

MINUTES

CALL TO ORDER

The May regular meeting of the Lansing Planning Commission was called to order by Chairman Jerry Gies at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jerry Gies, Commissioners Ginger Riddle, Janette Labbee-Holdeman, Nancy McDougal and Mike Suozzo. Vice Chairman Brian Payne and Commissioner Richard Hannon were not present. Chairman Gies noted that there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, April 23rd, 2025, Regular Meeting

A motion was made by Commissioner Labbee-Holdeman to approve the minutes as written, and it was seconded by Commissioner Riddle. Motion passed 3-0, with Commissioners McDougal and Suozzo abstaining.

NEW BUSINESS-

2. Election of Officers

In accordance with the bylaws of the Planning Commission, officers are to be elected annually by a majority vote of the Commission. The positions of Chairman and Vice-Chairman are currently up for election. These officers will serve for a one-year term, or until successors are elected, and are responsible for presiding over meetings and assisting in the coordination of Commission business.

Commissioner McDougal moved to nominate Jerry Geis for re-election of Chairman, and it was seconded by Commissioner Suozzo. Motion passed 5-0.

Commissioner Suozzo moved to nominate Brian Payne for re-election of Vice Chairman, and it was seconded by Commissioner Labbe-Holdeman. Motion passed 5-0.

3. Case 2025-DEV-005- Towne Centre Final Plat

The City is requesting the approval of a Final Plat for the Lansing Towne Centre 2nd Replat subdivision, which will enable the development of a Junior Box retail development. The city is partnering with a developer to create a 5-tenant shopping center with 3 additional pad sites. The developer has submitted a site plan to run concurrently with this application. The developer has proposed vacating Centre Drive's Right of Way (ROW) between W Mary Street and Kay Street to enable this development. The plat contains dedication of access easements for internal circulation and continued connection to both 301 Centre Drive and Parcel 106-24-0-40-07-001.02.

Discussion on this case began with Mr. Gentzler stated that with this replat, we are taking two lots and combining them and vacating Centre Drive. There will be an internal access drive to Dr. Redell's property as well as The Dobski property (McDonalds), etc. With this replat, we are re-establishing lot lines, creating new lots, and removing the roadway (developer maintained). On this property, there is a public access easement as well as a sewer line easement. Chairman Gies inquired about the purpose of the multiple lots for different developers such as restaurants, to be able to own it. Mr. Gentzler stated that there are already plans for each of the purposed lots.

Mr. Gies confirmed how much land is on each lot; there was then discussion about a possible McDonalds and it was confirmed which lots were owned by the City of Lansing. Mr. Gentzler recommends the approval of Cases No. 2025-DEV-005 with the reduction of open space to the City Council. Mr. Gies inquired about information still needed to which Mr. Gentzler stated that the City has everything needed for approval.

With no further discussion, Commissioner Suozzo moved to approve Case 2025-DEV-005 with the reduction of open space requirements to the City Council, and Commissioner McDougal seconded the motion. Motion carried 5-0.

4. Case 2025-DEV-006- Towne Centre Retail Site Plan

The Applicant proposes to construct four commercial retail buildings to build out the northern end of the Lansing Towne Centre development. The tenant space will range from 1,000 square feet (sf) to 25,042 sf. Currently the plans include a minimum of 8 tenants with more available with the pad site on Lot 7 (NE corner).

This proposal will fill the Northern portion of Lansing Towne Centre which has sat vacant since 2008. No buildings currently exist on the property. The plan includes the site work, landscaping, parking lot improvements, building construction and other appurtenances to the project. Approval of this Site Plan would authorize staff to issue a building permit for the project upon completion of review for compliance with building codes, subject to any conditions added during the approval process at the Planning Commission meeting. The developer has indicated the coffee usage on Lot 8 will not be built out with that tenant in mind but will be another retail/office use. Any change to this site plan may necessitate a further site plan review as either an administrative or Planning Commission procedure. Building elevations are included in the site plan. The timeline of the project, should this application be approved, is to proceed with construction as quickly as possible after approval of the final plat by the City Council.

Discussion began with Mr. Gentzler showing the body the site plan for a retail development for 5 large tenants, a restaurant, a possible coffee shop as well as a small strip center, depending on what the developer brings to the area. The developer has several leases signed in hand. It was stated that there are several conditions to make sure it falls in compliance with the UDO. Additionally, the approval of the site plan will depend on the acceptance of the roadway vacation by the City Council, as the site plan does not work without that. Access shall be maintained to Family Eye Care as well as the Dobski property during the entirety of the construction process. Commissioner McDougal inquired about the entrances into the property and where the entrances are. Mr. Gentzler stated that they are both on Mary and explained where the road will be removed and where the different entrances are.

Dr Jonathan Redell spoke briefly about his concerns with going from a public drive to a private one. He also stated that he would want a written agreement in regard to continuity of access during construction, to make sure their customers have a way of getting to their office during construction.

Todd Minnis is the developer and spoke about his experience in retail development as well as locating a site while working with the City of Lansing and surrounding businesses. Currently there are leases with the three largest tenants and others are in the discussion process.

Commissioner McDougal inquired about the reasoning behind not having access on Kay St. and making it only one entrance for the development. The developer stated that the detention facility must be expanded, and they are not wanting to push traffic toward the nearby neighborhood. Commissioner McDougal also asked about the need for additional traffic lights. Mr. Spickelmier, director of Public Works, stated that there is no necessity for additional signals. It was also stated that there will be a traffic study provided as required, but Towne Centre was designed for a full build in that area.

Commissioner Labbee-Holdeman inquired about the location of the road to access Family Eye Care Center if the road will be taken out. Mr. Gentzler as well as the developer explained the locations of access roads and easements. Chairman Gies asked if the retail space on the north is on a separate lot and expressed concerns as to why it is kept separate, and what that might bring. Mr. Minnis then explained the future plans for the specific lots. He explained that the retailers that they plan to bring in are national retailers that have over 1,000 stores. He also spoke about the location of buffers and streetscapes on the property. He expects to begin construction in the fall, possibly October, and it should take about one year to complete. There was discussion about the process for the removal of soil and the impact of the expansion of the pond.

With no further discussion, Commissioner Riddle moved to approve Case 2025-DEV-006 with conditions as outlined in the staff report as well as the amendments 8 and 9 that were added. Commissioner Labbee-Holdeman seconded it. Motion carried 5-0.

NOTICES AND COMMUNICATIONS-

None.

REPORTS- Commission and Staff Members-

Commissioner McDougal inquired about any future plans for McDonald's to move in, to which Mr. Gentzler stated that this development could possibly be the start of Mr. Dobski following suite, once it is more developed in the area. Commissioner Riddle then asked if there was a timeline in place for KCKCC. Mr. Gentzler stated that there is a potential opening date of Fall 2027 or Spring 2028, however the City has not received any plans, only concepts. But there is still an active interest in the community and the City will proceed accordingly.

ADJOURNMENT-

Commissioner Labbee-Holdeman moved to adjourn, and the motion was seconded by Commissioner Riddle. The meeting was adjourned by acclamation at 7:36 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director