

AGENDA

Committee on Public Safety October 14, 2025 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Pehlivanoglu, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. September 23, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 5210 S Washington Ave.
 - C. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 906 Prospect St.
 - D. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 6255 Marywood Ave.
 - E. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 509 Baker St.
 - F. RESOLUTION- Introduce & Set Public Hearing; Zoning Amendment 1240.04 Define "Liquor Store"
 - G. RESOLUTION - Introduce & Set Public Hearing; Zoning Amendment; 1250.02; Liquor License Location Proximity
 - H. DISCUSSION - Code Compliance - Corridor Enforcement - Economic Development Planning (EDP)
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES
Committee on Public Safety Special Meeting
Tuesday, September 23, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen-Lawrence, OCA
Patrick Abood, OCA

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM SEPTEMBER 9, 2025, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public present at this time.

DISCUSSION

RESOLUTION – Reaffirming the Reappointment” Becky Pena and Danielle Grubaugh to the Ingham County/City of Lansing Community Corrections Advisory Board for terms expiring September 17, 2028
Council Member Pehlivanoglu noted they have already been reappointed and vetted by Ingham County and were appointed unanimously. Council Member Hussain asked what the role of the City in these and on what grounds on someone’s residency be waived.

Ms. Hagen- Lawrence stated the residency requirement is the County requirement, the statue speaks to the fact the City is a County/City advisory board. Council Member Hussain stated he can reach out to the County Commissioners.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION AFFIRMING THE REAPPOINTMENTS OF BECKY PENA AND DANIELLE GRUBAUGH TO THE CORRECTIONS ADVISORY BOARD WITH A TERM TO EXPIRE SEPTEMBER 17, 2028. MOTION CARRIED 3-0.

RESOLUTION – Affirming the Appointment of Jason Cords to the Community Corrections Advisory Board as a Business Community Representative for a Term to Expire September 17, 2028

Council Member Pehlivanoglu noted this person did have a residency exemption from the County and works in the County -City of Lansing as business representative.

Council Member Hussain asked if this was a 6 year term and Ms. Hagen-Lawrence stated she would look into that.

DRAFT

MOTION BY COUNCIL MEMBER HUSSAIN TO AFFIRM THE APPOINTMENT OF JASON CORDS TO THE CORRECTIONS ADVISORY BOARD WITH A TERM TO EXPIRE SEPTEMBER 17, 2028. MOTION CARRIED 3-0.

Council Member Pehlivanoglu asked the Committee if they are interested in inviting a member of the Corrections Board to attend a future meeting to talk about the joint board.

DISCUSSION – City Attorney Update on Ordinance Amendments to Chapter 654 – Noise

Ms. Hagen-Lawrence stated when initially looking at this was to do a complete replacement, but now did not believe that is necessary. There are certain sections in current draft will be replaced, but not the whole chapter. This is currently in an analysis by OCA office to make it workable and enforceable. Council Member Pehlivanoglu asked if OCA would be available to speak to this in a month, and Ms. Hagen-Lawrence stated she is hoping to have to OCA Ordinance Review Committee in early October, and possibly have a working draft to Committee and as soon as she can. Council Member Pehlivanoglu asked on an agenda in 4 weeks.

DISCUSSION – Committee Budget Priorities for Fiscal Year 2026/2027

Council Member Pehlivanoglu went through the 5 points from the last meeting. Council Member Kost acknowledged the priorities and spoke in support of. Council Member Pehlivanoglu concurred with the statements and priorities moving forward.

DISCUSSION – Code Compliance – Corridor Enforcement – Economic Development & Planning (EDP)

Council Member Pehlivanoglu recapped the request from Committee to EDP, and Mr. Van Fossen stated due to training and conferences, they could not provide a report and will have the next meeting. Council Member Kost asked if they could not generate a current code enforcement report in the corridors, and Council Member Pehlivanoglu confirmed, and was told the employee that would have worked on this was out for a training/conference for the whole week. The ask to the department is to get the report and attend the meeting to discuss the report that would be in the packet.

COUNCIL MEMBER KOST MADE A MOTION TO APPROVE THE FIVE PRIORITIES IN THE BUDGET PRIORITIES FROM THE COMMITTEE. MOTION CARRIED 3-0.

