



Andy Schor
Mayor

LANSING PLANNING BOARD

Regular Meeting

March 1, 2022

6:30 p.m.

Neighborhood Empowerment Center 600 W Maple St.

MINUTES – *Approved 4/5/22*

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.