



Andy Schor
Mayor

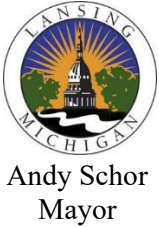
LANSING PLANNING COMMISSION
Regular Meeting
Tuesday, September 2, 2025, 6:30 p.m.
Neighborhood Empowerment Center
600 W. Maple Street, Lansing, MI 48906

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: June 3, 2025
 - B. Old Business**
 - C. New Business**
 - (1) Act-3-2025, 2020, 2600 E Mt. Hope Ave. Utility Easement
 - (2) Act-4-2025, N MLK Jr. Blvd. Drain Easement
 - (3) SLU-1-2025, 3011 Turner, Adult Foster Care, Small Group Home 7-12 residents
 - (4) Election of Planning Commission Chairperson, Vice-Chairperson, and Board of Zoning Appeals Representative
- 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: October 7, 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
June 3, 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 6:40 p.m.

- a. Present: Katie Alexander, Tony Cox, Shane Muchmore, Ted O’Dell, John Ruge
- b. Absent: Josh Hovey (excused), Monte Jackson (excused), Tim Klont (excused)
- c. Staff: Andy Fedewa, Planner

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

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS & ITEMS FOR ACTION – None

5. COMMENTS FROM THE AUDIENCE

Fred McLaughlin, spoke on the need for a more pedestrian-friendly, bikeable, and denser development, with no parking minimums and no lot size minimums.

6. RECESS – Not taken.

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: March 4, 2025**

The minutes from the March 4, 2025 Planning Commission meeting were approved without objection.

B. Old Business – None

C. New Business

- (1) Act-2-2025, Lot 57, 1400 block Turner Street, Sale of Real Property**

Mr. Fedewa introduced the City’s request to sell a vacant parcel of real property located along the west side of the 1400 block of Turner St. This property is technically part of the Parking Services Office, commonly referred to as Lot 57. Historic aerials show the property vacant as far back as 1970. The City purchased the parcel from the Michigan Department of Natural Resources in 1994. No parking lot was ever installed to zoning ordinance requirements, but the gravel lot has been used sporadically and useful during parade events according to the Parks and Recreation Department.

The lot is not an integrated part of Parking Services’ operations, and no revenue has been collected recently. The property was included amongst the assets recommended for sale in the 2023 parking study conducted by Walker Consultants. A subsequent 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 party. The consolidation of these adjoining properties is necessary to build their proposed apartment building.

The subject property is not necessary for city operations and its inclusion in a redevelopment plan will allow its highest and best use, making it much more productive while returning it to the tax rolls. No City department objected to the sale. Staff recommends approval of Act-2-2025 as proposed.

Eric Helzer, Turner North Development spoke on some of the details of the proposed project and the improvements they plan to make with the streetscape, Black Ct., sidewalks, and utilities. Mr. Helzer stated that they discovered that the property had a farm equipment store during the 1930s-1940s.

Mr. Ruge asked for more details about what Turner North plans for Black Ct. Mr. Helzer stated that because the street stub dead ends into two adjacent properties, one of which will not be under their control, they have a no-build easement agreement with that neighbor. They will maintain pass-through access for the Lansing Fire Department, while creating a plaza-like space.

Mr. Ruge asked if they will have to come back to the Planning Commission for a rezoning to facilitate the proposed development. Mr. Fedewa stated that the MX-3 zoning permits the proposed development by-right without any need for a zoning change or variances.

Mr. Fedewa stated that Mr. Klont is a Michigan State Housing Development Authority (MSHDA) employee and although Planning Commission is only discussing the property in terms of city operations and if it is necessary to retain, the developer is known and that they will be seeking incentives from MSHDA so he did not feel his participation would be appropriate.

Mr. Cox made a motion, seconded by Mr. Muchmore, to recommend approval of Act-2-2025, Lot 57, 1400 block Turner Street, Sale of Real Property, as proposed. On a voice vote the motion carried unanimously (5-0).

- 8. **REPORT FROM PLANNING & ZONING OFFICE** – None
- 9. **COMMENTS FROM THE CHAIRPERSON** – None
- 10. **COMMENTS FROM COMMISSION MEMBERS** – None
- 11. **PENDING ITEMS: FUTURE ACTION REQUIRED** – None
- 12. **ADJOURNMENT** – The meeting was adjourned at 7:13 p.m.

Act-3-2025, 2020 and 2600 E Mt. Hope Ave., Utility Easement - 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: Consumers Energy

PROPOSAL: Permanent easement for natural gas distribution line infrastructure

PARCEL(S): 2020 E Mt. Hope Ave. PID # 33-01-01-26-101-003
2600 E Mt. Hope Ave. PID # 33-01-01-26-276-111

CURRENT OWNER(S): City of Lansing

EXISTING LAND USE: Use: Fenner Nature Center (2020), Evergreen Cemetery (2600)

& ZONING: Zoning: R-1 Residential

PROPERTY SIZE AND SHAPE: Easement 15’ running length of north property line(s).

SURROUNDING ZONING & LAND USE: North: MX-1, R-1; neighborhood commercial, residential
South: R-1, MFR; single- and multi-family residential
West: R-1; cemetery
East: R-1; golf course

ANALYSIS

BACKGROUND:

Consumers Energy proposes to create a 15-foot utility easement along the north property lines of Fenner Nature Center and Evergreen Cemetery, 33 feet from the right-of-way, for the purpose of installing underground natural gas distribution lines that will serve customers within the City.

No existing infrastructure will be removed from the neighborhood or relocated to the subject properties. All work will be done by directional boring to minimize site disturbances. Neither property will be closed during any construction. Consumers estimates a 100-year lifespan on the new line. Requirements for site maintenance and restoration are covered in the draft easement agreement. Construction is not expected to impact any residential neighbors and no streets are expected to be closed.

LOCATION:

Fenner Nature Center and Evergreen Cemetery are in the south-central area of the City, along the eastern city limits. The easement area covers a 15-foot wide path, 33 feet from the E Mt. Hope Ave. right of way and extending along the entirety of both north property lines. The proposed easement area does not have any structures or infrastructure and is existing greenspace.

CHARACTER:

All infrastructure will be underground under unimproved greenspace. The area will continue to be greenspace in perpetuity. Part of the easement agreement is that no development takes place, but according to the Parks and Recreation Department, no development has been planned for the subject area.

EXTENT:

The extent of the infrastructure will be underground, within the 15 feet space along the north border of the property, approximately 38,100 square feet (Fenner) and 19,760 square feet (Evergreen). The terms of the easement prohibit any future improvements within the area of the easement

Any trees that are removed during construction should have replacement trees planted on-site, or as street trees within nearby neighborhoods, as approved by Parks and Recreation, Public Service, and the applicant.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department: (Nicole McPherson, City Engineer)

- Transportation: no comment received.
- No objection from Public Service

Lansing Fire Department:

- No comment received.

