



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
June 4, 2024 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Approved 8/7/2024*

1. OPENING SESSION

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

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

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

3. COMMUNICATIONS

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

Maria Peak, Executive Director, ASPIRE of Mid-Michigan, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

Prospect PLACE Neighborhood, letter of support for the proposed zoning amendments and accessory dwelling unit amendment and recommendations for further edits.

Erika Brown-Binion, Executive Director, Refugee Development Center, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

Eastfield Neighborhood Association, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

Joe Enerson, Executive Director, Allen Neighborhood Center, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

David and Beverly Wiener, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

Genesee Gardens Cohousing, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

Joan Nelson, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

Abby Schwartz, letter of support for the proposed zoning amendments and accessory dwelling unit amendment and recommendations for further edits.

Nancy McCrohan, letter of support for the proposed zoning amendments and accessory dwelling unit amendment and recommendations for further edits.

AARP Michigan, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

South West Action Group (SWAG), letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

Lynne Stauff, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

Rowan Price, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

Ingham County Land Bank, letter of support for the proposed zoning amendments and accessory dwelling unit amendment.

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. Form-Based Zoning Code, Draft Second Amendment and Accessory Dwelling Unit Amendment

Mr. Fedewa presented an overview of proposed changes to the Form-Based Zoning Code that includes merging numerous zoning districts, amending the allowable use table, introducing new land uses, and new regulations to assist zoning code enforcement.

Mr. Fedewa also presented the draft ordinance to codify accessory dwelling units (ADUs) in all residential zoning districts. ADUs were listed as a strategy in the 2012 Comprehensive Plan and are being requested by residents.

Mr. Jackson asked what kind of postal address ADUs will need from the postal service. Mr. Fedewa answered that staff will verify with the USPS.

Mr. Muchmore spoke on his experience living in a municipality that has allowed ADUs and some of the conflicts he has observed.

Mr. Jackson asked if ADUs will have to be registered rental properties. Mr. Fedewa answered that if both occupants of the principal dwelling and the ADU are on the property deed then no rental license will be required. Staff is not proposing an owner-occupied requirement nor a short-term rental ban for ADUs so there are scenarios in which one or both dwellings will have to be registered.

Mr. Jackson opened the public hearing.

Joan Nelson, Rosamund St., spoke on the work the Shared Use Housing Advocacy Network has done to advocate for different housing options in Lansing, including accessory dwelling units, and spoke in support of the proposed zoning amendments.

Eric Schertzing spoke on his work with housing with Ingham County and spoke in support of the proposed zoning amendments.

Jennie Grau, Lathrop St., spoke on the benefits of diverse housing options on social inclusion and in support of the proposed zoning amendments.

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

Mr. Muchmore made a motion, seconded by Mr. O'Dell, to recommend approval of the form-based zoning code draft amendments.

On a roll call vote, the motion passed unanimously (4-0).

Mr. Cox requested that the Planning Commission take time to further review the accessory dwelling unit amendment and for all commission members to be able to state their opinion on the matter.

Mr. Cox made a motion, seconded by Mr. Muchmore, to table the accessory dwelling unit zoning amendment.

On a roll call 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: May 8, 2024

The minutes from the May 8, 2024 Planning Commission meetings were approved without objection.

B. Old Business – None

C. New Business

(1) Act-3-2024, Eaton Road, Street Vacation

Mr. Fedewa stated that the Public Service Department has requested to vacate a section of Eaton Rd. south of W Greenlawn Ave. This dead-end runs only 148.4 feet and serves one residential driveway. As part of a combined sewer overflow separation project this vacation will reduce the city's maintenance burden. The right of way will be split and each half will be joined to the adjacent property owners' properties.

Mr. Muchmore made a motion, seconded by Mr. Cox, to recommend approval of Act-3-2024, Eaton Road, Street Vacation.

On a roll call vote, the motion passed 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 7:35 p.m.