



MINUTES
Committee on Development & Planning
Wednesday, December 11, 2024 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:32pm

PRESENT

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

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Charles Randal, Internal Auditor
Lisa Hagen-Lawrence, OCA
Andy Fedewa, ED&P
Susan Stachowiak, ED&P
Rawley VanFossen, Director ED&P
Alan Fox, Ingham County Treasurer
Brett Kaschinske, Director of Parks & Recreation
Joan Nelson
Josh Lachowski, AARP
Eric Schertzing

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM NOVEMBER 13, 2024, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

Mr. Lachowski, spoke on support of the ADUs with the current changes as written, stating recommends if owner resides in principal residence.

Ms. Nelson spoke in support of the ADUs, noting recent weeks meetings with Councilmembers and there is reasonable concern with boarding/rooming houses, she has not heard of other experiences in other cities like Grand Rapids or Traverse City. Adding the changes in neighborhoods aren't jarring, only incremental

Mr. Schertzing spoke on support of the ADUs and inclusive zoning, believes it is good for the city and the challenge will be helping people find the appropriate fit.

Discussion/Action

RESOLUTION – Objecting to the transfer of all unsold tax reverted properties from the Ingham County Treasurer to the City of Lansing

Mr. Fox explained this happens once a year, for 2024 county wide 45 properties were foreclosed. Of those 35 were in City of Lansing. There is a process to permit people that have an interest in claiming proceeds to file intent by July 1st, if nobody does then it is made available for the City if they want it or auction. What is left after two rounds of auction are one structure that the Land Bank and Treasurer's Office looked at and determined should

be demolished, and five other vacant plots that they have a commitment from the State for funds to demolish one. The next step is the City gets these properties unless they're rejected.

Mr. VanFossen stated ED&P received the list and reviewed it with no desire for the six properties.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION OBJECTING TO THE TRANSFER OF ALL UNSOLD TAX REVERTED PROPERTIES FROM THE INGHAM COUNTY TREASURER TO THE CITY OF LANSING. MOTION CARRIED 2-0.

RESOLUTION – ACT-5-2022; Purchase of Property, 927 S. Grand Avenue, addition to Riverpoint Park

Mr. Fedewa confirmed this is to take the parcel from a demolished house that was deep in the flood plain, LFD was also supportive as it would increase access to the trail and river.

Councilmember Hussain asked in terms of the staff report, the section that is red if it was a road. Mr. Kaschinske said the address is S. Grand which is north of the road at a dead end with one residence, it is less maintenance for Public Service Dept. Councilmember Hussain then asked in the resolution the last WHEREAS doesn't recognize the Parks Board why. Ms. Hagen-Lawrence noted that both Parks and Planning Boards are noted in other WHEREAS'.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION WITH THE AMENDMENT IN THE LAST WHEREAS TO INCLUDE THE PARKS BOARD FOR ACT-5-2022; PURCHASE OF PROPERTY, 927 S. GRAND AVENUE, ADDITION TO RIVERPOINT PARK. MOTION CARRIED 2-0.

ORDINANCE – Amending Part 12, Title 6, Chapter 1250 to include 1250.04.08, Accessory Dwelling Units

MOTION BY COUNCIL MEMBER BROWN TO UNTABLE THE ORDINANCE AMENDING PART 12, TITLE 6, CHAPTER 1250 TO INCLUDE 1250.04.08, ACCESSORY DWELLING UNITS. CARRIED 2-0

Councilmember Hussain noted he believes this is intended for individuals to age in place to have a family member or caretaker to live and take care of them, indicating he is good with the changes in draft 2 to send back to the Planning Commission and asked if another public hearing will be needed in the future, and Ms. Stachowiak also asked if one will be needed for the Planning Commission. Ms. Hagen-Lawrence confirmed the change is substantial enough that yes on both.

Councilmember Hussain passed the gavel to Councilmember Brown, he accepted.

MOTION BY COUNCIL MEMBER HUSSAIN TO ADOPT WITH THE AMENDMENT AS OUTLINED ON PAGE TWO OF DRAFT 2 OF THE ORDINANCE AMENDING PART 12, TITLE 6, CHAPTER 1250 TO INCLUDE 1250.04.08, ACCESSORY DWELLING UNITS.

Councilmember Brown spoke that he still had a lot of questions on the next item for the Form Based Code (FBC, should the language be uniform in both Ordinances referencing the cottage house or boarding/rooming houses. Councilmember Hussain stated the ADUs can only be part of a single family and reiterated the idea is for aging in place and for family members or caregivers. Councilmember Brown asked ED&P what the difference is, and Ms. Stachowiak stated that if a dwelling is owner occupied it does not have to be registered. Mr. VanFossen added that cottage court was renovated and then either sold or rented out, ADUs and cottage court are two separate things as ADUs are only able to fit on the single-family property.

MOTION CARRIED 2-0.

Ms. Stachowiak asked if this goes to council first or back to Planning Board, Ms. Hagen-Lawrence answered because this is at committee and approved with amendments it goes back to the Planning Commission and explained that new public hearings will be needed and possibly a new referral.

