Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
Tuesday, December 7, 2021, 6:30 p.m.
600 W Maple St. Lansing, MI 48906

Due to safety concerns resulting from the COVID-19 pandemic, this meeting will be accessible to the *public* on Microsoft Teams via this hyperlink or Zoom via this link https://us02web.zoom.us/j/87617498101.

AGENDA

1. **OPENING SESSION**
   - **A.** Roll Call
   - **B.** Excused Absences
2. **APPROVAL OF AGENDA**
3. **COMMUNICATIONS**
4. **PUBLIC HEARINGS**
   - **A. FY 2022-26, Consolidated Plan Proposed Funding Allocations** – CDBG, HOME, and ESG Resources.....1
   - **B. SLU-2-2021, Special Land Use Permit – Electrical Substation, 5411 Wise Rd**.....2
5. **COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
6. **RECESS**
7. **BUSINESS**
   - **A. Consent Items**
     - **(1) Minutes for approval:** November 3, 2021.....3
     - **(2) FY 2022-23, Consolidated Plan Proposed Funding Allocations –** CDBG, HOME, and ESG Resources
     - **(3) SLU-2-2021, Special Land Use Permit –** Electrical Substation, 5411 Wise Rd
   - **B. Old Business**
   - **C. New Business**
     - **(1) Act-9-2021 Jerome St., N Holmes St. Street Vacations**.....4
8. **REPORT FROM PLANNING OFFICE**
9. **COMMENTS FROM THE CHAIRPERSON**
10. **COMMENTS FROM BOARD MEMBERS**
11. **PENDING ITEMS: FUTURE ACTION REQUIRED**
12. **ADJOURNMENT**

Next Regularly Scheduled Meeting: January 4, 2022

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).

NOTICE OF CITYWIDE PUBLIC HEARING
COMMUNITY NEEDS HEARING

TO: Citizens of the City of Lansing

FROM: Andy Schor, Mayor

Notice is hereby given that the City of Lansing Planning Board will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities and economic development. As required by the U.S. Department of Housing and Urban Development (HUD), the City of Lansing is in the development stages of its Five-Year Consolidated Plan, FY 2022-2026 which includes the Annual Action Plan which covers the time period July 1, 2022 – June 30, 2023.

The annual planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the following block grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG). These program funds have been historically used for such activities as: housing rehabilitation, weatherization, public services, economic development, public improvements, new construction, down payment assistance and programs/services to assist the homeless.

The City encourages participation at public hearings to allow citizens an opportunity to provide input and indicate needs, views and proposals for the use of CDBG, HOME, and ESG program funds, more specifically regarding housing and non-housing community development needs within the City of Lansing relevant to preparation of the plan.

Comments received will be considered in drafting the City's Five-Year Consolidated Plan, FY 2022-2026 and Annual Action Plan, FY2022-2023. The proposed use of CDBG, HOME and ESG program funds will be submitted to Lansing City Council for approval. Please note that identifying housing and community development needs in the Lansing area is a community effort and public participation is strongly encouraged.

This is an opportunity for all citizens and neighborhood organizations to participate in the planning process and influence future programming and use of these federally funded programs.

Due to safety concerns resulting from the COVID-19 pandemic, this meeting will be accessible to the *public* on Microsoft Teams via this hyperlink

PLACE: Zoom via this link https://us02web.zoom.us/j/87617498101

TIME: 6:30 p.m.

DATE: Tuesday, December 7, 2021

If you cannot participate in the hearing and wish to submit comments, or if you have questions about the public hearing, please contact Doris Witherspoon, Senior Planner of the City of Lansing Planning/Development Office, 316 North Capitol Avenue, Lansing, MI, doris.witherspoon@lansingmi.gov, (517) 483-4063.

Consolidated Plan – Program Years 2022 - 2026
Planning Board Meeting
December 7, 2021

The City of Lansing is in the process of developing a Five-Year Consolidated Plan to assess affordable housing, market conditions, and community development needs to promote data-driven and place-based investment decisions. Over the past month, the City of Lansing has held several community meetings, focus group meetings, and internal department brown-bag meetings to gauge the needs of the community through service providers, residents, and city employees.

The data shown below are derived from the U.S. Census Bureau data, through the 2015-2019 American Community Survey 5-Year Estimates for the City of Lansing. These data are presented in the Needs Assessment and Market Analysis of the Consolidated Plan, and are a component of the foundation by which needs are identified and projects are considered. As new data becomes available, it will be incorporated into the plan where relevant.

Relevant Data

Housing:

- **90.0%** of owner-occupied houses were built before 1980
- **74.7%** of renter-occupied houses were built before 1980
  - Houses built before 1980 have a higher risk of lead-based paint hazards
- **69.8%** of all housing units in the City of Lansing are single-family units
- The median home value is **$83,500,** representing a 19% decrease in value since 2010
- **75.0%** of renter-occupied housing units are affordable to moderate-income households (those with incomes at 80% area median income)
- **43.5%** of owner-occupied housing units are affordable to moderate-income households (those with incomes at 80% area median income)

Economic Development:

- Unemployment rate: **8.4%** (for the population 16 years and older)
- Below Federal Poverty Level: **21.3%**
- **11.1%** of the population over 18 years of age did not graduate High School
- **26.6%** of the population over 18 years of age achieved High School/GED as their highest degree of educational attainment
- **24.2%** of the population over 18 years of age has a bachelor's degree or higher.
- Employment Sectors: **46.2%** of the employed workers in Lansing work in Education/Healthcare (22.0%), Manufacturing (13.4%), and Retail Trade (10.8%).

For questions regarding the Five-Year Consolidated Plan, please contact Doris Witherspoon at (517) 483-4063 or doris.witherspoon@lansingmi.gov

City of Lansing
Department of Economic Development and Planning
316 N Capitol Avenue, Suite D-1
Lansing, MI 48933

More information can be seen at: https://www.lansingmi.gov/187/Economic-Development-Planning

City of Lansing, Michigan
Five-Year Consolidated Plan

Program Years 2022 – 2026

Federal Programs

U.S. Department of Housing and Urban Development

1

What is your role today?

- Provide past experiences and current perspectives
- Provide institutional knowledge and local insight about community development and housing needs
- Identify highest priority needs of low- and moderate-income, homeless, and special needs populations

2

Five-Year Consolidated Plan

What is a Consolidated Plan?

The City's five-year planning document that governs the use of Federal housing and community development funds for PY2022 through PY2026.

3

Five-Year Consolidated Plan

Four primary functions:

- A planning document for the City of Lansing
- An application for federal funds under the U.S. Department of Housing and Urban Development (HUD) CDBG formula grant program
- A strategic plan for identifying and carrying out Community Development goals
- An action plan that provides an annual budget and basis for assessing performance

4

Five-Year Consolidated Plan

Document Components

- Citizen Participation Plan
- Identification of citywide needs and priorities through data analysis and consultation with staff, stakeholders, and citizens
- Needs Assessment and Market Analysis for Housing, Homelessness, Special Needs, and Community Development

5

Five-Year Consolidated Plan

Document Components (cont'd)

- Strategic Plan that sets Goals and Priorities for PY2022 thru PY2026
- Annual Action Plan that describes how federal funds will be spent during the upcoming program year
- List of specific projects and funding allocations to accomplish the goals stated in the Strategic Plan

6

Five-Year Consolidated Plan

Funds covered by the Five-Year Consolidated Plan include:

- CDBG: Community Development Block Grant
- HOME Investment Partnerships Program
- ESG: Emergency Solutions Grant Program

7

Programs

CDBG funds can be used for:

- Housing (Acquisition and Rehab)
- Infrastructure and Park Improvements
- Code Enforcement/Blight Removal
- Economic Development Activities
- Public Service Projects

PY2021: $2,087,537 in CDBG funding allocated to Lansing

- Subject to a 15% Public Service cap and 20% Administration cap

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Programs

HOME funds can be used for:

- Homebuyer assistance (Down-Payment Assistance)
- Affordable housing construction

- PY2021: $768,361 in HOME funding allocated to Lansing
  - Funds are subject to 25% match and 15% allocation to Community Housing Development Organizations (CHDOs)

9

Programs

HOME-ARP funds can be used for:

- Non-Congregate Shelter
- Non-Profit Operating/Capacity Building
- Rental Housing
- Supportive Services
- TBRA

- PY2021: $2,784,822 in HOME-ARP funding allocated to Lansing

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Programs

ESG funds can be used for:

- Homeless Outreach & Homeless Prevention
- Emergency Shelter & Rapid Re-Housing
- Homeless Management Information System (HMIS)

PY2021: $174,439 in ESG funding allocated to Lansing

- Funds are subject to 7.5% Administration cap

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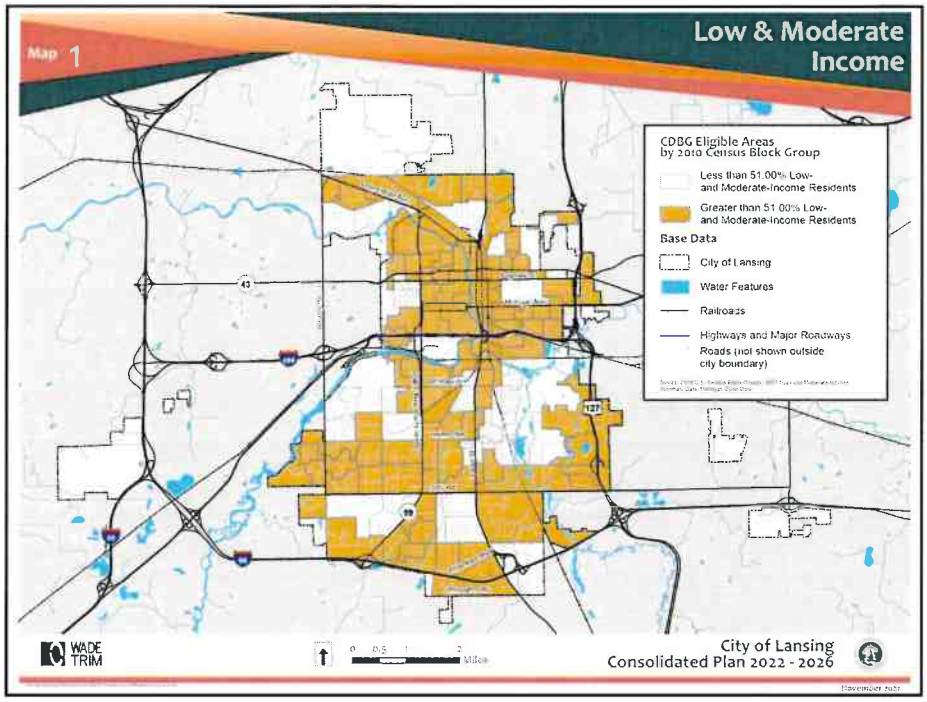
Project Eligibility

Funds must assist Low- and Moderate-Income (LMI) individuals and families

- Activities benefiting low- and moderate-income persons (area/client-based)
  - *80% Area Median Income: **$63,300** for family of 4 persons*
- Activities that prevent/eliminate slums or blight
- Activities that meet community development needs having a particular urgency (e.g., natural disaster)

12



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Project Eligibility

Other things to consider:

- CDBG is not an "open check book"
  - *All Activities must meet specific CDBG eligibility criteria*
  - *CDBG funds should be used to supplement rather than supplant funds otherwise available*
- All project must receive environmental clearance
- All projects must follow local and federal procurement requirements

14

Project Eligibility

Other things to consider:

- Construction projects must meet all federal labor laws and Davis-Bacon requirements
- On-going reporting and monitoring is required
- Must expend funding in a timely manner

15

Program Highlights

In the City of Lansing, federal funds have been used for:

- Homeowner/Renter Housing rehabilitation
- Homebuyer education and Down Payment Assistance
- Affordable housing, new construction, and acquisition
- Blight removal and demolition
- Business technical assistance
- Public services

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Citizen-Driven Plan

Opportunities to participate:

- Paper survey and online survey (available through December 12):
  https://www.surveymonkey.com/r/6M66TDN

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Citizen-Driven Plan

Opportunities to participate:

- Community meetings, Department Brown Bags, Planning Board Public Hearings
- 30-Day Public Comment Period – Draft plan available in March 2022
  - City website
    https://www.lansingmi.gov/187/Economic-Development-Planning
  - Department of Economic Development & Planning (316 N. Capitol Ave.)

