

BR-127 Corridor Improvement Authority

Minutes

Thursday, July 17, 2014

- 1) **Call to Order:** Vice Chair Balzer called the meeting to order at 7:00 PM. In attendance were members Allen, Calder, Kelley, Mohre, Randall, and Taylor. Also in attendance was the Planner, Tory Niewiadomski.
- 2) **Approval of Agenda:** Member Taylor motioned to approve the agenda and was seconded by Calder. The motion passed unanimously.
- 3) **Approval of Minutes:** Member Allen motioned to approve the minutes and was seconded by Taylor. The motion passed unanimously.
- 4) **Public Comments:** N/A
- 5) **Correspondence:** N/A
- 6) **Unfinished Business:**

a) Corridor Overlay District Update

Planner Niewiadomski discussed the current status of the Overlay District and that the Township Board adopted the first reading at their June meeting. He indicated that the second reading was scheduled for July 28th. The Overlay District is intended to provide site development regulations over properties that are within the CIA District and would apply to properties that are new development or expand their footprint by 20%. The Overlay District provides a provision to allow staff to administratively approve site plans for projects that are less than a 20% increase or under an acre in size. The Overlay District also provides an opportunity for non-conforming uses to expand upon approval of the Planning Commission.

b) Sidewalk and Pathways Grant- Assessment Update

Member Taylor specified that the engineering for the project would be completed this year with the intent to construct the project next year. He indicated that the second public hearing will be held on August 11 which would determine if the Township Board will continue with the special assessment. There was some discussion regarding areas where sidewalk and pathways will be constructed in the area.

c) Development and Tax Increment Financing Plan Update-

Planner Niewiadomski explained that the Township Board officially adopted the Development and Tax Increment Financing Plan in June. The next step is for the CIA to adopt a budget.

d) Budget Proposal-

Member Taylor discussed the attached proposed budget that would allow for \$50,000 for the CIA to get started on performing projects. The CIA will have to develop some policies on how to spend

money in the future. He clarified that the CIA has to forward a recommendation to the Township Board before a budget can be approved. He stated that the opportunity for this comes on the County agreeing to contribute \$100,000 dollars for the blight elimination grant for the former Chips building that is within the corridor. Member Taylor recommended a motion for the CIA to recommend the budget as amended of \$50,000 to the Township Board for consideration. Member Calder seconded the motion and the motion passed unanimously.

7) **NEW BUSINESS:**

a. **Complete the Streets Ordinance (Sidewalk Ordinance Update)**

Planner Niewiadomski explained that the Township has initiated the process to overhaul the current sidewalk ordinance to become compatible with the goals and objectives of the Non-Motorized Transportation Plan that was adopted in 2013. As part of the ordinance update, it will update the intent of the ordinance, different types of infrastructure, snow removal, maintenance, and the deferment and variance process. He mentioned that at some point there will be a public input process.

b. **Neighborhood Groups Discussion**

Member Taylor talked about the number of initiatives that the Township has undertaken to address the Southern Tier along Old 27. As part of the process, it has become noticed that there are not many tools to address residential neighborhoods. The Township has been looking for ways to help the neighborhoods and to identify champions to help bring cohesion to the area. There are things that can be done such as a neighborhood watch program, elderly services and wellness checkups, and there was some discussion about the successes of the Allen Street Neighborhood in Lansing.

Member Balzer stated that it would be nice to find more ownership of the area in the southern tier. She also feels that there is an identity problem down in this portion of the Township. Member Balzer spoke about the Building Stronger Communities Council and some of the initiatives that they have undertaken and also described some of the shortcomings and findings about programming agencies in the county and the disconnect with Twp residents with Lansing addresses. Some of the agencies are not aware that these people are county residents and assume that they are a part of the City of Lansing. Member Taylor mentioned that there is a 211 program that serves the county as well that is able to put people in touch with resources among other human service agencies. There were some general discussions about things that worked in the past to help bring a sense of community such as neighborhood block parties. Member Balzer feels that improved communication among these groups should be the goal.

8) **Extended Comments:** It was noticed that the Mega Mall has improved their façade in the CIA District along with the repaving of their parking lot. Member Taylor explained that the Chips

building has been taken down and that the Township is starting to see a difference in this part of the Township through the implementation of the International Property Maintenance Code.

- 9) **Adjournment:** Member Calder motioned to adjourn and was seconded by Taylor. The motion unanimously passed and the meeting adjourned at 8:05 pm.