AGENDA

Committee on Development and Planning
March 12, 2025 at 3:30 PM

Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor
To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: https://www.lansingmi.gov/1212/Council-Committee-Meetings

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Council Member Garza, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
   A. March 10, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
   B. RESOLUTION - Introduction and Setting of Public Hearing (2nd) - Form Based Code and Zoning Map; Repeal and Replace current zoning ordinance and map, being Part 12, Title 6 of the Codified Ordinances, except for Chapter 1300 - Marihuana Operations
6. **Other**
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

MINUTES
Committee on Development & Planning
Monday, March 10, 2025 @ 5:15 p.m.
City Council Conference Room

CALL TO ORDER
Council Member Garza called the meeting to order at 5:15 p.m.

PRESENT
Council Member Jeremy Garza, Chair
Council Member Adam Hussain, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT
Sherrie Boak, Council Office Manager
Greg Venker, OCA

Minutes
MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF FEBRUARY 12, 2025 AS PRESENTED. MOTION CARRIED 3-0.

Public Comment
No public comment at this time.

Discussion/Action:
RESOLUTION- Appointment; Christina Campbell; Member of the Michigan Avenue Corridor Improvement Authority; Term to Expire 6-30-2027
MOTION BY COUNCIL MEMBER KOST TO REMOVE THE ITEM FROM THE TABLE. MOTION CARRIED 3-0.

Council Member Garza noted Ms. Campbell was at the January 27, 2025, meeting, at which Ms. Campbell spoke on her experience with Sparrow over multiple years and their impact on the corridor. Council Member Kost noted that originally the Administration requested the appointment to the Saginaw Corridor Improvement Authority but amended that request the day of the meeting in January to the Michigan Avenue Corridor Authority.

Council Member Hussain noted tabling this item and the last minute change has brough to the attention of Council their need moving forward for due diligence on the vetting appointments.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF CHRISTINA CAMPBELL TO THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 3-0.

OTHER
No other topics of discussion.

ADJOURN
Adjourned at 5:18 p.m.
Submitted by, Sherrie Boak, Recording Secretary, Lansing City Council
Approved by the Committee on

Department of Economic Development and Planning
Rawley Van Fossen, Director

Andy Schor, Mayor

Planning & Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/planning

MEMORANDUM

TO: Lansing Planning Commission

FROM: Planning & Zoning Office

DATE: March 4, 2025

SUBJECT: Form-Based Zoning Code, Second Amendment, Zoning Map revision

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During on-going discussions with the City Council Committee on Development and Planning, it was brought to the attention of Planning and Zoning Office staff that most of the neighborhood bounded by S Holmes St. (west), E Kalamazoo St. (north), Mifflin Ave. (east), and I-496 (south), that had been zoned R-6a Residential, was proposed to become R-3 (renamed from R-6b).

R-6a allowed for a maximum of one detached dwelling unit, while R-6b allowed for up to six dwelling units in one principal building.

Staff proposed to condense the number of zoning districts with few or no differences in site layout requirements or allowable land uses to make the overall code and map easier to understand and administer.

The second amendment to the Zoning Ordinance proposes to combine R-1, R-2, and R-3 into the proposed R-1. R-4, R-5, and R-6a would become R-2, and R-6b would be R-3. Because of these combinations, no area was intended to be upzoned without a change to the future land use map and more input from residents and stakeholders.

Due to this mapping error staff has resubmitted the proposed zoning map (attached) for public hearing and Planning Commission recommendation.

At the regular meeting of Planning Commission March 4, 2025, the Commission voted unanimously (7-0, one absent) to recommend approval of the proposed zoning map of Chapter 1242.

Department of Economic Development and Planning
Rawley Van Fossen, Director

Andy Schor, Mayor

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R-6a allowed for a maximum of one detached dwelling unit, while R-6b allowed for up to six dwelling units in one principal building.

Staff proposed to condense the number of zoning districts with no or few differences in site layout requirements or allowable land uses to make the overall code and map easier to understand and administer.