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Schedule

Date	Purpose
October 14, 2021	Community Survey Available Online & in person at the City
September 2021 – December 2021	Community Meetings/Forums (November 8th, 9th, & 10th) Internal Department Brown Bag and Focus Group Meetings (December 2nd, 3rd, & 6th)
December 7, 2021	Public Hearing before Planning Board
December 12, 2021	Community Survey Closes
January 4, 2021	Public Hearing before Planning Board – Proposed funding allocations
February 25, 2022	Draft Consolidated Plan and Annual Action Plan Completed
March 12, 2022	30-Day Public Comment Period begins Draft Consolidated Plan & Annual Action Plan Available
April 11, 2022	30-Day Public Comment Period ends
April 11, 2022	Final Public Hearing & Adoption (City Council)
May 13, 2022	Final Consolidated Plan & Annual Action Plan Submitted to HUD

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Discussion & Questions

1. How are current grant programs working?
   Are there areas for improvement?

2. What are the top priority needs in City of Lansing now?
   … and in the future (next 5 years)?

3. What are the unmet needs of eligible populations in City of Lansing?

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THANK YOU

If you have questions about the City's CDBG, HOME, and ESG programs, please contact:

Doris Witherspoon, Senior Planner
City of Lansing
Department of Economic Development and Planning
(517) 483-4063
doris.witherspoon@lansingmi.gov

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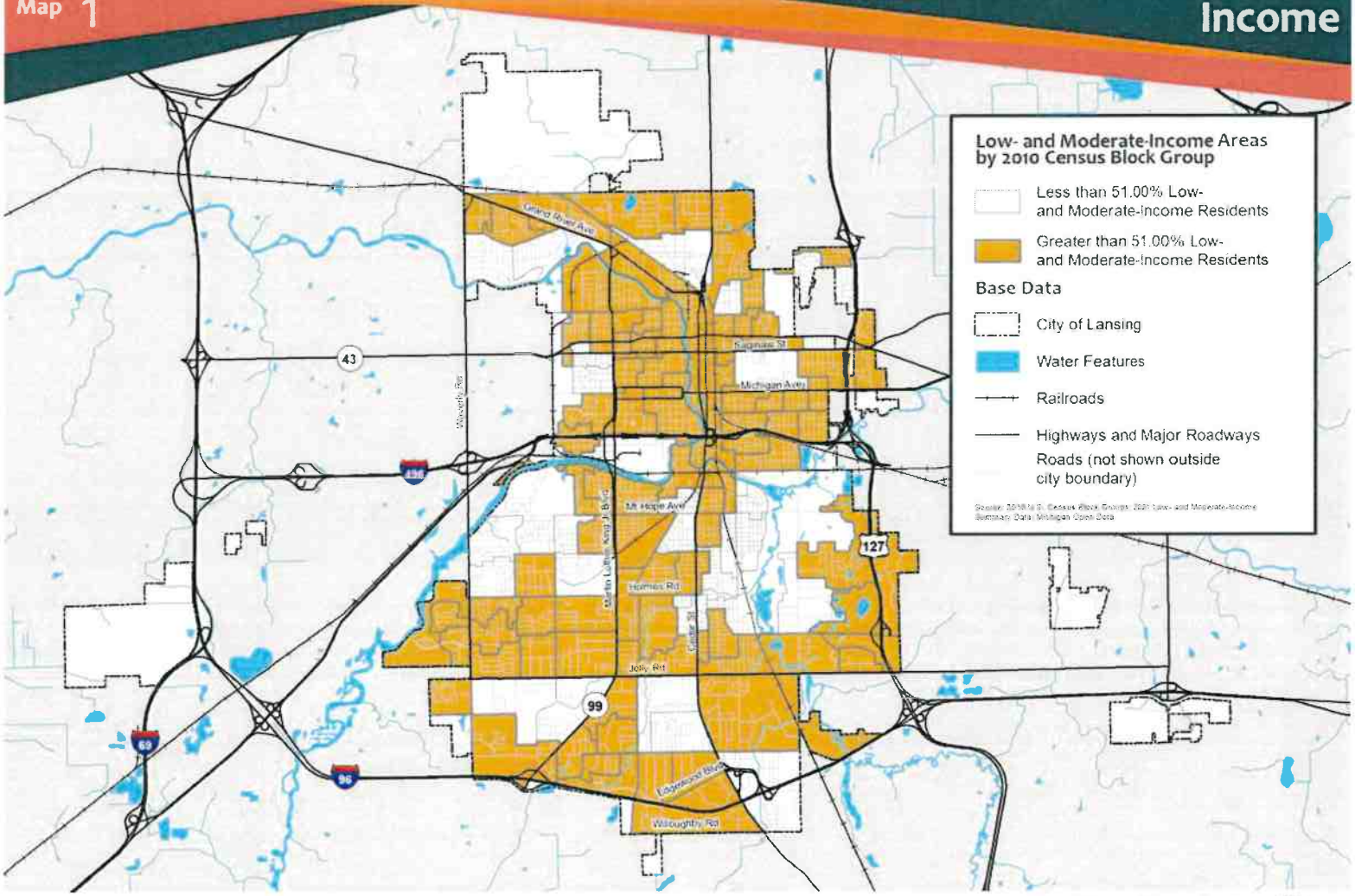
Map 1

Low & Moderate Income



WADE TRIM

0 0.5 1 2 Miles

City of Lansing
Consolidated Plan 2022 - 2026

November 2021

GENERAL INFORMATION

APPLICANT/OWNER:	Board of Water & Light (LBWL) 1201 S. Washington Avenue Lansing, MI 48910
REQUESTED ACTION:	Special Land Use permit to authorize the construction of a new BWL electric power substation
EXISTING LAND USE:	BWL electric power substation
EXISTING ZONING:	"R-2", Suburban Detached Residential
PROPERTY SIZE & SHAPE:	1,240,800 square feet – 28.4 acres
SURROUNDING LAND USE:	N: City Park S: Consumer's Energy Right-of-Way, School, & Single Family Residential E: Vacant Property & Single Family Residential W: Church & Single Family Residential
SURROUNDING ZONING:	N: "R-2", Suburban Detached Residential S: "R-2", Suburban Detached Residential & "INST-1" Suburban Institutional E: "R-2" Suburban Detached Residential W: "R-2" Suburban Detached Residential
MASTER PLAN DESIGNATION:	Open Space-Quasi-Public/Utility

APPLICANT'S PROPOSAL

The Lansing Board of Water & Light is requesting a special land use permit to authorize the construction of a new electric power substation to replace the existing electrical substation at 5411 Wise Road.

AGENCY RESPONSES:

Building Safety:	The fire rating of exterior walls shall comply with Tables 601 and 602 and section 705.5 Michigan Building Code 2015 (MBC). Exterior wall openings shall be protected as required by Table 705.8 MBC.
Parks & Recreation:	Parks has been in communication with BWL on this project and we are comfortable with the design and impact to the trail system.

Public Service:

- Access will be from Pleasant Grove Road. There is an existing curb cut for the property on Pleasant Grove Road.
- There is an existing storm sewer in Pleasant Grove Road. It is adequate to serve the site.
- There is no sanitary sewer in Pleasant Grove. Sanitary sewer service may be an issue for the site.
- The South Lansing Pathway is located between the proposed substation and the Wise Road Water Treatment Plant. There is a culvert under the pathway to provide drainage from the water treatment plant.
- The water table in this area is high.
- The site will need to comply with the City's stormwater management ordinance.
- There is no sidewalk on Pleasant Grove Road.
- SESC will be performed under the LBWL's APA.
- I have been working with the LBWL's design team for over a year on the design issues for the site. All unresolved Public Service E&I issues will be worked out in the site plan process.

Transportation: The proposed site is adjacent a utility corridor, existing substation and water treatment facility. The characteristics of the project are similar to the land use of the adjacent areas. Once complete, traffic generated by this facility would be minimal and have little impact on surrounding traffic. The documents propose a pedestrian ramp at Pleasant Grove Road. If approved, this would require relocation. It appears as if the project is proposed within a federally regulated wetland and is located on the National Wetland Inventory (NWI) map. Any construction in this wetland would require approval from the regulating agency. Additionally, significant tree removal appears proposed and should be conducted during Indiana Bat hibernating season.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?

The proposed substation will be designed to be compatible with the surrounding area. While the proposed project will result in the removal of numerous mature trees on the site, the mature trees surrounding the substation compound area will be preserved to ensure a

proper buffer/screen from surrounding properties and public rights-of-way. As depicted on the attached renderings, the proposal also involves the planting of evergreen trees in areas where the existing trees are not adequate to properly buffer the compound area.

The substation will have no negative impacts on the surrounding area. It will generate very little traffic and no noise, fumes, light glare, vibrations or hazardous electric or magnetic fields.

2. **Will the proposed special land use change the essential character of the surrounding area?**

The proposed substation involves several transformers, up to 80 feet in height. There are numerous mature trees of adequate height to buffer the proposed substation from the City Park to the north and to a certain extent, from view of the site to its east and west. Additional evergreen trees will be planted to fill in the gaps where there are no existing trees.

The property adjoins a Consumer's Energy utility corridor/right-of-way along its south property line that contains power poles, to a similar if not greater height that what is being proposed for the substation.

The area of the site where the new substation will be located does not adjoin any residential properties.

3. **Will the proposed special land use interfere with the enjoyment of adjacent property?**

The proposed power substation will not interfere with the enjoyment of adjacent properties. See responses to 1 and 2 above.

4. **Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**.

The proposed substation will have no more of an impact on the natural environment of the lot than any other development of the property. The development will be required to go through administrative site plan review to ensure that it is in full compliance with all applicable City ordinances.

The City's Public Service Director has noted that it appears as if the project is proposed within a federally regulated wetland and is located on the National Wetland Inventory (NWI) map. Any construction in this wetland would require approval from the regulating agency. Additionally, significant tree removal appears proposed and should be conducted during Indiana Bat hibernating season.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare**

of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?

The power substation will not generate any nuisances or hazardous conditions. In fact, the proposed substation is a component of BWL's "Energy Tomorrow" initiative to provide reliable, affordable and clean energy to its customers. This includes the "Integrated Resources Plan" process that specifies how the BWL will replace the 1950's era, coal-fired, Eckert Power Station with new facilities that comply with the Environmental Protection Agency's regulations for reducing greenhouse gas emissions. The IRP process will be based on consideration of costs to customers, ensuring a reliable energy source for the region, environmental stewardship, managing future uncertainty and risks, compliance with all applicable federal regulations, local-generation capacity, and impact on economic development.

The substation will produce very little traffic and no smoke, noise, odors, fumes or glare.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

If the special land use permit is approved, the project will have to be approved through the City's administrative site plan review process before any construction can commence on the site. This will involve a complete review of the proposed stormwater management plan and plans for sanitary sewer service to the site. The City's Transportation Engineer has noted in his comments on page 2 of this report that the traffic generated by the substation will be minimal and will not impact the transportation system in the area.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The only issue with regard to the adequacy of public services is the lack of sanitary sewer on Pleasant Grove Road. As noted in the comments from the Public Service Department on page 2 of this report, all issues, which would include sanitary sewer service will be addressed during the site plan review phase of this project.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The proposed substation is consistent with the "Open Space-Quasi-Public/Utility" Design Lansing Comprehensive Plan land use designation.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

The plans that are attached to this report demonstrate compliance with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATIONS

Staff recommends approval of SLU-2-2021, a special land use permit to authorize the construction of a new electrical power substation at 5411 Wise Road, as generally depicted on the site plan dated 10-06-2021, based upon a finding that the request complies with the special land use permit evaluation criteria listed in Section 1262.02(f) of the Zoning Ordinance, as described in this staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

Andy Schor, Mayor

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval of a Special Land Use on the following described property:

5411 Wise Road, Lansing, Michigan 48911

full street address, including zip code, or location of property

Legal description: S 1/2 OF S 1/2 OF NE 1/4 Excepting the South 190 FT; Section 6 Township 3 North Range 2 West

Applicant: Lansing Board of Water and Light

Address *(including zip code)*: 1201 S Washington Ave, Lansing, MI 48910

Phone number(s): (517) 702-6006

Name of owner(s): Lansing Board of Water and Light

Owner address *(including zip code)*: 1201 S Washington Ave, Lansing, MI 48910

Owner phone number(s): (517) 702-6006 (Darren Cunningham 517-702-6058)

Interest in property *(please check one)*:

☐ Option to buy ☑ Owner

☐ Lessee ☐ Represent owner

☐ Other *(please specify)*: _____

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Proposed Special Land Use: Electrical Substation

☐ Child Care *(13 or more)* ☐ Residential Care Facility *(7 or more)*

Zoning of the property: R-2 - Suburban Detached Res.

