

AGENDA

Committee on Development and Planning AGENDA FOR DECEMBER 21, 2021 AT 4:30 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or 517-483-4177

Based on the recommendations from the Centers for Disease Control (CDC)

City Council President Spadafore is requesting members of the public, City Staff and Council Members wear face coverings at meetings of the City Council and their Committees.

Council Member Spitzley, Chairperson
Council Member Garza, Vice Chairperson
Council Member Hussain, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. December 7, 2021
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Set a Public Hearing; SLU-2-2021, 5411 Wise Road; New Board of Water and Light Electrical Power Substation
6. **Other**
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on Development and Planning
Tuesday, December 7, 2021@ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Spitzley called the meeting to order at 3:30 p.m.

PRESENT via audio/video

Council Member Spitzley, Chair - excused
Council Member Garza, Vice-Chair
Council Member Hussain, Member

OTHERS PRESENT via audio/video

Sherrie Boak, Council Staff
Greg Venker, OCA
Dan Danke, Public Service
Andy Kilpatrick, Public Service
Kris Klein, LEAP
Barb Kimmel, EDP
Andrew Fedewa, EDP
Susan Stachowiak, EDP
Brett Kaschinske, Parks and Recreation Director
Kevin Myer
Nicholas Pop
Chris MacKersie, LCC
Brent Titus, Attorney with LCC
Joseph Scott Bell
Margaret Tassaró
Jennie Gies

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM NOVEMBER 16, 2021 AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

ACTION – ACT1-2020; Street Vacation; Jerome and W. Holmes

COUNCIL MEMBER GARZA DISCHARGED THE ITEM TO THE COMMITTEE OF THE WHOLE FOR THEIR MEETING ON 12/13/2021.

Council Member Garza noted the Planning Board will be reviewing and making recommendations to Council during their Board meeting tonight at 6:30 p.m. The Committee of the Whole will meet on 12/13/2021 at 5 p.m.

Ms. Gies with Eastfield Neighborhood Association spoke in opposition to the ACT speaking for action on a noise concern.

Ms. Tassaro in opposition to the ACT without action on a noise concern.

RESOLUTION – ACT-7-2021; Vacation of Schoolcraft Dr. and part of the North Washington Avenue

Mr. MacKersie and Mr. Titus were representing LCC and they spoke briefly on the current parking ramp construction and the master plan for closing Schoolcraft Dr. and N. Washington Avenue for LCC to obtain and maintain.

Council Member Garza asked to confirm the cost to close was with LCC, and that was confirmed.

Mr. Kilpatrick noted for the Committee that in discussions with LCC on their project Schoolcraft was to become part of LCC with the City creating the connections and once the project is done they will close them off. Mr. MacKersie confirmed the curb cuts are complete. Mr. Kilpatrick made the LCC representatives aware that there are sewer that might be a connection on Schoolcraft, so LCC might need an agreement with MDOT in the future.

MOTION BY COUNCIL MEMBER HUSSAIN MADE A MOTION TO APPROVE THE RESOLUTION FOR ACT-7-2021. MOTION CARRIED 2-0.

Mr. MacKersie acknowledged the collaboration with the City thus far.

RESOLUTION – Objecting to the Transfer of All Unsold Tax Reverted Properties from the Eaton County Treasurer to the City of Lansing

Ms. Kimmel stated the City does not have interest in the properties listed in the resolution.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO OBJECT TO A TRANSFER OF UNSOLD TAX REVERTED PROPERTIES FROM EATON COUNTY. MOTION CARRIED 2-0.

RESOLUTION – Objecting to the Transfer of All Unsold Tax Reverted Properties from the Ingham County Treasurer to the City of Lansing

Ms. Kimmel stated the City does not have any interest in the properties listed in the resolution.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO OBJECT TO A TRANSFER OF UNSOLD TAX REVERTED PROPERTIES FROM INGHAM COUNTY. MOTION CARRIED 2-0.

Ms. Boak noted to the Committee that it was also confirmed with Ms. Kimmel that she checked to confirm that none of the properties in either resolution abuts a City parcel that Parks would be interested in.

