

Village of Lansing  
Planning Board Meeting  
Minutes of Monday,  
October 9, 2023

Mike Baker was attending on Zoom. Lisa Schleelein was acting Board Chair.

The meeting of the Village of Lansing Planning Board meeting was called to order at 7:04 PM. A Zoom option was also provided.

**Present at the meeting:**

**Planning Board Members:** Mike Baker (Zoom), Lorraine Capogrossi, Pat Gillespie, Jim McCauley and Lisa Schleelein.

**Alternate Member:** Yamila Fournier (Zoom)

**Village Legal Counsel:** Natalie French

**Village Engineer:** Brent Cross (Zoom)

**Village Trustee Liaison:** Wolfgang Bullmer

**Village CEO:** Michael Scott

Public included: Trustee Susan Ainslie, Aleksandr Mergold and Susan Piliero.

**Approval of the Minutes**

Gillespie moved to approve the September 11, 2023 minutes. Seconded by McCauley.

Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

Nays: None

Gillespie moved to approve the minutes of September 26, 2023. Seconded by Capogrossi.

Ayes: Baker, Capogrossi, Gillespie and Schleelein.

Nays: None

Abstain: McCauley

**Public Comment Period:**

Susan Piliero representing the Community Party.

Gillespie moved to close the Public Comment period. Seconded by McCauley.

Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

Nays: None

Schleelein read the following agenda item:

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

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

52

53 Scott stated that he received the latest changes to the final plat from Tim Steed (Beer Engineer)  
54 which were passed along to Courtney and Harner who reviewed the plat and found 2 small items  
55 that needed to be changed. If these items are taken care of and a final plat can be presented to the  
56 Planning Board at the next meeting, the next step in the subdivision process could happen.

57

58 French stated that she and Schlather have agreed upon the conditions of a resolution and are just  
59 waiting on some plat information to finalize. French will supply draft easements to Schlather so he  
60 can start drafting up the required plat easements.

61

62 Scott summarized the final decisions made at the last Planning Board meeting involving trails,  
63 sidewalks and drainage.

64

65 Schleelein feels that it is imperative that this part of the project be wrapped up at the November  
66 13<sup>th</sup> meeting which is over a month away.

67

68 Beer asked if the specifics to all of the easements were the issue for finishing up the resolution.

69

70 French said no, just a list of what easements were needed. French also stated that the easements  
71 don't need to be completed to approve the resolution at the next meeting.

72

73 Scott stated that the easements will be identified on the site plan permit and that the final signed  
74 easements would need to be provided to the Village to close out that site plan permit.

75

76 Schleelein read the following agenda item:

77

78 **Continue Public Hearing for Requested Amendment to Special Permit #2021-4516**

79 *Eric Goetzmann has requested an amendment to the conditions of the approved resolution for*  
80 *Special Permit #2021-4516. The Planning Board has determined the request to be a major*  
81 *change, therefore, requiring a Public Hearing.*

82 Goetzmann could not attend the meeting.

83

84 Schleelein revisited the subject of requesting street trees be planted to provide some shade near the  
85 road sidewalk.

86

87 There was discussion on whether other items such as street lighting could be requested if the  
88 extension of Phase II was granted.

89  
90 Scott was concerned about bringing up items that have not be discussed in the past at this point.  
91 However, the street trees had been a topic of discussion. Originally the trees could not be planted  
92 due to the elevation drop on the apartment side of the sidewalk. That elevation is no longer an  
93 issue because of a grading change.

94  
95 Schleelein suggested that the Planning Board weigh the pros and cons to granting the proposed  
96 extension and also think about what happens if the IDA litigation is still active a year from now.

97  
98 The existing special permit expires in December 2024.

99  
100 Cross stated that the SWPPP could be closed out if Phase II does not happen. The area would need  
101 to be leveled and stabilized before a Notice of Termination (NOT) could be issued. Saying this, if  
102 the SWPPP was to be closed and Phase II was done in the future, a new SWPPP would be  
103 required.

