



LANSING PLANNING BOARD
Special Meeting
Thursday, November 10, 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. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 5. BUSINESS**
 - A. Consent Items**
 - (1) Minutes for approval: October 4, 2022.....1**
 - B. Old Business**
 - (1) SLU-2-2022, 340 E. Edgewood Blvd., Special Land Use permit for a self-storage facility.....2**
 - C. New Business**
 - (1) Act-7-2022, Acquisition of easement for sidewalk, 0 Par Place.....3**
 - (2) Discussion regarding attendance at meetings**
- 6. ADJOURNMENT**

Next Regularly Scheduled Meeting: December 6, 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
Regular Meeting
October 4, 2022 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Draft*

1. OPENING SESSION

Mr. Morgan called the meeting to order at 6:33 p.m.

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

Ms. Jackson made a motion, seconded by Ms. Alexander to grant excused absences to Mr. Ruge and Dr. Bhatti. On a voice vote, the motion carried unanimously.

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

3. COMMUNICATIONS – Copies of the following emails were provided to the Planning Board:

Email from Flo Baerren in opposition to SLU-2-2022

Email from Nancy Mahlow in opposition to SLU-2-2022

Email from Elaine Womboldt in opposition to SLU-2-2022

Email from Kamiyia Terry in opposition to SLU-2-2022

Email from Cheryl Leek in opposition to SLU-2-2022

Email from Maureen Brunette in opposition to SLU-2-2022

4. PUBLIC HEARINGS

(A) SLU-2-2022, 340 E Edgewood Blvd., Special Land Use permit for a Self-Storage Rental Facility

Ms. Stachowiak stated that this is a request by Juniper II, LLC for a Special Land Use permit to allow the building at 340 E. Edgewood Blvd. to be used for a self-storage rental facility. The property is zoned “S-C” Suburban Commercial, which zoning district permits self-storage, as a special land use. She said that applicant’s proposal is to reserve 2, 6,800 square feet spaces at the northwest corner of the building for retail use and to reduce the amount of parking on the site by constructing additional retail space and/or converting a significant amount of the parking lot into green space as depicted on the renderings in the meeting packet.

Ms. Stachowiak said that the issue is whether self-storage is an appropriate use of the property at 340 E. Edgewood, from a land use standpoint only. She said that the City Zoning Ordinance and the Michigan Zoning Enabling Act outline specific criteria that must be used when evaluating special land use permit requests and the decision as to whether to grant the permit must be based strictly on whether the request complies with that criteria. Ms. Stachowiak said that the issue of how much self-storage already exists is not relevant and not a factor to be considered in the decision.

Ms. Stachowiak stated that staff is recommending approval of the request for a special land use permit to utilize the building at 340 E. Edgewood Blvd. for a self-storage rental business, based on the findings of fact described in the staff report, with the following conditions:

- The two 6,800 square foot suites shown the attached plans at the northwest corner of the building are to be reserved for commercial uses that are permitted by right in the “S-C” Suburban Commercial zoning district; and
- At least 20% of the existing parking lot is to be converted to green space (note: this will require approval of a plan showing the area to be converted and how it impacts the layout of the parking lot).

Mr. Morgan opened the public hearing.

Loretta Stanaway, 546 Armstrong, spoke in opposition to SLU-2-2022. She stated that Lansing has too many self-storage facilities and recommended a more active, family friendly use of the site.

Ian Graham, 3241 Rice Court spoke in opposition to SLU-2-2022, expressing concerns about the proposed self-storage facility not being the highest and best use of the property.

Todd Kosta, 6315 Quail Street, spoke in support of the request and stated that he is the real estate broker for the property. He spoke about the challenges of marketing for commercial and retail use in the area and said that he has contacted numerous major retailers and entertainment companies, none of whom are interested in located in the area.

Seeing no one else wishing to speak, Mr. Morgan closed the public hearing.

