



**Regular Meeting
LANSING PLANNING BOARD
April 5, 2016
6:30 p.m., Conference Room
Neighborhood Empowerment Center
600 W. Maple Street**

MINUTES

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:30 p.m.

- a. Present: Josh Hovey, Beth Graham, Lynne Martinez, Tony Cox & Marta Cerna,
- b. Absent: John Ruge & Alisande Henry
- c. Staff: Bill Rieske, Susan Stachowiak, Angie Bennett, & Brett Kaschinske

Ms. Graham made a motion, seconded by Ms. Cerna to grant excused absences for Mr. Ruge and Ms. Henry. On a voice vote (5-0), the motion carried unanimously.

2. APPROVAL OF AGENDA – Mr. Hovey approved the agenda by unanimous consent.

3. COMMUNICATIONS – None

4. HEARINGS

A. Z-2-2016, Rezoning, Vacant Property West of 3000 Dunkel Road

Ms. Stachowiak stated that this is a request by Markham Properties II to rezone the vacant parcel of land located immediately west of the property at 3000 Dunkel Road from “CUP” Community Unit Plan to “F” Commercial District. The purpose of the rezoning is to permit commercial development of the site including a Taco Bell Restaurant with a drive-through. Ms. Stachowiak said that the “CUP” district is obsolete any therefore, any new construction on a parcel zoned "CUP" must be rezoned to a zoning designation that is included in the current Zoning Ordinance.

Ms. Stachowiak said that given the location of the subject property, it is highly unlikely that it would ever be used for that purpose. Therefore, the “F” Commercial district seems to be the most appropriate zoning classification for the subject property. She said that staff is recommending approval of the rezoning request on a finding that proposed rezoning will be consistent with the existing land use patterns in the area and with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

Mr. Hovey opened the public hearing.

Michael Mitchell, 11445 Heidi Jane Lane, Markham Enterprises, Inc., spoke in support of his request. He stated that this rezoning makes sense from a land use standpoint. He also said that this is the first offer to utilize this property in 18 years so they are excited as the prospect of its development.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

B. Z-3-2016, Lake Trust Development – South 132 feet of block bounded by W. Lenawee Street to the north, W. Hillsdale Street to the south, S. Capitol Avenue to the west and S. Washington Square to the east

Ms. Stachowiak said that this is a request by Studio Intrigue Architects, LLC on behalf of Lake Trust Credit Union to rezone the south 132 feet of the property block bounded by W. Lenawee Street to the north, W. Hillsdale Street to the south, S. Capitol Avenue to the west and S. Washington Square to the east from “D-1” Professional Office and “F” & “F-1” Commercial Districts to “G-1” Business District. The purpose of the rezoning is to permit a mixed use (office/commercial/residential) development of the property.

Ms. Stachowiak said that the property, in its current state, is extremely underutilized and detracts rather than contributes to the vibrancy of the surrounding area. She said that, as evidenced by the aerial photo included in the packet, it is primarily just a surface parking lot. Ms. Stachowiak said that while there is no specific proposal for redevelopment of the site at this time, the purpose of the rezoning is to have the proper zoning in place to accommodate future development of the site in accordance with the Design Lansing Master Plan which designates the subject property for a mix of commercial, office and residential uses. The proposed “G-1” district is the most appropriate zoning designation to facilitate such development since it permits a mix of uses including residential use to the highest density permitted under the Zoning Ordinance (up to 87 dwelling units per acre). Ms. Stachowiak said that the “G-1” district is the predominant zoning classification for properties in the downtown since it not only allows for mixed use development but has no building height, setback or on-site parking requirements.

Ms. Stachowiak said that staff is recommending approval of the rezoning on a finding that the proposed rezoning will be consistent with the existing land use patterns in the area and with the future land use pattern being advanced in the City Comprehensive Plans. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

Mr. Hovey opened the public hearing.

Chris Weir, Studio Intrigue Architects, 1114 S. Washington Avenue, spoke in support of his request. He said that the site is underutilized in its current state and redevelopment of the site that would bring more residents and businesses to the area would be very positive.

Ms. Martinez said that she likes the site plan concept, particularly since the parking would be located behind the building(s).

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

C. Z-4-2016, Rezoning, 600 Blocks of S. Capitol & S. Washington

Ms. Stachowiak said that this is a request by Studio Intrigue Architects to rezone the block bounded by W. Hillsdale Street to the north, W. St. Joseph Street to the south, S. Capitol Avenue to the west and S. Washington Avenue to the east, with the exception of 605 S. Capitol Avenue, 105 W. Hillsdale Street and 616 S. Washington Avenue, from "DM-4" Residential, "F-1" Commercial & "D-1" Professional Office District to "G-1" Business District. The purpose of the rezoning is to allow for future mixed use development of the subject property. Ms. Stachowiak said that the property at 616 S. Washington Avenue was rezoned to "G-1" Business in 2014.

Ms. Stachowiak said that the proposed development would consist of a 2 story, 13,531 square foot office building at the northwest corner of St. Joe and S. Washington Avenue, with an attached 4 story, 52 unit, multiple family residential building to its west. The architecturally and historically significant "Blake House" at 118 W. St. Joe will be preserved and incorporated into the proposed development. She said that the proposed number of units is well within the allowable density for the "G-1" Business district.

