Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting - Virtual
Tuesday, May 4, 2021, 6:30 p.m.

Due to public safety concerns resulting from the COVID-19 pandemic, this meeting will be conducted remotely via Zoom Conferencing using Meeting ID No: 856 0612 1351. To join the meeting, dial (312) 626-6799 or click on the following link: https://us02web.zoom.us/j/85606121351

AGENDA

1. **OPENING SESSION**
   - **A.** Roll Call
   - **B.** Excused Absences
2. **APPROVAL OF AGENDA**
3. **COMMUNICATIONS**
   - **A.** Remarks by Mayor Andy Schor
4. **PUBLIC HEARINGS**
5. **COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
6. **RECESS**
7. **BUSINESS**
   - **A. Consent Items**
     - **(1) Minutes for approval:** February 2, 2021.....1
   - **B. Old Business**
   - **C. New Business**
     - **(1) Act-3-2021**- FEMA Hazard Mitigation Grant Acceptance (Phase 6).....2
     - **(2) Act-2-2021** – N Eighth Street Vacation.....3
8. **REPORT FROM PLANNING MANAGER**
9. **COMMENTS FROM THE CHAIRPERSON**
10. **COMMENTS FROM BOARD MEMBERS**
11. **PENDING ITEMS: FUTURE ACTION REQUIRED**
12. **ADJOURNMENT**

FOR SPECIAL ACCOMMODATIONS, PLEASE GIVE 24 HOURS NOTICE PRIOR TO THE MEETING BY CALLING SUE STACHOWIAK IN THE PLANNING OFFICE AT 517-483-4085 OR BY DIALING (TTY 711).

Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
February 2, 2021
6:30 p.m., Virtual Meeting

The meeting was conducted as an online teleconference in compliance with the Open Meetings Act, as amended, and to follow recommendations by the Centers for Disease Control and other public health agencies concerning the COVID-19 pandemic.

MINUTES – *Draft*

1. OPENING SESSION

Mr. Ruge called the meeting to order at 6:45 p.m.

a. Present: Katie Alexander (remotely from Lansing, MI), Farhan Bhatti (remotely from Lansing, MI), Marta Cerna (remotely from Lansing), Tony Cox, (remotely from Lansing), Monte Jackson (remotely from Lansing), John Ruge (remotely from Lansing, MI)
b. Absent: Josh Hovey
c. Staff: Sue Stachowiak, Doris Witherspoon, Andy Fedewa

2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent

3. COMMUNICATIONS –

- Letter from Emma Henry, Assistant Executive Director, Capital Area Housing Partnership, in support of CDBG, HOME, ESG federal funds for fiscal year 2021/2022

4. PUBLIC HEARINGS

a. **FY 2021/2022 Proposed Funding Allocations** – CDBG, HOME, ESG Resources.

Ms. Witherspoon stated that the purpose of the public hearing is to receive input on the proposed funding allocations for the fiscal year 2021 (7/1/21-6/30/22) Community Development Block Grant Annual Action Plan. She said that the amount of the appropriations that the City will be receiving for fiscal year 2021 are estimated to be the same as last year, but exact numbers are not available at this time, however, as with previous years, the City of Lansing will proceed with the Action Plan process/schedule and plan based on the previous year's allocations and adjust accordingly once the actual allocations are received. She said that the budget projections are subject to pro-rata adjustments based on the actual amounts awarded to the City of Lansing by the Department of Housing and Urban Development.

Ms. Witherspoon stated that CDBG funds can be used to fund housing rehabilitation, public service programs, and economic development that benefits persons of low to moderate income. She said that the HOME program provides down payment assistance for home buyers as well as funding for new housing and housing rehabilitation. ESG eligible activities include rapid re-housing, homelessness prevention, street outreach and emergency shelter operations.

Due to the on-going Coronavirus pandemic, the City of Lansing requested and was granted a one (1) year extension for its new five-year consolidated plan which will be drafted for the years 2022 – 2026. to Ms. Witherspoon stated the proposed objectives, goals, and projected uses of funds are presented tonight for Planning Board approval.

Mr. Ruge opened the public hearing.

Emma Henry, Assistant Executive Director, Capital Area Housing Partnership (CAHP), detailed the activities of CAHP and their prior use of federal funds.

Ms. Alexander asked if CAHP has resources for people facing evictions. Ms. Henry answered that they can assist people within their organization if applicable or can direct them to resources elsewhere through their resource guide on their website. There is an ongoing situation during the coronavirus pandemic and they have assisted 450 households in the area so far.

Ms. Witherspoon mentioned the Continuum of Care, a group of organizations within the City that work together to assist people in need.

Seeing no one else wishing to speak, Mr. Ruge closed the public hearing.

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

(1) Minutes for approval: January 5, 2021

The minutes from the January 5, 2021 Planning Board meeting were approved without objection.

(2) FY 2021/2022 Proposed Funding Allocations – CDBG, HOME, ESG Resources.

The FY 2021/2022 Proposed Funding Allocations - CDBG, HOME, ESG Resources were approved without objection.

B. Old Business – None

C. New Business

(1) Act-1-2021, Forest & Collins Roads Shared Use Pathway & Street Roundabout

Mr. Fedewa stated this is a request from the City of Lansing Public Service Department to acquire permanent easements to add a center turn lane to Forest Rd at Collins Road, to construct a shared use pathway, and to construct a roundabout at the intersection of Forest and Collins Roads. These projects are to create a non-motorized connection to the Bear Lake Pathway and the new McLaren Hospital facility as well as street improvements to improve circulation and safety.

