

LANSING PLANNING BOARD
Regular Meeting
Tuesday, April 5, 2022, 6:30 p.m.
600 W. Maple Street, 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](#)

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call
 - B. Excused Absences
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. Consent Items
 - (1) Minutes for approval: March 1, 2022.....1
 - B. Old Business
 - C. New Business
 - (1) Act-3-2022 Use of Air Rights over Pennsylvania Ave2
 - (2) Act-4-2022 Street Dedication, Red Cedar Development.....3
 - (3) Act-5-2022 Purchase of Property, 927 S Grand Ave.....4
- 8. REPORT FROM PLANNING OFFICE**
 - A. Comprehensive Plan 2022 Update Discussion5
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM BOARD MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: May 3, 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).



Andy Schor
Mayor

LANSING PLANNING BOARD

Regular Meeting

March 1, 2022

6:30 p.m.

Neighborhood Empowerment Center 600 W Maple St.

MINUTES – DRAFT

1. OPENING SESSION

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

- a. Present: John Ruge, Katie Alexander, Tony Cox, Thomas Morgan, Marta Cerna, Josh Hovey and Monte Jackson
- b. Absent: Farhan Bhatti (excused)
- c. Staff: Brian McGrain, Brett Kaschinske and Sue Stachowiak

2. APPROVAL OF AGENDA

The agenda was approved without objection.

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS – None

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: February 1, 2022**

The minutes from the February 1, 2022 Planning Board meeting were approved without objection

B. Old Business

- (1) Act-8-2021, Lot 50, Sale of Property**

Ms. Stachowiak gave a brief overview of the request. She stated that the Economic Development and Planning Department is proposing to sell the City owned parking lot, commonly referred to as “Lot 50”, located at the southwest corner of E. Shiawassee Street and Pere Marquette Drive. Ms. Stachowiak stated that the lot is very underutilized and by selling it, the City will no longer have to maintain it and it will get it placed on the tax rolls.

Brian McGrain, Director of the Economic Development and Planning Department stated that the reduction in use, coupled with nearby development pressures of the

Stadium District area have resulted in a purchase offer for the lot. He said that no one except for the proposed buyer has shown an interest in Lot 50. Mr. McGrain stated that the proposed purchaser has agreed to keep the lot available for public parking after 5:00 pm for up to two years.

Mr. McGrain stated that there have been multiple appraisals on this property over the years with significantly varying values. He said that the most recent appraisal was for \$200,000 and the anticipated sale price is \$125,000.

Mr. Ruge said that he is not real happy with the sale price but understands that this property is a drain on the City from a monetary standpoint.

Mr. Morgan asked if the property has been offered for sale to anyone other than the proposed purchaser.

Mr. McGrain stated that all City property that is available for sale is on-line.

Mr. Cox stated that the City will at least be able to get some money from the sale and will save the City money on maintenance costs.

Mr. Hovey said that it is not necessary for the City to retain the parking lot and the sale will allow the parking lot to be put to better use.

Mr. McGrain stated that there are no plans for new construction on the site at this time.

Mr. Cox made a motion, seconded by Mr. Jackson to approve Act-8-2021, authorizing the sale of the City owned property at the southeast corner of E. Shiawassee Street and Pere Marquette Drive (Lot 50). On a voice vote, the motion carried 6-1. Ms. Cerna cast the dissenting vote.

C. New Business

(1) Act-2-2022, Lot 48 Richfield Park Subdivision of North Cemetery, Sale of Property

Ms. Stachowiak gave a brief overview of the request. She said that the Parks and Recreation Department is proposing to sell a vacant portion of land within the City owned North Cemetery, located on Miller Road, one lot to the east of Orchard Court. Ms. Stachowiak said that the potential purchaser is the owner of the land to the west that was rezoned last year so that it can be used for a 4-plex. She said that this property is dedicated parkland and thus, if the Act 33 request is approved, it will have to go on the ballot in August for approval by the voters.

Brett Kaschinske, Director of the Parks & Recreation Department stated that this lot is vacant green space and not part of any cemetery operations. He stated that the Parks Board reviewed the sale at its February 9, 2022 meeting and found that the original donor of the property dissolved their company shortly after the transfer, the lot is too small and not in a good location to be used for park and that it is not necessary for current or future cemetery use. Based upon those findings, the Parks Board voted unanimously 5-0 to recommend the sale of the lot.

