

**Minutes of the Regular Meeting
LANSING PLANNING BOARD
6:30 p.m., Main Level
Fire Station #1, Community Room
120 E. Shiawassee Street
Tuesday, April 7, 2009**

1. OPENING SESSION

The meeting was called to order at 6:33 p.m. by Chairman Frederick

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

Mr. Williams 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, moving the Planning Manager's Report to after New Business.

On a voice vote, the motion carried unanimously (6-0).

3. COMMUNICATIONS – None.

4. HEARINGS

A. Z-1-2009, 1141 N. Pine Street, "B" Residential to "D-1" Professional Office District

This is a request by Gene Townsend, on behalf of the Ingham County Land Bank, to rezone the property at 1141 N. Pine Street from "B" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for offices.

Gene Townsend, on behalf of the Ingham County Land Bank, spoke in support of the rezoning. He said that Greater Lansing Housing Coalition is requesting that the property south of 1141 N. Pine Street be rezoned to "D-1" also so that it can be used for a housing resource center. Mr. Townsend said that the proposal for 1141 N. Pine Street, which is the

former MI School for the Blind Superintendent's house, is to restore the building for use as a professional office of some sort. He said that the building has approximately 3,000 square feet of total floor area, about half of which is usable. He also said that they will need to provide some additional parking for the office use and rain gardens to handle storm water detention. He explained the site layout plan that he provided to the board members just prior to the meeting. Mr. Townsend stated that the building is not on the National Register of Historic Place, however, he has sought input from the City Historic District Commission.

Ms. Stachowiak read the following email from Kevin Webb, 528 W. Grand River Avenue:

"I'm writing this note, but hope to be at meeting tonight. We have lived in this house across the street from school for the blind property for 17 years now. Have enjoyed it very much, but now someone wants to have offices over there? Lets ask Mr. Townsend how he would like this? I don't think as a home owner that this will raise my property value very much do you ?? The other neighbors have no good words for this either !! With this being a CDBG area in the first place how many wonderful ideas will they come up with to improve our neighborhood ? Or is this the reason they want to do this, in this area ??????? "

Mr. Ruge said that the U-shaped drive off of Pine Street seems redundant. He said that removing this drive might address some of the neighbors concerns about preserving the residential character of the area.

Mr. Townsend said that this drive is an integral part of the site. He said that removing all or a part of it would diminish the character of the site.

Ms. Graham asked if there would be several offices in the building or just one tenant.

Mr. Townsend said that they hope to have one tenant occupying the entire building.

Seeing no one else wishing to speak, Mr. Frederick closed the public hearing for Z-1-09 and referred the case to the Planning Board at the April 21, 2009 meeting.

B. SLU-1-2009, 801 S. Holmes Street, Special Land Use Permit - Church

This is a request by Mt. Hope Church to utilize the building at 801 S. Holmes Street for a church. Churches are permitted in the "F" Commercial district, which is the designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Ms. Stachowiak stated that the Potter/Walsh Neighborhood Association has expressed concerns about the proposal. If the church is permitted, they would like the church to work with the neighborhood.

Mr. Ruge asked if the special land use permit would trigger the landscape, screening and buffering requirements. He also asked if storm water detention would be required for the site.

Ms. Stachowiak stated that the SLU by itself would not trigger any landscaping requirements, however, conditions can be attached to the approval of an SLU. Ms. Stachowiak also said that storm water detention would not be required since no physical changes are proposed for the site.

Mr. Ruge asked if the applicant will be putting up flags on the site like the Mt. Hope Church in Delta Township.

Jerry Jones, Mt. Hope Church, spoke in support of the request. Mr. Jones said that they will not be putting up a lot of flags on the site. He said that they want to be a part of the neighborhood. He stated that they are outgrowing their space, approximately 650 square feet, on S. ML King. Mr. Jones said that they have approximately 25-30 church members on a regular basis and would like a larger space to accommodate more people. He said that they will be renting the building and will have meetings on Wednesdays and Sundays.

Seeing no one else wishing to speak, Mr. Frederick closed the public hearing for SLU-1-09 and referred the case to the Planning Board at the April 21, 2009 meeting.

5. COMMENTS FROM THE AUDIENCE - None**6. RECESS** was not taken by the Board.**7. BUSINESS SESSION****A. Consent Items**

1. **Minutes for Approval:** March 17, 2009

The minutes of March 17, 2009 were approved without objection, with the correction that on page 1, "B. Williams" is changed to "Mr. Williams".

B. Committee Reports

1. Zoning and Ordinance Committee, Mr. Ruge

Next meeting, Wednesday, April 15, 2009, at 4:00 p.m.,
316 N. Capitol Ave., Department Conference Room

2. URBAN DEVELOPMENT COMMITTEE, Ms. Cordill

Next meeting, Tuesday, April 28, 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. 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. Groesbeck Drain Easements

Mr. Rieske stated that there was a proposal for easements in Groesbeck Park in 2006. Since that time, there have been some issues that require changes to the easements. He said that the exact location of the easements still needs to be determined, however, the Parks and Recreation Board has recommended that the easements be conceptually approved, subject to the design details being finalized. Mr. Rieske said that the city has hired a professional golf course designer that will make sure that the easements fit properly with the golf course. He asked that the Planning Board affirm what the Parks Board did and approve the

easements with the understanding that the exact details still need to be determined.

