

MINUTES

CALL TO ORDER

The July regular meeting of the Lansing Planning Commission was called to order by Chairman Jerry Gies at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

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

OLD BUSINESS-

1. Approval of Minutes, May 21st, 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 was not present for the vote. Motion passed 5-0.

NEW BUSINESS-

2. Site Plan Case 2025-DEV-007- Fairlane Townhomes Phase II

The Applicant proposes to construct 21 homes to build out Lot 1 of Fairlanes Townhomes subdivision. The homes will consist of 6 townhomes and 2 duplexes, with unit size space in the duplexes at 600 square feet (sf) and 1,110 sf for the townhome units.

Discussion began with the applicant Jeremy Greenemyre with Greenemyre Rentals shared that the phase 2 will consist of mostly the same floor plans and interiors as the previously built properties. There will be two smaller units with 1 bedroom and 1 bath. Pictures were shown of the units. Mr. Spickelmeir, director of Public Works, was asked about the drainage, and he stated that the drainage was included in a regional detention and will tie into the existing storm sewer system.

With no further discussion, Commissioner Suozzo moved to approve Case No. 2025-DEV-007 with conditions as outlined in the staff report. Commissioner McDougal seconded it. Motion passed 6-0.

3. Preliminary Plat Case 2025-DEV-008- Monroe Manor

The applicant is requesting the approval of a Preliminary Plat for Monroe Manor subdivision, a 45.28-acre subdivision with a proposed 194 single-family lots. The developer is proposing to build out the subdivision through 3 phases. The developer is proposing to develop the 40' lots with an average lot size of 6,578 sf.

Discussion began with Mr. Gentzler, director of Community and Economic Development, stating that he would recommend approval with the condition of changing the zoning, at a later date, from R-2P to R-2. Mr. Geis explained that having it zoned R-2P gives both the developer and the community flexibility. With it being zoned R-2P, the developer is required to give concepts of possible development. Mr. Geis then explained that the layout is very close to the original plan in 2018. Mr. Gentzler stated that the city approved smaller lots within the city and the developer is taking advantage of that opportunity. Commissioner McDougal inquired about the size and zoning of the lots in the subdivision south of the potential development. To the immediate North is zoned R-4. Mr. Gentzler stated that they are about 60.7 ft.

Roman Haehn of Circle H, the developer, explained the reason they are doing the 40-foot lots was because Lansing had a marketing study done and there was a need for smaller homes in the purposed price range- \$300,000 or less. The builder that was selected for this project is Hakes Brothers, located in Lansing. Circle H has reached out to various local companies to contribute and participate in this project. Commissioner Riddle stated that the existing homes would have several directly behind their lots and she inquired about buffers. Mr. Gentzler stated that the plat has a 10-foot-wide tract that provides a buffer. Ben Gasper with SMH Consultants explained the buffer and stated that their goal is to maintain as many trees as possible. Mr. Gasper went on to explain buffers, tree lines, and the tract. Mr. Geis stated that there would be an HOA that would need to maintain the tracts and also mentioned the existing trail and possible easements as buffers. Commissioner McDougal stated that the HOA will not be able to take care of a 10 foot buffer and that it either needs to be bigger or none at all. Mr. Gasper explained that this is a preliminary plat and we would address specifics about extending lots, adding buffers or extending the trail for the final plat. He stated that they desire to keep the existing trail. There was discussion about dedicating land vs accepting money in Lou of. And that there is a 12% requirement for open space for the city and there is 19% on this plat.

Some members of the public voiced concerns regarding walkways/trail and if those will be taken out or not. There were concerns about trees and the trail being taken out, to which the developer stated that they plan to keep as many trees as possible as well as the trail. There were concerns about traffic on De Soto Rd, as well as well as congestion in schools, the increase in population in Ward 4, and taxes being raised for residents.

Mr. Haehn stated that the walking trail will remain the same, as well as the majority of the trees. As for the traffic issue, there will be additional access ways in the development to help with traffic congestion.

With no further discussion, Commissioner Labbee-Holdeman moved to approve Case 2025-DEV-008 with the amendments including the following added conditions: 3: The applicant shall obtain approval from the Governing Body for a Zoning Map Amendment to rezone the subject property from R-2-P (Planned Unit Development) to R-2 to ensure consistency with the proposed subdivision layout and applicable zoning standards. No permits for public infrastructure or building construction shall be issued on the R-2-P zoned land until the rezoning is adopted and effective. Condition. 4: Add a 20 ft. tree preservation easement that would be added along property lines in order to address concerns of the Planning Commission of the layout of the plat and the Planning Commission will potentially accept less than 12% open space, as long as the tree preservation easement keeps as planned.

Motion carried 6-0.

REPORTS- Commission and Staff Members-

Chairman Gies- City Council has proposed adoption of a new Comprehensive Plan, and the Planning Commission will be involved in that process. Bids will be going out soon for this. The goal is to keep this within 12 months for this process.

The Planning Commission also received two different RHID public hearing notifications. This was included in the agenda packet that was posted on the City of Lansing website.

ADJOURNMENT-

Commissioner McDougal moved to adjourn, and the motion was seconded by Commissioner Suozzo. The meeting was adjourned by acclamation at 8:16 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director