The second amendment to the Zoning Ordinance proposes to combine R-1, R-2, and R-3 into the proposed R-1. R-4, R-5, and R-6a would become R-2, and R-6b would be R-3. Because of these combinations, no area was intended to be upzoned without a change to the future land use map and more input from residents and stakeholders.

Due to this mapping error staff has resubmitted the proposed zoning map (attached) for public hearing and Planning Commission recommendation.

Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
March 4, 2025 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – *DRAFT*

EXCERPT

DRAFT - EXCERPT

1. OPENING SESSION

Ms. Alexander called the meeting to order at 6:31 p.m.

a. Present: Katie Alexander, Josh Hovey, Monte Jackson, Tim Klont, Shane Muchmore, Ted O'Dell, John Ruge
b. Absent: Tony Cox (excused)
c. Staff: Erin Buitendorp, Development Division Manager; Doris Witherspoon, Senior Planner; Andy Fedewa, Planner

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

3. COMMUNICATIONS – OMMITTED

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. OMMITTED

B. Form-Based Zoning, Code, Second Amendment, Zoning Map revision

Mr. Fedewa stated that during on-going discussions with the City Council Committee on Development and Planning, it was brought to the attention of Planning and Zoning Office staff that most of the neighborhood bounded by S Holmes St. (west), E Kalamazoo St. (north), Mifflin Ave. (east), and I-496 (south), that had been zoned R-6a Residential, was marked as R-3 (renamed from R-6b).

The main difference between R-6a and R-6b is the total allowable number of dwelling units. R-6a allows for one detached house while R-6b allows for six dwelling units in one principal structure.

Staff only intended to combine the number of zoning districts with few or no differences between them and to not to "upzone" any area without a change to the future land use map and more input from residents and stakeholders.

To make the map easer to understand and administer, the second amendment to the zoning ordinance proposes to combine R-1, R-2, and R-3 into one district (R-1). R-4, R-5, and R-6a would be condensed (R-2). And R-6b would be separate and renamed (R-3)

Due to this mapping error staff has resubmitted the proposed zoning map for public hearing and Planning Commission recommendation.

Mr. Jackson asked why R-6 was split into two subcategories. Mr. Fedewa answered that under the old code there was only "A", "A-1" and "B" districts for single-family. "C" allowed for two-family dwellings (duplexes). The original developers of the form-based zoning code created unnecessary distinctions that resulted in six single-family districts. "C" districts

became "R-6b" and the allowable number of units was increased from two to six to correspond with the contemporary concept of 'missing-middle housing', that is two-to-six unit dwellings that maintain similar exteriors, massing, and site layouts in denser, urban neighborhoods. Mr. Fedewa stated that having seven districts is confusing, which is the purpose of the change.

Mr. Hovey opened the public hearing.

Joan Nelson, spoke on behalf of the Shared Housing Network and stated the group's continued support for the second amendment's changes to allow for more housing choices.

Christopher Greene-Szmadzinski spoke on his support for the second amendment and the ADU amendment.

Mike Dombrowski, spoke on his support for the second amendment and the ADU amendment.

Fred McLaughlin, requested that staff and the Planning Commission remove the requirement for off-street parking minimums from the zoning ordinance.

Clinton Mireles, spoke on the number of vacant parcels in the Urbandale neighborhood and his support for in-fill housing development.

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

Mr. Muchmore asked for an update on the other proposed zoning changes. Mr. Fedewa clarified that this public hearing is only to recommend approval of the revision to the zoning map in Chapter 1242. The boarder set of changes staff has called the 'second amendment' was approved by Planning Commission June 2024 and still with the Committee on Development and Planning until the proposed map is reviewed by Planning Commission. The amendment that would allow for ADUs city-wide has been held until the second amendment is ultimately voted on by Council.

Mr. O'Dell made a motion, seconded by Ms. Alexander to recommend approval of Form-Based Zoning, Code, Second Amendment, Zoning Map revision.

