

Village of Lansing
Planning Board Meeting
Minutes of Monday,
February 14, 2022

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The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:02 PM

Present at the meeting:

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

Alternate Member: Pat Gillespie

Village Legal Counsel: Natalie French

Village Engineer: Absent

Village Trustee Liaison: Pat O'Rourke

Village CEO: Michael Scott

Public included: Chris Wood and David Beer representing Beer Properties LLC; Susan Ainslie, Roy Hogben, Simon Moll, and Mayor Hardaway.

Approval of the Minutes

Baker moved to accept the minutes of January 10, 2022. Seconded by Ingraffea.

Ayes: Baker, Ingraffea, McCauley, and Schleelein.

Nays: None

Abstain: Moll

Moll move to approve the minutes of January 24, 2022. Seconded by Baker

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

Nays: None

Public Comment Period:

With no one wishing to speak, McCauley 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

46 *between Craft Road and Bush Lane. The Final Plat, along with details of proposed duplex lots*
47 *will be reviewed by the Planning Board.*

48

49 Scott gave a brief summary of the most recent engineers' meeting on the proposed final plat
50 changes. Scott recommended to the Planning Board that they approve an actual lot layout so that
51 the Beers may start working on the finite details such as sewer, water, sidewalk, and trail locations.
52 Beer and Wood presented a revised layout which included some recommended changes from the
53 Planning Board. Lot 11 was removed from the inside of the loop and repositioned to the North side
54 of the loop road creating a green space for lots 18-25. The townhouse lots were identified. A few
55 of the other parcels had lot lines moved so as to not contain wetlands. Because of the changed lot
56 lines, some of the buildable areas would have minimal setbacks. This would allow for the wetland
57 areas to be the responsibility of the HOA. Scott said that Cross could not make this meeting but,
58 Cross is in favor of the lot line move due to the wetlands.

59 Schleelein asked if the smaller lot sizes would affect the building sizes. Scott said that the
60 percentage of lot coverage can be changed or determined by the Planning Board with a cluster
61 subdivision. Scott also said that each lot would have to show all setbacks on the final plat and
62 those setbacks would be permanent for that lot going forward.

63 Wood indicated that lots 27 and 28 would have a zero side yard set back due to the stormwater
64 easement. This was suggested by Cross at the engineers' meeting.

65 Beer said that the proposed layout was something that he could live with.

66 Baker is in favor of the new layout and approves of the trail system being connected to the existing
67 Village trail system. Ingraffea, McCauley, and Moll echo what Baker said.

68 Wood asked if a motion to approve what was discussed is possible. French said that a motion
69 without specific details is not recommended. McCauley added that the discussion would be
70 captured in the minutes and the meeting recording.

71 Beer wanted to verify the sidewalks and suggested that one be installed on the West and North side
72 of the road connecting Craft and the Millcroft extension. Beer also suggested extending the
73 Millcroft Way sidewalk to the middle of the development on the East side of Millcroft Way. Beer
74 would like to use the trail system running between lots 18-25 therefore eliminating the need for a
75 sidewalk on the loop road.

76 Schleelein liked the trail between lots 18-25 but asked who would maintain them. Beer said the
77 HOA would.

78 McCauley is ok with no sidewalk on the loop.

79 Ingraffea asked how the sidewalk law affects this development. Scott said that the law allows for
80 the Planning Board to decide if a sidewalk is necessary, not necessary, or whether to require an
81 escrow for future installation. Schleelein said that the Planning Board needs to plan for the
82 connection of future developments.

83 Beer described what he believes the Planning Board wants for sidewalks; on the outside of the
84 road between Craft and Millcroft, on the East side of the Millcroft Way extension to the trail
85 running East through lots 18-25 with additional space allotted for the future sidewalk extension
86 down the East side of Millcroft extension to Lansing Trails III.

87 Ingraffea suggested adding a future sidewalk for the loop road. The Board did not feel that a
88 sidewalk was required at this time but said to allow the necessary setbacks to allow for the
89 possibility of a sidewalk in the future.

90 Scott said that the Planning Board, at some point, will have to decide if an escrow would need to
91 be established for these future areas.

92

93 Beer asked if the trails noted on the plan are adequate.

94 Moll, who is on the Greenway Committee, would recommend that the subdivision trails connect to
95 the existing Village trail system. To connect the proposed trail system with the Village trail to the
96 Northwest, a crossway or bridge may be necessary to cross the existing stream. The Planning
97 Board would like to speak with Courtney about how to connect to Hickey Park. There was more
98 discussion about the trails and who is responsible for them.

99 Beer asked to remove the proposed dead-end section of road to the South that Millcroft Way
100 extension would create. Scott said that extension would have to remain as drawn for the
101 connection to Lansing Trails III. Scott would like to ask Courtney for his input as far as plowing
102 and maintenance goes as to whether that portion of road has to be built now or an escrow
103 established for a future connection,

104 There was some discussion about the status of the Quonset hut construction and esthetics. There
105 has been some public input from Lansing Trails residents as to improving the esthetics of the
106 landscaping buffer along Craft Rd in the future.

107

108 The public hearing will remain open.

109

110

111 **Other Business**

112 The Planning Board reviewed and discussed a proposed Tree Conservation Law with Trustee
113 Simon Moll. (See 2/14/22 Zoom recording 1:02).

114 Schleelein would like to keep working on this law and be able to present a recommendation to the
115 Board of Trustees by the end of April.

116 Moll and French will continue to look into other similarly sized municipalities for possible active
117 tree laws. Moll will research costs for buying and planting certain types of trees.

118 Ingraffea said that we need to inform the public as to why the Village is proposing this law not just
119 what the law is. Ingraffea also suggested presenting something graphics when discussing the
120 amount of total diameter inches per acre.

121

122 The Governor extended virtual meetings through March 16th so Planning Board meetings will
123 continue to be held via Zoom until that date.

124

125 Ingraffea will be taking the building information, provided by Scott, and produce a spread sheet to
126 show types of residential and commercial construction done over the last 5 years in the Village as
127 well as inventory of what exists This data will help the Planning Board as it considers future
128 development proposals.

129

130 **Trustee Report**

131 Schleelein gave a report. See the minutes for the February 7, 2022 Board of Trustee minutes on the
132 Village website.

133

134 **Adjournment**

- 135 Moll moved to adjourn at 8:51. Seconded by McCauley.
- 136 Ayes: Baker, Ingraffea, McCauley, Moll, and Schleelein.
- 137 Nays: None
- 138
- 139 Minutes taken by: Michael Scott, CEO