



Andy Schor  
Mayor

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

**MINUTES – *Approved 9/2/2025***

**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.