Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
Tuesday, September 6, 2022, 6:30 p.m.
600 W. Maple Street, Lansing, MI 48906

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: August 8, 2022 (Special Meeting) .....…….....…….....**1**

B. Old Business

C. New Business

(1) Act-6-2022, Purchase of Property, Parcels on N Cedar St. **2**

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: October 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

Andy Schor
Mayor

LANSING PLANNING BOARD
Special Meeting
August 8, 2022
6:00 p.m.
Neighborhood Empowerment Center 600 W Maple St.

MINUTES – DRAFT

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:04 p.m.

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

2. APPROVAL OF AGENDA – The agenda was approved without objection

3. PUBLIC HEARINGS

Amendments to Chapter 1300 of the Lansing Codified Ordinances – Update the Ordinance to reflect changes in laws and rules by the Cannabis Regulatory Agency and to add a Section to codify the process for temporary marihuana events.

Ms. Stachowiak summarized the amendments to Chapter 1300, which will align Lansing Codified Ordinances with the Cannabis Regulatory Agency. These changes include: an added definition for 'Marihuana Educational Research License'; amended definition for 'Applicant' and amended insurance requirements; new provision for drive-throughs as an accessory use; assigned allowable zoning districts for 'Educational Research Facilities'; and a new section to codify the process for temporary marijuana events. Since these changes reflect the State rules the City Clerk, Office of the City Attorney, and Planning & Zoning staff support Planning Board's recommendation for approval.

Mr. Hovey stated that although he has represented marijuana industry clients and has had to recuse himself in the past, he does not have a current conflict of interest and will be voting on the matter.

Mr. Hovey opened the public hearing, and seeing no public present Mr. Hovey closed the public hearing.

4. COMMENTS FROM THE AUDIENCE

5. BUSINESS

A. Minutes for approval: July 5, 2022

The minutes from the July 5, 2022 Planning Board meeting were approved without objection

B. Amendments to Chapter 1300 of the Lansing Codified Ordinances – Update the Ordinance to reflect changes in laws and rules by the Cannabis Regulatory Agency and to add a Section to codify the process for temporary marihuana events

Mr. Morgan made a motion, seconded by Ms. Alexander, to recommend approval of Amendments to Chapter 1300 of the Lansing Codified Ordinances. On a roll call vote, the motion carried 7-0.

12. ADJOURNMENT – The meeting was adjourned at 6:11 p.m.

Andy Schor, Mayor

ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: City of Lansing Dept. of Public Service

Address *(including zip code)*: 124 W. Michigan Ave., 7th Floor

Phone number: 517-483-4459

Fax number: 517-483-6082 Email: alec.malvetis@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

Address *(including zip code)*: 341 S. Jefferson Ave., Mason, 48854

Phone number(s): (517) 676-7233

Fax number: (517) 676-7242 Email: afox@ingham.org

SUBJECT PROPERTY GENERAL INFORMATION:

Address *(if any)*: N. Cedar Street (no numeric address currently assigned)

Location description: two adjacent residential properties on the eastside of N. Cedar Street

Permanent parcel #: 33-01-01-09-430-021 & 33-01-01-09-430-031

Legal description *(see note below)*: LOT 11 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT; and LOT 12 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT

Applicant's proposal: For the purpose of facilitating long-term maintenance of a large diameter, onsite, City-owned storm sewer (as shown on attached Drawing #2204), Public Service Dept. proposes to purchase Parcel No. 33-01-01-09-430-021 from the Ingham County Land Bank, and acquire Parcel No. 33-01-01-09-430-021 based on the City's right of first refusal with payment equivalent to the property tax arrearages currently estimated at less than $3,000.

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?

Public Service Dept. will have unfettered ability to operate, maintain and rehabilitate this section of the 87-year-old large diameter sewer that is aligned under the property line between these two parcels.

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

The efforts toward maintenance and future rehabilitation of this large diameter sewer will be hampered based on the tight space/area where this sewer pipe is aligned along the property line between these two parcels.

