

MEETING SUMMARY – January 13, 2016 MEETING
TOWN OF LANSING COMPREHENSIVE PLAN UPDATE COMMITTEE

Members Present: Connie Wilcox – Chairperson, Ed LaVigne -Town Supervisor Maureen Cowen, Duane Smith, Lin Davidson, Christopher Williams, Katrina Binkewicz – Town Board, Joe Wetmore, Dennis Mogil, Thomas Butler, Susan Miller, Jerry Caward, Philip Snyder

Others Present: Michael Long, AICP, Planning Consultant; Joseph Sheppard, Planning Assistant;

Connie Wilcox called the meeting to order at 6:10pm

Notes:

- New and old members introduced themselves
- Connie noted that the focus for this plan should revolve around Economic Development
- Christopher Williams has been tasked with chairing the Economic Development committee
- Chris discussed the need for Economic Development In the area to circulate around bringing businesses into the area that do not have large infrastructure needs and can utilize current infrastructure
- Dennis discussed housing needs in the area and where the focus should be.
 - Noted a lack of affordable housing in the Lansing and the County in general
 - Affordable housing was noted to be ~160 – 165,000
 - Noted a lack of infrastructure playing a role in the lack of affordable housing
- Joe W. noted that housing is being built that isn't what is being demanded based on discrepancy between occupancy rates and population increases
- Discussion revolving around type of housing and demographics being built took place.
 - Maureen noted that the question should be asked; What housing does the community actually need based on the demographics of the area? Do the demographics dictate what can be seen as affordable and necessary?
 - Lynn noted that the market and demographics is going to drive the type of housing being built
 - The current younger generation is not buying housing and current trends are quite different, also contributing to the type of housing being built
- Susan noted that it might be good for everyone on the committee to go over the Community Survey that was conducted
- Connie suggested that everyone go over the survey for the next meeting and come back with suggestions and observations for the next meeting
- Connie reminded the group that the Comp Plan is not Law it is only a guide to guide future land use plans

- Mike offered an explanation of the difference between “Form-Based Codes” Zoning and traditional “Euclidian Zoning”
- Joe W. noted that it appeared that notes and minutes from the Public Information Meeting of April 09, 2014 were missing, this was passed out to the committee and it was asked that everyone review them prior to the next meeting
- Discussion revolving around next steps took place
 - Sub-committee meetings
 - Finalizing formatting
 - Reviewing and rewriting current document
 - April Rewritten Draft
 - June Final Document
- Mike is going to redraft the sub-committee list and disseminate
- Committees should meet prior to the February 10th meeting
- Formatting of the document was discussed
 - Joe W passed out a proposed table of contents.
 - It was noted that the plan must be very readable and accessible to the public
 - Mike asked Joe W to email his proposed table of contents to him
 - Merge Chapters 2&3 of the Draft Document
 - The committee agreed that the formatting as seen on Page 71 of the Draft Document (Natural Resources)
- Sub- Committees will be meeting on February 3rd
 - Lin, Duane, and Ed – Economic Development
 - Ed, Katrina, Philip and Maureen – Tourism
 - Dennis – Housing
 - Tom, Susan M, Phil, Jerry, and Joe – Land Use and Development
- Mike stated we want to have a revised draft completed by April with a final version complete by June
- Susan M. raised the question of whether there should be more public meetings:
 - It was noted that possibly once there is a draft completed it should be brought to the public and a meeting held seeking their input.
 - Note: The Comprehensive Plan Committee is required to hold one or more public hearings to assure full opportunity for citizen participation. Additionally, the Town Board must hold a “public hearing” on the proposed plan prior to its adoption”.
- Discussion revolving around the need for future discussion on Zoning should take place and what the recommendation of the committee should be, vis-à-vis Form-Based Codes / Euclidian.
- Discussion revolving around the inclusion of Town Square wording in the plan occurred

- o It was noted that there is not a plan for the Town Hall property across the street from Town Hall and the plan should not really speak about the Town Hall plan as it is not viable
- o Mike stated he would go through the plan and remove the Town Square wording
- o Ed noted that the Land is going to be appraised and offered for developers to buy and develop; so long as it is development that is allowed by current Town law
- o Susan M. noted that there is wording in the survey and public meeting that discusses the Town Center.
- o Mike stated that it could be a footnote stating that it was a development plan in the past that became unfeasible, but that the plan for that area is development that the plan should encourage.
- o Phil noted that the Village should be mentioned as being an important part of the Town and could represent the “Town Center”

Minutes:

- Minutes were provided to the group

Next Meeting:

- **SUB-COMMITTEE MEETINGS** February 3, 2016 @ 6pm Lansing Town Hall
- **FULL COMMITTEE MEETING** February 10, 2016 @ 6pm Lansing Town Hall

Connie Wilcox adjourned the meeting at 7:30pm

Prepared by Joseph Sheppard