Mr. Frederick stated that essentially there will be some easement changes that are not of any huge consequence. He said that the Parks board has blessed the project and wants the gold course designer to handle the details.

Pat Lindeman, Ingham County Drain Commissioner, stated that a miscalculation involving a slurry wall on the Board of Water and Light property to the north has resulting in the need to move the proposed easements for storm drainage amenities further to the south. He said that they want the storm water features to enhance the golf course rather than detract from it and create a better environment for wildlife.

Mr. Ruge asked where the storm water comes from.

Mr. Lindeman stated that it primarily comes from Lansing Township. He said that the system is designed to accommodate storm water during a 100 year flood event.

Murdock Jemerson, Parks & Recreation Director, stated that the Groesbeck Golf Course is one of the top 10 municipal golf courses in the State and they will make sure that the storm water improvements enhance the golf course.

Mr. Williams made a motion, seconded by Ms. Tobe, to recommend approval of the easements requested by the Ingham County Drain Commissioners Office on the Groesbeck Golf Course Property, the exact location of which is subject to the approval of the golf course design by the city.

Frederick Aye
Ruge Aye
Cordill Aye

Graham Aye
Williams Aye
Tobe Aye

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

Approved.

B. Fiscal Year 2010, Capital Improvements Plan

Mr. Rieske reviewed the proposed Capital Improvements Plan. He said that he had meetings with various city departments to find out what their needs were. He specifically mentioned sidewalks, traffic signal upgrades and a \$110,000 allocation for the master plan. Mr. Rieske said that he is pushing for a multi-year capital improvements program.

Mr. Williams stated that he is concerned about the allocation for another parking ramp when there is already sufficient parking in the downtown and Council has not approved the sale of the N. Capitol Parking Ramp to LCC. He is also concerned about money being spent on the restoration of the N. Capitol Ramp when it should be sold to LCC. He said that he would like to see this matter tabled until after the special Council meeting on April 8, 2009 to determine if a public hearing will be set for the sale of the ramp.

Mr. Williams made a motion, seconded by Ms. Graham to table the Fiscal Year 2010, Capital Improvements Program. On a voice vote (5-1), the motion was approved. Ms. Cordill cast the dissenting vote.

Ms. Cordill asked about the Cardiac Catheter Lab, the "IP", which stands for Internet Protocol, Blue Tooth and the baseball warning track. She also asked about the new parking ramp east of the Lansing Center.

Ms. Stachowiak stated that most of the city's public parking is west of the Grand River. This facility is for east of the river. The proposed ramp would have first floor commercial uses and parking for the Lansing Center, ball park, Stadium District, new development north of the Lansing Center, etc.

Mr. Frederick stated that he would like to know if this will be a private or public endeavor. He also said that the new owners of the S. Grand parking ramp put out signs on game days advertising their parking.

Mr. Rieske noted that the listing of the proposed investment in the parking ramp indicates public involvement in the funding of the project, even if the private sector participates. He said that at this time, the plans are for this to be a city parking ramp.

C. Overlay District Ordinance Amendments

Ms. Stachowiak stated that the only change to the proposal since the board last reviewed it is the expansion of the overlay district on E. Michigan Avenue.

Mr. Ruge stated that the Reo Town district includes the parking lot fronting on S. Grand Avenue between Hazel and Elm. He said that this parking lot is incompatible with the residential area and should not be encouraged.

The Planning Board agreed to remove this parking lot from the overlay district.

Mr. Ruge stated that the way the section on height restrictions is written, 2 story buildings may be prohibited in some areas.

The Planning Board agreed to change this section so that 2-story buildings up to 30 feet in height would be permitted regardless of whether it exceeds the predominant height of other buildings in the block.

Mr. Williams made a motion, seconded by Ms. Cordill to recommend approval of the overlay district ordinance amendment subject to removing the parking lot on Grand Avenue from the Reo Town district and altering the height restriction section to allow 2-story, 30 foot high buildings, regardless of whether the height would exceed the average height of other buildings in a particular block.

Frederick Aye
Ruge Aye
Cordill Aye

Graham Aye
Williams Aye
Tobe Aye

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

Approved.

- 9. REPORT FROM PLANNING MANAGER - None**
- 10. COMMENTS FROM CHAIRPERSON - None**
- 11. COMMENTS FROM BOARD MEMBERS**

Ms. Tobe requested an excused absence from the April 21, 2009 meeting.

Mr. Williams made a motion, seconded by Ms. Cordill to approve an excused absence for Ms. Tobe from the April 21, 2009 meeting. On a voice vote (6-0), the motion carried unanimously.

Mr. Williams stated that City Council is holding a special meeting on April 8, 2009 at 6:00 p.m. to discuss the sale of the N. Capitol Parking Ramp to LCC. He said that he plans to attend the meeting.

12. 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)

13. ADJOURNMENT - Meeting was adjourned at 8:35 p.m.

Respectfully submitted,

William C. Rieske
Secretary, Planning Board