Size of Parcel:

Width: 470 ft. Length: 2640 ft. Area: 1,240,800 Sq. ft.

Irregular: *(specify and attach scale drawing with dimension)*

Please describe your proposal:

A greenfield substation to replace the existing Wise single transformer, six-feeder layout substation to a new two-transformer, twelve 13.2 kV feeders, 138 kV ring bus configuration with one additional position for future 138 kV equipment. The project includes installing two new 138 kV-13.8 kV 30/40/50MVA transformers, installing a new twelve-feeder 15 kV main-tie-tie-main switchgear, and installing a 138 kV exit for the South Reinforcement Transmission Line. Project includes clearing and removing approximately 3 acres of vegetation and mature trees.

include specific background information and copies of permits, approvals, and program information

Submit the following:

- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
- Flood plain elevations, if applicable.
- Copies of permits from other agencies, if applicable.

FEES:

Less than one (1) acre:	$500.00
One (1) to three (3) acres:	$650.00
Greater than three (3) acres:	$800.00

Please review the application and file it with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: William D Cunningham

Name: William D. Cunningham

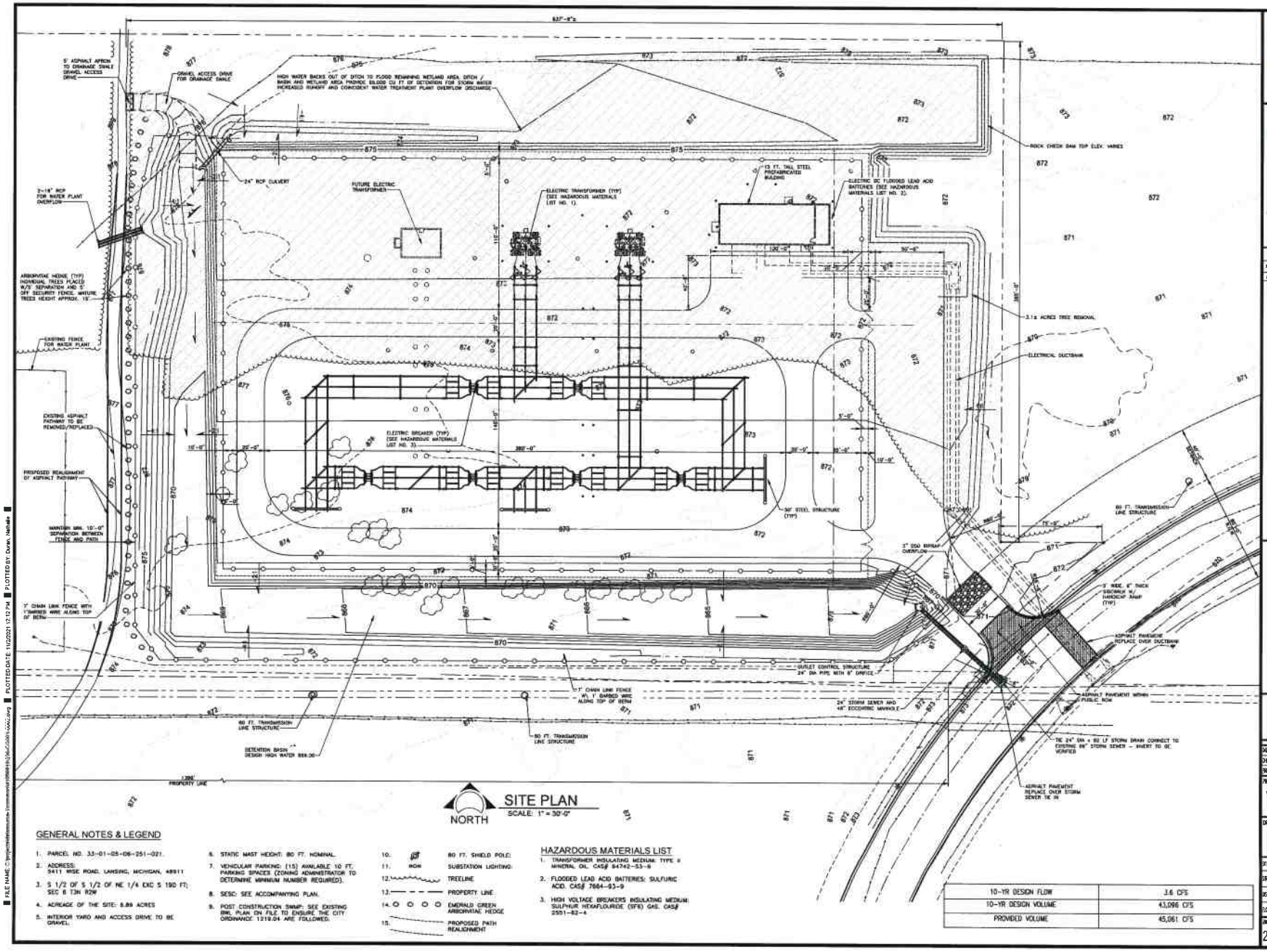
For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

INGHAM COUNTY
MICHIGAN

LBWL Wise Substation

Disclaimer: The data is provided for reference only and WITHOUT WARRANTY of any kind.



SITE PLAN

GENERAL NOTES & LEGEND

1. PARCEL NO. 33-01-05-06-251-021.
2. ADDRESS: 5411 WISE ROAD, LANSING, MICHIGAN, 48911
3. S 1/2 OF S 1/2 OF NE 1/4 EXC S 190 FT; SEC 6 T3N R2W
4. ACREAGE OF THE SITE: 8.89 ACRES
5. INTERIOR YARD AND ACCESS DRIVE TO BE GRAVEL.
6. STATIC MAST HEIGHT: 80 FT. NOMINAL.
7. VEHICULAR PARKING: (15) AVAILABLE 10 FT. PARKING SPACES (ZONING ADMINISTRATOR TO DETERMINE MINIMUM NUMBER REQUIRED).
8. SESC: SEE ACCOMPANYING PLAN.
9. POST CONSTRUCTION SWMP: SEE EXISTING BWL PLAN ON FILE TO ENSURE THE CITY ORDINANCE 1219.04 ARE FOLLOWED.

10. 80 FT. SHIELD POLE
11. SUBSTATION LIGHTING
12. TREELINE
13. PROPERTY LINE
14. EMERALD GREEN ARBORVITAE HEDGE
15. PROPOSED PATH REALIGNMENT

HAZARDOUS MATERIALS LIST

1. TRANSFORMER INSULATING MEDIUM: TYPE II MINERAL OIL. CAS# 64742-53-6
2. FLOODED LEAD ACID BATTERIES: SULFURIC ACID. CAS# 7664-93-9
3. HIGH VOLTAGE BREAKERS INSULATING MEDIUM: SULPHUR HEXAFLOURIDE (SF6) GAS. CAS# 2551-62-4

10-YR DESIGN FLOW	3.6 CFS
10-YR DESIGN VOLUME	43,096 CFS
PROVIDED VOLUME	45,061 CFS

BWL
Hometown People, Hometown Power.

PROJECT ENGINEERING DEPARTMENT
1201 S. WASHINGTON AVE. LANSING, MICHIGAN 48910

PROJECT AREA
KEY PLAN

REVISIONS:

NO.	DESCRIPTION	BY	CHK	DATE
A	PRELIMINARY - SITE REVIEW	MJS	JET	10-26-2021

Stanley Consultants Limited, PC
www.stanleyconsultants.com

DATE: 10-05-2021 | DSG BY: M.D.(SCLPC)
CHK BY: JET (SCLPC) | APPR BY:
PROJ NO: PE-20217 | STATUS: PRELIMINARY

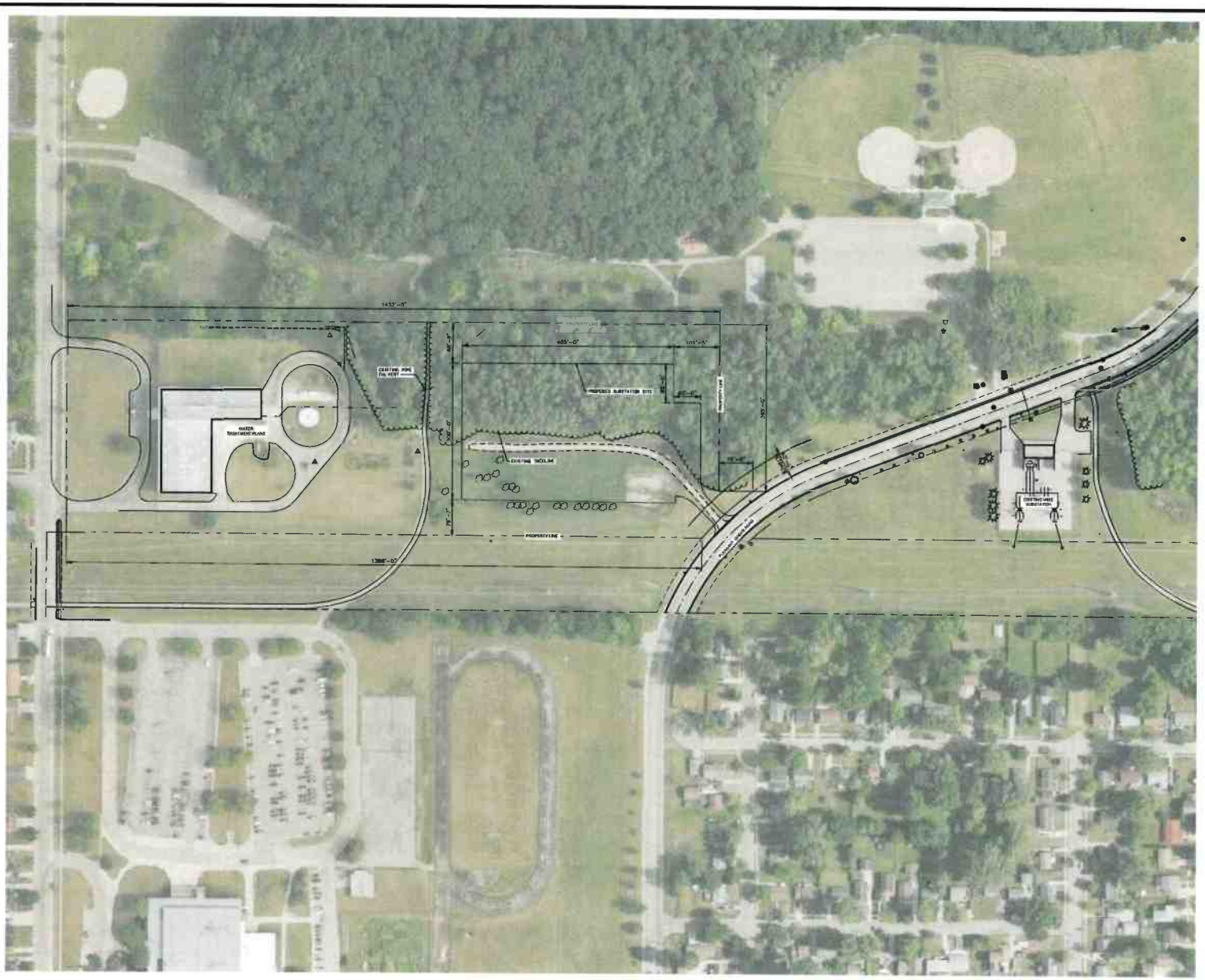
PROJECT NAME:
WISE SUBSTATION - REBUILD

DRAWING TITLE:
PERMITTING - SITE PLAN
SPECIAL LAND USE

SITE: WISE ROAD SUB
DR/MOD: SUBSTATION
DISCIPLINE: CIVIL
BOOK: -

DWL DRAWING NUMBER: 236-CG001-2
REVISION: A

FILE NAME: C:\projects\electronic_transmittal\236819\236CG001.dwg PLOTTED DATE: 11/2/2021 12:12 PM PLOTTED BY: Doran, Nathalie



NORTH

EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

GENERAL NOTES

1. PARCEL NO. 33-01-05-06-251-021.
2. EXISTING CONDITIONS WERE CREATED FROM LIDAR DATA RECEIVED FROM WESTWOOD (DEC. 28TH, 2020) AND UTILITY INFORMATION FROM MANNIK & SMITH (8/26/2021).
3. GEOTECHNICAL INVESTIGATION WAS COMPLETED ON FEB. 28, 2021 BY MANNIK & SMITH GROUP, INC. THE REPORT MAY BE REQUESTED FROM BWL.
4. VERIFY LOCATION OF UTILITIES IN FIELD BEFORE BEGINNING CONSTRUCTION.
5. TREES OUTSIDE OF THE SITE ARE TO BE PROTECTED AND NOT DAMAGED. ANY DAMAGE CAUSED BY CONSTRUCTION WILL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

BWL
Hometown People. Hometown Power.

