

Village of Lansing
Planning Board Meeting
Minutes of Tuesday,
January 25, 2022
LHS as of 2/11/22

The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:01 PM

Present at the meeting:

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

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; Marissa Vivenzio from East Pointe Apartments; Susan Ainslie, Pat Gillespie, Roy Hogben, Mayor Hardaway, and John Courtney.

Approval of the Minutes

Baker moved to accept the minutes of December 13, 2021. Seconded by Ingraffea.

Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

Nays: None

Public Comment Period:

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

Ayes: Baker, Ingraffea, McCauley, Moll, 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.

Scott reported that a meeting with Cross, Harner, Courtney, and himself was had for discussion of the proposed Loop Road curve radius.

46 Beer presented a proposed alternative plat which moved the Loop Road to the North resulting in a
47 4-way intersection as the Planning Board had requested. The shifting of the road also allowed Beer
48 the room to propose townhouse style buildings at the southern property line near the approved
49 Lansing Trails III townhouses. Beer would like to have a discussion about the new site plan but,
50 reminded the Planning Board that he is not presenting this as the new proposed final plat.

51

52 Cross stated that he received this new layout today so any comments would be of a preliminary
53 nature. Cross said the new layout essentially solves the issue of the consecutive “T” intersections.
54 Cross also stated that there were other aspects of the proposed final plat that are not reflected on
55 the new plan but have been verbally agreed upon. There would have to be a discussion, at some
56 point, to officially review those points. Cross ask Beer if it was ever decided how many of the
57 original proposed final plat lots would be sold and if they were to be single family or not.

58

59 Beer stated the lot size restrictions for a standard Medium Density Residential are waived and
60 essentially are re-written for a cluster subdivision. Beer also proposed that the owner-occupied
61 restriction set by the Planning board be waived due to the major changes requested by the Village.

62

63 Cross stated that if Beer were to officially adopt this new plan as the proposed final plat, Cross
64 would give his preliminary approval to the Planning Board.

65

66 Courtney said that the radius of the proposed loop road was compared to the Highgate Road radius.
67 The Highgate loop is plowable and more severe than the proposed loop road so Courtney is fine
68 with it. Courtney also gave his preliminary approval of the new site plan as long as the finite
69 aspects could be agreed upon such as trails for example.

70

71 There was a discussion about the original lots that were identified as sellable lots. Beer emphasized
72 that he does not want to be required to sell certain lots.

73

74 Schleelein expressed approval of the revised site plan but would like to hear from other Planning
75 board members.

76 Baker asked Scott if there was an issue with the townhouses in a cluster subdivision. Scott said that
77 this is not unlike the Lansing Trails II ongoing project. Baker then asked if the area now open to
78 the North of the loop road would be buildable. Wood stated that because the townhouse lots
79 require less space to build on, the area north of the loop road would become green space.

80 Baker finds the new site plan favorable.

81 McCauley expressed that the added green space is a benefit.

82

83 Beer described the effects on the “pocket neighborhood” due to the proposed site plan change.

84 Baker suggested using lot 20 as green space (adding to the “pocket” feel) and adding a lot next to
85 lot 11. Schleelein added that a slight change in shape of the loop road might increase the space for
86 back yards for the homes on the inner portion of the loop. Cross suggested using the townhouses
87 on the inner loop so as to have more units within the “pocket” aspect

88 Schleelein asked the Planning Board members what they thought about waiving the owner-
89 occupied lots. There was no objection. In fact it was generally discussed that it would be desirable
90 in terms of housing design and future maintenance and upkeep by one entity.

91

92 Moll feels that the loop road neighborhood area is more of a natural “pocket” than the phase I area.

93

94 It was agreed by all that this site plan and meeting were a good step forward.

95 Courtney suggested that the trail system include a connection to the Village Park to the south.

96

97 Scott will set up an engineer’s meeting before the next meeting to start reviewing the finer parts of
98 the Proposed new site plan.

99

100 French reminded the Planning Board that the 62 days, stated in the Village Code, requiring a
101 decision on a final plat after the public hearing is actually started after the public hearing is closed.

102 Schlather agreed.

103

104 The public hearing will remain open.

105

106 Schleelein read the next agenda item:

107

108 **Informal review of Roadway Exit/Entry at East Point Apartments**Schleelein read a letter
109 provided by Vivenzio from the engineer representing East Pointe Apartments stating the
110 conditions and structure of the western exit/entrance of the complex. The letter stated that the
111 roadway could handle the increased traffic and that directional signs would need to be added for
112 safety. Courtney said that the main entry of the complex was built to DOT standards for
113 commercial use while the western entry was built for light traffic because its use was for
114 emergency vehicle only. It may break down quicker with the added traffic. Courtney then
115 requested a sign layout with details be sent to him for approval.

116 Vivenzio will gather the needed information and send to Scott. The Board agreed that once the
117 sign plan is approved by Courtney, East Point Apartments would be allowed to use the driveway as
118 an exit only.

119

120 **Other Business**

121 Scott reviewed the issues and updated changes to the proposed exterior lighting law.

122 The Planning Board agreed on a definition for “Temporary exterior lighting”. Once amended, the
123 law will be forwarded to the Board of Trustees.

124 Ingraffea moved to accept the amended proposed Exterior Lighting law. McCauley seconded.

125 Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

126 Nays: None

127

128

129

130 **Alternate Planning Board Members Interview**

131 Schleelein explained the responsibilities of the alternate member along with the situation that Moll
132 will be leaving the Board in a few months.

133 Ainslie gave an overview of her qualifications then Gillespie gave his. Both interview details can
134 be seen on YouTube.

135 Baker moved to go into Executive Session to discuss personnel qualifications. Ingraffea seconded.

136 Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

137 Nays: None

138 At 8:34, the Planning Board went into Executive Session.

139 At 8:45, Baker moved to come out of Executive Session. Seconded by McCauley

140 Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

141 Nays: None

142

143 Baker moved to recommend Pat Gillespie to the Board of Trustees as the Planning Board alternate.

144 Moll seconded.

145 Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

146 Nays: None

147

148 Schleelein said that Moll would be leaving at the end of April and hoped that Ainslie would still be
149 interested in serving at that point with another position opening.

150 If Gillespie is approved by the Board of Trustees, he would have to step down from his current
151 position on the Village BZA.

152

153 Ingraffea would like to see information on the Village building activity over the last 5 years. Scott
154 will pull the information together.

155

156 There was a brief discussion on the proposed Tree Conservation Law and about workforce
157 housing.

158 **Trustee Report**

159 No Board of Trustees meeting to report on.

160

161 **Adjournment**

162 Baker moved to adjourn at 8:59. Seconded by Ingraffea.

163 Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.

164 Nays: None

165

166 Minutes taken by: Michael Scott, CEO