



LANSING PLANNING BOARD
Regular Meeting
Tuesday, October 4, 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. SLU-2-2022, 340 E. Edgewood Blvd., Special Land Use permit for a self-storage Facility.....1**
 - B. Z-1-2022 & SLU-1-2022, 109 E. Randolph Street – Special Land Use Permit for a state-licensed adult foster care, large group home and rezoning from R-6A, Urban Detached Residential to R-AR, Residential Adaptive Reuse, with the condition that used of the site is limited to one single-family residential dwelling, one duplex, or a state-licensed large group home, providing care for up to 20 residents, with approval of the special land use permit.....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: September 6, 2022.....3**
 - B. Old Business**
 - C. New Business**
 - (1) SLU-2-2022, 340 E. Edgewood Blvd., Special Land Use permit for a self-storage Facility**
 - (2) SLU-1-2022, 109 E. Randolph Street – Special Land Use Permit for a state-licensed adult foster care, large group home**
 - (3) Z-1-2022, 109 E. Randolph Street - Rezoning from R-6A, Urban Detached Residential to R-AR, Residential Adaptive Reuse, with the condition that use of the site is limited to one single-family residential dwelling, one duplex, or a state-licensed large group home, with approval of the special land use permit**

8. REPORT FROM PLANNING & ZONING OFFICE
9. COMMENTS FROM THE CHAIRPERSON
10. COMMENTS FROM BOARD MEMBERS
11. PENDING ITEMS: FUTURE ACTION REQUIRED
12. ADJOURNMENT

Next Regularly Scheduled Meeting: November 1, 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:	Juniper II, LLC 3435 Promenade Avenue, #1001 Eagan, MN 55123
REQUESTED ACTION:	Special land use permit to for self-storage
EXISTING LAND USE:	Vacant building (formerly Sam's Club)
EXISTING ZONING:	"S-C" Suburban Commercial
PROPERTY SIZE & SHAPE:	Irregular Shape – 461,319.6 square feet
SURROUNDING LAND USE:	N: Vacant, Parking Lot, Retail S: Retail, Vehicle Sales E: Multi-Tenant Commercial Building W: Vehicle Sales, Parking Lot, Broadcasting Station
SURROUNDING ZONING:	N: "S-C" Suburban Commercial S: "S-C" Suburban Commercial E: "S-C" Suburban Commercial W: "S-C" Suburban Commercial
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the subject property for suburban commercial use. E. Edgewood Blvd. and American Road are both designated as suburban corridors.

REQUEST

This is a request by Juniper II, LLC for a special land use permit to utilize the majority of the building at 340 E. Edgewood Blvd. (former Sam's Club) for a self-storage rental business. The property is zoned "S-C" Suburban Commercial, which zoning district permits self-storage, if a special land use permit is approved by the Lansing City Council, following review and a recommendation by the Planning Board.

The building at 340 E. Edgewood Blvd. is 137,454 square feet in area. The applicant's proposal is to reserve 2, 6,800 square feet spaces at the northwest corner of the building for retail use. The applicant has also indicated its intent to reduce the amount of parking on the site by constructing additional retail space and/or converting a significant amount of the parking lot into green space as depicted in the attached renderings.

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. **Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The proposal is to permit the large commercial building at 340 E. Edgewood Blvd. to be used for a self-storage facility, with the exception of 13,600 square feet of space at the northwest corner of the building that would be reserved for general commercial use such as retail sales. While self-storage facilities are not the most desirable uses in commercial areas, they are appropriate in certain locations where the lack of activity that they generate does not create negative perceptions with regard to its vibrancy.. Self-storage facilities should be located on sites that do not have direct frontage on a commercial corridor. Those sites should be reserved for businesses that depend on visibility to high volumes of traffic to draw customers. Storage facilities, by contrast, are destination type uses that do not depend on exposure to pass-by traffic to establish a customer base. In this case, the subject property does not have any direct frontage on E. Edgewood Blvd. and is buffered by existing commercial properties located along the road frontage.

The proposed storage facility will allow for use of a building that sat vacant after Sam's Club closed in 2018. It was reused for a short period of time over the past few years when the Stock and Field retail store occupied the building. This chain closed all of its locations in 2021, thus leaving the building vacant once again. Vacant buildings detract, rather than contribute to the vibrancy of commercial areas. Therefore, while self-storage is not the most ideal use of the building, it will generate some additional traffic which may benefit the other businesses in the area by increasing their customer base.

