

**Minutes of the Regular Meeting
LANSING PLANNING BOARD
6:30 p.m., Main Level
Fire Station #1, Community Room
120 E. Shiawassee Street
Tuesday, August 4, 2009**

1. OPENING SESSION

The meeting was called to order at 6:30 p.m. by Chairman Frederick

- A. Roll call: Present: Frederick, Williams, Cox, Ruge
- B. Staff Attending: Stachowiak, Stanley
- C. Excused Absences: Tobe, Graham

2. APPROVAL OF AGENDA

Mr. Williams made a motion, seconded by Mr. Rube to approve the agenda as printed. On a voice vote, the motion carried unanimously (4-0).

3. COMMUNICATIONS - none

4. HEARINGS

A. Z-4-2009, 2511 N. ML King - Rezoning from "A" Residential to "H" Light Industrial

This is a request by Peckham Inc., to rezone a 200 foot wide strip of land adjacent to the Grand River on the property at 2511 N. ML King Blvd. from "A" Residential District to "H" Light Industrial District. The purpose of the rezoning is to permit the expansion of the parking lot at 2511 N. ML King. Staff recommended approval of the rezoning based upon its consistency with the master plan and the surrounding land use and zoning patterns.

Mr. Frederick opened the public hearing.

Jo Sinha, Peckham Inc. spoke in support of the request. She stated that the rezoning is necessary to expand the parking area. Ms. Sinha said that Peckham is in the process of rehabilitating 2511 N. ML King for use as a center to answer calls regarding passports for the U.S. Department of State. She said that they will be bringing in approximately 200 new jobs.

Seeing no one else wishing to comment, Mr. Frederick closed the public hearing.

Mr. Ruge asked if the community gardens and the pathway to the river will remain on the property.

Paul Furtaw, Ledy Design Group, stated that some of the gardens will be relocated elsewhere on the site and others will have to be eliminated altogether. He said that there will still be a pathway to the river although the alignment may change to a certain degree. He also said that the parking lot will be at least 50-75 feet away from the river.

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS was not taken by the Board.

7. BUSINESS SESSION

A. Consent Items

1. **Minutes for Approval:** July 21, 2009

The minutes of July 21, 2009 were approved without objection.

2. **Z-4-2009**, 2511 N. ML King - Rezoning from "A" Residential to "H" Light Industrial

Z-4-2009, 2511 N. ML King - Rezoning from "A" Residential to "H" Light Industrial was approved without objection.

B. Committee Reports -None

1. ZONING AND ORDINANCE COMMITTEE

2. URBAN DEVELOPMENT COMMITTEE

3. COMMITTEE OF THE WHOLE

4. EXECUTIVE COMMITTEE

C. Old Business

D. Pending Items: Future action required

1. Zoning and Ordinance Committee
2. Urban Development Committee
 - a. Master Plan Project
3. Committee of the Whole
 - a. SLU-5-2008, 528 N. Pine Street
4. Planning Board

Ms. Stachowiak said that she would send a letter to the applicant about withdrawing the SLU-5-08.

8. NEW BUSINESS - None

9. REPORT FROM PLANNING MANAGER - None

10. COMMENTS FROM CHAIRPERSON - None

11. COMMENTS FROM BOARD MEMBERS - None

12. BOARD MEMBER CODE ENFORCEMENT NOTIFICATION REPORTS

- a. Dollar Store - Willow Street & MLK Blvd. - landscaping & buffering (May 20, 2003)
- b. W. Willow Street - Grace Tabernacle Church - no landscaping (May 4, 2004)
- c. 2702 S. Cedar Street - no landscaping (May 18, 2004)
- d. 2410 S. Pennsylvania Ave. - no landscaping (November 3, 2004)
- e. The Firm – review requirements for fenced outdoor patio (December 5, 2006)
- f. Washington Square Tavern – permanent outdoor patio & inadequate room on the sidewalk (November 20, 2007)

Ms. Stachowiak said that they need to plant a few more shrubs at 2410 S. Pennsylvania and then they are in compliance.

13. ADJOURNMENT - Meeting was adjourned at 6:46 p.m.

Respectfully submitted,

William C. Rieske
Secretary, Planning Board