

MINUTES

CALL TO ORDER

The December regular meeting of the Lansing Planning Commission was called to order by Vice-Chairman Brian Payne at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

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

OLD BUSINESS-

1. Approval of Minutes, November 20th, 2024, Regular Meeting

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

2. Welcome of Commissioner Ginger Riddle

Welcome to our newest member of the Planning Commission, Ginger Riddle. Ginger is fulfilling Jake Kowalewski's term, which will expire in April of 2025.

NEW BUSINESS-

1. Case 2024-UDO-003 Setback and Easement Amendment

This amendment to the side setback and easement regulation is proposed to enable developers to make full use of the minimum lot size as approved and adopted in April 2024. The proposals within this text amendment are written to reflect the need for reduced side setbacks to create building envelopes for R-1 and R-2 lots that allow for development at the minimum lot frontage.

The public hearing was open at 7:02 pm and with no comments or discussion from the public, the hearing was closed at 7:02 pm.

Discussion began with Commissioner Geis, inquiring about the building code regarding how close you can be to another structure, and discussion was had about the number of feet that is required. Director of Community and Economic Development, Joshua Gentzler, stated that the building codes will be updated within the next few months. The minimums would allow 10 feet from a structure. If someone wanted to build a home in a neighborhood and it is too close, that would be caught in the permit review process. Commissioner Geis mentioned overhangs as well as utility easements. City Attorney Robinson stated that overhangs wouldn't be an issue, in reference to fire issues or getting equipment in-between homes. It was then mentioned that our code states that you must maintain a utility easement on each side of each lot, and that

this change would change the size of requirements. Requirements for easements will be included in the plat and plan review. Commissioner Hannon asked about the difference in two sections of the code, and there were two overlapping regulations, one is 10-foot, and one is 7 ½ feet. Air Conditioning units were mentioned to which Mr. Gentzler stated that the AC units, will be a part of each review. Getting an emergency vehicle in between the houses, with the 5-foot distance and no alleyways was also mentioned. Discussion was had about the different options in those instances. Mr. Gentzler stated that the Fire Department does reviews for these issues.

Commissioner Labbee- Holdeman stated that she is also concerned about AC units, and having to remove them, should they need to work in that area, and then replace them afterward, etc. The developer/ builder would have to take that into consideration about offsetting and the locations of units.

With no further discussion, a motion was made by Commissioner Hannon to approve the staff's proposed text amendments and recommend adoption of Case 2024-UDO-003, as amended to the City Council. It was seconded by Commissioner Labbee-Holdeman. Motion passed 5-0.

NOTICES AND COMMUNICATIONS-

Mr. Gentzler, Director of Community & Economic Development, mentioned that there will be a 30-minute UDO training immediately following the planning commission meeting.

REPORTS- Commission and Staff Members- None

ADJOURNMENT-

The meeting was adjourned by acclamation at 7:22 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director