(B) SLU-1-2022, 109 E Randolph St., Special Land Use Permit for a State-Licensed Adult Foster Care, Large Group Home and Z-1-2022, 109 E Randolph St., Conditional Rezoning from R-6a to R-AR

Ms. Stachowiak stated that at its June 7, 2022 meeting, the Planning Board recommended approval of Z-1-2022 to rezone the property at 109 E. Randolph Street from R-6A, Urban Detached Residential to R-AR, Residential Adaptive Reuse and SLU-1-2022, to authorize a Special Land Use Permit to allow the existing building on the property to be used for a state-licensed adult foster care, large group home for the aged providing care for up to 20 residents. She said that the City Council denied the requests citing concerns about other uses that could potentially occupy the property/building under the R-AR zoning that may not be compatible with the surrounding residential neighborhood. In response, the applicant is requesting consideration of a conditional rezoning wherein the allowable uses would be restricted to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents. Ms. Stachowiak stated that staff is recommending approval of the Z-1-2022 to conditionally rezone the property as proposed by applicant, and SLU-1-2022 for the requested special land use permit.

Mr. Morgan opened the public hearing and seeing no one wishing to speak, closed the public hearing.

5. **COMMENTS FROM THE AUDIENCE - None**

6. **RECESS – Not taken**

7. **BUSINESS**

A. **Consent Items**

(1) **Minutes for approval: September 6, 2022**

The minutes from the September 6, 2022, Planning Board meeting were approved without objection

B. **Old Business - None**

C. **New Business**

(1) **SLU-2-2022, 340 E Edgewood Blvd., Special Land Use Permit for a Self-Storage Rental Facility**

Mr. Jackson made a motion, seconded by Mr. Cox, to recommend approval of SLU-2-2022, 340 E Edgewood Blvd., Special Land Use Permit for a Self-Storage Rental Facility.

Ms. Stachowiak reiterated to the Board that the concerns about whether or not there are already a sufficient number of self-storage facilities in south Lansing cannot be considered when evaluating a special land use permit request. She stated that the subject parcel is not adjacent to any residential development, the building is existing and not sited along a major-street, there is ample area for in-fill development along the corridor street, there will not be any nuisance conditions such as increased traffic or any noise, smoke, odors, etc.

Mr. Jackson asked the applicant to explain what security measures will be in place.

Mike Olsen responded that there will be an internal drive-through for customers and that their sites average around 60 security cameras with keypad entrances and on-site facility managers. Mr. Jackson asked if there will be security guards on site. Mr. Olsen replied that the on-site facility managers keep normal business hours, and the security cameras monitor 24 hours a day.

Ms. Alexander questioned if the proposed suites will ever be converted to self-storage space. Mr. Olsen answered that they are reserved for commercial uses only.

Mr. Cox recommended the Planning Board give the application further consideration.

Mr. Olsen stated that his company understands the concerns about self-storage that have been presented to the Planning Board but the applicant has researched and determined that there is a market for the proposed use.

Mr. Cox made a motion, seconded by Ms. Alexander, to table SLU-2-2022, 340 E Edgewood Blvd., Special Land Use Permit for a Self-Storage Rental Facility. On a roll call vote, the motion carried 4-1. Mr. Jackson cast the dissenting vote.

(2) **SLU-1-2022, 109 E Randolph St., Special Land Use Permit for a State-Licensed Adult Foster Care, Large Group Home**

Mr. Jackson made a motion, seconded by Ms. Alexander, to recommend approval of SLU-1-2022, 109 E Randolph St., Special Land Use Permit for a State-Licensed Adult Foster Care, Large Group Home. On a voice vote the motion was carried 5-0.

(3) Z-1-2022, 109 E Randolph St., Conditional Rezoning from R-6a to R-AR

Mr. Jackson made a motion, seconded by Mr. Cox, to recommend approval of Z-1-2022, 109 E Randolph St., Conditional Rezoning from R-6A to R-AR, with the condition that the allowable uses are limited to one single-family or two-family dwelling or a state licensed Adult Foster Care, Large Group Home (up to 20 senior residents). On a voice vote the motion carried 5-0.

