



Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
Tuesday, July 5, 2022, 6:30 p.m.
600 W. Maple Street, Lansing, MI 48906

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call**
 - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS**
 - A. Z-2-2022, Vacant parcels located between 3220 & 3330 W. Miller Road – Rezoning from “R-3” Suburban Detached Residential to “R-6B” Urban Residential.....1**
 - B. Z-2-2022, 3021 Aurelius Road – Rezoning from “R-2” Suburban Detached Residential to “R-6B” Urban Residential.....2**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. Consent Items**
 - (1) Minutes for approval: June 7, 2022.....3**
 - (2) Z-2-2022, Vacant parcels located between 3220 & 3330 W. Miller Road - Rezoning from “R-3” Suburban Detached Residential to “R-6B” Urban Residential**
 - (3) Z-2-2022, 3021 Aurelius Road – Rezoning from “R-2” Suburban Detached Residential to “R-6B” Urban Residential**
 - B. Old Business**
 - C. New Business**
- 8. REPORT FROM PLANNING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM BOARD MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: August 2, 2022

For special accommodations, please give 24 hours notice prior to the meeting by calling Sue Stachowiak in the Planning Office at 517-483-4085

GENERAL INFORMATION

APPLICANT/OWNER:	Ray Garcia, VMG Construction, LLC 6081 S. M. L. King Jr. Blvd. Lansing, MI 48911
REQUESTED ACTION:	Rezone the 2 vacant parcels located between 3220 & 3330 W. Miller Road from "R-3" Suburban Detached Residential to "R-6B" Urban Residential
EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	1 duplex on each of the 2 vacant parcels
PROPERTY SIZE & SHAPE:	Parcel No. 1: 60' x 297.07' = 17,824.2 sq. ft. Parcel No. 2: 60' x 297.07' = 17,824.2 sq. ft.
SURROUNDING LAND USES	N: Single Family Residential & Church S: Single Family Residential E: Single Family Residential W: Single Family Residential
SURROUNDING ZONING:	N: "R-3" Suburban Detached Residential S: "IND-1" Suburban Industrial E: "R-3" Suburban Detached Residential W: "R-3" Suburban Detached Residential
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for low density residential use. W. Miller Road is designated as a collector road.

DESCRIPTION

The City Council recently approved a request by Raymundo Garcia (property owner) for variances to the width-to-depth ratio requirement for residential lots to allow the vacant parcel located between 3220 and 3330 W. Miller Road to be split into 2 separate parcels of land. That process is complete, and the owner is now requesting a rezoning from "R-3" Suburban Detached Residential to "R-6B" Urban Residential to permit the construction of duplexes on each of the 2 newly created parcels. If the rezoning is not approved, the applicant will be limited to the construction of 1 single family home on each parcel as allowed under the current zoning. This is a conditional rezoning request wherein the future use of the parcels will be limited to either 1 single family dwelling or 1 duplex.

COMPATIBILITY WITH SURROUNDING LAND USE

There is a very eclectic land use and zoning pattern in the area surrounding the subject properties. The area to the south is zoned industrial and contains a mix of industrial and residential land uses. The adjoining properties to the east and west and the properties to the north are zoned and being used for single family residential purposes. Further to the east and west are multiple family residential zoning and land uses. While the proposed rezoning will represent a “spot” of “R-6B” zoning, the proposed duplexes that it would allow are appropriate given the location and size of the properties and its frontage along W. Miller Road which carries a relatively high volume of traffic.

A straight rezoning to the “R-6B” zoning district would allow, based upon the lot size, up to 6 residential units, depending on the number of bedrooms in each unit. Allowing more than 2 units could conflict with the density being advanced in the City’s Design Lansing Comprehensive Plan as described below. To prevent over densifying the property, the applicant has agreed to a conditional rezoning to limit use of each of the 2 parcels to either 1 single family dwelling or 1 duplex.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject properties for low density residential use. The Plan defines low-density as 6 dwelling units per acre or less. The subject properties are 17,824.2 square feet in area. A duplex on a property of this size equals a density of 4.8 dwelling units per acre which is well within the density level being advanced in the Plan for the subject properties.

In addition, the proposed duplexes are consistent with the following goals of the Plan:

“Allow medium-density residential (rather than commercial) on high traffic streets served by transit.”

“Encourage higher-density housing options in transit-served mixed-use centers and corridors.”

The subject properties are located on W. Miller Road which is a 3-lane road that has 2 travel lanes and a center left turn lane. W. Miller Road is designated as a collector road that is designed for a relatively high volume of traffic. It is also a CATA route with a bus stop just to the south at 3237 W. Miller Road.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The traffic generated by 2 duplexes will be negligible and will thus, have no impact on the transportation system in the area. The subject properties are accessed via W. Miller Road, which is designated as a collector road, designed to accommodate a relatively high volume of traffic.

IMPACT ON PUBLIC FACILITIES

The proposed duplexes will have no negative impacts on public facilities in the area. The duplexes will generate very minimal traffic and will not exceed capacity levels with regard to the utilities needed to serve the duplexes.

