



Andy Schor
Mayor

LANSING PLANNING BOARD
Regular Meeting
October 4, 2022 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Approved 11/10/22*

1. OPENING SESSION

Mr. Morgan called the meeting to order at 6:33 p.m.

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

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

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

3. COMMUNICATIONS – Copies of the following emails were provided to the Planning Board:

Email from Flo Baerren in opposition to SLU-2-2022

Email from Nancy Mahlow in opposition to SLU-2-2022

Email from Elaine Womboldt in opposition to SLU-2-2022

Email from Kamiyia Terry in opposition to SLU-2-2022

Email from Cheryl Leek in opposition to SLU-2-2022

Email from Maureen Brunette in opposition to SLU-2-2022

4. PUBLIC HEARINGS

(A) SLU-2-2022, 340 E Edgewood Blvd., Special Land Use permit for a Self-Storage Rental Facility

Ms. Stachowiak stated that this is a request by Juniper II, LLC for a Special Land Use permit to allow the building at 340 E. Edgewood Blvd. to be used for a self-storage rental facility. The property is zoned “S-C” Suburban Commercial, which zoning district permits self-storage, as a special land use. She said that applicant’s proposal is to reserve 2, 6,800 square feet spaces at the northwest corner of the building for retail use and 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 on the renderings in the meeting packet.

Ms. Stachowiak said that the issue is whether self-storage is an appropriate use of the property at 340 E. Edgewood, from a land use standpoint only. She said that the City Zoning Ordinance and the Michigan Zoning Enabling Act outline specific criteria that must be used when evaluating special land use permit requests and the decision as to whether to grant the permit must be based strictly on whether the request complies with that criteria. Ms. Stachowiak said that the issue of how much self-storage already exists is not relevant and not a factor to be considered in the decision.

Ms. Stachowiak stated that staff is recommending approval of the request for 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 the 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).

Mr. Morgan opened the public hearing.

Loretta Stanaway, 546 Armstrong, spoke in opposition to SLU-2-2022. She stated that Lansing has too many self-storage facilities and recommended a more active, family friendly use of the site.

Ian Graham, 3241 Rice Court spoke in opposition to SLU-2-2022, expressing concerns about the proposed self-storage facility not being the highest and best use of the property.

Todd Kosta, 6315 Quail Street, spoke in support of the request and stated that he is the real estate broker for the property. He spoke about the challenges of marketing for commercial and retail use in the area and said that he has contacted numerous major retailers and entertainment companies, none of whom are interested in located in the area.

Seeing no one else wishing to speak, Mr. Morgan closed the public hearing.

(B) SLU-1-2022, 109 E Randolph St., Special Land Use Permit for a State-Licensed Adult Foster Care, Large Group Home and Z-1-2022, 109 E Randolph St., Conditional Rezoning from R-6a to R-AR

Ms. Stachowiak stated that 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. She said that the City Council denied the 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. Ms. Stachowiak stated that staff is recommending approval of the Z-1-2022 to conditionally rezone the property as proposed by applicant, and SLU-1-2022 for the requested special land use permit.

Mr. Morgan opened the public hearing and seeing no one wishing to speak, closed the public hearing.

5. **COMMENTS FROM THE AUDIENCE - None**

6. **RECESS – Not taken**

7. **BUSINESS**

A. **Consent Items**

(1) **Minutes for approval: September 6, 2022**

The minutes from the September 6, 2022, Planning Board meeting were approved without objection

B. **Old Business - None**

C. **New Business**

(1) **SLU-2-2022, 340 E Edgewood Blvd., Special Land Use Permit for a Self-Storage Rental Facility**

Mr. Jackson made a motion, seconded by Mr. Cox, to recommend approval of SLU-2-2022, 340 E Edgewood Blvd., Special Land Use Permit for a Self-Storage Rental Facility.

Ms. Stachowiak reiterated to the Board that the concerns about whether or not there are already a sufficient number of self-storage facilities in south Lansing cannot be considered when evaluating a special land use permit request. She stated that the subject parcel is not adjacent to any residential development, the building is existing and not sited along a major-street, there is ample area for in-fill development along the corridor street, there will not be any nuisance conditions such as increased traffic or any noise, smoke, odors, etc.

Mr. Jackson asked the applicant to explain what security measures will be in place.

Mike Olsen responded that there will be an internal drive-through for customers and that their sites average around 60 security cameras with keypad entrances and on-site facility managers. Mr. Jackson asked if there will be security guards on site. Mr. Olsen replied that the on-site facility managers keep normal business hours, and the security cameras monitor 24 hours a day.

Ms. Alexander questioned if the proposed suites will ever be converted to self-storage space. Mr. Olsen answered that they are reserved for commercial uses only.

Mr. Cox recommended the Planning Board give the application further consideration.

Mr. Olsen stated that his company understands the concerns about self-storage that have been presented to the Planning Board but the applicant has researched and determined that there is a market for the proposed use.

Mr. Cox made a motion, seconded by Ms. Alexander, to table SLU-2-2022, 340 E Edgewood Blvd., Special Land Use Permit for a Self-Storage Rental Facility. On a roll call vote, the motion carried 4-1. Mr. Jackson cast the dissenting vote.

(2) **SLU-1-2022, 109 E Randolph St., Special Land Use Permit for a State-Licensed Adult Foster Care, Large Group Home**

Mr. Jackson made a motion, seconded by Ms. Alexander, to recommend approval of SLU-1-2022, 109 E Randolph St., Special Land Use Permit for a State-Licensed Adult Foster Care, Large Group Home. On a voice vote the motion was carried 5-0.

(3) Z-1-2022, 109 E Randolph St., Conditional Rezoning from R-6a to R-AR

Mr. Jackson made a motion, seconded by Mr. Cox, to recommend approval of Z-1-2022, 109 E Randolph St., Conditional Rezoning from R-6A to R-AR, with the condition that the allowable uses are limited to one single-family or two-family dwelling or a state licensed Adult Foster Care, Large Group Home (up to 20 senior residents). On a voice vote the motion carried 5-0.

- 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. Morgan adjourned the meeting at 7:03 p.m.**