Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
April 5, 2022
6:30 p.m.
Neighborhood Empowerment Center 600 W Maple St.

MINUTES – *Approved 6/7/2022*

1. OPENING SESSION

Mr. Ruge called the meeting to order at 6:43 p.m.

a. Present: John Ruge, Katie Alexander, Tony Cox, Josh Hovey, and Monte Jackson
b. Absent: Thomas Morgan (excused), Marta Cerna, Farhan Bhatti
c. Staff: Andy Kilpatrick (Director of Public Service), Andy Fedewa

2. APPROVAL OF AGENDA

Act-3-2022 Use of Air Rights over Pennsylvania Ave. was tabled until the May 3rd regular meeting. **The agenda was approved as amended.**

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS – None

5. COMMENTS FROM THE AUDIENCE

Roxanne Case, Executive Director, Ingham County Land Bank, spoke in support of Act-5-2022.

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

(1) Minutes for approval: March 1, 2022

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

B. Old Business - None

C. New Business

(1) Act-4-2022, Street Dedication, Red Cedar Development

Mr. Fedewa stated this is a request from Continental/Ferguson Lansing LLC to dedicate newly created streets and another parcel of land within the Red Cedar Development to the City. This transfer would complete a requirement of the Development Agreement approved by City Council and will guarantee public access to residents, businesses, and visitors.

The newly created rights-of-way are wholly within the Red Cedar Development. According to the Public Service Department, the streets will be most similar to local streets, with a low traffic volume and some on-street parking so there will not be any bike lanes. A portion of the easterly part of the new Red Cedar Parkway lies within the USGS defined floodway. According to Public Service Department staff, the street could flood a few times a year which would take a toll on its condition and lifespan.

Mr. Kilpatrick stated that because these streets will be considered the same as any other local street to the city, the short-term day-to-day maintenance of them will be the developer's responsibility. Long-term capital improvements will have to also be agreed upon. The City and the developer are still negotiating this 'operations and maintenance' agreement, which will have to be finalized before the dedication is heard and voted on by City Council.

Jason Hockstok, Continental Real Estate Companies, reviewed the site map with the Planning Board. Mr. Hockstok stated that the developers were not able to increase the elevation of the portion in the floodway due to federal regulations. Mr. Hockstok confirmed that the developer has a vested interest in the condition of the streets as a reflection of the whole development, so they are committed to a high standard of maintenance.

Mr. Ruge asked what the expected lifespan of the street will be. Eric Iversen, Senior Project Manager, PEA Group, replied that saturated pavement during winter freezes will be the greatest contributor to street wear. Mr. Kilpatrick stated that they will explore closing portions of the street to allow the water to drain which should help the lifespan.

Ms. Alexander made a motion, seconded by Mr. Cox, to recommend approval of Act-4-2022, Street Dedication, Red Cedar Development, with the condition that an operation and maintenance agreement will be finalized before a vote by City Council. On a roll call vote, the motion carried 5-0.

(2) Act-5-2022, Purchase of Property, 927 S Grand Ave.

Mr. Fedewa stated there is a request by the City's Parks and Recreation Department to purchase 927 S Grand Ave. in the REO Town neighborhood and add the property to Riverpoint Park. This property is currently owned by the Ingham County Land Bank which has agreed to sell it to the City for $1 plus closing costs.

Mr. Fedewa said that the residential house formerly on the property was demolished during 2021. Mr. Fedewa stated that he would not usually recommend removing buildable parcels from the City's inventory, but this property is relatively small at 44' wide by 99' in depth, a total of 4,356 square feet, and it is within the current and proposed 100-year floodplain. These factors make redevelopment difficult and unlikely.

The Fire Department staff is supportive of the purchase and stated this would improve their access to the Grand River in emergency situations. The addition of the subject property to Riverpoint Park supports the Parks and Recreation Department goal of increasing the amount of riverfront/river adjacent land and helping to reduce flood damages. Planning and Zoning staff supports the recommendation of approval and would encourage Parks and Recreation to plant more trees on the property if feasible.

Ms. Hovey made a motion, seconded by Mr. Cox to recommend approval of Act-5-2022, Purchase of Property, 927 S Grand Ave. On a voice vote, the motion carried 5-0.

8. REPORT FROM PLANNING OFFICE

Mr. Fedewa noted that this year marks the 10^{th} anniversary of the *Design Lansing* Comprehensive Plan. The Planning and Zoning Office has noted various efforts and implementation progress like hundreds of new housing units, improved parks and placemaking projects, and new economic developments, along with the passage of the main implementation tool of the Plan, the Form-Based Zoning Code in 2021.

The 2012 Plan had many objectives focused on the physical development of the city centered on the plan elements of Economic Development, Neighborhoods, Green Infrastructure, Transportation, and Placemaking. While many objectives and recommendations were grounded in best planning practices for its time the plan left out many important discussions and analysis of social inequalities, environmental and health outcomes, and access to services and opportunities. Planning and Zoning Staff recommends that the current goals remain and supports continued progress, but a new update should be conducted that focuses on equity and the livability of City residents. Staff would also like to create a template for neighborhood/sub-area plans so that eventually every area of the City will have a short-term development plan of its own.

Mr. Fedewa asked the Planning Board to review the objectives of 2012 and make note of anything that may have been missing from the conversations and to recommend any stakeholder, organization, or resident that might be willing to serve on a steering committee.

9. COMMENTS FROM THE CHAIRPERSON – None

10. COMMENTS FROM BOARD MEMBERS - None

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None

12. ADJOURNMENT – The meeting was adjourned at 7:35 p.m.