



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
November 8, 2023 – 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Approved 1/17/2024*

1. OPENING SESSION

Ms. Alexander called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox, Monte Jackson, Ted O'Dell
- b. Absent: Josh Hovey, John Ruge, and Shane Muchmore,
- c. Staff: Sue Stachowiak

Mr. Jackson made a motion, seconded by Mr. O'Dell to grant excused absences for Mr. Ruge, Mr. Hovey and Mr. Muchmore. Motion carried unanimously.

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

3. COMMUNICATIONS

Emails from Paul Henderson and Holly Henerson of 506 E. Miller Road in opposition to Z-10-2023

4. PUBLIC HEARINGS

A. Z-10-2023, 512 E Miller Road, Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial

Ms. Stachowiak introduced the request from Mike Kesto, Nathan Investment, LLC, to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial for the purpose of constructing a gasoline station on the subject property in combination with the adjoining property to the east at 6100 S. Cedar Street.

Ms. Stachowiak explained that 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. She said that the “S-C” Suburban Commercial zoning district is comparable to the “F” Commercial district as it is intended to permit typical highway commercial uses. Ms. Stachowiak stated that staff is recommending approval of the request as it merely returns the property to commercial zoning as it was prior to the adoption of the Form-Based Code in 2021. She also pointed out that it is consistent with the commercial land use pattern being advanced in the Design Lansing Comprehensive Plan.

Ms. Alexander opened the public hearing.

Paul Henderson, 506 E. Miller Road, spoke in opposition to the rezoning. He said that he and his wife live right next door to the site and they are concerned about the negative impacts of a gas station in terms of traffic, lights, crime, trash/litter and noise.

Holly Henderson, 506 E. Miller Road, spoke in opposition to the rezoning. She expressed concerns about crime, increased traffic, diminished privacy and the potential of a gas station negatively impacting the value of her property.

Brent Lavanway, Boss Engineering, stated that he is the design engineer for the project. He briefly reviewed the proposed plan for the gas station and stated that there will be fencing and landscaping to minimize any impacts on the adjoining property owner.

Mike Kesto, 6100 S. Cedar Street spoke in support of the request. He stated that the gas station will be closing 11:00 p.m. during the week and at 8:00 p.m. on Sunday, just like the store does right now. He also said that the parking lot is well lit, there have been no shootings or any other acts of violence on the property and it is always well maintained. He also spoke about the security cameras on the property.

Seeing no one else wishing to speak, Ms. Alexandar closed the public hearing.

The Commissioners discussed traffic, hours of operation and other concerns expressed by the adjoining property owners. The Commissioners also acknowledged that the subject property is master planned for commercial use and the rezoning merely returns the site to the commercial zoning that it had prior to adoption of the Formed-Based Code, making it more of just correcting a mapping error.

Mr. Jackson made a motion, seconded by Mr. Cox, to recommend approval of Z-10-2023, 512 E Miller Road, Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. On a voice vote, the motion passed unanimously (4-0).

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken.

7. BUSINESS

A. Consent Items

(1) Minutes for approval: September 5, 2023

(2) Minutes for approval: October 3, 2023

Mr. Cox pointed out that the October 3, 2023, minutes should show that he had an excused absent. Ms. Stachowiak stated that she would make the correction.

(3) 2024 Planning Commission Meeting Schedule

The consent agenda was approved by unanimous consent.

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 7:05 p.m.