Andy Kilpatrick, Director of the Department of Public Service, gave more details

about the project and stated that there will not be a full lane-widening along Forest Rd. east of I-496/US-127, but that the bike lane will be shifted to the pathway and about a half of a lane added to accommodate the center turn lane. Mr. Kilpatrick stated that the pathway will be on the south side of the street and will connect from the Bear Lake Pathway to the west and extend to the north side to the entrance of the Henry Center and the golf course clubhouse. A part of this overall project, but not part of this request, will be to reconfigure Collins Rd. to provide for bike lanes from the intersection south to Jolly Rd.

Mr. Cox made a motion, seconded by Ms. Alexander, to approve Act-1-2021, Forest & Collins Roads Shared Use Pathway & Street Roundabout. On a voice vote the motion passed unanimously (6-0).

8. **REPORT FROM PLANNING MANAGER –** None

9. **COMMENTS FROM THE CHAIRPERSON** – None

10. **COMMENTS FROM BOARD MEMBERS**

Ms. Cerna questioned if the 'smoke stakes' of the Eckert Power Station were being removed with the power station's eventual decommissioning and redevelopment. Ms. Stachowiak answered that staff will research if the Planning Board reviewed a case pertaining to the smoke stakes and will see if they can find an update about the power station for the Board.

11. **PENDING ITEMS: FUTURE ACTION REQUIRED** – None

12. **ADJOURNMENT** – The meeting was adjourned at 7:15 p.m.

GENERAL INFORMATION

APPLICANT:	City of Lansing Development Office 316 N. Capitol Avenue Lansing, MI 48933
STATUS OF APPLICANT:	Prospective purchaser
SURROUNDING LAND USE:	One and/or Two Family Residential Structures/ Vacant lots
SURROUNDING ZONING:	Urbandale Properties: "B" Residential; Baker Donora Properties: "C" Residential
MASTER PLAN DESIGNATION:	The *Design Lansing* Comprehensive Plan designates these areas for Medium-Low Density Residential

APPLICANT'S PROPOSAL:

The City of Lansing has applied through the State of Michigan, Michigan State Police and Emergency Management & Homeland Security for Federal Emergency Management Agency (FEMA) Hazard Mitigation Grants (HMGP) and has been awarded $569,232.56 in grant funds over a period of several years. The purpose of the grant is to fund the acquisition of properties located in the 100 year floodplain and demolition of the structures located thereon in order to reduce the risk of flooding and potentially reduce the rates for flood insurance.

The City is beginning Phase 6 of this effort which involves the acquisition of up to 9 residential properties in the Urbandale & Baker-Donora areas of the City that are located within the 100 year flood plain. The following properties are being considered for acquisition:

Urbandale Area	**Baker-Donora Area**
604 S. Hayford	816 Fayette – alternate
607 S. Magnolia	
617 S. Foster	
622 S. Hayford	
725 S. Hayford	
729 S. Hayford	
635 S. Foster – alternate	

The purpose of having 2 alternate properties is to allow for flexibility in the event that an issue arises with acquiring one of the properties that is primarily being considered for acquisition (e.g., appraisal higher that budgeted cost) so that the project can move forward without the need for approval of another Act 33 request. It also gives the City the ability to acquire more properties if additional funds become available.

The structures on the properties to be acquired will be razed and the lots will be maintained in vacant condition, but may be used for community gardens, urban farming, nature preserves or for recreational purposes as permitted by FEMA. An open-space deed restriction will be placed on each of the acquired properties to ensure that they are not developed in the future.

This floodplain property grant acquisition program allows residents to sell their property for fair market value so that they can move out of the floodplain, thus reducing their exposure to safety hazards and property damage/loss caused by flooding. The City has acquired more than 30 properties in the 100 year floodplain to date, some of which are being used for gardening and others will be included in a project to reduce water pollution and stormwater runoff and improve biodiversity by restoring a natural riparian buffer on the Red Cedar River.

HISTORY

Lansing has several waterways identified by the National Flood Insurance Program: the Grand River, Red Cedar River, Sycamore Creek, Pawlowski Creek (a.k.a. Mud Lake Drain) and the Reynolds Drain. The last 100-year flood occurred in 1904 and the most significant recent flood was in 1975. During that time, a 25-year flood on the Red Cedar and a 10-15 year flood on the Grand River inundated hundreds of homes.

In the City of Lansing, there are more than 2,000 properties in the floodplain, many of which are located in low income neighborhoods. Twenty-five percent of the floodplain population lives below the poverty level, with levels as high as 46% in some neighborhoods.

Flood History in the Baker Donora and Urbandale areas:

March 1916	Flood levels between 10-25 year in Urbandale. Concurrent flooding on the Grand is expected to have made levels even higher in Baker-Donora.
March 1918	Flood levels at 827 ft. (10-year) in Baker-Donora. Levels in Urbandale about 825 ft.
April 1947	Flooding 10-25 year levels in Urbandale. Flood levels unknown in Baker-Donora, but flooding on the Grand at the same time is expected to have caused between 25-50 year levels.
March 1948	Flooding in Baker-Donora at about 833 ft. (10-year). Urbandale flooded to 831 ft. 40 homes evacuated in lower Urbandale.
May 1948	Flood levels about 825 ft. in Urbandale and 833 ft. in Baker-Donora, due to the impact of concurrent flooding on the Grand River.
April 1975	25-year flood in Urbandale (831 ft.) Flood height at Baker-Donora unknown, but gage readings in North Lansing and at Farm Lane indicate the flooding was closer to 50 year levels (833 ft.)

ANALYSIS

An Act 33 Review evaluating the location, character and extent is conducted in accordance with Section 208 of the Administration Code when the City purchases or sells real property.

