

MINUTES

CALL TO ORDER- - The regular June meeting of the Lansing Planning Commission was called to order by Chairman Barry at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT- In attendance were Chairman Barry, Vice-Chairman Jake Kowalewski, Commissioners Nancy McDougal, and Jerry Gies. Chairman Barry noted there was a quorum present.

OLD BUSINESS

1. Approval of Minutes, May 19, 2021, Regular Meeting

Motion by Mrs. McDougal and seconded by Mr. Kowalewski to approve the meeting minutes – motion passed 4-0.

2. **Remanded from City Council - UDO Text Amendment - Apiaries (Hobby)**

Revision to the use table to add Apiaries (Hobby) as an allowed use for parcels zoned A1 that are larger than 5 acres and add a conditional use allowance for parcels zoned A1 that are less than 5 acres. Council asked Planning Commission to consider adding a buffer requirement to properties less than 5 acres in size.

Mrs. McDougal stated that they would need to submit a conditional use permit to be reviewed anyways and asked why there is a need to but in a buffer zone when each one would be looked at each scenario. Chairman Barry stated that by leaving it to this body, with the conditional use permit, they can judge each one individually and can be adjusted per property. And that gives flexibility for each one. If the buffer zone were there, the only option we would have, would be to approve or disapprove the conditional use permit because we would be restricted by the public.

Mr. Schmitz stated that generally in ag zoning is an acre or larger lots. Chairman Barry stated that he tried to connect with his representative that had the most concern but failed to get in touch. In the past there was a motion that was objected because it was too close. Mr. Gies stated that something that bothers him is that it should be 50 feet away in all conditions, whether its 5 acres, or 30 acres. Mr. Schmitz stated that generally if its more than 5 acres, those parcels are large enough that the house is not necessarily right next to the edge of the property.

Chairman Barry would like to leave it as it is written, and that gives us flexibility, to be more or less restrictive, depending on the situation. Chairman Barry would like to make a motion to refer the action back to the city council as written, with the explanation that our desire is to be able to judge each case and have the flexibility to put a buffer zone of whatever size needed, based on each individual case.

Mr. Schmitz stated its important to remember that this body could make a recommendation to the counsel, and then approve or disapprove it. Conditional use permits are at the discretion of this body. And that there are safeguards are in place.

Chairman Barry stated that the amount of agricultural properties has decreased within our city limits. Mr. Schmitz mentioned the potential that the body could do a rezoning to change ag properties that are now more residential. Chairman repeated his motion to refer the action back to the city council as written, with the explanation that our desire is to be able to judge each case and have the flexibility to put a buffer zone of whatever size needed, based on each individual case. Motion passes 4-0. Mr. Schmitz stated that when he writes the memo that will go to the city council, he will explain what all the safeguards are that are related to conditional use permits.

NEW BUSINESS

3. Preliminary Plat Application Case # SDPP-2021-2

Application submitted by Russell L. & Audeana M. Connell, owners of property at 600 Beth St. and 00000 Beth St., and Chad & Christina Clark, owners of property at 605 Carol St. This application is for a preliminary plat consisting of 2 lots and approximately 1.84 acres. The property is currently zoned as R-2 Single-Family Residential District, is made up of multiple lots and a tract which are part of the original Town of Richardson Plat.

Mr. Schmitz stated that there are actually 5 lots, not 2 according to the memo and agenda. He explained that Mr. Connells intention is to have the lots be developable lots, to possibly build homes on them.

The plat included has notes questioning if we want to vacate and add drainage. Chairman Barry stated that the sewer is already there. Chairman Barry made a motion to approve the preliminary plat as written. Mrs. McDougal moved to approve; Mr. Geis seconded it. Motion passes 4-0.

NOTICES AND COMMUNICATIONS-

Mr. Schmitz - We meet Wednesday the 23rd, for a special meeting. July 3rd is the Independence Day event.

REPORTS - Commission and Staff Members

None

ADJOURNMENT- Ms. McDougal made motion to adjourn, Mr. Geis seconded. Meeting adjourned by acclimation at 7:33 pm.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

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