



MINUTES
Committee on Development & Planning
Wednesday, March 12, 2025 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 3:30 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
Lisa Hagen – Lawrence, OCA
Andrew Fedewa, EDP

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES OF MARCH 10, 2025 AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

Discussion/Action:

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

Mr. Fedewa noted there are no additional items.

Council Member Garza noted that the Lansing Planning Commission reviewed and approved a zoning map revision and amendments to the city's form-based zoning code. The changes aim to consolidate and simplify zoning classifications by merging R-1, R-2, and R-3 into a single district (R-1), R-4, R-5, and R-6a into R-2, and renaming R-6b as R-3. These adjustments are intended to make zoning regulations easier to understand and administer while ensuring that no areas are upzoned without proper review. The revisions also address a mapping error and incorporate input from stakeholders, including public comments supporting more housing options and infill development. The Planning Commission unanimously recommended approval of the proposed changes, with 7-0.

Council Member Hussain asked about the subject area that pertains to the zoning map, and who caught that. Mr. Fedewa stated it was caught by Council Member Kost. Council Member Hussain

voiced his concern that this went through all parties; department, OCA, planning Commission, and nothing was caught.

Council Member Kost asked if the ADU notes that the property owner has to occupy one or the other. It was noted that the ADU 1250.04.08 would not be part of this, and the hearing is only for zoning map.

Council Member Garza asked about Mr. McLaughlin comment. Ms. Stachowiak stated they have spoken to and addressed Mr. McLaughlin comments.

Council Member Hussain asked about the nature of the support, and Mr. Fedewa stated all participants in public comment were residents.

Council Member Kost referred to the map, and asked about Ward 1 locations of R-2. It was confirmed and they broke out the difference between R-1 and R-2, and Mr. Fedewa stated the difference is the lot width from 40' for one and 50' for the other. The proposed R-3 was 6B and that was allowing for 6 units and was the duplex district, which was the west portion of the east side.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR APRIL 21, 2025 FOR THE ORDINANCE AMENDMENT TO REPEAL PART 12 TITLE 6 OF THE CODIFIED ORDINANCES. MOTION CARRIED 3-0.

OTHER

No other topics of discussion.

ADJOURN

Adjourned at 3:39 p.m.

Submitted by, Sherrie Boak, Recording Secretary, Lansing City Council

Approved by the Committee on March 26, 2025