

Village of Lansing  
Planning Board Meeting  
Minutes of Monday,  
January 10, 2022

The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:05 PM

**Present at the meeting:**

**Planning Board Members:** Mike Baker, Anthony Ingraffea, Jim McCauley, and Lisa Schleelein

**Absent:** Monica Moll

**Alternate Member:** None

**Village Legal Counsel:** Natalie French

**Village Engineer:** Brent Cross

**Village Trustee Liaison:** Pat O'Rourke

**Village CEO:** Michael Scott

Public included: Attorney, Ray Schlather, Chris Wood, and David Beer representing Beer Properties LLC; Susan Ainslie, Robert Miller, Pat Gillespie, Brian Crandall, Jeff Diver, Roy Hogben, Dondi Harner, Randy Smith, Mayor Hardaway, and John Courtney.

**Approval of the Minutes**

Ingraffea moved to accept the minutes of November 8, 2021. Seconded by Baker.

Ayes: Baker, Ingraffea, McCauley, and Schleelein.

Nays: None

Baker moved to accept the minutes of November 30, 2021. Seconded by Ingraffea.

Ayes: Baker, Ingraffea, McCauley, and Schleelein.

Nays: None

**Public Comment Period:**

With no one wishing to speak, Baker moved to close the public comment period. Seconded by McCauley.

Ayes: Baker, Ingraffea, McCauley, and Schleelein.

Nays: None

Schleelein read the following agenda item:

***Continue the Public Hearing for the Final Plat of Cluster Subdivision Proposal #2021-4464 by Beer Properties, LLC.***

*Beer Properties, LLC and Hunt Engineers are providing a Final Plat of a cluster subdivision for property Parcel # 45.2-1-47.2 which consists of approximately 40 acres of vacant land located between Craft Road and Bush Lane. The Final Plat, along with details of proposed duplex lots will be reviewed by the Planning Board.*

46 Schleelein stated that at the last meeting there was a request for the Beers to present an alternative  
47 plan for the loop road as well as an explanation why a change in the loop road would diminish the  
48 “pocket neighborhood” look and feel of the development.

49 The Planning Board viewed the preliminary plan provided by Wood which showed the “pocket  
50 neighborhood” areas. There would be 23 potential lots in these areas. A plat was then showed  
51 depicting a loop road change, as requested by the Planning board, with only 19 lots within the  
52 “pocket neighborhood”.

53 Beer described a “pocket neighborhood” as properties that orient to one another by having their  
54 primary entrance face a common green space that would encourage interaction with neighbors.

55 Beer explained that when a plan for developing the subject parcel was first presented as a PDA, the  
56 concept was a pure “pocket neighborhood”. Because of zoning restrictions and other changes, Beer  
57 is trying to salvage the “pocket” concept.

58 Ingraffea summarized what he heard and stated that the decrease of 4 properties from the “pocket”  
59 concept may be a necessary step for the realignment and safety of the loop road.

60 Schleelein spoke about the original PDA presentation and how it differs from the current cluster  
61 concept which, when presented, was viewed as a benefit to both developer and the Village. At that  
62 point, the preliminary plat was approved as a total concept. However, Schleelein stated, once a  
63 closer look is given by the professionals on the staff, there are bound to be some changes.

64 Schleelein continued by saying that there are some issues that need to be worked out together  
65 before approval of the current proposed final plat.

66 Beer said that his staff has made some 39 requested changes already but, the sticking point is the  
67 alleged safety issues that the “T” intersections pose. Beer cannot see where there would be an issue  
68 because of the quietness of that proposed neighborhood. Beer had sent a report to the Planning  
69 Board justifying the use of “T” intersections.

70 Schleelein said that without getting into the subject too far, there was also a section in that same  
71 report that suggested a 4-way intersection over 2 “T” intersections was desirable .

72 Cross added that the referenced Federal Highway Administration report was written specifically to  
73 deal with signalized high traffic situations and not an example of what we are dealing with here.

74 Cross best categorized the loop road as a local service access road similar to Highgate Circle Road.

75 Cross stated that the proposed road system meets most every design standard specification except  
76 the horizontal curve radius. There is a footnote, however, that allows the developer to ask for a  
77 reduction of the radius if there is limited truck access as long as the Village equipment can  
78 maneuver the approved road.

79 Cross also mentioned the potential issue with the approved Lansing Trails III development and the  
80 future road connection. When developed, there is a potential for 4 intersections within a 600’ span.

81 By moving the loop road intersections north, creating a 4-way stop, there would be an elimination  
82 of 1 intersection.

83 Beer brought up the subject of the Lansing Trails egress route. There was some discussion on that  
84 subject.

85 Schleelein said that the Planning Board has to take into account of not only proposed projects but  
86 adjacent approved projects even if they have not been built yet. Leaving the loop road where it is  
87 proposed at this point would hem in the approved townhouses in Lansing Trails III with roads on  
88 both sides of the buildings compromising safety and potentially decreasing their value.

89 There was more discussion of the future Lansing Trails III roads in relation to the Beer cluster  
90 subdivision roads.

91 Schleelein asked for input from Board members.  
92 Baker expressed the need to get it right and learn from the past mistakes that were made on earlier  
93 developments.  
94 Ingraffea asked to have a side-by-side view of the 2 plats shown earlier depicting the 23 versus 19  
95 lots within the “pocket neighborhood”. Ingraffea pointed out that the loss of potentially 4 or less  
96 lots to the “pocket” concept would solve the issue of the intersections and the hemming in of the  
97 Lansing Trails III townhouses. Either way, the neighborhood will be a mixed neighborhood of  
98 “pocket” lots and “other”.  
99 Schlather suggested the idea of Lansing Trails III possibly reconfiguring their layout. Schlather  
100 also asked if the Planning Board were willing to accept townhouses in the Beer cluster subdivision  
101 on the south side of the suggested loop road change.  
102 Beer said that the townhouse suggestion is Schlather’s idea but, Beer likes the concept. Beer stated  
103 that the Village has not given anything back during these negotiations and that the townhouse idea  
104 would be an opportunity for the Beers to make the Village road change more palatable.  
105 Scott questioned how the addition of townhouses solves the original “pocket” issue.  
106 Beer said the townhouses would allow for a denser build.  
107 Schleelein asked if there was an issue with townhouses being allowed in a cluster subdivision.  
108 Cross pointed out that Lansing Trails II is a cluster subdivision with townhouses.  
109 Scott said a townhouse is a single-family unit.  
110 Beer said that he was happy with the progress at this meeting and would like to continue with the  
111 conversation and possibly research the idea of the townhouse addition.  
112 Schlather asked if there were other issues besides the two discussed tonight (loop road and  
113 hemming in the LTIII townhouse).  
114 Ingraffea and Courtney stated that the loop radius would need further review.  
115 Beer will contact Scott to discuss further details. Scott will also set up a meeting to discuss the  
116 loop road radius.

117  
118 The public hearing will remain open.

119  
120 **Other Business**

121 Scott reviewed the issues and updated changes to the proposed exterior lighting law.  
122 Schleelein suggested that some type of wording be incorporated for residential lighting on homes.  
123 Interviews for Planning Board alternate could be held at the next meeting.

124 **Trustee Report**

125 McCauley gave a report. Minutes for the January 3, 2022 Board of Trustees meeting can be found  
126 on the Village website.

127 **Adjournment**

128 Baker moved to adjourn at 9:05. Seconded by McCauley.  
129 Ayes: Baker, Ingraffea, McCauley, and Schleelein.  
130 Nays: None

131  
132 Minutes taken by: Michael Scott, CEO