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

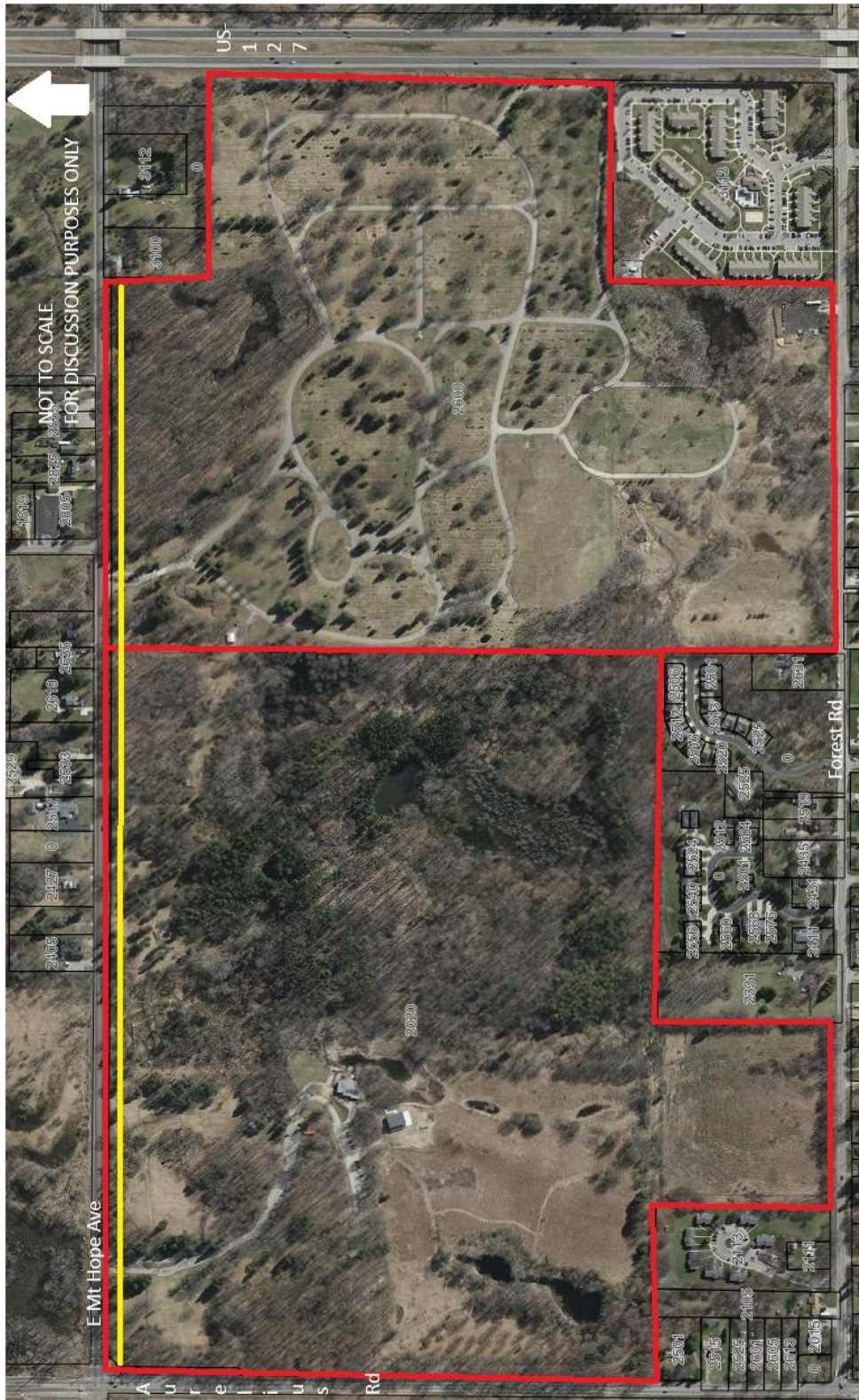
- Consumers has worked with us on this and we have no issues. We have met in regards to the trees and see very little impact.

STAFF RECOMMENDATION

Staff recommends approval of Act-3-2025 as proposed.

**Respectfully submitted,
Andy Fedewa, Planner**

AERIAL





ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: _____

Address (including zip code): _____

Phone number: _____

Fax number: _____ Email: _____

Interest in Property:

Owner Represent owner Option to buy

Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): _____

Address (including zip code): _____

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: _____

Permanent parcel #: _____

Legal description (see note below):

Applicant's proposal:

REQUESTED ACTION: (please check one)

_____ City Acquisition of Property

_____ Street or Alley Closure

_____ City Sale of Property

_____ Vacation of R.O.W

_____ Significant Change of Use of City Property

_____ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

What negative impacts (if any) will occur if this proposal is not approved?

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Consolidated Rate: \$650.00

Signature of applicant:

_____/_____
Date

Signature of owner(s):

_____/_____
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036



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PLANNING OFFICE

Reset Form

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FILE NUMBER: ACT-_____

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SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: _____

Permanent parcel #: _____

Legal description (see note below):

Applicant's proposal:

REQUESTED ACTION: (please check one)

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_____ Street or Alley Closure

_____ City Sale of Property

_____ Vacation of R.O.W

_____ Significant Change of Use of City Property

_____ Other: _____

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Signature of applicant:

_____/_____
Date

Signature of owner(s):

_____/_____
Date

_____/_____
Date

_____/_____
Date

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For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

EASEMENT FOR GAS FACILITIES

Line 1026 Mt. Hope DAPP 22996

SAP# 44335303

Agreement# MI00000086661

CITY OF LANSING PARKS & RECREATION DEPARTMENT, a Michigan municipal department, whose address is 124 West Michigan Avenue, 8th Floor, Lansing, Michigan 48933 (hereinafter "Owner") for \$1.00 and other good and valuable consideration [*exempt from real estate transfer tax pursuant to MCL 207.505(f) and from State real estate transfer tax pursuant to MCL 207.526(f)*] grants and warrants to CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201 (hereinafter "Consumers") a permanent easement to enter Owner's land (hereinafter "Owner's Land") located in the City of Lansing, County of Ingham, and State of Michigan as more particularly described in the attached Exhibit A to construct, operate, maintain (including cathodic protection systems), inspect (including aerial patrol), survey, replace, reconstruct, improve, remove, relocate, change the size of, enlarge, protect, and abandon in place a pipeline or pipelines in, on, under, over, across, and through a portion of Owner's Land (hereinafter "Easement Area") as more fully described in the attached Exhibit B, together with any associated valves, fittings, location markers and signs, communication systems, utility lines, protective apparatus and all other equipment, appurtenances, and facilities, whether above or below grade, necessary, useful or incidental to or for the operation or protection thereof, and to conduct such other activities as may be necessary or convenient in connection therewith as determined by Consumers for the purpose of transmitting and distributing natural gas.

Acceptance of the Property: Consumers has examined the Easement Area prior to the execution of this agreement and accepts same in the condition as it exists at the execution of this agreement and waives any and all claims Consumers may at any time have against Owner related to the condition of the Easement Area, except where provided in the Section titled Environment below or required by law. Owners shall have no obligation to make any repairs to the Easement Area.

Additional Work Space: Owner further grants to Consumers, during initial construction and installation only a temporary easement to use additional work space (hereinafter "Temporary Work Area" or "TWA"), and during any such use, Consumers' rights with respect to the TWA shall be exclusive even as to the Owner, and Owner shall not use or allow others to use the TWA during said initial construction and installation.

Access: Consumers shall have the right to unimpaired access to said pipeline, and the right of ingress and egress on, over, and through Owner's Land for any and all purposes necessary, convenient, or incidental to the exercise by Consumers of the rights granted hereunder.

Blocking Access: Except in case of emergency, Consumers shall use its best efforts not to block ingress and egress to Owner's Land during construction and other activities on Owner's Land.

Trees and Other Vegetation: Owner shall not plant any trees within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, roots, and other vegetation within the Easement Area.

Buildings/Structures: Owner agrees not to build, create, construct, or permit to be built, created, or constructed, any obstruction, building, septic system, drain field, fuel tank, pond, swimming pool, lake, pit, well, foundation, engineering works, installation or any other type of structure over, under, or on said Easement Area, whether temporary or permanent, natural or man-made, without a prior written agreement executed by Consumers' Real Estate Department expressly allowing the aforementioned.

Ground Elevation: Owner shall not materially alter the ground elevation within the Easement Area without a prior written agreement executed by Consumers Real Estate Department allowing said alteration.

Restoration: Consumers shall restore as reasonably as practicable all that portion of Owner's Land damaged by Consumers during the original installation, maintenance, repair, replacement, or removal of Consumers' facilities on Owner's Land pursuant to this easement to a condition existing immediately prior to the damage to Owner's Land; provided however, the provisions of this paragraph shall not apply to anything located within the Easement Area in violation of any other provisions contained in this easement.

Exercise of Easement: The nonuse of the Easement Area for any period of two (2) or more years shall be deemed a termination of this agreement and Consumers, at its sole cost and expense, shall perform work necessary to stabilize the abandoned facilities, including, but not limited to purging the pipes with nitrogen or as is standard in the industry and subsequently restore the surface of such Easement Area, subject to normal wear and tear.