PROJECT ENGINEERING DEPARTMENT
1201 S. WASHINGTON AVE., LANSING, MICHIGAN 48910

PROJECT AREA

KEY PLAN:

REVISIONS:

REV.	DESCRIPTION	BY	CHK	DATE
A	PRELIMINARY - 60% REVIEW	NLD	JET	10-20-2021

PRELIMINARY 60%

Stanley Consultants Limited, P.C.
220 Iowa Avenue, Muscatine, Iowa 52761-3704
www.stanleyconsultants.com

DATE: 10-05-2021	DWG BY: NLD (SCLPC)
CHK BY: JET (SCLPC)	APPR BY:
PROJ NO: PE-20217	STATUS: PRELIMINARY

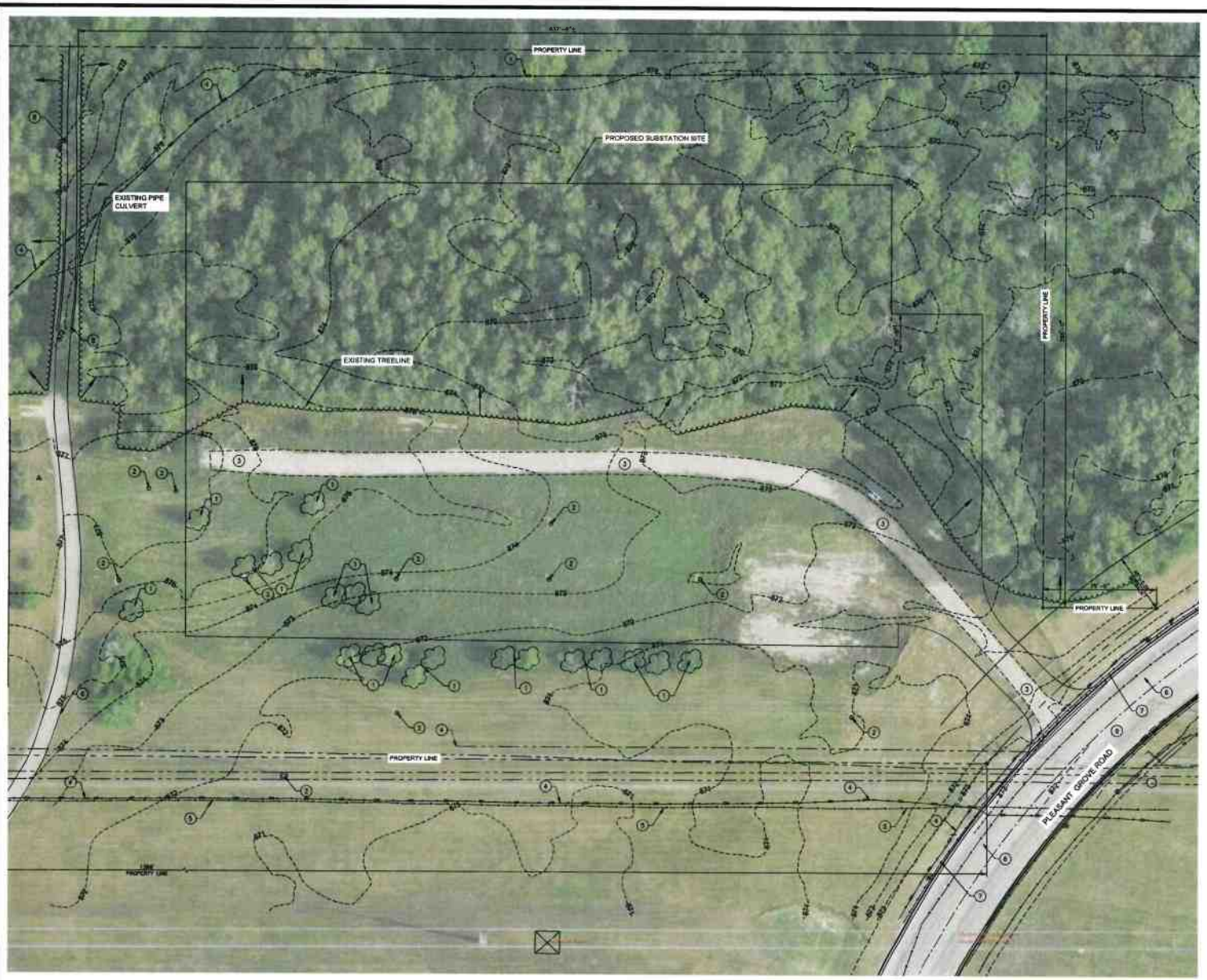
PROJECT NAME:
WISE SUBSTATION - REBUILD

DRAWING TITLE:
PERMITTING EXISTING CONDITIONS PLAN OVERALL

SITE: WISE ROAD SUB
STR/AREA: SUBSTATION
DISCIPLINE: CIVIL
FLOOR: -

DWG. DRAWING NUMBER: 236-CG002-3
REVISION: A

FILE NAME: C:\projects\Mississippi-Tocommon\d1056918\236-CG002-0003.dwg PLOTTED DATE: 11/19/2021 8:14 AM PLOTTED BY: Duran, Nathalie



NORTH

EXISTING CONDITIONS PLAN
SCALE: 1" = 30'

GENERAL NOTES

1. PARCEL NO. 33-01-05-06-251-021.
2. EXISTING CONDITIONS WERE CREATED FROM LIDAR DATA RECEIVED FROM WESTWOOD (DEC. 28TH, 2020) AND UTILITY INFORMATION FROM MANNIK & SMITH (8/26/2021).
3. GEOTECHNICAL INVESTIGATION WAS COMPLETED ON FEB. 28, 2021 BY MANNIK & SMITH GROUP, INC. THE REPORT MAY BE REQUESTED FROM BWL.
4. VERIFY LOCATION OF UTILITIES IN FIELD BEFORE BEGINNING CONSTRUCTION.
5. TREES OUTSIDE OF THE SITE ARE TO BE PROTECTED AND NOT DAMAGED. ANY DAMAGE CAUSED BY CONSTRUCTION WILL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

EXISTING CONDITIONS KEY NOTES

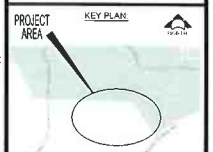
1. EXISTING TREES/VEGETATION
2. EXISTING OVERHEAD UTILITY POLES
3. EXISTING ACCESS DRIVE (GRAVEL THICKNESS UNKNOWN)
4. EXISTING WATER LINES
5. EXISTING GAS LINES
6. EXISTING 66" DIA. STORM SEWER
7. EXISTING UNDERGROUND ELECTRIC
8. EXISTING BIKE PATH
9. EXISTING HMA ROADWAY (THICKNESS UNKNOWN)

Can we add the dimensions on the substation site as well?

BWL
Hometown People. Hometown Power.

PROJECT ENGINEERING DEPARTMENT
1201 S. WASHINGTON AVE., LANSING, MICHIGAN 48910

KEY PLAN:



REVISIONS

REV	DESCRIPTION	BY	CHK	DATE
A	PRELIMINARY - 60% REVIEW	NLD	JET	10-06-2021

PRELIMINARY 60%

Stanley Consultants Limited, INC.
225 Iowa Avenue, Muscatine, Iowa 52761-3764
www.stanleyconsultants.com

DATE:	10-06-2021	DWG BY:	NLD (SCLPC)
DSN BY:	JET (SCLPC)	APPR BY:	
PROJ NO:	P6-20217	STATUS:	PRELIMINARY

PROJECT NAME:
WISE SUBSTATION - REBUILD

DRAWING TITLE:
PERMITTING
EXISTING CONDITIONS PLAN

JOB:	WISE ROAD SUB
DR/AREA:	SUBSTATION
DISCIPLINE:	CIVIL
FLOOR:	-

DRAWING NUMBER: 236-CG002-2
REVISION: A

FILE NAME: C:\projects\substations\wise-hammond\2019\19270-000\2-dwg\2-CG\19270-000-2-CG002-2.dwg PLOTTED DATE: 11/5/2021 7:18 AM PLOTTED BY: Duran, Nathalie

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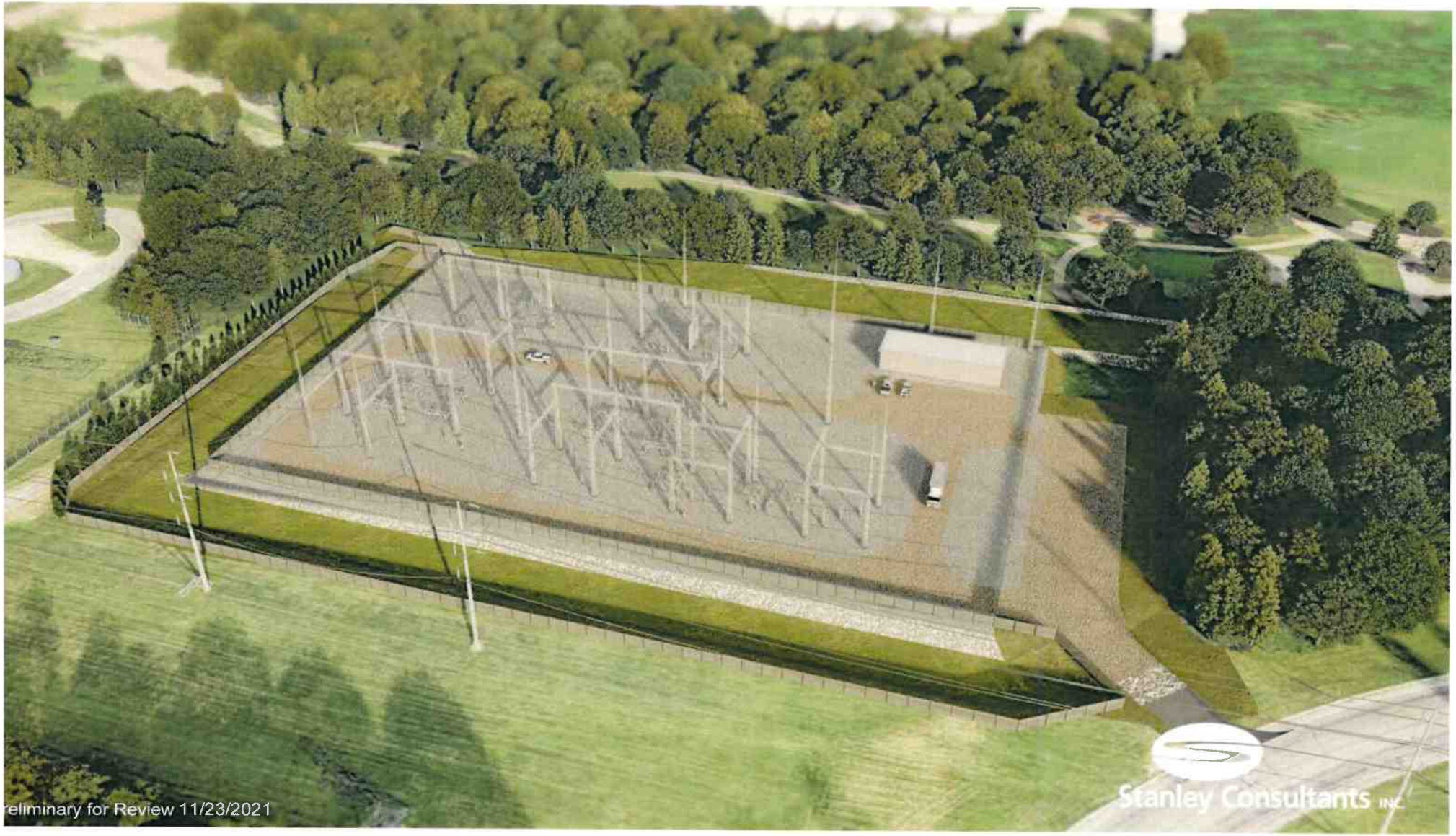
Stanley Consultants Inc

eliminary for Review 11/23/2021
Stanley Consultants INC.

