

Village of Lansing
Planning Board Meeting
Minutes of Monday,
August 8, 2022

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The meeting of the Village of Lansing Planning Board meeting via Zoom was called to order at 7:03 PM

Present at the meeting:

Planning Board Members: Mike Baker, Jim McCauley, and Lisa Schleelein(zoom)

Absent Members: Pat Gillespie

Village Legal Counsel: Natalie French

Village Engineer: Brent Cross (zoom)

Village Trustee Liaison: Susan Ainslie (zoom)

Village CEO: Michael Scott

Public included: Larry Bieri, Eric Goetzmann, and Jamie Jensen.

Approval of the Minutes

Schleelein moved to approve the July 11, 2022 Planning Board minutes as amended. Seconded by McCauley.

Ayes: Baker, McCauley, and Schleelein.

Nays: None

McCauley moved to approve the July 26, 2022 Planning Board minutes as amended. Schleelein seconded.

Ayes: Baker, McCauley, and Schleelein.

Nays: None

Public Comment Period:

Larry Bieri stated he was attending as the observer for the Community Party.

With no one else wishing to speak, McCauley moved to close the public comment period.

Seconded by Schleelein.

Ayes: Baker, McCauley and Schleelein.

Nays: None

Baker read the following agenda item:

Public Hearing for Subdivision #2022-4603

Sean and Rachel Ryan, owners of 77 Graham Road (Tax Parcel # 46.1-1-6.24), are proposing to subdivide their 8.875 acre lot. The proposed Parcel 2 would be 20,043 square feet (.46 acres) and would have 100 feet of frontage along Dart Drive. The existing Parcel 1 would then contain the remaining 8.415 acres.

46

47 Scott stated that he has not received any comments or complaints from any neighboring residents.
48 Scott also said that he has not received the official final survey for review and signing. It will be up
49 to the Planning Board if they want to approve the subdivision and sign the final plat at a later date
50 or, hold off until the next meeting and wait for the final to be presented. McCauley suggested waiting
51 until the final plat is in hand. Schleelein agreed.

52

53 The public hearing will remain open.

54 Baker read the following agenda item:

55

56 **Review of Special Permit #2021-4516 Lansing Meadows**

57 *As per the conditions of Resolution #2021-4516, adopted on December 13, 2021, the Planning*
58 *Board will review the progress of the Lansing Meadows Development.*

59

60 Goetzmann stated that he has been reaching out to other contractors to see if he can get the next
61 two buildings started. He has found a local company that can start in the spring and finish that
62 year. Schleelein wanted a clear schedule stated. Goetzman said that the proposed contractor said
63 he could have the foundation in before July of 2023 and complete the job before the end of the
64 year (6 to 8 months of work). Schleelein stated “so by the end of 2023, phase 2 will be complete?”
65 Goetzmann said” that is correct”.

66

67 Baker said that there are 2 other items that need to be discussed; what to do with the landscape
68 escrow and whether a separate escrow needs to be set up for the phase 2 foundations. McCauley
69 suggests a foundation escrow be established. Schleelein would like to have an escrow for both
70 foundations and building but would settle for just the foundations. Schleelein also suggested that
71 the landscape escrow remain held for the future.

72

73 French stated that an escrow could only be for the foundations because that is the condition stated
74 in the resolution which was not met.

75

76 Goetzmann said that after speaking with the current tenant in Building 2, she is ok with the
77 plantings going in between her apartment and Oakcrest Road. Goetzmann then asked the Planning
78 Board to reconsider the foundation escrow because the foundation cannot be started before the
79 frost is out of the ground in the spring. The Planning Board wants to see a written commitment
80 from the contractor for the foundations. Goetzmann will work on getting a commitment letter from
81 the proposed contractor.

82

83 Schleelein and McCauley agree that an escrow is the only way to keep this project motivated.
84 Baker agreed and stated that Goetzmann needs to apply for a special permit amendment for the
85 next meeting.

86

87 French said that if an amendment request is not issued, the Planning Board can still act on the
88 original special permit and require an escrow for the foundations.

89

90 The decision on the landscaping escrow will be decided at the next meeting.

91

92 Scott stated to Goetzmann that he needed the amendment application by 8/19.

93

94 **Other Business**

95 There was discussion about the proposed Tree Conservation Law. Some minor changes were made.

96

97 Schleelein moved to recommend the proposed Local Tree Conservation Law to the Board of Trustees. Seconded by McCauley.

99 Ayes: Baker, McCauley, and Schleelein.

100 Nays: None

101

102 There was discussion about the proposed change to the Special Permit language in the Village Code.

103 McCauley moved to recommend the proposed Special Permit amendments to the Board of Trustees.

104 Seconded by Schleelein.

105 Ayes: Baker, McCauley, and Schleelein.

106 Nays: None

107

108 There was discussion about a possible amendment to the Subdivision Plat language. The Planning Board will review this and possibly move at the next meeting.

110

111 **Trustee Report**

112 Baker and French reviewed the Trustee meeting. The minutes for the August 1, 2022 Board of Trustee meeting can be read on the Village website or viewed on YouTube.

114

115 Scott reviewed the status of the conditions of multi-unit facilities in the Village.

116

117 **Adjournment**

118 McCauley moved to adjourn at 8:04. Seconded by Schleelein.

119 Ayes: Baker, McCauley, and Schleelein.

120 Nays: None

121

122 Minutes taken by: Michael Scott, CEO