



**Regular Meeting**  
**LANSING PLANNING BOARD**  
**April 2, 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 6:38 p.m.**

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

**Ms. Cerna made a motion, seconded by Ms. Alexander to grant excused absences for Josh Hovey, Farhan Bhatti and Gary Manns. On a voice vote, the motion carried (4-0).**

**2. APPROVAL OF AGENDA**

Mr. Ruge approved the agenda by unanimous consent.

**3. COMMUNICATIONS**

- A. Letter from Craig DeVoogd, owner of 4880 S. Waverly Road, requesting "G-2" Wholesale zoning for his property.

**4. PUBLIC HEARINGS**

- A. **SLU-1-2019, 900 Southland Avenue, Suite 918, Special Land Use Permit, Church in the "F" Commercial district**

Ms. Stachowiak said that this is a request by Holiday Park/Durga Property Holdings, Inc., for a special land use permit to establish a church in the building at 900 Southland Avenue, Suite 918. Churches are permitted in the "F" Commercial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council. Ms. Stachowiak said that the proposed church would occupy one small suite in a multi-tenant commercial building located on a side street that extends between S. ML King and S. Washington Avenue. She said that the church will have a positive impact on the area by filling a suite and bringing some much needed activity to an area that is primarily characterized by vacant buildings.

Ms. Stachowiak said that one of the primary concerns with churches in commercial zoning districts is that they have the ability to object to and possibly prevent the issuance of liquor licenses within 500 feet of their building. She said that liquor stores,

bars, taverns and restaurants, which are uses permitted by right in all commercial zoning districts, contribute to the economic vibrancy of commercial corridors as they are customer-oriented businesses that generate traffic on a regular basis. Ms. Stachowiak said that in this case, however, it is unlikely that there would be a request to establish a liquor license type business within 500 feet of the proposed church since the commercial properties within that area are not located on a major corridor where there is exposure to potential customers. She said that the buildings along Southland Street lack exposure to even low levels of traffic thus, making them more desirable for destination type businesses such as offices and churches, as opposed to retail stores, restaurants, gas stations, salons and other uses that depend on pass-by traffic to establish a customer base. Ms. Stachowiak said that even though it is unlikely to become an issue, if the special land use permit is approved, it should be conditioned upon the church agreeing, in writing that it will not object to the issuance of liquor licenses in the area.

Ms. Stachowiak stated that staff is recommending approval of the request based on a finding that the proposed church complies with all of the criteria of Section 1282.03(f)(1)-(9) of the Zoning Code for evaluating Special Land Use permits.

Chairman. Ruge opened the public hearing.

**Mary Allen, 1231 W. Kalamazoo Street, Pastor, Amazing Grace Temple**, spoke in support of her request. She said that she is looking forward to bringing good to the neighborhood. Pastor Allen said that in addition to church services on Sunday, there will be a bible study on Tuesdays from 7-8:30 and a prayer meeting on Thursdays.

Ms. Cerna asked about the size of the church membership.

Pastor Allen said that they have between 15 and 20 members at this time but are trying to establish a larger membership.

**Steven Halm, Property Manager, Holiday Park/Durga Property Holdings, Inc.**, spoke in support of the request. He said that they are keeping the adjoining suite open and available so that the church has the ability to expand in the future as the membership grows.

Mr. Ruge asked about the car dealership.

Mr. Halm said that the dealership is on the site to the east. He said that this property adjoins the McDonalds that fronts along S. MLK.

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

**B. Zoning of recently annexed properties, 11097 Jolly Hwy. & 4820, 4848, 4880, 4902, 5030, 5050 & 5058 S. Waverly Road**

Ms. Stachowiak stated that in November, 2018, 8 contiguous parcels of land located at the northwest corner of S. Waverly Road & Jolly Highway were annexed into the City of Lansing from Delta Township. There is a single family residential dwelling on the property at 11907 Jolly Highway. The other 7 parcels, all of which have frontage on S. Waverly Road, are being used for various commercial purposes. Ms. Stachowiak said that upon annexation, properties are given an interim zoning designation that most closely resembles the zoning that the properties had prior to annexation. The Planning Board is then given 180 days to recommend an appropriate zoning designation to the City Council with consideration given to the existing land uses and the land use patterns being advanced in the City's Master Plan.