eliminary for Review 11/3/2021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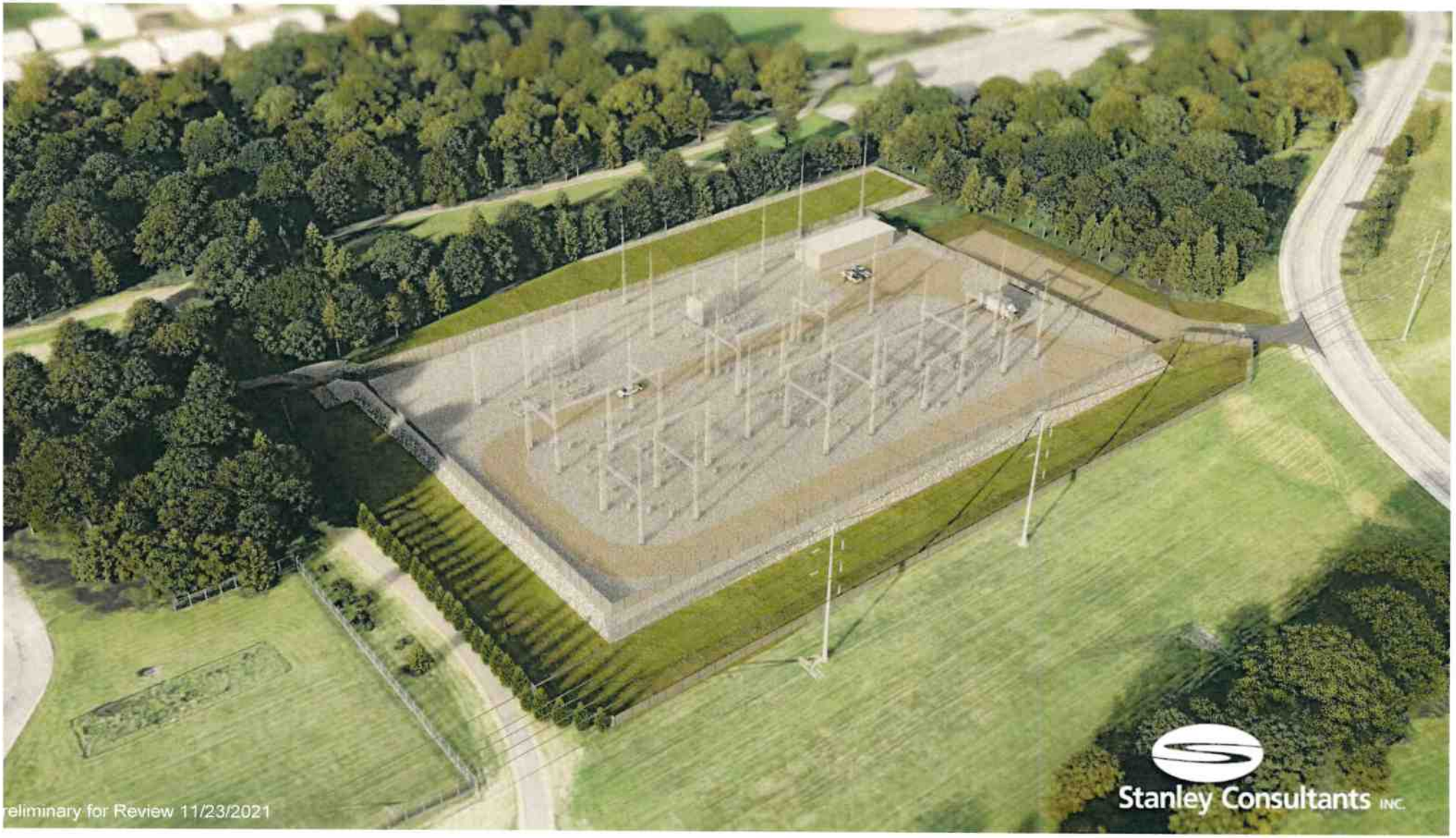
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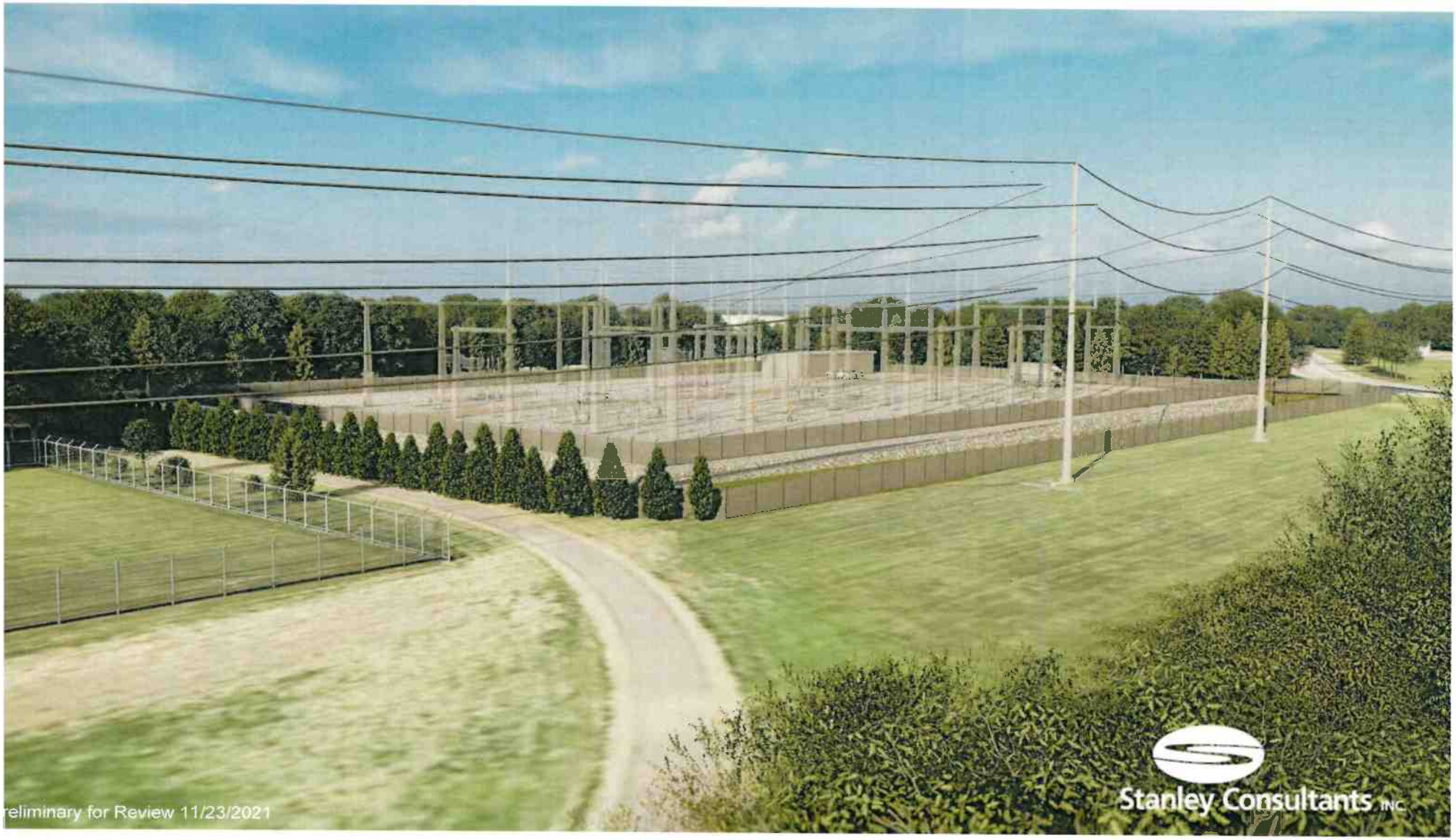
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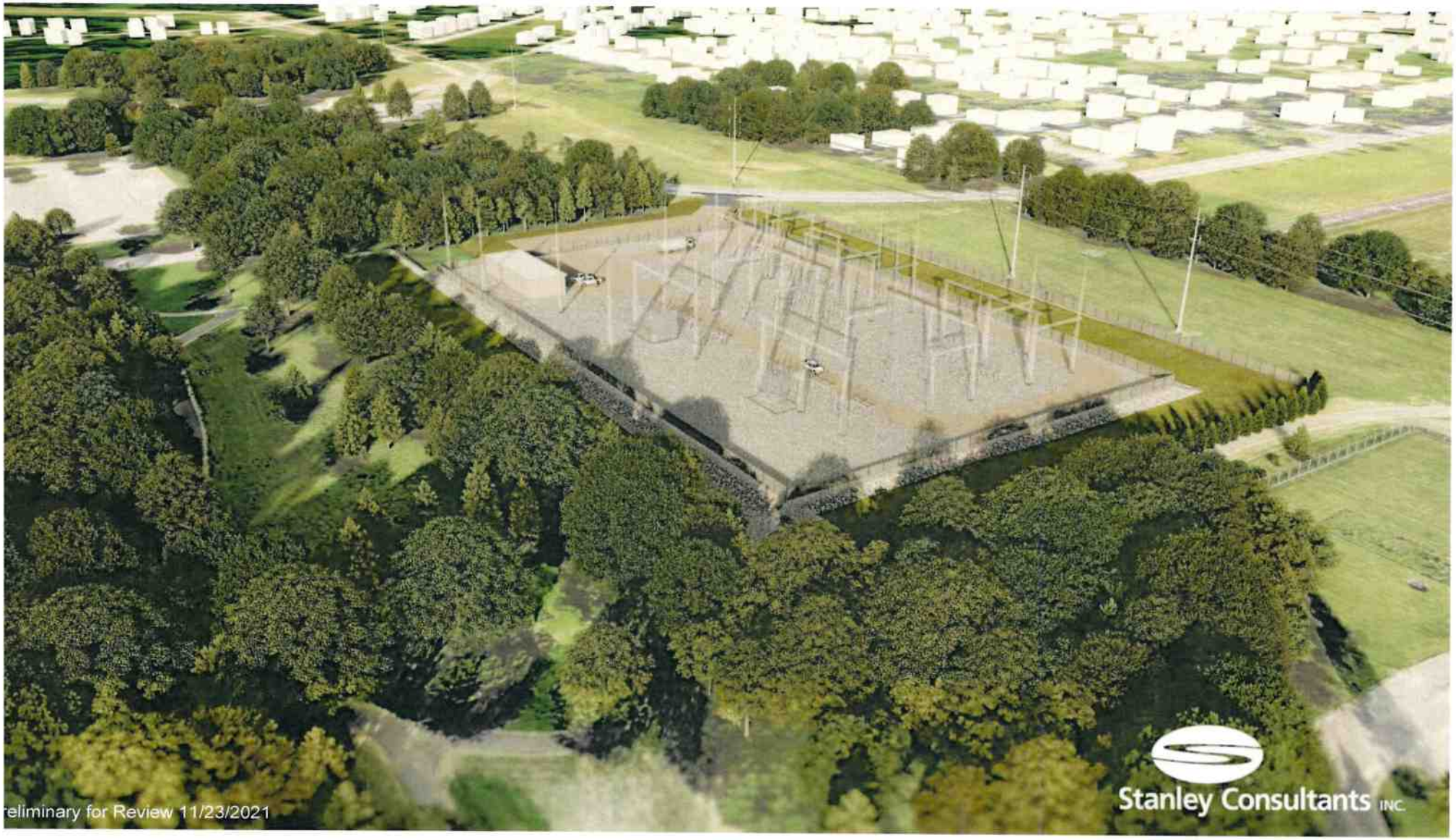
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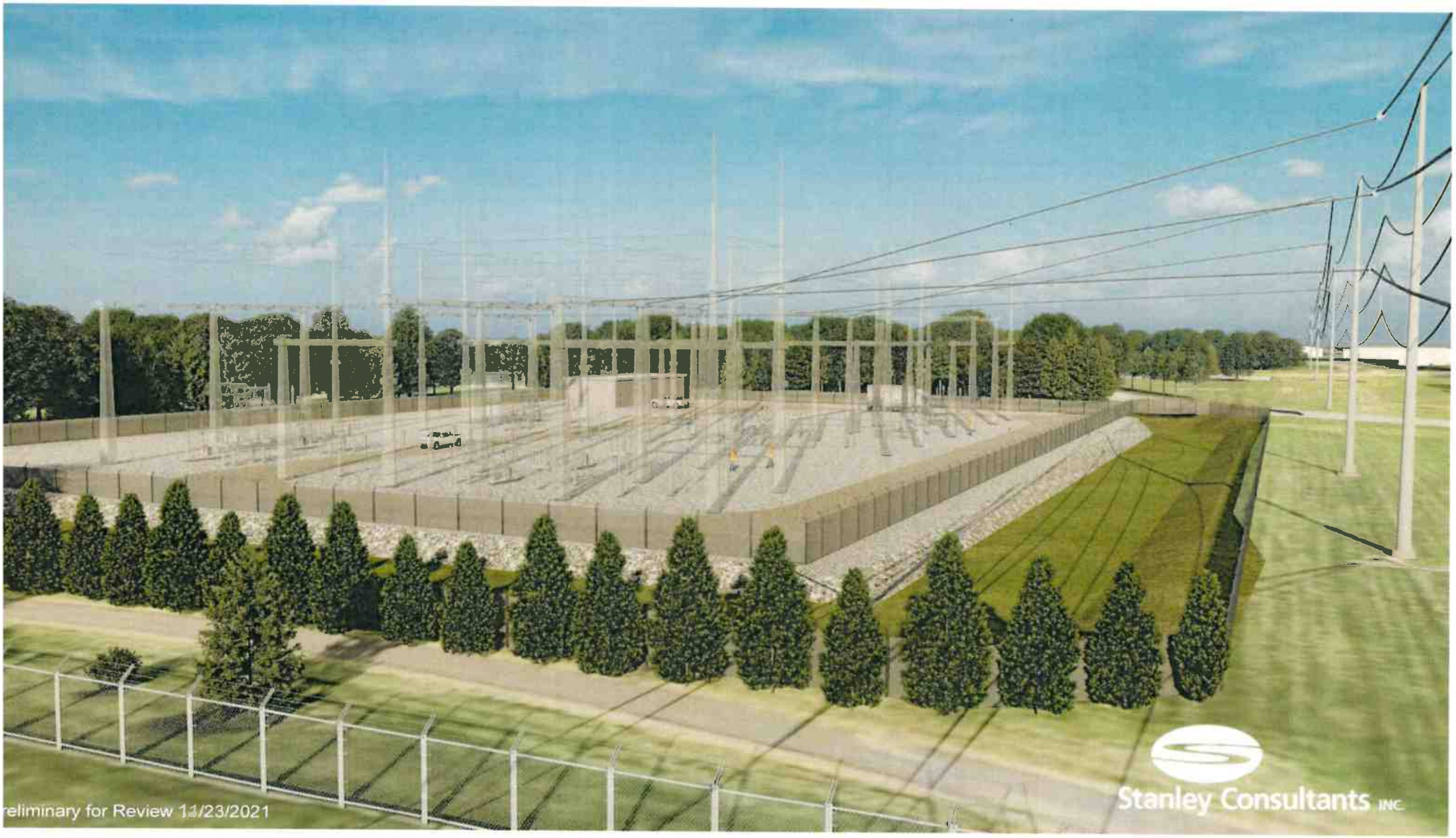
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Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
November 3, 2021
6:30 p.m.
Neighborhood Empowerment Center 600 W Maple St.