Environmental: Without limiting any other provision of this agreement, Consumers shall comply in all material respects with all applicable constitutional provisions, laws, ordinances, orders, requirements, rules, and regulations made by any governmental entity, body, or authority relating to its property and operations under this agreement. If Consumers' use of the Easement Area results in the presence on, in, or under the Easement Area (which includes but is not limited to the groundwater underlying the Easement Area) of contaminants, hazardous waste, hazardous substances, pollutants, or toxic substances, as currently or hereafter defined in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 USCA 9601 *et seq*; the Resource Conservation and Recovery Act (RCRA), 42 USCA 6901 *et seq*; the Toxic Substances Control Act (TSCA), 15 USCA 2601 *et seq*; the Michigan Natural Resources and Environmental Protection Act, MCL 324.101 *et seq*; or any other similar existing or future statutes, Consumers will to the extent caused by Consumers, its employees, agents, contractors, and/or subcontractors or anyone authorized by or on behalf of Consumers at no cost to Owner, immediately notify Owner and promptly take:

- 1) all actions that are required by any federal, state, or local governmental agency or political subdivision, and
- 2) all actions that are necessary to restore the Easement Area to the condition existing prior to the release or introduction of such contaminants, hazardous waste, hazardous substances, pollutants, or toxic substances, notwithstanding any lesser standard of remediation allowable under applicable law or governmental policies. The actions required by Consumers pursuant to this paragraph include, but are not limited to:
 - a) the investigation of the environmental condition of the Easement Area;
 - b) the preparation of any feasibility studies, reports, or remedial plans required by law or governmental policy, and
 - c) the performance of cleanup, remediation, containment, operation, maintenance, monitoring, or restoration work, whether on or off the Easement Area. Consumers will proceed continuously and diligently with such investigatory and remedial actions.

The parties will provide to each other copies of all test results and reports generated in connection with the above activities and copies of all reports submitted to any governmental entity free of cost. No cleanup, remediation, restoration, or other work required to be performed pursuant to this paragraph will require or result in the imposition of any limitation or restriction on the use of the Easement Area without prior notification and approval, which shall not be unreasonably withheld, to the other. The provisions of this paragraph will survive the term or any termination of this agreement.

Ownership: Owner covenants with Consumers that they are the lawful fee simple owner of the aforesaid lands, and that they have the right and authority to make this grant, and that they will forever warrant and defend the title thereto against all claims whatsoever.

Successors: This easement shall bind and benefit Owner's and Consumers' respective heirs, successors, lessees, licensees, and assigns.

Counterparts: This easement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. It is not necessary that all parties execute any single counterpart if each party executes at least one counterpart.

Indemnification: Consumers shall at all times assume all liability for and protect, indemnify and save Owner, its successors and assigns, harmless from and against all actions, judgments, losses, orders, decrees, costs, and expenses brought or recovered against or incurred by Owner by reason of any death, bodily injury, personal injury, and loss or damage to Owner's Land as a result of Consumers' exercise of the rights granted hereunder or Consumers' presence on Owner's Land pursuant to this agreement. To the fullest extent allowable by law, Consumers shall at all times assume all liability for and protect, indemnify and save Owner, its successors and assigns, harmless from and against all actions, judgments, losses, orders, decrees, costs, and expenses brought or recovered against or incurred by Owner by reason of any death, bodily injury, personal injury, and loss or damage to Owner's Land in the Easement Area, to the fullest extent provided by law, as a result of Consumers' exercise of the rights granted hereunder or Consumers' presence on Owner's Land pursuant to this agreement. With respect to 3rd party claims, nothing herein shall be construed as a status, such as governmental tort liability. Consumers shall not permit any liens on the Owner's Land for any labor or material furnished to Consumers in connection with its use of the Easement Area.

Choice of Law: This License shall be governed by the laws of the State of Michigan, including as to interpretation, enforceability, validity, and construction. Venue shall be deemed proper in Ingham County, Michigan.

Disclaimer of Warranties: Owner has not and does not make any express, implied, or statutory representations or warranties of any kind to Consumers concerning the Owner's Land or Easement Area; the status of Owner's title with respect to the Owner's Land, the condition or usability of the Easement Area; or the parties' use of the Easement Area being in compliance with any statute, ordinance, or regulation, including, but not limited to those relating to the environment. The provisions of this section shall survive any termination of this agreement.

Damage: Owner shall have no liability for any loss or damage caused to Consumers' Facilities that may be occasioned by or through the acts or omissions of others.

Notice: Any notices required or permitted to be given under the terms of this agreement shall be in writing and mailed by registered or certified U.S. mail, return receipt requested, postage prepaid, and in any case duly and properly addressed to the party indicated below or such other address or recipient as the party to whom such notice is to be given may specify from time to time by notice to the other party in accordance with this paragraph:

To Consumers: Consumers Energy Company
Business Services - Real Estate One Energy
Plaza
Jackson, Michigan 49201

To Owner: City of Lansing
124 W. Michigan Ave. Lansing, Michigan
48933

With copy to:
Office of the City Attorney
124 W. Michigan Avenue, 5th Floor Lansing, MI 48933

Each such notice shall be deemed to have been given and effective when mailed, as evidenced by the receipt of said mailing.

Date: _____

Owner: CITY OF LANSING PARKS & RECREATION DEPARTMENT, a Michigan municipal department

Signature

By: Andy Schor_____

Its: Mayor_____

Acknowledgment

The foregoing instrument was acknowledged before me in _____ County, _____,

on _____ by Andy Schor, Mayor of the City of Lansing Parks & Recreation Department, a Michigan municipal department, on behalf of the department.

Notary Public

Print Name

County, _____

Acting in _____ County

My Commission expires: _____

Prepared By: Tabitha Metcalf, 7/17/2025
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201
Project Manager: Stacy L. Gilbertson

After recording, return to:
Carrie Main, EP7-464
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201

EXHIBIT A

Owner's Land

Land situated in the City of Lansing, County of Ingham, State of Michigan:

The Northwest 1/4 of Section 26, Town 4 North, Range 2 West, except the Southwest 1/4 of the Southwest 1/4, also except the South 1/2 of the Southeast 1/4, also except lands in the Northwest 1/4 of the Northwest 1/4 used for Aurelius Road widening.

Also known as: 2020 East Mt. Hope Avenue, Lansing, Michigan 48910

Parcel ID: 33-01-01-26-101-003

AND

The Northeast 1/4 of Section 26, Town 4 North, Range 2 West, described as: Commencing at the North 1/4 corner; thence South 2640.00 feet to the centerline of Forest Road; thence East 1320.00 feet; thence North 825.00 feet; thence East 720.32 feet to the West right of way line 1446.00 feet; thence West 723.50 feet; thence North 369.50 feet; thence West 1320.00 feet to the Beginning.