Mr. Kaschinske stated that the parcel was appraised at \$30,000 in 2004, but the adjoining parcel to the west, which is larger, just sold for \$5,000 in 2021. He said that the sale would result in the property being placed on the tax rolls and would free up City resources that are used to maintain the property.

Mr. Cox stated that he has organized clean-ups on this property as it gets a lot of litter from traffic in the area and from the Meijer property to the south.

Mr. Hovey asked about the potential controversy surrounding the ballot language involving the sale of dedicated park/cemetery land.

Mr. Morgan made a motion, seconded by Mr. Cox to approve Act-2-2022, authorizing the sale of the City owned property, described as Lot 48, Richfield Park of the North Cemetery. On a voice vote, the motion carried 7-0.

8. REPORT FROM PLANNING OFFICE

Mr. McGrain thanked the Board members for their service to the community.

9. COMMENTS FROM THE CHAIRPERSON – None

10. COMMENTS FROM BOARD MEMBERS

Mr. Hovey stated that he can provide a tour of a state of the art medical marijuana grow facility for the staff and Board members.

Ms. Stachowiak stated that she will coordinate a couple of dates and times as there is a lot of interest in taking the tour.

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None

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

Act-3-2022, Use of Air Rights over N Pennsylvania Avenue - 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	Sparrow Health Systems
PROPOSAL:	To construct a pedestrian skywalk over N Pennsylvania Ave., between E Michigan Ave. and Jerome St.
PARCEL(S):	100 Blk of N Pennsylvania Ave. PID # n/a
CURRENT OWNER(S):	City of Lansing
EXISTING LAND USE & ZONING:	Use: Street ROW, Zoning: n/a
PROPERTY SIZE AND SHAPE:	N/A
SURROUNDING ZONING & LAND USE	North: R-MX, Residential. INST-2, hospital property South: MX-3, Commercial West: INST-1, hospital property East: INST-1, hospital property

ANALYSIS

BACKGROUND:

Sparrow Health Systems is proposing to use air rights over N Pennsylvania Ave. to facilitate the construction of a pedestrian skywalk that would connect their new outpatient surgery center to their main campus buildings. Sparrow Hospital has a similar skywalk over E Michigan Ave. to the east.

With a new building about to be built across the street from their main buildings, Sparrow expects significant pedestrian back and forth in the near future. N Pennsylvania Ave. experiences a high level of vehicular traffic so this skywalk will reduce the number of pedestrian – traffic conflicts.

There are concerns in other cities that have skywalks that this type of infrastructure robs the built environment of street life and the chance for commercial activity. However in this situation, individuals on Sparrow’s campus are there as patients or employees, who may need to get from one area to another quickly, and this area has limited commercial properties.

LOCATION:

The pedestrian skywalk will be across the 100 block of N Pennsylvania Ave. between E Michigan Ave. and Jerome St. Please see Exhibit A for placement above the right-of-way.

CHARACTER:

Please see Exhibit B for rendering.

EXTENT:

The pedestrian skywalk will be 30 feet to 52 feet above street grade, well above the N Pennsylvania/Jerome traffic light and line of sight for vehicles. Please see Exhibit A for elevation rendering. The skywalk will extend 115.5 feet across the right-of-way.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- (A. Kilpatrick)
 - Site distance will need to be verified to make sure there sight distance for signals is not restricted.
 - If the foundations encroach into the right of way, a value for this will need to be determined (same as we did for [600 Development]). I don't believe there is any value for the "air rights" the bridge would be using, but this also needs to be considered, as well as what the form of agreement will be to allow the structure to be in the right of way permanently.
 - The plans would need to be signed/sealed by an architect/engineer and approved by Building Safety.
 - The City will need to be listed as an additional insured for the structure.
- (A. Malvetis)
 - When there's a walkway perpendicular to a major street, there's always concern about whether there'd be room vertically for excavating equipment under the walkway, if something like a sewer repair were needed. However, the plan shows the bottom of the walkway 30 feet above the pavement, so I don't see a concern.

Building Safety Office:

- No objection.

Development Office

- No objection.

