



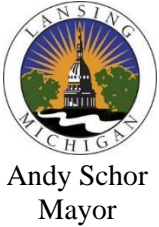
**LANSING PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, June 3, 2025, 6:30 p.m.**  
**Neighborhood Empowerment Center**  
**600 W. Maple Street, Lansing, MI 48906**

**AGENDA**

- 1. OPENING SESSION**
  - A. Roll Call**
  - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
  - A. Consent Items**
    - (1) Minutes for approval: March 4, 2025**
  - B. Old Business**
  - C. New Business**
    - (1) Act-2-2025, Lot 57, 1400 Block Turner Street, Sale of Real Property**
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: July 1, 2025

*For special accommodations, please give 24 hours' notice prior to the meeting by calling Sue Stachowiak in the Planning Office at 517-483-4085 or by dialing (tty 711).*



**LANSING PLANNING COMMISSION**  
**Regular Meeting**  
**March 4, 2025 - 6:30 p.m.**  
**Neighborhood Empowerment Center**  
**600 W Maple Street, Lansing, MI**

**MINUTES – DRAFT**

**1. OPENING SESSION**

**Ms. Alexander called the meeting to order at 6:31 p.m.**

- a. Present: Katie Alexander, Josh Hovey, Monte Jackson, Tim Klont, Shane Muchmore, Ted O’Dell, John Ruge
- b. Absent: Tony Cox (excused)
- c. Staff: Erin Buitendorp, Development Division Manager; Doris Witherspoon, Senior Planner; Andy Fedewa, Planner

**2. APPROVAL OF AGENDA** – The agenda was approved by unanimous consent

**3. COMMUNICATIONS** –

An email from Eastside Community Action Center on support for the downpayment assistance funding amount in the Annual Action Plan and a suggestion to reduce the property tax burden for non-profit property developers and to make them exempt from municipal permitting fees.

**4. PUBLIC HEARINGS & ITEMS FOR ACTION**

**A. City of Lansing Annual Action Plan, Proposed Funding Allocations FY 2025-2026**

Ms. Witherspoon spoke on the City’s funding strategy with the Community Development Block Grants (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs through the US Department of Housing and Urban Development (HUD) each year.

Ms. Witherspoon reviewed the estimated funding amounts for various projects under each program such as, but not limited to, homeowner housing rehabilitation, rental unit rehabilitation, down payment assistance, housing construction, homelessness prevention, and shelter operations. As in previous years, the presented numbers are based on an expectation that they will follow last year’s amounts so the final funding amounts may differ slightly.

Mr. O’Dell spoke on his support to increase the amount for blight removal from \$1,000. Ms. Witherspoon stated that the amount last year was greater than \$1,000 and that should have been reflected with the numbers presented. The Development Office will forward corrected amounts to the Planning Commission.

Mr. Jackson asked for the record, who was the point of contact for these programs. Ms. Buitendorp introduced herself as the new Manager of the Development Office in the Economic Development and Planning Department and stated that any call for information or applications would be handled through their office.

Ms. Witherspoon mentioned that there is an odd amount under the Community Housing Development Organization (CHDO) heading. They believe that there was extra money from HUD that was distributed to all entitlement grantees.

Mr. Hovey opened the public hearing.

Clinton Mireles, spoke on his support to include neighborhood cleanups under Blight funding, especially in lower-income neighborhoods.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

**Mr. Ruge made a motion, seconded by Mr. Jackson, to recommend approval of City of Lansing Annual Action Plan, Proposed Funding Allocation FY 2025-2026.**

**On a voice vote, the motion passed unanimously (7-0).**

**B. Form-Based Zoning, Code, Second Amendment, Zoning Map revision**

Mr. Fedewa stated that during on-going discussions with the City Council Committee on Development and Planning, it was brought to the attention of Planning and Zoning Office staff that most of the neighborhood bounded by S Holmes St. (west), E Kalamazoo St. (north), Mifflin Ave. (east), and I-496 (south), that had been zoned R-6a Residential, was marked as R-3 (renamed from R-6b).

The main difference between R-6a and R-6b is the total allowable number of dwelling units. R-6a allows for one detached house while R-6b allows for six dwelling units in one principal structure.