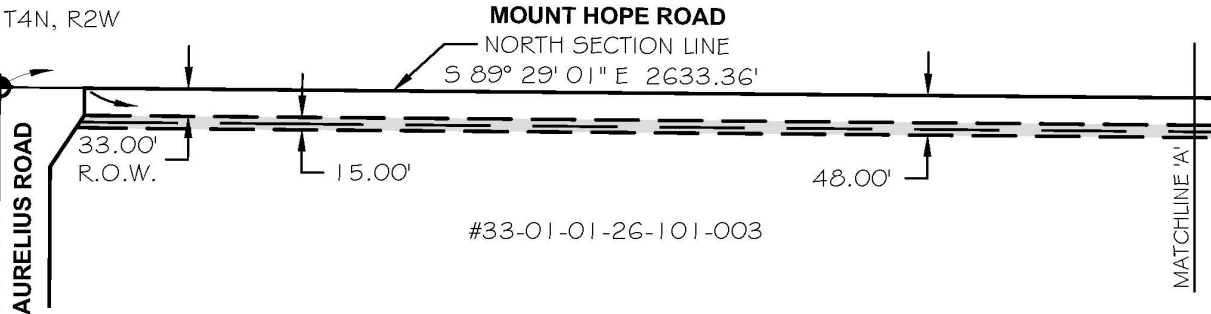
Also known as: 2600 East Mt. Hope Avenue, Lansing, Michigan 48910

Parcel ID: 33-01-01-26-276-111

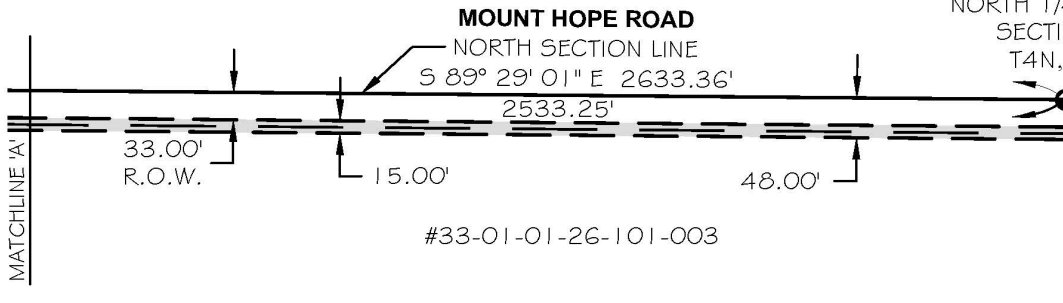
EXHIBIT B

Gas Pipeline No. 1026F Mt Hope - DAPP 22996

NORTHWEST CORNER
SECTION 26
T4N, R2W



NORTH 1/4 CORNER
SECTION 26
T4N, R2W



SCALE: 1" = 200
0 100 200

Basis of Bearing

Michigan State Plane Coordinate System
South Zone (NAD83 2011)



Matthew Schuelke

Legend

- Approximate Property Line
- UG Gas Pipeline - Proposed
- Proposed Gas Facilities Easement (0.87 acre)

Consumers Energy

SSI
surveying solutions, inc.
SURVEYING • ENGINEERING • CONSTRUCTION SERVICES

Gas Pipeline No. 1026F
Mt Hope - DAPP 22996
NW 1/4 Section 26
T4N, R2W, City of Lansing
Ingham Co., Michigan

Drawing No. SA-26394PARCEL33-01-01-26-101-003

Filename: SA26394PARCEL33-01-01-26-101-003.dwg
Field Crew: n/a
Field Book No. 24299
Drawn By: M. Schuelke
Date: 8/13/2025
Scale: 1" = 200'
Sheet 1

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EXHIBIT B

Gas Pipeline No. 1026F Mt Hope - DAPP 22996

Legal Description: Proposed Gas Facilities Easement

The South 15.00 feet of the North 48.00 feet of the following described parcel:

The Northwest 1/4 of Section 26, Township 4 North, Range 2 West, City of Lansing, Ingham County, Michigan.
Except the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, Also except lands in the Northwest 1/4 of the Northwest 1/4 used for Aurelius Road widening.

Description for Parcel 33-01-01-26-101-003 is based upon Ingham County Tax Records and GIS.



Matthew Schuelke

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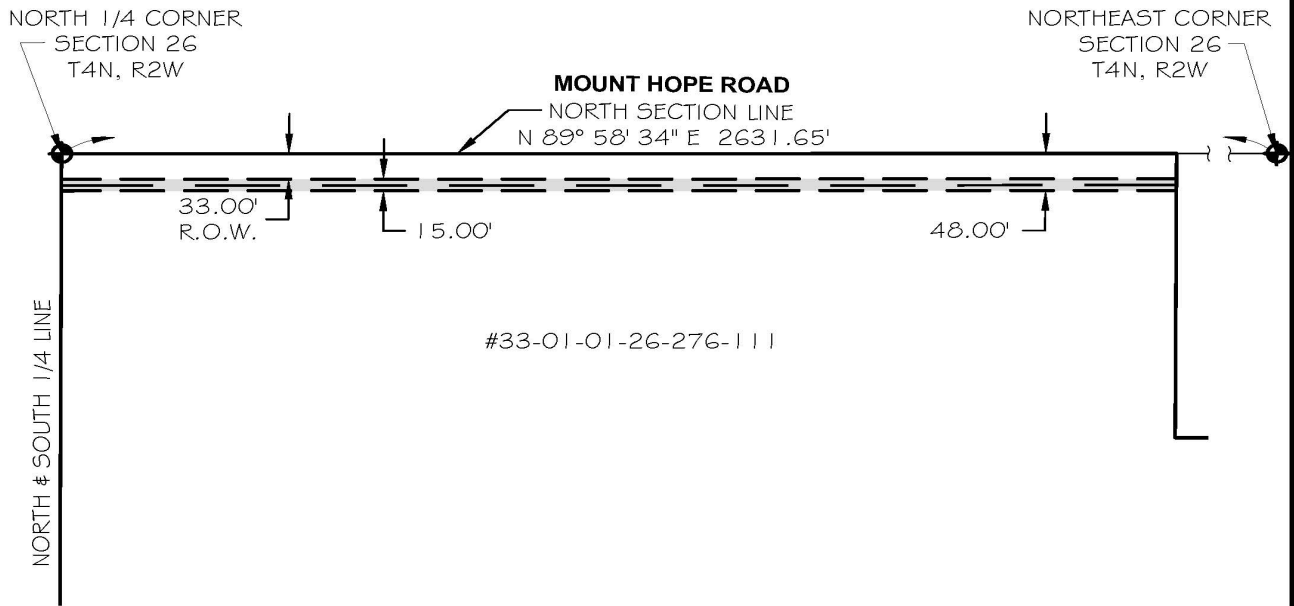
Gas Pipeline No. 1026F
Mt Hope - DAPP 22996
NW 1/4 Section 26
T4N, R2W, City of Lansing
Ingham Co., Michigan

Drawing No. 5A-26394PARCEL33-01-01-26-101-003

Filename: 5A26394PARCEL33-01-01-26-101-003.dwg
Field Crew: n/a
Field Book No. 24299
Drawn By: M. Schuelke
Date: 8/13/2025
Scale: n/a
Sheet 2

EXHIBIT B

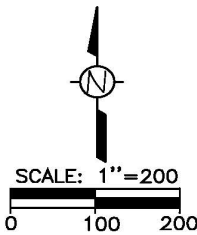
Gas Pipeline No. 1026F Mt Hope - DAPP 22996



#33-01-01-26-276-111

Legend

- Approximate Property Line
- UG Gas Pipeline - Proposed
- Proposed Gas Facilities Easement (0.45 acre)



Basis of Bearing

Michigan State Plane Coordinate System
South Zone (NAD83 2011)



Matthew Schuelke

8/13/2025 3:11 PM g:\projects_2023\24299\dwg\26394\parcel33-01-01-26-276-111.dwg



Gas Pipeline No. 1026F
Mt Hope - DAPP 22996
NE 1/4 Section 26
T4N, R2W, City of Lansing
Ingham Co., Michigan

Drawing No. SA-26394PARCEL33-01-01-26-276-111

Filename: SA26394PARCEL33-01-01-26-276-111.dwg
Field Crew: n/a
Field Book No. 24299
Drawn By: M. Schuelke
Date: 8/13/2025
Scale: 1" = 200'
Sheet 1

EXHIBIT B

Gas Pipeline No. 1026F Mt Hope - DAPP 22996

Legal Description: Proposed Gas Facilities Easement

The South 15.00 feet of the North 48.00 feet of the following described parcel:

A parcel of land in the Northeast 1/4 of Section 26, Township 4 North, Range 2 West, City of Lansing, Ingham County, Michigan described as: Beginning at the North 1/4 corner of said Section 26; thence South 2640 feet to the centerline of Forest Road; East 1320 feet; North 825 feet; East 720.32 feet to the West Right of Way line of I-496; North on West Right of Way line of I-496, 1446 feet; West 723.5 feet; North 369.5 feet; West 1320 feet to the Point of Beginning.

