

**Minutes of the Regular Meeting
LANSING PLANNING BOARD
6:30 p.m., Main Level
Fire Station #1, Community Room
120 E. Shiawassee Street
Tuesday, November 17, 2009**

1. OPENING SESSION

The meeting was called to order at 6:35 p.m. by Chairman Frederick

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

2. APPROVAL OF AGENDA

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

3. COMMUNICATIONS - None

4. HEARINGS - None

5. COMMENTS FROM THE AUDIENCE - None

6. RECESS was not taken by the Board.

7. BUSINESS SESSION

A. Consent Items

1. Minutes for Approval: October 6, 2009

The minutes of October 6, 2009 were approved without objection.

2. **Act-18-2008, Reo Road, Reduce Church Drain Easement**

Mr. Ruge asked if a 20 foot easement will be wide enough to service the drain.

Mr. Rieske said that he spoke with Bob Rose, Public Service Department, and he is the one who suggested the 20 feet. Mr. Rieske said that he trusts Mr. Rose's judgement. He also said that Mr. Rose believes that there is a good change that the entire drain can be abandoned at some point.

Act-18-2008, Reo Road, Reduce Church Drain Easement. 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

8. NEW BUSINESS

A. NCU-1-2009, 2100 Provincial House Drive, Class "A" Nonconforming Use Status

Ms. Stachowiak reviewed the staff report. This is a request by Richard Postema on behalf of Tendercare Incorporated for Class "A" Nonconforming Status for the property located at 2100 Provincial House Drive. The nursing home is nonconforming as it is located in the "A" Residential District, which does not permit nursing homes. The applicant

proposes to construct a 673 square foot dining room addition to the east side of the building and a 69 square foot entryway addition to the west side of the building.

Ms. Stachowiak stated that the proposed additions will not increase the building occupancy load and will therefore, not increase the amount of traffic generated by the site or the amount of parking required for the site. Furthermore, the proposed additions will not cause any nuisances such as smoke, odor, air pollution, water pollution, vibration, glare or noise and no concerns have been expressed by any public agencies regarding the expansion. Therefore, staff is recommending approval of the request.

Rick Postema, Applicant, 1580 44th Street, Wyoming, MI, spoke in favor of his request. Mr. Postema said that Tendercare Inc. had licensing issues and part of getting re-licensed involves restructuring and reducing the capacity of the building. He said that they are reducing the number of beds from 150 to 120 in order to create private rooms. He explained that the facility will be divided into three distinct units. The first unit is for individuals who are staying at the facility during a rehabilitation period. The reason for the entryway addition is to create a separate entrance for this unit. The second unit is for dementia patients. This unit is locked down for safety purposes. The third unit is for long term conventional nursing home care.

Mr. Postema said that in addition to the two additions, they will be making other improvements to the facility as well. These include interior modifications, updating the main entranceway and reconstructing the front parking lot.

Mr. Ruge asked if the building is currently occupied.

Mr. Postema said that with the exception of a few staff members, the building is not currently being used. He said that the work that they are seeking approvals for is necessary for Tendercare to get re-licensed.

Mr. Williams made a motion, seconded by Ms. Graham to approve NCU-1-2009, a Class "A" Nonconforming Status for the property located at 2100 Provincial House Drive to permit a 673 square foot dining room addition to the east side of the building and a 69 square foot entryway addition to the west side of the building. On a roll call vote (4-0), the motion carried unanimously.

9. REPORT FROM PLANNING MANAGER

Mr. Rieske said that the community master plan workshop that was held on October 29, 2009 went well. He said that project is progressing.

10. COMMENTS FROM CHAIRPERSON - None**11. COMMENTS FROM BOARD MEMBERS**

Mr. Williams made a motion, seconded by Mr. Ruge to approved an excused absence for Mr. Cox from the November 17, 2009 meeting. On a voice vote (4-0), the motion carried unanimously.

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)

Mr. Ruge said that there is graffiti on the retaining wall at the Medical Arts building at Holmes & Eureka. He also said that the ground sign at the former VanHouten's on S. Cedar Street is bent over.

13. ADJOURNMENT - Meeting was adjourned at 6:54 p.m.

Respectfully submitted,

William C. Rieske
Secretary, Planning Board