

MINUTES

CALL TO ORDER- The regular December 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 Nancy McDougal, Richard Hannon, Janette Holdeman and Jerry Gies. Jake Kowalewski noted there was a quorum present.

OLD BUSINESS

1. Approval of Minutes, November 17, 2021, Regular Meeting

Motion was made by Nancy McDougal to approve and seconded by Jerry Gies to approve the meeting minutes – motion passed 5-0.

NEW BUSINESS

2. **Site Plan Application Case # SP-2021-1a**

Application submitted by Jeff Wagner of Wagner Construction. This application is for approval of a site plan to construct a single story (2,928 S.F.) professional office building for an Eye Doctor at 301 Centre Dr. in the Town Center Development.

Richard Hannon brought up that the project summary states that it is a two story, but it is actually a one story. He also questioned where in the building they would be selling the glasses. Mr. Schmitz then showed the floor plan and showed the dispensary where they will sell glasses. Chairman Jake Kowalewski then asked the reasoning behind it coming to the planning commission a second time. Mr. Schmitz explained that the site layout significantly changed, from a two story to a one story, and the site layout changed regarding the parking lot. Mr. Schmitz spoke about the landscaping and trees, stating that they can scale some of it back, to save the applicant money. There is currently more than what is required. Mr. Schmitz also mentioned the lighting of the building. The applicant is considering adding lighting on the west side of the building for security lighting. The parking lot also did not have lighting, but it was suggested that the applicant add one pole with lights pointing in all directions, for security purposes.

Mr. Jeff Wagner is the builder, and he was present along with Dr. Reddell, owner of Family EyeCare Center.

Commissioner Jerry Gies made a motion to approve with the changes Mr. Schmitz outlined in terms of landscaping and lighting, plus any other conditions outlined in the staff report. Commissioner Janette Holdeman seconded the motion. Motion passed 5-0.

3. Site Plan Application Case # SP-2021-2

Application submitted by Keegan Amos of Davidson Architects & Engineers. This application is for an addition of 6,040 S.F. on an existing 2,880 S.F. single-story building to make an automotive shop (paint shop) facility located at 211 Plaza Dr. (West of Mainstreet Chrysler Dodge Jeep Ram).

Commissioner Jerry Gies stated that the building that is being expanded is about 100 feet from the existing building and should not have a problem meeting the setback requirements. He also stated that this is a good quality development and asked about landscaping. Mr. Schmitz stated that there is landscaping on the side that faces the dealership, and they are willing to add more. The applicant is not opposed to shifting the building to the east to meet the setback requirement but would prefer to keep it in-line with the existing building. Mrs. McDougal stated it might not look correct if you have to shift the new section four feet to the east. Mrs. Holdeman asked if we must have permission from surrounding neighbors and Mr. Schmitz stated this was a site plan, so it does not require notification – but the BZA action did require the neighbors to be notified. Mr. Hannon recalled that there were some drainage issues to the south and asked if it has been accounted for. Mr. Schmitz stated he thought it had already been addressed when they added curbing to the parking lot. Mr. Spickelmier stated that the property owner was asked to provide additional stormwater analysis as part of the review process. Mr. Spickelmier stated that there is a private drive, owned by Citizens Bank. The question was asked if the lot was at one point split, to which Mr. Schmitz replied that he was not sure. Mr. Schmitz also stated that there is admin site plan to add additional service bays and a carwash to the end of the building. Mr. Gies asked about toxic fumes or odors that would affect the surrounding neighbors and Mr. Schmitz said that is monitored, so there is no risk there. Mr. Kowalewski asked about separation equipment, to clean the water. Mr. Schmitz confirmed they have that. Mrs. McDougal asked about the fire departments request to have access to all sides of property, and Mr. Schmitz said they are having discussions about who has the authority to request that. It was stated that they will have to have a source of water, and Mr. Schmitz said that will be included in the building plan. Mrs. McDougal stated that there are a lot of unknowns when it comes to the sanitary issues. Mr. Schmitz said the two biggest unknowns are the sanitary sewer aspect and the stormwater drainage.

Commissioner Janette Holdeman made a motion to table the application until the Board of Zoning Appeals meeting in January. Commissioner Richard Hannon seconded the motion. Motion passed 5-0.

NOTICES AND COMMUNICATIONS- None

REPORTS - Commission and Staff Members- Matthew Schmitz announced that he ordered nameplates for the planning commission.

ADJOURNMENT- Jerry Gies made a motion to adjourn. Janette Holdeman seconded it. Meeting was adjourned at 7:50 pm.

For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

MRS