LOCATION

Both the City of Lansing and the Ingham County Land Bank have acquired properties in the Baker-Donora and Urbandale area during the previous phases of the floodplain property acquisition grant program.

The **Baker-Donora** neighborhood is located on the south bank of the Red Cedar River, less than a mile upstream from its confluence with Grand River approximately a half mile downstream from its confluence with Sycamore Creek. The Ingham County Land Bank and the City have acquired several properties in this area during the previous phases of the floodplain property acquisition grant program.

Urbandale is located on the north side of the Red Cedar River, separated from the river by the embankments of US-127 and I-496. Flooding occurs through storm sewers, which drain directly to the river, and through the viaducts under US-127 at Kalamazoo Street and Michigan Avenue. The Ingham County Land Bank and the City have acquired several properties in this area during the previous floodplain property acquisition grant program.

CHARACTER:

The properties proposed for acquisition are located in residential neighborhoods. The buildings will be razed and the properties will remain vacant in perpetuity.

EXTENT:

The removal of buildings from the floodplain reduces the community's flood risk, allows residents to move out of an area that poses a risk to their health and safety and reduces the expenditures, deployment of rescue personnel and use of governmental resources necessary in the aftermath of a major flood event.

OTHER

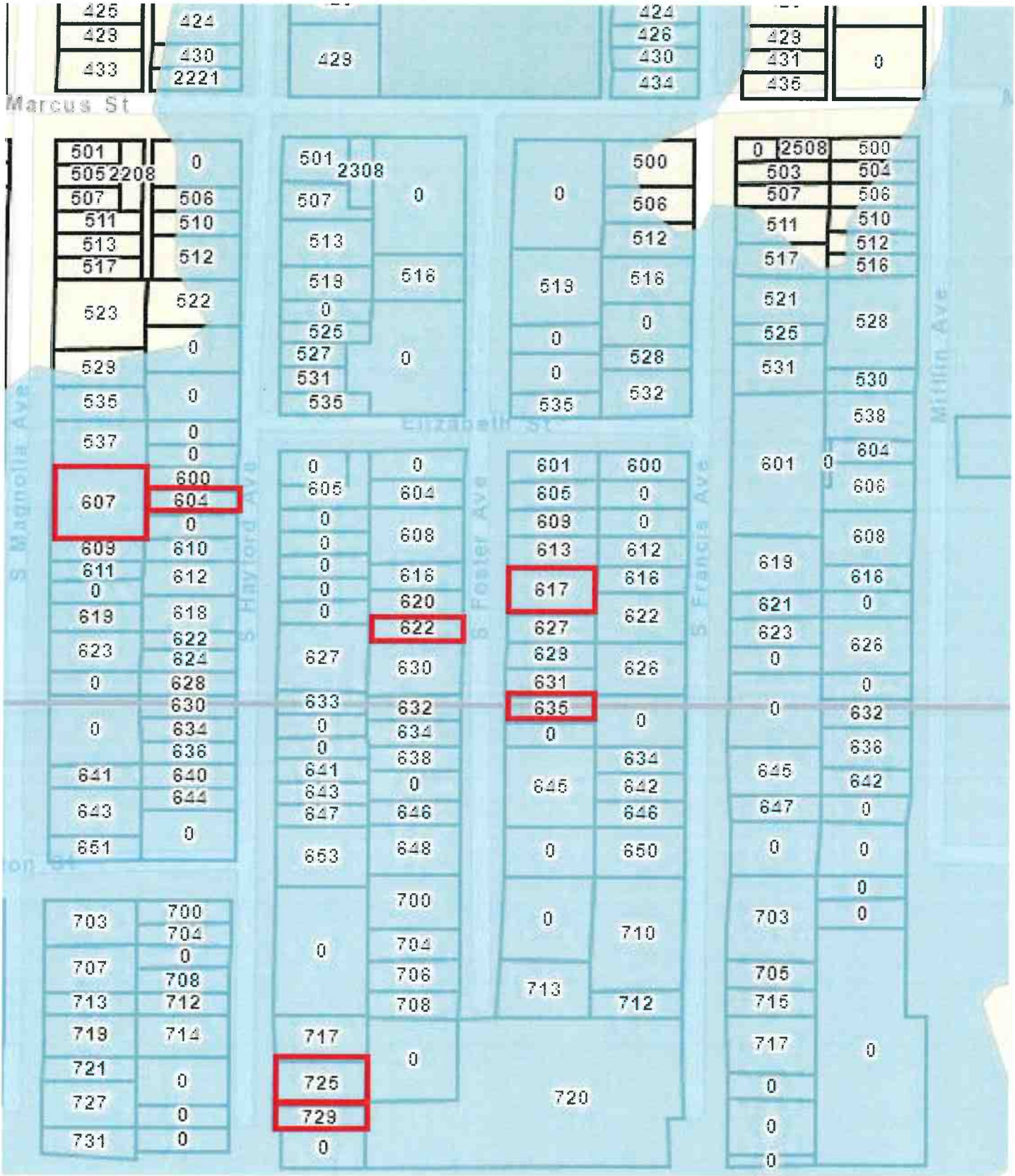
An environmental assessment will be conducted on each of the properties being considered for acquisition to ensure that here are no issues that will adversely impact the environment. This project will be administered in full compliance with federal environmental laws and executive orders. Removing structures from the floodplain and floodway and allowing the properties to revert to their natural state will benefit the environment in general. In addition, since these areas that include the targeted properties have a high concentration of low and moderate income persons, the project complies with one of the primary objectives of the Department of Housing and Urban Development use of Community Development Block Grant funds which is to assist with providing people of low and moderate with housing where there is not a high level of risk to persons or property.