The applicant's proposal includes improving the appearance of the building and converting areas of the parking lot into green space. These improvements will have a positive impact on the site and hence, the surrounding area in general.

2. **Will the proposed special land use change the essential character of the surrounding area?**

The primary concern with self-storage uses in commercial areas is that they do generate much activity and hence, very little traffic. This typically results in large seas of unused parking that is unattractive and does not contribute to the vibrancy of commercial districts. In this case, however, the site is not located directly on Edgewood Blvd. and in fact, is separated therefrom by commercial sites located along the road frontage.

The applicant's proposal involves reserving space in the building for general commercial uses such as retail sales that will draw some customer traffic to the site. It also includes converting areas of the parking lot into green space which will make the site more attractive and will help to mitigate concerns about the negative impacts that large empty parking lots

can have on the vitality or perception thereof of the commercial areas in which they are located.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

The proposed self-storage facility will have no negative impacts on the enjoyment of adjacent properties. The facility will not create issues such as noise that would be detrimental to existing businesses or would be a deterrent to drawing new businesses to the area.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

The site is almost 100% covered by impervious surface due to an excessive amount of parking, most of which was never used even when Sam's Club was in full operation. The application for the special land use permit indicates that consideration will be given to converting a substantial portion of the parking lot to green space, which would have a very positive impact on the environment. Staff strongly supports and encourages the applicant to reduce the amount of parking on the site and create areas of green space. The City will need to review and approve a site plan for any modifications to the site, including the removal of pavement to ensure that the changes do not interfere with on-site circulation and will not reduce the amount of parking below what is required and actually needed to support the proposed uses.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?

The applicant's proposal will not generate any nuisances or hazardous conditions. The traffic is anticipated to be very light, and the proposed self-storage rental and general retail sales uses typically do not produce any noise, smoke, odors, fumes or glare.

6. Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?

The site/building is more than adequately served by all necessary public facilities and services to accommodate the proposed uses.

7. Will the proposed special land use place demand on public services and facilities in excess of current capacity?

The proposed special land use will generate very little traffic and its demand for utility services will be very low, particularly in comparison to the former uses of the building for

retail sales and to most other uses that would be permitted by right in the S-C zoning district. Implementation of the plan to convert a significant area of the parking lot into green space would reduce the impact of the site on the stormwater system and is strongly encouraged.

8. Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?

The Design Lansing Comprehensive Plan designates the subject property for suburban commercial use, which is also the zoning designation of the property. The Plan lists the following as “typical uses” for the “Suburban Commercial” land use category:

“General and convenience retail uses; medium-density residential in a suburban format (see Medium-Density Residential, above); office; and light industrial with special approval.”

Self-storage facilities qualify as light industrial uses which makes them consistent with the suburban commercial land use category as defined and described in the master plan.

The reason that self-storage facilities require a special land use permit in the “S-C” zoning district is so that the City can determine if the use is appropriate at a specific location. Such uses should be located on sites where they are easily accessible from but not located directly on a major commercial thoroughfare. The subject property is an appropriate location for the proposed storage facility as it is not located directly on Edgewood Blvd. and is buffered therefrom by commercial properties along the road frontage. This helps to mitigate the concerns described in the preceding sections of this report about the potential negative impacts that a business that does not draw much customer traffic can have on a commercial area.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

The only dimensional requirement that applies to this request is the required number of parking spaces. The zoning ordinance requires 1 parking space for each 250 square feet of useable retail space and 1 parking space for every 50 self-storage rental units, plus 1 space for each employee associated with the self-storage business. While the number of proposed rental units is not known, there are over 450 parking spaces on the site which is at least 350 parking spaces more than what would be required to serve the proposed uses, using the most conservative estimates.

SUMMARY

This is a request by Juniper II, LLC for a special land use permit to utilize the majority of the building at 340 E. Edgewood Blvd. (former Sam’s Club) for a self-storage rental business. The property is zoned “S-C” Suburban Commercial, which zoning district permits self-storage, if a special land use permit is approved by the Lansing City Council, following review and a recommendation by the Planning Board.