On a voice vote the motion passed unanimously (7-0).

5. **COMMENTS FROM THE AUDIENCE** - None
6. **RECESS** - None
7. **BUSINESS** - OMMITTED
8. **REPORT FROM PLANNING & ZONING OFFICE** - None
9. **COMMENTS FROM THE CHAIRPERSON** - None
10. **COMMENTS FROM COMMISSION MEMBERS** - OMMITTED
11. **PENDING ITEMS: FUTURE ACTION REQUIRED** - None
12. **ADJOURNMENT** – The meeting was adjourned at 7:25 p.m.

DRAFT - EXCERPT

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE LANSING CODIFIED ORDINANCES BY AMENDING PART 12, TITLE 6, CHAPTER 1250, TO ADD 1250.04.08, ALLOWING FOR ACCESSORY DWELLING UNITS ON PARCELS IN CERTAIN ZONING DISTRICTS WITH PRINCIPAL A USE OF SINGLE-FAMILY DWELLING.

THE CITY OF LANSING ORDAINS:

Section 1. That Part 12, Title 6, Chapter 1250, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to include 1250.04.08 as follows:

1250.04.08 ACCESSORY DWELLING UNITS

(a) Definitions:

ACCESSORY DWELLING UNIT. A dwelling unit detached from and accessory to a principal Single-Family dwelling, also known as an ADU.

(b) In general, Applies to all Accessory Dwelling Units only.

(1) In addition to the following requirements, an Accessory Dwelling Unit is subject to all requirements of Section 1244.02, unless otherwise permitted.

(2) Only one (1) ADU is allowed on lots with an existing Single-Family principal dwelling in the R-1, R-2, R-3, R-MX, and DT-1 zoning districts.

(3) An ADU shall be detached in the rear yard subject to the size limitations of this chapter or be part of an accessory building (such as a converted garage or carriage house), subject to the size limitations of Maximum Square Footage of Detached Accessory Garages in Table 1250.04.01.

(4) An ADU may have its first-floor finish elevation built at finished grade.

(5) A principal structure shall not be divided into two (2) dwelling units for use as an Accessory Dwelling Unit.

(6) An ADU is limited to a maximum of two (2) bedrooms.

(7) An ADU must be registered and properly licensed as a rental by the City Code Compliance Office, unless the occupants of both structures are named in the property deed.

(c) Site Layout Requirements.

(1) Building Massing		
Minimum Height	**12'**	**1 Story**
Maximum Height	**15'**	**1.5 Stories**
Maximum Height of second story unit of a garage	**20'**	**2 stories**
ADU Ground Floor Area	**Min. 400 sq. ft.**	**Max. Not to exceed the ground floor area of the principal structure, up to 1,000 square feet**

(2) Building Placement		
Front Setback	**ADU is prohibited from being placed anywhere within the Front Yard.**	
Minimum Setback from all side and rear property lines and other structures, if unattached	**10'**	
Minimum Setbacks if second story unit of a garage	**May maintain existing setbacks, subject to all Building Code and Fire Code requirements.**	
Minimum Lot Size	**R-1**	**7,500 sq. ft.**

	R-2, R-3, R-MX, DT-1	**6,000 sq. ft.**
Maximum Coverage of rear yard	**33%**	
Maximum Lot Coverage with ADU	**65%**	