STAFF RECOMMENDATION

Staff recommends approval of Act-3-2021 to permit the acceptance of the phase 6 Hazard Mitigation Grant for the acquisition of up to 9 properties within the 100 year floodplain in the Baker-Donora and Urbandale neighborhoods and to fund the demolition of the structures located thereon.

Respectfully submitted,

Susan Stachowiak
Zoning Administrator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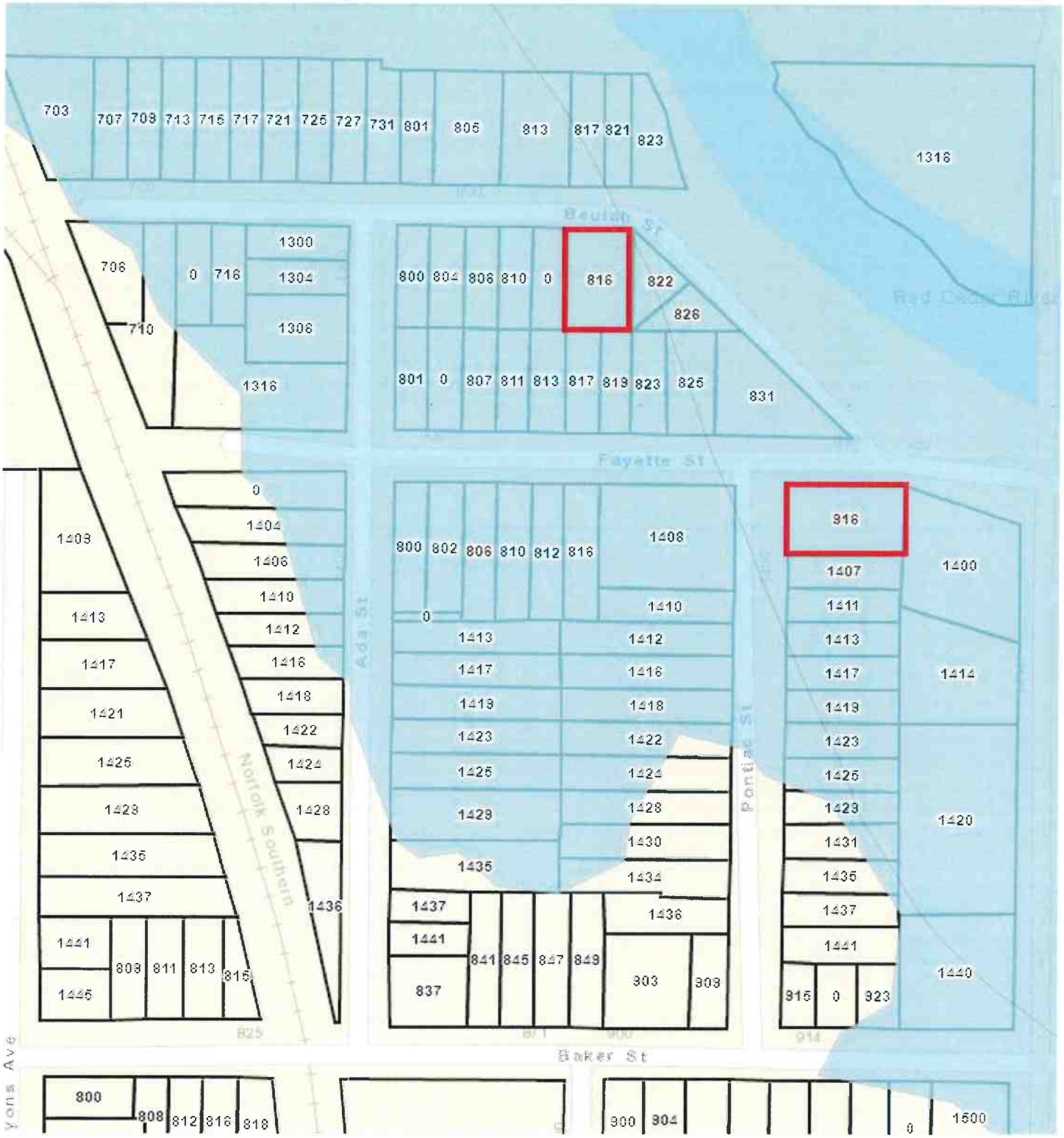
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Act-2-2021, Eighth St. Street Vacation - STAFF REPORT

An Act 33 Review is a planning level review of the location, character and extent of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT:	Sparrow Health Systems, 1215 E Michigan Ave. Lansing, MI
PROPOSAL:	Vacation of N Eighth Street between Jerome Street and E Michigan Avenue
CURRENT OWNER:	City of Lansing
EXISTING LAND USE & ZONING:	Use: Street right-of-way. Zoning: Unzoned street right-of-way
PROPERTY SIZE AND SHAPE:	Rectangular
SURROUNDING LAND USE & ZONING:	North: C, DM-3, Residential South: F-1, Commercial, Parking West: F-1, J, Hospital, Parking East: F-1, J, Hospital, Parking

ANALYSIS

BACKGROUND:

Sparrow Health Systems is requesting this street vacation to facilitate redevelopment of the 800 and 900 blocks of E Michigan Avenue. The applicant is building a new outpatient surgery center at the northwest corner of E. Michigan Avenue and N. Pennsylvania Avenue and the vacated right-of-way will serve as access for the new parking lot and aid the interior circulation.