Based on the findings described in this staff report, the proposal complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

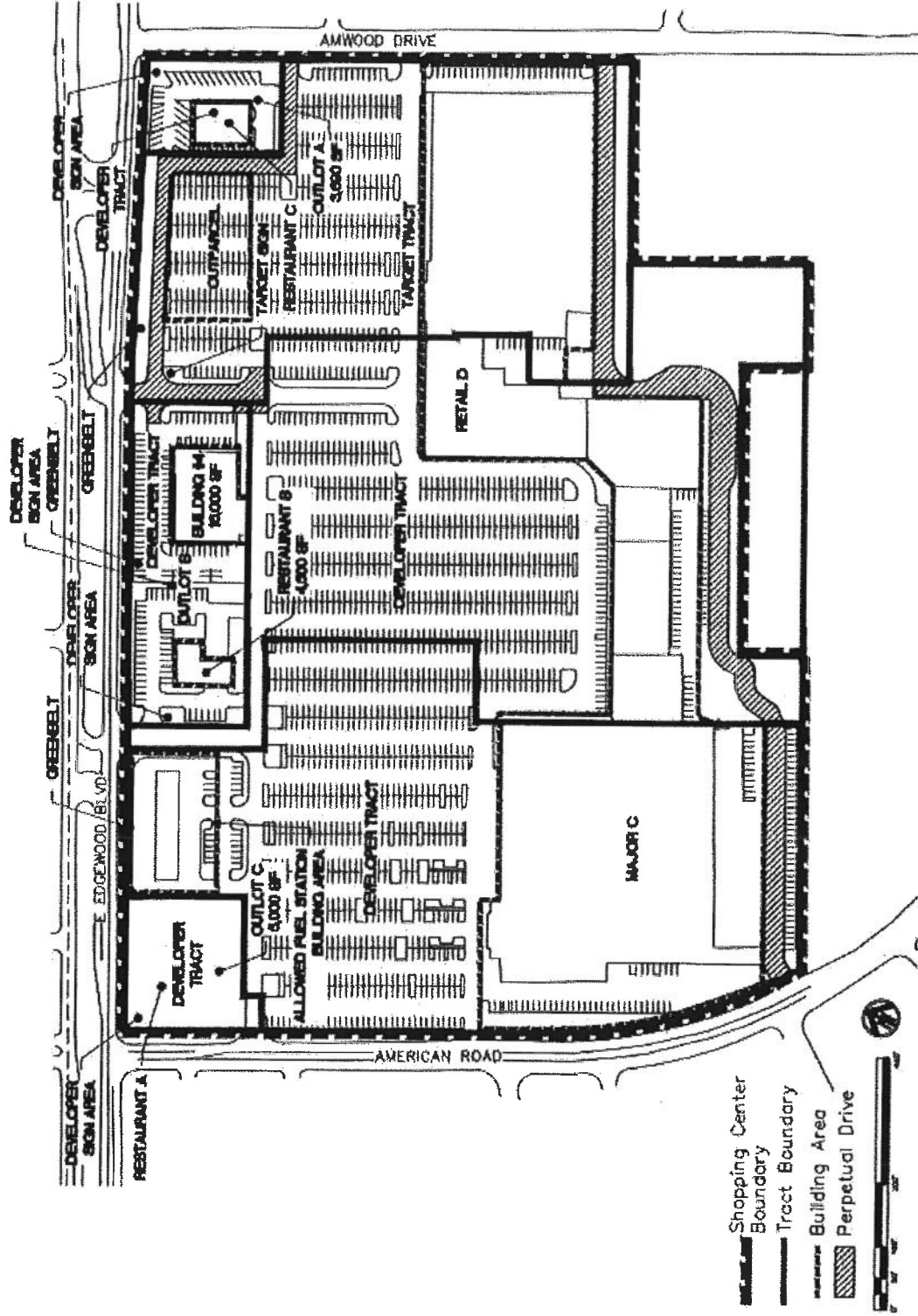
RECOMMENDATION

Staff recommends approval of SLU-2-2022, a special land use permit to utilize the building at 340 E. Edgewood Blvd. for a self-storage rental business, based on the findings of fact described in this staff report, with the following conditions:

- The two 6,800 square foot suites shown the attached plans at the northwest corner of the building are to be reserved for commercial uses that are permitted by right in the “S-C” Suburban Commercial zoning district; and
- At least 20% of the existing parking lot is to be converted to green space (note: this will require approval of a plan showing the area to be converted and how it impacts the layout of the parking lot).

