



Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting - Virtual
Tuesday, February 2, 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: 898 8625 0631.**

To join the meeting, dial (312) 626-6799 or click on the following link:

<https://us02web.zoom.us/j/89886250613>

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call**
 - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS**
 - A. FY 2021/2022 Proposed Funding Allocations - CDBG, HOME and ESG Resources.....1**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. Consent Items**
 - (1) Minutes for approval: January 7, 2021.....2**
 - (2) FY 2021/2022 Proposed Funding Allocations - CDBG, HOME and ESG Resources**
 - B. Old Business**
 - C. New Business**
 - (1) Act-1-2021 - Forest & Collins Roads shared use pathway & street roundabout.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).

**PUBLIC HEARING – PROPOSED FUNDING ALLOCATIONS
FY2021, 7/1/2021 – 6/30/22
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Lansing Planning Board will hold a public hearing to solicit public input on the proposed funding allocations for the City of Lansing's FY 2021 Annual Action Plan which covers the time period July 1, 2021 – June 30, 2022.

TO: ALL LANSING CITIZENS AND ORGANIZATIONS

FROM: LANSING PLANNING BOARD

SUBJECT: PUBLIC HEARING – PROPOSED FUNDING ALLOCATIONS

PLACE: Virtual - The meeting will be conducted remotely via Zoom Conferencing at <https://us02web.zoom.us/j/89886250631> or by dialing 312-626-6799 using meeting ID: 898 8625 0631.

TIME: 6:30 p.m.

DATE: Tuesday, February 2, 2021

PURPOSE: TO PROVIDE CITIZENS THE OPPORTUNITY TO EXAMINE AND COMMENT ON PROPOSED OBJECTIVES, GOALS AND PROJECTED USE OF COMMUNITY DEVELOPMENT FUND RESOURCES, INCLUDING THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME AND EMERGENCY SOLUTIONS GRANT PROGRAMS, TO BE INCLUDED IN THE CITY'S ANNUAL ACTION PLAN SUBMISSION FOR FY 2021 (7/1/2021- 6/30/2022)

For additional information, please contact Doris M. Witherspoon, Senior Planner at doris.witherspoon@lansingmi.gov

PLEASE NOTE – Entitlement Grant Awards for FY 2021 (July 1, 2021-June 30, 2022) have not been announced by HUD as of the date of this publication. Amounts proposed herein for FY 2021 CDBG, HOME and ESG activities are based on prior year entitlement awards. If the grant amounts HUD actually awards to the City of Lansing for CDBG, HOME and ESG are different from the amounts shown above, pro-rata adjustments will be made to the budget amounts proposed for each activity

**PROPOSED FUNDING ALLOCATIONS
PROGRAM ACTIVITIES AND USE OF FUNDS
ANNUAL ACTION PLAN 2021 (7/1/21 – 6/30/22)
CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES**

The primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods.

- a. Provide standard housing in a suitable living environment through rehabilitation, new construction and improvement of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.
- b. Provide housing counseling and assistance that will benefit low and moderate-income households.
- c. Promote home ownership for low and moderate-income households and promote deconcentration of poverty.
- d. Maintain at current levels the number of public and assisted housing units available to low and moderate-income households.
- e. Provide homeless prevention assistance, emergency shelter, street outreach and supportive human services for people with special needs, people who are homeless and those at risk of becoming homeless.
- f. Provide assistance for permanent supportive housing and human services for low and moderate income households with a history of chronic homelessness, including those with special needs.
- g. Promote economic opportunity for low and moderate-income individuals by facilitating economic development, providing employment opportunity, sponsoring job training, supporting business development, micro-enterprise lending and business or financial educational programs and initiatives.
- h. Promote economic development to provide jobs, business services and shopping opportunities for residents located in CDBG eligible areas.
- i. Provide community and neighborhood services, recreational opportunities and public facilities and promote neighborhood social cohesion to improve the quality of life in CDBG eligible neighborhoods.
- j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs and citizens' awareness in CDBG eligible areas.
- k. Improve the city's transportation, public facilities and infrastructure systems in CDBG eligible areas.

- l. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing and improving energy fitness in housing occupied by low and moderate-income households.
- m. Promote fair housing objectives.
- n. Provide affordable housing and economic development that benefits low and moderate income people in the context of mixed use development along transit corridors.