Lansing Fire Department:

- No objection.

Parks and Recreation Department:

- No objection.

STAFF RECOMMENDATION

Staff recommends approval of Act-3-2022 as proposed, to facilitate the building of a pedestrian skywalk across N Pennsylvania Ave. to accommodate safe travel between hospital buildings.

- An agreement with the City, if determined necessary by the Office of the City Attorney, shall be executed prior to construction, subject to review and approval as to form by the City Attorney.

Respectfully submitted,

Andy Fedewa, Planner



Jerome St

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E Michigan Ave



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED:_____

Applicant: Sparrow Health Systems, by Thomas Bres

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

Phone number: 517-364-2072

Fax number: _____ Email: Thomas.Bres@sparrow.org

Interest in Property:

☐ Owner ☐ Represent owner ☐ Option to buy

☒ Other: None

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: Pennsylvania Avenue between Michigan and Jerome

Permanent parcel #: _____

Legal description (see note below):

Applicant's proposal: Construction of a pedestrian bridge over Pennsylvania Ave. between Michigan Ave. and Jerome St.. The bridge will connect the new Outpatient Surgery Center on the west side with the existing parking deck on the east side.

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: Allow construction of a pedestrian bridge over Pennsylvania Ave.

What positive impacts (if any) will occur as a result of approving this proposal?

Sparrow expects significant pedestrian traffic between the new Outpatient Surgery Center and existing hospital. The bridge will allow pedestrians to travel safely between the buildings and will reduce the number of pedestrians crossing Pennsylvania at the both the Michigan and Jerome intersections. Lowering the number of pedestrian crossings will reduce delays to the vehicle traffic as the light sequences won't be interrupted by pedestrians as often.

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

The new Outpatient Surgery Center will increase the pedestrian traffic that crosses Pennsylvania. If the bridge is not approved these pedestrians will cross primarily at Michigan Ave. but also at Jerome St. It is less safe for pedestrians to cross at intersections than elevated crosswalks. There will be delays to the vehicles

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

Negative impacts will primarily be during construction. It is anticipated that the road will be closed completely over a single weekend (Saturday and Sunday), to set the steel stringers. After this individual lanes will be closed over a 6 to 8 week period to complete the construction. Two way traffic is expected to be maintained during the individual lane closure period.

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:

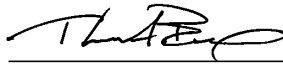
- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

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:

 / Mar 15, 2022
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



NOTES

- [illegible]

Sparrow Hospital

1215 E. Michigan Avenue
Lansing, MI 48912

Sparrow OSC

Michigan Ave. & N. Eighth Street
Lansing, MI 48912

Date **Issued For**
1/20/22 Act 33 Review

ZSG Engineers & Surveyors
exceptional service

3135 Pine Tree
Lansing, MI 482
(617) 393-2608
JOB # 2591

1591

DEP

©2021
2020-07251-000

Vehicle Line of Sight for Traffic Signals

Pedestrian Bridge Act 33

Final Audit Report

2022-03-15

Created:	2022-03-15
By:	Jorden Griffin (jorden.griffin@sparrow.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9NAj5OYGhut7SUFXSPUJ9tjke0s_bTxx

"Pedestrian Bridge Act 33" History

-  Document created by Jorden Griffin (jorden.griffin@sparrow.org)
2022-03-15 - 1:47:38 PM GMT- IP address: 12.232.14.254
-  Document emailed to Thomas Bres (thomas.bres@sparrow.org) for signature
2022-03-15 - 1:49:33 PM GMT
-  Email viewed by Thomas Bres (thomas.bres@sparrow.org)
2022-03-15 - 3:52:36 PM GMT- IP address: 174.205.32.42
-  Document e-signed by Thomas Bres (thomas.bres@sparrow.org)
Signature Date: 2022-03-15 - 3:53:14 PM GMT - Time Source: server- IP address: 174.205.32.42
-  Agreement completed.
2022-03-15 - 3:53:14 PM GMT



