Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
May 4, 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 – *Approved 6/1/21*

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:40 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), Josh Hovey (remotely from Lansing, MI)
b. Absent: John Ruge, Thomas Morgan
c. Staff: Sue Stachowiak, Andy Fedewa, Barb Kimmel

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

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS – None

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

(1) Minutes for approval: February 2, 2021

The minutes from the February 2, 2021 Planning Board meeting were approved without objection.

B. Old Business – None

C. New Business

(1) Act-3-2021, FEMA Hazard Mitigation Grant Acceptance (Phase 6)

Sue Stachowiak, Zoning Administrator, stated that the City 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 flood plain and demolition of the structures located thereon in order to reduce the risk of flooding and potentially reduce the rates for flood insurance. Ms. Stachowiak said that 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 that are located within the 100 year flood. She said that the staff recommendation is to approve the Act request to allow for the acquisition of the properties.

Barb Kimmel, Community Development Coordinator, stated that the floodplain property grant acquisition program allows residents to sell their property for fair market value so that they can move out of the flood plain, thus reducing their exposure to safety hazards and property damage/loss caused by flooding. She said that the City has acquired more than 30 properties in the 100 year flood plain 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.

Ms. Alexander asked how the proposed properties were selected.

Ms. Kimmel responded that the properties are volunteered by the homeowners. She said that unfortunately they did not include a map of the properties that have already been acquired by the earlier grant rounds to convey the overall pattern, but the parcels shown on the maps that are included in the packet that have a ‘0’ are vacant.

Ms. Alexander asked if the end goal is to demolish all properties within the floodplain.

Ms. Kimmel answered affirmatively.

Mr. Jackson made a motion, seconded by Dr. Bhatti, to approve Act-3-2021, FEMA Hazard Mitigation Grant Acceptance (Phase 6). On a voice vote the motion passed unanimously (6-0).

(2) Act-2-2021, N Eighth St. Street Vacation

Andy Fedewa, Planner, stated that this is a request by Sparrow Health Systems to vacate the one-block section of the N. Eighth Street right-of-way between E. Michigan Avenue and Jerome Street. He said that the vacation will allow for the redevelopment of the 800 and 900 blocks of E Michigan Avenue for an outpatient s surgery center. Mr. Fedewa stated that the vacated street will provide access to the parking lot just as the street currently provides access to the existing surface parking lots to its east and west.

Mr. Fedewa stated that none of the responding agencies expressed concerns about the proposed vacation except to say that utilities will need to be relocated or protected by permanent easements.

Mr. Fedewa stated that while the Planning Office has concerns about the redevelopment resulting in a vast amount of surface parking along E. Michigan Avenue which is one of the City’s major activity corridors, the recommendation is to approve Act-2-2021 with the following 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.

Eric Iversen, Senior Project Manager of LSG Engineers & Surveyors, stated that the applicant is agreeable to the conditions of approval as recommended in the staff report.

Ms. Alexander asked about pedestrian traffic between E. Michigan Avenue and Jerome Street.

Mr. Iversen stated that they are planning a north-south walkway that will be roughly aligned with Eighth Street to the north and south.

Mr. Hovey asked if there will be directional signage for the parking lot.

Mr. Iversen responded that they have not looked into signage yet but that is something that could be considered.

Mr. Cox made a motion, seconded by Mr. Jackson, to approve Act-2-2021, the vacation of N. Eighth Street between E. Michigan Avenue and Jerome Street with the conditions that:

- **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.**

On a voice vote the motion passed unanimously (6-0).

8. **REPORT FROM PLANNING MANAGER –** Ms. Stachowiak stated that the Form-Based Zoning Code has taken effect and staff has discovered some minor omissions and clerical errors that need to be corrected. She said that the proposed amendments will be on the June 1st meeting agenda.

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

10. **COMMENTS FROM BOARD MEMBERS** – None

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

12. **ADJOURNMENT** – The meeting was adjourned at 7:00 p.m.