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



T-0361 Lansing South, MI

K: \0024545.00\DWG\0361SITE\2.DWG 10/31/2019 7:03:08 AM

Exhibit X-2
Site Plan (Sheet 1 of 2)













MEMO

TO: Planning Board Members

FROM: Susan Stachowiak, Zoning Administrator

DATE: September 29, 2022

RE: Z-1-2022 & SLU-1-2022, 109 E. Randolph Street

At its June 7, 2022 meeting, the Planning Board recommended approval of Z-1-2022 to rezone the property at 109 E. Randolph Street from R-6A, Urban Detached Residential to R-AR, Residential Adaptive Reuse and SLU-1-2022, to authorize a Special Land Use Permit to allow the existing building on the property to be used for a state-licensed adult foster care, large group home for the aged providing care for up to 20 residents.

The City Council denied by requests citing concerns about other uses that could potentially occupy the property/building under the R-AR zoning that may not be compatible with the surrounding residential neighborhood. In response, the applicant is requesting consideration of a conditional rezoning wherein the allowable uses would be restricted to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents.

Since these are new applications, the entire process needs to be repeated, including holding a new public hearing prior to the Planning Board making its recommendations. Staff is recommending approval of the conditional rezoning and the special land use permit.

Please let me know if you have any questions.

GENERAL INFORMATION

APPLICANT: Bruce Hicks
1579 Picadilly Drive
Haslett, MI 48840

OWNER: Passionist Sisters Convent
109 E. Randolph Street
Lansing, MI 48906

REQUESTED ACTION: * Rezoning from “R-6A” Urban Detached Residential to ‘R-AR’ Residential Adaptive Reuse
* Special Land Use Permit for a state-licensed adult foster care, large group home for the aged. The proposal is to provide around the clock care for up to 20 senior residents

EXISTING LAND USE: Vacant convent

EXISTING ZONING: “R-6A” Urban Detached Residential District

PROPERTY SIZE: 16,296 square feet (.374 acres)

SURROUNDING LAND USE: N: Single Family Residential
S: Single Family Residential
E: Single Family Residential
W: St. Therese Parish Church

SURROUNDING ZONING: N: “R-6A” Urban Detached Residential District
S: “R-6A” Urban Detached Residential District
E: “R-6A” Urban Detached Residential District
W: “R-6A” Urban Detached Residential District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for low density residential use. E. Randolph Street is designated as a local road.

APPLICANT’S REQUESTS

Z-1-2022: Rezoning 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse, with the condition that the uses of the property will be limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, subject to approval of the requested special land use permit.

SLU-1-2022: 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. 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.

BACKGROUND INFORMATION

The building on the subject property has historically been used as a convent for 17 nuns. 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. The subject property was split off from the church property somewhere along the line, although the church allowed the nuns to utilize its parking lot. The church, however, is unwilling to sell or lease any of its parking to a future owner of the property.

The capacity of the convent has decreased over the years and is now entirely vacant. The current owner would like to sell the property but has had difficulty doing so because of the parking situation and because the zoning only allows for single family residential use. There is no room on the site to construct additional parking and given the size of the building, it would be unreasonable to restrict it to a single-family dwelling. The property is located in an area that, except for the church, is almost exclusively single family residential. There needs to be some accommodation for reuse of the building and the only way to do so is to rezone the property and to authorize a variance to the parking requirement. The applicant is in the process of seeking a parking variance and that request will be considered by the Board of Zoning Appeals at its June 9, 2022, meeting. All three requests (variance, rezoning and special land use permit) must be approved in order to permit the group home.

The applicant is requesting that the property be rezoned to R-AR, Residential Adaptive Reuse and a special land use permit approved to allow for use as a state-licensed adult foster care, large group home for the aged. 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. The goal is to allow a use for the building that is reasonable and will not negatively impact the surrounding residential neighborhood. The proposed group home seems to be the best use for accomplishing those goals. It will generate a low volume of traffic which is of particular concern since all vehicles related to the facility will have no choice but to use the on-street parking, which is shared by the residents in the area.