Staff only intended to combine the number of zoning districts with few or no differences between them and to not to “upzone” any area without a change to the future land use map and more input from residents and stakeholders.

To make the map easier to understand and administer, the second amendment to the zoning ordinance proposes to combine R-1, R-2, and R-3 into one district (R-1). R-4, R-5, and R-6a would be condensed (R-2). And R-6b would be separate and renamed (R-3)

Due to this mapping error staff has resubmitted the proposed zoning map for public hearing and Planning Commission recommendation.

Mr. Jackson asked why R-6 was split into two subcategories. Mr. Fedewa answered that under the old code there was only “A”, “A-1” and “B” districts for single-family. “C” allowed for two-family dwellings (duplexes). The original developers of the form-based zoning code created unnecessary distinctions that resulted in six single-family districts. “C” districts became “R-6b” and the allowable number of units was increased from two to six to correspond with the contemporary concept of ‘missing-middle housing’, that is two-to-six unit dwellings that maintain similar exteriors, massing, and site layouts in denser, urban neighborhoods. Mr. Fedewa stated that having seven districts is confusing, which is the purpose of the change.

Mr. Hovey opened the public hearing.

Joan Nelson, spoke on behalf of the Shared Housing Network and stated the group’s continued support for the second amendment’s changes to allow for more housing choices.

Christopher Greene-Szmadzinski spoke on his support for the second amendment and the ADU amendment.

Mike Dombrowski, spoke on his support for the second amendment and the ADU amendment.

Fred McLaughlin, requested that staff and the Planning Commission remove the requirement for off-street parking minimums from the zoning ordinance.

Clinton Mireles, spoke on the number of vacant parcels in the Urbandale neighborhood and his support for in-fill housing development.

Seeing no one else wishing to speak, Mr. Hovey closed the public hearing.

Mr. Muchmore asked for an update on the other proposed zoning changes. Mr. Fedewa clarified that this public hearing is only to recommend approval of the revision to the zoning map in Chapter 1242. The boarder set of changes staff has called the ‘second amendment’ was approved by Planning Commission June 2024 and still with the Committee on Development and Planning until the proposed map is reviewed by Planning Commission. The amendment that would allow for ADUs city-wide has been held until the second amendment is ultimately voted on by Council.

**Mr. O’Dell made a motion, seconded by Ms. Alexander to recommend approval of Form-Based Zoning, Code, Second Amendment, Zoning Map revision.**

**On a voice vote the motion passed unanimously (7-0).**

5. **COMMENTS FROM THE AUDIENCE** – None

6. **RECESS** – Not taken.

7. **BUSINESS**

**A. Consent Items**

(1) Minutes for approval: January 7, 2025

**The minutes from the January 7, 2025 Planning Commission meetings were approved without objection.**

**B. Old Business** – None

**C. New Business**

(1) **Act-1-2025, Monticello Drive, Street Vacation**

Mr. Fedewa introduced the request to vacate a section of Monticello Dr. south of Coachlight Common St. This stub was a platted outlot running 112’ and used to connect the subdivision to the north and the apartment complex to the south when they were built 1969 – 1971. The street was closed off with a fence some time between 1986 and 1992. The Planning and Zoning Office does not have a contemporary

account of the reasoning for the closure, but today there are complaints regarding trash, illegal dumping, vandalism, and trespassing connected to this area. Two sidewalks connect the two areas and although the old fence had closed off pedestrian access it is damaged which allows for free passage on foot.

Mr. Fedewa stated that because the outlot has buildable dimensions the City explored the sale of the property for residential development, but there is a sewer drain running through the property which makes it unbuildable. The Public Service Department plans to remove the street surface, close the curb-cut, lay down fill soil, and plant turf grass. As with other street vacations, the resulting land will be split and attached to the adjoining residential properties to the east and west.

Mr. Hovey stated that closing this connection may make the neighborhood less walkable. There is only one street outlet to S Waverly Rd. and one to W Miller Rd. Mr. Fedewa stated that that is a valid concern, but staff is supportive of the vacation request because this point does not lead to a commercial or service use and the access has been a complaint from the neighbors.

Mr. Ruge commented that access probably was not intended for the area due to the fence closing it off.