Act-4-2022, Street Dedication, Red Cedar Development - 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	Continental/Ferguson Lansing LLC
PROPOSAL:	To dedicate newly created streets to the City for public access.
PARCEL(S):	Red Cedar Development PID # 33-01-01-14-426-003, 33-01-01-14-426-005
CURRENT OWNER(S):	Continental/Ferguson Lansing LLC
EXISTING LAND USE & ZONING:	Use: Street ROW, Zoning: n/a
PROPERTY SIZE AND SHAPE:	Irregular
SURROUNDING ZONING & LAND USE	North: MX-2, commercial shopping center South: MX-2, Parks property West: MX-2, apartment, senior housing East: n/a, East Lansing

ANALYSIS

BACKGROUND:

Continental/Ferguson Lansing LLC is proposing to dedicate newly created streets within the Red Cedar Development to the City of Lansing to complete a requirement of the Development Agreement. The purpose is to provide public access to residents, businesses, and the public. At this time the Planning Office has not received a copy of the agreement.

LOCATION:

The newly created rights-of-way are wholly within the Red Cedar Development. A portion of the easterly part of the new Red Cedar Parkway will lie within the USGS defined floodway. Please see Exhibit A for the site plan.

CHARACTER:

The resulting streets will be akin to local streets as designed by the Public Service Department with accompanying sidewalks. Please see Exhibit A for siting of the rights-of-way.

EXTENT:

The current student housing parcel, Parcel # 33-01-01-14-426-003, owned by Red Cedar Student Housing-1 Holdings LLC which proposes the following parcels depicted in Exhibit A with the noted future uses and/or dedications:

- H – which will become a standalone parcel for the restaurant
- I – which is a standalone parcel for Student Housing Buildings A and B and the eastern parking lot
- J – which will be dedicated to the City for road right of way
- K – which will be dedicated to the City for road right of way
- L – which will be dedicated to the City for stormwater management and park purposes

The other parcel, Parcel # 33-01-01-14-426-005, owned by Continental/Ferguson Lansing, LLC which proposes that Parcel G be dedicated to the City for street and park purposes.

Please see Exhibit A for siting of the rights-of-way and legal descriptions of the parcels to be dedicated.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Ingham County Drain Commissioner

- (Paul Pratt, Deputy Drain Commissioner)
 - As we understand it, the City's dedication, at this time, only pertains to Cascade Boulevard and the eastern portion of Red Cedar Parkway (as shown on the plan sheet you emailed to me, a copy of which is attached). Assuming that is the case, the Drain Commissioner is satisfied that the Drainage District's interests are preserved.

Public Service Department:

- (D. Danke)
 - [Please see attached sheet of comments]

Building Safety Office:

- No comment received.

Development Office

- No objection.

Lansing Fire Department:

- No objection.

Parks and Recreation Department:

- (B. Kaschinske) Parks and Recreation is interested in the non-motorized options for this project connecting the Lansing River Trail to this development and a safe connection to Ranney Park and Frandor to the North.

STAFF RECOMMENDATION

Staff recommends approval of Act-4-2022 as proposed, to fulfill requirements of the established development agreement.

- All outstanding work items and a final Operation and Maintenance Agreement between the developer and the City shall be executed prior to dedication, subject to review and approval as to form by the City Attorney.

Respectfully submitted,

Andy Fedewa, Planner

ACT-4-2022 Street Dedication, Red Cedar Development
Public Service Engineering Comments - Daniel E. Danke, PE 3-29-2022