COMMUNITY DEVELOPMENT BLOCK GRANT

CDBG Single-family, Owner-Occupied Rehab Program/Public Improvements

Includes loans and grants for rehabilitation of owner-occupied housing units through city sponsored programs, and in conjunction with affordable housing efforts sponsored by nonprofit housing corporations, public and private developers, and other state and federal agencies. Includes funds to meet lead hazard reduction regulations in rehabilitated structures, funds to assist in emergency housing rehabilitation, market analysis activities and technical assistance to nonprofit housing corporations, contractors, and low- and moderate-income households. Includes loans and grants for owner-occupied single-family units through city sponsored programs, loans to rehabilitate historic homes in conjunction with rehabilitation of the unit, and loans or grants for ramps, hazard remediation or weatherization. Includes staff, office space, technical assistance, training and other direct project costs associated with delivery of Community Development Block Grant, HOME, Emergency Solutions Grant and other State and Federal Programs.

General street, sidewalk, water/sewer improvements, including assistance to income eligible owner-occupants or those in CDBG-eligible areas for special assessments related to new improvements. Includes improvements to neighborhood parks, recreational facilities; public neighborhood, medical and community facilities in CDBG priority areas.

Proposed funding amount: \$1,219,317

CDBG Rental Rehab Program

Includes loans and grants for rehabilitation of rental housing units through city sponsored programs. Includes funds to meet healthy housing standards and/or lead hazard reduction regulations in rehabilitated structures.

Proposed funding amount: \$75,000

Acquisition

Includes acquisition, maintenance and security of properties acquired through programs, and activities related to acquisition, disposition, relocation and clearance of dilapidated and blighted structures. Funds may also be used to acquire and clear properties in the flood plain. Includes staff time associated with this activity.

Proposed funding amount: \$100,000

Public Services (limited to 15%)

Includes services for low- and moderate-income individuals such as: homeownership counseling, education, neighborhood counseling, youth and senior programs, neighborhood clean-ups, community gardens, home repair classes. Services are for low- and moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits.

Proposed funding amount: \$ 306,766 (15% of CDBG)

Economic Development

Loans, technical assistance and training to low- and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. Technical assistance to individuals and for-profit businesses including workshops, technology assistance, and façade improvement loans/grants. Creation of jobs to benefit low and moderate-income city of Lansing residents.

Technical assistance to individuals and for-profit businesses including workshops, technology assistance, façade improvement loans/grants, market analysis, business promotion, referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing.

Proposed funding amount: \$ 50,000

CDBG General Administration (limited to 20%)

Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal programs.

Includes planning and general administration costs associated with delivery of CDBG and other state and federal programs. Includes indirect administrative costs and building rent paid to the city.

Proposed funding amount: \$409,021

**TOTAL CDBG, CDBG PI, and CDBG Previous Years Funds = \$2,160,104
(\$2,045,104 + \$75,000 PI + \$40,000 previous years funds)**

HOME**Down Payment Assistance**

Funds provided to homebuyers for down payment and closing costs for purchase of a single-family home located within the Lansing city limits. Up to \$40,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance not limited to first-time homebuyers. May include staff time and/or homeownership counseling fees associated with this activity.

Proposed funding amount: \$200,000

New Construction/HOME Rehab/Development Program

Includes funds for loans and grants for housing construction and rehabilitation with non-profit and for-profit developers, including CHDOs.

HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) and Acquisition, Development and Resale (ADR) activities. Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for staff time associated with these activities.

Proposed funding amount: \$500,283

CHDO Set-aside (15% minimum required)

Reserved for housing developed, sponsored or owned by CHDOs in partnership with the City.

Proposed funding amount: \$ 112,775

Community Housing Development Organization (CHDO) Operating (limited to 5%)

Funds reserved at option of the City to provide operating funds to CHDO's utilizing the City's HOME funds to produce affordable housing in the community.

Proposed funding amount: \$37,592

HOME General Administration (limited to 10%)

Includes staff and general administration costs to deliver the HOME program.

Proposed funding amount: \$75,183

TOTAL HOME, Program Income, and HOME previous years available funds: \$925,833 (\$751,833 + \$124,000 Previous year+ \$50,000 PI)

EMERGENCY SOLUTIONS GRANT (ESG)**Street Outreach**

Street Outreach activities.