**Mr. Muchmore made a motion, seconded by Mr. O’Dell, to recommend approval of Act-1-2025, Monticello Drive, Street Vacation, as proposed. On a roll call vote the motion carried unanimously (7-0).**

**8. REPORT FROM PLANNING & ZONING OFFICE – None**

**9. COMMENTS FROM THE CHAIRPERSON – None**

**10. COMMENTS FROM COMMISSION MEMBERS –**

Mr. Ruge stated that the demolition of old Eastern High School had started that afternoon and let the commission members know that there was an emergency meeting held by the Committee to Preserve Historic Eastern and Promote Mental Health at Reno’s North that night.

**11. PENDING ITEMS: FUTURE ACTION REQUIRED – None**

**12. ADJOURNMENT – The meeting was adjourned at 7:25 p.m.**

**Act-2-2025, Lot 57, 1400 block Turner St., Sale of Real Property - STAFF REPORT**

---

**An Act 33 Review** is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT City of Lansing, Economic Development and Planning Dept.

PROPOSAL: Sale of Real Property, 1400 block of Turner St.

PARCEL(S): PID # 33-01-01-09-252-152

CURRENT OWNER(S): City of Lansing  
316 N Capitol Ave, Suite D1.  
Lansing, MI 48933

EXISTING LAND USE Use: Vacant – gravel parking lot, Zoning: MX-3 Mixed-Use District Center

PROPERTY SIZE AND SHAPE: 0.385 acres, rectangular

SURROUNDING ZONING & LAND USE North: DT-2; residential  
East: DT-2; residential  
South: MX-3; multi-family residential  
West: MX-3; residential

**ANALYSIS**

**BACKGROUND:**

The City of Lansing proposes to sell vacant land on Turner St. in Old Town to facilitate the building of a multi-family apartment building.

Historic aerials show this property being vacant as far back as 1970. Assessing records show the City of Lansing obtained the property in 1994 from the Michigan Department of Natural Resources for \$75.00. While the land has not been improved with an actual parking lot in accordance with zoning standards, it appears to have been used for overflow parking over the years and has been utilized during parades according to the Parks and Recreation Department.

The property does not produce any revenue for Parking Services and was included amongst the assets recommended for sale in the 2023 Parking Study, conducted by Walker Consultants. An August 2023 appraisal valued the property at \$100,000.

Lansing Economic Development Corporation (LEDC) in partnership with the City, released a request for proposals for this parcel in 2023. Only one respondent submitted a plan, which included their purchase of adjacent properties owned by a third part. The consolidation of these adjoining properties is necessary to build their proposed apartment building.

**LOCATION:**

The subject property is located along the west side of the 1400 block of Turner St. in Old Town. Please see Aerial.

**CHARACTER:**

The subject property is vacant and considered a parking lot, but it is unpaved and unimproved. Old Town is highlighted in the Comprehensive Plan as one of the most important commercial districts in the City. Plan goals included policies to expand housing choice, increase density, strengthen walkability, and connect to the riverfront. Redeveloping this vacant, underutilized property will allow its highest and best use, making it more productive and returning it to the tax rolls.

**EXTENT:**

The extent of the acquisition is one parcel, 0.385 acres to facilitate multi-family residential redevelopment.

**AGENCY REFERRALS**

*Lansing Board of Water and Light (BWL)*

- No comment received.

*Public Service Department:*

- (Dan Danke) Sewer maps do not indicate any ownership. Google Streetview indicates a change in use in 2016-2017. I know it was used as a parking option in 2021 during CSO construction in the area.

*Lansing Fire Department:*

- No comment received.

*Parks and Recreation Department* (Brett Kaschinske, Director)

- This will have some impact for festivals that use Turner St and would need to work with event planners who use the property during festivals. We would also need to make sure emergency services can get to this property and the # of units with the street closures etc. for the festival. Nothing that would prevent the sale.

*EDP – Development Office*

- Supportive of sale.

