

**Minutes of the Regular Meeting  
LANSING PLANNING BOARD  
6:30 p.m., Main Level  
Fire Station #1, Community Room  
120 E. Shiawassee Street  
Tuesday, September 15, 2009**

**1. OPENING SESSION**

The meeting was called to order at 6:50 p.m. by Chairman Frederick

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

Mr. Williams moved, seconded by Mr. Ruge to approve an excused absence for Ms. Graham. On a voice vote (4-0), the motion carried.

**2. APPROVAL OF AGENDA**

Mr. Williams made a motion, seconded by Mr. Ruge to approve the agenda with the following changes:

- 1. Move Act-5-09 to the consent agenda.
- 2. Move SLU-2-09 to New Business.

On a voice vote, the motion carried unanimously (4-0).

**3. COMMUNICATIONS**

Letter of support for SLU-2-09

**4. HEARINGS**

**A. SLU-2-2009, 119 E. Barnes Avenue - Neighborhood Resource Center**

This is a request by Marcus Brown for a Special Land Use permit to utilize the building/property at 119 E. Barnes Avenue for a neighborhood resource center. The facility would provide free tutoring and a borrowing center for tools, books, etc. The property is zoned "C" Residential District

which permits community/neighborhood resource centers, with a special land use permit, if approved by the Lansing City Council.

Mr. Frederick opened the public hearing.

**Marcus Brown, 119 E. Barnes Avenue**, spoke in support of his request. He stated that he has been helping the neighborhood for some time now and when the house at 119 E. Barnes Avenue became available, he and his wife decided to buy it and use it to provide resources to the neighborhood. Mr. Brown said that he has a lot of teachers who are willing to volunteer their time at the center. He works with the Lansing library to obtain books, computers have been donated and he has a lot of lawn equipment, tables, chairs etc. that he loans to the neighborhood. The center will help teach people how to use computers, how to read and write, offer resume assistance and other life enriching services.

**Benjamin Dean, 3602 Sandhurst**, spoke in support of the request. He said that he is affiliated with the Fabulous Acres Neighborhood Association. He said that Mr. Brown and his wife have used their retirement money to purchase 119 E. Barnes Avenue and turn it into a community center. Mr. Dean said that this center will be an asset to this neighborhood and will make it a better place to live.

Mr. Ruge asked if there is a kitchen and bath on the first floor of the building.

Mr. Brown said that there is a full bath and a kitchen, minus a refrigerator and stove.

Mr. Ruge asked about the stuff in the back yard.

Mr. Brown said that there is some left over fencing in the back yard that he intends to donate to Habitat to Humanity. He also said that there are tabled, chairs, tents, etc. that he loans to residents in the area. Mr. Brown said that these items are normally stored in the garage, shed or in the storage area under the porch.

Seeing no one else wishing to comment, Mr. Frederick closed the public hearing.

5. **COMMENTS FROM THE AUDIENCE** - None

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

7. **BUSINESS SESSION**

**A. Consent Items**

1. **Minutes for Approval:** August 4, 2009

The minutes of August 4, 2009 were approved without objection.

2. **Act-6-2009, 3725 Canal Road - Grant LBWL Easement**

Act-6-2009, 3725 Canal Road - Grant LBWL Easement was approved without objection.

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

Act-5-2009, 313 E. Grand River Avenue - Comfort Station - Market for Sale was approved without objection.

**B. Committee Reports -None**

1. ZONING AND ORDINANCE COMMITTEE
2. URBAN DEVELOPMENT COMMITTEE
3. COMMITTEE OF THE WHOLE
4. EXECUTIVE COMMITTEE

**C. Old Business**

**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. **SLU-2-2009, 119 E. Barnes Avenue - Neighborhood Resource Center**

This is a request by Marcus Brown for a Special Land Use permit to utilize the building/property at 119 E. Barnes Avenue for a neighborhood resource center. The facility would provide free tutoring and a borrowing center for tools, books, etc. The property is zoned "C" Residential District which permits community/neighborhood resource centers, with a special land use permit, if approved by the Lansing City Council.

Staff recommended approval of the request, conditioned upon compliance with all applicable building code requirements.

Mr. Ruge said that he would like to add two conditions:

1. No outdoor storage, and
2. The residential nature of the building is maintained by keeping the kitchen and the bathroom.

**Mr. Ruge made a motion, seconded by Mr. Williams to approved SLU-2-09, Special Land Use Permit - Neighborhood Resource Center at 119 E. Barnes Avenue, with the following conditions:**

1. **The building is brought into compliance with all applicable building code requirements,**
2. **No outdoor storage is permitted, and**
3. **The applicant retain the residential character of the building.**

**On a roll call vote (4-0), the motion carried unanimously.**

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

Mr. Rieske said that there will be a staff level CIP meeting on Friday, September 11, 2009. He said that it will include the Power Point presentation that he previously showed the Board. He said that they are going for a 6 year CIP.

Mr. Rieske stated that he had a very productive meeting with the Census Bureau today. They are getting the word out about Census 2010.

Mr. Rieske said that there will be a community workshop on the master plan project on October 29, 2009 at 6:30 p.m. at the Lansing Center. He said that there was an article in the Lansing State Journal about the meeting.

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

**11. COMMENTS FROM BOARD MEMBERS**

Mr. Ruge said that he is very happy to see Grand Avenue being converted back to a 2-way street.

Mr. Williams said that the Gillespie Group is doing some boat tours along the Grand River. He said that if anyone is interested, they should contact Mr. Gillespie.

**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)

Mr. Ruge said that Shaggin Wagon Taxi Service has moved in at the end of Lathrop Street at Michigan Avenue. He asked about buffering requirements as it was previously used for retail and office use.

Ms. Stachowiak said that she would have to look into whether the change of use requires landscaping and buffering.

Mr. Cox said that there is a lot on Clayborn Street at Waverly Road where there is a trailer, a lot of junk, trash, vehicles that never move, etc.

Ms. Stachowiak said that she would refer this matter to Code Compliance.

Mr. Frederick asked that the cars on Hickory Street that he pointed out at the BZA meeting be added to the list of code enforcement issues.

**13. ADJOURNMENT** - Meeting was adjourned at 7:19 p.m.

Respectfully submitted,

William C. Rieske  
Secretary, Planning Board