Proposed funding amount: \$ 5,294

Homeless Prevention

Homeless Prevention activities.

Proposed funding amount: \$61,758

Administrative Activities (limited to 7.5%)

Funds provided to offset the cost of administering emergency solutions program.

Proposed funding amount: \$ 12,351

Homeless Management Information System (HMIS)

Funds will be provided for HMIS and comparable database costs.

Proposed funding amount: \$ 5,294

Shelter Operation

Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities and furnishings in shelter facilities.

Proposed funding amount: \$ 91,755

TOTAL ESG: \$176,452

SUMMARY

Forty –Seventh Year Community Development Resources

Program	Annual Action Plan
CDBG Entitlement Grant:	\$2,045,104
CDBG Program Income (est.)	\$75,000
CDBG Previous Years Annual Funding	\$40,000
HOME Program Funds	\$751,833
HOME Previous Years Annual Funding	\$124,000
HOME Program Income (est.)	\$50,000
ESG Program Funds:	\$176,452
TOTAL	\$3,262,389

Administrative, management and operation costs for the above programs include the administration, management and operations of the eligible activities, **as well as other federal and state community development programs in which the city is now or may be participating.**



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Mayor

LANSING PLANNING BOARD

Regular Meeting

January 5, 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 6:31 p.m.

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

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

3. COMMUNICATIONS –

- Email from Cindy Beck in opposition to SLU-2-2020

4. PUBLIC HEARINGS

- a. **Z-9-2020, 3534 & 3538 W Jolly Road, Rezoning from “CUP” Community Unit Plan to “DM-1” Residential.**

Ms. Stachowiak stated this is a request by 2163, LLC to rezone 3534 and 3538 W. Jolly Road from “CUP” Community Unit Plan to “DM-1” Residential to allow for additional residential development on the two properties. Currently each property contains a duplex. The size and configuration of the properties will only allow for about 8 additional units, depending on the number of bedrooms in each of the units. Ms. Stachowiak stated that staff is recommending approval of the rezoning as it eliminates the “CUP” zoning which is an obsolete zoning designation. She also said that there are already several properties along W. Jolly Road that are zoned “DM-1” and are being used for multiple family residential purposes and thus, the proposed zoning will be consistent with the established zoning and land use pattern in the area.

Lou Crenshaw, 2163 LLC, property owner and applicant, stated that he only owns the two subject parcels in the area. Mr. Crenshaw said that he will be contracting an architect and engineer to prepare the site and architectural plans and he is envisioning a new building with five (5) two-bedroom units.

Mr. Ruge opened the public hearing.

Elouise Moore, Lucie St., asked if the duplexes will be demolished.

Mr. Crenshaw stated that the existing buildings will remain on site.

Ms. Moore stated that there has been a stormwater runoff problem on the adjoining properties to the north along Lucie Street since the apartment building to the east was built. She stated that her concern is that this project will worsen the problem.

Ms. Stachowiak stated that any project will have to go through site plan review, during which the City Engineers will review the plan to ensure that stormwater run-off from the site is properly managed so that it does not negatively impact adjoining properties.

Verlecia Kelley, Lucie St., asked if surveying work will be done. Ms. Stachowiak stated surveying the property will be a necessary part of preparing development plans but that process has not yet begun.

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

b. SLU-2-2020, Special Use Permit, 727 Sparrow Avenue, Community Center & Residential Care Facility

Ms. Stachowiak stated that Child & Family Charities is requesting special land use permits to utilize the former St. Casimir Church and rectory at 727 Sparrow Avenue for a community center and residential care facility (youth shelter). She said that the shelter would be primarily for ages 12 to 17. She also said that the applicant will provide counseling services, employment and educational resources, adoption and foster parenting services and the provision of clothing and other items for those in need. Ms. Stachowiak stated that staff is recommending approval of the request as the property would be going from one institutional use to another. Ms. Stachowiak stated that community centers and shelters are typically located in residential neighborhoods and the City has no reason to believe that the proposed uses will be detrimental in any way to the neighborhood.

Mr. Jackson asked about supervision, particularly for persons staying in the shelter.

Julie Thomasma, Child & Family Charities, stated that the shelter is licensed for 14 persons. She said that while the people who are staying in the shelter are free to leave, they have to check out and check back in. She also said that they do 15 minutes checks in the shelter to ensure that everything is ok. Ms. Thomasma spoke about the various services that Child & Family Charities provides.

