



**Regular Meeting  
LANSING PLANNING BOARD  
March 5, 2019  
6:30 p.m., Conference Room  
Neighborhood Empowerment Center  
600 W. Maple Street**

**MINUTES**

**1. OPENING SESSION**

**Mr. Ruge called the meeting to order at 6:35 p.m.**

- a. Present: John Ruge, Josh Hovey, Tony Cox, Katie Alexander, Marta Cerna, Farhan Bhatti & Gary Manns
- b. Staff: Bill Rieske, Susan Stachowiak & Brett Kaschinske

**2. APPROVAL OF AGENDA**

Mr. Ruge approved the agenda by unanimous consent, with the removal of Act-9-2019 which has been withdrawn.

**3. COMMUNICATIONS**

**4. PUBLIC HEARINGS**

**A. Z-1-2019, Part of 901 Cleveland Street, Rezoning from "B" Residential to "F" Commercial**

Ms. Stachowiak said that this is a request by Ahptic Productions, LLC to rezone the west 5,295.5 square feet of 901 Cleveland Street from "B" Residential District to "F" Commercial District. She stated that the subject property contained a single family home that was demolished by the Ingham County Land Bank in 2015. The applicant purchased the property from the Land Bank in 2017 and subsequently combined it with the adjoining property to the east at 901 Cleveland Street. She said that the two properties are now one parcel of land with two different zoning designations. The property that has the Ahptic building on it is zoned "F" and the property that was purchased from the Land Bank is zoned "B" Residential. The request is to rezone the area of the site that is zoned "B" Residential to "F" Commercial for the purpose of constructing a storage building or additional parking to support the existing production studio or for another commercial building with associated parking.

Ms. Stachowiak stated that staff is recommending denial of the request. She said that the proposed rezoning will not be consistent with the existing zoning and land use patterns in the area or with the residential land use pattern being advanced in the master plan for the E. Oakland corridor. Ms. Stachowiak said that with the exception of the area of 901 Cleveland Street that is currently zoned "F" Commercial, the subject property is completely surrounded by properties that are zoned "B" Residential and are being used for single family residential purposes. The requested rezoning would

create a significant intrusion of non-residential land use/development into the residential area. She said that this could have significant impacts on the residences through light glare, noise and diminished privacy as a result of an increased level of activity on the site.

Mr. Ruge opened the public hearing.

See no one wishing to speak, Chairman Ruge closed the public hearing.

**B. Z-2-2019, 714 N. Pine Street, Rezoning from "C" Residential to "D-1" Professional Office**

Ms. Stachowiak stated that this is a request by Capital Area Housing Partnership to rezone the property at 714 N. Pine Street from "C" Residential District to "D-1" Professional Office District. She said that the purpose of the rezoning is to permit use of the building at this location for a combination of office and residential uses. Ms. Stachowiak stated that the applicant, which also owns the adjoining apartment building at 516 W. Saginaw Street, recently purchased the property with the intent of renovating it into office space and a 1-bedroom apartment unit that would be utilized/occupied by the manager of the apartment building.

Ms. Stachowiak said that the apartment building adjoins single family residential uses to its north and east. She said that high density residential uses can have a negative impact on single family residential uses simply due to the vast difference in the level of activity associated with the two uses. Providing on-site management (which has not been provided in the past for 516 W. Saginaw Street) is a very positive step towards mitigating any negative impacts on the surrounding area and thus, strengthening the compatibility between the two uses. To that end, approval of the rezoning to accommodate on-site management for the apartments will have a positive effect on the surrounding area.

Ms. Stachowiak stated that staff is recommending approval of the request. She said that the request to rezone the subject property to the "D-1" Professional Office district is not anticipated to have any negative impacts on future land use patterns in the area. Ms. Stachowiak said that the rezoning will not result in any actual changes to the area from what currently exists. It will merely provide an office and an apartment for the manager of the adjoining apartment building so that it can be continuously monitored and any issues addressed in a timely manner.

Mr. Ruge stated that there is a great deal of pavement on the site and very little landscaping/green space. He asked if the rezoning will trigger and landscaping requirements.

Ms. Stachowiak said that the rezoning only involves the property at 714 N. Pine Street and it contains more than enough green space to meet the Zoning Ordinance requirements. She said that staff cannot impose any requirements on the adjoining apartment property because it is not part of the rezoning.

Mr. Ruge opened the public hearing.

**Mikki Droste, Housing Links, 2404 Webster, Lansing, MI 48917**, representing the applicant, spoke in support of the request. She said that they are applying to the State of Michigan for funding to renovate the apartments at 516 W. Saginaw and were able to acquire 714 N. Pine Street recently so that they can apply for funding to improve that property as well.

See no one else wishing to speak, Chairman Ruge closed the public hearing.