RESOLUTION – Setting Public Hearing; SLU-1-2021; 611 N Butler to allow for the construction of a surface parking lot in the R-6B Urban Detached Residential Zoning District

Council Member Garza asked about the recommendation in the report. Ms. Stachowiak confirmed staff recommends not to approve, but the Planning Board approved 4-3. Council Member Garza asked how this would impact the residential neighborhood next to it, and Ms. Stachowiak noted that is why staff recommended denial, and quickly spoke to the concerns. She also noted there were no neighbors at the Planning Board public hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR SLU-1-2021 FOR JANUARY 10, 2022. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing in Consideration of an Ordinance and Amend Chapter 1218 to Conform to the Soil Erosion and Sedimentation Control Act Michigan Codified Law 324.9101

Ms. Boak made the Committee aware that the Draft in the packet is 2020, however she confirmed with Mr. Danke before the meeting it is the current proposed amendment.

Mr. Danke explained that EGLE audited the City Soil Erosion program, and in that review of the program they made recommendations. Mr. Danke assured the Committee that the City worked with EGLE and have created the draft in front of them. The Committee asked if this version now conforms with the State Codified Law and it was confirmed noting there would be another audit in five (5) years.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR 1/10/2022. MOTION CARRIED 2-0.

RESOLUTION – Cell Tower Land Lease Contract Renewals

Mr. Kaschinske briefly highlighted the locations in the resolution, Clippert, Sunset, Dadson, David. Mr. Kaschinske explained they are all renewals of existing leases, the rent went up from \$12,000 annually to \$20,000 annually with the escalation increase of 3% per year, 15% over each term on a five year term. The City will get 50% of revenue starting with second broad band on the towers and each lease is a 5 year lease, with 5 terms, totaling 25 years each. The leases were sent out to outside counsel Varum who specialize in telecommunications law.

Council Member Garza asked if the revenue is common with a cell tower lease, and Mr. Kaschinske noted each cell tower varies by area and the number of co-locates. Council Member Garza then asked about ownership of the towers. Mr. Kaschinske confirmed ownership was SBA Communications in the land lease, and carriers on the tower have a lease with SBA.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE CELL TOWER LAND LEASE CONTRACT RENEWALS. MOTION CARRIED 2-0.

Mr. Kaschinske asked if he needed to attend Council on 12/13/2021 and the Committee asked for his presence.

RESOLUTION – Set Public Hearing; OPRA District 1102 S Washington Avenue

Mr. Klein recapped that earlier in 2021 the applicant was seeking an OPRA District and OPRA Certificate, however since that time the project has changed. At this time they are working on having District approved at this time with qualifying for the Certificate in the future. This project will not include any tax abatement benefits, just establishing the district. Mr. Pope with REO Ventures, LLC. Spoke briefly on the property and their plans for a Food Truck court similar to Little Fleet in Traverse City.

Council Member Garza asked if they would be coming back for a brownfield in the future since the site was a former gas station, and Mr. Pope confirmed they have worked with PM Environmental, and at this point they will not seek a brownfield.

Council Member Hussain asked Mr. Klein if the OPRA District is granted if it runs with the property. Mr. Klein confirmed it would, but if this owner gets the OPRA Certificate and then leaves, it can be transferred.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE OPRA DISTRICT AT 1102 S WASHINGTON AVENUE FOR JANUARY 10, 2022. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; OPRA District; 1247 Center Street LLC for property at 224 S Washington Square

Mr. Klein briefly stated that the applicant is working towards closing on the property, and then the project will be underway.

The applicants spoke briefly on their plans for the property including renovating the structure, and turn it into a performance venue. This would be used as an event space for their entertainment business and also rental options. They confirmed it would not be a night club venue.

Mr. Klein added to the discussion that this building has been deemed functionally obsolete.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JANUARY 10, 2022 FOR THE OPRA DISTRICT AT 224 S WASHINGTON SQUARE FOR 1247 CENTER STREET LLC. MOTION CARRIED 2-0.

Mr. Klein confirmed he would be present at Council on 12/13/2021 and 1/10/2022.