Todd Gute, architect for the applicant, said that his firm did a mechanical overhaul for St. Casimir Church in 2000, converted the kitchen into a commercial kitchen space, and did the entrance at the north side of the building a few years ago. Mr. Gute stated that St. Casimir is very suited to a family community center, as it has many open spaces, a gym, and a kitchen. The renovation would be similar to the Armory on Marshall St. – breaking up open spaces for smaller rooms for the various needs and programs. Child and Family Charities usually houses around ten (10) persons but is state licensed for up to 14. The property has 124 parking spaces while the applicant currently uses about 54 spaces. The applicant is generally done with client services between 7 and 8 p.m.

Ms. Thomasma stated that there are therapists and services workers on staff. The youth that stay on site elect to be in the programs and there is 24 hour supervision in the facilities. There are curfews for residents and a tracking system.

Ms. Alexander asked if the applicant plans to close their current facility. Ms. Thomasma replied that the plan is to bring all operations onto this site. Ms. Alexander questioned if they have any trouble with crime at the current location. Ms. Thomasma replied no, they work with the youths to support them.

Mr. Ruge asked how many staff members are on site during an average day. Ms. Thomasma answered there are usually 90-100 staff members for all the programs and 30-40 staff members at any one time. There are about ten (10) family visits a day, but times are staggered so there is generally not many people all at one time.

Mr. Ruge opened the public hearing.

Katrina Robinson, foster parent and soon to be adoptive parent, spoke in support of the request.

Kyle Holsinger-Johnson, Beal St., spoke in support of the request and asked how CFC supports LGBTQ youth in unsafe home conditions and if they allow for same-sex couples to adopt. She expressed concerns that residents in the area will call the police more often on the facility regardless of the demographics of the users, but just because of the type of programs.

Ms. Thomasma stated that they work with Salus Center and that many residents are LGBTQ identifying. She said that they plan to begin a monthly conversation with area neighbors to be on the same page and address any issues that may arise.

Emily Dievendorf, spoke in support of the request. *The comments were inaudible due to technical difficulties.*

Denae Kelsey, Beal St., spoke in support of the request.

Corrine (no last name provided), Delevan Avenue spoke in support of the request. She asked about the maximum number of residents that will occupy the shelter. Ms. Thomasma stated there is a maximum of 14 residents but they average around 10.

Tashmica Torok, Barnes Ave., spoke in support of the request. She stated she is the executive director of the Firecracker Foundation, which has worked with the applicant for many years.

Paul Torok, Barnes Ave., spoke in support of the request. He stated that he thinks the proposed use will fit in and serve the neighborhood very well.

Justin Tokarski, Britten Ave., spoke in support of the request. He said that he is part of the neighborhood watch and while not speaking on behalf of that organization, he has no safety concerns about the facility and the people that it will serve.

Bryan Taylor, spoke in support of the request. He thanked the applicant for their work in the community. Mr. Taylor asked what the future capacity of the zoning would allow. Ms. Thomasma stated they are only licensed for 14 residents.

Travis Olson, Beal Ave., spoke in support of the request.

Councilmember Kathie Dunbar stated she has her office in St. Casimir Church building and she is supportive of the request,.

Paul Kolar, Sparrow Ave., spoke in favor of the application.

Caroline Jacobs, Sparrow Ave., spoke in favor of the application and asked about the extra space inside the building. Mr. Ruge stated the applicant would have to go through this process again if they wanted to increase the number of residents on site.

Susan Luter, Sparrow Ave., asked if the existing parking would be sufficient and if there will be increased traffic.

Gerald Ferguson, Delevan Ave., asked who will own the property. Ms. Stachowiak stated that the applicant plans to own the property and that existing parking will be sufficient.

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: November 17, 2020

The minutes from the November 17, 2020 Planning Board meeting were approved without objection.

B. Old Business – None

C. New Business

(1) Z-9-2020, 3534 & 3538 W Jolly Road, Rezoning from “CUP” Community Unit Plan to “DM-1” Residential.

Mr. Ruge stated he has some concerns about the appearance and quality of the proposed new multi-family building. He said that the other multi-family buildings in the area are not high quality and he would not want to continue imposing poor quality housing along W. Jolly Road and adjoining the single family residential neighborhood to the north. He asked the other Board members to express their thoughts.