Description for Parcel 33-01-01-26-276-111 is based upon Ingham County Tax Records and GIS.



Matthew Schuelke

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Sheet 2

Act-4-2025, Capital City Airport, Drain Easement - 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	Capital Region Airport Authority
PROPOSAL:	Permanent easement for sewer drain infrastructure
PARCEL(S):	3500 block N M L King Jr. Blvd.
CURRENT OWNER(S):	City of Lansing
EXISTING LAND USE & ZONING:	Use: Street right-of-way Zoning: none
PROPERTY SIZE AND SHAPE:	Easement 20' running length 3500 N M L King Jr. Blvd.
SURROUNDING ZONING & LAND USE	North: residential, Dewitt Township South: IND-1, industrial West: IND-1; State of Michigan offices and logistics East: IND-1; laboratory offices

ANALYSIS

BACKGROUND:

The Capital Region Airport Authority (CRAA) proposes to create a 20-foot drain easement along the eastern portion of the 3400-3500 block of N Martin Luther King Jr. Boulevard for the purpose of installing underground sewer drain that will connect to the airport.

The City's sanitary sewer drain begins approximately 740' south of Sheridan Rd. (city limits). Because no existing drain infrastructure exists in this area, CRAA needs an easement to install the sewer drain within the ROW to connect to the City's drain. Because CRAA will have a 'force drain' that is one that discharges wastewater under pressure from a property into a conventional sanitary sewer, the City will not take ownership of this section once built. All construction, restoration, and maintenance will be the responsibility of CRAA.

CRAA is utilizing a Economic Development Administration Site Certification process to complete this drain project.

CRAA expects the project to begin March 2026. Construction work may require removal of sidewalks along N MLK Jr. Blvd. As previously stated, CRAA will be responsible for site restoration, including street trees if removed. The project is also anticipated to include upgraded electrical infrastructure and extension of the water main. Lansing Board of Water and Light (BWL) is a co-recipient of the EDA grant and involved with the project.

Act-4-2025, Capital City Airport, Drain Easement - STAFF REPORT

Construction is not expected to affect airport operations. Because the adjacent property owners are the State of Michigan and an industrial/laboratory user, no residential neighbors should be directly impacted.

LOCATION:

The proposed easement is part of the 3400-3500 block of N M L King Jr. Blvd. on the far north edge of the City, adjacent to the border with Dewitt Township

CHARACTER:

All infrastructure will be underground within the right-of-way.

EXTENT:

The extent of the infrastructure will be underground, within the 20 feet space along the east portion of the street, running approximately 740.7 feet. The easement will exist in perpetuity.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL) (PENDING)

- **BWL Street Lighting:** BWL has underground direct-buried 120V streetlight secondary cable and decorative post top streetlight poles along the east side of Martin Luther King Jr south of Sheridan within the proposed sewer easement and public right of way.
- **BWL Water & Steam Distribution:** Denied

There appears to be existing water mains and services within the requested easement in the ROW. We will need additional time to have our legal team review this easement request. It is not a common occurrence to see an easement request in ROW.

- **BWL Environmental Wellhead Protection:** Angie Goodman, Water Quality

This project lies within the Lansing Wellhead Protection Area. Take note it is a Part 201 site. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent impact to the groundwater. When possible, construction machinery should be parked on paved areas when not in use. Leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Public Service Department:

- Public Service Department has had ongoing discussions with CRAA, has reviewed the plans of project proposal, and is working on the easement agreement with CRAA and the City Attorney's Office (A. Fedewa)

Lansing Fire Department:

- No comment received.

Act-4-2025, Capital City Airport, Drain Easement - STAFF REPORT

STAFF RECOMMENDATION

Staff recommends approval of Act-4-2025 as proposed, subject to final approval by BWL

Respectfully submitted,

Andy Fedewa, Planner



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form

FILE NUMBER: ACT-_____

DATE SUBMITTED:_____

Applicant: _____

Address (including zip code): _____

Phone number: _____

Fax number: _____ Email: _____

Interest in Property:

Owner Represent owner Option to buy

Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): _____

Address (including zip code): _____

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: _____

Permanent parcel #: _____

Legal description (see note below):

Applicant's proposal:

REQUESTED ACTION: (please check one)

_____ City Acquisition of Property

_____ Street or Alley Closure

_____ City Sale of Property

_____ Vacation of R.O.W

_____ Significant Change of Use of City Property

_____ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

What negative impacts (if any) will occur if this proposal is not approved?

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Consolidated Rate: \$650.00

Signature of applicant:

_____/_____
Date

Signature of owner(s):

_____/_____
Date

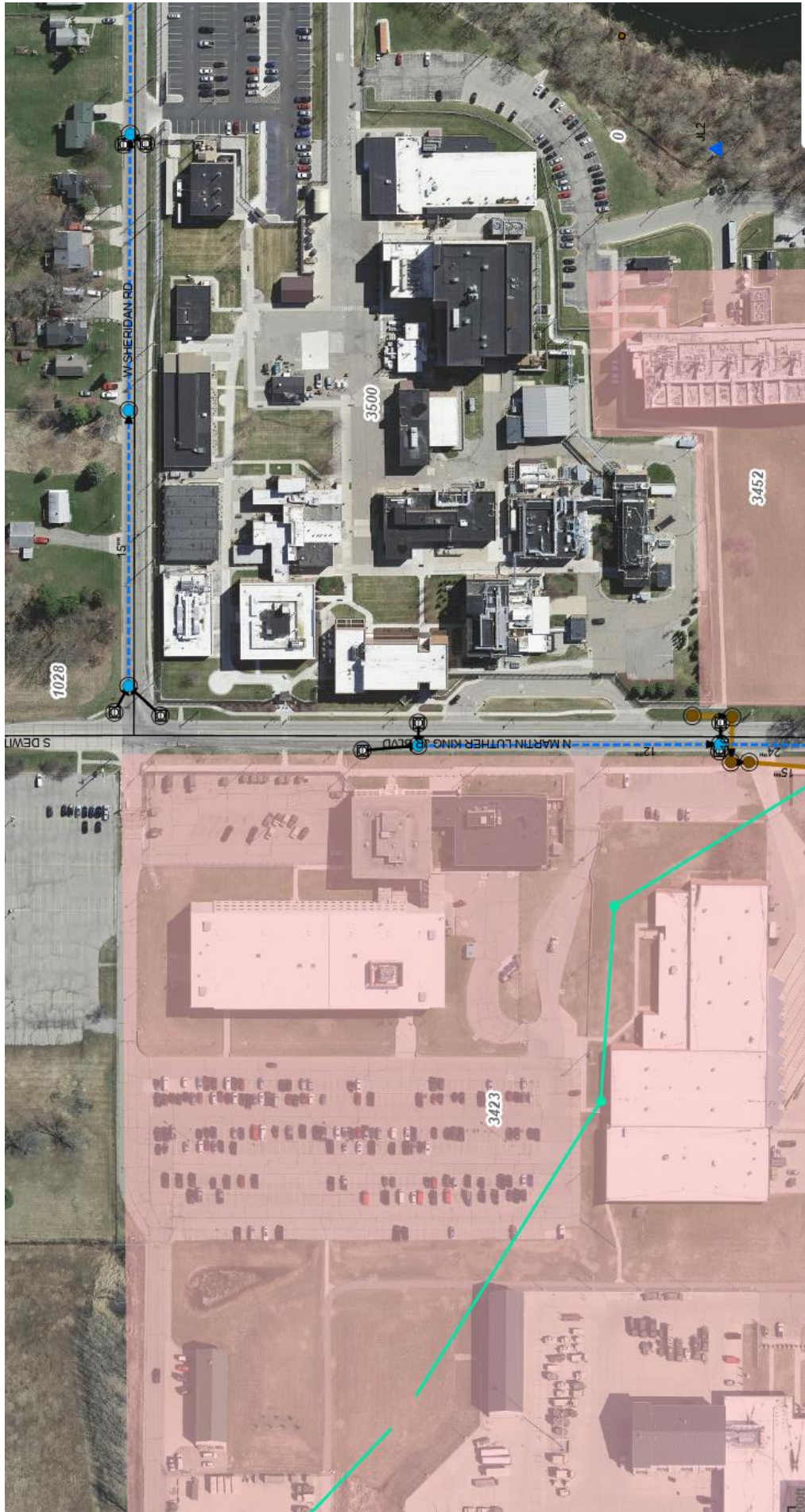
_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036



