



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 – *Approved 7/5/22*

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.