ENVIRONMENTAL IMPACT

Construction of 2 duplexes will have no negative impacts on the environment. Site plan review is not required for duplexes. As part of the building permit process, however, the applicant will be required to submit a basic plot plan showing the proposed building setbacks, house/garage sizes and driveways to ensure that the basic zoning ordinance development standards will be met. The lot coverage limitation is 60% (all impervious surfaces) to prevent any stormwater run-off issues.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the rezoning could set a precedent for future requests of a similar nature along the north side of the 3000 block of W. Miller Road. There are only 4 lots in this area that would be appropriate for higher density residential zoning to accommodate duplexes. Requests for conditional rezonings of those 4 parcels to permit duplexes would be given favorable staff recommendations for the same reasons, as described in this report, that staff is supportive of this request

SUMMARY

This is a request by Raymundo Garcia to rezone the 2 vacant parcels of land located between 3220 & 3330 W. Miller Road from "R-3" Suburban Detached Residential to "R-6B" Urban Residential. The purpose of the rezoning is to permit the construction of a duplex on each of the 2 vacant parcels.

The proposed duplexes will have no negative impacts on traffic, the environment, or public services in the area. The duplexes that would be permitted under the proposed "R-6B" zoning are consistent with the density being advanced in the Master Plan for the area in which the subject properties are located and with the goals of the Master Plan to locate medium and higher density residential land uses along high traffic volume roads. To ensure that the density does not exceed the Master Plan designation, the applicant has agreed to a conditional rezoning wherein the future use of both parcels will be restricted to 1 single family dwelling or 1 duplex.

RECOMMENDATION

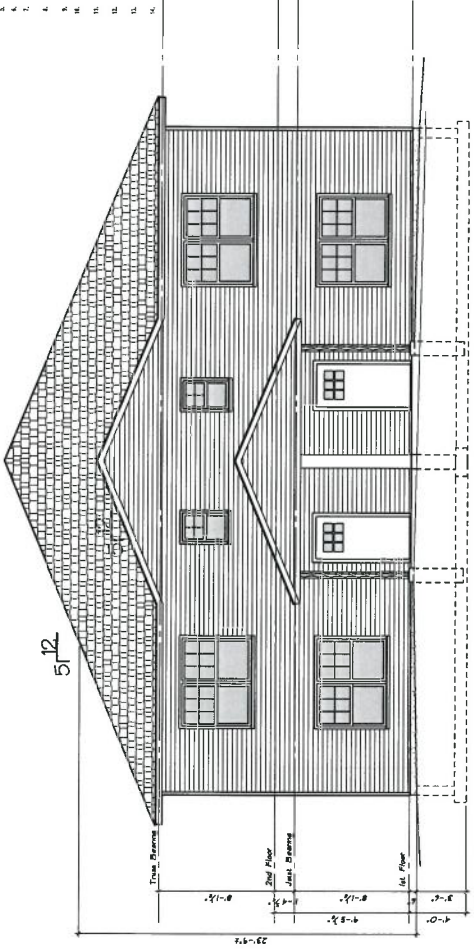
Pursuant to the findings described in this report, staff recommends approval of Z-2-2020 to rezone the 2 vacant parcels of land located between 3220 & 3330 W. Miller Road from "R-3" Suburban Detached Residential to "R-6B" Urban Residential with the condition that the subject properties can only be used for either 1 single-family dwelling or 1 duplex.

Respectfully Submitted,

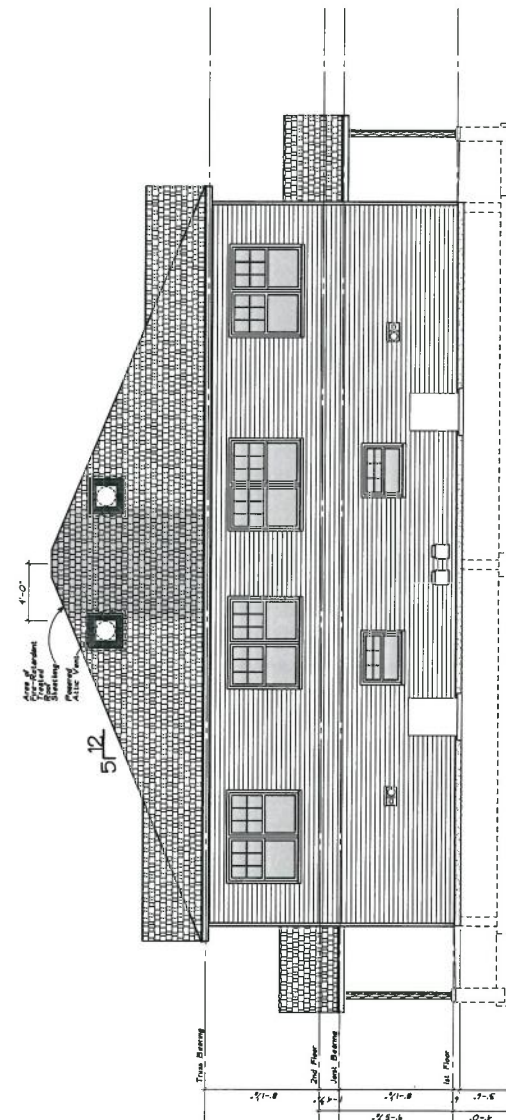
Susan Stachowiak
Zoning Administrator



- NOTES:**
1. All exterior wall and window openings shall be finished with exterior grade materials. Verify with relevant manufacturer's literature.
 2. Window Sill (MSJ) - 1" x 4" x 1/2" or similar.
 3. Provide minimum 1/2" clearance between window and exterior wall.
 4. All exterior wall and window openings shall be finished with exterior grade materials. Verify with relevant manufacturer's literature.
 5. Provide Sill (MSJ) for all window units. Check to confirm to match window.
 6. All exterior wall and window openings shall be finished with exterior grade materials. Verify with relevant manufacturer's literature.
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 12. All exterior wall and window openings shall be finished with exterior grade materials. Verify with relevant manufacturer's literature.
 13. All exterior wall and window openings shall be finished with exterior grade materials. Verify with relevant manufacturer's literature.
 14. All exterior wall and window openings shall be finished with exterior grade materials. Verify with relevant manufacturer's literature.

