

Draft to Clerk February , 2009
Approved February , 2009
To Clerk February , 2009

**Minutes of the Regular Meeting
LANSING PLANNING BOARD
6:30 p.m., Main Level
Fire Station #1, Community Room
120 E. Shiawassee Street
Tuesday, February 3, 2009**

1. OPENING SESSION

The meeting was called to order at 6:40 p.m. by Chairman Frederick

- A. Roll call: Present: Frederick, Graham, Cordill, Ruge, Bruch & Tobe
- B. Staff Attending: Rieske, Stachowiak, Kilpatrick & Malvetis
- C. Absent: Nelson & Williams

2. APPROVAL OF AGENDA

Ms. Cordill made a motion, seconded by Ms. Tobe to approve the agenda as printed. On a voice vote, the motion carried unanimously (6-0).

3. COMMUNICATIONS – None.

4. HEARINGS - None

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS was not taken by the Board.

7. BUSINESS SESSION

A. Consent Items

1. Minutes for Approval: January 20, 2009

The minutes of January 20, 2009 were approved without objection, with the correction that Dr. Bruch is listed as having had an excused absence.

B. Committee Reports

1. Zoning and Ordinance Committee, Dr. Bruch

Next meeting, Wednesday, February 11, 2009, at 4:00 p.m.,
316 N. Capitol Ave., Department Conference Room

2. URBAN DEVELOPMENT COMMITTEE, Ms. Cordill

Next meeting, Tuesday, February 24, 2009, at 4:00 p.m.
316 N. Capitol Ave., Department Conference Room.

3. COMMITTEE OF THE WHOLE

4. EXECUTIVE COMMITTEE

C. Old Business – None.**D. Report from Planning Manager – None.****E. Pending Items: Future action required**

1. Zoning and Ordinance Committee
2. Urban Development Committee
 - a. Master Plan Project
3. Committee of the Whole
 - a. SLU-5-2008, 528 N. Pine Street
4. Planning Board

8. NEW BUSINESS**A. Act-21-2008, 404 Chilson Avenue - Drainage Easement**

Alec Melvetis stated that this is a request by the City of Lansing Public Service Department to obtain a 55 foot wide easement along the east side of the property at 404 Chilson Avenue. The purpose of the easement is to provide for storm water drainage through an existing open swale on the property. The current drainage pattern will be maintained to move storm water flow from Chilson Avenue to the natural park land to the south of the subject property.

Mr. Melvetis stated that the City inherited some issues when this area was annexed to the City of Lansing. He said that Chilson Avenue has sanitary sewer but no storm sewer. The existing drainage swale needs to be

protected via an easement in order to prevent flooding on Chilson Avenue.

The Planning Board reviewed the location, character, and extent of the proposal, and found that:

- The easement is necessary to ensure continued use of the drainage swale in order to prevent flooding in the immediate area of the subject property.
- The easement will not interfere with the single family use of the subject property or the character of the neighborhood in general.
- The size of the easement is necessary to ensure proper drain flow between Chilson Avenue and the park land to the south.

Ms. Cordill made a motion, seconded by Ms. Graham, to recommend approval of **Act-21-2008, a request by the City of Lansing to acquire a 55 foot wide by 179.75' deep easement along the east side of 404 Chilson Avenue to provide for storm water drainage through an existing open swale on the property.**

Frederick Aye
Ruge Aye
Cordill Aye

Bruch Aye
Graham Aye
Tobe Aye

On a roll call vote, there were: Ayes: 6; Nays: 0; unanimous.

Approved.

B. Act-22-2008, Washington & Mt.. Hope Avenue - ROW Acquisition

Alec Melvetis stated that this is a request by the City of Lansing Public Service Department, in conjunction with the Transportation Office to obtain property for right-of-way purposes at the northwest, northeast and southwest corners of the intersection at Washington Ave. and Mt. Hope Ave. The additional right-of-way is necessary to facilitate the reconstruction of the intersection with improved vehicular and pedestrian facilities.

Andy Kilpatrick stated that the intersection is not properly engineered and the purpose of acquiring the additional land is to improve the road alignment, provide ADA compliant sidewalks and increased turning radii. He said that they considered a roundabout but it would have required a lot more land.

