

MEETING SUMMARY –July 8, 2015, MEETING
TOWN OF LANSING COMPREHENSIVE PLAN UPDATE COMMITTEE

Members Present: Susan Miller; Tom Butler; Ruth Hopkins, Larry Beck

Others Present: Michael Long, AICP, Planning Consultant;

Planning Consultant Mike Long called the meeting to order at 7:15pm

Form Based Codes:

- The Town of Lansing Planning Board has been in discussion of utilizing a “Form Based Code” concept for the updated Zoning Ordinance once the Comprehensive Plan has been completed. Mike Long had circulated to the Comprehensive Plan Committee members a document: Form Based Codes: A Step-by-Step Guide for Communities that was prepared by the Chicago Metropolitan Agency for Planning and endorsed by Form-Based Code Institute (FBCI). This document was discussed with the group. The concept of “Transect-Based Codes” evaluates the various density zones of various development levels. The town of Lansing would utilize the T1- Rural Preserve, T-2 Rural Reserve, T-3 Suburban, and T-4 General Urban designations. The typical form based code transects often are used by more urban and built up environments that illustrate higher levels of density. The though is to propose to regulate the bulk, massing and placement structures rather than the uses permitted.
- The committee discussed the recommendation of the Comp Plan to include a “Form Based Code” concept into the revisions of the future Land-Use Ordinance. The area of focus would be in the “town center” area of the town and heading south to the “more dense “Village of Lansing” development. The area north of Peruville Road is rural agriculture and not as applicable.
- Where is the “Urban portion of the Town”? Discussion focused around the Rogues Harbor building as a multi-story building that could serve as the density goal for the town. It might be advisable to require a 2-3 story structures to be built in the general intersection of Rt. 34B and Rt. 34 however the septic tank situation may require a larger land parcel with upper story residential uses above commercial uses.
- Discussion after the meeting indicated that “Cornell Design Connect” is looking for a Lansing project to complete and “Form Based Codes” was suggested as a potential topic.

Overlay Map Discussions:

- Mike also reviewed the town law that includes the Comprehensive Plan include existing and potential future land uses, infrastructure development, and several other factors. The committee also reviewed the current zoning map which was over-laid to indicate potential recommendations. This is why we are looking for input from the committee members.
- The infrastructure map provided by Dave Herrick illustrates that the existing water and sewer districts are located primarily in the southern part of town.
- The area around the airport and existing manufacturing plants should be expanded in the future plans. The IR zone includes a significant amount of Cornell University land and several opportunities for light manufacturing and business park type operations.
- Mike had reviewed the existing L1 – Lakeshore Zone for individual parcel sizes. There are very few small sized camps that exist directly on the water. The L1 zone is approximately 4/10th of a mile deep and would allow significantly denser development along this current zone. The committee discussed possibly creating and L1- high density area (for existing camps to continue with a 20,000 SF minimum parcel size) and add an additional L2 zone to permit a 40,000 sf parcel size in the balance of the current L1 zone. This would help to protect the Lakeshore area from over development.
- It was also explained that the ideal zoning map would follow tax parcel boundaries rather than 300 foot corridors. Issues arise when there is “split zone” or parcels that contain 2 or more zoning districts. The recommendation would be to zone an entire parcel rather than just a set back from the roadway. The Water District works within the 300 foot setback, however it is better to have only one zone per parcel.
- The AG Zone serves as the base map for this discussion. The AG committee has endorsed sending this recommended map to the Town Board as a part of the AG Plan currently being discussed. The Comp plan will recommend additional Zoning changes to the existing map.
- Institutional (I) Zone – Mike has proposed that an Institutional Zone be created and used for properties such as the Lansing Girl’s School, The Gossett Center, the Lansing Schools, Lansing Fire Houses, Town Hall, etc. as Institutional Properties.
- Town Center Plan – there was discussion about concentrating the commercial / businesses into the existing B1- B2 Zones. The Town Center concept includes a mixed development plan of multi-story buildings with compatible uses. Consensus was to create one Commercial / Business Zone to simply the permitted uses.
- Provided please find a link to the Google Drive Folder that includes all of the maps that have been compiled: <https://drive.google.com/open?id=0B8ad7Edph0dEZHV2anU4T2RmbEE&authuser=0>

Minutes:

- Minutes of the previous meeting on June 10, 2015 were circulated electronically with the meeting reminder for this meeting. Hard copies were distributed to those present.

Additional Topics:

- The Town-wide survey was discussed. This provided early feed back into the Comprehensive Plan Process and gauging community reactions to various topics. The summary documents will be attached as an exhibit in the final version of the Comp plan.
- Ruth has updated the Recreation section. Mike has asked Steve Colt to review and update this section.
- Possible recommendation would be an evaluation of Meyers Park – to create a long term development plan. This plan could be used to solicit matching grant funding for development / acquisition issues as agreed upon through the consensus building process.
- Economic Development – “Who is Responsible for it” There are several waterfront locations that would be ideal for a hotel /conference facility on the waterfront.

Next Meeting: The consensus of the group was to “**NOT HAVE AN AUGUST MEETING**” due to vacation and family summer schedules. The next meeting will be set for **Wednesday Sept. 8th, 2015 @ 7:00pm** Lansing Town Hall Board Room

Planning Consultant Mike Long adjourned the meeting at 9:20pm

Prepared by Michael Long