

MINUTES

CALL TO ORDER

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

OLD BUSINESS-

1. Approval of Minutes, July 16th, 2025, Regular Meeting

A motion was made by Commissioner Labbee-Holdeman to approve the minutes as written, and it was seconded by Commissioner Riddle. Commissioner Payne abstained and Commissioner Suozzo was absent. Motion passed 5-0.

NEW BUSINESS-

2. Case 2025-DEV-010- Monroe Manor Rezone

The Applicant proposes to rezone a 25.5-acre tract of land from R-2-P to R-2 Single-Unit Residential District. The property owner is asking for a rezoning in preparation for future development of this property and has received conditional approval for a preliminary plat based on this rezoning. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property's usage as Single-Family Residential. The rezoning would grant the property owner the ability to subdivide the property in order to sell approximately 103 lots to a home builder.

Prior to the public hearing, Mr. Gentzler, Community and Economic Director, explained the current zoning of the property and why it is being rezoned.

The public hearing was opened at 7:09 pm.

There were several concerns voiced by the public about the rezone. There were questions about development, drainage, trees, and if Pebblebeach will go through the area that is being developed.

The public hearing was closed at 7:26 pm.

The developer, Roman Hanne with Circle H, as well as Ben Gasper, the project engineer, stepped in and answered all questions asked by the public and addressed any concerns they had at this time. Mr. Gentzler then recapped what was discussed at the July Planning Commission Meeting, for the public.

With no further discussion about the rezoning, Commissioner Riddle moved to approve Case 2025-DEV-010 based on staff's recommendation and analysis of the Golden Factors. It was seconded by Commissioner Labbee-Holdeman. Motion carried 6-0.

NOTICES AND COMMUNICATIONS-

Joshua Gentzler, Community and Economic Director, mentioned that the Public Hearing Resolution was emailed to the members of the Planning Commission, and it was also included in the agenda packet for this month's meeting. The City Council meeting for that will be held on September 18th for the approval of the RHID.

REPORTS- Commission and Staff Members-

None

ADJOURNMENT-

Commissioner Riddle moved to adjourn, and the motion was seconded by Commissioner McDougal. The meeting was adjourned by acclamation at 7:33 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director