



COMPREHENSIVE PLAN UPDATE

Housing Steering Committee

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City of East Lansing
DEPARTMENT OF
PLANNING
BUILDING &
DEVELOPMENT
410 Abbot Road
East Lansing, MI 48823

(517) 319-6930
www.cityofeastlansing.com

MEETING SYNOPSIS

March 13, 2014 – 7:00 p.m.
Hannah Center, Room 235
819 Abbot Road

Present: Altmann, Asbury, Boyle, Hagan, Jones-Fisk, Leffler, Nagel, Nowlin, Stokstad, Terrien, Van Fossen, and Wooden

Staff Members: Irwin, Schlusler, D. Schmitt

Others: Mark Fisk and Konrad Hittner

1) OPENING

- A) Roll Call
- B) Approval of Agenda

2) MSU STUDENT RESIDENT DEMOGRAPHIC DATA PRESENTATION

Tim Schmitt presented the results of the demographic data mapping for students living in East Lansing.

3) STEERING COMMITTEE MAP EXERCISE

Redevelop or improve dilapidated areas of neighborhoods

Where possible, change single-family rental properties back to owner-occupied homes. Where a property is unlikely to be reverted back to an owner-occupied home because of its condition, programs should be created to encourage their redevelopment or to improve their aesthetics and function within the neighborhood.

Utilize government programs such as HUD and Hometown Housing Partners to purchase vacant or abandoned properties to rehab for owner-occupied housing.

Which neighborhood areas should become a priority for the facilitation of programs to improve or reshape their character? What type of redevelopment is compatible

with existing and surrounding neighborhoods? The single-family residential neighborhoods have developed over time into many variations of owner-to renter occupied homes through years of changing regulations and not necessarily market outcome.

The City has some diverse neighborhoods where owner-occupied and renter-occupied properties exist in harmony. How can this be reproduced through the redevelopment of dilapidated sites to introduce more owner-occupied units or rental units that could be marketed to a broader demographic?

If the City provides regulations to allow mixed-use redevelopment on the edge of the residential neighborhoods, are there ways to improve the possibility of getting quality neighborhood service type businesses rather than the typical fast food chain stores?

Promote the elimination of curb cuts as areas of the City redevelop to improve walkability. Parking should be located at the rear of the property or off the alley where possible.

The city lacks affordable apartment living for both students and nonstudents. How do we bridge the gap for those that do not meet the requirements for income qualified housing but don't make enough to rent in the current rental market within walking distance of the downtown and campus?

Some people prefer to live in areas of higher density for the amenities that come along with it (proximity to downtown, apartments rather than homes, etc.) What kind of density should these areas have? What type of architectural standards could be placed on these developments that would assure quality aesthetics but not interfere with freedom to design interesting buildings.

The downtown area should be expanded in width but not length. Avoid adding to the current linear feeling of the core downtown which would detract from the concentration of activity in the downtown.

Develop new zoning districts which provide for better transitions between the different densities and intensities of use.

4) ADJOURNMENT