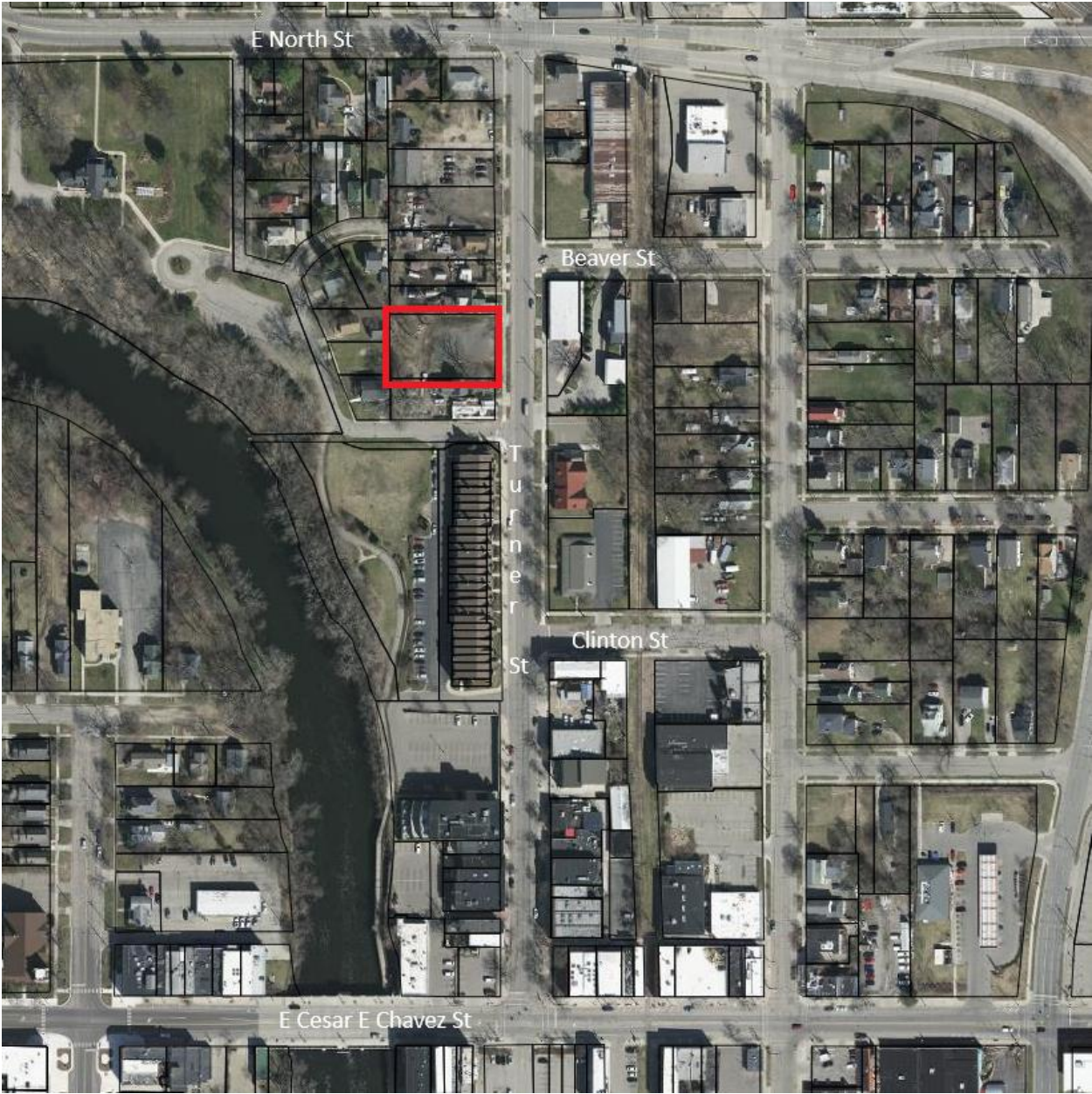
**STAFF RECOMMENDATION**

Staff recommends approval of Act-2-2025 as proposed, to return under-utilized property back to the tax rolls and to support the goals of the Comprehensive Plan. The subject property is unnecessary for city operations.

**Respectfully submitted,  
Andy Fedewa, Planner**

Act-2-2025, Lot 57, 1400 block Turner St., Sale of Real Property - STAFF REPORT

Aerial:



# TURNER NORTH



1413 TURNER RD. LANSING MI 48906

ARTISTIC REPRESENTATION

COPYRIGHT ©2024 STUDIOINTRIGUE ARCHITECTS, LLC

9.00 D Dnd  
200

104

LIBER 2223 PAGE 797

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES



No. 177555

DEED under Act 223, Public Acts 1909, as amended.