REZONING

COMPATIBILITY WITH SURROUNDING LAND USE

Approval of the rezoning, special land use permit and the parking variance will allow the existing building at 109 E. Randolph Street to be used for a low impact residential use, similar in intensity to the historical use of the property as a convent. The proposal, therefore, will not change the general character of the neighborhood. In fact, the proposed 20-bed group home for the aged should have the least amount of impact on the surrounding residential neighborhood of any use that could potentially occupy the existing building. 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. If the rezoning, special land use permit or parking variance are not approved, the building will remain vacant and will deteriorate over time which will have a negative impact on the neighborhood.

While the request will result in a “spot” of R-AR zoning in an area that is exclusively zoned R-6A, all properties in the City that are zoned R-AR are spot zones. The whole intent of this zoning district is to allow for adaptive reuse of sites in residential neighborhoods that once contained institutional type that are no longer in operation. It is therefore, going to be site specific zoning rather than zoning for an entire area or multiple adjoining sites.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. It appears that when the Plan was written, it was assumed that the building would remain a convent and thus, no alternative uses for the site were considered. The reason for creating the “R-AR” Residential Adaptive Reuse zoning district was to provide for appropriate reuse of sites that contain vacant schools, churches, and other institutional type buildings in residential neighborhoods so that they can be utilized but in a manner that does not negatively impact the area in which they are located. While the proposed use of the building for a group home is not necessarily consistent with the specific low-density residential land use pattern being advanced in the Comprehensive Plan, it is consistent with a fundamental principle of planning which is to permit uses that are compatible with the area in which they are located.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The variance is not expected to have any negative impacts on vehicular or pedestrian traffic in the area. A 20-bed home for the aged will generate a relatively low volume of traffic resulting in minimal usage of on-street parking. In fact, since the residents of the facility will not likely be in a position to drive, the traffic on a daily basis will be limited to that of visitors and staff which will only be 5-6 persons during the day and even fewer in the evenings and overnight. This level of traffic will be comparable, if not even lower, that that which was generated by the convent when it housed 17 nuns.

IMPACT ON PUBLIC FACILITIES

Since the proposal involves reuse of an existing residential building for a new residential use, there should be no impact on public facilities as the site is already adequately served by all necessary utilities, street access and on-street parking.

ENVIRONMENTAL IMPACT

No new construction is proposed for the site. It is merely a reuse of an existing building and thus, will have no impact on the natural environment. In fact, the site is not large enough to accommodate any new construction in compliance with applicable zoning ordinance development requirements such as setbacks, lot coverage and parking.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the rezoning will not negatively impact future patterns of development or set a negative

precedent for future requests to rezone property in the area. The subject property is unique in that it contains a large, existing building that is designed for housing multiple individuals and is located on a site that does not have any existing parking and is not large enough to accommodate any new parking. There are no other sites in the general vicinity of the subject property that share these same circumstances and could thus, make the same case for a rezoning or a parking variance.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

The proposed group home is the use of the building that is anticipated to have the least amount of impact on the surrounding residential neighborhood. The level of traffic, on-street parking, daily number of visitors to the site and activity in general associated with the proposed use is expected to be very low, and comparable to that which was generated by the convent when it was in full use.

The facility will have to be licensed and maintain licensing by the State of Michigan, Department of Licensing and Regulatory Affairs and will be subject to its oversight and all of its regulations and requirements. The facility will also be subject to inspections by the both the State and the Ingham County Health Department. The facility will be required to provide around the clock, on-site care by qualified staff.

- 2. Will the proposed special land use change the essential character of the surrounding area?**

The proposal merely involves reuse of an existing building from one residential use to another. Similar to the convent, the facility will be the home for its residents so it will not involve short-term or transient occupancy. Furthermore, no new construction is proposed for the site and the level of a activity generated by the proposed use will not change the essential character of the area.

- 3. Will the proposed special land use interfere with the enjoyment of adjacent property?**

See responses to 1 and 2 above.