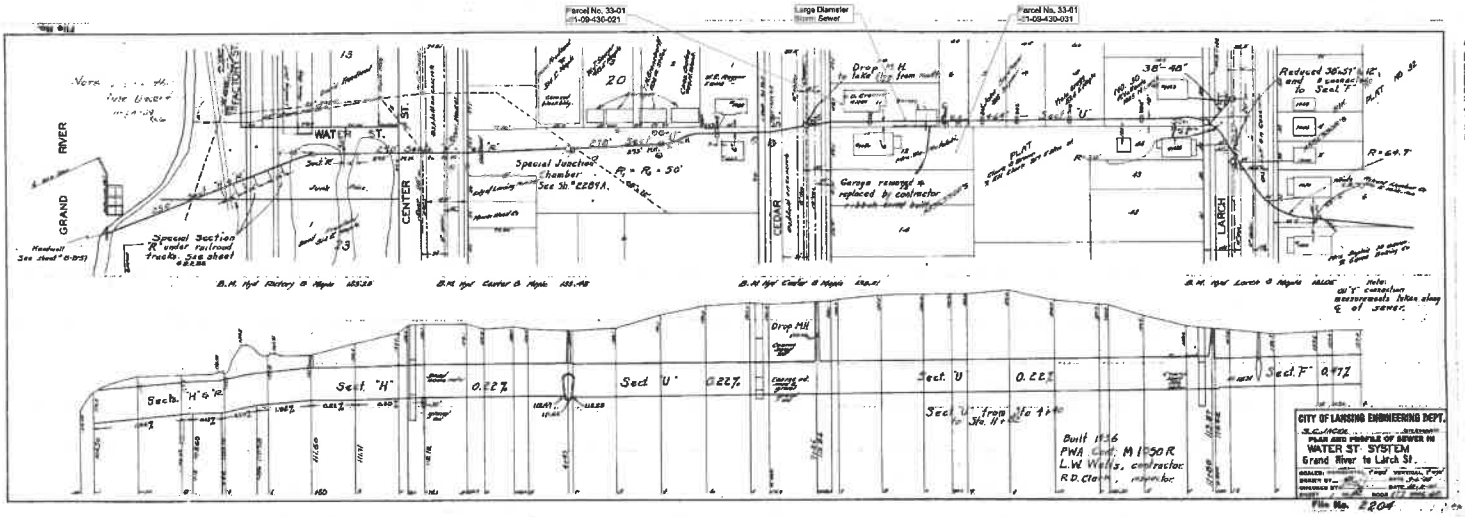
What negative impacts (if any) will occur as a result of approving and implementing your proposal?

There are no known negative impacts associated with acquisition of these adjacent, small parcels.

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.


Parcel No. 33-01
-1-09-430-021
Large Diameter
Storm Sewer
Parcel No. 33-01
-1-09-430-031
GRAND RIVER
WATER ST.
CENTER ST.
CEDAR
LARCH
FACTORY
Special Junction Chamber
Special Section
Drop M.H.
Cargo removed & replaced by contractor
Reduced 36"ST 42" and 8 connect to Sect F
Sect. "H"
Sect. "U"
Sect. "F"
0.22%
0.47%
Drop MH
Built 1936
PWA Cont. M 1250 R
L.W. Wells, contractor
R.D. Clark, inspector
CITY OF LANSING ENGINEERING DEPT.
PLAN AND PROFILE OF SEWER IN
WATER ST. SYSTEM
Grand River to Larch St.
File No. 2204

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:

Alex Malvetus / Aug. 29, 2022
Asst. City Engineer — *Date*

Signature of owner(s):

[signature] / 8/29/2022
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

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 – Public Service Department
PROPOSAL:	Purchase of Real Property, two parcels on N Cedar St. to facilitate long-term maintenance of a large City-owned storm drain
PARCEL(S):	0 N Cedar St PID # 33-01-01-09-430-021 0 N Cedar St. PID # 33-01-01-09-430-031
CURRENT OWNER(S):	Ingham County Land Bank
EXISTING LAND USE & ZONING:	Use: Vacant, Zoning: DT-1
PROPERTY SIZE AND SHAPE:	-021: 49.5' x 115.5', 5,717 square feet, rectangular -031: 49.5' x 165', 8,617 square feet, rectangular
SURROUNDING ZONING & LAND USE	North: DT-1, Residential – single-family South: DT-1, Residential – single-family West: DT-2, Industrial – metal salvage East: DT-1, Residential – single-family

ANALYSIS

BACKGROUND:

The City of Lansing's Public Service Department is proposing to purchase two parcels currently owned by the Ingham County Land Bank to facilitate long-term maintenance of a large – 90" diameter storm drain. As displayed on File No. 2204 drawing (attached in application), the drain runs under the southern quarter of the -021 parcel.

According to Ingham County records the residential house that was formerly on the -021 property was demolished during 2002 and the house that was formerly on the -031 property was demolished around 1995. While the -021 property has been with the County since 2008, -031 came under County control during 2021. Ingham County has relayed to Planning & Zoning staff that there have not been other interested purchasers ready to redevelop these two parcels.

Planning & Zoning Staff consistently does not support removing buildable residential property from the City without extenuating circumstances. Both subject parcels have sufficient dimensions and setback areas to support a new residential house while in theory not being built over the storm drain. A new build does face challenges in addition to hampering Public Service's future maintenance efforts. As stated there has not been redevelopment interest, neither property has been combined with an adjacent occupied property, and although the property is a block away from the Old Town district, the area is sandwiched between two very busy and unsafe one-way State trunklines (N Cedar St. and N Larch St.) while also being directly across the street from a business that salvages and recycles metal.

Public Service estimates the final purchase price for both properties to be less than $3,000.

LOCATION:

The two subject parcels are located on N Cedar St. among a block of single- and two- family houses, but between the one-way sections of N Cedar and N Larch Streets. Old Town's E Cesar E. Chavez Blvd. is one block to the north. Larch Park borders the east property line of the -031 parcel. The properties are not within the current 100-year floodplain nor the draft USGS floodplain map.

CHARACTER:

The subject properties have turf grass with deciduous trees. The curb-cut that was not properly removed during the house demolition(s) is being used as a second driveway for the adjacent neighbor and should be removed if the City acquires the properties.