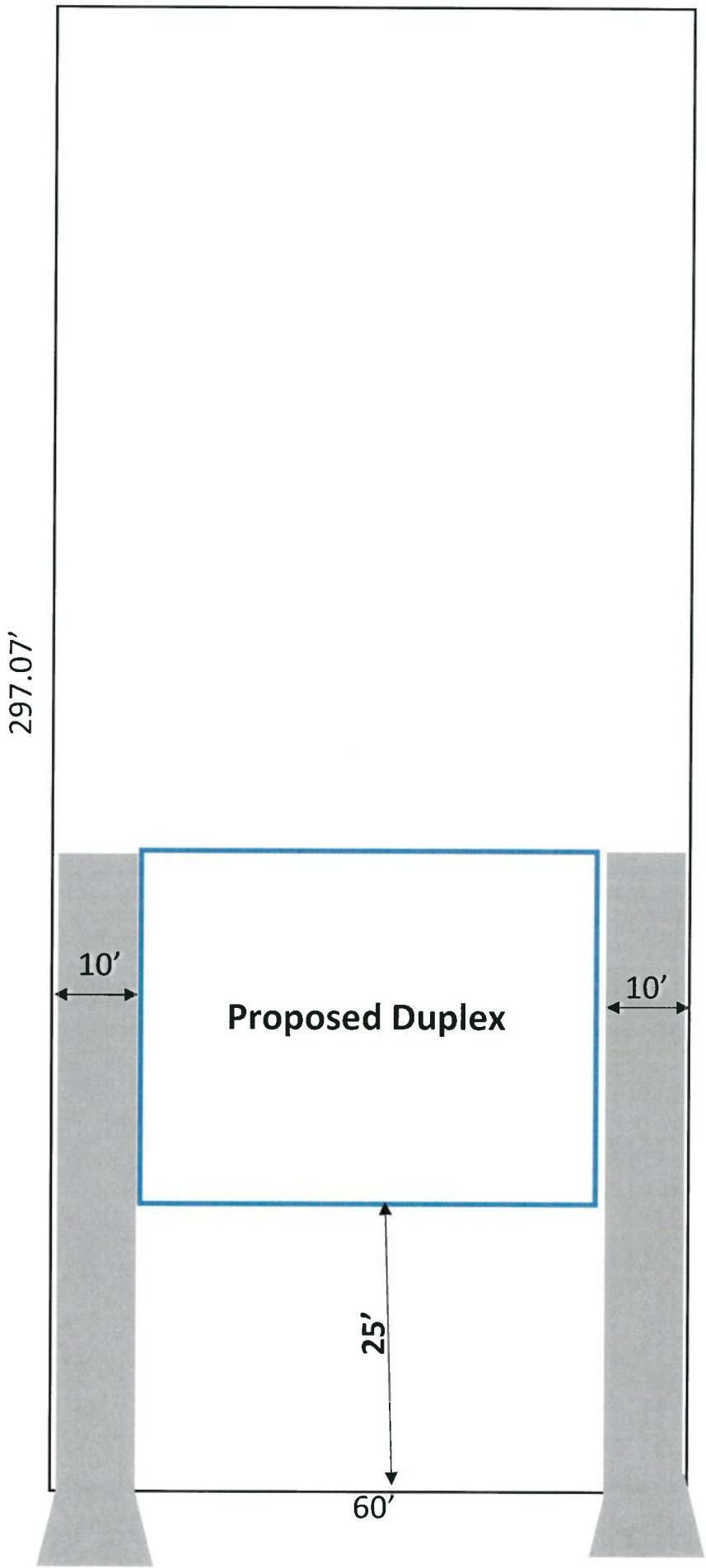


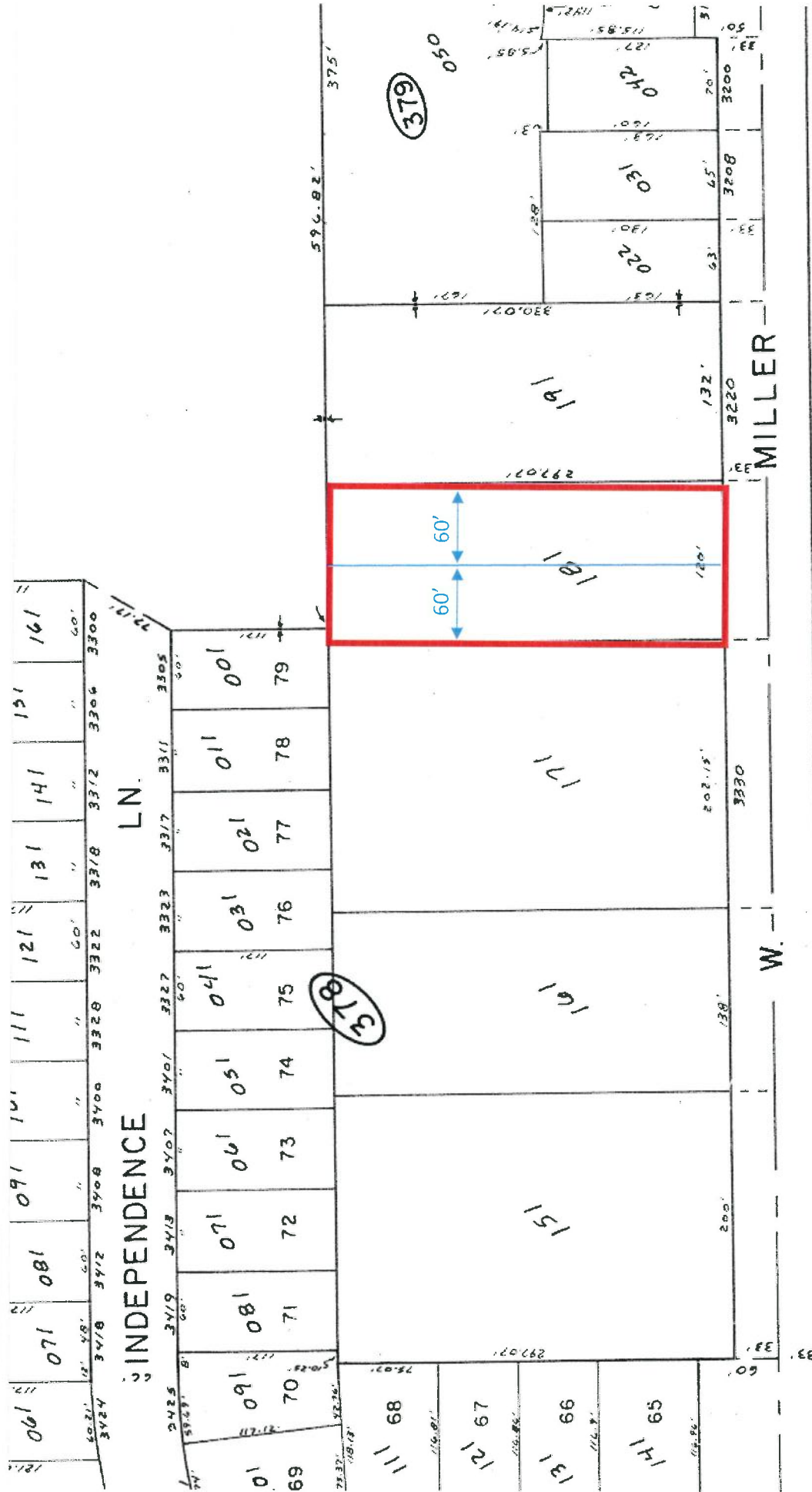
EAST ELEVATION