- 4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

The proposal does not involve any new construction on the site and thus, will have no impact on the natural environment. As described in the above paragraphs of this report, the proposed group home is one of, if not the most appropriate use of the site as the volume of traffic and outdoor activity that it is anticipated to generate will not be at a level that is disruptive to the surrounding residential neighborhood.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The proposed group home will produce very little traffic and no smoke, odors, fumes, glare or anything else at a level that would be detrimental or disruptive to the surrounding neighborhood. Furthermore, it is not anticipated that the facility will generate outdoor activities that result in noise from large numbers of people congregating on the site.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

The site is already served by all necessary public facilities.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed facility is very similar to the historical use of the property as a convent and thus, the demand on public services and facilities should not increase to the extent that the demand exceeds current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The Design Lansing Comprehensive Plan designates the subject property for low density residential use. It appears that when the Plan was written, it was assumed that the building would remain a convent and thus, no alternative uses for the site were considered. The reason for creating the "R-AR" Residential Adaptive Reuse zoning district was to provide for appropriate reuse of sites that contain vacant schools, churches, and other institutional type buildings in residential neighborhoods so that they can be utilized but in a manner that does not negatively impact the area in which they are located. While the proposed use of the building for a group home is not necessarily consistent with the specific low-density residential land use pattern being advanced in the Comprehensive Plan, it is consistent with a fundamental principle of planning which is to permit uses that are compatible with the area in which they are located.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

Since this request does not involve any new construction, the only dimensional requirement that applies is the number of parking spaces required for the proposed use. Section 1254.01.03 of the Zoning Ordinance requires .5 parking spaces for every 2 beds in the facility, plus .25 spaces per unit for visitor/employee parking. The proposed facility will have 20 beds which requires 10 parking spaces. In addition, the current Zoning Ordinance does not permit parking in a front yard and as evidenced by the attached aerial photograph, there is no room in the side or back yards, to accommodate any new parking. The applicant is seeking a variance from the Board of Zoning Appeals to the required number of parking spaces and that request is being given a favorable staff recommendation.

SUMMARY

The applicant, Bruce Hicks is requesting a rezoning of the property at 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse, with the condition that the uses of the property will be limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, subject to approval of the requested special land use permit. and a special land use permit to allow for use of the existing building at this location for a state-licensed adult foster care, large group home for the aged, providing around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

The available information supports a finding the requests satisfy all of the criteria set forth in the Zoning Ordinance for evaluating rezoning and special land use permit applications, as detailed in this staff report.

