendment coming to the sewer ordinance references grease traps, that will include fees related to inspections. Ms. Dowler indicated they will inquire as well. Mr. Klein noted the food establishments already there have facilities onsite for receptacles to collect.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON OBSOLETE PROPERTY REHABILITATION ACT (OPRA) DISTRICT, 1102 S. WASHINGTON AVENUE, REO VENTURES, LLC. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate, 1102 S. Washington Avenue, Reo Ventures, LLC

Councilmember Hussain noted this has been addressed with the District portion.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON OBSOLETE PROPERTY REHABILITATION ACT (OPRA) CERTIFICATE, 1102 S. WASHINGTON AVENUE, REO VENTURES, LLC. MOTION CARRIED 3-0.

DISCUSSION – Budget Priorities Fiscal Year 2025/2026

The Committee reviewed the document that listed what was adopted last year. The Committee consensus was to keep all items for this fiscal year.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE BUDGET PRIORITIES FOR FISCAL YEAR 2025/2026 FOR THE COMMITTEE ON DEVELOPMENT & PLANNING. MOTION CARRIED 3-0.

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

Councilmember Hussain asked Mr. Fedewa if he had anything to add from the last meeting, he did not. All Committee members stated they were comfortable with everything to move forward. Councilmember Hussain noted this is to set a public hearing for 10/28/2024.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING; AMENDING PART 12, TITLE 6, FORM BASED ZONING CODE, SECOND AMENDMENT.

Ms. Nelson spoke in support of Mr. Fox and Mr. Lachowski's help.

Mr. Lachowski spoke in support of the ADU's.

MOTION CARRIED 3-0.

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

Councilmember Hussain asked if there was any comment on this item, and the public hearing would be 10/28/2024. Mr. Fox thanked staff and Council in their efforts into this.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING; AMENDING PART 12, TITLE 6, CHAPTER 1250 TO INCLUDE 1250.04.08, ACCESSORY DWELLING UNITS. MOTION CARRIED 3-0.

Other

No other topics

Adjourn

Adjourned at 4:07pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on October 9, 2024