LOCATION:

Sparrow Hospital is located at the northeast and northwest corners of the intersection of E Michigan Avenue and N Pennsylvania Avenue. Sparrow Health System also owns the properties to the east and west that adjoin the section of N Eighth Street to be vacated.

In the *Walk-Bike Lansing* Plan (2012), Jerome Street was designated as an east-west non-motorized transportation route in lieu of directing bicycle traffic onto Michigan Ave. This designation was affirmed in the *Design Lansing* Comprehensive Plan (2012)

CHARACTER:

This section of Eighth St. that is the subject of this request is one block long and mainly serves as a side entry point for surface parking lots. It is presumed that it is also a pedestrian walk through for the residential neighborhood to the north.

The character of the street would change with any expansion of Sparrow's footprint although the non-motorized route function would remain along Jerome St.

The sanitary and storm sewers, the water mains, gas mains, and electric lines within the proposed vacated right of way serve various properties and thus, easements will be necessary as a result of the vacation.

EXTENT:

The extent of the vacation is of N Eighth Street between Jerome St. and E Michigan Ave.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

BWL Electric: Jerry Wheeler – 517-702-6644, No comments or concerns.

BWL Electric System Integrity: BWL has overhead electric lines within the right of way serving multiple properties. Abandonment of the right-of-way will require either permanent easement to be granted for those lines to remain in place, or agreement and payment to the BWL for cost to relocate the electric lines and continue to serve customers served by the existing system. Additionally, third part companies are attached to the BWL poles and any relocation or removal of that infrastructure will be coordinated directly between Sparrow and each company with cost for relocation or removal agreed between those parties.

BWL Water Operations: Randall Roost, No comments or concerns.

BWL Street Lighting: Gary Simpson 517-702-6647, LBWL has overhead street lighting in this area. No issues.

BWL Water & Steam Distribution: Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
    - The BWL owns and maintains water facilities along Eighth St., utility easements will be required to ensure the protection and maintenance of the existing facilities. Should the customer wish to redevelop or perform alteration to the existing water main and service routes, design will need to be submitted to the BWL and meet drawing standards. The BWL will not accept any buildings being built on-top of water main/services.
- General Comments:
    - Any alteration to the BWL Water Distribution System is subject to review by the BWL. Alterations may include installation of new services, relocation or removal of existing water distribution facilities, or any meter work. The owner is responsible for the costs of any alteration to these facilities.
    - Any work on the site that exposes, disturbs, or otherwise carries the risk of damage to existing BWL Water Distribution facilities, including change of soil cover, is subject

to review by the BWL. The owner is responsible for the costs of preparing a plan to protect these facilities, as well as the costs of inspection and/or repair, if deemed necessary by the BWL.

- The BWL owns and maintains all Water Distribution Facilities up to and including the water meters. All work on these facilities shall be performed in accordance to the BWL Rules and Regulations for service. A copy of the Rules and Regulations can be found online at: https://www.lbwl.com/sites/default/files/documents/2019-07/FY20%20Rules%20and%20Regulations%20for%20Water_FINAL.PDF
- Prior to receiving water service, the customer must submit an application to the BWL Utility Service Department at 517-702-6700 for any new service or alterations to existing services or metering. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at https://www.lbwl.com/customers/services/water.
- EGLE permits and signed easements shall be established prior to construction, if applicable.

Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via phone at 517-702-6564 or e-mail at Jerrod.Wade@lbwl.com.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality.

Records show a leaking underground storage tank in this area and this project lies within the Lansing Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

***Public Service Department*:**

- Public Service requires a sanitary sewer easement in this portion of Eighth St.
- From a traffic perspective, although the City does not have traffic counts for 8th Street to the north of Jerome, volumes in this block should be fairly low and I don't believe the vacation would create significant operational issues for vehicles.
- From a pedestrian perspective, the City does not have traffic count information. It is therefore difficult to determine the impacts, however, I am more concerned about combining blocks and eliminating pedestrian access since there is the potential for increased travel distances and times if pedestrians need to go out of their way. If the alternative route for pedestrians would be Pennsylvania Avenue, the pedestrian level of comfort is lower due to the volume and speed of traffic.
- My preference would be that if the roadway is vacated, pedestrian access between Jerome and Michigan is maintained through what would likely become a parking lot.

***Building Safety Office*:**

- No objection

***Lansing Fire Department*:**

- No objection.

***Lansing Parks and Recreation*:**

- No objection.

STAFF RECOMMENDATION

The request can be granted without a significant impact on the circulation network. Jerome Street will remain a preferred non-motorized transportation route. Easements for water, electric, street lighting and/or communications will be necessary to maintain services. Although pedestrian traffic is probably low and many people will likely travel along Pennsylvania Avenue or Hosmer Street, a walkway through property where sidewalk currently exists in the area to be vacated is encouraged.

Planning Office staff has some concerns about redevelopment possibilities that may result from the street vacation as it would allow for vast amounts of surface parking, thus creating a large gap in the built environment along one of the City's major activity corridors (Michigan Ave.).

Staff recommends that the City vacate the N Eighth Street ROW from E Michigan Ave. to Jerome St. with these conditions:

- Sparrow Health Systems shall enter into a street light agreement with the Board of Water and Light, if the lighting is not removed or replaced with interior site lighting.
- Easements for existing utilities (water, sanitary sewer, electric lines, street lighting, communications, etc.) shall be executed.
- Any relocation or removal of third party company infrastructure from the BWL street poles will be coordinated directly between Sparrow Health Systems and each company with cost for relocation or removal agreed upon between those parties.

