



Andy Schor  
Mayor

**LANSING PLANNING COMMISSION**  
**Regular Meeting**  
**August 7, 2024 - 6:30 p.m.**  
**Neighborhood Empowerment Center**  
**600 W Maple Street, Lansing, MI**

**MINUTES – *Approved 9/3/24***

**1. OPENING SESSION**

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

- a. Present: Katie Alexander, Tony Cox (arrived at 6:40 p.m.), Josh Hovey, Monte Jackson, Ted O'Dell (arrived at 6:35 p.m.)
- b. Absent: Shane Muchmore (excused), John Ruge (excused)
- c. Staff: Andy Fedewa, Principal Planner

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

**3. COMMUNICATIONS**

All correspondence from the June 4, 2024 meeting were forwarded to Planning Commission.

Mary & John Patenge, email of support for the proposed accessory dwelling unit amendment.

Alan Fox, Ingham County Treasurer, letter of support for the proposed accessory dwelling unit amendment.

**4. PUBLIC HEARINGS & ITEMS FOR ACTION**

**A. Z-1-2024, 3724 Pleasant Grove Road, Rezoning from R-3 “Suburban Residential” to MFR “Multi Family Residential”**

Mr. Fedewa presented an overview of the request to rezone 3724 Pleasant Grove Road from R-3 “Suburban Residential” to MFR “Multi Family Residential” to permit two five-unit, multi-family rowhouses. The existing single-family house would be demolished to facilitate the new buildings.

Mr. Fedewa stated that although this area is designated as low-density residential in the Future Land Use Map, the map fails to reflect the multi-family residential campus adjacent to the subject parcel or other multi-family developments nearby in this neighborhood. The proposed development meets other comprehensive plan strategies and goals such as meeting the current housing demand, compatible residential infill, diverse housing choice, and middle housing (dwellings two- to six-units) and locating multi-family housing near transit. Since the subject property is adjacent to a 20-acre rowhouse development and other MFR parcels, this proposal is not out of character for the area and is not considered spot-zoning. The proposed development of 10 dwelling units per acre is in line with neighborhood density averages and is at the low-end for rowhouse developments, as outlined in the comprehensive plan. Housing density in the MFR district is also controlled by other zoning ordinance rules.

Pleasant Grove Rd. and W Holmes Rd. are both a neighborhood connector street type with have bike lanes and a bus route present. Although the applicant is currently proposing 25 parking spaces, slightly above the required 20 spaces, the development is well suited to take

advantage of bus transit and bicycling so no negative impacts are anticipated for the circulation network or area on-street parking.

Staff recommended approval of the rezoning proposal.

Mr. Hovey opened the public hearing.

Belinda Fitzpatrick, S Holmes St. spoke on the negative effects of too much surface parking and encouraged the applicant to instead plant more native landscaping.

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

**Mr. Jackson made a motion, seconded by Mr. O'Dell, to recommend approval of Z-1-2024, 3724 Pleasant Grove Road, Rezoning from R-3 "Suburban Residential" to MFR "Multi Family Residential".**

Mr. Hovey asked if the impervious surface and excessive parking will be reviewed during site plan review, if it is required. Mr. Fedewa confirmed that the project will require site plan review and although there do not seem to be conflicts with zoning standards, the Public Service Department will review the off-street parking and impervious surface to guarantee that stormwater runoff is properly managed on-site or properly captured by the storm drain system.

Mr. Hovey stated that the city still needs increased housing supply and that the proposal is compatible with the nearby rowhouse development. The subject property is bordered by a Lansing fire station and a Board of Water and Light substation so it will not directly share borders with a single-family property.

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

**B. 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 presented the request for a special land use permit to allow for an adult foster care small group home of up to 12 residents in the R-2 Residential zoning district at 1950 N Waverly Road. The subject property currently operates a state-licensed adult foster care home with up to six residents, which was issued December 20, 2022. The home has three bedrooms, a living room, a dining room, and a den. Two residents occupy each of the three bedrooms. To accommodate six additional residents the co-applicants propose to construct a house addition of 770 square feet with three new bedrooms, a full bathroom, and a living room, which is subject to all zoning and building code requirements.

Mr. Fedewa stated that he recommends approval of the request to support additional adult foster care housing if the facility can meet a need for area residents.