Dr. Bhatti stated he does not think the applicant should be held responsible for the mistakes of other developers.

Ms. Alexander stated this development will go through site plan review so there will be attention paid to the building and the area does have other uses which could make it appropriate for a new multi-family building.

Mr. Jackson agreed and stated that it cannot just be assumed that the developer is not going to do a quality development.

Mr. Jackson made a motion, seconded by Dr. Bhatti, to approve Z-9-2020, 3534 & 3538 W Jolly Road, Rezoning from “CUP” Community Unit Plan to “DM-1” Residential.

- (2) **SLU-2-2020, Special Use Permit, 727 Sparrow Avenue, Community Center & Residential Care Facility**

Dr. Bhatti made a motion, seconded by Ms. Alexander to approve SLU-2-2020, for Special Use Permits to allow a community center and residential care facility for up to 14 persons at 727 Sparrow Avenue. On a roll call vote (4-0), the motion carried unanimously.

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

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

10. **COMMENTS FROM BOARD MEMBERS**

Ms. Alexander spoke about reporting concerns, such as the drainage problem on Lucie Street, to the City via the website so that they can be properly addressed.

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

12. **ADJOURNMENT** – The meeting was adjourned at 8:15 p.m.

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 AND PROPOSAL: A request by the City of Lansing - Public Service Dept. to acquire permanent easements to add a center turn lane to Forest Rd., construct a shared use pathway, and construct a roundabout at the intersection of Forest & Collins Roads.

LOCATION: Forest Rd. and Collins Rd.

CURRENT OWNER(S): City of Lansing

EXISTING LAND USE & ZONING: Use: Public right-of-way, local street. Zoning: Unzoned

PROPERTY SIZE AND SHAPE: Multiple. Please see attachment “Forest/Collins Area Permanent Easement List” for specific parcels.

SURROUNDING LAND USE & ZONING:
North: Golf course, “F”, Commercial
South: Office, hospital, “D-1”, Professional Office
West: n/a
East: Farmland, “A”, Residential

ANALYSIS

LOCATION:

Forest and Collins Roads, central Lansing, just east of I-496/US-127. The pathway will be constructed on Michigan State University, State of Michigan, McLaren Hospital, and MSU Foundation land.

CHARACTER:

These easements will allow for street and other improvements including a non-motorized connection from the Bear Lake Pathway to the new McLaren Hospital, the University Club, the MSU Foundation, and the non-motorized facilities on Forest Rd. The center turn lane on Forest Rd. will increase safety. The new roundabout will improve safety and traffic flow at the Forest – Collins intersection.

EXTENT:

The extent of the pathways and street improvements extend from Forest Rd., east of I-496/US-127 to the Forest Rd.-Collins Rd. intersection and then extending slightly further east and south. Exact measurements are detailed on attachment “Forest/Collins Area Permanent Easement List”.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- Did not receive response.

Public Service Department:

- Department is serving as the applicant.

Building Safety Office:

- No objections.

Lansing Fire Department:

- Did not receive response.

Lansing Parks and Recreation:

- Is part of the 5 year master plan and in support of this project

STAFF RECOMMENDATION

Staff recommends approval of Act-1-2021 as proposed, on a finding that access to new businesses and area greenspace will be improved and traffic flow and safety will be improved as well.



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT- Act-1-2021

DATE SUBMITTED: 1/21/21

Applicant: City of Lansing (Public Service Department)
Address (including zip code): 124 W. Michigan Ave, 7th Floor, Lansing 48933
Phone number: 517-483-4455
Fax number: _____ Email: andrew.kilpatrick@lansingmi.gov

Interest in Property:

☐ Owner ☒ Represent owner ☐ Option to buy

☐ Other: _____

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): McLaren, MSU Foundation, MSU
Address (including zip code): Will provide all contact information with parcel list
Phone number(s): _____
Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): Multiple (will attach map with acquisition descriptions)
Location description: Forest Road between I-496/US-127 and Collins Road
Permanent parcel #: _____

Legal description (see note below):

Applicant's proposal: Acquire permanent easements from property owners to add a center turn lane to Forest Road, construct a shared us pathway and construct a roundabout at the intersection of Forest & Collins

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?

