

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL / QUORUM ANNOUNCEMENT**

### **OLD BUSINESS**

1. Approval of Minutes, April 21, 2021, Regular Meeting

### **NEW BUSINESS**

2. **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.

### **NOTICES AND COMMUNICATIONS**

- 3. City Council / Planning Commission Work Session**

During discussion of the Future Land Use Map at the City Council meeting on the 6th of May, the Mayor asked for the Planning Commission to identify areas in the City where higher density development could occur. The Director responded that discussion had occurred during the Planning Commission's review of the Future Land Use Map at last month's meeting, but that in the future a joint work session could be scheduled between the City Council and the Planning Commission to consider further changes to the Future Land Use Map. Staff would like to request that the Planning Commission review their calendars and consider which of the upcoming work sessions that the Council has on their agenda (August, September, October, November) would work best for the Planning Commission to have this joint session. The June / July work sessions are unavailable due to the historical use of these as budget review work sessions.

### **REPORTS - Commission and Staff Members**

- Commission Members
- Director, Community & Economic Development
- Director, Public Works / City Engineer
- Director, Wastewater Utility
- Building Inspector, Community & Economic Development

### **ADJOURNMENT**

For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

**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 16<sup>th</sup>, 2021, Regular Meeting** – Commissioner Richard Hannon made a motion to approve the minutes of the March 16<sup>th</sup>, 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 22<sup>nd</sup> of June at 1:30 p.m.

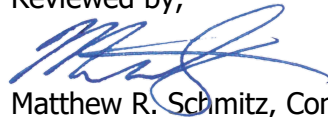
**Reports: Commission and Staff Members** – None.

**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



## Planning Commission Staff Report

May 19, 2021

### UDO Text Amendment – Apiaries (Hobby)

#### Summary

Staff was contacted by a resident who lives on an approximately 25-acre parcel on 147<sup>th</sup> Street (zoned A1) asking about having an apiary (bees) on his property. Apiaries (Hobby) is currently not shown in the Unified Development Ordinance (UDO) as an approved use for A1 or a conditional use. Given the large lot size generally found in A1, Staff feels it reasonable to revise this in the UDO, with some restriction based on acreage.

Staff is recommending that Apiaries (Hobby) be allowed in A1 for parcels larger than 5 acres, and Conditional for parcels smaller than 5 acres to allow for notification of neighboring property owners, etc. This would be shown in the Table 4-2: Permitted Uses as follows:

Table 4-2: Permitted Uses	A1	R1	R2	R3	R4	R5	B1	B2	B3	I1	I2
Apiaries (Hobby)*	■*	C	C								

Also, on Page 4-17 – add the following below Apiaries (Hobby):

\*Allowed on property larger than 5 acres, if the parcel is less than 5 acres, this use requires a Conditional Use Permit.

It is important to note, that on properties larger than 5 acres, this use would be allowed without review. Given the larger acreage sizes of these properties, Staff feels this should be an allowed use without oversight by the City, however notification of surrounding property owners would be prudent on lots less than five acres in size.

#### Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Matthew R. Schmitz, M.P.A. – Director, Community & Economic Development

#### Recommendation

Staff recommends that the Planning Commission recommend approval of this item to the City Council.