**5. COMMENTS FROM THE AUDIENCE**

**6. RECESS** – Not taken

**7. BUSINESS**

**A. Consent Items**

- (1) **Minutes for approval:** February 5, 2019

**Without objection, the February 5, 2019 minutes were approved.**

- (2) **Z-2-2019, 714 N. Pine Street, Rezoning from “C” Residential to “D-1” Professional Office**

**Without objection, Z-2-2019, 714 N. Pine Street, Rezoning from “C” Residential to “D-1” Professional Office approved.**

**B. Old Business – None**

**C. New Business**

- (1) **Z-1-2019, Part of 901 Cleveland Street, Rezoning from “B” Residential to “F” Commercial**

Ms. Alexander said that she would like to abstain from voting on this matter as she has recently utilized the applicant’s services in a professional capacity.

Chairman Ruge recused Ms. Alexander and asked that she leave the room until the Board is finished deliberating on this matter.

Mr. Hovey asked if the property at the corner would lose its commercial status if it were to be sold.

Ms. Stachowiak said that ownership has no effect in zoning. She said that the Form-Based Code would change the zoning from commercial to residential, thus making it a legally nonconforming property/use.

Mr. Hovey made a motion to recommend denial of Z-1-2019 to rezone the west 5,295.5 square feet of the property at 901 Cleveland Street from “B” Residential District to “F” Commercial District, based on the findings of fact as outlined in the staff report. On a voice vote, the motion carried 7-0.

(2) **Act-10-2019, Simken Drive, Parcel No. 33-01-01-32-101-011, Acquisition of property for park access**

Mr. Rieske said that in 2017, the City of Lansing purchased several parcels on Simken Drive for the future “Beacon Park”. These parcels are accessible from Simken Drive, but lack access from Pleasant Grove. He said that the Parks and Recreation Department proposes to acquire the southwest corner of the property to the north at 3427 Pleasant Grove to provide access that would be approximately 20 feet in width, to the recently-acquired Simken parcels.

Mr. Rieske said that staff is recommending approval of the request. He said that the subject property’s location offers the only opportunity for connecting Beacon Park with Pleasant Grove, and improve access to the park. Mr. Rieske stated that the proposed acquisition will have a minimal effect on the parent property although the entrance to the park would likely involve some tree removal. He said that the proposed acquisition is limited to the minimum necessary to install a park entrance on Pleasant Grove.

**Brett Kaschinske, Director of Parks & Recreation**, said that the access from Pleasant Grove will be for pedestrians only. He also said that all of the necessary negotiations for the property have been worked out.

Mr. Ruge asked Mr. Kaschinske what will be done to protect the adjoining residential property from people trespassing to cut-through to the Park.

Mr. Kaschinske said that goal is to create a defined entrance to funnel people into the park. He said that this could include landscaping but may also include extending the fence that already exists on the common property line between the residence and the Park property. Mr. Kaschinske said that there will also be signage directing people into the Park.

Mr. Ruge asked where the parking is for the Park.

Mr. Kaschinske said that there is no on-site parking but there is on-street parking on Simken Drive and visitors to the site can also park at the Southside Community Coalition Center located at 2101 W. Holmes Road.

Ms. Alexander asked if there will be a walking path through the Park.

Mr. Kaschinske said that a future phase of the project may include a pathway through the Park. He said that there are no other pathways in the area for it

to connect to but it could loop through the Park which would accommodate a pathway about ½ mile in length.

**Dr. Bhatti made a motion, seconded by Mr. Cox to recommend approval of Act-10-2019, a request by the City's Parks and Recreation Department to acquire the southwest corner of 3427 Pleasant Grove Road for the purpose of providing pedestrian access from Pleasant Grove Road to the future site of Beacon Park on Simken Drive. On a voice vote, the motion carried (7-0).**

**(3) Recommendation to reappoint Josh Hovey as the Planning Board representative to the Board of Zoning Appeals**

Ms. Stachowiak said that a member of the Planning Board must also serve as a member of the Board of Zoning Appeals. She said that Josh Hovey has served as the Planning Board representative to the BZA for many years. His term has expired and before the Mayor can make the reappointment, the Planning Board needs to recommend that Josh continue serving in this capacity.

Mr. Hovey said that the Mayor contacted him about the reappointment. He also said that he is willing to continue serving in this role.

**Dr. Bhatti made a motion, seconded by Ms. Alexander to recommend that Josh Hovey be reappointed as the Planning Board representative to the Board of Zoning Appeals. On a voice vote, the motion carried (7-0).**

**8. REPORT FROM PLANNING MANAGER**

Ms. Stachowiak introduced Gary Manns as the newly appointed member to the Planning Board.

**9. COMMENTS FROM THE CHAIRPERSON - None**

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

**11. PENDING ITEMS: FUTURE ACTION REQUIRED**

**12. ADJOURNMENT – The meeting was adjourned at 7:07 p.m.**