- There are two Letter of Intent (LOI) for the property in question.
 - An LOI for the construction of the sanitary sewer.
 - An LOI for the construction of the streets, sidewalks and other public infrastructure. This includes the intersection/traffic signal improvements for the intersection of Michigan Avenue and Cascade Boulevard.
- Per the LOI for streets, acceptance of the streets will be per the Development Agreement between the City and the Developer.
- The purpose of the LOI is to ensure that construction of public infrastructure is performed per the approved plans and per the City's specifications.
- The infrastructure constructed under the Sanitary Sewer LOI has been completed.
 - The sanitary infrastructure has not been accepted by the City as of 3-29-2022.
 - There are several punch list items that will need to be addressed before Public Service will accept the sanitary sewer. It is anticipated that the developer will complete the punch list items by the end of summer.
- The infrastructure constructed under the Street and Sidewalk LOI is not completed.
 - Red Cedar Parkway from Cascade Boulevard to Reniger Court has been completed
 - Cascade Boulevard from Michigan Avenue to Red Cedar Parkway has been completed.
 - Red Cedar Parkway from Dori Lane to Cascade Boulevard has been completed.
 - Red Cedar Parkway from Dori Lane to Clippert Street needs sidewalk construction.
 - Dori Lane from Michigan Avenue to Red Cedar Parkway needs sidewalk work and final paving.
 - Josephine Lane is still under construction.
 - All streets will need parkway restoration.
 - Street construction is anticipated to be completed by August 2022.
 - A final punch list for the streets has not been performed yet.
- A Centerline description for each street will be required for Act 51 compliance.
- The ICDC has constructed storm sewer infrastructure within the proposed road ROW. They have separate easement that allowed them to construct the ICDC storm drainage infrastructure.
 - Please note under Drain Code, the ICDC has the right to construct storm drainage infrastructure in Public ROW. The ICDC easement is compatible with the road ROW.
 - Per agreement with the Montgomery Drain Board, the ICDC and the City of Lansing, the ICDC will own, operate and maintain storm drainage facilities, including street drainage, in the proposed public streets in the Red Cedar Development.
- Other utilities (water, electric, streetlighting, etc) have been constructed within the proposed ROW. The utility locations were reviewed and accepted by Public Service, the developer, and ICDC.
- The foundation and soffits of the restaurant building and the soffits of Building A encroach in the ROW of Cascade Boulevard. This was noted in their drawings. These encroachments should be reviewed by a building official to see if they comply with Chapter 32 – Encroachments into the Public Right-of-Way of Michigan Building Code.

- On-street parking is an issue. Currently, the developer has been operating a private parking operation on Red Cedar Parkway and Cascade Boulevard. When the City accepts the streets, parking will become the City's issue. Parking regulations should be in place prior to the City accepting the streets as public.
- Red Cedar Parkway will flood in the section that is located in the flood plain. It has been documented that when the Red Cedar River reaches Action Stage of flooding per the USGS, the Red Cedar River is higher than the emergency overflow for the Montgomery Drain ponds that are located adjacent to Red Cedar Parkway. The level of the pond becomes higher than the low point in the road, which results in the storm sewer not draining the road. As long as this section of the road is lower than the high level of the pond, this will result in the flooding of the road. In winter, this will result in ice being formed in the road.
 - This flooding has been documented to occur 3 to 5 times every year. This will be an ongoing liability issue.
 - This will result in operation issues. The owner of the road will be required to close this portion of road every time it floods.
 - Frequent flooding of the road will increase the maintenance (street sweeping and debris removal).
 - Frequent flooding of the road will result in the quicker deterioration of the roadway.
 - From an Engineering point of view, accepting as a public right-of-way Red Cedar Parkway between Cascade Boulevard and Reniger Court is not recommended because of the ongoing maintenance and operations issues. However, there may be mitigating contractual issues that may over ride this. Additionally, the Operation and Maintenance agreement between the City and the Developer may address these issues.
- Final acceptance will be subject to the Operation and Maintenance agreement between the City and the Developer. Details of the agreement are being finalized. The agreement will include, but not be limited to, street sweeping, snow plowing and parkway maintenance.
- The sidewalk on the east side of the Clippert Street ROW, including part of the turning lane at Michigan Avenue, is not located within the Clipper Street ROW. This was not an issue when the property was part of the Red Cedar Golf Course. An easement should be granted to the City so that the sidewalk is located within a public ROW.
- Proposed Land Division Sheet (dated 2/7/22)
 - Proposed Parcel L says in its description that it is Road ROW. It is not Road ROW. It should be Parks Property.
 - Red Cedar Parkway needs its south ROW line described.
 - There is no description of Parcel G, which includes most of the street ROWs and includes some Parks property.
 - In Parcel G, there needs to be a split shown between what is Parks property and what is road ROW. A description of each split is also needed.
 - Part of Red Cedar Parkway was constructed on Parks property. Jurisdiction where the Red Cedar Parkway encroaches on the Parks property should be transferred to Public service as Road ROW. This should not be an issue since the voters authorized the City to sell the park land in the Red Cedar Golf Course.
 - Likewise, there is property in excess of what is needed for road ROW in Parcel G. This should be transferred to Parks.