RESOLUTION – Establishment of Red Cedar Redevelopment Projects Area

Mr. Klein explained to the Committee that this is connected to a future liquor license the development will request. In areas where there is an establishment those would go under that development district. In areas where there is no established district or there are new buildings, the State requires a Redevelopment District to get the liquor license. There is also a threshold of a \$50 million investment, and he referenced the map in the packet outlining the area. In these cases the applicant also has to prove they have searched for other licenses that are for sale, and if a liquor license is granted for businesses in this redevelopment district they are not transferrable, they have to stay with the property they were issued for. Mr. Venker added for clarification they can reapply within project area, but cannot take it out of area.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE ESTABLISHMENT OF RED CEDAR REDEVELOPMENT PROJECTS AREA. MOTION CARRIED 2-0.

Other

Ms. Boak noted to the Committee the next meeting would be 12/21/2021 if one is needed based on referrals on 12/13/2021.

Adjourn

Adjourned at 4:19 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

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**



Andy Schor, Mayor

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

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:



Name:

William D. Cunningham

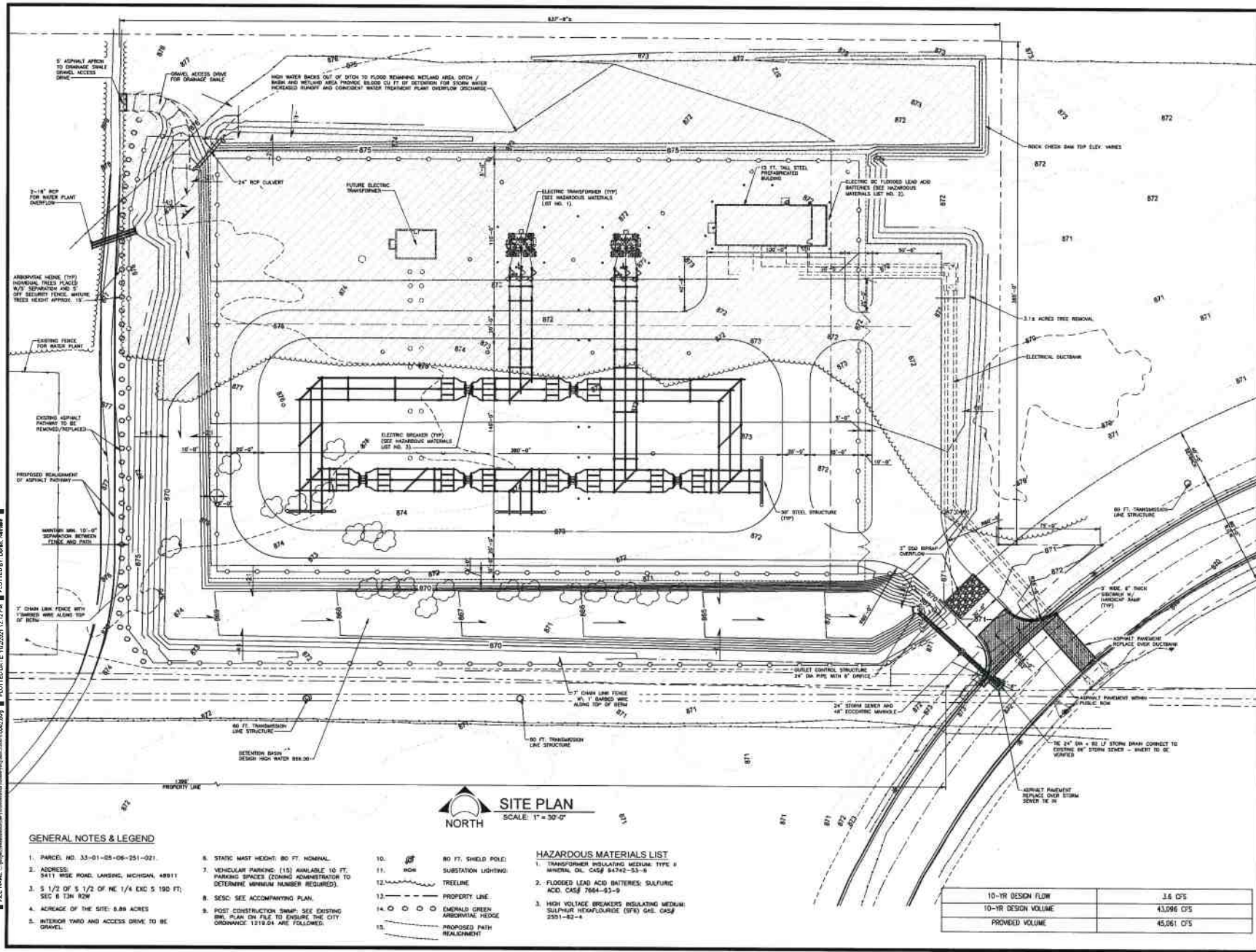
For assistance, please contact:

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

LBWL Wise Substation



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





BWL
HomeTown People. HomeTown Power.

PROJECT ENGINEERING DEPARTMENT
1001 S. WASHINGTON AVE., LANSING, MICHIGAN 48101

PROJECT AREA

KEY PLAN

REVISIONS:

NO.	DESCRIPTION	BY	CHK	DATE
1	PRELIMINARY - SITE REVIEW	BLT	RT	10-26-2021



Stanley Consultants Limited, Inc.
228 East Main Street, Suite 200, Lansing, MI 48906
www.stanleyconsultants.com

DATE:	10-26-2021	CHK BY:	ND (SCIP)
CHK BY:	JET (SCIP)	APP BY:	
DESIGN NO.:	75-SC27	STATUS:	PRELIMINARY
PROJECT NAME:	WISE SUBSTATION - REBUILD		
USING FILE:	PERMITTING - SITE PLAN SPECIAL LAND USE		
FILE:	WISE ROAD SUB		
DRAMA:	SUBSTATION		
SCOPE:	CIVIL		
DATE:			
DR. DRAWING NUMBER:	236-CG001-2		
REVISION:	A		

FILE NAME: C:\projects\236-CG001\236-CG001-2.dwg PLOTTED BY: Dave, Nadeau PLOTTED DATE: 10/26/2021 10:12 PM



EXISTING CONDITIONS PLAN

SCALE: 1" = 30'

GENERAL NOTES

1. PARCEL NO. 33-01-05-06-251-021.
2. EXISTING CONDITIONS WERE CREATED FROM LIGHT DATA RECEIVED FROM WESTWOOD (DEC 28TH, 2020) AND UTILITY INFORMATION FROM MANHOLE & SMITH (8/26/2021).
3. GEOTECHNICAL INVESTIGATION WAS COMPLETED ON FEB. 25, 2021 BY MANHOLE & SMITH GROUP, INC. THE REPORT MAY BE REQUESTED FROM BNL.
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.

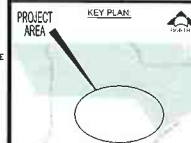
EXISTING CONDITIONS KEY NOTES

- 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 60" DIA. STORM SEWER
- 7 EXISTING UNDERGROUND ELECTRIC
- 8 EXISTING BIKE PATH
- 9 EXISTING HMA ROADWAY (THICKNESS UNKNOWN)

See also project drawings for the substation site as well.



PROJECT ENGINEERING DEPARTMENT
1201 S. WASHINGTON AVE., LANSING, MICHIGAN 48210



REVISIONS

REV	DESCRIPTION	BY	CHK	DATE
1	PRELIMINARY - SITE REVIEW	MD	AT	11-02-2021

PRELIMINARY
60%

Stanley Consultants Limited, Inc.
225 East Avenue, Maclester, Iowa 52551-3744
www.stanleyconsultants.com

DATE: 10-05-2021 DWG BY: NLD (SOLPC)
CHK BY: JET (SOLPC) APPR BY:
PROJ NO: PS-2021 DWG NO: PRELIMINARY
PROJECT NAME:
WISE SUBSTATION - REBUILD

