



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
Wednesday, November 8, 2023, 6:30 p.m.
Neighborhood Empowerment Center
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 & ITEMS FOR ACTION**
 - A. Z-10-2023, 512 E Miller Road, Rezoning from "R-3" Residential to "S-C" Suburban Commercial.....1**
- 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 5, 2023.....2**
 - (2) Minutes for approval: October 3, 2023 3**
 - (3) 2024 Planning Commission Meeting Schedule.....4**
 - B. Old Business**
 - C. New Business**
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: Tuesday December 5, 2023

For special accommodations, please give 24 hours' notice prior to the meeting by calling Sue Stachowiak in the Planning Office at 517-483-4085 or by dialing (tty 711).

GENERAL INFORMATION

APPLICANT/OWNER: Mike Kesto
Nathan Investment, LLC
6100 S. Cedar Street
Lansing, MI 48911

REQUESTED ACTIONS: Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial

EXISTING LAND USE: Single Family Residential

PROPERTY SIZE: 66’ x 231’ = 15,246 square feet - .35 acres

SURROUNDING LAND USE: N: Multi-Tenant Commercial Building
S: Apartment Complex
E: Multi-Tenant Commercial Building
W: Single Family Residential

SURROUNDING ZONING: N: “S-C” Suburban Commercial
S: “MFR” Multi-Family Residential
E: “S-C” Suburban Commercial
W: “R-3” Suburban Detached Residential

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for suburban commercial land use. E. Miller Road is designated as a prime connector.

DESCRIPTION:

This is a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached gasoline station.

BACKGROUND INFORMATION:

The applicant for this request also owns the multi-tenant commercial building on the adjoining property to the east. In 2001, the subject property was rezoned from “A” Residential to “F” Commercial, which was the zoning designation of the property to the east, so that the two properties could be combined, thus allowing for construction of a larger commercial building. No construction occurred and when the form-based code was adopted in 2021, the subject property was returned to single family residential zoning, presumably just to prevent the single-family home located thereon from becoming nonconforming and subject to all the restrictions associated therewith. The “S-C” Suburban Commercial zoning district is comparable to the “F” Commercial district as it is intended to permit typical highway commercial uses. The current application is to rezone the property to the “S-C” district for the purpose of combining it with the property to the east to allow for the construction of a gasoline station as depicted on the attached site plan.

COMPATIBILITY WITH SURROUNDING LAND USE

The proposed rezoning merely increases the size of the “S-C” Suburban Commercial zoned site at the southwest corner of S. Cedar Street and E. Miller Road to allow for the construction of a gas station (see attached site plan). While the gas station will intensify the use of the property, any negative impacts on the adjoining residential properties to the west and south will be mitigated by the proposed landscape buffers and 7-foot-high, wood privacy fence along the common property lines as shown on the attached site plan. Also, the Zoning Ordinance requires that all outdoor lighting must be shielded to prevent glare beyond the property lines.

COMPLIANCE WITH MASTER PLAN

Rezoning the subject property to “S-C” Suburban Commercial will bring the property into compliance with the “S-C” Suburban Commercial land use designation being advanced in the Master Plan. The Plan describes the purpose of this designation as:

“To allow for general retail and commercial use, including large footprint and automobile-oriented uses, in a suburban development format that also encourages a mix of uses and accommodates pedestrians, cyclists and transit users.”

The purpose of the rezoning is to create a larger site, by combining the subject property with the site to the east that is already zoned “S-C”, to accommodate the construction of a gasoline station. A gasoline station is a typical automobile-oriented, highway commercial use which is what the “S-C” zoning district is intended to accommodate.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The proposed rezoning will not have any negative impacts on vehicular or pedestrian traffic in the area. Access to the site will be via the existing driveways on E. Miller Road and S. Cedar Street, both of which are commercial arterials that are designed to carry high volumes of traffic.

IMPACT ON PUBLIC FACILITIES

New construction will be reviewed and approved through the City’s administrative site plan review process; at which time the adequacy of utilities will be determined. Any utility extensions or upgrades necessary to serve the proposed gasoline station will be the responsibility of the applicant/owner.