Ms. Stachowiak said that staff is recommending approval of the rezoning on a finding that the proposed rezoning will be consistent with the existing land use patterns in the area and with the future land use pattern being advanced in the City Comprehensive Plans. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

Mr. Hovey opened the public hearing.

Ken Jones, Studio Intrigue Architects, 1114 S. Washington, spoke in support of this request. He said that the original project was for a mix use building at 616 S. Washington Avenue which is why it has already been rezoned. The project has grown and now it includes the entire block with the exception of 3 parcels. Mr. Jones said that the Blake House and the building at 617 S. Capitol will remain and will be incorporated into the new development.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

4. SLU-1-2016, Special Land Use Permit, 2101 E. Mt. Hope Avenue, Telecommunications Tower in the 100 Year Floodplain

Ms. Stachowiak stated that this is a request by Verizon Wireless to construct a new, 150 foot high, telecommunications tower on the property at 2101 E. Mt. Hope Avenue (Crego Park) that would be located within the 100 year floodplain. Telecommunication towers are permitted in the "A" Residential district, which is the zoning designation of the property, if a special land use permit is approved by the Lansing City Council. A special land use permit is also required for new

construction within the 100 year floodplain on a parcel of land that is greater than ½ acre in size. The subject property contains 189 acres.

Ms. Stachowiak stated that the tower is not anticipated to have any negative impacts on the surrounding area. The tower will be located in the middle of a large, 189 acre park that is surrounded by vacant, light commercial and low density residential uses. The base of the tower and the compound area will be well buffered by existing and very dense vegetation and will therefore, not even be visible to the adjoining properties.

Ms. Stachowiak said that she is recommending approval of SLU-1-2016 on a finding that the request complies with the criteria contained in the Zoning Ordinance for evaluating Special Land Use permits, with the following conditions:

1. The proposed monopole tower shall provide for a co-location of at least 3 antennas, and
2. The tower shall not interfere with telemetry communications of local hospitals and emergency services.
3. A permit from the Michigan Department of Environmental Quality is obtained to construct the tower within the 100 year floodplain of the Red Cedar River.

Ms. Stachowiak said that the Board of Zoning Appeals approved a variance for the height of the tower at its last meeting.

Mr. Hovey opened the public hearing.

Kathie Hayes, Jacobs, representing Verizon Wireless, spoke in support of her request.

Ms. Graham asked how the tower will be accessed.

Mr. Kaschinske said that there is one gated entry to the park and one card activated entry which is the one that the applicant will access through.

Mr. Rieske said that the Board already approved an Act 33 request to allow a privately owned tower on public property.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS – None.

7. BUSINESS

A. Consent Items

1. **Minutes for approval:** February 2, 2016
2. **Minutes for approval:** March 8, 2016
3. **Minutes for approval:** March 15, 2016
4. **Z-2-2016**, Rezoning, Vacant Property West of 3000 Dunckel Road
5. **Z-3-2016**, Rezoning, 100 Block, W. Hillsdale
6. **Z-4-2016**, Rezoning, 600 Blocks of S. Capitol & S. Washington
7. **SLU-1-2016**, Special Land Use Permit, 2101 E. Mt. Hope Avenue, Telecommunications Tower in the 100 Year Floodplain

The consent agenda was approved without objection.

B. New Business

1. Fiscal Year 2017 Capital Improvements Projects

Angie Bennett, City of Lansing Finance Director, reviewed the proposed Capital Improvements Program. She said that the plan represents the department requests, based on limited funding. Ms. Bennett said that as we come out of the recession, the capital improvements that have been delayed can be considered. She said that the City is now looking at a 2 million dollar surplus rather than a deficit. About \$500,000 will be put into reserves and about one million will be spent on roads and facility capital improvements. Ms. Bennett said that the City will get about 2 million this year for road improvements from the State, although the City is concerned about reduced revenue sharing from the State in years to come.

Ms. Bennett said that facilities needs include funding for the replacement of turf and the irrigation system at the ball stadium. In addition, funding will be needed for City Hall and other various City facilities, as well as planning for future facility locations. She said that the City is looking at the Lake Trust property as a possible location for a new City Hall, although this is not addressed in the Fiscal Year 2017 plan.

Ms. Bennett said that there are technology needs in terms of both hardware and software. The Clerk's Office needs election equipment and the State is offering an 80/20 match for purchasing the equipment. She said that the police department needs upgrades to its records management system.

Ms. Martinez asked if body cameras for the police are included in the plan.

Ms. Bennett said that there is money in the current budget for body cameras but not in the proposed capital improvements plan.

Ms. Bennett said that the next phase of the Master Plan, parking ramp/lot improvements, way finding signs and a new scooter for the Parks Department

are all including in the Plan. Parks Department improvements include parking lot replacement and maintenance at Gier and Foster Centers, cemetery improvements and ADA ramp replacement

Ms. Bennett said that Public Service Department improvements include sidewalk repair and gap closure, road maintenance, bridge improvements, bike lanes on E. Kalamazoo Street from Larch to Washington, landfill remediation, sanitary pump station and plan improvements.