Drawing name: K:\DEI_DES\268464000_CRAA_Lansing_ML\2 Design\CADD\Exhibits\2024-01-10 Utility Exhibit with Parcel ID\UTILITY EXHIBIT WITH PARCEL ID.dwg Layout Aug 27, 2025 3:35pm by JoePierapappan
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

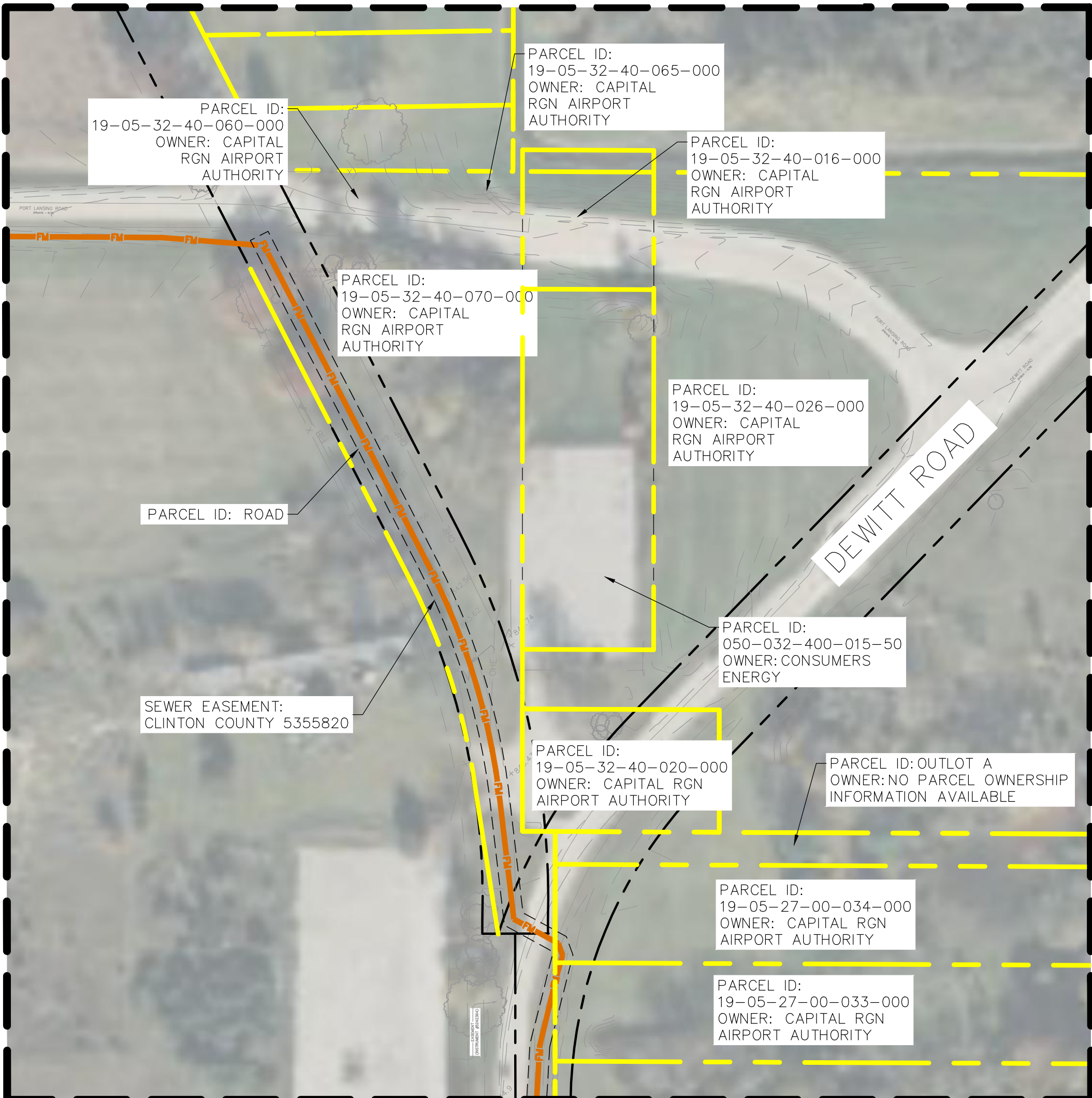
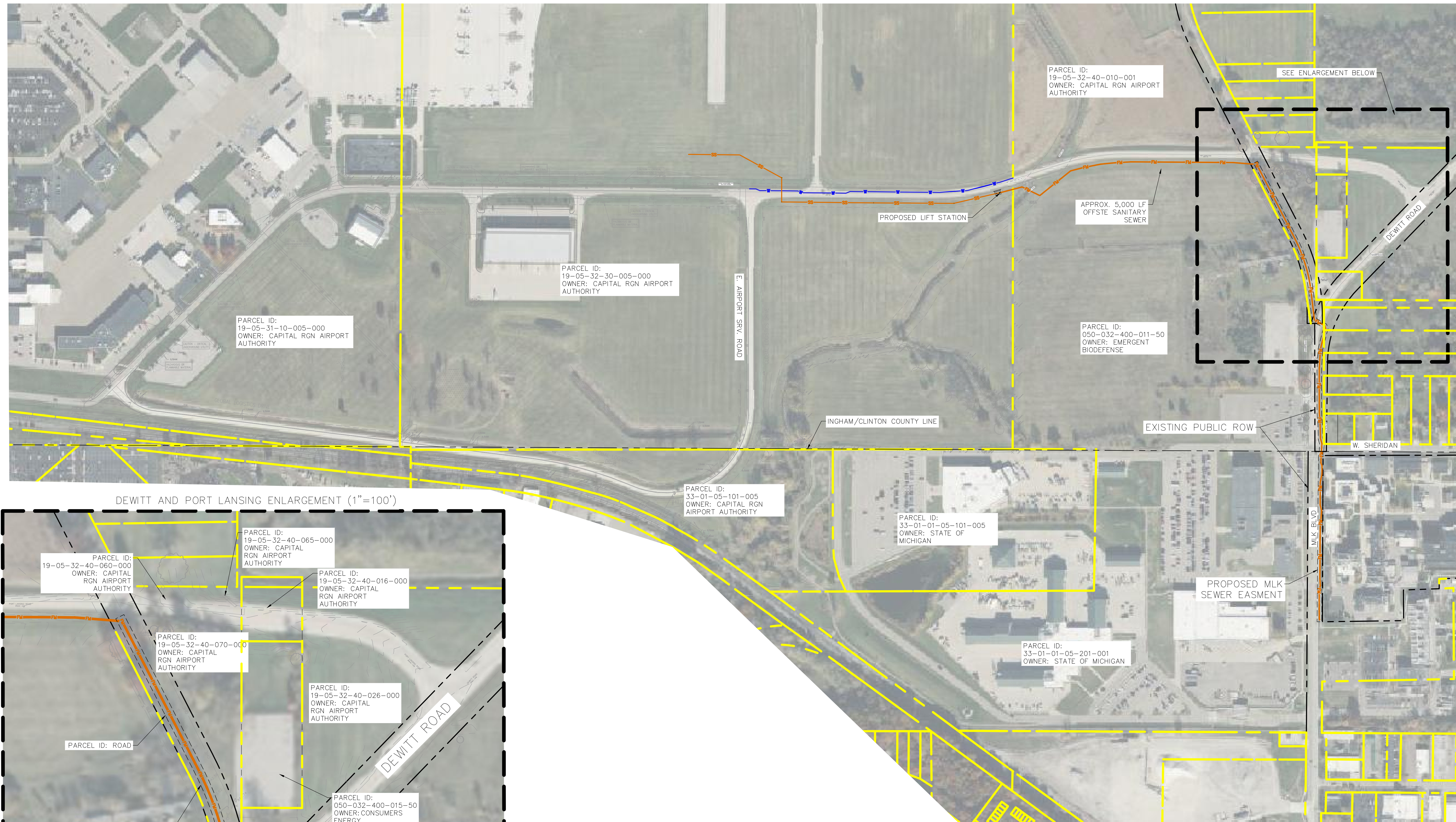
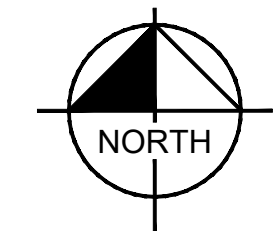
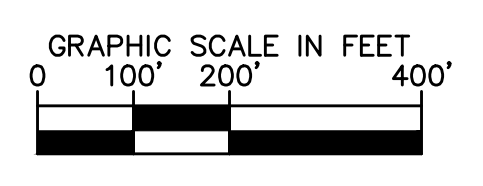