Scale: 1/4" = 1'-0"



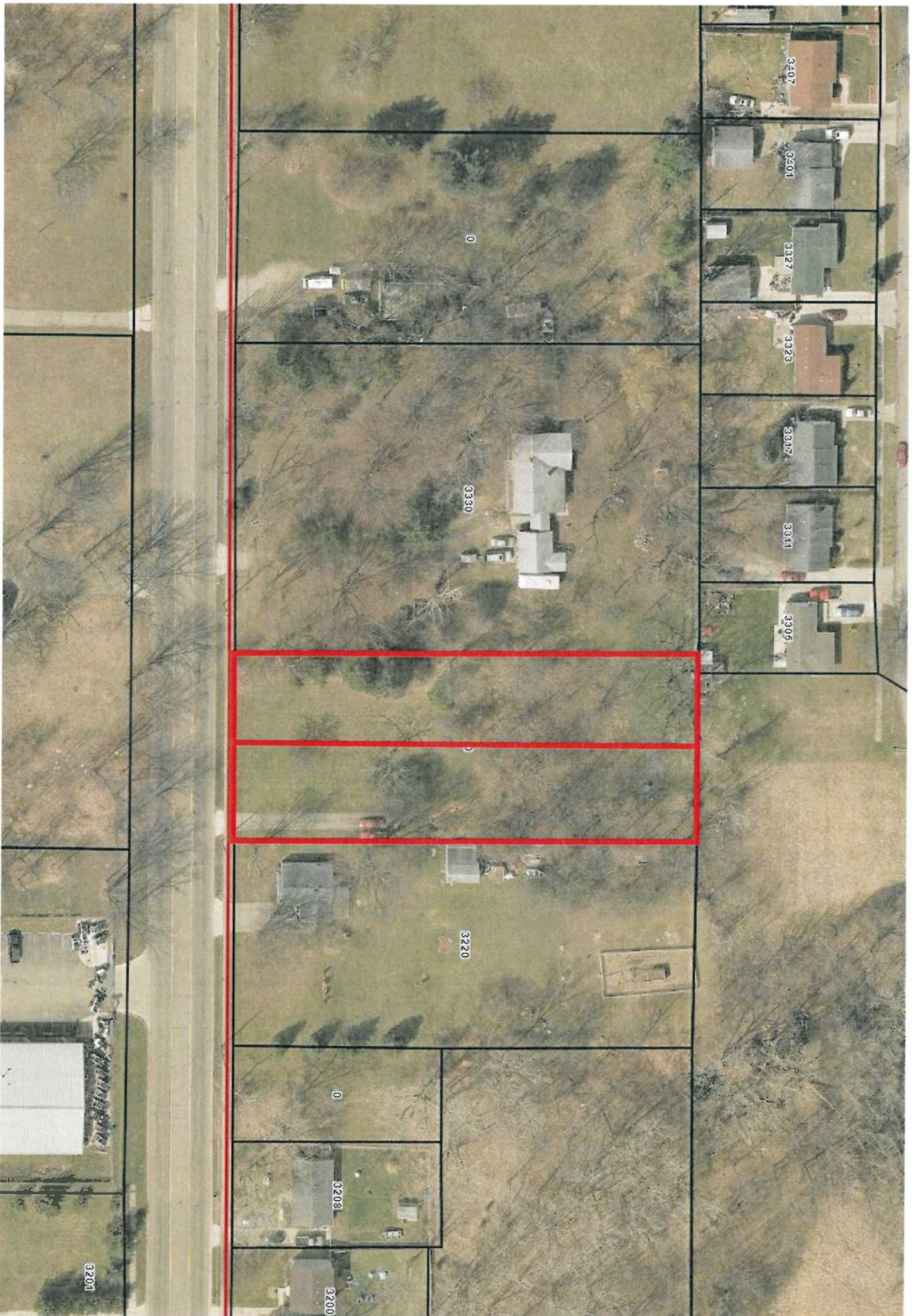
SOUTH ELEVATION
Scale: 1/4" = 1'-0"