104  
105 The Planning Board will look to see Goetzmann at the November 13<sup>th</sup> meeting

106  
107 Schleelein read the following agenda item:

108  
109 **Presentation of Proposed PDA**

110 *Aleksandr Mergold will be presenting a proposed PDA for the development of 20 Bomax Road*  
111 *(Tax Parcel # 45.1-1-51.13). The Planning Board will review the presentation and discuss any*  
112 *needed information for a Developer's Conference and public hearing.*

113  
114 Schleelein would like the Planning Board to take some time to review what an actual PDA is  
115 intended to do as per Appendix A-2 of the Village Code. Also review what this project would look  
116 like with the current zoning and what other projects could be constructed within the current  
117 zoning. Schleelein also suggested the Board review the Comprehensive Plan.

118  
119 Schleelein asked Bullmer what the views and thought were from the presentation given to the  
120 Board of Trustees.

121  
122 Bullmer stated that the Board of Trustees was interested in the housing aspect rather than have the  
123 building become vacant. Also, the Board of Trustees took into consideration the residential  
124 buildout of that general area over the last 15 years.

125  
126 Scott reviewed what uses are allowed in the current zoning.

127  
128 The Planning Board discussed the possibility of "workforce" housing and if it would be beneficial  
129 to the Village and feasible for the developer.

130  
131 Baker stated that the Comprehensive Plan is due for an update and wonders if a project like this  
132 would be reflected in the updated version.

134 Scott suggested giving Mergold a starting point as to what percentage the Planning Board would  
135 like to see as “workforce” housing. At that point, the developer can calculate feasibility of the  
136 project.

137

138 Schleelein acknowledged the reuse of an existing building as a positive aspect but, learning from  
139 past PDA mistakes, the Planning Board does not need to be overly accommodating. There have  
140 been some concerns from people living in the East Pointe Apartments about this project but, we  
141 have to remember, those people chose to live there.

142

143 Mergold was asked to provide a breakdown of the type of demographics that would be  
144 possible/workable with a percentage of that housing being designated as “workforce”.

145

146 The Planning Board would also like to have a traffic study done which would help in the  
147 finalization of the type of units that could be provided as well as the demographics.

148

149 Cross discussed how water consumption is calculated. Currently, the usage is calculated as 200  
150 gallons per day and that would cover a 1 bedroom to a 5 bedroom and is calculated as an average.

151

152 Scott said the calculation of water consumption would certainly need to be calculated and  
153 discussed with John Courtney as to whether that demand is currently available from the airport  
154 water storage.

155

156 Scott will send Mergold an email with a summary of the requests.

157

158 Capogrossi, who lives at the East Pointe Apartments, is concerned about the size of the proposed  
159 project and the possible problems it would bring to the existing safe community. Would the  
160 developer consider fewer units? Capogrossi feels that 20 Bomax is not the right location for a  
161 development that size.

162

163 Mergold understands the concern but feels there are other allowable uses that would cause the  
164 same or increased concerns.

165

166 Mergold will return when sufficient information is available.

167

168 **Discussion of Solar Array Draft Law**

169 *The Planning Board will be reviewing and discussing a draft of the proposed Solar Array Law.*

170 The Planning Board discussed changes needed to the Village Solar Law and Permit.

171

172 **Trustee Report**

173 Baker reviewed the Board of Trustees meeting from October 1<sup>st</sup>. Zoom meeting can be viewed via  
174 YouTube.

175

176 **Other Business**

177

178 Gillespie asked Scott to check into the CFCU lighting.

179 McCauley also asked Scott to take a look at the M&T parking lot light

180 **Adjournment**

181 Capogrossi moved to adjourn at 8:50. Seconded by McCauley.

182 Ayes: Baker, Capogrossi, Gillespie, McCauley and Schleelein.

183 Nays: None

184

185 Minutes taken by: Michael Scott, CEO