EXHIBIT LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY LINE
- PROPOSED SANITARY FORCE MAIN
- - - PARCEL PROPERTY LINE



CRAA SITE CERTIFICATE - EXHIBIT 1	 <small> 60000 SWEETENED OF MICHIGAN 10000 SWEETENED OF MICHIGAN SOUTHFIELD, MI 48075 WWW.KIMLEY-HORN.COM </small>
AS NOTED DESIGNED BY: OKE DRAWN BY: OKE CHECKED BY: JA	REVISIONS No. DATE BY
ORIGINAL ISSUE: 02/19/2024 KHA PROJECT NO. 268464000 SHEET NUMBER C1.0	

GENERAL INFORMATION

APPLICANT: Esther Mwankenja
520 S. Holmes Street
Lansing, MI 48912

OWNER: Jerry & Joshua Dahlberg
Trust Rental, LLC
3927 W. Willow Highway
Lansing, MI 48912

REQUESTED ACTION: Special Land Use Permit for a state-licensed adult foster care, small group home for up to 12 residents in care at 3011 Turner Street

EXISTING LAND USE: Single Family Residential

EXISTING ZONING: "R-1" Residential District

PROPERTY SIZE: 91.5' x 250' = 22,869 square feet

SURROUNDING LAND USE: N: Single Family Residential
S: Vacant
E: Vacant Commercial Buildings
W: Single Family Residential

SURROUNDING ZONING: N: "R-1" Residential District
S: "R-1" Residential District
E: "MX-1" Mixed Use Neighborhood Center District
W: "R-1" Residential District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for low density residential use. Turner Street is designated as a "neighborhood connector"..

APPLICANT'S REQUESTS

This is a request for a special land use permit to permit a state-licensed adult foster care small group home for 7 to 12 residents at 3011 Turner Street. The proposal is to provide assisted living and care for a maximum of 12 residents that may be developmentally disabled, need assistance with daily living activities or are dealing with mental health issues. The home will be licensed and operated in accordance with all State of Michigan requirements for adult foster care group home facilities and subject to inspections and oversight thereby.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

Approval of the special land use permit will allow the existing single family residential building at 3011 Turner Street to be used for low impact residential use that will not change the general character of the neighborhood. Traffic is expected to be light, and activity associated with the use should be minimal as it will not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood. If the special land use permit is not approved, the building could continue to remain vacant and will deteriorate over time which will have a negative impact on the neighborhood.

The facility will have to be licensed and maintain licensing by the State of Michigan, Department of Licensing and Regulatory Affairs and will be subject to its oversight, regulations, and requirements. The facility will also be subject to inspections by both the State and the Ingham County Health Department and must have 2 caregivers on the site at all times. The proposed use is not a treatment facility but rather provides housing and care for individuals who are unable to live on their own due to developmental/mental health issues.

- 2. Will the proposed special land use change the essential character of the surrounding area?**

The proposal merely involves reuse of an existing building from one residential use to another. The facility will be the home for its residents so it will not involve short-term or transient occupancy. Furthermore, no new building construction is proposed for the site and the level of activity generated by the proposed use will not change the essential character of the area. The proposed group home will not generate a high level of traffic and the activity in general associated with the proposed use is expected to be very low, and comparable to that which would be generated by a large family occupying the house.

- 3. Will the proposed special land use interfere with the enjoyment of adjacent property?**

The proposed 12-bed adult foster care home will not interfere with the enjoyment of adjacent properties. There will be 2 employees/caregivers in the facility at all times, and it will be subject to oversight and inspections by the State of Michigan Licensing division. In addition, the use will have a low impact on the surrounding residential neighborhood as it will generate a low volume of traffic and will not involve noise, fumes, light glare, or any other type of nuisances that could interfere with the enjoyment of other properties in the area.

- 4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

The proposed group home will allow for reasonable use of a vacant house, which will be an improvement to the area. In addition, since the site is restricted to 60% lot coverage (all impervious surfaces), the paving needed to fulfill the parking requirement will not negatively impact the natural environment.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The proposed group home will produce very little traffic and no smoke, odors, fumes, glare or anything else at a level that would be detrimental or disruptive to the surrounding neighborhood. Furthermore, it is not anticipated that the facility will generate outdoor activities that result in noise from large numbers of people congregating on the site.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

The site is already served by all necessary public facilities. Any upgrades to accommodate the increased utility usage will be the sole responsibility of the applicant or owner. With respect to transportation, the proposed adult care home will generate a low volume of both vehicle and pedestrian traffic. Since most, if not all of the residents of the facility will not drive, the traffic on a daily basis will be limited to visitors and staff, which will likely only be about 4-5 people during the day and even fewer in the evenings and overnight. This level of traffic will be comparable, if not even lower, than that which would be generated if a large family was occupying the house as a single-family residence.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

A 12-bed adult care home will not place much, if any demand on public services beyond that of a single-family home occupied by a large family.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

It is not anticipated that the proposed group home will negatively impact the surrounding residential area. It will generate a low volume of traffic, will not result in overuse of on-street parking, and will not produce noise, fumes, light glare or an overall level of activity that would be disruptive to the area. The proposed use will, therefore, be consistent with the intent and purpose of the Comprehensive Plan, the Zoning Ordinance and proper planning principles in general.

Approval of the special land use permit will also not negatively impact future patterns of development or set a negative precedent for additional requests to permit group homes in the area. Both the City and the State require adult foster care facilities to be separated by at least

1500 feet. In addition, the subject property is unique in that it contains a large home, is directly across the street from commercial properties and is located along and has its only access from a connector road.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

Since this request does not involve any new building construction, the only dimensional requirement that applies is the required parking for the proposed use. Section 1254.01.03 of the Zoning Ordinance requires .5 parking spaces for every 2 beds in the facility, plus .25 spaces per unit for visitor/employee parking. The proposed facility will have 12 beds, which requires 6 parking spaces. There is currently a single lane, gravel driveway that leads to a garage and gravel parking behind the house. The driveway will need to be paved and there will need to be a paved area in the backyard that accommodates 6 parking spaces. Since the property is zoned single family residential, the maximum allowable lot coverage (buildings and pavement) is limited to 60%. The site appears to be large enough to accommodate this restriction.