8. **REPORT FROM PLANNING OFFICE** – None
9. **COMMENTS FROM THE CHAIRPERSON** – None
10. **COMMENTS FROM BOARD MEMBERS** – None
11. **PENDING ITEMS: FUTURE ACTION REQUIRED** – None
12. **ADJOURNMENT** – Mr. Morgan adjourned the meeting at 7:03 p.m.

GENERAL INFORMATION

APPLICANT/OWNER:	Juniper II, LLC 3435 Promenade Avenue, #1001 Eagan, MN 55123
REQUESTED ACTION:	Special land use permit to for self-storage
EXISTING LAND USE:	Vacant building (formerly Sam's Club)
EXISTING ZONING:	"S-C" Suburban Commercial
PROPERTY SIZE & SHAPE:	Irregular Shape – 461,319.6 square feet
SURROUNDING LAND USE:	N: Vacant, Parking Lot, Retail S: Retail, Vehicle Sales E: Multi-Tenant Commercial Building W: Vehicle Sales, Parking Lot, Broadcasting Station
SURROUNDING ZONING:	N: "S-C" Suburban Commercial S: "S-C" Suburban Commercial E: "S-C" Suburban Commercial W: "S-C" Suburban Commercial
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property for suburban commercial use. E. Edgewood Blvd. and American Road are both designated as suburban corridors.

REQUEST

This is a request by Juniper II, LLC for a special land use permit to utilize the majority of the building at 340 E. Edgewood Blvd. (former Sam's Club) for a self-storage rental business. The property is zoned "S-C" Suburban Commercial, which zoning district permits self-storage, if a special land use permit is approved by the Lansing City Council, following review and a recommendation by the Planning Board.

The building at 340 E. Edgewood Blvd. is 137,454 square feet in area. The applicant's proposal is to reserve 2, 6,800 square feet spaces at the northwest corner of the building for retail use. The applicant has also indicated its intent to reduce the amount of parking on the site by constructing additional retail space and/or converting a significant amount of the parking lot into green space as depicted in the attached renderings.

ANALYSIS

Section 1282.03(f)(1)-(2) 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 proposal is to permit the large commercial building at 340 E. Edgewood Blvd. to be used for a self-storage facility, with the exception of 13,600 square feet of space at the northwest corner of the building that would be reserved for general commercial use such as retail sales. While self-storage facilities are not the most desirable uses in commercial areas, they are appropriate in certain locations where the lack of activity that they generate does not create negative perceptions with regard to its vibrancy.. Self-storage facilities should be located on sites that do not have direct frontage on a commercial corridor. Those sites should be reserved for businesses that depend on visibility to high volumes of traffic to draw customers. Storage facilities, by contrast, are destination type uses that do not depend on exposure to pass-by traffic to establish a customer base. In this case, the subject property does not have any direct frontage on E. Edgewood Blvd. and is buffered by existing commercial properties located along the road frontage.

The proposed storage facility will allow for use of a building that sat vacant after Sam's Club closed in 2018. It was reused for a short period of time over the past few years when the Stock and Field retail store occupied the building. This chain closed all of its locations in 2021, thus leaving the building vacant once again. Vacant buildings detract, rather than contribute to the vibrancy of commercial areas. Therefore, while self-storage is not the most ideal use of the building, it will generate some additional traffic which may benefit the other businesses in the area by increasing their customer base.

The applicant's proposal includes improving the appearance of the building and converting areas of the parking lot into green space. These improvements will have a positive impact on the site and hence, the surrounding area in general.

- 2. Will the proposed special land use change the essential character of the surrounding area?**

The primary concern with self-storage uses in commercial areas is that they do generate much activity and hence, very little traffic. This typically results in large seas of unused parking that is unattractive and does not contribute to the vibrancy of commercial districts. In this case, however, the site is not located directly on Edgewood Blvd. and in fact, is separated therefrom by commercial sites located along the road frontage.

