

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

1. OPENING SESSION

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

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

2. APPROVAL OF AGENDA

Ms. Graham made a motion, seconded by Ms. Tobe to approve the agenda as written. On a voice vote (5-0), the motion carried.

3. COMMUNICATIONS

- A. Email from Allen Drouare on behalf of NeoPhase Properties, Inc. and the ReoTown Commercial Association requesting funding to help revitalize the ReoTown area.
- B. Email from Susan Shoultz, Executive Director of EVE, Inc. thanking the City for past and continued funding of its emergency shelter program.

4. HEARINGS

A. Z-5-09, 610 N. Seymour Street, Rezoning from "DM-4" Residential to "D-1" Professional Office district

This is a request by Motion Properties, Inc. to rezone the property at 610 N. Seymour Street, more specifically described as:

North 34 feet of the West 7 1/2 Rods of Lot 6, Block 63, Original Plat

from "DM-4" 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 and residential units.

Staff recommended approval of the rezoning based upon its consistency with the master plan and with the surrounding zoning and land use patterns.

Patrick Dowling, 3111 Ivywood Court, Lansing MI spoke in support of his request. He said that there is ample parking at 614 N. Seymour Street. He also said that he has owned 614 N. Seymour for 3 years and purchased 610 N. Seymour in order to provide more space for the his wife's business and to rent out the upper floor.

Chris Holman, 617 N. Seymour Street, spoke in support of the request. He stated that he owns property in the area and converting the building to office use will actually reduce traffic in the neighborhood. He said that the applicant's properties are a real asset to the neighborhood.

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

B. 2011 Action Plan Community Needs Public Hearing

Ms. Witherspoon stated that this is an opportunity for concerned citizens and neighborhood organizations to influence future programming and use of federal (CDBG, HOME and ESG) program funds in Lansing. She said that this year is the start of the new five year plan, however, HUD has extended the existing five year plan because of the stimulus money and other related factors including allowing time for the new census information to become available.

Sam Nealy, 326 W. Grand River Avenue, stated that he owns property in ReoTown and the area is in need of revitalization. He said that there is a need for a staff person who would work closely with the City Development Office to assist in this effort. Mr. Nealy said that this person could work with multiple entities on the south side of Lansing to assist with revitalization and to coordinate activities.

Mike Schorsch, 3870 Bellevue Road, Leslie, MI, stated that he works for the Board of Water & Light but is only representing himself at this meeting. He asked what the CDBG funds have been used for in the past.

Ms. Witherspoon stated that the City has used its CDBG funds for home improvements, weatherization, economic development, etc. She said that the City will be holding more hearings in the near future and will present a draft plan to the Planning Board in January at which time the City will have a better idea of how much funding will be available. She said that the City Council will also hold a public hearing after the first of the year, prior to the submission of the plan in May 2010.

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: November 17, 2009

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

2. Act-8-2008, Acquisition of Riverfront Parcel

Act-8-2008, Acquisition of Riverfront Parcel 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. Z-5-2009, 610 N. Seymour Street, Rezoning from "DM-4" Residential to "D-1" Professional Office**

Mr. Williams made a motion, seconded by Ms. Graham to approve Z-5-2009, 610 N. Seymour Street, Rezoning from "DM-4" Residential to "D-1" Professional Office. On a roll call vote (5-0), the motion carried unanimously.

9. REPORT FROM PLANNING MANAGER**10. COMMENTS FROM CHAIRPERSON**

Mr. Frederick said that he recently spent 5 days in Chicago and one of the things that he really noticed was how the city is very pedestrian friendly. He said that motorists are far more courteous to people walking around the city.

Mr. Frederick said that the City did not stripe the pedestrian pathways on Washington.

11. COMMENTS FROM BOARD MEMBERS

Ms. Tobe said that she would prefer to still receive a packet in the mail in addition to the emailed packet. Ms. Graham, Mr. Cox, Mr. Frederick and Mr. Williams said that they do not mind receiving the hard copy of the packet at 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 7:00 p.m.

Respectfully submitted,

William C. Rieske
Secretary, Planning Board