SUMMARY

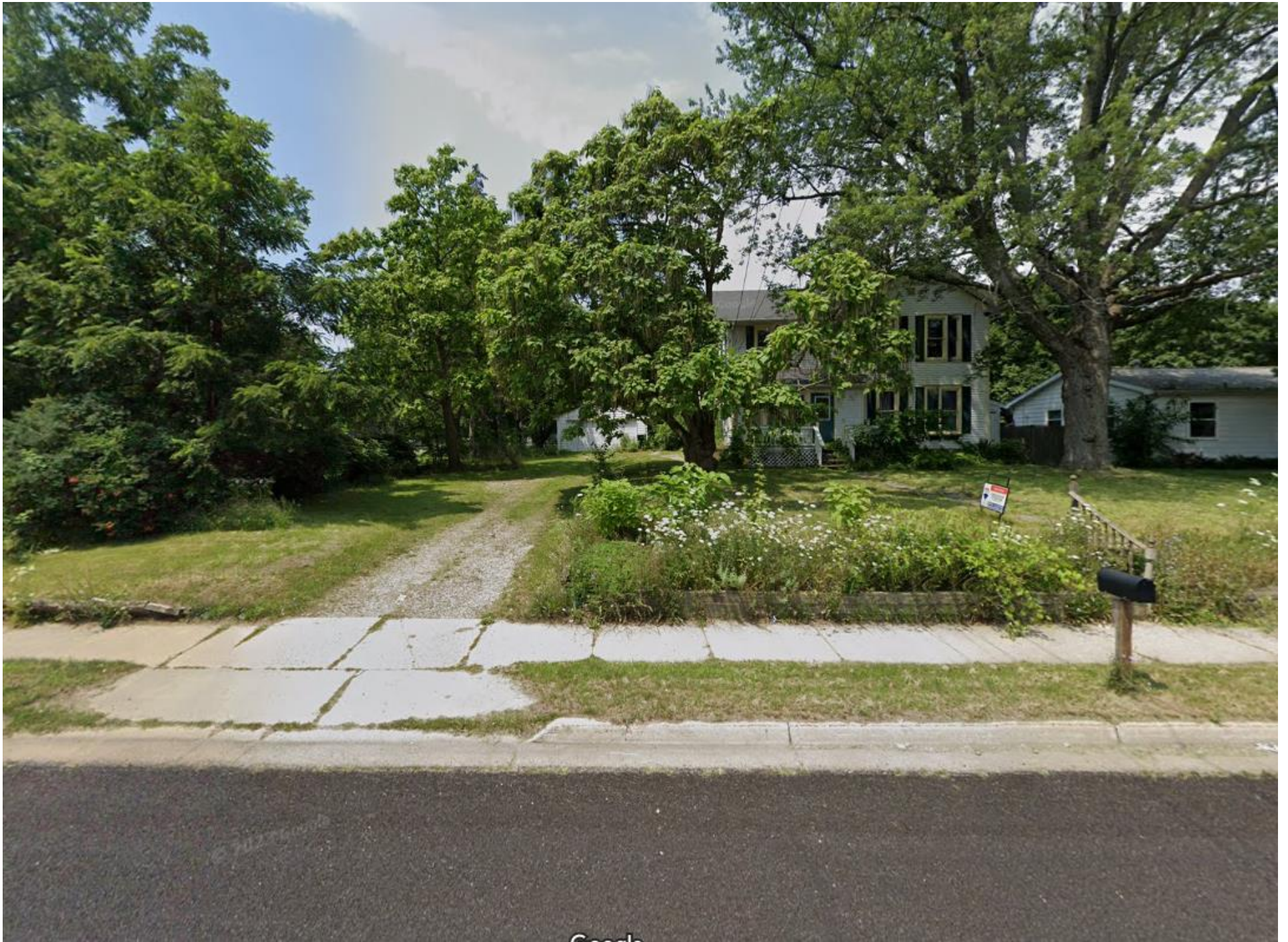
The available information supports a finding the request satisfies all of the criteria set forth in the Zoning Ordinance for evaluating special land use permit applications, as detailed in this staff report.

RECOMMENDATION

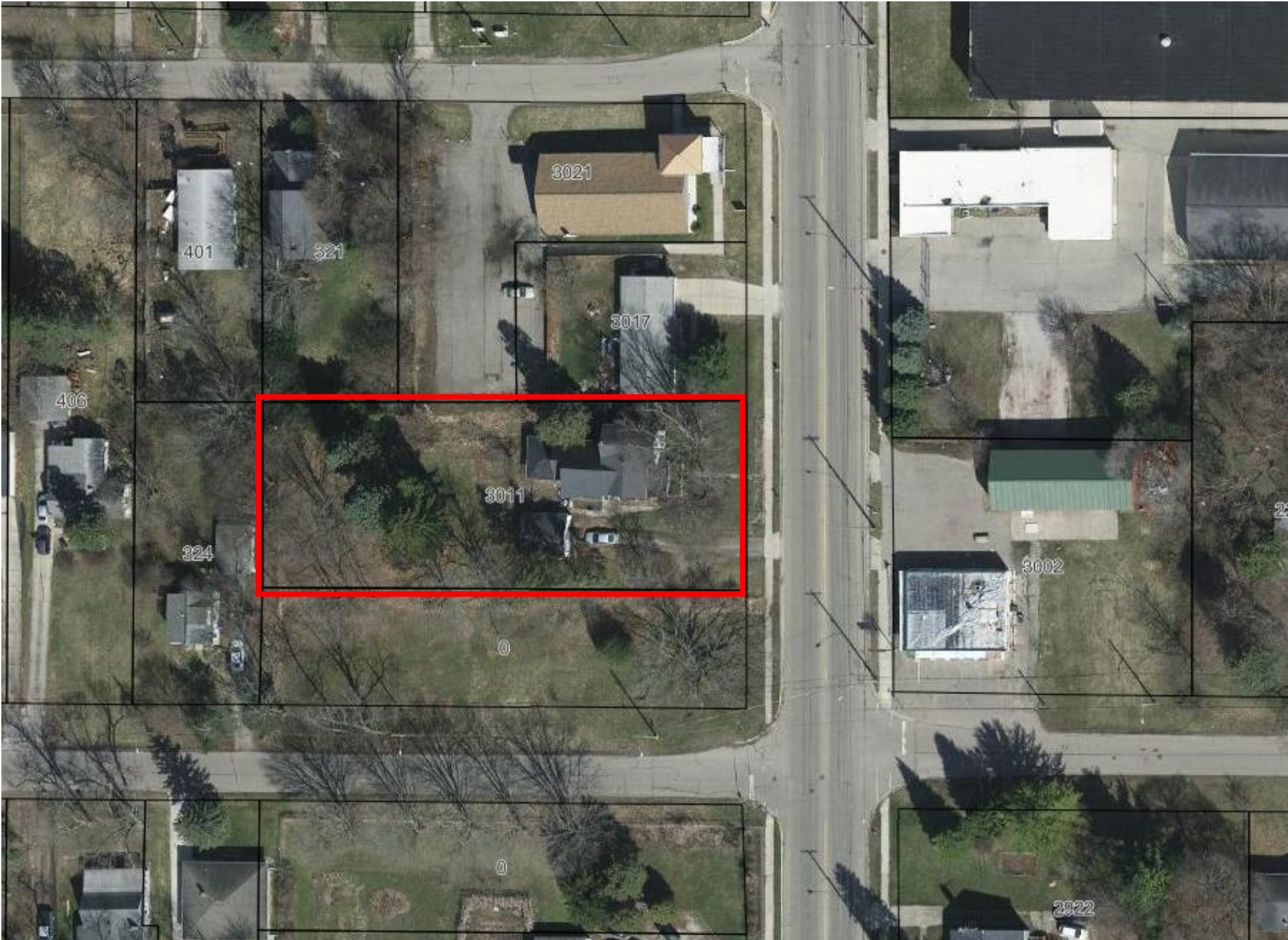
Staff recommends approval of SLU-1-2025, for a special land use permit to allow a state-licensed adult foster care, small group home providing care for a maximum of 12 residents, at 3011 Turner Street.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



Cont



Zoning Map



Lansing Form Based Code

-  MX-C - Mixed-Use Urban Corridor
-  MX-1 - Mixed Use Neighborhood Center
-  MX-2 - Mixed Use Community Center
-  DT-1 - Downtown Edge
-  DT-2 - Urban Flex
-  DT-3 - Downtown Core
-  R-1 - Residential
-  R-2 - Residential
-  R-3 - Residential
-  MFR - Multi-Family Residential
-  R-MX - Mixed Residential
-  R-AR - Residential Adaptive Reuse
-  IND-1 - Industrial
-  INST-1 - Institutional
- ROW