

MINUTES

CALL TO ORDER

The April work session meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:02 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jake Kowalewski, Commissioners Janette Labbee-Holdeman, Jerry Gies, Richard Hannon and Mike Suozzo. Commissioners Brian Payne and Nancy McDougal were not in attendance. Chairman Jake Kowalewski noted that there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, January 17th, 2024, Regular Meeting

Motion was made by Commissioner Labbe-Holdeman to approve the minutes as written, and it was seconded by Commissioner Gies. Motion passed 5-0.

NEW BUSINESS-

2. Case 2024-UDO-001: Minimum Lot Size, Accessory Dwelling Units & Parking Requirements

Staff was tasked with reviewing the Unified Development Ordinance (UDO) to recommend revisions that would open up opportunity for development within the City. Staff reviewed the UDO and returned with the following three revisions to promote Residential and Commercial property development within the City. The three revisions are: 1) Reduce the minimum lot size for the R-1 and R-2 zoning districts (UDO Section 4.02); 2) Open Accessory Dwelling Unit development (UDO Section 4.03 & 4.04); and 3) Amend the Required Parking ordinance (UDO Section 7.03)

The open hearing was opened at 7:04 pm. There was no public present and no discussion for the public hearing. The public hearing was closed at 7:05 pm.

1. Discussion started with Commissioner Labbee-Holdeman expressing her concerns about reducing the minimum of lot sizes. Commissioner Geis stated that there are no limited space issues in Lansing. Commissioner Hannon asked why we would need to limit size. Various discussions occurred about these issues among the Planning Commission members as well as the potential and options that could occur in the future. There was also discussion about what has worked in the past for other counties/cities and what would work best for the citizens of Lansing.

Motion was made by Commissioner Hannon for approval of reduction of the minimum Lot size requirement (R-1 and R-2) as presented and it was seconded by Commissioner Suozzo. Motion passed 4-1.

2. Discussion then began about Accessory Dwelling Units with Commissioner Geis, regarding shed sizes and garages, stating there can be no more than one per lot with the exception of

ADU. It was stated that we should allow people to do, within reason, what they want on their property. Mr. Gentzler explained that we are keeping the requirement the rear coverage of thirty percent of your lot area, as is. There was then discussion about the size of the unit vs the percentage of lot space that it takes up, and which one should be allowed. There was further discussion on the different types and sizes of ADU's and what should or should not be allowed.

Motion was made by Commissioner Hannon to approve Accessory Dwelling Unit development ordinance and it was seconded by Commissioner Labbee-Holdeman. Motion passed 4-1.

3. Discussion was held about parking requirements for different zoning areas, and what the needs are vs. what we require for the use of those properties. The proposed amendment changes that the minimum parking requirements would become suggested parking requirements. Which allows businesses to dictate how much parking is needed to meet their customer demands. In this, we would establish maximum parking, just not requiring a minimum parking.

Motion was made by Commissioner Labbee-Holdeman to approve the amendment of required parking ordinances and it was seconded by Commissioner Suozzo. Motion passed 5-0.

NOTICES AND COMMUNICATIONS- None

REPORTS-

ADJOURNMENT-

Commissioner Hannon made a motion to adjourn the meeting, the motion was seconded by Commissioner Labbee-Holdeman and the meeting was adjourned by acclamation at 8:21 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director