W. Miller Road Parcels

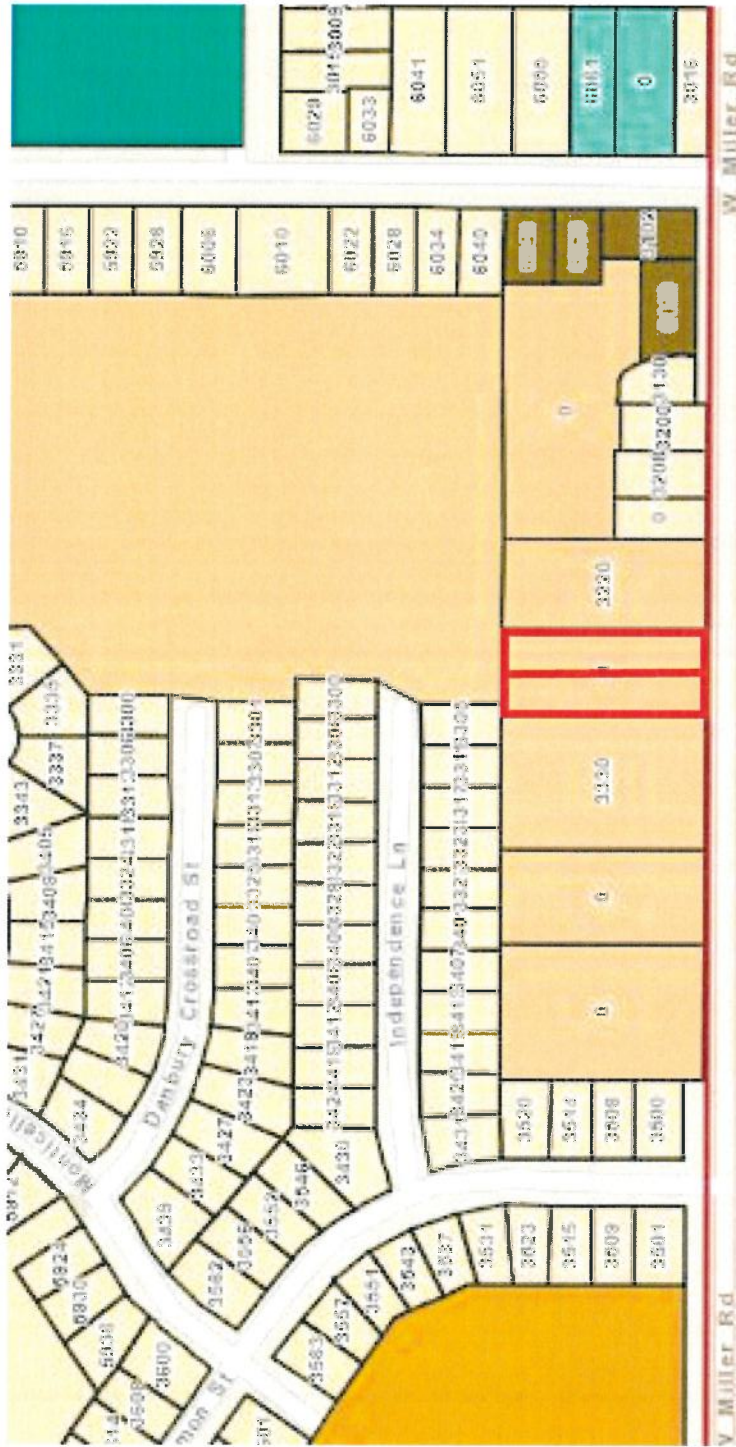




305-07-100



City of Lansing Zoning Map



GENERAL INFORMATION

APPLICANT/OWNER:	Ray Garcia, VMG Construction, LLC 6081 S. M. L. King Jr. Blvd. Lansing, MI 48911
REQUESTED ACTION:	Rezone 3021 Aurelius Road from "R-2" Suburban Detached Residential to "R-6B" Urban Residential
EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Duplex
PROPERTY SIZE & SHAPE:	82.5' x 231' = 19,057 square feet
SURROUNDING LAND USES	N: Single Family Residential S: Single Family Residential E: Single Family Residential W: Single Family Residential/Vacant Lot
SURROUNDING ZONING:	N: "R-2" Suburban Detached Residential S: "R-2" Suburban Detached Residential E: "R-2" Suburban Detached Residential W: "R-MX" Residential Mix
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for low density residential use. W. Miller Road is designated as a prime connector.

