Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
June 1, 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 10/5/2021*

1. OPENING SESSION

Ms. Alexander 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), Monte Jackson (remotely from Lansing), Thomas Morgan (remotely from Lansing, MI), John Ruge (remotely from Lansing)

b. Absent: Josh Hovey, Tony Cox

c. Staff: Sue Stachowiak, Andy Fedewa, Brett Kaschinske (Director Parks and Recreation)

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

3. COMMUNICATIONS – Mayor Andy Schor expressed his thanks to members of the Planning Board for their service to the City and their professionalism in hearing cases that affect development and city planning in Lansing.

4. PUBLIC HEARINGS

A. Form-Based Zoning Code Amendments – Ms. Stachowiak stated that the Form-Based Zoning Code went into effect May 1, 2021 and that while staff continues to support the intent of the document certain provisions have been reviewed since staff started working with the full ordinance while discussing questions with the public and from project applications. The Planning and Zoning Office is proposing numerous minor edits like fixing typographical errors and rewording provisions to make them simpler to understand and implement. Staff is not proposing any major changes that would alter any zoning district chapter or the intent of other general chapters (General Provisions, Landscaping, Parking, etc.). Ms. Stachowiak explained that staff is also proposing a few changes to the zoning map to cover parcels that were accidentally left off or to correct parcels that differ from the future land use map of the Comprehensive Plan and now unintentionally make some properties non-conforming.

Ms. Alexander opened up the public hearing.

See no one wishing to speak, Ms. Alexander closed the public hearing.

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

(1) **Minutes for approval:** May 4, 2021

The minutes from the May 4, 2021 Planning Board meeting were approved without objection.

B. Old Business – None

C. New Business

(1) Act-4-2021, Property Acquisitions for Park Land:

Andy Fedewa, Planner, stated this is a request by the City's Parks and Recreation Department to acquire two parcels of vacant land on the southwest side of the city to be combined with Fine Park. The Parks and Recreation Department has a goal of obtaining land along or adjacent to the rivers to preserve natural areas. These parcels are currently owned by the Lansing School District and are roughly 65 acres in size. Mr. Fedewa stated that these parcels could be developed for future single-family houses under the current R-2 zoning designation, but this area was also delineated as a Natural Area Opportunity in the *Design Lansing Comprehensive Plan*. Staff recommended approval of the application as proposed to support the goals of the Parks and Recreation Department and the City's Comprehensive Plan.

Mr. Morgan commented that he believes Fine Park is a hidden gem of Lansing and that he supports its expansion.

Mr. Morgan made a motion, seconded by Dr. Bhatti, to approve Act-4-2021, Property Acquisitions for Park Land. On a voice vote the motion passed unanimously (6-0).

(2) Act-5-2021, Property Acquisitions for Non-Motorized Pathway:

Mr. Fedewa stated this is a request by the City's Parks and Recreation Department to acquire two parcels of vacant land near the new McLaren Hospital campus to become part of the non-motorized recreational pathway. These parcels are currently owned by Michigan State University. Mr. Fedewa stated that although this land could be developed under the provisions of the INST-1 zoning district, this area is also part of a Natural Area Opportunity in the *Design Lansing Comprehensive Plan*. Staff recommended approval of the application as proposed to support the goals of the Parks and Recreation Department and the City's Comprehensive Plan.

Mr. Morgan made a motion, seconded by Mr. Jackson, to approve Act-5-2021, Property Acquisitions for Non-Motorized Pathway. On a voice vote the motion passed unanimously (6-0).

(3) Act-6-2021, Sale of City-Owned Properties:

Mr. Fedewa stated this is a request by the City's Parks and Recreation Department to sell three parcels of vacant land currently owned by the City of Lansing. These parcels are within established residential neighborhoods and are not necessary for the operations of dedicated park land. All three parcels would be developable for single-family detached houses. The Parks and Recreation Department is proposing to transfer parcel # 33-01-01-11-426-022, along Stonewood Dr. to the Ingham County Drain Commissioner for the purpose of a drain project. Mr. Fedewa stated that parcel # 33-01-01-28-482-141 has irregular dimensions and would most likely need variances to accommodate development. Staff recommended approval of the application.

Mr. Morgan made a motion, seconded by Dr. Bhatti, to approve Act-6-2021, Sale of City-Owned Properties. On a voice vote the motion passed unanimously (6-0)

(4) Form-Based Zoning Code Amendments

Mr. Ruge, made a motion, seconded by Mr. Jackson to approve the Amendments to the Form-Based Zoning Code. On a voice vote the motion passed unanimously (6-0)

8. REPORT FROM PLANNING MANAGER –

Ms. Stachowiak welcomed Mr. Morgan to the Planning Board and thanked him for his service.

A. Discussion of Planning Board In-Person/Virtual Meetings - Ms. Stachowiak stated that due to the expiration of the local State of Emergency on July 12, all public board and commission meetings will be moving back to in-person meetings. For Planning Board the first meeting will be August 3rd and will be back in the Neighborhood Empowerment Center.

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 7:04 p.m.