



LANSING PLANNING COMMISSION
Regular Meeting
May 8, 2024 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Approved 6/4/2024*

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:38 p.m.

- a. Present: Tony Cox, Josh Hovey, Monte Jackson, Shane Muchmore (arrived at 6:55), Ted O'Dell
- b. Absent: Katie Alexander (excused), John Ruge
- c. Staff: Andy Fedewa, Principal Planner

2. APPROVAL OF AGENDA

3. COMMUNICATIONS

Mitch Rice emailed a statement of support for the Draft Form-Based Zoning Code, Second Amendment.

David Ellis emailed a set of recommendations for the Draft Form-Based Zoning Code, Second Amendment.

Norma Bauer submitted an article about fare-free public transit to the Planning Commission.

Joan Nelson submitted a presentation from the Shared Use Housing Network.

4. PUBLIC HEARINGS & ITEMS FOR ACTION – None

5. COMMENTS FROM THE AUDIENCE

Ms. Nelson spoke on the advocacy work of the Shared Use Housing Network for different housing options in Lansing and in support of the Draft Form-Based Zoning Code.

Ms. Bauer spoke in favor of fare-free public transit.

6. RECESS – Not taken.

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: March 5, 2024
- (2) Minutes for approval: April 2, 2024

The minutes from the March 5, 2024 and April 2, 2024 Planning Commission meetings were approved without objection.

B. Old Business

- (1) **Draft Sign Ordinance, Chapter 1310**

Mr. Fedewa reviewed the comments made during the April 2nd public hearing and presented an overview of the proposed sign ordinance that will repeal and replace the current ordinance, Chapter 1442. The current ordinance utilizes former zoning districts to determine various regulations and has many regulations that were nullified by the case Reed vs. Town of Gilbert.

Mr. Muchmore made a motion, seconded by Mr. O'Dell, to recommend approval of the Draft Sign Ordinance, Chapter 1310.

On a voice vote, the motion passed unanimously (5-0).

C. New Business

(1) Act-2-2024, Pawlowski Creek Drain Easement

Mr. Fedewa stated that the Public Service Department has requested two permanent easements over private property to facilitate the rebuilding of a culvert where Pawlowski Creek passes under Aurelius Rd., between Jolly Rd. and Miller Rd. Public Service will be replacing the steel culvert with a contemporary concrete box culvert using federal Department of Transportation funds.

Mr. Muchmore made a motion, seconded by Mr. Jackson, to recommend approval of Act-2-2024, Pawlowski Creek Drain Easement.

On a voice vote, the motion passed unanimously (5-0).

8. REPORT FROM PLANNING & ZONING OFFICE

A. Draft Form-Based Zoning Code, Second Amendment

Mr. Fedewa gave a brief review of the rundown of proposed edits of the zoning ordinance, which was approved and enacted May 2021. An initial amendment of technical edits was enacted January 2022. Mr. Fedewa stated that staff committed to conducting a continual review of zoning regulations to determine if their intent was working. This is an opportunity to further simplify the number of zoning districts and the types of allowable uses, remove barriers to in-fill middle housing (two to six dwelling units) construction in areas where it is permitted, and to refine enforcement regulations.

Mr. Jackson asked for clarification about the phrasing of 'extended periods of time' in "boarding house" and "rooming house" and Mr. O'Dell asked staff to clarify the difference between the two. Mr. Fedewa answered that 'extended periods of time' is part of the definition to show the intent that the rooms are being rented for indefinite periods rather than short stays like a short-term rental or lodging facility. Rooming houses are owner-occupied with the dwelling's extra rooms rented to up to three individuals, whereas boarding houses are commercial enterprises made up of individual rooms and the possibility of shared kitchen and bathroom facilities.

Mr. Jackson referenced other communities that have changed their zoning maps to allow for duplexes, triplexes, or quadplexes community-wide and asked if staff has discussed such a

change for Lansing. Mr. Fedewa answered that zoning maps should relate to designations on the approved future land use map so Lansing would have to conduct a comprehensive revision to give the zoning map a basis.

Mr. Fedewa stated that Planning Commission members have time to the review the proposed edits and that staff will prepare a presentation in preparation of the proposed public hearing at the June 4th regular meeting.

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 7:38 p.m.