Ms. Stachowiak said that the interim zoning designation for the single family residential property at 11907 Jolly Highway is "A" Residential which is appropriate and should be made permanent. She said that the other 7 parcels have an interim zoning classification of "F" Commercial. Ms. Stachowiak said that while the Planning Board can recommend whatever zoning designations it deems appropriate for the subject properties, staff is offering the "E-2" Local Shopping district and the "F" Commercial district as those which merit consideration for the 7 commercial properties. Ms. Stachowiak said that the Zoning Ordinance describes the intent of these 2 zoning designations as:

"E-2" Local Shopping District: "The intent of the E-2 Local Shopping District is to provide convenience retail stores."

"F" Commercial District: "The intent of the F and F-1 Commercial Districts is to allow general retail commercial uses."

Ms. Stachowiak said that the Master Plan designates the Jolly/Waverly intersection for "Neighborhood Mixed-Use Center" land use. The Plan describes the purpose of this designation as: "To encourage the location of convenience retail and services within walking distance of neighborhoods". Ms. Stachowiak said that the "E-2" zoning district permits "convenience" retail stores which are the type of stores that draw their customer base from a relatively small geographic area surrounding the business. The "F" Commercial district, by contrast, permits uses such as vehicles sales, theaters, medical marijuana dispensaries, motels/hotels and "comparison" retail stores that draw their customer base from a much larger geographic area. Ms. Stachowiak said that all of the existing businesses located within the annexed area would be permitted by right in both the "F" Commercial and the "E-2" Local Shopping districts.

Chairman Ruge opened the public hearing. See no one 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:** March 5, 2019

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

- (2) **SLU-1-2019**, 900 Southland Avenue, Suite 918, Special Land Use Permit, Church in the “F” Commercial district

**Without objection, SLU-1-2019, was recommended for approval.**

**B. Old Business – None****C. New Business**

- (1) **Zoning of recently annexed properties, 11097 Jolly Hwy. & 4820, 4848, 4880, 4902, 5030, 5050 & 5058 S. Waverly Road**

Ms. Alexander asked why the residential parcel was included in the annexation.

Ms. Stachowiak said that staff was approached by a developer prior to the annexation election about a medical marijuana grow facility on the subject properties. The City informed those making the inquiry that this would require industrial zoning which is not something that staff would be able to support given the zoning and land use patterns in the area. Ms. Stachowiak said that she assumes that the original intent was to combine the residential parcel with the 7 commercial properties to create a site large enough for a medical marijuana grow facility. She said that, according to the communication received from Mr. DeVoogd, no medical marijuana facilities are currently being considered for the property. She said that he is requesting “G-2” Wholesale zoning so that at least his property can be used for wholesale/warehousing uses.

Mr. Ruge asked about the surrounding land uses.

Ms. Stachowiak said that everything west of the commercial properties on the north side of Jolly Road are zoned and being used for single family residential dwellings. She said that there are apartments and a large mobile home park on the south side of Jolly, west of Waverly Road. She also said that there are apartments to the north and east of the subject properties. Ms. Stachowiak said that the 2 properties on the south side of the Jolly/Waverly intersection are zoned “F” Commercial whereas, the property at the northeast corner of the intersection is zoned “E-2” Local Shopping.

Ms. Alexander said that she is concerned about wholesale zoning given the surrounding land uses. She said that she also wants to make sure that there is enough flexibility with regard to the zoning so that the commercial properties can be utilized so that they do not continue to sit vacant.

Mr. Cox agreed. He said that the S. Waverly Road commercial area is in a bit of a decline and there needs to be a plan in place to attract the right businesses to area. He said that the proper zoning is an important component of that plan and he would like to have more time to consider what the appropriate zoning should be.

Mr. Ruge and Ms. Cerna agreed that they would like to take more time to consider this matter.

**Ms. Alexander made a motion, seconded by Mr. Cox to table consideration of the zoning for the recently annexed properties at 11097 Jolly Hwy. & 4820, 4848, 4880, 4902, 5030, 5050 & 5058 S. Waverly Road On a voice vote, the motion carried (4-0).**

**(2) 2020-2025 Capital Improvements Program**

Ms. Stachowiak stated that Angela Bennett, Finance Director will be attending the May 7, 2019 to give a detailed presentation on the CIP.

Mr. Rieske stated that the packet contains an excerpt from last year's CIP. Also included is the legal basis for Capital Improvements Programming as it is provided for in the Michigan Municipal Planning Act. He said that it is a 6 year plan that is updated every year. Also included in the packet is the section of the MMPA that addresses Act 33 reviews that are routinely brought before the Planning Commission in order to demonstrate how they relate to the CIP. Mr. Rieske reviewed the various categories of the CIP and stated that most of the items address the City's infrastructure needs.

8. **REPORT FROM PLANNING MANAGER** - None
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 7:18 p.m.