DESCRIPTION

This is a request by Raymundo Garcia to rezone 3021 Aurelius Road from "R-2" Suburban Detached Residential to "R-6B" Urban Residential. The purpose of the rezoning is to permit the construction of a duplex on the property. If the rezoning is not approved, the applicant will be limited to the construction of 1 single family home as permitted under the current zoning designation.

COMPATIBILITY WITH SURROUNDING LAND USE

The proposed duplex will be consistent with the established land use pattern along the 2900, 3000 and 3100 blocks of Aurelius Road. There are existing duplexes located 1 lot to the north at the southeast corner of Hamelon and Aurelius, 2 lots to the south at 3111 Aurelius and on 4 of the lots located on the west side of Aurelius just south of the subject property.

While the proposed rezoning will represent a “spot” of “R-6B” zoning, the proposed duplexes that it would allow are appropriate given the size of the property, its frontage along a prime connector road and the existence of several other duplexes already in the immediate vicinity of the subject property. Also, the properties on the west side of Aurelius in the 2900 – 3100 blocks are currently zoned “R-MX” Residential Mix which permits duplexes as a matter of right.

A straight rezoning to the “R-6B” zoning district would allow, based upon the lot size, up to 6 residential units, depending on the number of bedrooms in each unit. Allowing more than 2 units could conflict with the density being advanced in the City’s Design Lansing Comprehensive Plan as described below. To prevent over densifying the property, the applicant has agreed to a conditional rezoning to limit use of each of the 2 parcels to either 1 single family dwelling or 1 duplex. The conditions of a rezoning run with the land and are binding upon all future owners of the properties in perpetuity.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. The Plan defines low-density as 6 dwelling units per acre or less. The subject property is 19,057 square feet in area. A duplex on a property of this size equals a density of 4.5 dwelling units per acre which is well within the density level being advanced in the Plan for the subject properties.

In addition, the proposed duplexes are consistent with the following goals of the Plan:

“Allow medium-density residential (rather than commercial) on high traffic streets served by transit.”

“Encourage higher-density housing options in transit-served mixed-use centers and corridors.”

The subject property is located on Aurelius Road which is a 3-lane road that has 2 travel lanes and a center left turn lane. Aurelius Road is designated as a prime connector that is designed to carry a relatively high volume of traffic. It is also CATA route with bus stops located to the north at Forest Road and to the south at Irvington Avenue.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The traffic generated by a duplex will be negligible and will thus, have no impact on the transportation system in the area. The subject property is accessed via Aurelius Road, which is designated as a prime connector, designed to accommodate a higher volume of traffic than what would be associated with a typical local residential road.

IMPACT ON PUBLIC FACILITIES

The proposed duplex will have no negative impacts on public facilities in the area. The duplex will generate very minimal traffic and will not exceed capacity levels with regard to the utilities needed to serve the duplex.

ENVIRONMENTAL IMPACT

Construction of a duplex on the subject property will have no negative impacts on the environment. Site plan review is not required for duplexes. As part of the building permit process, however, the applicant will be required to submit a basic plot plan showing the proposed building setbacks, house/garage sizes and driveways to ensure that the basic zoning ordinance development standards will be met. The lot coverage limitation is 60% (all impervious surfaces) to prevent any stormwater run-off issues.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the rezoning could set a precedent for future requests of a similar nature for some of the larger properties along the east side of Aurelius Road between Wabash Road and Forest Road. There are several that would comply with the rezoning evaluation criteria for the same reasons described in this report as regards rezoning the subject property. Requests for rezoning of some of the other properties in the area would, therefore, also be given a favorable staff recommendation, conditioned upon the uses being restricted to single or 2-family residential.

FLOODPLAIN

The west, approximately 2/3 of the subject property is located in the 100-year floodplain. Since the setback restrictions for the duplex will result in it being constructed in the floodplain, a permit from The State of Michigan Department of Environment, Great Lakes & Energy will be required prior to issuance of a building permit. The first finished floor of the duplex will have to be elevated or floodproofed to a distance of at least 1 foot above the base (100 year) flood elevation. A certified land survey showing the existing elevations of the property and the proposed elevations of the new building in relation to the floodplain elevation will be required.

SUMMARY

This is a request by Raymundo Garcia to rezone 3021 Aurelius Road from "R-2" Suburban Detached Residential to "R-6B" Urban Residential. The purpose of the rezoning is to permit the construction of a duplex on the subject property.

The proposed duplex will have no negative impacts on traffic, the environment, or public services in the area. The duplex that would be permitted under the proposed "R-6B" zoning is consistent with the density being advanced in the Master Plan for the area in which the subject property is located and with the goals of the Master Plan to locate medium and higher density residential land uses along high traffic volume roads. To ensure that the density does not exceed the Master Plan designation, the applicant has agreed to a conditional rezoning wherein the future use of the property will be restricted to 1 single family dwelling or 1 duplex.