- The ICDC water feature north of the restaurant parcel looks like it is included in Cascade Boulevard. Thought should be given to excluding it from the road ROW, since it is not needed to operate and maintain the street. Parks, however, will likely not want it for a park and it is already located in an ICDC easement.
- There should be separate documents showing the metes and bounds survey of just the road right-of-way. It should also include the Centerline description of the roads. The proposed land division sheet is unsuitable for this purpose.



Dori Lane north of Red Cedar Parkway 3-29-2022



Red Cedar Parkway west of Dori Lane



Red Cedar Parkway west of Cascade Boulevard 3-29-2022. Student fully utilizing the on-street parking spaces.



ICDC storm drainage infrastructure located in the median of Cascade Boulevard (looking north toward Michigan Avenue. 3-29-2022



ICDC storm drainage facility and future restaurant located on private property. Looking south in Cascade Boulevard.



Josephine Lane under construction. Looking west from Cascade Boulevard. 3-29-2022



Red Cedar Parkway flooding 2-21-2022.



Red Cedar Parkway flooding 10-28-2021.



Andy Schor, Mayor

ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: **Continental/Ferguson Lansing, LLC**

Address (including zip code): **150 E. Broad St., #500, Columbus, OH 43215**

Phone number: **614-309-2194**

Fax number: _____

Email: **jhockstok@continental-realestate.com**

Interest in Property:

☒ Owner

☐ Represent owner

☐ Option to buy

☐ Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): **Same**

Address (including zip code): _____

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): **203 S. Clippert, 48912**

Location description: **Former Red Cedar Golf Course**

Permanent parcel #: **33-01-01-14-426-003 & -005**

Legal description (see note below): **See attached**

Applicant's proposal: **Dedicate roads serving the red Cedar development to the City of Lansing**

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?

Complete a requirement of the Development Agreement. Provide public road access to residents, businesses and the public.

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

The Development Agreement won't be met.

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

Unknown

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.

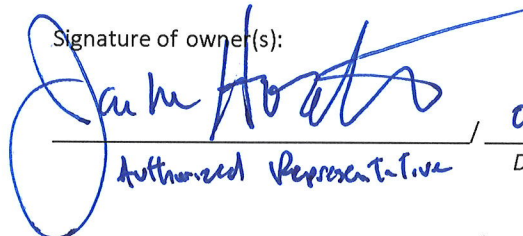
FEES:

Involving land sales over \$50,000	\$100.00
Involving land sales under \$50,000	\$50.00

Signature of applicant:

 / 03/23/22
Date

Signature of owner(s):

 / 03/23/22
Date
Authorized Representative
_____/_____
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

Scale 1" = 100

Act-5-2022, Purchase of Property, 927 S Grand Ave - 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	City of Lansing – Parks and Recreation Department
PROPOSAL:	Purchase of Real Property, 927 S Grand Ave. for addition to Riverpoint Park
PARCEL(S):	927 S Grand Ave PID # 33-01-01-21-205-006
CURRENT OWNER(S):	Ingham County Land Bank
EXISTING LAND USE & ZONING:	Use: Vacant, Zoning: DT-1
PROPERTY SIZE AND SHAPE:	44' x 99', 4,356 square feet, rectangular
SURROUNDING ZONING & LAND USE	North: Riverpoint Park South: DT-1, Residential – single-family West: MX-3, vacant East: DT-1, Residential – single-family

ANALYSIS

BACKGROUND:

The City of Lansing's Parks & Recreation Department is proposing to purchase a parcel currently owned by the Ingham County Land Bank to ultimately combine it with Riverpoint Park in the REO Town neighborhood.

The residential house that was formerly on the property was built in 1900 and was demolished during 2021. The parcel remains vacant. Although this parcel could be developed for new residential housing, there are challenges due to the small lot size and the requirements for building within a designated floodplain.

This area was delineated as a Natural Area Opportunity on the Green Infrastructure 'Concepts for Change' map of the Design Lansing Comprehensive Plan. These areas are potential natural resource areas and greenways that support healthy natural systems. Acquiring riverfront and river adjacent land is a priority of the Parks and Recreation Department.

The agreed upon purchase price is one dollar plus closing costs.