The applicant's proposal involves reserving space in the building for general commercial uses such as retail sales that will draw some customer traffic to the site. It also includes converting areas of the parking lot into green space which will make the site more attractive and will help to mitigate concerns about the negative impacts that large empty parking lots

can have on the vitality or perception thereof of the commercial areas in which they are located.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The proposed self-storage facility will have no negative impacts on the enjoyment of adjacent properties. The facility will not create issues such as noise that would be detrimental to existing businesses or would be a deterrent to drawing new businesses to the area.

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 site is almost 100% covered by impervious surface due to an excessive amount of parking, most of which was never used even when Sam's Club was in full operation. The application for the special land use permit indicates that consideration will be given to converting a substantial portion of the parking lot to green space, which would have a very positive impact on the environment. Staff strongly supports and encourages the applicant to reduce the amount of parking on the site and create areas of green space. The City will need to review and approve a site plan for any modifications to the site, including the removal of pavement to ensure that the changes do not interfere with on-site circulation and will not reduce the amount of parking below what is required and actually needed to support the proposed uses.

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 applicant's proposal will not generate any nuisances or hazardous conditions. The traffic is anticipated to be very light, and the proposed self-storage rental and general retail sales uses typically do not produce any noise, smoke, 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?

The site/building is more than adequately served by all necessary public facilities and services to accommodate the proposed uses.

7. Will the proposed special land use place demand on public services and facilities in excess of current capacity?

The proposed special land use will generate very little traffic and its demand for utility services will be very low, particularly in comparison to the former uses of the building for

retail sales and to most other uses that would be permitted by right in the S-C zoning district. Implementation of the plan to convert a significant area of the parking lot into green space would reduce the impact of the site on the stormwater system and is strongly encouraged.

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 Design Lansing Comprehensive Plan designates the subject property for suburban commercial use, which is also the zoning designation of the property. The Plan lists the following as “typical uses” for the “Suburban Commercial” land use category:

“General and convenience retail uses; medium-density residential in a suburban format (see Medium-Density Residential, above); office; and light industrial with special approval.”

Self-storage facilities qualify as light industrial uses which makes them consistent with the suburban commercial land use category as defined and described in the master plan.

The reason that self-storage facilities require a special land use permit in the “S-C” zoning district is so that the City can determine if the use is appropriate at a specific location. Such uses should be located on sites where they are easily accessible from but not located directly on a major commercial thoroughfare. The subject property is an appropriate location for the proposed storage facility as it is not located directly on Edgewood Blvd. and is buffered therefrom by commercial properties along the road frontage. This helps to mitigate the concerns described in the preceding sections of this report about the potential negative impacts that a business that does not draw much customer traffic can have on a commercial area.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

The only dimensional requirement that applies to this request is the required number of parking spaces. The zoning ordinance requires 1 parking space for each 250 square feet of useable retail space and 1 parking space for every 50 self-storage rental units, plus 1 space for each employee associated with the self-storage business. While the number of proposed rental units is not known, there are over 450 parking spaces on the site which is at least 350 parking spaces more than what would be required to serve the proposed uses, using the most conservative estimates.

SUMMARY

This is a request by Juniper II, LLC for a special land use permit to utilize the majority of the building at 340 E. Edgewood Blvd. (former Sam’s Club) for a self-storage rental business. The property is zoned “S-C” Suburban Commercial, which zoning district permits self-storage, if a special land use permit is approved by the Lansing City Council, following review and a recommendation by the Planning Board.

Based on the findings described in this staff report, the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-2-2022, a special land use permit to utilize the building at 340 E. Edgewood Blvd. for a self-storage rental business, based on the findings of fact described in this staff report, with the following conditions:

- The two 6,800 square foot suites shown the attached plans at the northwest corner of the building are to be reserved for commercial uses that are permitted by right in the “S-C” Suburban Commercial zoning district; and
- At least 20% of the existing parking lot is to be converted to green space (note: this will require approval of a plan showing the area to be converted and how it impacts the layout of the parking lot).