(4 - Last item) ORDINANCE – Amending Part 12, Title 6, Form Based Zoning Code, Second Amendment

MOTION BY COUNCIL MEMBER BROWN TO UNTABLE THE ORDINANCE – AMENDING PART 12, TITLE 6, FORM BASED ZONING CODE, SECOND AMENDMENT. MOTION CARRIED 2-0

Councilmember Brown noted he had the opportunity to meet with EDP staff for about an hour today but only got through about 10% of the changes which opened additional and would like to get back with constituents and business owners. He continued noting specific pages as:

- Page 6 mentions boarding houses, and the definition is lodging for extended periods of time, he asked what that means.
- Page 26 again mentions rooming houses and asked if that is a boarding house
- Page 14 talks about stoops and MUST BE vs. MAY/SHALL BE covered, noting this is a personal preference by the department
- Page 8 speaks to campgrounds and tents saying it become subject to state regulations and how does that affect the homeless and encampments and would like to speak to HRCS more

MOTION BY COUNCIL MEMBER BROWN TO TABLE THE ORDINANCE AMENDING PART 12, TITLE 6, FORM BASED ZONING CODE, SECOND AMENDMENT. MOTION CARRIED 2-0

Mr. VanFossen encouraged additional meetings and figuring those out, adding he and Mr. Fedewa met with multiple Councilmembers some had questions, and some were good, continuing their department would like to see this go forward and it would assist people like the Landbank. Councilmember Hussain noted he understood but the bigger picture is there is so much information it needs to be looked at carefully with still more concerns with it.

MOTION CARRIED 2-0.

Other

Councilmember Hussain explained that next year the Committee may have different members and will go forward once that is established.

Councilmember Brown read into the record the following email:

Brown, Jeffrey

From: Sent: Van Fossen, Rawley
To: Thursday, December 5, 2024 8:37 AM Brown, Jeffrey; Schor, Andy
Cc: Fedewa, Andrew; Stachowiak, Susan; Montry, Nicholas Re: Follow Up Meeting Request - Form Based
Subject: Code

Sounds good, Councilman. If you have constituent concerns regarding this matter it may help to send that to us ahead of time to best prepare for you. Otherwise we will see you next week!

Thanks!

Rawley

Rawley Van Fossen, Director

Department of Economic Development and Planning City of Lansing

From: Brown, Jeffrey <Jeffrey.Brown@lansingmi.gov>
Sent: Wednesday, December 4, 2024 4:33 PM
To: Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>; Schor, Andy <Schor.Andy@lansingmi.gov>
Cc: Fedewa, Andrew <Andrew.Fedewa@lansingmi.gov>; Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>; Montry, Nicholas <Nicholas.Montry@lansingmi.gov>
Subject: Re: Follow Up Meeting Request - Form Based Code

Thank you. As indicated I have read the entire amendment prior to convening initial our meeting. As we spoke I had several questions and asked for an explanation of all changes and justifications as a result of the additional questions that arose. I felt more time would be needed but I am greatly appreciative of what you feel is enough.

Thank you for encouraging me to reread the proposed changes however my reading is not in question it is your department's explanation that again I have requested because all changes have not been explained to me.

I take my role as the elected representative for all of Lansing's constituency and several concerns have been brought to my attention and others.

Your Truly,

DJB

From: Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>

Sent: Wednesday, December 4, 2024 4:26:02 PM

To: Brown, Jeffrey <Jeffrey.Brown@lansingmi.gov>

Cc: Fedewa, Andrew <Andrew.Fedewa@lansingmi.gov>; Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>; Montry, Nicholas <Nicholas.Montry@lansingmi.gov>

Subject: Re: Follow Up Meeting Request - Form Based Code

Yes, we believe that should be enough time. We encourage you to review the condensed version of the changes prior too.

I'll send a calendar invite out.

Rawley Van Fossen, *Director*

Department of Economic Development and Planning City of Lansing

From: Brown, Jeffrey <Jeffrey.Brown@lansingmi.gov>

Sent: Wednesday, December 4, 2024 4:23 PM

To: Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>

Cc: Fedewa, Andrew <Andrew.Fedewa@lansingmi.gov>; Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>; Montry, Nicholas <Nicholas.Montry@lansingmi.gov>

Subject: Re: Follow Up Meeting Request - Form Based Code

I can do 1Pon Dec. 11.

I have noted you state you have only one hour. So this would then be scheduled from 1-2P is that correct?

THANK YOU DJB

From: Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>

Sent: Tuesday, December 3, 2024 3:01 PM

To: Brown, Jeffrey <Jeffrey.Brown@lansingmi.gov>

Cc: Fedewa, Andrew <Andrew.Fedewa@lansingmi.gov>; Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>; Montry, Nicholas <Nicholas.Montry@lansingmi.gov>

Subject: Follow Up Meeting Request - Form Based Code

Councilman Brown,

I hope you enjoyed your Thanksgiving. As a follow up from our last meeting, below are sometimes we are free to meet to review each FBC edit in our second amendment.

- Friday, December 6th: 4:00pm - 5:00pm
- Monday, December 9th: 2:00pm - 5:00pm
- Tuesday, December 10th: 10:30am - 1:00pm
- Wednesday, December 11th: 8:00am - 3:00pm

Let us know if you have any times during the above to meet for an hour. Thank you,

Rawley

Rawley Van Fossen,
Director

Department of Economic Development and Planning

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Adjourn

Adjourned at 4:26pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

DRAFT