Dr. Bruch stated that the design indicates that pedestrians will have further to walk than they do now. She said that the focus should be on the pedestrians rather than the motorists.

There was discussion about the lane widths, road diets, compliance with the master plan and getting the Planning Board more involved in the design process.

Mr. Frederick asked about "yield to pedestrian" signs.

Mr. Kilpatrick stated that they can put up some signs if it is determined that there is a problem in a particular area.

The Planning Board reviewed the location, character, and extent of the proposal, and found that:

- The intersection improvements will improve traffic operations in the area which will have a positive impact on character of the area.
- The property to be acquired is only of an extent necessary to accommodate the proposed improvements.
- The location of the property to be acquired is appropriate and necessary for providing new ADA compliant sidewalks, increased turning radii, improved street alignment and updated traffic signals.

Ms. Graham made a motion, seconded by Ms. Tobe, to recommend approval of **Act-22-2008, a request by the City of Lansing to acquire property at the northwest, northeast and southwest corners of the intersection at Washington Ave. and Mt. Hope Ave. to facilitate the reconstruction of the intersection with improved vehicular and pedestrian facilities.**

Frederick Aye
Ruge. Aye
Cordill Aye

Bruch Aye
Graham Aye
Tobe Aye

On a roll call vote, there were: Ayes: 6; Nays: 0; unanimous.

Approved.

C. Act-23-2008, Edgewood Blvd. - ROW Acquisition

Andy Kilpatrick stated that this is a request by the City of Lansing Public Service Department, in conjunction with the Transportation Office to acquire a 50' wide by 532' deep section of land across 1401 and 1517 Georgetown Blvd. The purpose of the acquisition is to install an open ditch to transport stormwater that currently flows through an underground pipe. The road is proposed to be reconstructed with no underground utilities due to the risk of settlement caused by poor soil conditions in the area.

Dr. Bruch suggested a meandering creek that would be an asset to the properties in question rather than a typical roadside ditch.

The Planning Board reviewed the location, character, and extent of the proposal, and found that:

- The location of the property to be acquired is appropriate and necessary for providing open ditches as part of the Edgewood Blvd. reconstruction project.
- The additional land will allow the city to correct a problem that has resulted from poor soil conditions in the area. This will have a positive impact on the character of the area.
- The property to be acquired is only of an extent necessary to accommodate the proposed improvements.

Ms. Graham made a motion, seconded by Ms. Tobe, to recommend approval of **Act-23-2008, a request by the City of Lansing to acquire a 50 foot by 532 foot section of land across the south line of 1401 and 1517 Georgetown Blvd., to permit the construction of open ditches as part of the Edgewood Blvd. reconstruction project.**

Frederick Aye
Ruge. Aye
Cordill Aye

Bruch Aye
Graham Aye
Tobe Aye

On a roll call vote, there were: Ayes: 6; Nays: 0; unanimous.

Approved.

D. Act-24-2008, Holmes & Waverly - Easement Acquisitions

Andy Kilpatrick stated that this is a request by the City of Lansing Public Service Department, in conjunction with the Transportation Office to acquire a 17' wide by 326.3' deep easement across 3835 W. Holmes Road and 3425 S. Waverly Road for right-of-way purposes. The easements are being acquired to facilitate the construction of a southbound left turn lane at the intersection of W. Holmes and S. Waverly Road.

Mr. Frederick stated that he is looking forward to this much needed improvement.

The Planning Board reviewed the location, character, and extent of the proposal, and found that:

- The location of the easement to be acquired is appropriate and necessary for creating a southbound left turn lane at the intersection at W. Holmes and S. Waverly Road.
- The street improvements will improve traffic operations in the area by providing a safe location for southbound left turn movements.

This will have a positive impact on the residential character of the area.

- The easement to be acquired is only of an extent necessary to accommodate a left turn lane.

