

**Minutes of the Regular Meeting  
LANSING PLANNING BOARD  
6:30 p.m., Main Level  
Fire Station #1, Community Room  
120 E. Shiawassee Street  
Tuesday, July 6, 2010**

**1. OPENING SESSION**

The meeting was called to order at 6:30 p.m. by Vice-Chairman Williams

- A. Roll call: Present: Williams, Ruge, Cox, Graham, Tobe & Henry
- B. Staff Attending: Stachowiak & Stanley

**2. APPROVAL OF AGENDA**

Ms. Tobe made a motion, seconded by Ms. Graham to approve the agenda as printed. On a voice vote (6-0), the motion carried.

**3. COMMUNICATIONS - None**

**4. HEARINGS**

- A. **Z-4-2010, 1301 E. Miller Road - Rezoning from "G-2" Wholesale, "J" Parking and "H" Light Industrial districts to "D-1" Professional Office district**

This is a request by Dennis Stiffler to rezone the property at 1301 E. Miller Road from "H" Light Industrial, "G-2" Wholesale and "J" Parking Districts to "D-1" Professional Office District. The intent of the rezoning is to permit the building at this location to be used for a combination of residential and office purposes.

Ms. Stachowiak stated that staff is recommending approval of the request. She said that the proposed rezoning will have no negative impacts on traffic, the environment or future patterns of development. In addition, the proposed zoning will bring the property into compliance with the professional office land use designation being advanced in the Southeast Area Comprehensive Plan. Furthermore, the proposed zoning actually represents a down zoning of the property which will make the future use(s) of the building more compatible with the surrounding office and residential area.

Mr. Ruge asked if the residential use would be grandfathered in.

Ms. Stachowiak said that the residential use was just recently established in the building and therefore, it cannot be considered legally nonconforming. She said that when the city was notified that there was residential use in the building, she notified the applicant of the zoning violation and that is what precipitated the rezoning request.

**Dennis Stiffler, 5620 Shoeman Road, Haslett, MI**, spoke in support of his request. He said that the building at 1301 E. Miller Road was the original homestead for the property that now contains the industrial park. Mr. Stiffler stated that the building is still designed for residential use, although the east end that was a garage at one time has been converted to offices. He also stated that he bought this property with the intention of moving his office into the house but it did not work out and he is now leasing the property. Mr. Stiffler said that the building would be ideal for a live-work situation.

Seeing no one else wishing to address the Board, Vice-Chairman Williams closed the public hearing.

**5. COMMENTS FROM THE AUDIENCE - None**

**6. RECESS** was not taken by the Board.

**7. BUSINESS SESSION**

**A. Consent Items**

**1. Minutes for Approval: June 23, 2010**

The minutes of June 23, 2010 were approved without objection.

**2. Z-4-2010, 1301 E. Miller Road - Rezoning from "G-2" Wholesale, "J" Parking and "H" Light Industrial districts to "D-1" Professional Office district**

Z-4-2010, 1301 E. Miller Road, Rezoning from "G-2" Wholesale, "J" Parking and "H" Light Industrial districts to "D-1" Professional Office district, 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
- 3. Committee of the Whole
- 4. Planning Board

**8. NEW BUSINESS - None**

**9. REPORT FROM PLANNING MANAGER - None**

**10. COMMENTS FROM CHAIRPERSON - None**

**11. COMMENTS FROM BOARD MEMBERS -**

Ms. Tobe requested excused absences for July 20 and August 4, 2010.

**Mr. Ruge made a motion, seconded by Ms. Graham to approve an excused absence for Ms. Tobe for the July 20, 2010 Planning Board meeting. On a voice vote (6-0), the motion carried unanimously.**

**Mr. Ruge made a motion, seconded by Ms. Graham to approve an excused absence for Ms. Tobe for the August 4, 2010 Planning Board meeting. On a voice vote (6-0), the motion carried unanimously.**

Ms. Graham stated that she received a phone call today from the Lansing State Journal regarding the proposed medical marijuana ordinance amendments.

Ms. Stachowiak stated that this matter has been referred to the Board by the City Council and a public hearing will be set for the August 4, 2010 meeting.

Mr. Cox asked that the Board members be provided with the information as soon as possible.

Mr. Williams suggested a larger venue for the August meeting since this issue may draw a lot of speakers.

Ms. Stachowiak said that she would email the proposed ordinance to all of the members tomorrow and that she will find an alternate location for the August meeting.

**12. BOARD MEMBER CODE ENFORCEMENT NOTIFICATION REPORTS**

- a. W. Willow Street - Grace Tabernacle Church - no landscaping (May 4, 2004)
- b. 2702 S. Cedar Street - no landscaping (May 18, 2004)
- c. The Firm – review requirements for fenced outdoor patio (December 5, 2006 & February 20, 2007)
- d. Washington Square Tavern – permanent outdoor patio & not adequate room on sidewalk (November 20, 2007)
- e. Clayborn & Waverly - Junk, trash, junk vehicles (September 15, 2009)
- f. E. Michigan & Lathrop - Shaggin Wagon Taxi Service - Screening & Buffering (September 15, 2009)

Ms. Stachowiak asked Mr. Cox if item "e" has been taken care of.

Mr. Cox said that it is much better than it was.

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

Respectfully submitted,

William C. Rieske  
Secretary, Planning Board