



DOWNTOWN DEVELOPMENT AUTHORITY

Project and Infrastructure Committee

P&I Committee
Peter Dewan, Chair
George Lahanas, Secretary
Mayor Pro Tem Erik Altmann
Councilmember Ruth Beier
Greg Ballein
Jim Croom
Jill Feldpausch
Tom Yeadon

Synopsis

February 21, 2019
Conference Room A
City Hall
12:00 PM

Staff Liaison
Thomas Fehrenbach

Present: Peter Dewan, George Lahanas, Mayor Pro Tem Altmann, Greg Ballein, Jill Feldpausch, Tom Yeadon, Tom Fehrenbach, Tim Dempsey, David Haywood, Heather Pope

City of East Lansing
DEPARTMENT OF
PLANNING, BUILDING AND
DEVELOPMENT
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1. Call To Order

The meeting was called to order at 12:11 p.m.

2. Public Comment

None

3. Project Updates

Fehrenbach provided updates on Center City, Park District, Park Place and the upcoming underground utility work that will take place the week of March 4. The utility work will require the closing of Albert Ave. between Grove and Abbot, and the Abbot Road - Albert Ave. intersection. Currently the BWL is completing duct line work which is requiring a southbound lane closure on Abbot Road, between Albert Ave. and E. Grand River Ave. That work is anticipated to be completed March 1.

4. 1234 E. Grand River, SUP

Fehrenbach stated this SUP is for a Medical Marihuana Provisioning Center. Haywood provided an overview of the building and parcel, explaining the provisioning center would be located on the first and second floors, with the third floor being used as separate office space. The committee discussed the location of this SUP, relative to the other Medical Marihuana SUP's that have already been proposed for this area. After further discussion, Dewan moved to make a recommendation to the DDA Board to not have any Medical Marihuana provisioning centers within the DDA district. There was not a second on the motion so the motion was withdrawn by Dewan. Mayor Pro Tem Altmann moved to recommend approval of the SUP for 1234 E. Grand River Ave., Ballein seconded the motion. Vote: 0-6, All Nays, motion failed.

5. Ordinance 1448 Lessen the Separation Distance Between Provisioning Centers

Haywood provided an overview of the Ordinance stating as written, this applies to the overly district area where both B-1 and B-2 zoning exists, which is the Merritt Road overlay. This Ordinance would allow two provisioning centers within 500' apart. Planning Commission is discussing removing "Merritt Road" and allowing all zones to allow provisioning centers to be 500' apart, due to fairness. The committee discussed doing an overlay only for the Merritt Road area, which would eliminate the fairness concern. Haywood stated the Planning Commission is also considering removing the

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language which prohibits a provisioning center from being located within 1,000 feet of a liquor store.

The committee discussed their concerns with reducing the distance between the provisioning centers and liquor stores, and the impact on the businesses in those areas.

There being no further discussion, Mayor Pro Tem Altmann moved to recommend approval of the Planning Commission's revisions, which would reduce the distance in the overlay zones, including the overlay zones within the DDA District. Lahanas seconded the motion. Vote: 0-6, All Nays, motion failed.

6. Ordinance 1449 – Height Overlay

Haywood reviewed the Ordinance explaining this would provide an option for extending building heights to 160'. The committee reviewed the boundary map of the overlay area. Haywood reviewed the Standards for Approval, for allowing the height increase.

The Committee discussed the current height which is 140', how long that height limit has been in place, shadowing caused by taller buildings, traffic impact, does an increase of 20' matter and stepping down building heights near residential neighborhoods. There being no further discussion, Dewan moved to recommend approval of Ordinance 1449, Lahanas seconded the motion. All yeas, motion passed unanimously.

7. 918 E. Grand River Ave SUP SDM License

Haywood stated this SUP is for the 7-11 that will go back into the new development at Bogue and E. Grand River, The Hub. The current liquor license for 7-11 is in escrow. The only change is they are adding liquor. The Committee discussed liquor being added as a product sold. The Committee took no action on this item.

8. Electric Skateboard Ordinance

Fehrenbach gave an overview of the Ordinance. The Committee discussed hours of operation, signage for where the scooters can be ridden, time of year they can be used, issues with snow and ice, enforcement, parking locations for the scooters and deployment locations. Fehrenbach stated City Council will review the Ordinance at their February 26 meeting and will take action on the Ordinance at their March 5 meeting.

9. Communications From Staff

None

The meeting adjourned at 1:40 p.m.