OTHER

No other topics at this time.

ADJOURN

Adjourned at 4:12 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	5210 S. Washington Ave
PARCEL NUMBER:	33-01-05-05-227-221

MSD HEARING DATE:	7/31/2025
MSD HEARING RESULTS:	60-Day MSD by 9/2/2025

LISTED TAXPAYER:	Schmidt Duane W & Schmidt Helen O
INTERESTED PARTIES:	
SEV INFORMATION:	\$44,700.00
LAND VALUE:	\$18,000.00
BUILDING VALUE:	
LOT SIZE:	66x297.49

HOUSING CODE VIOLATION LTR:	6/25/2024
ORIGINAL RED TAG DATE:	6/25/2024
ZONING:	A-1 RES
ESTIMATE OF REPAIRS:	\$77,699.23
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP
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PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Duane & Helen Schmidt	10229 Pollard Rd Haslett MI 48840	517-605-4689-no service
	Council office call attempt 9/24 - ltr sent	517-339-2430/989-339-2430 call declined

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council Meeting	Monday, September 22, 2025	Referred
Committee on Public Safety	Tuesday, October 14, 2025	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
7/31/2025 @ 5:30 PM



Andy Schor, Mayor

5210 S. Washington

Title Information:

- Duane W Schmidt & Helen O Schmidt

Original Red Tag Date:

- 6/25/24

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure. Structure is severely deteriorated.

Property Activity:

- No activity

SEV & Cost of Repairs:

- SEV is \$ 44,700.00
- Cost of repairs is \$ 77,699.23

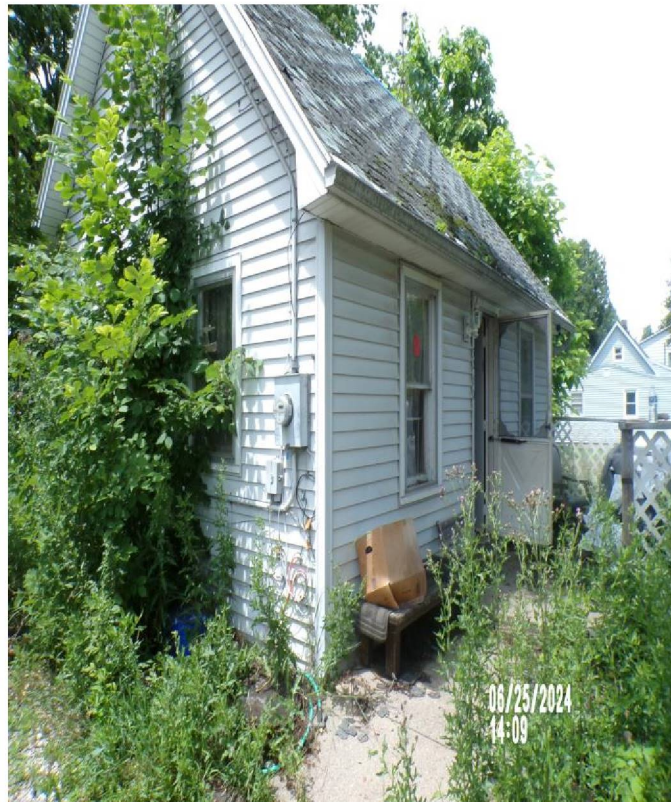
City Recommendation:

- 30 days to make safe or demolish. Property unsafe to enter. LFD had to shore up the house.