Mr. O'Dell asked the applicants if there is enough parking on the subject property. Karen Dietrich, applicant representative, stated the facility complies ADA standards and that only the staff park on-site.

Mr. Cox asked about the capacities of the residents and how staff addresses their needs. Ms. Dietrich answered that the applicants provide prescription medicine for the residents. Each resident has different daily needs and that some have jobs and everyone is able to leave when they wish but they must sign out so that they are properly accounted for.

Mr. Hovey asked how often inspections are conducted by LARA. The applicants stated that each resident has a case manager and LARA conducts site visits every month.

Mr. Hovey opened the hearing for public comment.

Robert Winthrop, Tecumseh River Road, stated that he neighbors the subject property and detailed ongoing issues he has had with the residents of the house and police calls that have happened. Mr. Winthrop spoke in opposition of the application.

Kelly Havens, Tecumseh River Road, stated that she is also a neighbor of the subject property and detailed ongoing issues and safety concerns she has had with residents of the house. Ms. Havens spoke in opposition of the request.

Farhan Sheikh-Omar, spoke on the need for mental health support and housing for these residents and spoke in support of the request.

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

**Mr. O'Dell made a motion, seconded by Mr. Cox 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.**

Mr. Cox spoke on his concerns for community mental health, with sensitivity to nearby residents who are not familiar with the mental health field. He states that he does not feel that an expansion to the subject property is in the best interest of the neighborhood. Mr. Odell agreed and asked if there was an opportunity to table the discussion so that staff could prepare research into possible police reports and other information related to licenses and issues with CMH/LARA.

**Mr. O'Dell made an amendment to his motion, seconded by Mr. Cox to table 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. On a roll call vote the motion passed unanimously (5-0).**

## 5. COMMENTS FROM THE AUDIENCE

Joan Nelson, Rosamond St. spoke in support of the draft Accessory Dwelling Unit (ADU) Amendment.

Jason Lachowski, AARP Michigan, spoke in support of the draft ADU Amendment.

Michael Caine, Lansing Intentional Communities, spoke in support of the draft ADU Amendment.

Diana Bartlett, Butterfield Dr., spoke in support of the draft ADU Amendment.

Ms. Fitzpatrick, spoke on the need to limit off-street impervious parking surfaces.

6. **RECESS** – Not taken.

7. **BUSINESS**

A. **Consent Items**

(1) Minutes for approval: June 4, 2024

**The minutes from the June 4, 2024 Planning Commission meetings were approved without objection.**

B. **Old Business**

(1) **Draft Sign Ordinance, Chapter 1310, July 10 Revision**

Mr. Fedewa stated that since Planning Commission originally voted to recommend approval of the draft Sign Ordinance a few matters came to the attention of staff. He asked for Planning Commission to review the four recommended revisions and to hold another vote for City Council's consideration.

**Ms. Alexander made a motion, seconded by Mr. O'Dell, to recommend approval of the draft Sign Ordinance, Chapter 1310, July 10 Revision. On a voice vote the motion passed unanimously (5-0).**

(2) **Form-Based Zoning Code, Draft Accessory Dwelling Unit Amendment**

Mr. Fedewa reviewed the discussion on the general zoning amendments and the accessory dwelling unit amendment from the June Planning Commission meeting.

**Ms. Alexander made a motion, seconded by Mr. Jackson to recommend approval of the Form-Based Zoning Code, Draft Accessory Dwelling Unit Amendment. On a voice vote the motion carried unanimously (5-0).**

C. **New Business**

(1) **Act-4-2024, 2300 S Washington Avenue, Purchase of Property**

Mr. Fedewa stated that the City of Lansing has requested the purchase of 2300 S Washington Avenue from the Lansing Building Authority to enable the parcels to be combined for construction of the Public Safety Complex. Site work on the property has begun, though the ownership transfer will allow any construction that would span the two parcels. Although the Lansing Building Authority is a quasi-public body, it is legally separate from the City.

**Ms. Alexander made a motion, seconded by Mr. Cox, to recommend approval of Act-4-2024, 2300 S Washington Avenue, Purchase of Property.**

**On a roll call vote, the motion passed unanimously (5-0).**

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 7:45 p.m.