Respectfully submitted,

Andy Fedewa, Planner

Andy Schor, Mayor

ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: Sparrow Health Systems, by Thomas Bres

Address *(including zip code)*: 1215 E. Michigan Ave., Lansing, MI 48912

Phone number: 517-364-2072

Fax number: _____ Email: Thomas.Bres@sparrow.org

Interest in Property:

☐ Owner ☐ Represent owner ☐ Option to buy

☒ Other: Adjacent owner to existing roadway with sole property access to proposed road to be vacated.

If applicant of not the owner, or if there is more than one owner, provide the following information *(attach additional sheets if necessary)*:

Name of owner(s): City of Lansing

Address *(including zip code)*: 7th Floor City Hall, Lansing, MI 48933

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address *(if any)*: _____

Location description: 8th Street between Michigan Ave. and Jerome Street

Permanent parcel #: 33-01-01-15-155-062, 33-01-01-15-155-101, 33-01-01-15-155-111, 33-01-01-15-155-121, 33-01-01-15-156-003, and 33-01-01-15-156-041

Legal description *(see note below)*: That part of 8th Street platted in Jerome's Addition between Block 1 and Block 2 which is bounded by Michigan Avenue to the south and Jerome Street to the north.

Applicant's proposal: To vacate 8th Street between Michigan Ave. and Jerome St. Easements will be reserved for all public utilities that are not otherwise relocated or abandoned.

REQUESTED ACTION: (please check one)

_____ City Acquisition of Property ✓ Street or Alley Closure _____ City Sale of Property

✓ Vacation of R.O.W _____ Significant Change of Use of City Property

_____ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

Sparrow currently owns all properties on both sides of the proposed road requested to be vacated. Approval will provide Sparrow with additional parking spaces which are currently under their projected needs, especially with the proposed expansions of their Campus, including this site where an outpatient surgery center is proposed.

What negative impacts (if any) will occur if this proposal is not approved?

Loss of parking needed near the Center. The available public parking along the roads in the vicinity will be greatly reduced for existing businesses and their patrons. Many employees and visitors will be parking on the nearby public roads and walking, some for great distances. Sparrow will own parcels on both sides of 8th Street with visitors and employees needing to cross the street to visit and leave the Center.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

1) Direct vehicle access to Michigan Ave. by the residents to the north that may currently use 8th Street will be removed. (It is believed that west bound traffic can use Hosmer St. and east bound traffic can use Pennsylvania Ave., both with minimal delay). 2) Pedestrian access between Jerome and Michigan would be impacted. (Sparrow will work with the City and residents to provide an alternate route as may be necessary.)

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Involving land sales over $50,000	$100.00
Involving land sales under $50,000	$50.00

Signature of applicant:

_____/ Mar 30, 2021
Date

Signature of owner(s):

_____/_____
Date

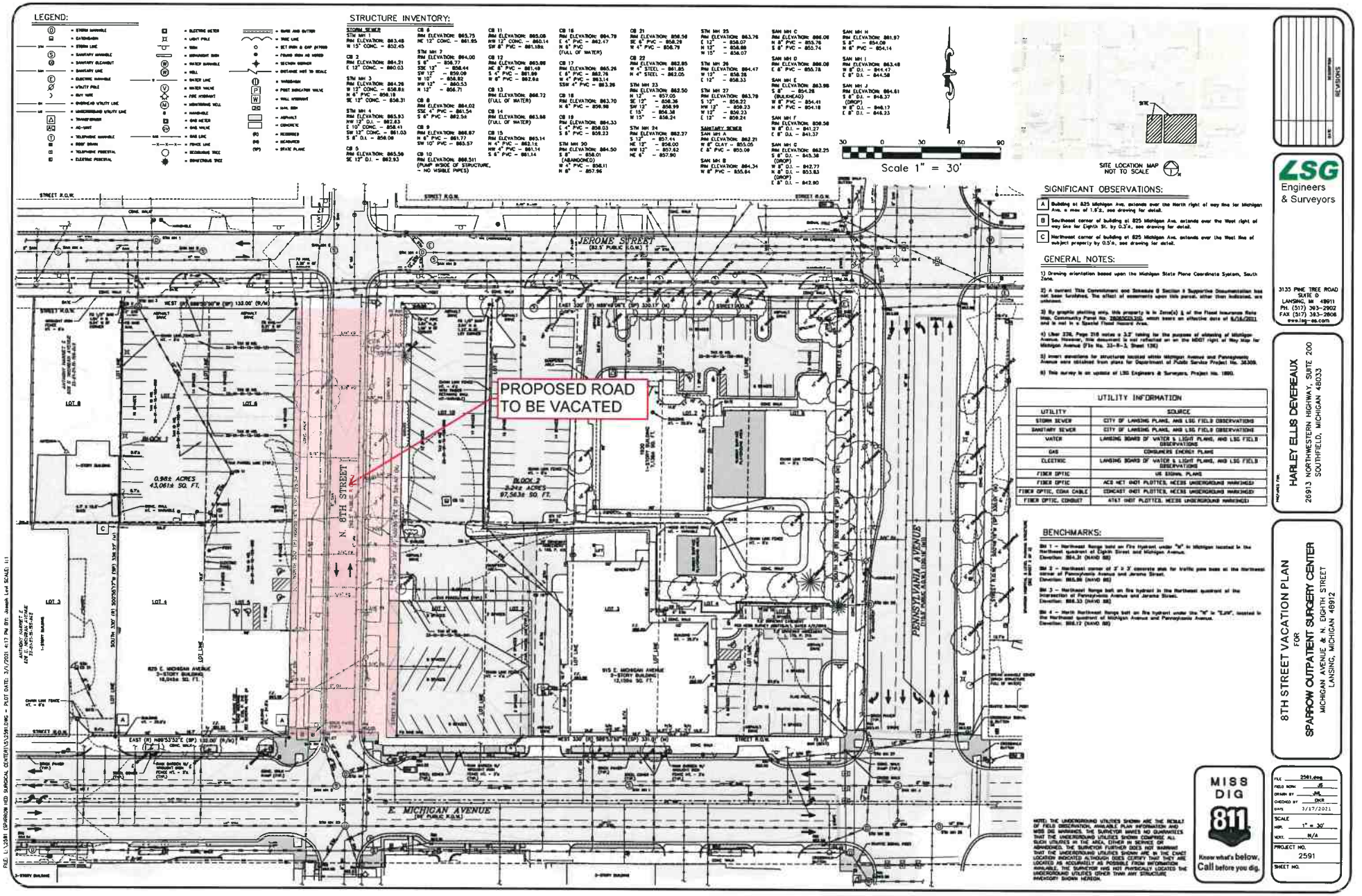
_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036