ENVIRONMENTAL IMPACT

The proposed gasoline station will require administrative site plan review and such, the entire site will have to be brought into compliance with all applicable codes and ordinances. The City Engineers will review the plan to ensure that it does not negatively impact the environment. In fact, a primary component of the site plan review process is the evaluation and approval of a storm-water management plan by the City Engineers to prevent soil erosion and to ensure that run-off from the

site flows into the storm sewer system at a rate that does not exceed its capacity. A landscape plan will also be required as part of the site plan review process.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the rezoning will not result in any negative impacts on future patterns of development in the area. The proposed “S-C” zoning will be consistent with the existing zoning pattern in the area and with the future land use pattern being advanced in the Master Plan. There are other properties to the west of the subject property that would also be appropriate for rezoning to the “S-C” district in accordance with the future land use plan. Approval of this request, however, will not set a precedent to rezone properties in the area that would not be appropriate for rezoning.

SUMMARY

This is a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The purpose of the rezoning is to combine the subject property with the commercial property to its east to create enough space for the construction of a gasoline station.

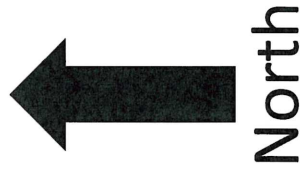
The proposed “S-C” Suburban Commercial zoning will be consistent with the established zoning pattern in the area and with the Suburban Commercial future land use designation being advanced in the Master Plan. In addition, the proposed gasoline station will have no negative impacts on traffic, utilities or the environment and will not set a negative precedent to rezone other properties in the area that would not be appropriate for commercial use.