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



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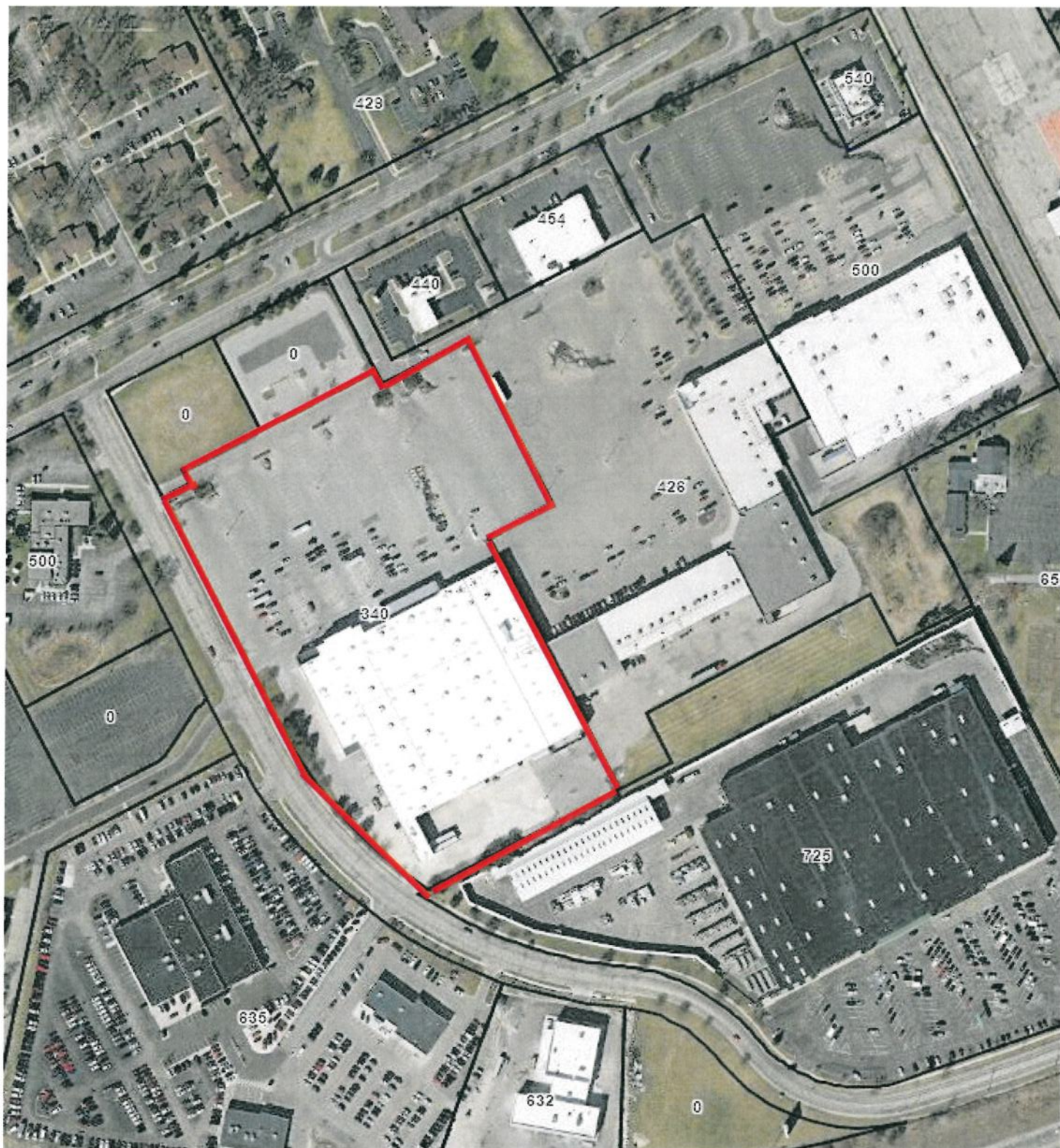