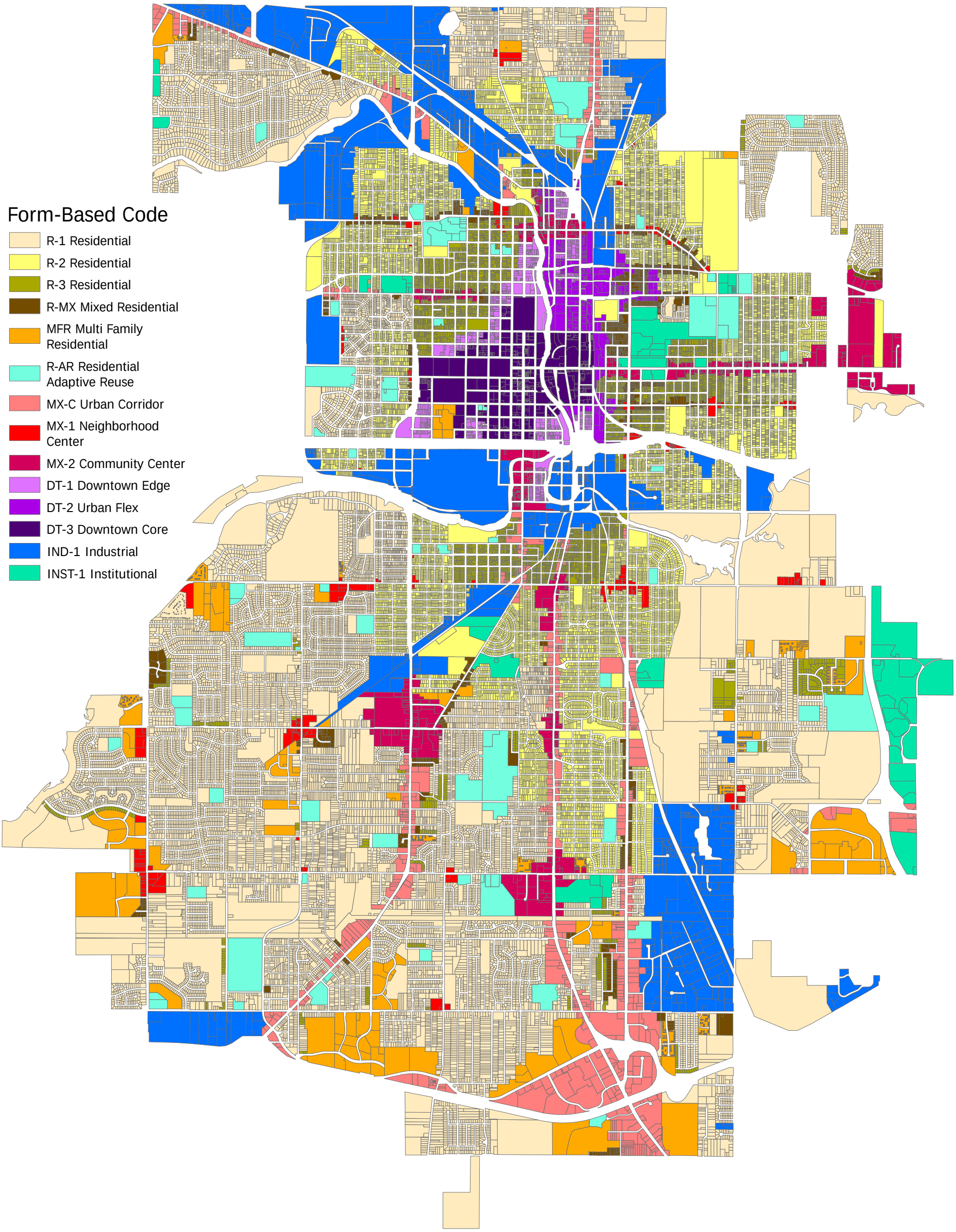
(3) Parking	
Parking	**One (1) unobstructed parking space, in addition to the parking for the principal residence**

Section 2. All ordinances, resolutions or rules, parts of ordinances inconsistent with these provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment by City Council and pursuant to Section 3-307 of the City Charter, this Chapter shall expire December 31, 2033.

City of Lansing Form Based Zoning Code Map
Second Amendment DRAFT



BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, April 21, 2025, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W Michigan Avenue, Lansing, Michigan for the purpose of:

Approving or opposing the adoption of a form-based code and zoning map that would repeal and replace the current zoning ordinance/map, being Part 12, Title 6 of the City of Lansing Codified Ordinances in its entirety, except for Chapter 1300 – Marihuana Operations.