



**Regular Meeting
LANSING PLANNING BOARD
July 5, 2022
6:30 p.m., Conference Room
Neighborhood Empowerment Center
600 W. Maple Street**

MINUTES – *Approved 8/8/2022*

1. OPENING SESSION

Chairman Ruge called the meeting to order at 6:45 p.m.

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

Mr. Morgan made a motion, seconded by Mr. Hovey to grant excused absences for Tony Cox, Farhan Bhatti & Monte Jackson. On a voice vote, the motion carried (5-0).

2. APPROVAL OF AGENDA

Chairman Ruge approved the agenda by unanimous consent.

3. COMMUNICATIONS

- A. Email from Roxanne Case, Executive Director, Ingham County Land Bank in support of Z-2-2022 & Z-3-2022

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

Ms. Stachowiak stated that this is a request to rezone the vacant parcels located between 3220 and 3330 W. Miller Road from “R-3” Suburban Detached Residential to “R- 6B” Urban Residential for the purpose of constructing a duplex on each of the 2 parcels. She explained that there is a very eclectic land use and zoning pattern in the area. She further explained that duplexes are an appropriate use of the subject properties, given the location, size and frontage along W. Miller Road which is a bus route and designed to carry a relatively high volume of traffic.

Ms. Stachowiak said that 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. She said that allowing more than 2 units could conflict with the low-density development pattern being advanced in the City’s Design Lansing Comprehensive Plan for the area. In order to prevent over densification, the

applicant has agreed to a conditional rezoning limiting use of each of the 2 parcels to either 1 single family dwelling or 1 duplex.

Chairman Ruge opened the public hearing.

Raymundo Garcia, applicant and property owner, spoke in support of his request. He spoke about the need for more housing in the City and the excessive cost of construction materials right now, thus making it difficult to finance the construction of single-family residential homes.

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

B. Z-3-2022, 3021 Aurelius Road – Rezoning from “R-2” Suburban Detached Residential to “R-6B” Urban Residential

Ms. Stachowiak stated that this is a request to rezone the vacant parcel located at 3021 Aurelius Road from “R-2” Suburban Detached Residential to “R-6B” Urban Residential for the purpose of constructing a duplex on the property. She explained that there is a very eclectic land use and zoning pattern in the area including several duplexes mixed in amongst the single-family residential houses along the east side of Aurelius Road. She further explained that a duplex is an appropriate use of the subject property, given its location, size and frontage along Aurelius Road which is a bus route and designed to carry a relatively high volume of traffic.

Ms. Stachowiak said that 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. She said that allowing more than 2 units could conflict with the low-density development pattern being advanced in the City’s Design Lansing Comprehensive Plan for the area. In order to prevent over densification, the applicant has agreed to a conditional rezoning limiting the use of the property to either 1 single family dwelling or 1 duplex.

Chairman Ruge opened the public hearing.

Raymundo Garcia, applicant and property owner, provided his comments during the public hearing for Z-2-2022.

Seeing no one wishing to speak, Chairman Ruge closed the public hearing.

5. COMMENTS FROM THE AUDIENCE

6. RECESS – Not taken

7. BUSINESS

Mr. Hovey made a motion, seconded by Mr. Morgan to remove Z-2-2022 and Z-3-2022 from the Consent Agenda and placed them under New Business. On a voice vote, the motion carried unanimously (5-0).

A. Consent Items

- (1) Minutes for approval: June 7, 2022**

Without objection, the June 7, 2022, minutes were approved.

B. Old Business - None

C. New Business

- 1. Z-2-2022, Vacant parcels located between 3220 & 3330 W. Miller Road – Rezoning from “R-3” Suburban Detached Residential to “R-6B” Urban Residential**

Mr. Morgan expressed concerns about limiting the density to 1 single family dwelling or 1 duplex, given the need for more housing in the City, particularly on parcels that are located on a major bus route. He said that the City Council needs to decide if they want to impose that limitation.

Mr. Ruge said that he is concerned about increasing the density in the area, even for duplexes. He explained that the property is surrounded by single family residential properties, and it may not be fair to those residents to start introducing higher density uses into the area as that may not be what they expected to occur when they purchased their homes.

Mr. Morgan stated that the City needs more housing and it should be located on major bus routes. He also said that this is a political decision that the City Council should make regarding whether it wants to allow higher density uses in the area.

Mr. Morgan made a motion, seconded by Mr. Hovey to recommend approval of Z-2-2022 to rezone the 2 vacant parcels located between 3220 & 3330 W. Miller Road from “R-3” Suburban Detached Residential to “R-6B” Urban Residential. On a roll call vote (5-0), the motion carried unanimously.

- 2. Z-3-2022, 3021 Aurelius Road – Rezoning from “R-2” Suburban Detached Residential to “R-6B” Urban Residential**

Mr. Morgan made a motion, seconded by Ms. Alexander to recommend approval of Z-3-2022 to rezone 3021 Aurelius Road from “R-2” Suburban Detached Residential to “R-6B” Urban Residential. On a voice vote (5-0), the motion carried unanimously.

8. **REPORT FROM PLANNING MANAGER** - None
9. **COMMENTS FROM THE CHAIRPERSON** - None
10. **COMMENTS FROM BOARD MEMBERS**
11. **PENDING ITEMS: FUTURE ACTION REQUIRED**
12. **ADJOURNMENT** – The meeting was adjourned at 7:08 p.m.