LOCATION:

927 S Grand Ave. is located at the northeast corner of S Grand Ave. and E Hazel St. The parcel is approximately 44' wide by 99' long, a total of .089 acres. The property is directly south of the Grand River and within the current 100-year floodplain as well as the draft USGS floodplain map.

CHARACTER:

The subject property is mostly turf grass with one coniferous tree. If the property is acquired there will a good opportunity to plant additional trees that thrive in river-adjacent locations.

EXTENT:

The extent of the acquisition is one parcel roughly .089 acres which would be combined with Riverpoint Park's existing 4.4 acres, an increase of about 2%.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- No objection.

Development Office

- No objection, supportive of sale.

Building Safety Office:

- No objection.

Lansing Fire Department:

- Supportive of Sale. Any added access benefits the Fire Department and emergency response to the trail.

Parks and Recreation Department:

- Applicant

STAFF RECOMMENDATION

Staff recommends approval of Act-5-2022 as proposed, to support the goals of the Parks and Recreation Department and Comprehensive Plan.

Respectfully submitted,

Andy Fedewa, Planner



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: Parks and Recreation Department

Address (including zip code): 200 N. Foster, Lansing MI 48912

Phone number: 517-483-4277

Fax number: _____

Email: brett.kaschinske@lansingmi.gov

Interest in Property:

☐ Owner

☐ Represent owner

☐ Option to buy

☐ Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): Ingham County Land Bank Fast Track Authority

Address (including zip code): 3024 Turner Street

Phone number(s): 517-267-5221

Fax number: _____

Email: rcase@ingham.org

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): 927 So Grand Avenue, Lansing MI 48910

Location description: South Lansing Michigan

Permanent parcel #: 33-01-01-21-205-006

Legal description (see note below): N 1 FT OF 2 RR FT LOT 6 & W 44 FT OF S 1/2 LOT 7 BLOCK 205 ORIG PLAT
2 44 FT OF S 65 FT LOT BLOCK 205 ORIG PLAT

Applicant's proposal: Purchase parcel #33-01-01-21-205-006 located at 927 So. Grand Avenue in south Lansing Michigan.

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?

Acquisition of this parcel will providing better access to the Lansing River Trail for the citizens of the greater Lansing and Tri-County area. Purchasing of the parcel would allow the City to eliminate the end of South Grand Avenue on the north side of East Hazel Street and reduce street maintenance costs. The said parcel also falls with in the flood zone.

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

None.

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

None.

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:

Signature of owner(s):

Brett Hashimoto, 3/25/22
Date

Brett Hashimoto, 3/25/22
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

Parcel # 33-01-01-21-205-006



12/22/2021, 10:43:08 AM

1001

PLSS Sections

PLSS Sections Lansing_Aerial_2020

PLSS Sections  Lansing_Aerial_2020  Green: Band_2

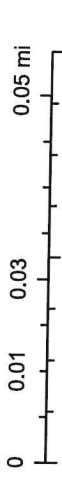
1141

Lansing Tax Parcels

Lansing Tax Parcels

Lansing Tax Parcels Red: Band_1 Blue: Band_3

1:2,257



Michigan State University, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Michigan State University, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Lansing



Washington

Hazel St

S Grand

**Department of Economic
Development and Planning**



Andy Schor, Mayor

Planning and Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/planning

MEMORANDUM

To: Planning Board

From: Andy Fedewa, Planner

Date: April 5, 2022

Subject: Design Lansing Comprehensive Plan – 10-Year Review

The *Design Lansing* Comprehensive Plan has reached the 10-year mark.

Much progress has been made and new efforts continue. Lansing has welcomed hundreds of new housing units, improved parks and created a variety of placemaking efforts, facilitated new economic developments and small businesses, and oversaw the passage of the main implementation tool of the Plan, the Form-Based Zoning Code. New efforts under the Sustainability Manager of the City have led to drafts of the Climate Action Plan for city operations and the Sustainability Action Plan for Lansing as a whole.

The 2012 Plan had many land use, economic development, green infrastructure, transportation, and placemaking recommendations grounded in best planning practices for its time. However, in 2022 with a country-wide refocusing on local government/resident relations, social inequalities, environmental and health outcomes, and access to opportunity, the old goals and objectives centered on place and form simply are not comprehensive enough.