LEGEND:
STRUCTURE INVENTORY:
STORM SEWER
STM MH 1
RIM ELEVATION: 863.48
W 15" CONC. – 852.45
CB 2
RIM ELEVATION: 864.21
E 12" CONC. – 860.03
STM MH 3
RIM ELEVATION: 864.26
W 12" CONC. – 858.86
N 4" PVC – 858.18
SE 12" CONC. – 858.31
STM MH 4
RIM ELEVATION: 865.93
NW 12" D.I. – 862.83
E 10" CONC. – 858.41
SW 12" CONC. – 861.03
S 8" D.I. – 858.08
CB 5
RIM ELEVATION: 863.56
SE 12" D.I. – 862.53
CB 6
RIM ELEVATION: 865.75
NE 12" CONC. – 861.85
STM MH 7
RIM ELEVATION: 864.00
S 6" – 858.77
SW 12" – 858.44
E 12" – 858.08
W 10" – 858.82
NW 12" – 860.53
N 12" – 858.71
CB 8
RIM ELEVATION: 864.02
SW 4" PVC – 861.54
S 6" PVC – 862.56
CB 9
RIM ELEVATION: 866.87
N 6" PVC – 861.77
SW 10" PVC – 865.57
CB 10
RIM ELEVATION: 868.511
(PUMP INTAKE OF STRUCTURE, – NO VISIBLE PIPES)
CB 11
RIM ELEVATION: 863.08
NW 12" CONC. – 860.14
SW 8" PVC – 861.18±
CB 12
RIM ELEVATION: 863.88
NE 8" PVC – 861.49
S 4" PVC – 861.88
W 6" PVC – 862.86
CB 13
RIM ELEVATION: 866.72
(TOP OF WATER)
CB 14
RIM ELEVATION: 863.88
(TOP OF WATER)
CB 15
RIM ELEVATION: 863.14
N 4" PVC – 862.15
NW 4" PVC – 861.14
S 6" PVC – 861.14
CB 16
RIM ELEVATION: 864.79
E 4" PVC – 862.17
N 6" PVC
(TOP OF WATER)
CB 17
RIM ELEVATION: 865.26
E 6" PVC – 862.76
W 4" PVC – 863.14
SSW 4" PVC – 863.26
CB 18
RIM ELEVATION: 863.70
N 6" PVC – 858.98
CB 19
RIM ELEVATION: 864.33
E 4" PVC – 858.03
S 6" PVC – 858.23
STM MH 20
RIM ELEVATION: 864.50
S 8" – 858.01
(ABANDONED)
W 4" PVC – 858.11
N 8" – 857.96
CB 21
RIM ELEVATION: 858.58
SE 6" PVC – 858.29
W 4" PVC – 858.79
CB 22
RIM ELEVATION: 862.85
W 4" STEEL – 861.85
N 4" STEEL – 862.05
STM MH 23
RIM ELEVATION: 862.50
N 12" – 857.05
SE 12" – 858.36
SW 12" – 858.99
E 15" – 858.38
W 15" – 858.24
STM MH 24
RIM ELEVATION: 862.27
S 12" – 857.44
NE 12" – 856.00
NW 12" – 857.82
NE 6" – 857.90
STM MH 25
RIM ELEVATION: 863.76
E 12" – 858.07
N 12" – 858.88
W 15" – 858.07
STM MH 26
RIM ELEVATION: 864.47
W 12" – 858.28
E 12" – 858.33
STM MH 27
RIM ELEVATION: 863.78
S 12" – 858.22
NW 12" – 859.23
W 10" – 858.23
E 12" – 858.24
SANITARY SEWER
SAN MH A
RIM ELEVATION: 862.21
W 8" CLAY – 855.05
E 8" PVC – 855.09
SAN MH B
RIM ELEVATION: 864.34
W 8" PVC – 855.64
SAN MH C
RIM ELEVATION: 866.08
W 8" PVC – 853.76
S 8" PVC – 855.74
SAN MH D
RIM ELEVATION: 866.08
E 8" PVC – 855.78
SAN MH E
RIM ELEVATION: 863.98
S 8" – 854.28
(BULKHEAD)
W 8" PVC – 854.41
N 8" PVC – 854.18
SAN MH F
RIM ELEVATION: 858.58
W 8" D.I. – 841.27
E 8" D.I. – 841.37
SAN MH G
RIM ELEVATION: 862.25
S 8" D.I. – 845.38
(DROP)
W 8" D.I. – 842.77
N 8" D.I. – 853.83
(DROP)
E 8" D.I. – 842.80
SAN MH H
RIM ELEVATION: 861.97
S 8" – 854.08
N 8" PVC – 854.14
SAN MH I
RIM ELEVATION: 863.48
W 8" D.I. – 844.42
E 8" D.I. – 844.58
SAN MH J
RIM ELEVATION: 864.81
S 8" D.I. – 848.37
(DROP)
W 8" D.I. – 848.17
E 8" D.I. – 848.23
Scale 1" = 30'
SITE LOCATION MAP
NOT TO SCALE
STREET R.O.W.
JEROME STREET
(82.5' PUBLIC R.O.W.)
PROPOSED ROAD TO BE VACATED
N. 8TH STREET
(66' PUBLIC R.O.W.)
PENNSYLVANIA AVENUE
(66' PUBLIC R.O.W.)
E. MICHIGAN AVENUE
(86' PUBLIC R.O.W.)
BLOCK 1
0.98± ACRES
43,061± SQ. FT.
BLOCK 2
2.24± ACRES
97,563± SQ. FT.
915 E. MICHIGAN AVENUE
3-STORY BUILDING
12,159± SQ. FT.
825 E. MICHIGAN AVENUE
3-STORY BUILDING
18,068± SQ. FT.
SIGNIFICANT OBSERVATIONS:
A Building at 825 Michigan Ave. extends over the North right of way line for Michigan Ave. a max of 1.8'±, see drawing for detail.
