



Andy Schor
Mayor

LANSING PLANNING BOARD

Regular Meeting

November 3, 2021

6:30 p.m.

Neighborhood Empowerment Center 600 W Maple St.

MINUTES – *Approved 12/7/21*

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Dr. Farhan Bhatti, Marta Cerna, Tony Cox, Josh Hovey, Thomas Morgan, John Ruge
- b. Absent: Monte Jackson (excused)
- c. Staff: Sue Stachowiak, Andy Fedewa

2. APPROVAL OF AGENDA –

Planning & Zoning Staff requested that Act-8-2021 be removed from the agenda and that Act-1-2020 be added to Report from the Planning Office.

Dr. Bhatti made a motion, seconded by Mr. Morgan, to table Act-8-2021, Sale of City-Owned Property, Lot 50. On a voice vote the motion passed unanimously (7-0).

The revised Agenda was approved without objection.

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS –

A. SLU-1-2021, Special Land Use Permit for a surface parking lot, Parcel ID #33-01-01-17-226-182 (commonly known as 611 N Butler Blvd.):

Ms. Stachowiak stated this is a request from A. L. Williams Consulting for a Special Land Use Permit to construct an off-street surface parking lot at Parcel ID #33-01-01-17-226-182, which is commonly known as 611 N Butler Blvd. This parcel is vacant and adjacent to commercial properties along the south 900 block of W Saginaw St.

The parcel is currently zoned R-6b Urban Residential, which would allow for a single detached house with up to six (6) dwelling units. Although the parcel is zoned residential, an off-street surface parking lot is allowed by a special land use permit heard by the Planning Board and approved by City Council. Ms. Stachowiak stated that staff recommends denial of the application based on the possible conflict between increased noise, headlight glare, and motor vehicle activity, and nearby residents' quiet enjoyment of their residential property.

Ms. Stachowiak stressed that if the Planning Board did vote to recommend approval of the application, staff recommends they include the following conditions:

- 1. Installation of a 6-foot high, opaque fence along the south and west property lines of the subject property, except within the 20-foot front yard setback area (the fence along the south property line may not extend closer than 20 feet to the front property line along Butler Blvd.); and
- 2. The parking lot be designed with the drive aisle located along the south property line (north of the required 5-foot landscape buffer strip) so that the row of parking on the subject property

will be north of the drive and the headlights from the parked vehicles will face north rather than towards the adjoining residential properties.

Mr. Ruge stated he is generally against allowing non-residential zoning and uses to expand into the residential side of the block since the block is split nearly 50/50 MX-C and R-6b. Mr. Ruge questioned the actual need for additional parking at this location because there appears to be a lot of surface parking behind all the commercial buildings along this stretch of W Saginaw St.

Mr. Morgan stated that Lansing has been noted as the capital city with the worst over-abundance of surface parking lots. There is already too much parking downtown and there is plenty of parking along the streets in the neighborhoods surrounding downtown. Mr. Morgan agreed with Mr. Ruge that he does not see the need for this expansion.

Mr. Morgan made a motion, seconded by Mr. Ruge to deny SLU-1-2021, Special Land Use Permit for a surface parking lot, Parcel ID #33-01-01-17-226-182 (commonly known as 611 N Butler Blvd.)

Mr. Hovey asked the applicant to speak about the need for additional parking. Mr. Williams, applicant, described the businesses that are starting to move into the buildings he owns, one being a motor vehicle window-tinting business that regularly sees 20-40 vehicles coming and going each day. Mr. Williams stated that there is an expectation that these cars will use off-street parking because of the level of care they are given by their owners. Mr. Williams explained that other businesses he is starting to rent to on this block have determined that there is not enough parking for their client base and have explicitly requested additional off-street parking. Mr. Williams said that he agrees to Planning & Zoning staff's recommendations and does not want to be detrimental to his neighbors.

Dr. Bhatti explained that he works nearby and drives by this stretch of Saginaw St. daily. He commended the applicant for helping revive this block and getting new businesses in the area.

