Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
December 3, 2024 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Approved 1/7/2025*

1. OPENING SESSION

Ms. Alexander called the meeting to order at 6:30 p.m.

a. Present: Katie Alexander, Tony Cox, Josh Hovey, Monte Jackson, Tim Klont, Shane Muchmore, Ted O'Dell, John Ruge
b. Absent:
c. Staff: Susan Stachowiak, Zoning Administrator. Doris Witherspoon, Senior Planner. Erin Buitendorp, Community Development Manager. Stephen Bezold, Planner.

2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent

3. COMMUNICATIONS

Emma Henry, Executive Director, Capital Area Housing Partnership, email regarding the need for continued funding through the CDBG, HOME, and ESG to support its programs.

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. City of Lansing Annual Action Plan, Citywide Needs Hearing and Proposed Funding Allocations FY 2025-2026

Ms. Witherspoon stated that the purpose of the public hearing is to receive input on the proposed funding allocations for the Community Annual Action Plan for the fiscal year of 2025 - 2026. She said that the amount of the appropriations that the City will be receiving for fiscal year 2025 - 2026 are estimated to be the same as last year, but exact numbers are not available at this time. As with previous years, the City of Lansing will proceed with the Action Plan process/schedule and plan based on the previous year's allocations and adjust accordingly once the actual allocations are received. She said that the budget projections are subject to pro-rata adjustments based on the actual amounts awarded to the City of Lansing by the Department of Housing and Urban Development.

Ms. Witherspoon stated that CDBG funds can be used to fund housing rehabilitation, public service programs, and economic development that benefits persons of low to moderate income. She said that the HOME program provides down payment assistance for home buyers as well as funding for new housing and housing rehabilitation. ESG eligible activities include rapid re-housing, homelessness prevention, street outreach and emergency shelter operations.

Mr. Hovey opened the public hearing.

Angela Pruitt, Executive Director, Closing the Digital Gap, spoke in support of its programs and for increased funding for the digital literacy in community programing.

Deborah Gowan, Women's Center of Lansing, spoke in support of increased funding for domestic violence prevention and survivor assistance.

Khadja Erickson, The Hubris Collective, spoke in support of expanded coverage of existing programs and introduction of new programs related to homelessness outreach and prevention.

William Lawrence, Lansing RITDH, spoke in support of expanded coverage of existing programs and introduction of new programs related to homelessness outreach and prevention, as well as increased public comment information sharing.

Emma Henry, Executive Director, Capital Area Housing Partnership, spoke in support of other public comments related to permanent housing solutions.

David Vashaw spoke in support of increased funding for warming centers across the city.

Ms. Witherspoon addressed several of the comments to connect citizens with City of Lansing departments and services that are ongoing and help meet the needs that had been mentioned.

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

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken.

7. BUSINESS

A. Consent Items

(1) Minutes for approval: October 1, 2024

The minutes from the October 1, 2024 Planning Commission meetings were approved without objection.

B. Old Business – None

C. New Business

(1) Act-6-2024, 2000 Lewton Place, Horne Drain Easement Vacation

Ms. Stachowiak introduced the request from the Spalding DeDecker, on behalf of the Lansing School District, to vacate the Horne Drain Easement at 2000 Lewton Place to facilitate additional use of the Lewton Elementary School site. Mr. Bezold provided additional information and stated that a 6” drain was constructed through the property in 1940 and subsequently abandoned when a 27” drain was built alongside it in 1948. Both currently exist within the same easement area. The Horne Drain was transferred to the City in 1959. Storm drainage from the Westchester/Cambridge neighborhood north of the area was redirected to a new storm sewer under Mt. Hope Ave. constructed in 1968. The remnants of the Horne and the Horne-Westchester drains primarily pick up groundwater on the Lewton Pl. property, if still functional. No maintenance has been done on either drain since the 1960s.

Neither drain serves a publicly necessary function, as confirmed by the Public Service Department, and staff recommends approval of Act-6-2024 to support the goals of the Lansing School District, with conditions set forth by the Public Service Department.

Mr. Cox asked if there would be any significant runoff generated by the vacation of the drain easement. Mr. Bezold responded that there were no concerns raised by the Public Service Department, as the drainage for the area has been redirected through the Mt. Hope Avenue Drain since its construction in 1968.

Mr. Muchmore asked about the nature of the flowable fill that Public Service will require for the abandonment of the pipe between the manhole and Mt Hope Avenue. Ms. Buitendorp responded that flowable fill is substance that would block debris while allowing water flow.

Mr. Muchmore made a motion, seconded by Mr. Jackson, to recommend approval of Act-6-2024, 2000 Lewton Place, Horne Drain Easement Vacation with the following conditions:

- Spalding DeDecker confirms the location of the manhole near the west property line; and
- An easement granting the City of Lansing a right of access to the terminal manhole at the west property line, if existing, is executed.
- There is abandonment (flowable fill) of the drains between the manhole and Mt Hope Ave.; and
- The Lansing School District acknowledges and accepts the groundwater conditions after the abandonment of the drains.

On a voice vote the motion carried 8-0.

8. **REPORT FROM PLANNING & ZONING OFFICE** – None

9. **COMMENTS FROM THE CHAIRPERSON** – None

10. **COMMENTS FROM COMMISSION MEMBERS** – None

11. **PENDING ITEMS: FUTURE ACTION REQUIRED** – None

12. **ADJOURNMENT** – The meeting was adjourned at 6:57 p.m.