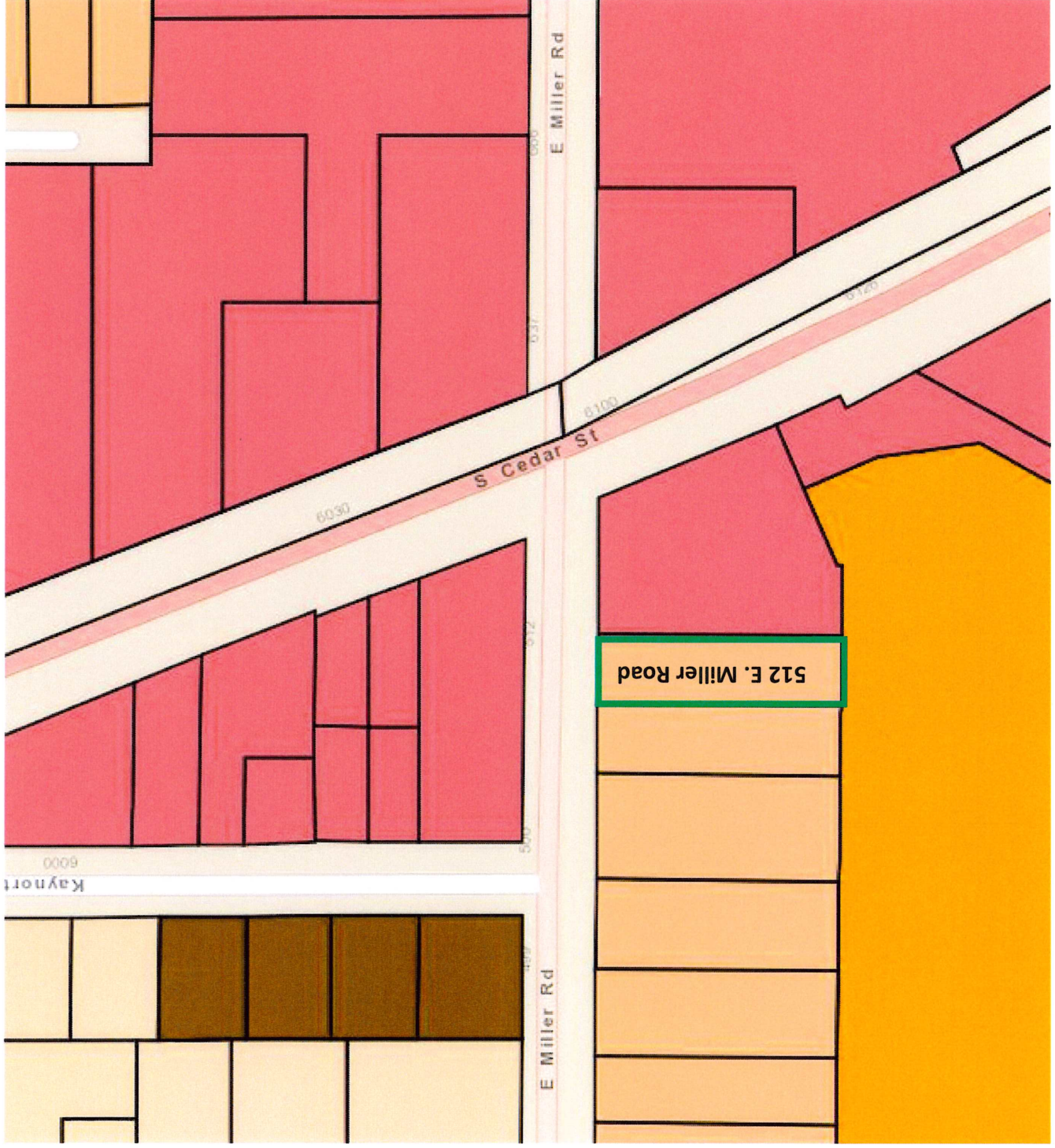
RECOMMENDATIONS

Pursuant to the findings described above, staff recommends approval of Z-10-2023 to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial.”

Respectfully Submitted,

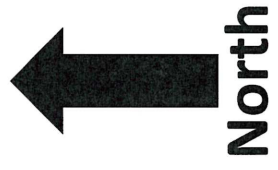
**Susan Stachowiak
Zoning Administrator**





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
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution





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Mayor

LANSING PLANNING COMMISSION
Regular Meeting
September 5, 2023 – 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, Tony Cox, Josh Hovey
- b. Absent: Monte Jackson, Shane Muchmore, John Ruge
- c. Staff: Sue Stachowiak, Andy Fedewa

Quorum was not present.

2. APPROVAL OF AGENDA

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS

- A. Z-9-2023 Vacant lot south of 1917 Osband Avenue, rezoning from “IND-2” General Industrial to “R-6A” Urban Residential**

Mr. Hovey opened the public hearing.

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

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken.

7. BUSINESS

- A. Consent Items**
- B. Old Business**
- C. New Business**

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 due to lack of quorum at 7: p.m.



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Mayor

LANSING PLANNING COMMISSION
Regular Meeting
October 3, 2023 – 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 6:38 p.m.

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

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

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS – None

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken.

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: August 1, 2023**

The minutes from the August 1, 2023, Planning Commission meeting were approved without objection.

B. Old Business – None

C. New Business

- (1) Z-9-2023, Vacant lot south of 1917 Osband Avenue, rezoning from “IND-2” General Industrial to “R-6A” Urban Residential**

Ms. Stachowiak stated that Z-9-2023 is a request to rezone the vacant property (parcel #: 33-01-01-28-103-098) located south of 1917 Osband Avenue from “IND-2” General Industrial to “R-6A” Urban Detached Residential for the purpose of constructing a single-family residential home on the subject property. She stated that staff is recommending approval of the rezoning as the adjoining property to the north, all of the properties to the west and two of the properties to the south are zoned “R-6A” Urban Detached Residential and are being used for single family homes. Ms. Stachowiak said that the lots in the area that are zoned “IND-2” are too small to accommodate any type of industrial development. She also said that if a proposal were to be presented at some point in the future that involved assembling lots on the east side of Osband Avenue for an industrial development, rezoning the subject property and the other residentially zoned lots along Osband and Mt. Hope to “IND-2” would be given a favorable staff recommendation. In the meantime, accommodating new residential homes seems to be the most appropriate use of the subject property.

Ms. Stachowiak reminded the Planning Commission that although there was no quorum at the September regular meeting, the public hearing was held, although no comments were received.