MINUTES – *DRAFT*

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:30 p.m.

a. Present: Katie Alexander, Dr. Farhan Bhatti, Marta Cerna, Tony Cox, Josh Hovey, Thomas Morgan, John Ruge
b. Absent: Monte Jackson (excused)
c. Staff: Sue Stachowiak, Andy Fedewa

2. APPROVAL OF AGENDA –

Planning & Zoning Staff requested that Act-8-2021 be removed from the agenda and that Act-1-2020 be added to Report from the Planning Office.

Dr. Bhatti made a motion, seconded by Mr. Morgan, to table Act-8-2021, Sale of City-Owned Property, Lot 50. On a voice vote the motion passed unanimously (7-0).

The revised Agenda was approved without objection.

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS –

A. SLU-1-2021, Special Land Use Permit for a surface parking lot, Parcel ID #33-01-01-17-226-182 (commonly known as 611 N Butler Blvd.):

Ms. Stachowiak stated this is a request from A. L. Williams Consulting for a Special Land Use Permit to construct an off-street surface parking lot at Parcel ID #33-01-01-17-226-182, which is commonly known as 611 N Butler Blvd. This parcel is vacant and adjacent to commercial properties along the south 900 block of W Saginaw St.

The parcel is currently zoned R-6b Urban Residential, which would allow for a single detached house with up to six (6) dwelling units. Although the parcel is zoned residential, an off-street surface parking lot is allowed by a special land use permit heard by the Planning Board and approved by City Council. Ms. Stachowiak stated that staff recommends denial of the application based on the possible conflict between increased noise, headlight glare, and motor vehicle activity, and nearby residents' quiet enjoyment of their residential property.

Ms. Stachowiak stressed that if the Planning Board did vote to recommend approval of the application, staff recommends they include the following conditions:

1. Installation of a 6-foot high, opaque fence along the south and west property lines of the subject property, except within the 20-foot front yard setback area (the fence along the south property line may not extend closer than 20 feet to the front property line along Butler Blvd.); and
2. The parking lot be designed with the drive aisle located along the south property line (north of the required 5-foot landscape buffer strip) so that the row of parking on the subject property

will be north of the drive and the headlights from the parked vehicles will face north rather than towards the adjoining residential properties.

Mr. Ruge stated he is generally against allowing non-residential zoning and uses to expand into the residential side of the block since the block is split nearly 50/50 MX-C and R-6b. Mr. Ruge questioned the actual need for additional parking at this location because there appears to be a lot of surface parking behind all the commercial buildings along this stretch of W Saginaw St.

Mr. Morgan stated that Lansing has been noted as the capital city with the worst over-abundance of surface parking lots. There is already too much parking downtown and there is plenty of parking along the streets in the neighborhoods surrounding downtown. Mr. Morgan agreed with Mr. Ruge that he does not see the need for this expansion.

Mr. Morgan made a motion, seconded by Mr. Ruge to deny SLU-1-2021, Special Land Use Permit for a surface parking lot, Parcel ID #33-01-01-17-226-182 (commonly known as 611 N Butler Blvd.)

Mr. Hovey asked the applicant to speak about the need for additional parking. Mr. Williams, applicant, described the businesses that are starting to move into the buildings he owns, one being a motor vehicle window-tinting business that regularly sees 20-40 vehicles coming and going each day. Mr. Williams stated that there is an expectation that these cars will use off-street parking because of the level of care they are given by their owners. Mr. Williams explained that other businesses he is starting to rent to on this block have determined that there is not enough parking for their client base and have explicitly requested additional off-street parking. Mr. Williams said that he agrees to Planning & Zoning staff's recommendations and does not want to be detrimental to his neighbors.

Dr. Bhatti explained that he works nearby and drives by this stretch of Saginaw St. daily. He commended the applicant for helping revive this block and getting new businesses in the area.

Ms. Alexander asked staff to confirm that public notices were mailed and if any comments were received. Ms. Stachowiak confirmed that property owners within 300 feet of the subject parcel were notified by mail and that she did not receive any comments.

Mr. Cox asked the applicant if parking is already leaking onto on-street parking. Mr. Williams replied yes.

Mr. Morgan stressed that patrons of these businesses are able to walk a short distance if necessary and it is the purpose of on-street parking to help with local traffic.

Mr. Hovey voiced support for helping local businesses succeed. Seeing no one of the public wishing to make a comment, Mr. Hovey asked for a vote on the original motion.

On a roll call vote the motion failed (3-4). Ms. Alexander, Ms. Cerna, Mr. Cox, and Dr. Bhatti cast dissenting votes.

Dr. Bhatti made a motion, seconded by Ms. Alexander, to approve SLU-1-2021, Special

Land Use Permit for a new surface parking lot at 611 N Butler Blvd., with Staff's conditions that a 6-foot high, opaque fence be installed along the south and west property lines and that the parking lot be designed to direct motor vehicle headlights away from the adjoining residential properties.

Ms. Alexander requested staff to confirm that a site plan review will be required for the parking lot. Ms. Stachowiak stated that a site plan will be required and reviewed.

Mr. Morgan conveyed that the charge of the Planning Board is to support the vision and implementation of the *Design Lansing* Comprehensive Plan and he does not believe additional surface parking in residential areas supports that work.

On a roll call vote the motion passed (4-3). Mr. Morgan, Mr. Ruge, and Mr. Hovey cast dissenting votes.

5. **COMMENTS FROM THE AUDIENCE** – None

6. **RECESS** – Not taken

7. **BUSINESS**

   A. **Consent Items**

      (1) **Minutes for approval:** October 5, 2021

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

   B. **Old Business** – None

   C. **New Business** – None

8. **REPORT FROM PLANNING OFFICE –**

A. Act-1-2020, Jerome St., N Holmes St. Street Vacation:

Mr. Fedewa reminded the Planning Board that at the July 2020 regular meeting they heard a request from Sparrow Health Systems to vacate that portion of Jerome St. between N Holmes St. and N Pennsylvania Ave. and vacate that portion of N Holmes St. between Jerome St. and E Michigan Ave. Sparrow Hospital owns properties on both sides of these stretches and wanted control of the rights-of-way for redevelopment purposes. The Board found that the request could be granted since these streets solely serve the hospital and it would not have a detrimental effect on the transportation circulation network, but that they agreed with Planning & Zoning Staff's conditions concerning infrastructure maintenance agreements, utility relocation or easements, third-party facilities agreements, and that the non-motorized access along Jerome St. detailed in the *Design Lansing* Comprehensive Plan be preserved.

Mr. Fedewa stated that it is common for the City Attorney to include an expiration term for street vacations if the conditions are not met and if the approved resolution is not filed properly. In this case, the resolution did expire, but Sparrow Health Systems still needs the vacation. Per ongoing discussions between Sparrow, the Board of Water & Light, and the City departments of Public Service, Economic Development & Planning, and the Office of the City Attorney, all parties have

agreed that the street vacation application that was heard July 2020 remains unchanged and that all conditions are still agreed upon and able to be fulfilled.

Mr. Fedewa explained that a public hearing is not required for an Act-33 Review and that a new vote by the Planning Board is not necessary since their recommendation of approval of Act-1-2020 is still valid, but it will need to be reapproved by City Council due to the resolution expiring. Mr. Fedewa asked if any Board members had any comments, concerns, or discussion for the Act. No Board members expressed any comments or concerns.