RECOMMENDATION

Pursuant to the findings described in this report, staff recommends approval of Z-3-2022 to rezone the vacant property at 3021 Aurelius Road from "R-2" Suburban Detached Residential to "R-6B" Urban Residential with the condition that the subject property can only be used for either a single-family dwelling or a duplex.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

SOUTH ELEVATION
Scale: 1/4" = 1'-0"

3021 Aurelius Road

231'

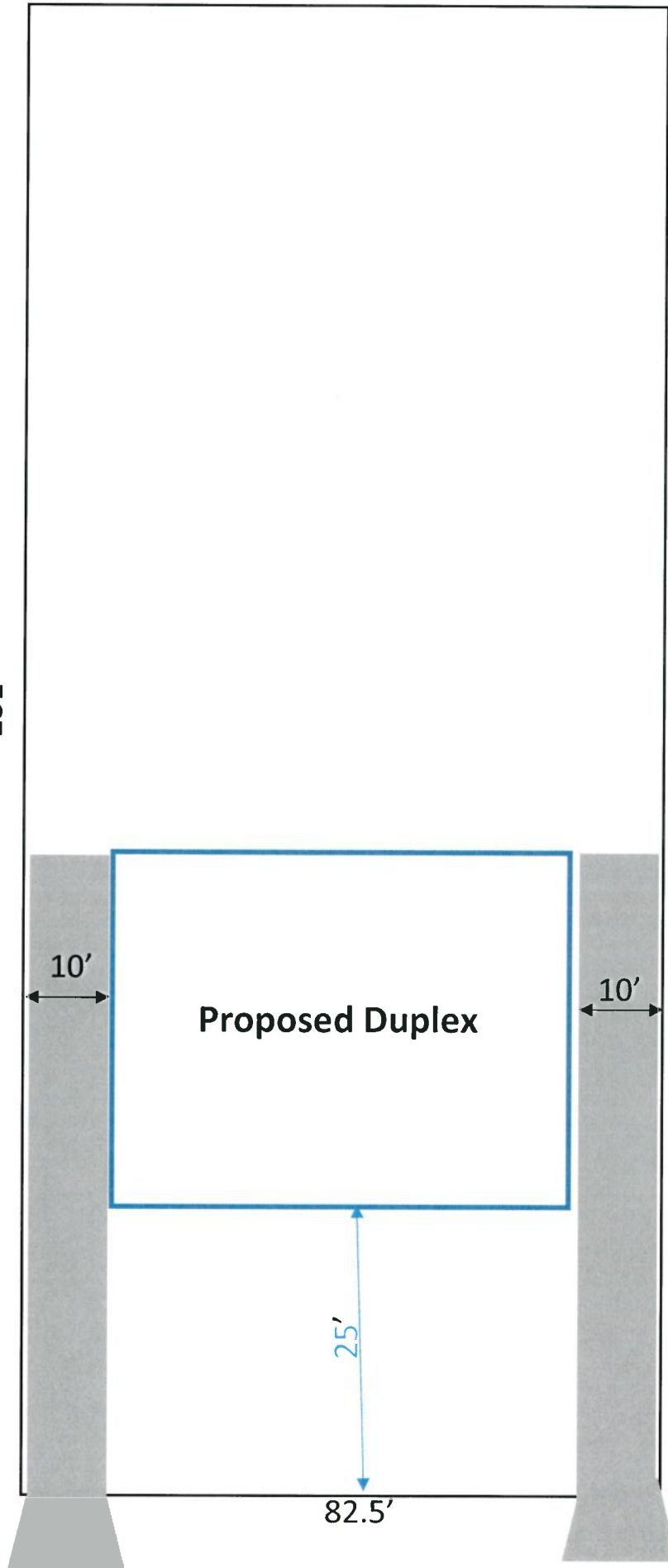
10'

Proposed Duplex

10'

25'

82.5'



The house has been demolished
Blue area represents the floodplain



The map shows a residential area with several streets: Ruth Ave, Hoyt Ave, and Aurelius Rd. A red rectangle highlights a specific lot, and a red line indicates a proposed boundary. The map is labeled with various lot numbers and street names.

Streets: Ruth Ave, Hoyt Ave, Aurelius Rd.

Lot Numbers: 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465,

R-1 - Suburban Detached Res.	R-2 - Suburban Detached Res.	R-3 - Suburban Detached Res.	R-4 - Urban Detached Res.	R-5 - Urban Detached Res.	R-6A - Urban Detached Res.	R-6B - Urban Detached Res.	R-MX - Residential Mix	MFR - Multi-Family Residential	R-AR - Residential Adaptive Reuse	S-C - Suburban Corridor	MX-C - Mixed-Use Corridor	MX-1 - Mixed-Use Neighborhood Center	MX-2 - Mixed-Use Community Center	MX-3 - Mixed-Use District Center
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Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
June 7, 2022 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *DRAFT*

1. OPENING SESSION

Mr. Ruge called the meeting to order at 6:34 p.m.

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

2. APPROVAL OF AGENDA – The agenda was approved without objection.

3. COMMUNICATIONS – Two letters in opposition to Z-1-2022 and SLU-1-2022 were submitted to the Planning Board.

4. PUBLIC HEARINGS

Z-1-2022 & SLU-1-2022, 109 E. Randolph Street – Rezoning from R-6A, Urban Detached Residential to R-AR, Residential Adaptive Reuse and Special Land Use Permit for a state-licensed adult foster care, large group home for the aged providing care for up to 20 residents.

Ms. Stachowiak recommended approval of Z-1-2022 and SLU-1-2022. She said that Z-1-2022 is a request to rezone the property at 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse. SLU-1-2022 is a request for a special land use permit to utilize the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged. Ms. Stachowiak stated that the proposal is to provide around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

Ms. Stachowiak said that the building on the subject property has historically been used as a convent for 17 nuns. She said that at one time it would have been located on the same property as the church to its west and the convent would have been considered an accessory use to the church. Ms. Stachowiak explained that the subject property was split off from the church property somewhere along the line and the church allowed the nuns to continue utilizing its parking lot. Ms. Stachowiak said that the Board of Zoning Appeals will consider a request for a variance on July 9, 2022, to the parking requirement to allow reuse of the building and staff is recommending approval of the variance.