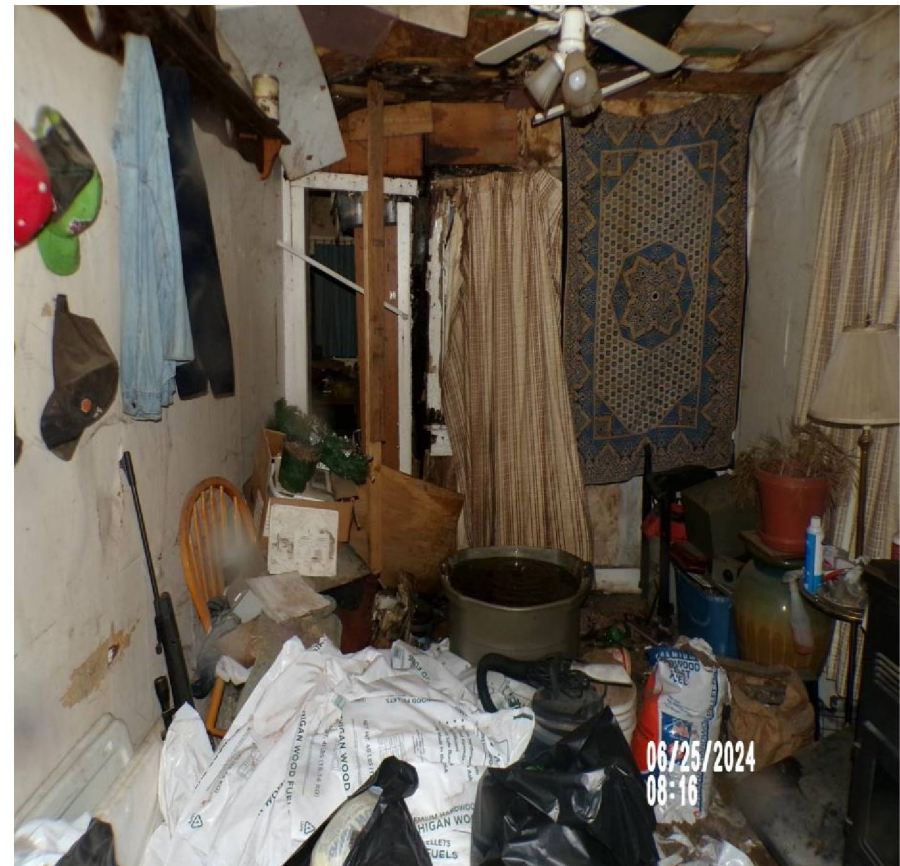
Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos



5210 S. WASHINGTON

- RED TAGGED 6/5/24
- OWNER DECEASED IN DWELLING.
- DWELLING HAD TO BE SHORED UP BY LFD TO SAFELY REMOVE BODY
- BACK WALL WAS DETERIORATED TO THE POINT THAT IT COULD BE PUSHED DOWN
- BUILDING SAFETY WAS CALLED IN TO ADVISE ON SHORING
- HOUSE IS A BIO-HAZARD DUE TO THE AMOUNT OF DECAY FROM THE DECEASED
- PARTS OF THE CEILING COLLAPSED INTO THE BATHROOM
- ROOFING WAS SEVERELY DETERIORATED
- LFD INCIDENT REPORT ON FILE DESCRIBING THE WORK THAT HAD TO BE DONE



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

September 24, 2025

Duane and Helen Schmidt
10229 Pollard Road
Haslett, Michigan 48840

RE: Make Safe or Demolish at 5210 S. Washington, Lansing, Michigan

Recently the property you own at 5210 S. Washington went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 10/14/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Thursday, 10/2/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

<p>CITY OF LANSING</p> <p>MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO.</p> <p>D2025 - 0002</p>
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Matter of the building/structure at 5210 S. WASHINGTON which is a dwelling garage other

1. Date of hearing: JULY 31, 2025 Hearing Officers: JOSEPH VITALE
2. RAWLEY VAN FOSSEN, CODE OFFICIAL of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
 - rental registration owner(s)
 - Owner's or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539.
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$44,700.00
7. The cost to repair the building or structure to make it safe is \$77,699.23
8. The real estate is described as follows:

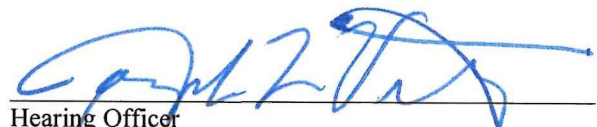
Parcel Number: 33-01-05-05-227-221

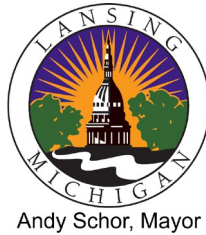
LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP

IT IS ORDERED THAT:

- The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.
- The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **5210 S. Washington Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 5210 S. Washington Ave**
 - **City, State, Zip, county:** Lansing, MI 48911
 - **Legal Description:**
Lot 19, Supervisor's Plat No. 13 of Delhi Township, (now City of Lansing), Ingham County, Michigan, according to the plat thereof as recorded in Liber 13 of Plats, Page 43, Ingham County Records.
 - **Parcel #:** 33-01-05-05-227-221