RECOMMENDATIONS

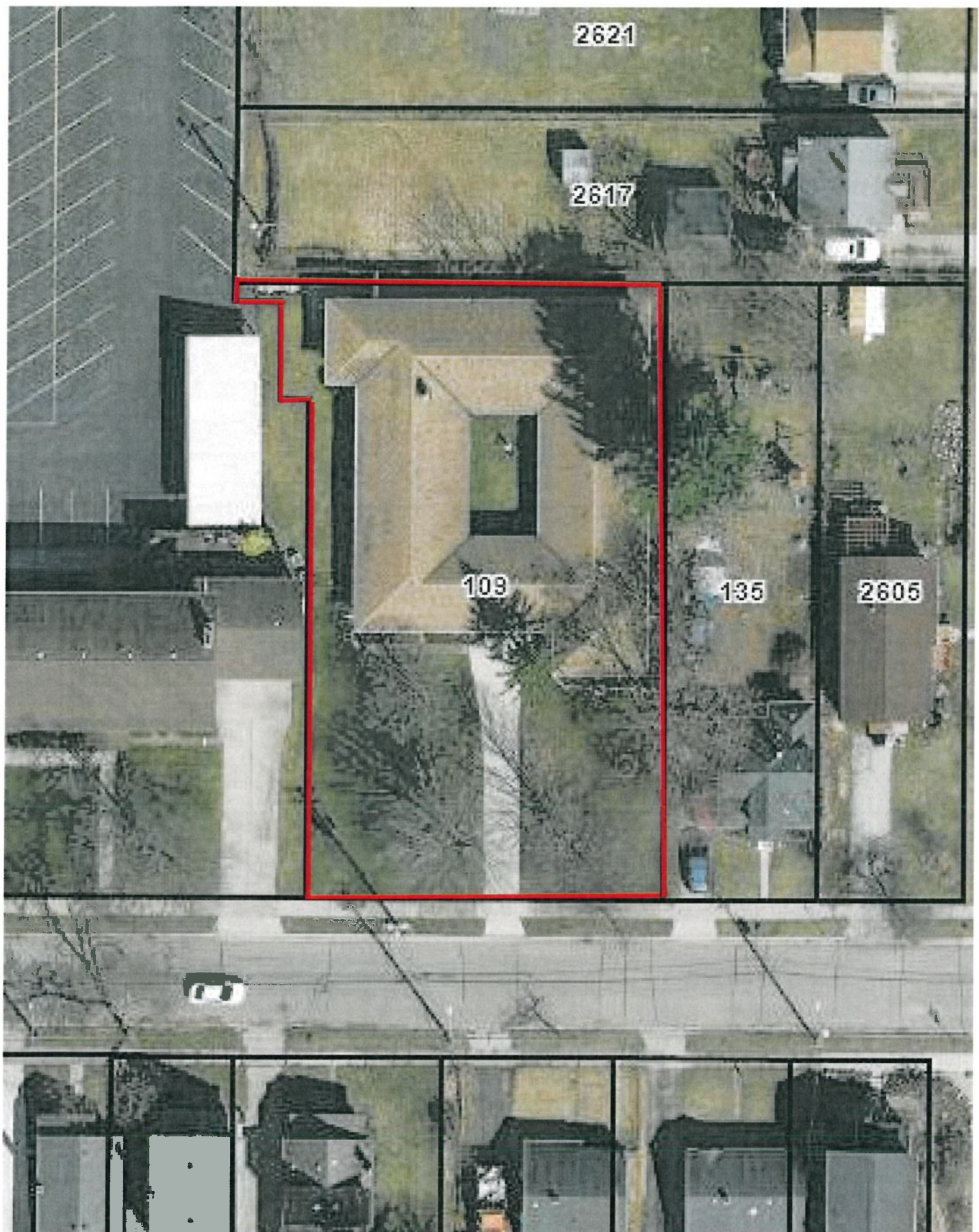
Staff recommends approval of Z-1-2022 to rezone the property at 109 E. Randolph Street from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse, with the condition that the uses of the property will be limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, subject to approval of the requested special land use permit.

Staff also recommend approval of SLU-1-2022, for a special land use permit to allow for use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged, providing around the clock care for up to 20 senior residents, operated in accordance with all State of Michigan requirements for such facilities.