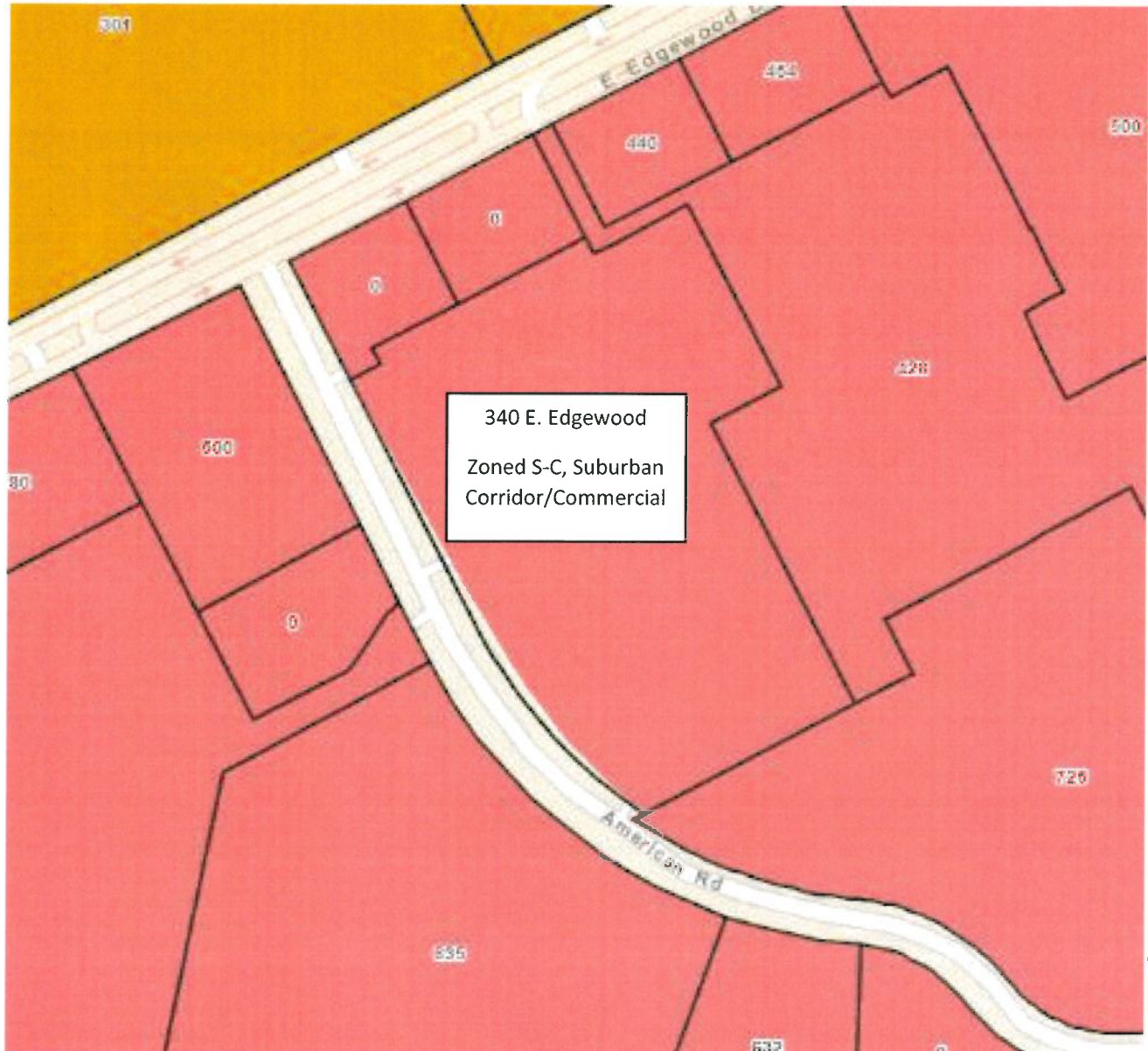








City of Lansing Zoning Map



-  MFR - Multi-Family Residential
-  R-AR - Residential Adaptive Reuse
-  S-C - Suburban Corridor
-  MX-C - Mixed-Use Corridor
-  MX-1 - Mixed-Use Neighborhood Center
-  MX-2 - Mixed-Use Community Center
-  MX-3 - Mixed-Use District Center



Act-7-2022, Permanent Easement, 0 Par Place - 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 AND PROPOSAL: The City of Lansing's Public Service Department proposes to acquire a permanent easement to install a public sidewalk on property at the northwest corner of Carnoustie Dr. and Hulett Rd. intersection (PID # 33-01-02-32-220-777) with a total area of approximately 344.2 square feet.