Ms. Martinez said that the bike lane on Kalamazoo from Larch to the west City limits are in horrible shape to extent that they it is almost impassible. She said that it really needs to be fixed and there have been a lot of complaints about it on Click Fix.

Ms. Bennett said that she would pass along those concerns to the Public Service Department. She also said that the CSO project will continue which involves separating the sanitary and storm sewer lines. Ms. Bennett said that this is a federal mandate and the City will continue to move forward with it. She also said that no new bonds will be taken out in the 2017 fiscal year.

Ms. Bennett said that the City will need to replace several vehicles as it is costing the City too much money to continue to repair a lot of older vehicles.

Ms. Graham asked if that will include replacing some of the police cars.

Ms. Bennett said that the City has replaced about 25 vehicles in the past 1 ½ years but there are many more that need to be replaced.

Ms. Cerna sked what the Paulson Street Landfill is.

Ms. Bennett said that it is a "dump" on the north end of town that has been closed but still required mandatory remediation.

Ms. Graham made a motion, seconded by Mr. Cox to recommend approval of the proposed Fiscal Year 2017 Capital Improvements Program, as presented. On a voice vote (5-0), the motion carried unanimously.

2. Act-3-2016, Sale of Willoughby Park

Brett Kraschinske, Director, Parks & Recreation Department, stated that the City of Lansing wishes to sell Willoughby Park, plus two vacant parcels outside the city limits in Delhi Township (approx. 72.8 acres in all). All three parcels are wooded, undeveloped and located on the S. side of Willoughby Road. Mr. Kraschinske said that the sale of the parcels is in the best interest of the City because it would result in revenue from the sale, and from the Willoughby Parcel being placed on the City of Lansing tax roll. He also said that Willoughby Park is dedicated park land and therefore, the sale must be approved by the voters of the City of Lansing

Mr. Kraschinske said that the properties are undeveloped, wooded, wet, and isolated from the remainder of the City, and are not necessary for City

operations. He said that there are no structures, play equipment or other amenities on the property and it cannot be accessed except on foot. The only trails are paths that have been made by pedestrians. Mr. Kraschinske said that the Parks Board has recommended that the property be sold.

Ms. Graham asked if there is any parking at or near the park for people to use it.

Mr. Kraschinske that there is no parking at all. He said that there was a time when the City was accepting any land that was offered to them and some of it was just left as open space.

Mr. Rieske said that he attends the church right next to Willoughby Park and there is no parking, no driveway, no access at all to the Park. He said that there probably only a hand full of people that even walk through the park on an annual basis.

Ms. Cerna asked if the City has a buyer for the property.

Mr. Kraschinske said that some interest has been expressed from builders in the area. He said that they have not contacted the adjacent church to see if they are interested in purchasing it. There is no specific plan for the property at this time.

Mr. Rieske said that the next step is for Council to put the sale of Willoughby Park on the ballot.

Mr. Kraschinske said that the Act 33 case has to be approved by Council by May in order for it to be on the ballot in August.

Ms. Martinez asked about the zoning of the property.

Ms. Stachowiak said that it is zoned "A" Residential right now. Delhi Township has control over the future zoning and use of the City owned property within its jurisdiction whereas, the City will retain control over the future use and zoning of Willoughby Park as it is will be within the City limits.

Mr. Graham made a motion, seconded by Ms. Martinez to recommend approval of Act-3-2016, and authorize the proposal to sell the Willoughby Park to be submitted to the electors of the City of Lansing for approval as required by Section 8-403.6 of the City Charter at the election to be held on August 2, 2016. On a voice vote (5-0), the motion carried unanimously.

C. Old Business – None.

D. Report from Planning Manager

Mr. Rieske distributed information regarding a series of Redevelopment Ready Communities training sessions. He said that there will be a session in Lansing on May 4-5 at the Christman Building at 208 N. Capitol Avenue. Mr. Rieske said that the training session is free, however, if you sign up for it and then cancel, there will be a \$50.00

cancelation fee. Mr. Rieske asked the Planning Board members to let him know if they are interested in attending.

Mr. Rieske said that the May meeting has been moved to Wednesday, May 4th since there is an election on Tuesday, May 3rd. Several Board members stated that they will be unable to attend the meeting on Wednesday. After discussion, the Board decided to hold the May meeting at 5:30 p.m. on Monday, May 2nd.

8. COMMENTS FROM THE CHAIRPERSON - None

9. COMMENTS FROM BOARD MEMBERS

Ms. Martinez asked how far the City of Lansing is from being designated as “redevelopment ready”.

Mr. Rieske said that the City is very close. He said that the City just needs to get the capital improvements plan in place

Ms. Graham said that there should be sidewalk on Dunckel Road from the new Taco Bell down to Jolly Road.

Ms. Stachowiak said that she would pass that along to the City’s Public Service Department.

10. ADJOURNMENT – The meeting was adjourned at 7:21 p.m.