Mr. Hovey asked what business was located on the large industrial parcel. Ms. Stachowiak answered that they are active but she is unsure of the exact use.

Mr. Ruge asked what the smallest residential parcel size would be for a buildable lot. Ms. Stachowiak answered that the subdivision regulations lay out a 60' x 100' standard but many early neighborhoods were developed with a standard 33' width which is sufficient to accommodate the minimum 20' wide structure, 10' driveway on one side of the house and 3' side setback on the other side of the house.

Mr. Ruge asked if open storage is allowed in the industrial zoning district. Ms. Stachowiak answered that open storage is allowed but it must be sufficiently screened.

Mr. Muchmore made a motion, seconded by Mr. Jackson, to recommend approval of Z-9-2023, Vacant lot south of 1917 Osband Avenue, rezoning from "IND-2" General Industrial to "R-6A" Urban Residential. On a voice vote the motion passed unanimously (4-0)

(2) Act-4-2023, Sale of City-Owned Property, 425 S Grand Ave

Mr. Fedewa introduced the application from the Economic Development and Planning Department to sell city-owned property at 425 S Grand Avenue, commonly known as Lot 1. The subject property was acquired by the City in 2008 from the Center for the Arts Inc. to develop 115 parking spaces upon BoarsHead Theater leaving the location. Since that time the lot was very productive serving as reserved parking for Lansing State Journal and State of Michigan employees until the paper's relocation and the Covid-19 Pandemic, respectively. Staff provided the revenue numbers for the last six fiscal years.

The property was appraised and will be sold for \$760,000 to the Boji Group. The City Pulse has reported that the sale will facilitate the building of a new four-story, 55-unit apartment building with the Lansing Housing Commission (LHC). Staff does not foresee any future strain on downtown parking as the demand for parking in Lot 1 has decreased so dramatically, parking is still available on-street and within the nearby South Capitol Ramp, and the future apartment building will be served its own off-street parking lot even though the zoning ordinance does not require any parking in DT-3.

Mr. Ruge asked for more details about the redevelopment plans. Mr. Fedewa clarified that the Lansing Housing Commission has received a Low Income Housing Tax Credit award to develop a 65-unit apartment building for the parcel directly to the north. They are now applying for a second tax credit to facilitate the building of another 55-unit apartment on the subject site. Due to MSHDA standards they will also provide about one parking space per unit.

Mr. Hovey asked if a request for proposals was released. Mr. Fedewa answered that as part of Mayor Schor's Build Lansing initiative many city-owned properties are up for discussion, especially sites that are actively marketed. The Boji Group has been the only entity to express interest in this site so it was not bid out. Conversely another

under-utilized parking lot nearby on Kalamazoo St. and Cedar St. has garnered multiple inquiries so it was subject to an RFP recently.

Mr. Jackson asked if the Boji Group intends to sell the property after development. Mr. Fedewa replied that he will find out and report back to the Planning Commission. Mr. Jackson asked when the development would break ground and if the parking lot will be used in the interim. Mr. Fedewa answered that he has not heard when phase one will break ground but for the subject site LHC is applying for the December LIHTC round so it will be sometime next year when they are notified. Mr. Fedewa will confirm Parking Services plans for the immediate future.

Mr. Muchmore made a motion, seconded by Mr. Jackson to recommend approval of Act-4-2023, Sale of City-Owned Property, 425 S Grand Avenue. On a voice vote the motion carried unanimously (4-0).

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 6:55 p.m.



PLANNING COMMISSION

MEETING SCHEDULE

2024

DATE	TIME	PLACE
Tuesday, January 2, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Tuesday, February 6, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Tuesday, March 5, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Tuesday, April 2, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Tuesday, May 7, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Tuesday, June 4, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Tuesday, July 2, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Wednesday, August 7, 2024*	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Tuesday, September 3, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Tuesday, October 1, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Wednesday, November 6, 2024*	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.
Tuesday, December 3, 2024	6:30 PM	Neighborhood Empowerment Center 600 W. Maple St.

*Wednesday due to election date

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