DWG TITLE: PERMITTING
EXISTING CONDITIONS PLAN

SUB: WISE ROAD SUB

STATION: SUBSTATION

DISCIPLINE: CIVIL

REVISION NUMBER: 236-CG002-2

REVISION: A





preliminary for Review 11/23/2021



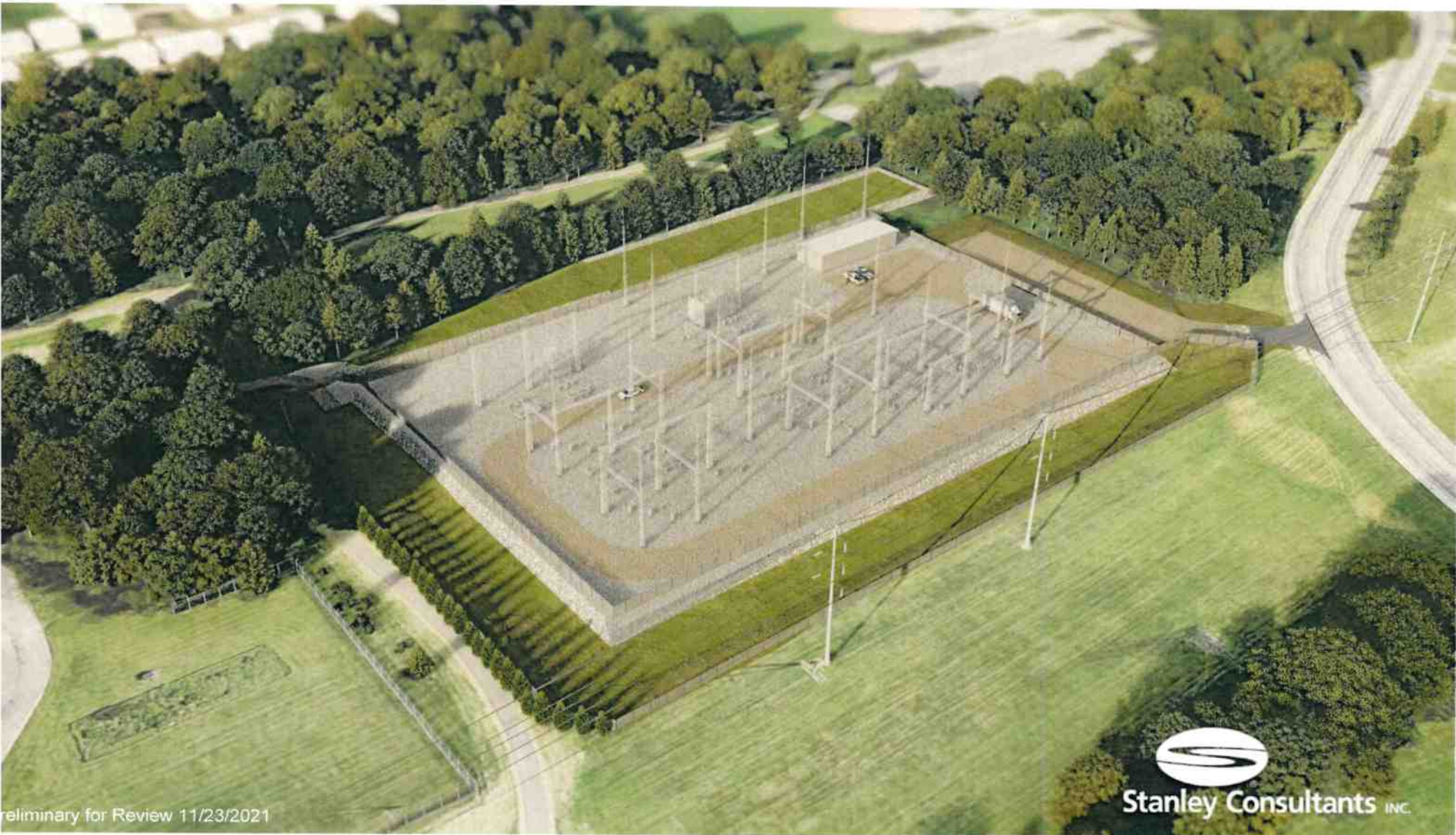
Stanley Consultants INC.



