

LANSING PLANNING BOARD
6:30 p.m., Main Level
Fire Station #1, Community Room
120 E. Shiawassee Street
Tuesday, February 2, 2010

1. OPENING SESSION

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

The Planning Board did not have a quorum and therefore, only the public hearings were held.

2. HEARINGS

A. Proposed Funding Allocations for Federal Funds (CDBG, HOME, ESG), Fiscal Year 2011 (7/1/10 - 6/30/11)

Ms. Witherspoon stated that this is the time for a public hearing which will provide an opportunity for citizens to comment on the proposed objectives, goals and projected use of community development fund resources, including the Community Development Block Grant, HOME and Emergency Shelter (solutions) Grant programs, to be Included in the City's Consolidated Strategy and Plan submission for Fiscal Year 2011. The city expects to receive approximately \$3.2 million in new funding through the Community Development Block Grant, HOME and Emergency Shelter (solutions) Grant programs during the next fiscal year commencing on July 1, 2010 and ending June 30, 2011. Any person in the audience that wishes to address the Planning Board on these matters should come to the microphone, state your name and address and provide us your comments.

Stacey Smith, Tri-County Office on Aging, 5303 S. Cedar Street, asked if the money is already allotted or if there is grant funding available.

Ms. Witherspoon said that this hearing involves new funding and the Development Office is accepting applications for use of the funds.

Toni Young, City of Lansing Human Relations, stated that she just came to listen. She asked about the time line.

Ms. Witherspoon said that the plan is due to HUD by May 14, 2010. She said that the plan still has to go through the process of being approved by the Planning Board and City Council.

Ms. Witherspoon stated that the proposed objectives, goals and projected use of funds presented this evening will be on Planning Board agenda for approval at the February 16, 2010 meeting which will be held at 6:30 p.m. at Fire Station #1, 120 E. Shiawassee.

B. Z-1-2010, 300 Elvin Court, Rezoning from "B" Residential to "F" Commercial

Ms. Stachowiak presented the case. She stated that this is a request by Studio Intrigue, Inc. to rezone the property at 300 Elvin Court from "B" Residential District to "F" Commercial District. The purpose of the rezoning is to permit the building at this location to be used for offices with shared community space.

David Vanderklok, Studio Intrigue Architects, 1114 S. Washington Avenue, stated that the building was constructed in 1927 and was built for the armory use. He said that the building has been used for many types of "community" uses over the years. Mr. Vanderklok stated that most of the work that they need to do involves interior work on the building. He said that this is the most well maintained building of this period that he has ever been in. He stated that the most difficult aspect of the project is going to be handicap accessibility because they have to maintain the historic integrity of the building.

Mr. Vanderklok said that there is a well equipped kitchen in the building that the new owner would like to make use of. The plan is to allow a caterer to use the kitchen to provide food service to the users of the building and for off-site catering.

Mr. Vanderklok said that the parking lot is in bad shape and will need to be resurfaced and re-striped. He also said that they will try to get the address changed from Elvin Court since the traffic will be from Marshall Street.

Carrie Tansy, 235 Elvin Court, asked if a traffic study will be conducted to determine if Marshall Street can handle the additional traffic. She said that this street is already very busy when school is in session.

Ms. Stachowiak said that a traffic study will not likely be required because all it would reveal is whether additional traffic control devices such as stop signs or traffic signals would be necessary and this street is already heavily signed and signaled.

Will Paddock, 235 Elvin Court, said that emergency vehicles have to back down Elvin Court. He asked if a cul-de-sac could be constructed at the north end of the road.

Mr. Vanderklok said that it is unlikely that a cul-de-sac would be constructed on the existing armory property as it would consume too much of the land.

Laurie Torok asked for an explanation of the "F" Commercial district.

Ms. Stachowiak said that the "F" district does allow restaurants, gas stations, retail, offices, car lots, etc. She said that ownership has no effect in zoning. Ms. Stachowiak said that staff will recommend a zoning district that would permit the uses that the applicant is proposing but would not allow for uses such as fast food restaurants or car lots that would be incompatible with the surrounding area.

Mr. Vanderklok stated that there are federal covenants on the property that restrict any changes to the building or the site. He said that while the covenants do not restrict the uses, it is unlikely that a McDonalds would be able to pass the historic review.

Vic Torok, 1716 Jerome Street, asked if there will be multiple offices in the building or one large office.

Mr. Vanderklok said that there will probably be 6 offices that range from 2,000 square feet in area to 4,000 square feet. He said that with the exception of the catering business, the entire building will be used for professional offices. He also said that these businesses are not just relocated from elsewhere in the city. They are new businesses altogether.

Mr. Vanderklok stated that there will be certain aspects of the building that will be retained, such as the stage and the floor in the gymnasium. He said that they will be removing the fence(s) on the property. He also said that the lower level of the building is partially submerged beneath the ground. They intend to remove some of the fill around the building and install windows.

Chuck Gardener, 1500 Hillsdale Street, asked about the Food Bank garden.

Mr. Vanderklok said that the areas that are currently green space will remain green space. He said that there is an environmental assessment being conducted right now to determine if there are contaminants on the site that need to be cleaned up. He also said that the gun that was on the site may be brought back and made a feature of the property. Mr. Vanderklok said that the gun is German and is currently being stored in Charlotte.

Respectfully submitted,

William C. Rieske
Secretary, Planning Board