



LANSING PLANNING COMMISSION
Regular Meeting
September 3, 2024 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *Approved 10/1/2024*

1. OPENING SESSION

Mr. Hovey called the meeting to order at 6:32 p.m.

- a. Present: Katie Alexander, Josh Hovey, Monte Jackson, Shane Muchmore (arrived at 6:35 pm), Ted O'Dell, John Ruge
- b. Absent: Tony Cox
- c. Staff: Andy Fedewa

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

3. COMMUNICATIONS

An email correspondence from Karen Dietrich was included in the agenda packet.

4. PUBLIC HEARINGS & ITEMS FOR ACTION – None

5. COMMENTS FROM THE AUDIENCE

Kelly Havens, Tecumseh River Rd. stated that the co-applicants did not communicate with neighbors to discuss concerns about their special land use permit request and spoke in opposition of SLU-1-2024.

Karen Dietrich, representative of SLU-1-2024, spoke on 1950 N Waverly Rd.'s operations, license in good standing with the Michigan State Department of Licensing and Regulatory Affairs (LARA), and spoke in support of SLU-1-2024.

6. RECESS – Not taken.

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: August 7, 2024

The minutes from the August 7, 2024 Planning Commission meetings were approved without objection.

B. Old Business

- (1) **SLU-1-2024, 1950 N Waverly Road, Special Land Use Permit for an Adult Foster Care Home 7-12 residents in the “R-2” Residential district**

Mr. Fedewa reintroduced the request and stated that the publicly-available original licensing report, a renewal inspection report, and a special investigation report were included in the agenda packet for review. Mr. Fedewa stated that the facility is in good standing with LARA with a valid license for six residents. Mr. Fedewa stated that the Lansing Police Department confirmed they have responded to 23 calls to the subject address since January 2023.

Mr. Ruge asked for more details about the calls. Mr. Fedewa responded that staff did not ask for nor did the Police Department share details, based on privacy concerns and Freedom of Information Act rules. Mr. Muchmore asked if there is any way to confirm there have been additional calls that were not elevated to a police response.

Mr. Ruge commented on special land use permit requests during his tenure on Planning Commission and stated that he believes successful applicants conduct neighborhood outreach and open communication. Mr. Ruge recommended the applicants communicate with their neighbors to quickly address any concerns and to help the residents of the home integrate with the community.

Mr. Muchmore commented on his hesitancy to permit twelve residents in a single-family home and the need to expand the house to facilitate the increase.

Mr. Hovey asked the applicants to address the Commission. Mr. Mengistu spoke on their business operations.

Mr. Ruge made a motion to recommend approval of SLU-1-2024, 1950 N Waverly Road, Special Land Use Permit for an Adult Foster Care Home 7-12 residents in the “R-2” Residential district. Without support, the motion failed.

Mr. Jackson made a motion, seconded by Mr. O’Dell, to recommend denial of SLU-1-2024, 1950 N Waverly Road, Special Land Use Permit for an Adult Foster Care Home 7-12 residents in the “R-2” Residential district.

Mr. Ruge stated that communities need these facilities and that he does not recall subsequent complaints about the ones the Planning Commission has recommended for approval.

Ms. Alexander stated the facility has operated for one year and eight months and recommended the facility to operate longer to address neighborhood concerns before expansion.

Mr. Hovey seconded Ms. Alexander’s comments and stated his concerns about the lack of evidence for outreach and communication with the surrounding neighborhood.

On a roll-call vote the motion carried 5-1. Mr. Ruge cast the dissenting vote.

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 6:59 p.m.**