Ms. Alexander asked staff to confirm that public notices were mailed and if any comments were received. Ms. Stachowiak confirmed that property owners within 300 feet of the subject parcel were notified by mail and that she did not receive any comments.

Mr. Cox asked the applicant if parking is already leaking onto on-street parking. Mr. Williams replied yes.

Mr. Morgan stressed that patrons of these businesses are able to walk a short distance if necessary and it is the purpose of on-street parking to help with local traffic.

Mr. Hovey voiced support for helping local businesses succeed. Seeing no one of the public wishing to make a comment, Mr. Hovey asked for a vote on the original motion.

On a roll call vote the motion failed (3-4). Ms. Alexander, Ms. Cerna, Mr. Cox, and Dr. Bhatti cast dissenting votes.

Dr. Bhatti made a motion, seconded by Ms. Alexander, to approve SLU-1-2021, Special

Land Use Permit for a new surface parking lot at 611 N Butler Blvd., with Staff's conditions that a 6-foot high, opaque fence be installed along the south and west property lines and that the parking lot be designed to direct motor vehicle headlights away from the adjoining residential properties.

Ms. Alexander requested staff to confirm that a site plan review will be required for the parking lot. Ms. Stachowiak stated that a site plan will be required and reviewed.

Mr. Morgan conveyed that the charge of the Planning Board is to support the vision and implementation of the *Design Lansing* Comprehensive Plan and he does not believe additional surface parking in residential areas supports that work.

On a roll call vote the motion passed (4-3). Mr. Morgan, Mr. Ruge, and Mr. Hovey cast dissenting votes.

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

(1) Minutes for approval: October 5, 2021

The minutes from the October 5, 2021 Planning Board meeting were approved without objection.

B. Old Business – None

C. New Business – None

8. REPORT FROM PLANNING OFFICE –

A. Act-1-2020, Jerome St., N Holmes St. Street Vacation:

Mr. Fedewa reminded the Planning Board that at the July 2020 regular meeting they heard a request from Sparrow Health Systems to vacate that portion of Jerome St. between N Holmes St. and N Pennsylvania Ave. and vacate that portion of N Holmes St. between Jerome St. and E Michigan Ave. Sparrow Hospital owns properties on both sides of these stretches and wanted control of the rights-of-way for redevelopment purposes. The Board found that the request could be granted since these streets solely serve the hospital and it would not have a detrimental effect on the transportation circulation network, but that they agreed with Planning & Zoning Staff's conditions concerning infrastructure maintenance agreements, utility relocation or easements, third-party facilities agreements, and that the non-motorized access along Jerome St. detailed in the *Design Lansing* Comprehensive Plan be preserved.

Mr. Fedewa stated that it is common for the City Attorney to include an expiration term for street vacations if the conditions are not met and if the approved resolution is not filed properly. In this case, the resolution did expire, but Sparrow Health Systems still needs the vacation. Per ongoing discussions between Sparrow, the Board of Water & Light, and the City departments of Public Service, Economic Development & Planning, and the Office of the City Attorney, all parties have

agreed that the street vacation application that was heard July 2020 remains unchanged and that all conditions are still agreed upon and able to be fulfilled.

Mr. Fedewa explained that a public hearing is not required for an Act-33 Review and that a new vote by the Planning Board is not necessary since their recommendation of approval of Act-1-2020 is still valid, but it will need to be reapproved by City Council due to the resolution expiring. Mr. Fedewa asked if any Board members had any comments, concerns, or discussion for the Act. No Board members expressed any comments or concerns.

9. COMMENTS FROM THE CHAIRPERSON – None

10. COMMENTS FROM BOARD MEMBERS –

Mr. Morgan asked if the meeting schedule is required to be posted at the Neighborhood Empowerment Center to comply with the Open Meetings Act. Mr. Fedewa replied that the meeting schedule is posted at the Planning & Zoning office, City Hall, and online, and that he would ask the City Clerk if it is also required at Planning Board's meeting location.

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None

12. ADJOURNMENT – The meeting was adjourned at 6:55 p.m.