

Draft to Clerk March, 2009  
Approved March, 2009  
To Clerk March, 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, March 3, 2009**

**1. OPENING SESSION**

The meeting was called to order at 6:38 p.m. by Chairman Frederick

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

Dr. Bruch made a motion, seconded by Ms. Cordill to approve an excused absence for Ms. Nelson. On a voice vote, the motion carried (6-0).

**2. APPROVAL OF AGENDA**

Mr. Williams 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:** February 17, 2009

The minutes of February 17, 2009 were approved without objection.

**B. Committee Reports**

1. Zoning and Ordinance Committee, Dr. Bruch

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

2. URBAN DEVELOPMENT COMMITTEE, Ms. Cordill

Next meeting, Tuesday, March 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**

Mr. Rieske announced the dates and times for the Walk & Bike Lansing Network meetings.

Mr. Frederick stated that he is planning to attend on Wednesday.

Ms. Tobe said that she plans to attend the meeting on Thursday.

**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-20-08, Alley Conveyances, 300 Block, S. Capitol Avenue**

This is a request by Cooley Law School to acquire the north-south and east-west public alleys located within the block bounded by Washtenaw Street to the north, Kalamazoo Street to the south, Washington Square to the east and Capitol Avenue to the west. The alleys are owned by the City of Lansing but are not platted alleys. Cooley Law School would use the north-south alley to facilitate the construction of a building addition across the alley, connecting the Town Center Building and the Brennan Law Library. The east-west alley would be used to provide access to the Cooley Law School parking lot. Staff recommended approval of the request subject to numerous conditions as listed in the staff report.

**Jim Robb, Cooley Law School**, stated that the building connection will be constructed so that it can be opened to accommodate vehicles in the event of an emergency.

The Planning Board reviewed the location, character, and extent of the proposal, and found that: the proposed sale of the alleys, together with the proposed project it would serve are considered to be consistent with the standards set forth in PA 285 of 1931 with respect to location, character, and extent, subject to conditions that protect utilities, fire protection and access to the Knapp's building loading area.

Dr. Bruch made a motion, seconded by Mr. Williams, to recommend approval of **Act-20-2008**, a request by Cooley Law School to acquire the north-south and east-west public alleys from the City of Lansing, located within the block bounded by Washtenaw Street to the north, Kalamazoo Street to the south, Washington Square to the east and Capitol Avenue to the west, on a finding that the public purposes of the alley (access & utilities) can be satisfied without the alley remaining in public ownership, subject to the following conditions:

1. The Cooley Law Library & Town Center remove their sanitary and stormwater discharge from the alley and connect to the sanitary and storm stubs provided in Kalamazoo Street.
2. The stormwater outlet for the Cooley parking lot located north of the Cooley Law Library be removed from the combined sewer in the north-south alley, and instead, be outletted to the 15" combined sewer in Washington Square.
3. That no new sanitary or stormwater connections be made to the 12" combined sewer in the north-south alley.
4. That a new terminal manhole be constructed on the 12" combined sewer in the north-south alley downstream of the Cooley properties for the use of the Knapp building.

- 5. That the 12" combined sewer in the north-south alley between the existing terminal manhole and the proposed Knapps terminal manhole be properly abandoned, that is, filled with flowable fill or physically removed.
- 6. That a utility easement be retained by the City of Lansing for all existing utilities located in the north-south alley.
- 7. That access via a permanent easement be provided to the loading area at the southwest corner of the Knapp's building, including sufficient turning radii for maneuvering of delivery vehicles.
- 8. Any conveyances include easements for existing BWL electric facilities to include underground manholes with cable-in-duct and rights of ingress and egress for full access to cable and manholes.
- 9. The 10-inch diameter steel steam main in the alleyway must be protected and reasonable access provided for purposes of maintenance and repair.
- 10. The electric duct and overhead lines in the north-south alley must be relocated or sufficient easements and access provided, subject to approval by the Board of Water and Light.
- 11. The existing driveway onto Washington Square is closed.
- 12. Mountable curb is used on the site where recommended by the City Transportation Engineer.

Frederick . . . . . Aye  
Ruge. . . . . Aye  
Cordill ..... Aye

Bruch . . . . . Aye  
Williams . . . . . Aye  
Tobe . . . . . Aye

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

**Approved.**

**9. COMMENTS FROM CHAIRPERSON - None**

**10. COMMENTS FROM BOARD MEMBERS**

Ms. Tobe requested an excused absence from the March 17, 2009 meeting.

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

Dr. Bruch stated that she will not be at the Z&O Committee meeting on March 11, 2009,

Ms. Stachowiak stated that the meeting will be cancelled.

Ms. Cordill stated that she will not be at the March 24, 2009 UDC meeting.

## **11. BOARD MEMBER CODE ENFORCEMENT NOTIFICATION REPORTS**

- 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 huge McCafe billboard on S. Cedar Street near Oldsmobile Park.

Mr. Williams stated that this billboard is on a state highway and is therefore, not regulated by the City of Lansing.

## **12. ADJOURNMENT** - Meeting was adjourned at 7:02 p.m.

Respectfully submitted,

William C. Rieske  
Secretary, Planning Board