LOCATION: 0 Par Place (PID # 33-01-02-32-220-777)

CURRENT OWNER(S): Fieldview at College Fields Condominium Association

EXISTING LAND USE & ZONING Use: Right-of-way (vacant), Zoning: "A" Residential
(covered by former zoning ordinance under 425 agreement area)

PROPERTY SIZE AND SHAPE: Rectangular

SURROUNDING ZONING & LAND USE: North: n/a Meridian Charter Township
East: n/a Meridian Charter Township
South: A: Residential
West: "A": Residential

ANALYSIS

LOCATION:

The subject property lies along Hulett Rd. at the intersection with Carnoustie Dr. The property is within an agreement for conditional transfer of property, commonly referred to as a 425 Agreement, and has come to be commonly called the "College Fields" development.

CHARACTER:

The proposed easement will facilitate the construction of a length of sidewalk approximately 71 feet long that will complete the missing section along Carnoustie Dr.

EXTENT:

The extent of the easement is confined to the southeast corner of the subject parcel, 20 feet north of the corner, and 29.25 feet west of the corner, for a triangle-shaped piece of land roughly 344.2 square feet.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL):

- No comment received.

Act-7-2022, Permanent Easement, 0 Par Place - STAFF REPORT

Public Service Department:

- Applicant

Building Safety Office:

- No comment received.

Lansing Fire Department:

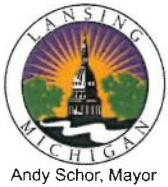
- No comment received.

Lansing Parks and Recreation:

- No comment received.

STAFF RECOMMENDATION

Based on a review of the location, character, and extent of the proposal, staff recommends the approval of the easements as proposed to ensure the completion of a pedestrian sidewalk section.



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: permanent easement for public sidewalk

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): Fieldview at College Fields Condominium Assoc.

Address (including zip code): 3954 Par Place, Okemos, 48864

Phone number(s): Mike Regan, Assoc. President, ofc. 517-853-0927, mobile 517-285-2136

Fax number: _____

Email: mikeregane@plas-labs.com

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: property at the NW corner of Carnoustie Dr./Hulett Rd. intersection

Permanent parcel #: 33-01-02-32-220-777

Legal description (see note below): see attached exhibit w/legal description

Applicant's proposal: to acquire the permanent easement for sidewalk as shown on the attached easement exhibit

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: permanent easement for public sidewalk

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

New public sidewalk can be extended to cover a sidewalk gap on the northside of Carnoustie Drive between Par Place and Hullet Road. This sidewalk was supposed to be constructed over ten years ago in conjunction with the build out of the subdivision, but it inexplicably was never constructed.

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

This public sidewalk as recently requested by subdivision resident, Dr. Jason D. Nicholas, cannot be constructed without modification to existing facilities located within the public right-of-way, including relocation of public lighting facilities (i.e., a light pole and appurtenances illuminating the entryway to the subdivision from Hullet Rd.).

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

None that we aware of.

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:

Alex Mahoretis, 10/10/22
Date

Signature of owner(s):

Michael Regan, 10/10/22
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

For:
City of Lansing
124 W. Michigan Avenue
Lansing, MI 48933

Survey Address:
Carnoustie Drive
Okemos, MI 48864

Description: An area of land being a part of Fieldview of College Fields, Ingham County Condominium Subdivision Plan No. 229, City of Lansing, Ingham County, Michigan, according to the recorded Master Deed thereof, as recorded in Liber 3219, Page 452, Ingham County Records, the limits of said easement **described as:** Beginning at the Southeast corner of Unit 8 of said Fieldview of College Fields; thence N67°00'06"E 31.48 feet; thence S72°11'07"E 5.42 feet to the 45' right of way line of Hulett Road; thence S17°48'53"W along said right of way line 20.00 feet to the North line of Carnoustie Drive; thence along said North line the following two courses: N72°11'07"W 8.27 feet and Northwesterly 20.98 feet on a curve to the left, said curve having a radius of 505.00 feet, a delta angle of 2°22'49" and a chord length of 20.98 feet bearing N73°44'57"W to the point of beginning; said area containing 344.2 square feet, more or less; said area subject to all other easements and restrictions, if any.