B Southeast corner of building at 825 Michigan Ave. extends over the West right of way line for Eighth St. by 0.3'±, see drawing for detail.
C Northwest corner of building at 825 Michigan Ave. extends over the West line of subject property by 0.5'±, see drawing for detail.
GENERAL NOTES:
1) Drawing orientation based upon the Michigan State Plane Coordinate System, South Zone.
2) A current Title Commitment and Schedule B Section II Supportive Documentation has not been furnished. The effect of easements upon this parcel, other than indicated, are unknown.
3) By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 26065C0136D, which bears an effective date of 8/16/2011 and is not in a Special Flood Hazard Area.
4) Liber 326, Page 218 notes a 33' taking for the purpose of widening of Michigan Avenue. However, this document is not reflected on on the MDOT right of Way Map for Michigan Avenue (File No. 33-81-3, Sheet 136)
5) Invert elevations for structures located within Michigan Avenue and Pennsylvania Avenue were obtained from plans by Department of Public Service Project No. 38308.
6) This survey is an update of LSG Engineers & Surveyors, Project No. 1880.
UTILITY INFORMATION
UTILITY | SOURCE
STORM SEWER | CITY OF LANSING PLANS, AND LSG FIELD OBSERVATIONS
SANITARY SEWER | CITY OF LANSING PLANS, AND LSG FIELD OBSERVATIONS
WATER | LANSING BOARD OF WATER & LIGHT PLANS, AND LSG FIELD OBSERVATIONS
GAS | CONSUMERS ENERGY PLANS
ELECTRIC | LANSING BOARD OF WATER & LIGHT PLANS, AND LSG FIELD OBSERVATIONS
FIBER OPTIC | UE SIGNAL PLANS
FIBER OPTIC | ACS NET (NOT PLOTTED, NEEDS UNDERGROUND MARKINGS)
FIBER OPTIC, CDMA CABLE | COMCAST (NOT PLOTTED, NEEDS UNDERGROUND MARKINGS)
FIBER OPTIC, CONDUIT | AT&T (NOT PLOTTED, NEEDS UNDERGROUND MARKINGS)
BENCHMARKS:
Bm 1 – Northwest flange bolt on Fire Hydrant under "N" in Michigan located in the Northwest quadrant of Eighth Street and Michigan Avenue. Elevation: 864.39 (NAVD 88)
Bm 2 – Northeast corner of 3' x 3' concrete slab for traffic pole base at the Northeast corner of Pennsylvania Avenue and Jerome Street. Elevation: 865.86 (NAVD 88)
Bm 3 – Northeast flange bolt on fire hydrant in the Northeast quadrant at the intersection of Pennsylvania Avenue and Jerome Street. Elevation: 868.33 (NAVD 88)
Bm 4 – North Northwest flange bolt on fire hydrant under the "N" in "LSW", located in the Northeast quadrant of Michigan Avenue and Pennsylvania Avenue. Elevation: 868.12 (NAVD 88)
NOTE: THE UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF FIELD OBSERVATION, AVAILABLE PLAN INFORMATION AND MISS DIG MARKINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE SHOWN HEREON.
MISS DIG 811
Know what's below, Call before you dig.
LSG Engineers & Surveyors
3135 PINE TREE ROAD
SUITE D
LANSING, MI 48911
PH. (517) 393-2902
FAX (517) 393-2908
www.lsg-os.com
PREPARED FOR:
HARLEY ELLIS DEVEREAUX
26913 NORTHWESTERN HIGHWAY, SUITE 200
SOUTHFIELD, MICHIGAN 48033
8TH STREET VACATION PLAN
FOR
SPARROW OUTPATIENT SURGERY CENTER
MICHIGAN AVENUE & N. EIGHTH STREET
LANSING, MICHIGAN 48912
FILE 2591.dwg
FIELD BOOK JS
DRAWN BY JML
CHECKED BY DKR
DATE 3/17/2021
SCALE
HOR. 1" = 30'
VERT. N/A
PROJECT NO. 2591
SHEET NO.
REVISIONS
DESCRIPTION
DATE
PLOT DATE: 3/1/2021 4:17 PM BY: Joseph Leal SCALE: 1:1
FILE: L:\2581 (SPARROW MID SURGICAL CENTER)\V3\2581.DWG

N Eighth St
N Pennsylvania Ave
Jerome St
E Michigan Ave