



MINUTES
Committee on Development & Planning
Wednesday, October 23, 2024 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:00pm

PRESENT

Council Member Hussain, Chair
Council Member Brown, Vice-Chair - unexcused
Council Member Garza, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Joseph Abood, OCA
Timothy Klont
Chelsea Dowler, LEDC
Susan Stachowiak, ED&P

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM OCTOBER 9, 2024, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment.

Discussion/Action

RESOLUTION – Reappointment; Tiffany Dowling as a business representative of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028
Councilmember Hussain noted Ms. Dowling could not attend the meeting due to a conflict and could attend the next meeting on November 13, 2024.

MOTION BY COUNCIL MEMBER GARZA TO TABLE THE RESOLUTION FOR THE REAPPOINTMENT OF TIFFANY DOWLING AS A BUSINESS REPRESENTATIVE OF THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS FOR A TERM TO EXPIRE JUNE 30, 2028. MOTION CARRIED 2-0.

RESOLUTION – Appointment; Timothy Klont as an At-Large member of the Planning Commission for a term to expire June 30, 2028

Mr. Klont stated his entire career in Community Development neighborhood revitalization and affordable housing, worked at both the state and local levels, currently he works at MSHDA. He's interested in the Planning Commission and looking for opportunities to contribute to the community. Councilmember Hussain asked what year he moved to Lansing, he responded he moved back just last year and was a Lansing native for 25 years prior.

Councilmember Garza asked once appointed is he willing to attend the monthly ward meetings and present from planning commission, he answered absolutely. Councilmember Hussain asked how he learn of the vacancy. Mr. Klont stated he served on other city boards throughout his career and moving back was looking to get involved again.

Councilmember Hussain noted there is a lot from this commission, asking what Mr. Klont's opinion on Form Based Code is. Mr. Klont answered generally he is a fan. Councilmember Hussain then asked when the Commission gets requests for rezones for SLU's, what should they be looking at.

Mr. Klont stated a number of things, and the order is going to be different from case to case. Councilmember Hussain also asked if he could stand up to staff if they want things pushed through. Mr. Klont answered yes, working in affordable housing is uphill battle, with elected and appointed officials. It is part of his job is to challenge others and has no issue to do a respectful challenge. Councilmember Hussain noted conversations are had in terms of concentration of poverty, what are his views and how do they encourage others to start talking. Mr. Klont state he is all for housing opportunity for everyone in communities of their choice, everyone is in a severe housing supply shortage in the city, statewide, and country. Continuing, he is a fierce housing advocate but doesn't support concentration of poverty, however, takes opportunity to dispel who lives in affordable housing because that can be from emergency overnight shelter up to workforce housing, that communities bear some responsibility in their areas. Councilmember Garza asked if he is in favor of ADU's, Mr. Klont answered absolute. Adding that he is the current Deputy Director of MSHDA and would recuse himself from anything brought forward for projects that had or pursued financing. Ms. Stachowiak noted it would be rare.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF TIMOTHY KLONT AS AN AT-LARGE MEMBER OF THE PLANNING COMMISSION FOR A TERM TO EXPIRE JUNE 30, 2028. MOTION CARRIED 2-0.

RESOLUTION – Obsolete Property Rehabilitation Act (OPRA) District; 1102 S. Washington Avenue, Reo Ventures, LLC

Councilmember Hussain referenced items D & E go together respectively, and noted the public hearing for both were on 10/14 nothing for or against was mentioned. Then asked if LEDC had anything to add. Ms. Dowler said no.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION OF THE OBSOLETE PROPERTY REHABILITATION ACT (OPRA) DISTRICT; 1102 S. WASHINGTON AVENUE, REO VENTURES, LLC. MOTION CARRIED 2-0.

RESOLUTION – Obsolete Property Rehabilitation Act (OPRA) Certificate; 1102 S. Washington Avenue, Reo Ventures, LLC

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION OF THE OBSOLETE PROPERTY REHABILITATION ACT (OPRA) CERTIFICATE; 1102 S. WASHINGTON AVENUE, REO VENTURES, LLC. MOTION CARRIED 2-0.

Ms. Richmond asked for clarification on the date for completion for the resolution. Ms. Dowler checked and noted December 31, 2025.

ORDINANCE – Amend Chapter 1236, Design Standards for Parcel Dimensions

Councilmember Hussain noted the public hearing and nothing for or against was expressed, Ms. Stachowiak had nothing to add.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE TO AMEND CHAPTER 1236, DESIGN STANDARDS FOR PARCEL DIMENSIONS. MOTION CARRIED 2-0.

Other

Mr. Abood introduced a new Deputy City Attorney, Mr. Joel Gerring to the committee.

Adjourn

Adjourned at 3:47pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on November 13, 2024