

## **MINUTES**

### **CALL TO ORDER**

The April regular meeting of the Lansing Planning Commission was called to order by Chairman Jerry Gies at 7:01 p.m.

### **ROLL CALL / QUORUM ANNOUNCEMENT-**

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

### **OLD BUSINESS-**

#### **1. Approval of Minutes, March 19<sup>th</sup>, 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 Vice Chairman Brian Payne abstaining.

### **NEW BUSINESS-**

#### **2. Cases 2025-UDO-001- Text Amendment- Accessory Structures and Utility Uses**

The proposed text amendment updates and clarifies regulations governing two key areas of the Unified Development Ordinance (UDO): 1. Public Utility Facilities, distinguishing "Minor" vs. "Major" facilities and detailing performance and operational standards (setbacks, height, buffering, fencing, etc.). 2. Location and number of Accessory Structures.

The public hearing was opened at 7:02pm with no discussion, it was closed at 7:02pm.

Mr. Gentzler explained more in depth about utilities and gave an overview of how this recommended amendment came about. There was also discussion about what the changes will be, should the text amendment be approved. Currently there is no way for the City of Lansing or Lan'del to put any type of utility substation or substructure within the city limits. There were conversations had with fiber providers and for the use of fiber there needs to be a power station to recharge the signal. There was nothing in the UDO regarding this issue so this amendment will give us some guidance for future conditional uses, etc. Mr. Gentzler defined the 'Minor' and 'Major' facilities for clarification purposes. Discussion was then had about different structures this would apply to and what type of structures would be exempt, etc. There was a brief discussion about the process that would happen in the future regarding public utility facilities.

With no further discussion, Commissioner Riddle moved to recommend approval of Case 2025-UDO-001 to the City Council based on staff's recommendation and the analysis of the Golden Factors. Commissioner Payne seconded the motion. Motion carried 4-0.

### **3. Cases 2025-DEV-003 & 004- Lansing Towne Centre Replats**

The applicant is requesting the approval of a Preliminary and Final Plats for the Lansing Towne Centre 2nd Replat subdivision, which will replat a 3-lot subdivision. The purpose of this plat is to enable future development on this property.

Discussion on this case began with Mr. Gentzler putting the map on the screen to show the boundary line adjustments. Chairman Gies inquired about possible buyers, and it was stated that the city will be working with possible buyer/s in the future for development purposes.

With no further discussion about the Preliminary Plat, Commissioner Riddle moved to recommend approval of Case 2025-DEV-003 to the City Council based on staff's recommendation and the analysis of the Golden Factors. Commissioner Payne seconded the motion. Motion carried 4-0.

With no further discussion about the Final Plat, Commissioner Riddle moved to recommend approval of Case 2025-DEV-004 to the City Council based on staff's recommendation and the analysis of the Golden Factors. Commissioner Payne seconded the motion. Motion carried 4-0.

## **NOTICES AND COMMUNICATIONS-**

Prior to the May Planning Commission meeting, there will be a training session for commissioners and staff.

## **REPORTS- Commission and Staff Members-**

Commissioner Gies stated that at the May meeting, there will be an election of officers

## **ADJOURNMENT-**

Commissioner Labbee-Holdeman moved to adjourn, and the motion was seconded by Commissioner Payne. The meeting was adjourned by acclamation at 7:15 pm.

Respectfully submitted,  
Melissa Baker, Secretary

Reviewed by,  
Joshua Gentzler, Community and Economic Development Director