If the properties are acquired there will an opportunity to add the land to the adjoining Larch Park, which could then be activated with a walking path.

EXTENT:

The extent of the acquisition is two parcels totaling 14,334 square feet or roughly 0.33 acres.

If approved, Planning and Zoning staff recommends that this land be combined with Larch Park's existing 0.5 acres, an increase of 66%.

AGENCY REFERRALS

Assessing Department

- No comment received.

Building Safety Office

- No comment received.

Development Office

- No comment received.

Lansing Fire Department

- No comment received.

Lansing Board of Water and Light (BWL)

- No comment received.

***Parks and Recreation Department*:**

- No comment received

***Public Service Department*:**

- Applicant.

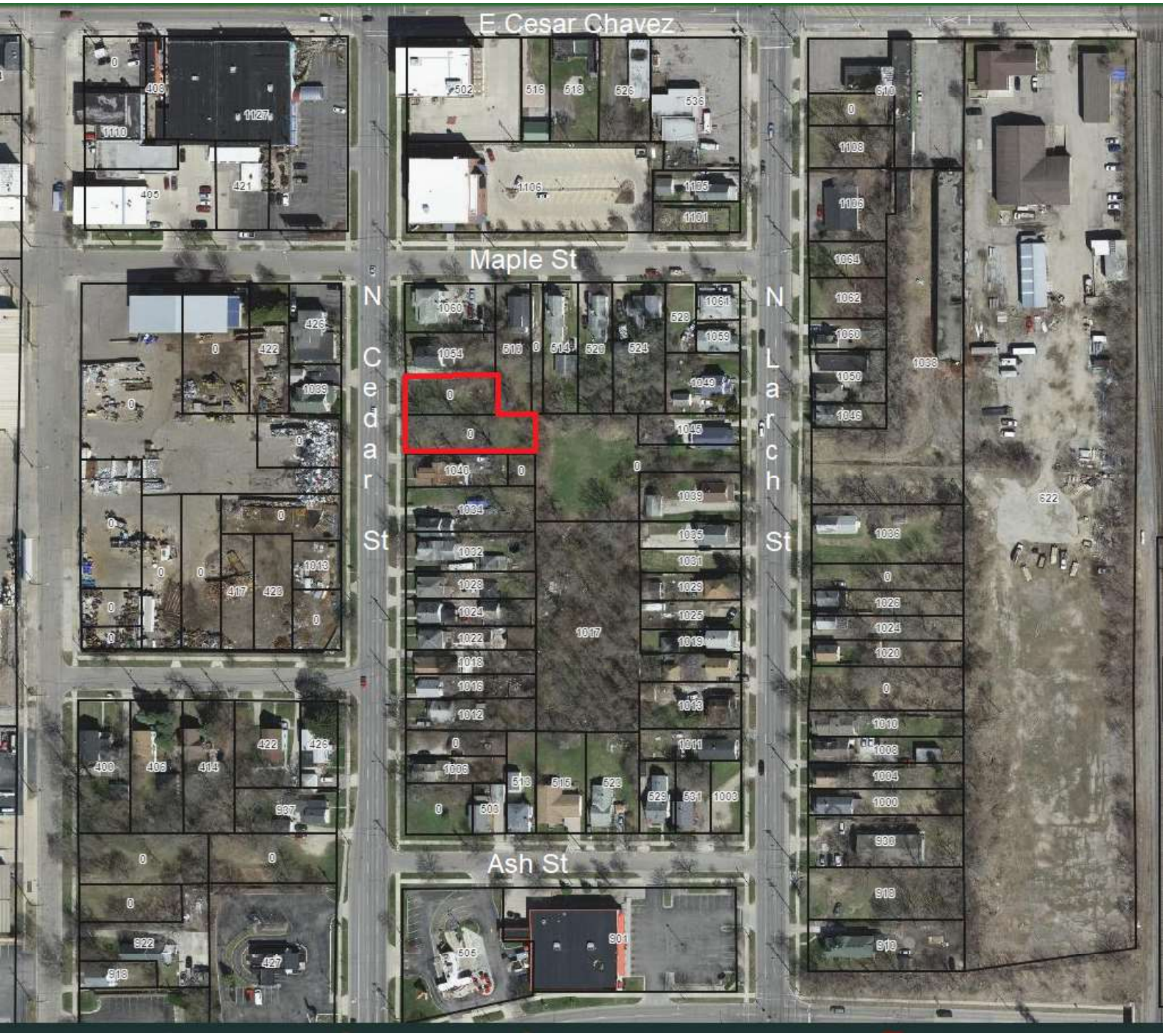
STAFF RECOMMENDATION

Staff recommends approval of Act-6-2022 as proposed, to support the maintenance goals of the Public Service Department.

While not a proposed condition, staff recommends that Public Service remove the unnecessary curb cut and consult with the Parks and Recreation Department to determine if this land could eventually be added to Larch Park.

Respectfully submitted,

Andy Fedewa, Planner


E Cesar Chavez
Maple St
Ash St
N Cedar St
N Larch St