

**Minutes of the Regular Meeting  
 LANSING PLANNING BOARD  
 6:30 p.m., Main Level  
 Fire Station #1, Community Room  
 120 E. Shiawassee Street  
 Tuesday, July 21, 2009**

**1. OPENING SESSION**

The meeting was called to order at 6:30 p.m. by Chairman Frederick

- A. Roll call: Present: Frederick, Williams, Graham, Tobe & Cox
- B. Staff Attending: Rieske, Stanley
- C. Excused Absences:

Mr. Williams made a motion, seconded by Ms. Tobe to approve an excused absence for Mr. Ruge. On a voice vote, the motion carried (5-0).

**2. APPROVAL OF AGENDA**

Mr. Williams made a motion, seconded by Ms. Grahams to approve the agenda as printed. On a voice vote, the motion carried unanimously (5-0).

**3. COMMUNICATIONS - none**

**4. HEARINGS**

**A. Act-5-2009, 313 E. Grand River Ave., Comfort Station - Market for Sale**

This is a request to consider whether the City should market the property at 313 E. Grand River Avenue for sale, or retain ownership. It is not to consider a specific offer to purchase the building. The application itself was submitted by the Planning and Neighborhood Development Department on behalf of the City. The Planning Board reviewed this item some seven years ago (Act-27-01), held a public hearing on November 20, 2001, and recommended approval of Act-27-2001, reserving historic facade easements in perpetuity, and accommodating the current license for equipment owned by Sharp Technologies and currently located on the site. The Board also recommended that the property be marketed preferably to community group or groups for broad-based community use, and that the name of the building remain as "Thelma Joyce Osteen Comfort Station" as designated by City Council Resolution #077 of 1999.

Since then the property was pretty aggressively marketed for sale to community organizations, but no serious purchase offers have been received.

Mr. Frederick asked why the Planning Board has to hold another public hearing.

Mr. Rieske said that the city's marketing efforts to sell the building to a community based organization have been unsuccessful.

Mr. Frederick opened the public hearing.

**Beverly Miller, 413 Pearl Street**, provided written comments to the Board on behalf of the North Lansing Community Association (NLCA). She said that the city should keep this building and use it as a meeting place. She also said that she believes that a vote of the people would be required in order for the city to sell the building. Ms. Miller stated that the building needs to have mold and asbestos removed and the historical character needs to be preserved.

Ms. Miller said that it is not fair to sell this building because the neighbors have volunteered their own time to clean up this building and she asked if they would be reimbursed for all their efforts. She stated that the neighborhood has a vested interest in the property and she questioned why no one from Old Town was at the meeting.

Mr. Frederick said that there will be future meetings that others can attend. He also said that the Planning Board has no authority over reimbursing the neighbors.

**Sherry Shaw, 403 Beaver Street**, stated that the Comfort Station has always been a community building and it should stay that way. She said that her brother-in-law was going to buy the building, if the price was right, and give it back to the NLCA. Ms. Shaw said that the building facade needs to be preserved. She stated that there is no other building like this in the north end.

Mr. Williams asked where the NLCA meets now.

Ms. Shaw said that they have met at the North Precinct, the Old Town Diner, etc., but they have no regular meeting place. She said that 2-3 years ago the organization was very strong.

Ms. Miller said that the last meeting was in the fall of 2008 and they still had about 7-8 members. She also said that the utilities have been turned off in the building and that has contributed to its deterioration.

Mr. Williams said that the building is on the National Register of Historic Places and he asked if that offers any protection with regard to preservation of the building.

Mr. Rieske said that it makes the building potentially eligible for tax credits.

Mr. Frederick closed the public hearing.

## 5. COMMENTS FROM THE AUDIENCE

Beverly Miller asked why the city doesn't zone everything in the north end single family. She said that across from the Spiral Bar, there is a parking lot on residential property. She also said that the City of Lansing appears to be the only city that red tags houses.

Sherry Shaw said that the man who bought the property at 430 Beaver Street had his zoning changed to single family and lost his ability to continue using the property as a duplex. Ms. Shaw said that he had taken good care of the property.

## 6. RECESS was not taken by the Board.

## 7. BUSINESS SESSION

### A. Consent Items

#### 1. Minutes for Approval: July 7, 2009

The minutes of July 7, 2009 were approved without objection.

### B. Committee Reports

#### 1. ZONING AND ORDINANCE COMMITTEE

#### 2. URBAN DEVELOPMENT COMMITTEE

#### 3. COMMITTEE OF THE WHOLE

#### 4. EXECUTIVE COMMITTEE

### C. Old Business

#### 1. Capital Improvements Program - Discussion

Mr. Rieske made a Power Point Presentation on the CIP program. He said that the CIP program can be used as a vehicle for conducting a proactive scoping process that minimizes surprises, improves work flow and meets the requirements of the Act. He said that Act 285 was replaced by Act 33 of 2008 which has the same basic review requirements of Act 285 in terms of location, character and extent. The new Act recommends a 6 year CIP program on an annual basis with a general order of priorities for all types of projects.

Mr. Rieske reviewed the advantages of a comprehensive, long-term CIP program. He said that year-by-year budgeting has been at the expense of the big picture. He also said that it would avoid a lot of duplication by eliminating the need for some of the individual Act reviews. Mr. Rieske said that by working together as a team on putting together a compilation of various functional plans, the City can meet the requirements of the CIP and the Act 33 Review in the same process.

Mr. Rieske reviewed the roles and responsibilities of staff, the Planning Board, Mayor's Office and City Council as regards the CIP program. He provided a table that shows the steps in the process and the responsibilities for completing each step.

## **2. Master Plan Project- Update**

Mr. Rieske gave a brief progress report on the master plan update.

### **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 - None**

### **9. REPORT FROM PLANNING MANAGER**

Mr. Rieske announced that there will be a Workshop in a Box session on Tuesday, July 28, 2009 at 7:00 p.m. in the Planning and Neighborhood Development Conference Room.

### **10. COMMENTS FROM CHAIRPERSON - None**

### **11. COMMENTS FROM BOARD MEMBERS**

**Ms. Tobe requested excused absences for both meetings in August and September.**

Mr. Williams made a motion, seconded by Ms. Graham to approved excused absences from Ms. Tobe as requested. On a voice vote (5-0), the motion carried.

**Ms. Graham requested an excused absence from the August 4, 2009 meeting.**

Ms. Tobe made a motion, seconded by Mr. Williams to approve an excused absence from Ms. Graham as requested. On a voice vote (5-0), the motion carried.

**Ms. Graham requested an excused absence from the August 18, 2009 meeting.**

Mr. Williams made a motion, seconded by Ms. Tobe to approve an excused absence from Ms. Graham as requested. On a voice vote (5-0), the motion carried.

**Ms. Graham requested an excused absence from the September 22, 2009 meeting.**

Ms. Tobe made a motion, seconded by Mr. Williams to approve an excused absence from Ms. Graham as requested. On a voice vote (5-0), the motion carried.

## **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)

The Planning Office will look into the complaint about a parking lot on the corner of Clinton and Center Streets (across from the Spiral Bar) on residentially zoned land.

## **13. ADJOURNMENT** - Meeting was adjourned at 8:25 p.m.

Respectfully submitted,

William C. Rieseke  
Secretary, Planning Board