



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
June 6, 2023 – 6:30 p.m
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Approved 8/1/23*

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:36 p.m.

- a. Present: Katie Alexander, Tony Cox, Josh Hovey, Monte Jackson,
- b. Absent: Farhan Bhatti, (excused), John Ruge
- c. Staff: Sue Stachowiak, Andy Fedewa

2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent.

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS

A. Z-7-2023, 3712 S Cedar Street, Rezoning from “MX-C “Mixed-Use Urban Corridor” to SC “Suburban Commercial”.

Ms. Stachowiak stated that this is a request to rezone 3712 S. Cedar Street from MX-C “Mixed-Use Urban Corridor” to S-C “Suburban Commercial” to permit use of the property for a ‘Motor Vehicle Repair Station’. She explained that a motor vehicle repair station is more intensive than a motor vehicle service station because it permits body work, painting and repair of wrecked or junk vehicles and is therefore, only permitted in the S-C and industrial zoning districts which are generally located along the edges of the city where they do not directly adjoin residential properties. Ms. Stachowiak said that the subject property adjoins a residential neighborhood to its west. She also said that there are no other properties in the area that are zoned “S-C” making this a spot zoning situation which is generally an unacceptable planning practice since it affords land use rights to one property owner that are not afforded to other in the same area. There are also concerns noise, fumes and the appearance of junk vehicles on the site that could negatively impact the adjoining residential neighborhood. Ms. Stachowiak stated that for all of these reasons, staff is recommending denial of the request.

Saevan Kesto, 3712 S. Cedar, spoke about previous lessees of the building and the nature of their work being in line with this request; engine and repair work. Mr. Kesto stated that the new tenant had reactivated the previous use, not introduced a new intensity and he does not believe that there have been any complaints about noise, fumes, or anything else associated with the property at its use.

Mr. Hovey asked if privacy fencing exists around the property. Mr. Kesto stated that there are trees along the property line adjoining the residences.

Mr. Cox asked if parking was adequate or if they block drive aisles. The applicant stated that there are 16 spaces on the site and it is adequate

Mr. Hovey opened the public hearing.

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

Mr. Jackson made a motion, seconded by Ms. Alexander, to recommend approval of Z-7-2023, 3712 S Cedar Street, rezoning from MX-C “Urban Corridor” to SC “Suburban Commercial”.

Mr. Jackson stated that while he understands the concern about spot zoning, the use does seem similar to what has been at the subject location, and it is not causing any problems. Ms. Alexander concurred.

Mr. Hovey stated that he is sensitive to the needs of businesses, but the SC zoning district allows other uses that may not be appropriate on the subject property. Mr. Cox concurred.

Mr. Jackson stated that the commission considers if a rezoning will result in a new use being introduced to the neighborhood and if people buying houses expected that to be there or not. Mr. Jackson said that people who have moved to the area near the subject property knew that there was an automotive repair business at this location.

On a roll call vote, the motion failed by a vote of 2-2. Mr. Cox and Mr. Hovey cast the dissenting votes.

B. LS-10-2023, 2024 Ferrol Street, Variances to permit a parcel division.

Ms. Stachowiak stated that the applicant has amended his request from splitting the lot into 3 parcels to splitting it into 2 parcels, thus decreasing the extent of the variances. She said that this amendment changes the dimensions of the subject parcels to 76.95 feet in width and 258.4 feet in depth. Ms. Stachowiak stated that a variance to the minimum width requirement is no longer necessary and the new width to depth ratio is 1 to 3.35. She referenced the aerial photograph in the meeting packet showing numerous other parcels in the area that are the same dimensions as the requested parcels. Staff recommends approval of the request, as amended.

Mr. Hovey asked if the new houses will be single-family detached and if they will be for sale or for rental. Bruce Nicola, applicant, stated that they will be single-family homes and will be sold rather than rented..

Mr. Hovey opened the public hearing.

Carol Quimby, Ferrol Street, spoke in support of the amended application.

Rachel Hatt, Ferrol Street, spoke in support of the amended application.

Timothy Reynolds, Ferrol Street, spoke in support of the amended application.

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

Ms. Alexander made a motion, seconded by Mr. Cox, to recommend approval of LS-10-2023, 2024 Ferrol Street, for variances to permit the parcel to be divided into 2 parcels that would have a width to depth ratio of 1 to 3.35. On a voice vote the motion carried unanimously (4-0).

5. **COMMENTS FROM THE AUDIENCE** – None
6. **RECESS** – Not taken

7. BUSINESS**A. Consent Items****(1) Minutes for approval: May 2, 2023**

Mr. Hovey pointed out some typographical errors in the 5th paragraph on page 5.

The minutes from the May 2, 2023, Planning Commission meeting were approved with corrections noted by Mr. Hovey.

B. Old Business – None**C. New Business – None****8. REPORT FROM PLANNING & ZONING OFFICE – None****9. COMMENTS FROM THE CHAIRPERSON – None****10. COMMENTS FROM COMMISSION MEMBERS – None****11. PENDING ITEMS: FUTURE ACTION REQUIRED – None****12. ADJOURNMENT – The meeting was adjourned at 7:10 p.m.**