preliminary for Review 11/23/2021

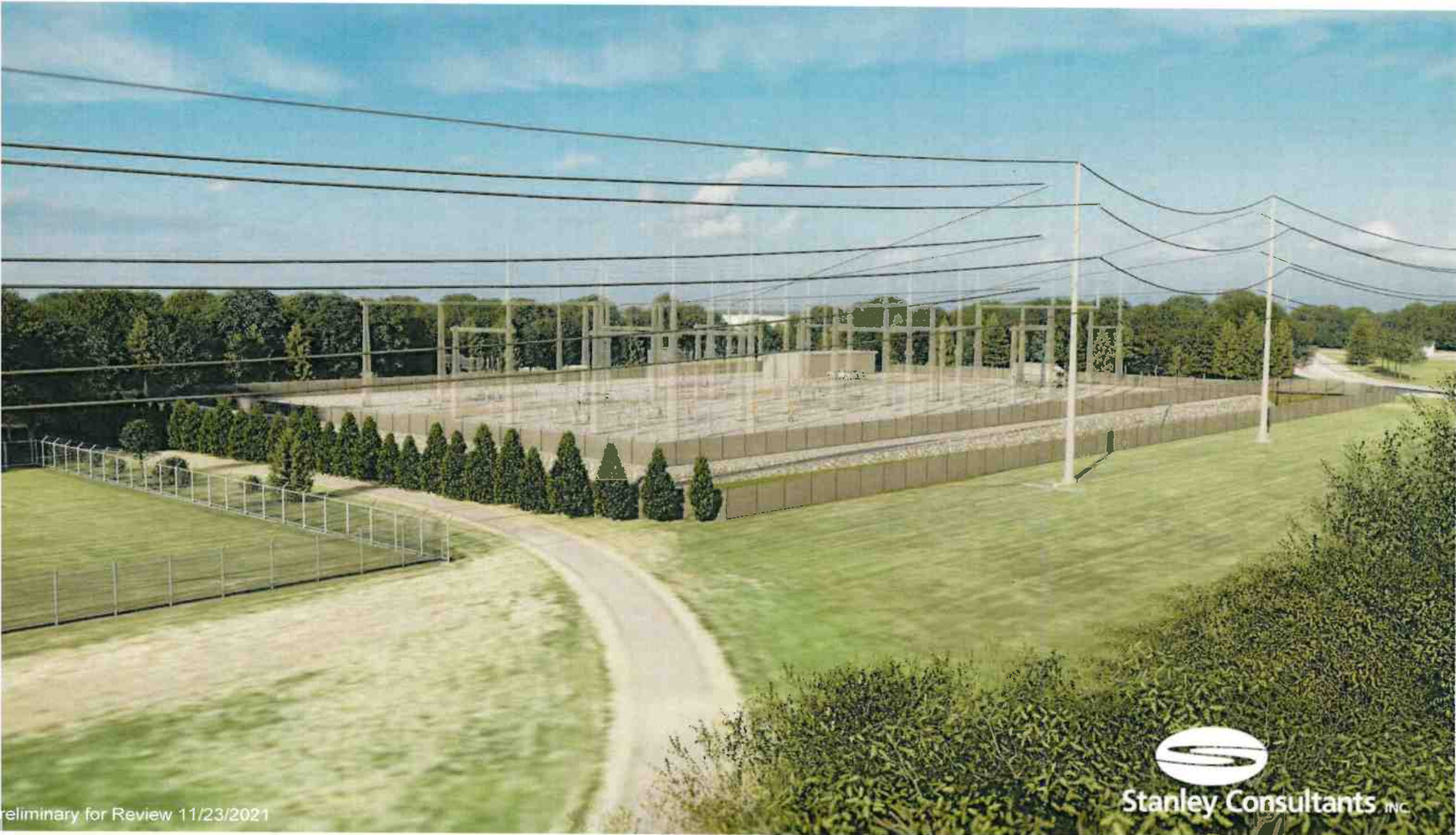






Preliminary for Review 11/23/2021





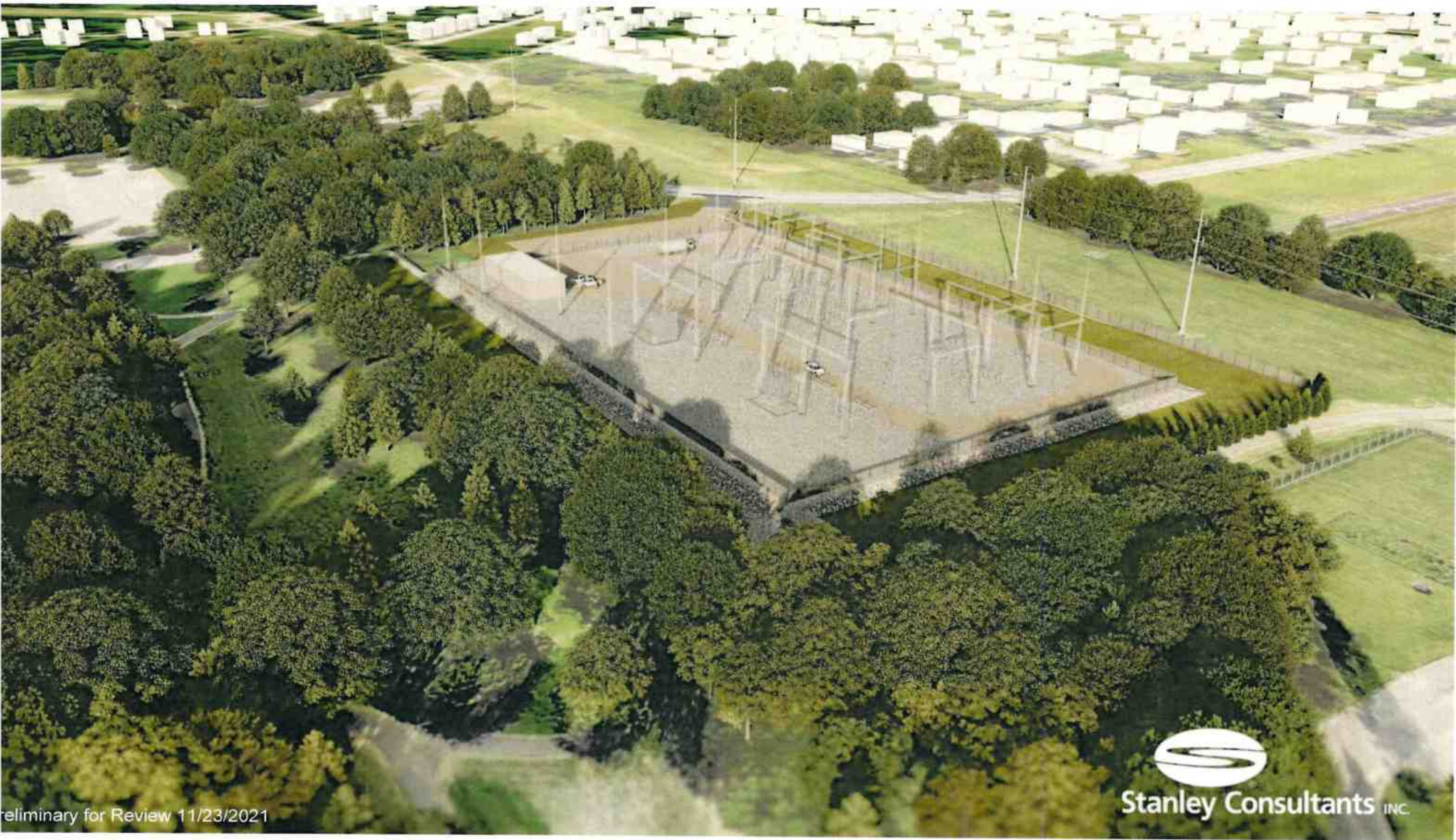
preliminary for Review 11/23/2021





preliminary for Review 11/23/2021





preliminary for Review 11/23/2021





preliminary for Review 11/23/2021





preliminary for Review 11/23/2021



**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**5411 Wise Road
SLU-2-2021, Special Land Use Permit – Electrical Substation**

The Lansing City Council will hold a public hearing on Monday, February 14, 2022 at 7:00 p.m. in the Tony Benavides Lansing Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-2-2021, a request by the Lansing Board of Water & Light for a special land use permit to construct a new electrical power substation at 5411 Wise Road.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, February 14, 2022 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2022, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Petition for Special Land Use:

SLU-2-2021: 5411 Wise Road (Parcel #: 33-01-05-06-251-021), Special Land Use Permit, Electrical Substation in "R-2" Suburban Detached Residential Zoning District