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

10. **COMMENTS FROM BOARD MEMBERS –**

Mr. Morgan asked if the meeting schedule is required to be posted at the Neighborhood Empowerment Center to comply with the Open Meetings Act. Mr. Fedewa replied that the meeting schedule is posted at the Planning & Zoning office, City Hall, and online, and that he would ask the City Clerk if it is also required at Planning Board's meeting location.

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

12. **ADJOURNMENT** – The meeting was adjourned at 6:55 p.m.

Act-9-2021, Jerome St., N Holmes St. Street Vacations - 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 AND PROPOSAL: Sparrow Health Systems, 1215 E Michigan Ave. Lansing, MI is requesting the vacation of Jerome Street between N Holmes and N Pennsylvania and the vacation of N Holmes Street between Jerome and E Michigan. Sparrow owns the properties on both sides of both streets.

LOCATION:	Jerome Street (PID # 33-01-01-15-177-903), N Holmes Street (PID # 33-01-01-15-177-901)
CURRENT OWNER(S):	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: INST-2, Institutional South: INST-2, Institutional West: INST-2, R-MX, Inst., Residential East: R-6B, Residential

ANALYSIS

A review of this proposal was previously conducted by the Planning Board during its regular meeting of July 2020. The Planning Board concurred with staff's proposed conditions and unanimously recommended City Council approval of the request. The approved resolution expired before the street vacations were formally completed and filed therefore City Council is requesting that the Planning Board review the request for their consideration.

LOCATION:

Sparrow Hospital sits at a major intersection in Lansing's East Side, E Michigan Ave. and N Pennsylvania Ave. Sparrow Health System also owns the properties east of N Holmes St. and now owns the former Eastern High School property, north of Jerome St.

Both these sections of Jerome Street and N Holmes Street are platted and deeded rights of way.

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:

Since the late 1990s, traffic diverters were installed on Holmes Street at Jerome (north of Michigan Ave.) and Eureka Streets (south of Michigan Ave.) to isolate Sparrow related vehicular traffic from the adjacent neighborhoods.

In 2005, the City entered into a license agreement for three utility tunnels under and across Jerome Street between the main building and Central Utility Plant on Jerome.

The character of the street would change with any expansion of Sparrow's footprint. The non-motorized route function would remain, although the alignment may change.

The sanitary and storm sewers within the vacated rights of way only serve the Sparrow-owned parcels on either side. The water mains, gas mains and electric lines appear to serve other properties therefore easements are proposed for these. The sidewalks are part of the City's non-motorized transportation system, therefore an easement or other arrangement for their continuation is needed.

EXTENT:

The extent of the vacation is of Jerome Street, east of Pennsylvania Avenue to where the street curves southeast into N Holmes Street, and from that curve south until E Michigan Avenue.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

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

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

BWL Street Lighting: Gary Simpson 517-702-6647, BWL street light has direct buried cable on North and South sides of Jerome St. Cable will be within 18" of the curb and depth may vary from 12" to 20 " Care should be taken if any saw cutting is made.

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 Jerome St and Holmes 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.
- MDEQ 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.

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 'small' permanent sanitary sewer easement: a single, public sanitary manhole in the NE corner of the Jerome/N Holmes intersection (in the greenspace) before, or as, the vacation occurs.
- The Public Service Department will require the same agreements discussed with Sparrow Health Systems in 2020.
  - Public Service has refined the previously agreed upon conditions to be more comprehensive.

***Building Safety Office*:**

- Building Safety has no issues with this other than it be noted that all Accessible and Egress Routes be maintained and all access shall remain to LFD along Jerome and North Holmes Street.

***Lansing Fire Department*:**

- The Lansing Fire Marshall would like to confirm this vacation will not interrupt Fire Department access and that no changes would be done to the street surfaces.

***Lansing Parks and Recreation*:**

- No objection.

STAFF RECOMMENDATION

The request can be granted without a significant impact on the circulation network. Sparrow traffic is already isolated from the neighborhood, and Jerome will remain the preferred non-motorized transportation route with possible pedestrian movement shifting to the Eastside Connector and Michigan Ave. as infrastructure is developed. Easements for water, electric, street lighting and communications will be necessary to maintain service.

Staff recommends that the City vacate the Jerome Street ROW (Pennsylvania Ave. to N. Holmes, and N Holmes Street (from E Michigan Ave. to Jerome St.) with these conditions:

- Sparrow Health Systems shall enter into maintenance agreements for the traffic signals at Jerome St. & Pennsylvania Ave. and at Holmes St. & E Michigan Ave.,
- The street light agreement (for Jerome St.) with the Board of Water and Light shall be transferred to Sparrow Health Systems,
- The public sanitary sewers and public storm sewers that provide service to only the vacated area shall be transferred to Sparrow Health Systems for perpetual ownership, operation, maintenance and replacement,
- The non-motorized access along Jerome, from Pennsylvania to Holmes will be preserved,
- Easements for other existing utilities (water, electric, street lighting, communications) shall be reserved, and
- The agreement with ACD for their cell network antenna be transferred to/renegotiated with Sparrow Health Systems.

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 Tom Bres

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

Phone number: 517-364-2072

Fax number: _____ Email: Tom.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: Jerome St. between Pennsylvania Ave. & Holmes St., Also Holmes St. between Michigan Ave. & Jerome St.

Permanent parcel #: 33-01-01-15-177-903 & 33-01-01-15-177-901

Legal description *(see note below)*: Jerome St. (33-01-01-15-177-903) & N. Holmes St. (33-01-01-15-177-901) and that part as platted in "Gower's Addition"

Applicant's proposal: To vacate Jerome St. from N. Pennsylvania Ave. to 1± foot east of back of curb at N. Holmes St., to vacate N. Holmes St. from E. Michigan Ave. to Jerome St. and to privatize the storm and sanitary sewers that provide service only to the vacated area., Easements will be reserved for all public utilities and for non-motorized vehicle pedestrian access as may be required by the City's Non-motorized Access Plan.

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 roads to be vacated. The City is currently funding maintenance and repairs for these public roads. If vacated, Sparrow will be responsible for all maintenance and repairs. Approval will provide Sparrow with additional options for re-development of the main hospital and former Eastern High School property.

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

The City will continue to fund maintenance and repairs for City streets that only serve properties owned by Sparrow. Sparrow's options to redevelop the main hospital and former Eastern High School property in conjunction with the Sparrow Main Campus Plan will be limited.

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

There are no foreseen negative impacts.

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:

_____ / 4-14-20
JCT — *Date*

Signature of owner(s):

_____ / _____
Date

_____ / _____
Date

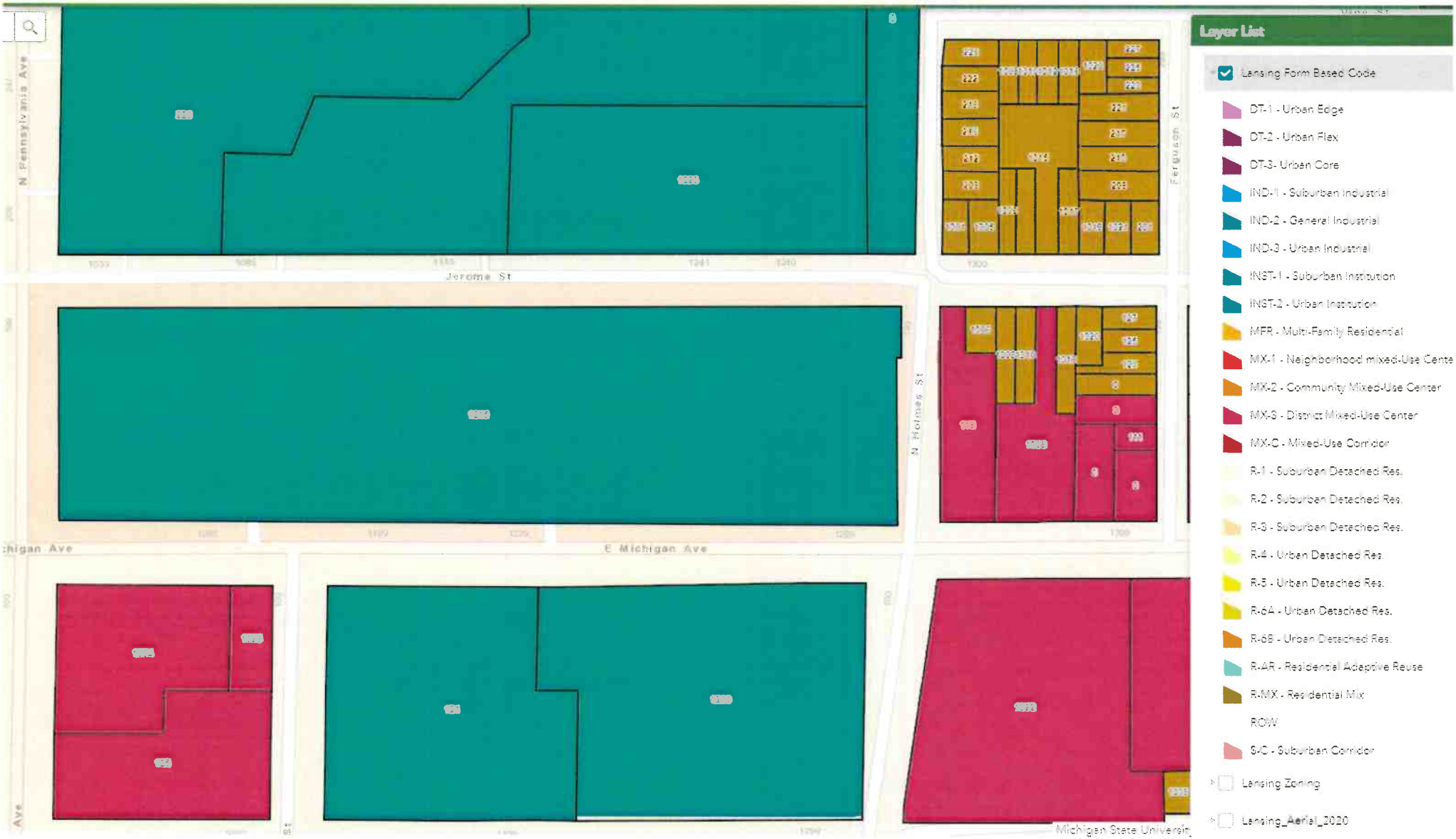
_____ / _____
Date

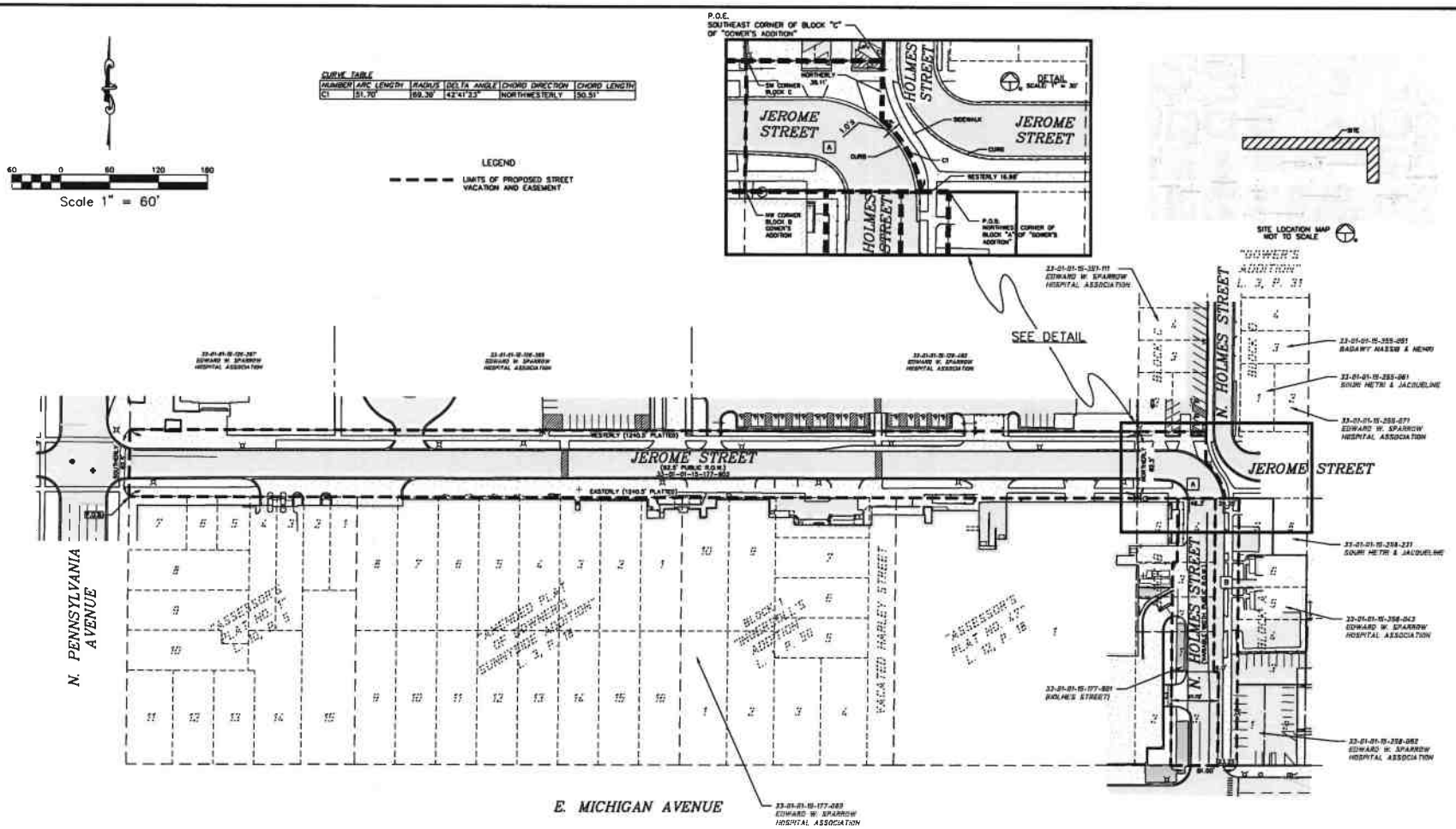
SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