Respectfully Submitted,

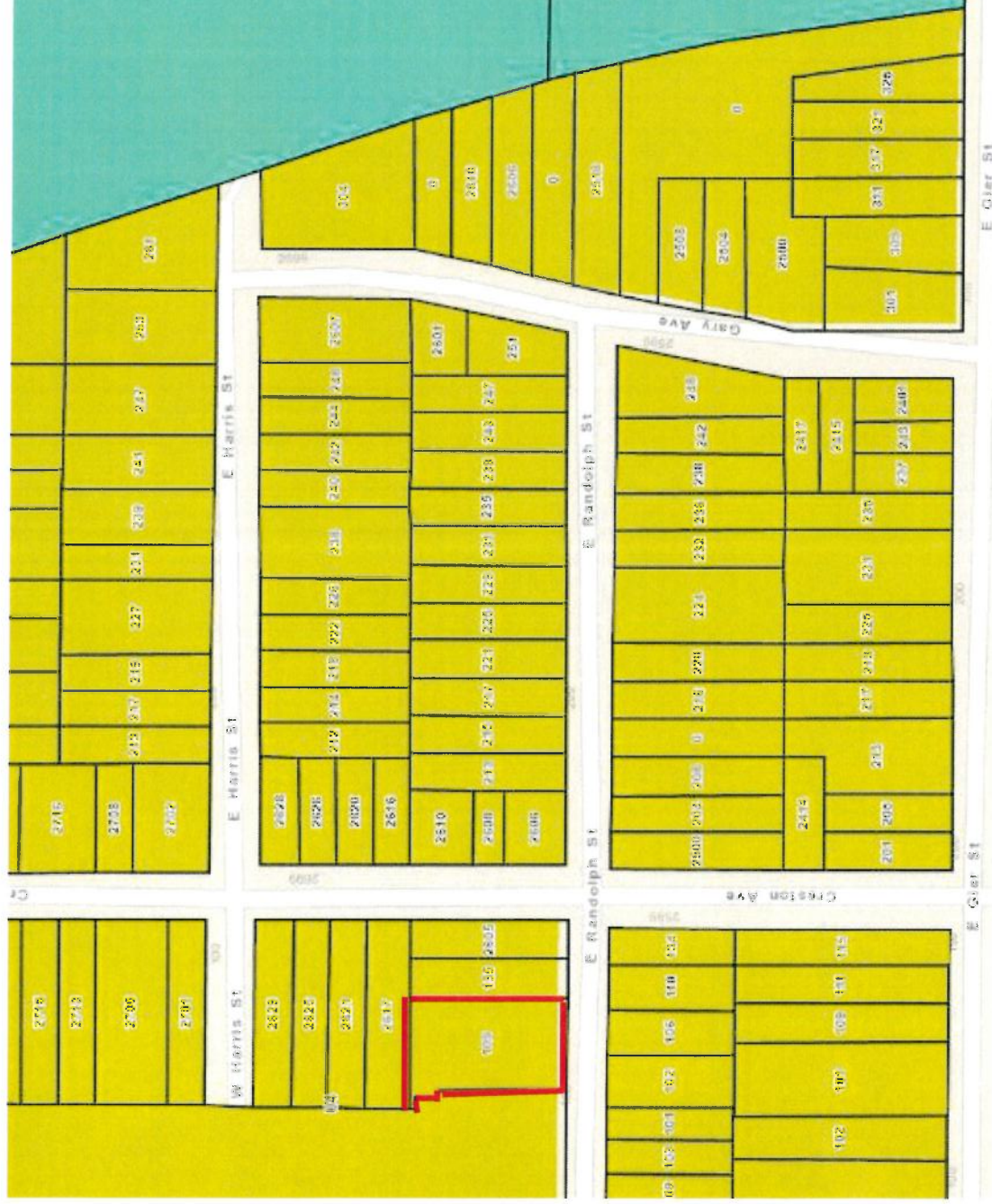
**Susan Stachowiak
Zoning Administrator**







City of Lansing Zoning Map



Zoning Districts

- 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



North



Andy Schor
Mayor

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

MINUTES – *Draft*

1. OPENING SESSION

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

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

Ms. Alexander made a motion, seconded by Mr. Cox to grant excused absences to Mr. Ruge and Mr. Morgan. On a voice vote, the motion carried unanimously.

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

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS - None

5. COMMENTS FROM THE AUDIENCE

Eric Kaltz, 1426 Prospect Street, stated that he is a 2nd year graduate student at MSU and is in attendance just as an observer.

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: August 8, 2022**

The minutes from the August 8, 2022, special Planning Board meeting were approved without objection

B. Old Business - None

C. New Business

- (1) Act-6-2022, Purchase of Property – Parcels on N. Cedar Street**

Ms. Stachowiak stated that Act-6, 2022 is a request by the City of Lansing Public Service Department to purchase 2 parcels of land on N. Cedar Street (parcel #'s 33-01-01-09-430-021 & -031) to prevent construction on the lots that would restrict the

City's ability to maintain or repair the 90 inch diameter storm drain located under the property lines that separates the 2 parcels, as shown on the documents attached to the staff report. She said that the property is currently owned by the Ingham County Land Bank.

Alec Malvetis, Assistant City Engineer, stated that purchasing the properties will allow the City to have unrestricted access to operate, maintain, and rehabilitate the section of the 87-year-old, 90" diameter storm sewer drain that is aligned under the property line between the 2 parcels that the City would like to acquire. He said that if new construction were to occur on the parcels, it could interfere with or at least make it very difficult for the City to access the drain.

Dr. Bhatti made a motion, seconded by Mr. Cox to recommend approval of Act-6-2022, to authorize the acquisition of parcels 33-01-01-09-430-021 & 33-01-01-09-430-031. On a voice vote, the motion carried 6-0.

8. **REPORT FROM PLANNING OFFICE** - None
9. **COMMENTS FROM THE CHAIRPERSON** – None
10. **COMMENTS FROM BOARD MEMBERS** - None
11. **PENDING ITEMS: FUTURE ACTION REQUIRED** - None
12. **ADJOURNMENT** – Mr. Hovey adjourned the meeting at 6:45 p.m.