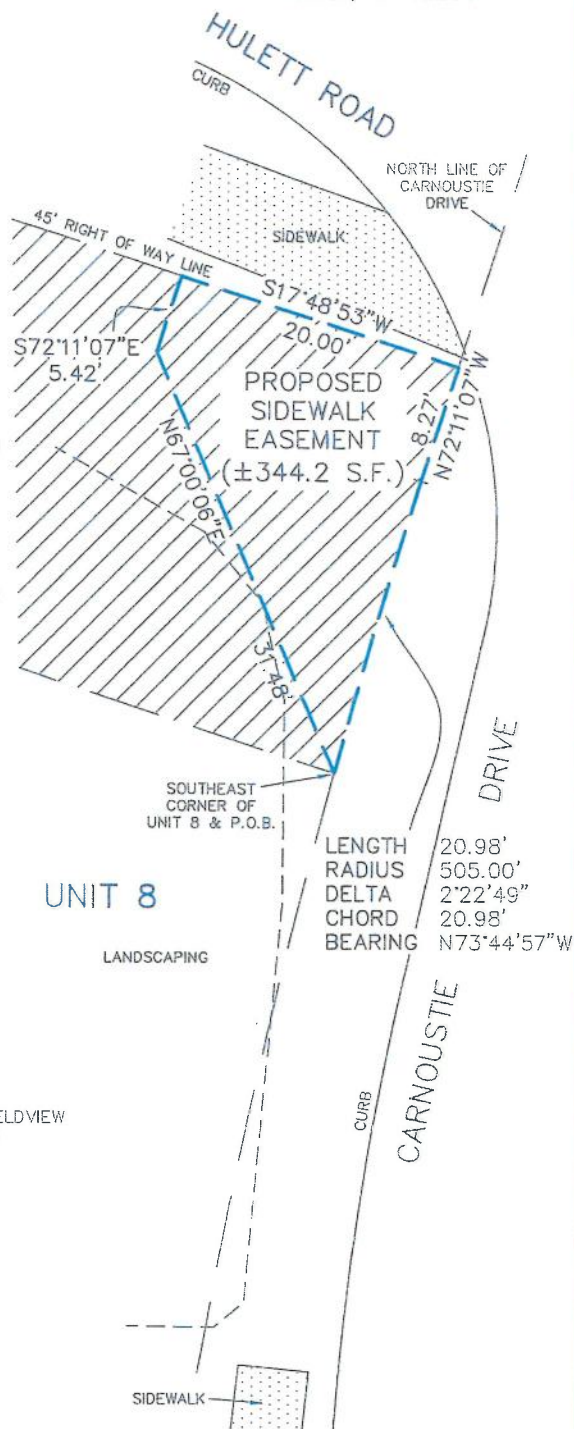

$$1^{\circ} = 10'$$

NOTES:

1. OTHER EASEMENTS, IF ANY, NOT SHOWN



= GENERAL COMMON ELEMENT OF FIELDVIEW
OF COLLEGE FIELDS CONDOMINIUM



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

R = Recorded Dimension
 = Proposed Easement Line
 = Distance Not to Scale
 = Deck, Porch, Sidewalk, & Patio Areas



KEBS, INC.

KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB

SECTION 32, T4N, R1W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 1 OF 1

100430.PLT

DANE B. PASCOE
PROFESSIONAL SURVEYOR

No. 54434

Act-7-2022, Permanent Easement, 0 Par Place - STAFF REPORT