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

Michigan State University, Esri, HE


N Pennsylvania Ave
Jerome St
E Michigan Ave
N Holmes St
Layer List
Lansing Form Based Code
DT-1 - Urban Edge
DT-2 - Urban Flex
DT-3- Urban Core
IND-1 - Suburban Industrial
IND-2 - General Industrial
IND-3 - Urban Industrial
INST-1 - Suburban Institution
INST-2 - Urban Institution
MFR - Multi-Family Residential
MX-1 - Neighborhood mixed-Use Cente
MX-2 - Community Mixed-Use Center
MX-3 - District Mixed-Use Center
MX-C - Mixed-Use Corridor
R-1 - Suburban Detached Res.
R-2 - Suburban Detached Res.
R-3 - Suburban Detached Res.
R-4 - Urban Detached Res.
R-5 - Urban Detached Res.
R-6A - Urban Detached Res.
R-6B - Urban Detached Res.
R-AR - Residential Adaptive Reuse
R-MX - Residential Mix
ROW
S-C - Suburban Corridor
Lansing Zoning
Lansing_Aerial_2020



CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	51.70'	69.39'	42°41'23"	NORTHWESTERLY	50.51'

JEROME STREET DESCRIPTIONS

TAX PARCEL NUMBER: 33-01-01-15-177-003

PART OF THE NORTHWEST 1/4 OF SECTION 15, T4N,R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN BEING DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 OF "ASSESSOR'S PLAT NO. 1"; THENCE EASTERLY TO THE NORTHWEST CORNER OF BLOCK "B" OF "GOWER'S ADDITION"; THENCE NORTHERLY, 82.5 FEET TO THE SOUTHWEST CORNER OF BLOCK "C" OF SAID "GOWER'S ADDITION"; THENCE WESTERLY TO THE EAST LINE OF PENNSYLVANIA AVENUE; THENCE SOUTHERLY, 82.5 FEET TO THE POINT OF BEGINNING.

AND

A THAT PART OF JEROME STREET PLATTED IN "GOWER'S ADDITION" LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK "A" OF "GOWER'S ADDITION"; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF JEROME STREET, 16.98 FEET; THENCE 51.70 FEET ALONG A 69.39 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 42°41'23" AND A CHORD OF NORTHWESTERLY, 50.51 FEET; THENCE NORTHERLY, 38.11 FEET TO THE SOUTHEAST CORNER OF BLOCK "C" OF "GOWER'S ADDITION" AND THE POINT OF ENDING.

HOLMES STREET DESCRIPTIONS

TAX PARCEL NUMBER: 33-01-01-15-177-001

LOT 3 OF "ASSESSOR'S PLAT NO. 47"; LOTS 1 AND 4, ALSO THE EASTERLY 51.75 FEET OF LOTS 2 AND 3 IN BLOCK "B" OF "GOWER'S ADDITION".

AND

B THAT PART OF HOLMES STREET PLATTED IN "GOWER'S ADDITION" LYING NORTH OF THE NORTH LINE OF MICHIGAN AVENUE AND SOUTH OF THE SOUTH LINE OF JEROME STREET.

GENERAL NOTES:

1) Drawing orientation based upon Michigan State Plane Coordinate System, South Zone.

2) See Sheet 2 of 2 for utilities within street right of ways.

MISS DIG 811. Know what's below. Call before you dig.

REVISIONS/SUBMITTALS

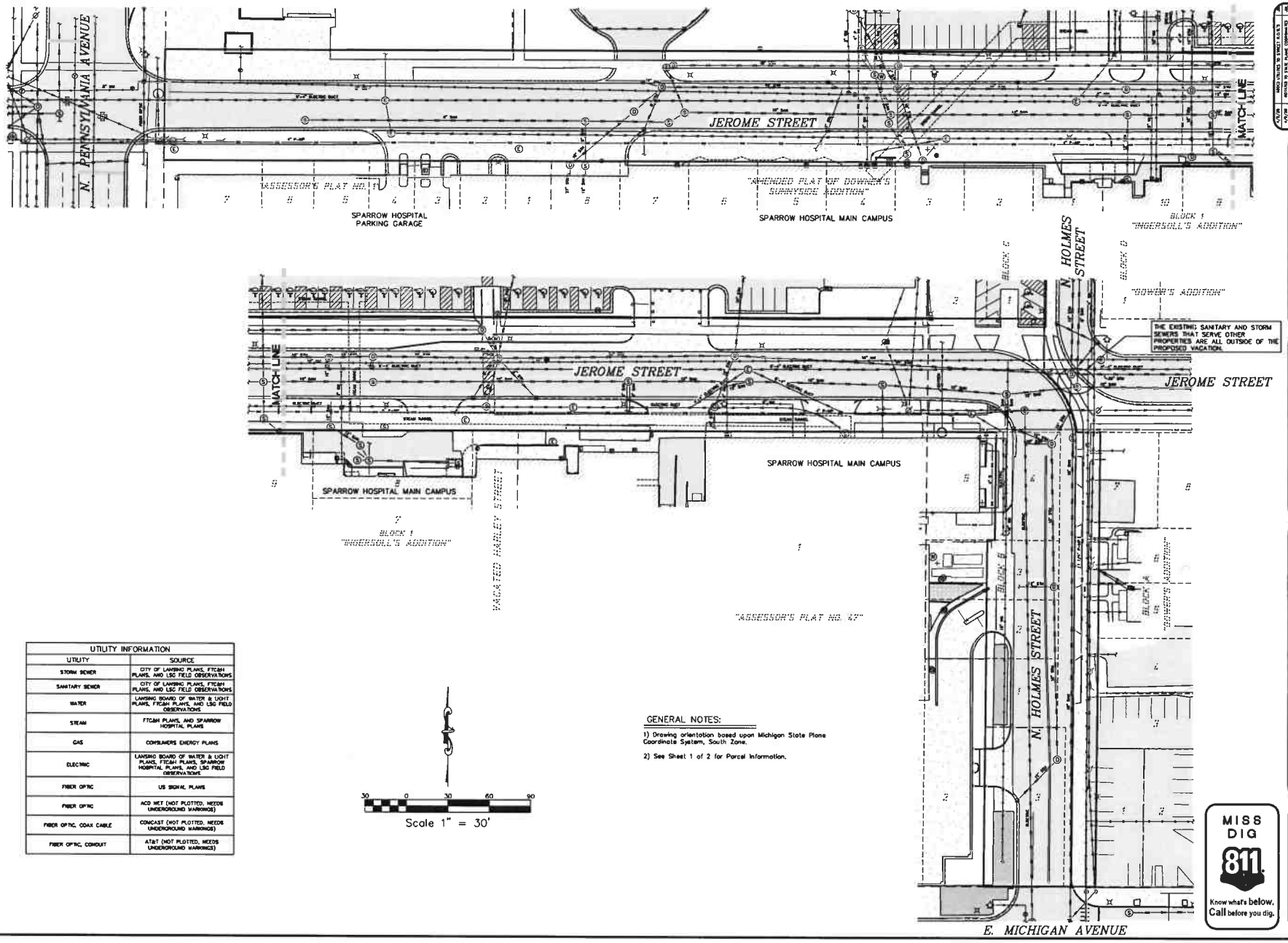
LSG Engineers & Surveyors
3135 PINE TREE ROAD SUITE D LANSING, MI 48911 PH. (517) 393-2902 FAX (517) 393-2908 www.lsg-se.com

PREPARED FOR SPARROW HEALTH SYSTEM 1215 E. MICHIGAN AVENUE LANSING, MICHIGAN 48912

JEROME AND HOLMES STREET VACATION PLAN FOR SPARROW MAIN CAMPUS 1215 E. MICHIGAN AVENUE LANSING, MICHIGAN 48912

FILE VACATION-PLAN.DWG
DESIGNED BY EAI
DRAWN BY JML
CHECKED BY DKR
DATE 8/10/2018
SCALE HOR. 1" = 60' VERT. N/A
PROJECT NO. 1793
SHEET NO. 1 OF 2

FILE: L:\1793 (SPARROW-EASTERN HIGH SCHOOL)\S\VACATION-PLAN.DWG - PLOT DATE: 4/18/2020 9:06 AM BY: Joseph Levi SCALE: 1:1



UTILITY INFORMATION	
UTILITY	SOURCE
STORM SEWER	CITY OF LANSING PLANS, FTC&H PLANS, AND LSG FIELD OBSERVATIONS
SANITARY SEWER	CITY OF LANSING PLANS, FTC&H PLANS, AND LSG FIELD OBSERVATIONS
WATER	LANSING BOARD OF WATER & LIGHT PLANS, FTC&H PLANS, AND LSG FIELD OBSERVATIONS
STEAM	FTC&H PLANS, AND SPARROW HOSPITAL PLANS
GAS	CONSUMERS ENERGY PLANS
ELECTRIC	LANSING BOARD OF WATER & LIGHT PLANS, FTC&H PLANS, SPARROW HOSPITAL PLANS, AND LSG FIELD OBSERVATIONS
FIBER OPTIC	US SIGNAL PLANS
FIBER OPTIC	ACD NET (NOT PLOTTED, NEEDS UNDERGROUND MARKINGS)
FIBER OPTIC, COAX CABLE	COMCAST (NOT PLOTTED, NEEDS UNDERGROUND MARKINGS)
FIBER OPTIC, CONDUIT	AT&T (NOT PLOTTED, NEEDS UNDERGROUND MARKINGS)

GENERAL NOTES:

1) Drawing orientation based upon Michigan State Plane Coordinate System, South Zone.

2) See Sheet 1 of 2 for Parcel Information.

MISS DIG 811

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JEROME AND HOLMES STREET VACATION PLAN FOR SPARROW MAIN CAMPUS 1215 E. MICHIGAN AVENUE LANSING, MICHIGAN 48912

FILE VACATION-PLAN.DWG
DESIGNED BY EAI
DRAWN BY JML
CHECKED BY DKR
DATE 8/10/2018
SCALE
HOR. 1" = 30'
VERT. N/A
PROJECT NO. 1793
SHEET NO. 2 OF 2

FILE: L:\1793 (SPARROW-EASTERN HIGH SCHOOL)\S\VACATION-PLAN.DWG - PLOT DATE: 4/16/2020 9:07 AM BY: Joseph Levi SCALE: 1:1