



MINUTES
Committee on Development and Planning
Wednesday, October 9 @ 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
Andy Fedewa, ED&P
Brent Wheeler, attending virtual
Mr. Ketema Beshah
Ms. Asnakech Mengistu
Karen Dietrich, Keller-Williams Realty

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM SEPTEMBER 25, 2024. MOTION CARRIED 3-0.

Public Comment

DISCUSSION/ACTION

ORDINANCE – Z-1-2024; 3724 Pleasant Grove Road, Rezoning from “R-3” Suburban Residential to “MFR” Multi Family Residential District

Councilmember Hussain recapped that the purpose of the rezoning is to facilitate the building up two five-unit row homes, each would be three-bedroom units, with 25 parking spots, and there is an existing single-family home that will be demolished.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE ORDINANCE – Z-1-2024; 3724 PLEASANT GROVE ROAD, REZONING FROM “R-3” SUBURBAN RESIDENTIAL TO “MFR” MULTI FAMILY RESIDENTIAL DISTRICT. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing on SLU-1-2024; State-Licensed Adult Foster Care Small Group Home at 1950 N. Waverly Road

Mr. Fedewa stated the property is currently an Adult Facility Care (AFC) with 6 residents. The applicant is proposing to build an addition for a total of 12 with an additional 770 sq ft to include 3 bedrooms, a bathroom and a living room. Adding he spoke to the zoning administrator, and she couldn't recall anything like this for up to 12 residents or proposing a house addition. Referencing the staff report the property borders delta township. The State of Michigan and City law state no more than two of these can be within 1500 feet and didn't not see anything else. At the Planning Commission meeting 2 neighbors spoke on concerns centered on lack of communication with applicants. It was tabled for more information, LARA has some public records available, there was a violation investigation on reports of residents being locked out of the facility, LARA conducted an unannounced visit spoke to residents and the applicants nothing was found to substantiate the claim and was cleared. Continuing that LPD was asked about responding calls and they responded with 23 calls since January 2023. Ultimately, the Planning Commission recommended denial 5-1.

Councilmember Brwon asked who the license administrator is. Mr. Beshah answered him and his wife. Councilmember Brown then asked what type of license the facility has. Mr. Beshah answered an AFC license with capacity of 6. Councilmember Brown requested what the specialty license is for what type of delivery. Mr. Beshah responded aged, developmentally disabled and mental illness. Councilmember Brown then asked what the name of the Licensed facility is, Mr. Beshah answered AZMED AFC. Councilmember Brown inquired how many current residents do they have. Mr. Beshah answered currently 5 with capacity of 6. Councilmember Brown then asked why they are now asking for 12 total. Mr. Beshah indicated they have space on property to make L shape. Councilmember Brown expressed concern over a small 700 sq ft area for an additional 6 people. Mr. Beshah explained that LARA wouldn't allow them to do it if it didn't meet requirements. Councilmember Brown asked if this was minimum requirements, and Ms. Dietrich confirmed and added the home is handicap accessible. Councilmember Brown asked who is managing the residents and Ms. Mengistu confirmed both her and Mr. Beshah.

Councilmember Hussain reiterated the concern with the Planning Commission, with LARA requirements they would need to add staff. Ms. Mengistu answered they are hiring. Councilmember Brwon again expressed concern with increasing to 12 residents with only 2 staff currently.

Councilmember Hussain asked the applicants for the plan and application anything to the add. Mr. Beshah answered if they get the permit to build the addition then they go back to LARA for approval. Councilmember Garza asked two questions, what is the current sq ft and why didn't they ask prior approval and submit plans to LARA before coming to the City. Mr. Beshah responded 1630 sq ft and they have to get permit before going to LARA. Councilmember Hussain inquired about site plan approval then general construction permit to LARA, Mr. Fedewa answered there is no site plan because it is a single-family home, but need building permit, and doesn't know the process for LARA.

Councilmember Hussain stated concerns on the calls for service to LPD. Ms. Mengistu indicated they had a young homeless resident with mental issues, they accepted her, and she was calling 911 from cell phone. Councilmember Hussain also stated issues from the Planning Commission is lack of outreach, is there any work to engage the neighbors. Ms. Mengistu referenced the locked-out resident and stated LARA came out, investigated and found nothing, and closed case. Councilmember Hussain finished that it's critical they communicate with neighbors since they deal with a vulnerable population.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON SLU-1-2024; STATE-LICENSED ADULT FOSTER CARE SMALL GROUP HOME AT 1950 N. WAVERLY ROAD. MOTIOIN CARRIED 2-1.

Council Member Hussain stated the committee would like to have the applicants and department there on the 14th.

Other

No other topics of discussion.

Adjourn

Adjourned at 3:55p.m.

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on October 23, 2024