Many of the 2012 goals are still relevant and need continued efforts, but this is an opportunity to have more community conversations about how we can work toward making Lansing welcoming, equitable, and safe for all to pursue their own paths to prosperity.

These conversations are also the chance for our neighbors and the Planning Office to create a template for neighborhood and sub-area planning processes so that eventually every area of the City will create its own short-term development plan with assistance and support from City Planning staff.

The Design Lansing Comprehensive Plan has functioned well, but it does not address some aspects of life in the City. The Form-Based Zoning code has been implemented and now is the time to discuss new goals and objectives for the next five to ten years. Please help us brainstorm the form and process of this update as we strive to refocus 2012 goals, simplify the future land use plan, and address the lives and experiences of Lansing residents, not just the City's physical form and perception.

Element: Econ Development Objectives	What has been done?	What is missing?	Status and Comments	Progress
Focus on placemaking and quality of life efforts				
Effectively market quality of life assets				
Reinforce Downtown as a quality of life asset and regional destination				
Greater planning coordination between Downtown and Capitol Complex				
Encourage mixed use and walkability around downtown edge areas				
Capitalize on Grand River by encouraging mixed-use dev., public access, and open space				
Emphasize Old Town and REO Town and mix of uses, walkability there				
Encourage restructuring of large shopping centers				
Encourage restructuring of strip commercial development				

Reinforce neighborhood serving commercial centers				
Improve gateway streets to enhance first impressions, housing options, job-oriented uses				
Improve suburban commercial development quality on gateway streets				
Build on cluster strengths				
Locate major job centers with transit				
Market mixed-use centers and corridors as new economy business locations				
Promote City as center for arts and culture				
Attract and support innovators and entrepreneurs				
Plan for technology infrastructure needs				
Encourage institutions to grow				
Encourage industrial investment near airports, rail, highways				

Work to attract R&D, green jobs, advanced manufacturing				
Adaptive reuse of vacant industrial buildings and small sites for mixed-use				
Encourage clean-up and reuse of large vacant industrial sites for job-focused uses				
Help existing, local businesses grow				
Work toward regional collaboration in econ development				
Element Neighborhoods Objectives	What has been done?	What is missing?	Status and Comments	Progress
Build on special assets of older neighborhoods; preserve significant structures, protect development pattern, housing reinvestment, maintenance codes				
Medium-density res development on and within high traffic streets served by transit				
Residential infill and renovation				

Support programs that reduce housing vacancies				
Accommodate 'aging in place'				
Target neighb. Improvement funds for established areas of focus				
Temporary and permanent use of vacant lots strategies				
identify assets as baseis for branding and marketing				
Improve public school options for students				
Ensure new uses for surplus school buildings				
Expand choice of neighborhood and housing types				
Encourage mixed use development that includes medium and high density units				
Development of mixed income housing				
Evaluate live-work units				
Encourage green practices in new development and retrofitting				

Develop model green neighborhoods that include walkability, open space, recreation, transit, low-impact design				
Green retrofits in existing neighborhoods (energy efficiency, tree planting, rain gardens, gardening)				
Element Green Infrastructure objectives	What has been done?	What is missing?	Status and Comments	Progress
Link woodland and wetland fragments into a larger network				
Protect and enhance the rivers' recreational and environmental value				
Protect and expand urban tree canopy				
Extend and improve River Trail, create links to neighb.'s				
Preserve existing dedicated parks				
Use green development in parks				
Provide special events and festivals				
Implement Parks and Recreation's master plans				

Support local food production and improve access				
Report Lansing's green assets and accomplishments				
Green site selection, site development and building practices				
Green retrofits in existing developments				
Allow for alternative energy approaches				
Reduce carbon footprint by making land use/transpo decisions				
Element Transportation Objectives	What has been done?	What is missing?	Status and Comments	Progress
Implement Complete Streets Ordinance				
Implement Non-Motorized Plan				
Investments and land use policies that support transit				
Best practices and technology to reduce emissions and promote energy independence				
Design streets to fit character of the surroundings				

Reduce crash potential and emissions through improved traffic flow for all modes				
Promote use of low impact development strategies within street network				
Improve visual character along corridors and gateways				
More efficient parking land use and reduce its impact				
Improve wayfinding				