

Lansing Planning Commission
April 21st, 2021

Call to Order - The regular monthly meeting of the Lansing Planning Commission was called to order by Vice-Chairman Jake Kowalewski at 7:00 p.m. In attendance were Commissioners Amy Baker, Nancy McDougal, Richard Hannon, Mike Suozzo and Jerry Gies. Chairman Ron Barry was unable to attend. Vice-Chairman Kowalewski noted there was a quorum present.

Approval of Minutes – March 16th, 2021, Regular Meeting – Commissioner Richard Hannon made a motion to approve the minutes of the March 16th, 2021, meeting, seconded by Commissioner Amy Baker. The motion passed 6-0.

Old Business- None

New Business-

1. Future Land Use Map Update -The modification of the Future Land Use classification for what was Lost 80 Park, as well as the High-Density area to the west of Bittersweet on both the North and South side of Mary Street. The existing Future Land Use Map, and the proposed Future Land Use Map are included for review.

Vice-Chairman Kowalewski opened the public hearing at 7:01 p.m.

Vice-Chairman Kowalewski closed the public hearing at 7:02 p.m.

Community and Economic Development Director, Matthew Schmitz, pointed out that the two mentioned were on Bittersweet and the Lost 80, however there are other areas that could be included and considered. There is a parcel across from City Hall that was rezoned to R-4 (from B-2) and another area at Towne Centre that was recently updated to B-3 (from a PUD) to be concurrent with its surroundings. Mr. Schmitz stated that these could be added to the consideration without public notification because reviewing the Future Land Use Map implies anywhere within the City, not listing specifics. He went further to say that if any changes were added, they could amend the motion to include the additions. Commissioners McDougal and Gies asked Mr. Schmitz to show them the areas that were in consideration for the meeting. Mr. Schmitz showed Lost 80 that is currently showing on the land use map as being proposed from park to single-family residential and then Bittersweet to the West (both sides of Mary St) that is showing being proposed from high density to single-family residential. Commissioner McDougal asked why Bittersweet would be changed to single-family residential since a church owns the parcel in question along Mary St. and Mr. Schmitz stated that they are free to establish themselves in any zoning area as they are a protected class under state statute.

Vice-Chairman Kowalewski asked if anyone had thoughts about adding on the additional areas that Mr. Schmitz had mentioned, and no one suggested adding any additions to the original motion.

Vice-Chairman Kowalewski asked for a motion to approve, approve with conditions, or recommend disapproval of the update to the Future Land Use Map.

Commissioner Mike Suozzo made a motion to approve as stated and Commissioner Nancy McDougal seconded it. The motion was passed 6-0.

Notices and Communications - Mr. Schmitz asked the commission members to ponder whether they feel market rate apartments should be introduced to the Lansing Community and where, as he is would like to be prepared if a developer contacts him regarding this use type.

Mr. Schmitz asked that they email him with their ideas if they knew where such apartments would fit in Lansing, as that can be added to the future land use map as well. Commissioner McDougal asked if Lansing would even be in the market for such housing and Mr. Schmitz used the example of Urban Outfitters building at the Legends. Urban Outfitters is proposed to bring several thousand jobs to the area, so that would open Lansing to individuals who would want to live in such housing and commute to the Legends area for work. Commissioner Gies added that senior citizens would benefit from this type of living as well. Vice-Chairman noted that he could see this type of housing being on the south side of town, further down K-7.

Mr. Schmitz mentioned that City Council will be having a work session in May to discuss perimeter street fees, housing, etc. and invited any interested commission member to attend.

Mr. Schmitz also noted that the Ryan Family will be auctioning off their property on the 22nd of June at 1:30 p.m.

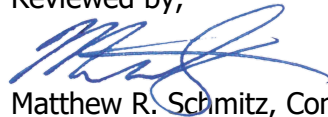
Reports: Commission and Staff Members – None.

Adjournment – Commissioner Nancy McDougal made a motion to adjourn seconded by Commissioner Jerry Gies. Motion passed by acclamation. The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Debra Warner, Secretary

Reviewed by,



Matthew R. Schmitz, Community and Economic Development Director