This will provide a non-motorized connection from the Bear Lake Pathway to the new McLaren hospital, the University Club, MSU Foundation and the non-motorized facilities on Forest Road east of Harrison and Harrison to the north. The center turn lane will increase safety for vehicles turning off Forest into McLaren, the University Club, Candlewood Suites/Forest Akers West. Roundabout will improve safety at the Forest/Collins intersection

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

The improvements will not be able to be built and the road will not be able to be resurfaced.

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

The amount of stormwater from Forest Road will increase, however, this will be accommodated in the stormwater pond constructed for McLaren hospital. Some trees along Forest Road will also be impacted, but new trees and landscaping will be put in with the project.

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:

 / 1/21/2021
Date

Signature of owner(s):

_____/_____
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

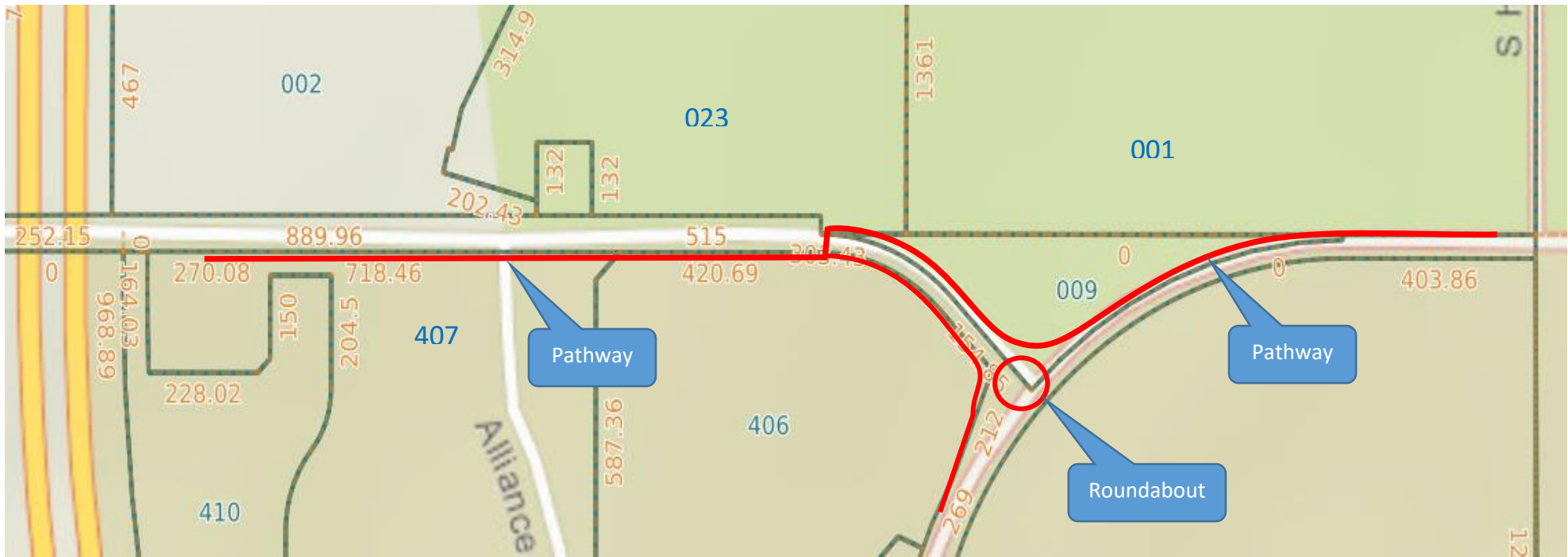
PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

I-496
&
US-127

Forest Rd

Collins
Rd

Forest/Collins Area Permanent Easement List



Parcel (33-01-01-)	Owner	Need	Size
25-151-023	Michigan State University – Henry Center	Pathway	15' x 170'
25-326-009	Michigan State University – Golf Course	Pathway/Roundabout	10' x 100' (Forest -west) 140' x 160' triangle 5' x 125' (Forest – east) 2' x 150'
25-101-001	State of Michigan – Golf Course	Pathway	2' x 250'
25-301-407	McLaren Health Care Corporation - Hospital	Pathway	10' x 96'
25-301-406	University Corporate Research Park – MSU Foundation	Pathway	10' x 420' (Forest) 50' x 150' triangle 5' x 250' (Collins)