Dr. Bruch made a motion, seconded by Ms. Cordill, to recommend approval of **Act-24-2008, a request by the City of Lansing to acquire a 17' wide by 326.3' deep at the southeast corner of S. Waverly and W. Holmes Road for right-of-way purposes to permit the construction of a left turn lane on Waverly Road.**

Frederick Aye
Ruge Aye
Cordill Aye

Bruch Aye
Graham Aye
Tobe Aye

On a roll call vote, there were: Ayes: 6; Nays: 0; unanimous.

Approved.

E. Act-25-2008, Holmes & Pleasant Grove - Easement Acquisitions

Andy Kilpatrick stated that this is a request by the City of Lansing Public Service Department, in conjunction with the Transportation Office to obtain easements at all four corners of the intersection at Holmes Road and Pleasant Grove Road. The purpose of the request is to allow the intersection to be widened to accommodate ADA compliant sidewalk ramps and new traffic signal poles for improved safety and traffic operations.

The Planning Board reviewed the location, character, and extent of the proposal, and found that:

- The location of the easements to be acquired are appropriate and necessary to improve safety operations at the Holmes and Pleasant Grove intersection.
- The intersection improvements will have a positive impact on the character of the area by making vehicular and pedestrian transportation much safer.
- The easements to be acquired are only of an extent necessary to accommodate new ADA compliant sidewalks and updated traffic signals as part of the intersection reconstruction project.

Dr. Bruch made a motion, seconded by Ms. Cordill, to recommend approval of **Act-25-2008, a request by the City of Lansing to acquire easements at the four corners of the Holmes Road and Pleasant Grove Road intersection in order to provide additional right-of-way for accommodating ADA compliant sidewalk ramps and new traffic signal poles as part of the intersection reconstruction project.**

Frederick Aye
Ruge. Aye
Cordill Aye

Bruch Aye
Graham Aye
Tobe Aye

On a roll call vote, there were: Ayes: 6; Nays: 0; unanimous.

Approved.

Mr. Kilpatrick stated that there is a bicycle task force that has been established to develop a pedestrian transportation master plan that will be incorporating into the city wide master plan. He said that all boards will be notified and invited to comment.

Dr. Bruch stated that some cities close streets on Sunday to create a more pedestrian friendly environment.

Ms. Graham stated that the pavement on Northrup Road has settled where the asphalt meets up with the concrete. Mr. Kilpatrick stated that there has probably been some heaving as a result of the freezing. Mr. Malvetis said that the road work should still be under warranty by the contractor.

9. COMMENTS FROM CHAIRPERSON - None

10. COMMENTS FROM BOARD MEMBERS

Ms. Tobe requested an excused absence for the February 17, 2009 meeting.

Dr. Bruch made a motion, seconded by Ms. Cordill to approve an excused absence for Ms. Tobe from the February 17, 2009 meeting. On a voice vote, the motion carried unanimously (6-0).

Ms. Graham requested an excused absence for the March 3, 2009 meeting.

Dr. Bruch made a motion, seconded by Ms. Cordill to approve an excused absence for Ms. Graham from the March 3, 2009 meeting. On a voice vote, the motion carried unanimously (6-0).

Mr. Ruge stated that he will not be able to attend the February 11, 2009 Zoning & Ordinance Committee meeting. Ms. Stachowiak stated that the meeting will be canceled for lack of business.

Dr. Bruch stated that she will be moving out of the state in the near future.

- 11. BOARD MEMBER CODE ENFORCEMENT NOTIFICATION REPORTS – None.**
- a. Dollar Store - Willow Street & MLK Blvd. - landscaping & buffering (May 20, 2003)
 - b. W. Willow Street - Grace Tabernacle Church - no landscaping (May 4, 2004)
 - c. 2702 S. Cedar Street - no landscaping (May 18, 2004)
 - d. 2410 S. Pennsylvania Ave. - no landscaping (November 3, 2004)
 - e. The Firm – review requirements for fenced outdoor patio (December 5, 2006)
 - f. Washington Square Tavern – permanent outdoor patio & inadequate room on the sidewalk (November 20, 2007)

Ms. Cordill stated that there is a truck sign on the south side of Oakland Avenue, a couple of blocks east of Pennsylvania.

- 12. ADJOURNMENT** - Meeting was adjourned at 7:05p.m.

Respectfully submitted,

William C. Rieske
Secretary, Planning Board