THIS DEED, Made this 21st day of November 19 94

BY AND BETWEEN, The DEPARTMENT OF NATURAL RESOURCES for the STATE OF MICHIGAN, by authority of Act 17, P.A. 1921, as amended, and Act 380, P.A. 1965, as amended, hereafter called "First Party", and City of Lansing, a Michigan Municipal Corporation  
124 West Michigan Avenue  
Lansing, Michigan 48933

hereafter called "Second Party".

WITNESS, that the First Party, acting for and in behalf of the State of Michigan by authority of Act 223, P.A. 1909, as amended, and for the sum of Seventy-Five (\$75.00) dollars paid to it by Second Party, hereby grants, conveys, and quit-claims unto the Second Party and to Second Party's successors and assigns, for Public purposes, all the right, title and interest acquired by the State of Michigan in and to the following described land located in the county of Ingham, State of Michigan:

City of Lansing SN238  
ORIGINAL PLAT  
Com 3 r N of SE cor Lot 8, th S 2.16 R, W 10 R, N 2.16 R, E 10 R to beg; Block  
10  
3301 01 09 252 141

City of Lansing SN239  
ORIGINAL PLAT  
Com 7 R N of NE cor, Lot 9, th W 10 R, S 4 R, E 10 R, N 4 R to beg; Block 10  
3301 01 09 252 151

RECORDED

Nov 29 11 10 AM '94

REGISTER OF DEEDS  
Ingham County, Mich.  
INGHAM COUNTY, MICH.

001840957	0006	3-DEED	59.00
001840957	0006	4-SSR	50.00

It is expressly understood that when the above described land is no longer needed by the Second Party and sold for a valuable consideration, the proceeds from any such sale, in excess of expenditures for acquisition or improvement, shall be accounted for to the State and the local units of Government pro rata according to their several interests therein arising from the non-payment of taxes and special assessments thereon as appear in the offices of the State Treasurer, County, City, Village or Township Treasurers.

*Robert Engel*  
City of Lansing  
119 N Washington St, Lansing 48933

Exemption from County Real Property Transfer Fee is claimed under authority of Section 5(h), Act 134, P.A. 1966 (207,505, Compiled Laws)

PR 6304  
Rev 2/87

SAVING AND EXCEPTING OUT OF THIS CONVEYANCE and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands hereby conveyed, with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given, at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, making merchantable, and taking away the said mineral, coal, oil and gas; and also saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all the above mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Section 12, of Act 280, P.A. of 1909, as amended. Further, excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earth-works, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Act 173, P.A. of 1929.

The First Party, by its Chief, Real Estate Division

\_\_\_\_\_ has signed and affixed the seal of the Department of Natural Resources the day and year first above written.

Signed, Sealed and Delivered in Presence of:

Janet Griffin  
Janet Griffin  
Patricia A. Simon  
Patricia A. Simon

DEPARTMENT OF NATURAL RESOURCES  
FOR THE STATE OF MICHIGAN

By: Rodney A. Stokes  
Rodney A. Stokes, Chief  
Real Estate Division

STATE OF MICHIGAN, } ss.  
County of Ingham

The foregoing instrument was acknowledged before me this 21st day of November, 19 94,  
by Rodney A. Stokes, Chief, Real Estate  
of the Department of Natural Resources for the State of Michigan.

Roxanne L. Harris  
Roxanne L. Harris Notary Public  
Ingham County, Michigan

Recorded in Liber 358 of Deeds, Page 55  
(Real Estate Division Records)

Prepared by Lois A. Hinkle  
DEPARTMENT OF NATURAL RESOURCES  
Real Estate Division  
Box 50028  
Lansing, Michigan 48909

My Commission Expires February 21, 1999

DEED

State of Michigan

10

REGISTRAR'S OFFICE } ss.  
County of \_\_\_\_\_

Received for Record this \_\_\_\_\_

day of \_\_\_\_\_ 19 \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and \_\_\_\_\_

recorded in Liber \_\_\_\_\_

of Deeds at Page \_\_\_\_\_

Register