

## **MINUTES**

### **CALL TO ORDER**

The regular May meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:01 p.m.

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

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

### **OLD BUSINESS**

#### **1. Approval of Minutes, August 16, 2023, Regular Meeting**

Motion was made by Commissioner Suozzo to approve the minutes as written and it was seconded by Commissioner McDougal. Motion passed 4-0, and Commissioner Hannon abstained.

### **NEW BUSINESS**

#### **2. Site Plan Case 2023-DEV-008**

The Applicant proposes to construct five buildings, one clubhouse, one maintenance building, and 3 apartment buildings. The apartment buildings include between 8 units to 22 units in each building, and range in size from 11,245 sq. ft to 30,969 sq. ft in size. The clubhouse is 2,577 sq. ft. in size and the maintenance building is 584 sq. ft. in size.

Chairman Kowalewski started the discussion in regard to the surface runoff and stormwater report, by asking Public Works Director, Mike Spickelmier, if it was sufficient and good in his opinion. Mr. Spickelmier stated that it is a very good plan and will accomplish what the city is looking to accomplish. They will do onsite detention with a detention pond and discharge into an existing area in our storm sewer and will not have any problems. Commissioner Hannon then asked how many parking spaces per unit there will be. Community and Economic Director Josh Gentzler replied 106, which allows two spaces per unit. The parking spaces are not covered, and it was also added that this would be a low-income facility with income limitations. Mr. Gentzler stated that in Covington Woods there are a lot of single parents, teachers, etc. that would fit within the income requirements, which is under \$50,000 a year. Commissioner Hannon inquired about any security or management that will be able to police the area. To which Mr. Gentzler replied that it will be the same property management etc., and that the police are aware of the happenings in the area.

Chairman Kowalewski asked if there would be any impact to Kay St. Mr. Gentzler responded that with the platting, drainage will be contained onsite.

With no further discussion, a motion was made by Commissioner McDougal to approve the site plan and Commissioner Suozzo seconded it. Motion passed 5-0.

### **3. Preliminary Plat 2023-DEV-009**

The applicant is requesting the approval of a preliminary plat for the Lansing Towne Centre North subdivision, which will replat Lot 1 of Lansing Town Centre. This preliminary plat, if approved, will allow the applicant to continue the platting process and apply for a Final Plat, which will subdivide approximately 14.5 acres into two (2) lots and one (1) tract allowing for the potential future construction of a multifamily development on Lot 1 and commercial development on Lot 2. No modification of zoning is being requested in association with this Preliminary Plat.

A motion was made to accept the checklist as finding of fact by Commissioner McDougal and seconded by Commissioner Suozzo.

Chairman Kowalewski inquired if the plat aligns with the comprehensive plan. Mr. Gentzler stated that technically the entire area is listed as commercial, however the comprehensive plan has the goal of coordinating educational recreational and commercial endeavors. So, it was stated that it does not meet the future land use map goals but it does align with the comprehensive plan.

With no further discussion, Commissioner Suozzo made a motion to approve the Preliminary Plat. It was seconded by Commissioner Hannon. Motion passed 5-0.

**NOTICES AND COMMUNICATIONS-** None

#### **REPORTS-**

- Commission Members
- Director, Community & Economic Development
- Director, Public Works / City Engineer
- Director, Wastewater Utility
- Building Inspector, Community & Economic Development

#### **ADJOURNMENT-**

Commissioner Hannon made a motion to adjourn, the motion was seconded by Commissioner Suozzo and the meeting was adjourned by acclamation at 7:15 pm.

Respectfully submitted,  
Melissa Baker, Secretary

Reviewed by,  
Joshua Gentzler, Community and Economic Development Director