

CALL TO ORDER:

Chairman Ware called the meeting to order at 7:01 pm. Commissioner Haas led the pledge of allegiance.

ROLL CALL

Members Present: Ware, Cook, Lee, and Haas

Members Excused: Patterson, VanDyke, Vacancy

STAFF:

City Administrator Daniel Coss, Administrative Specialist Sarah Stoltzfus

AUDIENCE:

Mike Gazella, 4063 Grand Oak Dr, Lansing, MI
Stephanie Whitney, 4063 Grand Oak Drive, Lansing, MI
Spencer Lippert, 1004 N. Jenison, Lansing, MI
Jim Aubuchon, 2241 Arayaho Rd., Estes Park, CO 80517
Andy Joslyn, 1900 W. Price Rd., St. Johns, MI 48879
Ryan Kincaid, 1515 Turf Ln., East Lansing, MI 48823
James Styka, 1515 Turf Ln. East Lansing, MI 48823

APPROVE AGENDA:

Motion by Commissioner Lee, seconded by Commissioner Cook and carried by unanimous vote of the Planning Commission that **the Planning Commission's agenda for July 28, 2022, be approved as presented. MOTION CARRIED.**

APPROVAL OF MINUTES:

Motion by Commissioner Lee, seconded by Commissioner Cook and carried by unanimous vote of the Planning Commission that **the minutes of the June 23, 2022, Regular Planning Commission Meeting be approved as presented. MOTION CARRIED.**

PUBLIC HEARING: Receive public comments on the 110 Lofts Special Land Use Request for a Three-Story Mixed-Use Building.

Open: 7:05pm

Close: 7:06pm

PUBLIC COMMENTS:

OLD BUSINESS:

None

NEW BUSINESS:

1. Review Special Land Use Request for a Three-Story Mixed-Use Development at 110 South Bridge Street- AJW Holdings, LLC

The applicant, AJW Holdings is seeking approval for a variance that will allow deviation from the dimensional standards in the City of DeWitt Ordinance. Planner Elizabeth Gunden did a good job outlining to the Planning Commission what will be necessary to move forward to the Zoning Board of Appeals. Mixed-use development is typical for a downtown area.

Motion by Commissioner Cook, Seconded by Commissioner Haas **to make a favorable recommendation to the DeWitt City Council with contingencies for the special land use request for a three-story mixed-use development at 110 South Bridge Street.**

2. Review Site Plan for 110 South Bridge Street- 110 Lofts

The Planning Commission discussed the site plan for the Lofts at 110 South Bridge and asked any necessary questions to gain clarification on details about the project. Commissioner Haas would like to see additional landscaping included in the plans.

Motion by Commissioner Lee, Seconded by Commissioner Cook, and carried by unanimous vote of the Planning Commission **to approve the 110 Lofts Site Plan for 110 South Bridge Street, waiving the on-site parking requirements for the non-residential space and contingent upon Zoning Board of Appeals approval of the variance requests, as outlined in the attached Beckett & Raeder report.**

PLANNING COMMISSION MEMBER COMMENTS:

Administrator Coss informed the Planning Commission of updates happening in the Downtown district.

ADJOURNMENT:

Motion by Commissioner Haas, seconded by Commissioner Cook and carried by unanimous vote of the Planning Commission that **this meeting be adjourned at 8:24 pm.**

Respectfully submitted,

Sarah Stoltzfus
Recording Secretary