Ms. Stachowiak stated that the goal is to allow a use for the building that is reasonable and will not negatively impact the surrounding residential neighborhood. She said that the proposed group home seems to be the use that accomplishes these goals. Ms. Stachowiak said that traffic is expected to be light which will result in a low demand for use of on-street parking in the area and activity associated with the use should be minimal and not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood.

Ms. Alexander asked who owns the property. Ms. Stachowiak answered that the applicant, Bruce Hicks, has a purchase agreement contingent on approvals of the rezoning, special land use permit, and parking variance.

Mr. Jackson asked for more information about the parking. Ms. Stachowiak replied that there is no parking on site and there cannot be any parking constructed on the site because of the prohibition on front yard parking. She said that to the Planning & Zoning Office's knowledge, the church is so far unwilling to lease parking spaces to the applicant. Ms. Stachowiak added that the applicant is seeking a variance from the Board of Zoning Appeals to the required number of off-street parking spaces for the proposed group home.

Ms. Cerna asked if the area might experience more noise due to ambulances. Ms. Stachowiak answered that although the building may have some calls for an ambulance because of the elderly residents, the ambulance drivers generally turn off their sirens as they enter residential neighborhoods.

Chairperson Ruge asked if E. Randolph Street is busy and if it is used as a cut-through. Ms. Stachowiak replied that this is a typical local street, only two blocks long, without cut-through traffic to arterial streets and there is on-street parking along the south side of the street.

Bruce Hicks, applicant, stated that because there is no parking along the north side of the street in front of the house, there is access for an ambulance. Mr. Hicks explained that the request and the state license is for up to 20 clients that are elderly, generally aged 60-65 years and older. He said that since the residents will not have vehicles and there will only be periodic visits from family members, it is not anticipated that there will be a need for much parking beyond their staff which will be minimal. Mr. Hicks stated they recognize the concerns about new residents in the neighborhood and are taking steps to minimize their impact on the neighborhood as much as possible.

Mr. Hovey asked about the age range of the residents and if the facility will take referrals from Community Mental Health or other agencies. Mr. Hicks responded that they are targeting those 60-65 and older but will be flexible if someone is younger and they are a good fit for the foster care home. Mr. Hicks stated they are an independent facility and will take private individuals and not from area agencies.

Chairperson Ruge asked if residents will be able to come and go and get exercise in the neighborhood. Mr. Hicks answered that they will have a van for any transportation needs and that residents will be able to take group walks around the area. All residents must be accompanied by staff on and off site per State rules.

Chairperson Ruge asked how many employees they expect to hire. Mr. Hicks replied that final numbers depend on a decision from the State during the licensing process but there will be a minimum of four to a maximum of six employees with one administrator.

Chairperson Ruge opened the public hearing.

Father John Fain, Priest at St. Therese Catholic Church, spoke in support of Z-1-2022 and SLU-1-2022. He explained that the Church has limited resources with regard to snow removal and

cannot plow the parking lot very often which could cause problems for people from the proposed facility utilizing the parking lot during a snow event, if the Church were to lease parking spaces to the applicant.

Colleen Beutler, 2606 Creston Avenue spoke in support of Z-1-2022 and SLU-1-2022 but expressed concerns about over-use of the on-street parking.

Seeing no one else wishing to speak Chairperson Ruge closed the public hearing.

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

(1) Minutes for approval: April 5, 2022

The minutes from the April 5, 2022, Planning Board meeting were approved without objection

B. Old Business - None

C. New Business

(1) Z-1-2022, Rezoning from ‘R-6A Urban Detached Residential’ to ‘R-AR Residential Adaptive Reuse’, 109 E Randolph Street

Dr. Bhatti made a motion, seconded by Mr. Jackson, to recommend approval of Z-1-2022, Rezoning 109 E. Randolph Street from ‘R-6A’ to ‘R-AR’. On a voice vote, the motion carried 6-0.

(2) SLU-1-2022, Special Land Use Permit for a state-licensed adult foster care, large group home for the aged providing care for up to 20 residents, 109 E Randolph Street.

Dr. Bhatti made a motion, seconded by Ms. Alexander to recommend approval of SLU-1-2022, a Special Land Use Permit for a state-licensed adult foster care, large group home for the aged providing care for up to 20 residents at 109 E Randolph Street. On a voice vote, the motion carried 6-0.

Chairman Ruge asked that the Church and the applicant try to come to some type of agreement with regard to use of the Church parking lot..

8. REPORT FROM PLANNING OFFICE - None

9. COMMENTS FROM THE CHAIRPERSON

Chairperson Ruge spoke on the concept of ‘stroads’ or urban streets that are designed as high-capacity, high-speed roads that impact pedestrian and driver safety, the visual appeal of corridors,

and economic health of businesses. He said that Lansing's commercial corridors are impacted by this street design because of state-administered trunklines. He suggested listening to a video about this concept on YouTube.

10. COMMENTS FROM BOARD MEMBERS

Dr. Bhatti spoke about the poor condition of the building and the grounds/parking lot where his medical office is located on W. Saginaw Street since the new owner took over. He asked that City of Lansing staff to look into it as the holes in the parking lot could be hazardous, especially to his patients.

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None

12. ADJOURNMENT – The meeting was adjourned at 7:14 p.m.