

## **MINUTES**

**CALL TO ORDER-** The special meeting of the Lansing Planning Commission was called to order by Vice-Chairman Jake Kowalewski at 7:00 p.m.

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

**OLD BUSINESS- None**

### **NEW BUSINESS**

#### **1. Rezoning Application - Case # RZ-2021-4**

*Application submitted by Joseph Herring, Authorized Agent for William & Stacy Driscoll and Larry & Tamara Watts, property owners. This application is to rezone the Driscoll parcel (RR-2.5 - County Design) to R-2 Single-Unit Residential and a portion of the Watts parcel (A-1 Agricultural District) to R-2 Single-Unit Residential.*

Vice-Chairman Jake Kowalewski opened the public hearing at 7:01 pm

Ron Barry at 805 Cottonwood Dr. expressed concerns of rezoning the wooded area. The storm water runs into his backyard. His concern is that by adding more properties, are we considering the runoff into his back yard before rezoning. Before properties were even there, the water would wash out his back yard. There is only 13 feet from the storm drain to the property. He presented it once before to the city, and he personally had to invest in landscaping to be redone for himself and his neighbor. Additionally, one of the properties is to have an access at the end of the street. So, there are concerns for the amount of traffic coming through as well.

Jill Barnabee at 4650 147<sup>th</sup> St. Understands Mr. Barry's concerns for flooding. However, she is all for it. She feels it would give it purpose and would be great for traffic. It would be a great benefit to the city and make it look nicer.

Lakresha McBride- Asked for clarification as to where the properties would be. Regarding her home, construction is a concern of hers, and possible damage to her home. She recalled when the high school was built, and that the blasting and construction affected their home. She asked that being so close to the floodplain, how it would affect her home and the value of her home. Mr. Kowalewski confirmed that it would not affect her home and that the only concern she should have involving construction would be the workers going to and from the site. She is unsure if she is for or against it, but just had concerns regarding construction.

Joe Herring at 315 N 5<sup>th</sup> St. Understands concerns of the neighbors regarding the storm drain. Confirmed that we are not rezoning the back portion. Mr. Herring does not believe that this development would create additional drainage issues for Mr. Barry. Mr. Herring clarified that the back property, Lot 3, would not be rezoned as part of this, and that Lot 3 would allow for the construction of a single-family home on the property without needing to be rezoned. Mr. Schmitz confirmed this was correct.

Vice-Chairman Kowalewski closed the public hearing at 7:24 pm. Commissioner McDougal pointed out that much of the property is in the flood plain, so water likely is already an issue before any development would have occurred here. City Attorney Robinson pointed out that building in the flood plain is not allowed. Commissioner Hannon asked for clarification that tonight's meeting was only

pertinent to Lot 1 and 2 on the exhibit attached. Vice-Chairman Kowalewski confirmed that was the case.

Vice-Chairman Kowalewski asked for a motion to approve with conditions or disapprove the rezoning request. Mrs. McDougal made a motion to approve the requested rezoning item. Mike Suozzo seconded. Motion passed 5-0.

**REPORTS- Commission and Staff Members**

**NOTICES AND COMMUNICATIONS**

Nothing to report.

**ADJOURNMENT** Commissioner Mike Suozzo motioned to adjourn. Commissioner Richard Hannon seconded it. Time of Adjournment is 7:28 p.m.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

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