



Regular Meeting
LANSING PLANNING BOARD
Tuesday, August 2, 2011
6:30 p.m., Neighborhood Empowerment Center
Conference Room, 600 W. Maple Street

MINUTES

1. OPENING SESSION

- a. Present: Graham, Henry, Hovey, Maguire, Ruge, and Tobe
- b. Absent: Williams and Cox
- c. Planning Staff Present: Rieske

2. APPROVAL OF AGENDA.

Mr. Ruge requested that the Rules of Procedure be pulled from the Consent Agenda, and considered individually. **It was moved by Mr. Ruge, seconded by Ms. Tobe, and CARRIED, unanimously (5-0), to approve the Agenda as revised.**

3. COMMUNICATIONS – None.

4. HEARINGS – None.

5. COMMENTS FROM THE AUDIENCE – None.

6. RECESS- None.

7. BUSINESS

A. Consent Items

- 1. Minutes for Approval: July 26, 2011.**
The minutes were approved without objection.

B. Other Business

1. Rules of Procedure – July 28, 2011 Draft

The Board discussed the changes proposed in the July 28, 2011 draft, which was used as a basis for changes suggested in the meeting. The ensuing discussion centered on the following sections:

- 1.1 C, regarding the Planning Board Secretary
- 1.2 B & C regarding the tenure of officers, leaving these sections in.
- 1.3 G regarding the Chair as a spokesperson of the Planning Board,
- 1.4 A. and D regarding duties of the Secretary,
- 2.7 regarding the Agenda
- 5.2 B correcting “Act 285” with “Act 33”

Mr. Rieske suggested that he make the changes, and the revised Rules can be considered for adoption.

2. Act-1-2010, Hunter's Ridge Acquisition

Mr. Rieske presented the case. This is a request by the Lansing Parks and Recreation for the acquisition of the 28-acre property commonly known as Hunter's Ridge for public park uses. The majority of the funds for this acquisition is provided in a grant from the Michigan Natural Resource Trust fund. The use of these funds requires that the property be used for public park purposes. The property is the site of a proposal for 123 single family houses (PRD-2-2007). This proposal was not approved, and the property went into foreclosure. It is now proposed for acquisition for public park use.

It was moved by Mr. Ruge, seconded by Mr. Maguire, and CARRIED (4-1, Ms. Graham dissenting) to approve the following finding and recommendation:

Finding:

- The grant-funded acquisition of this property would require its dedication as parkland, and would preclude the use of any of it for private development. The site is more than 28 acres in size. Hypothetically, nearly half the site could be privately developed, and there would still be room for a 15-acre park.
- The grant would likely be subject to recapture if the entire property were acquired for public park purposes, with a portion subsequently sold for private use.
- The public Hunter's Ridge Drive ROW ends at the eastern property line of the subject property. An easement runs westward through the property to provide access to 4000 Hunter's Ridge, the old clubhouse. That easement would still be necessary if the City acquires the property for parkland.
- Even at 28 acres, the Hunter's Ridge parcel would nowhere close to the City's largest park. The City has 15 parks larger than this parcel.
- The City has substantial park holdings on the east side, much of which [Fenner (130 acres), Crego (200.7 acres), Scott Woods (86.8 acres) is largely undeveloped. The proposed acquisition would expand the inventory of natural areas on Lansing's west side..
- With riverfront access and Woldemar Nature Center across the river to the southwest, the site offers substantial potential for travel between parks as well as nature tourism.
- While the acquisition proposal does not conform to the SW Area Comprehensive Plan which is still in effect, it is compatible with the proposed *Design Lansing* plan, which is presently going through the adoption process.

Recommendation:

Approval of Act-1-10, the acquisition of the Hunter's Ridge property for parks and open space purposes, and the provision of any easements necessary to provide access and utility service to the old clubhouse.

The reasons for the dissenting vote were:

- the private use of the former clubhouse may interfere with the public park function, and
- with Fine Park to the south, the Hunter's Ridge property's highest best use in the long term is residential, notwithstanding the current market conditions.

**3. J.W. Knapp's Co. Historic District Study Committee Report
No Action Taken.**

3. *Design Lansing Master Plan*

No action taken. Mr. Rieske requested comments on the Mau 16, 2011 draft. Mr. Maguire made several comments.

- He cautioned about the exclusive use of LEED (P. 172, bottom) as the standard for "green" development. LEED is a private certification, and has competitors (e.g. Green Globes, Green Homes, and EnergyStar). More over the state has no statute authorizing preferential treatment to LEED developments.
- Page 43 shows the Fleetwood Diner in a photo depicting undesirable strip development, when it is a unique development and a placemaking asset for the community.
- Page 23 shows the former GM Verlinden Plant as "enhance" when according to the discussion on Page 60, it should be "transform".
- The map on Page 126 shows Cedar Street as an "activity corridor", and the P. 124 diagram shows activity corridors as having a 2-lane cross-section. Because Cedar Street is also the I-96 business route, it will always have a great number of vehicles. The transition from "suburban corridor" south of Northrup to "activity corridor" between Northrup and North Streets will bottleneck the traffic and create congestion problems. Independence Blvd. in Charlotte, NC is a good example of this. Better to make Pennsylvania the activity corridor.
- The highway-oriented retail establishments on Edgewood, located near I-96, will always need a lot of surface parking area. Should we plan on on-street parking for Edgewood Blvd.?
- Mr. Maguire suggested that Planning Board members bring their experience to the table when they review the Plan.

C. Report from Planning Manager – None.

8. COMMENTS FROM THE CHAIRPERSON – None.

9. **COMMENTS FROM BOARD MEMBERS – None.**
10. **PENDING ITEMS: FUTURE ACTION REQUIRED – None.**
11. **BOARD MEMBER CODE ENFORCEMENT NOTIFICATION REPORTS – None.**
12. **ADJOURNMENT - Adjournment was at 8:19 p.m.**

FOR SPECIAL ACCOMMODATIONS, PLEASE GIVE NOTICE 24 HOURS PRIOR TO THE MEETING BY CALLING HOLLY STANLEY AT 483-4066 OR 483-4088 TDD.