

MINUTES

CALL TO ORDER-

The regular September meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jake Kowalewski, Commissioners Mike Suozzo, Richard Hannon, Nancy McDougal, Jerry Geis, Janette Labbee-Holdeman, and Brian Payne. Chairman Kowalewski noted that there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, July 20, 2022, Regular Meeting

Motion was made by Commissioner Nancy McDougal to approve the minutes as written and motion was seconded by Commissioner Janette Labbee-Holdeman. Commissioners Mike Suozzo and Richard Hannon abstained. Motion passed.

NEW BUSINESS-

2. UDO Text Amendment – Driveway Pavement Requirements

Revisions to the pavement requirements for driveways in the City of Lansing to add gravel or stone as an allowed surface.

The public hearing was opened at 7:01 pm and was closed at 7:02 pm with no comments from the public.

Commissioner Richard Hannon inquired about the distance that would need to be concrete or asphalt. Mr. Schmitz confirmed the distance to be the first 75 feet of the driveway must be concrete or asphalt. It was also stated that the requirement on the concrete would have to meet our normal technical specifications. Mr. Spickelmier stated that within the right of way there is a requirement of rebar. Mr. Schmitz then listed options of gravel, stone, etc., for the remaining portion of the driveway stating that it will not be allowed to be dirt. It was mentioned that the reason for this discussion is that there is currently a resident that would like to build an accessory building with gravel, but the code does not allow it.

City Council discussed distances such as 50 or 75 feet, and decided on the first 75 feet, in a prior meeting. By increasing that distance, the hope is that there won't be gravel and dirt that washes out onto the road when it rains. Commissioner McDougal inquired about the possibility of residents getting a variance without having to change the requirements for every situation. Mr. Schmitz recalled that there had been a variance related to this in the past. Commissioner Geis asked how long the requirement has been in the ordinance, to which Commissioner Suozzo mentioned that it has been at least 20 years.

Commissioner Richard Hannon made a motion to recommend approval as written to City Council. It was seconded by Commission Jerry Geis. Motion passed 7-0.