

# Planning, Building, & Development

## Environmental Policies and Plans

### Climate Sustainability Plan

This plan integrates sustainability into private development, land use, and building design. Some key themes:

- **Waste Management:** Ensure on-site recycling infrastructure in multi-family developments.
- **Energy Efficiency:** Guide developers on energy-efficient design and solar integration.
- **Renewable Energy:** Communicate City commitment; support ordinances promoting/requiring renewable systems in new private buildings.
- **Transportation:** Emphasize non-motorized infrastructure; advocate for bicycle parking requirements in new developments.
- **Water Management:** Guide developers on green infrastructure (e.g., bioretention) for stormwater; be mindful of wellhead protection areas during zoning and siting decisions.

### Green Building Policy

#### Policy Resolution 2009-01

This policy ensures projects receiving City financial support commit to environmentally responsible design and construction.

#### Key Directives for Planning and Development Staff:

- Recognize this policy links City financial incentives directly to specific green building standards for private development.
- Verify incentive projects incorporate and commit to agreed-upon green building measures.
- Encourage all new private development to incorporate LEED or similar green building/low-impact design, highlighting long-term benefits.

### Green Purchases: Office

#### 10% Green Purchasing Incentive:

Purchasing more sustainable options is encouraged as long as they're less than 10% more expensive than your standard purchase.

**Bathrooms and Kitchen:** Upgrading to low-flow water fixtures is encouraged! Consider paper, aluminum, or reusable alternatives to single use plastics for cups, plates, and cutlery.

**Printing:** Opt for paper products made from the most recycled paper material. Set printers and copiers to automatically make double-sided copies.

### Post-Construction Stormwater Management

This ordinance requires projects to manage increased runoff from impervious surfaces to prevent flooding and safeguard waterways from pollution.

#### Key Directives for Planning and Development Staff:

- Applies to private development/redevelopment projects disturbing  $\geq 1$  acre.
- Direct developers to DPW Engineering early for stormwater guidance to ensure compliance.
- Encourage Low Impact Development (LID) techniques -like bioretention, to meet both stormwater and pollinator resolution goals.
- Designs must meet water quality/volume standards; emphasize required long-term maintenance.

## Wetland Protection Ordinance

### Chapter 49 of the City Code

East Lansing regulates wetlands alongside the State, upholding a 'no net loss' policy. Planning staff must communicate this framework early to applicants for compliant projects.

#### Key Directives:

- Inform applicants of wetland review for any activity near/within potential wetlands, emphasizing preservation and "no net loss."
- Immediately direct applicants with potential wetland impacts to DPW for permit guidance and wetland determination.
- Be aware that activities in regulated wetlands require a permit from the City, State, or both.

## Tree Protection Ordinance

East Lansing regulates tree preservation, planting, and removal. Planning staff should familiarize themselves with the City's Tree Manual and direct applicants to DPW.

#### Key Directives:

- Route all tree inquiries and permit applications to DPW.
- Tree removal/land clearing permits are required for commercial, multi-family, and larger residential properties (single/two-family lots under two acres are generally exempt for private trees).
- Be aware that Planning Commission approval may be required for complex tree removal permits; illegal removals are civil infractions with significant fines.

## Solid Waste/Multifamily Recycling Ordinance

East Lansing City Code outlines mandatory recycling amenity requirements for new multi-family dwellings. Communicate this priority to applicants.

#### Key requirements:

- Ensure new multi-family designs include adequate space for on-site recycling containers and collection systems from initial planning.
- Consider how design facilitates easy resident recycling access.
- Confirm waste strategy supports City goals for increased recycling rates and resource management.

## Pollinator Resolution

East Lansing is a Pollinator-Friendly Community, annually reaffirming its commitment to pollinator health through resolution.

#### Key Directives:

- Actively encourage developers to adopt pollinator-friendly landscapes in project design to align with City goals.
- When reviewing landscape plans, recommend species that inherently require no pesticide use.
- Promote site designs that support diverse pollinator habitats, including naturalized areas and varied planting.
- Emphasize that prioritizing pollinator health reflects a strong community preference, potentially smoothing public review.

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