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Thursday July 31, 2025
- **Time:** 5:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 5210 S. WASHINGTON, 33-01-05-05-227-221, LOT 19 SUPERVISORS PLAT NO 13 OF DELHI TOWNSHIP, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JUNE 25th, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31st, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 02nd, 2025; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, November 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 5210 S. WASHINGTON, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	906 Prospect St
PARCEL NUMBER:	33-01-01-15-311-252

LISTED TAXPAYER:	Alice Fall
INTERESTED PARTIES:	
SEV INFORMATION:	\$59,000.00
LAND VALUE:	\$16,400.00
BUILDING VALUE:	
LOT SIZE:	82.50x123.75

LEGAL DESCRIPTION:	LOT 4 ALSO N 1/2 OF E 16.5 FT OF LOT 5 BLOCK 15 GREEN OAK ADD
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CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	7/31/2025
MSD HEARING RESULTS:	60-Day MSD by 9/2/2025

HOUSING CODE VIOLATION LTR:	8/2/2024
ORIGINAL RED TAG DATE:	8/2/2024
ZONING:	C RESID
ESTIMATE OF REPAIRS:	\$144,961.25
PICTURES:	YES
OTHER:	

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Alice Fall	906 Prospect St Lansing MI 48912	517-485-5553/517-775-8001 call declined
	Council office call attempt 9/24 - ltr sent	

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION
City Council Meeting	Monday, September 22, 2025	Referred
Committee on Public Safety	Tuesday, October 14, 2025	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
, 7/31/2025 @ 5:30 PM



Andy Schor, Mayor

906 Prospect

Title Information:

- Alice Fall

Original Red Tag Date:

- 8/2/24

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- No permits.

SEV & Cost of Repairs:

- SEV is \$59,000.00
- Cost of repairs is \$144,961.25

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

Inspection Photos





Inspection Photos





Inspection Photos





Inspection Photos





Andy Schor, Ma

Inspection Photos





The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

September 24, 2025

Alice Fall
906 Prospect St.
Lansing, Michigan 48912

RE: Make Safe or Demolish at 906 Prospect, Lansing, Michigan

Recently the property you own at 906 Prospect went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 10/14/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Thursday, 10/2/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **906 Prospect** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 906 Prospect**
 - **City, State, Zip, county:** Lansing, MI 48912
 - **Legal Description:**
Lot 4, and the East 1 rod of the North 1/2 of Lot 5, Block 15, Green Oak Addition, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 51 of Plats, Page 522, Ingham County Records.
 - **Parcel #:** 33-01-01-15-311-252

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Thursday July 31, 2025
- **Time:** 5:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 - 0004</p>
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Matter of the building/structure at 906 PROSPECT STREET, which is a dwelling garage other

1. Date of hearing: JULY 31, 2025 Hearing Officers: JOSEPH VITALE
2. RAWLEY VAN FOSSEN, CODE OFFICIAL of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
 rental registration owner(s)
 Owner's or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539.
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$59,000.00
7. The cost to repair the building or structure to make it safe is \$144,961.25
8. The real estate is described as follows:

Parcel Number: 33-01-01-15-311-252

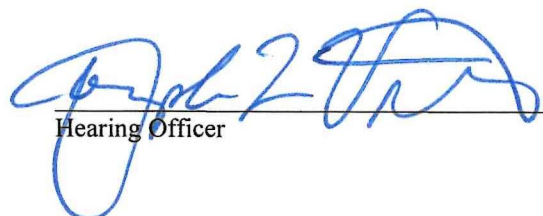
LOT 4 ALSO N ½ OF E 16.5 FT OF LOT 5 BLOCK 15 GREEN OAK ADD

IT IS ORDERED THAT:

The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 906 PROSPECT STREET, 33-01-01-15-311-252, LOT 4 ALSO N ½ OF E 16.5 FT OF LOT 5 BLOCK 15 GREEN OAK ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on AUGUST 02nd, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31st, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 02nd, 2025; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, November 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 906 PROSPECT STREET, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	6255 Marywood Ave
PARCEL NUMBER:	33-01-05-08-227-091

LISTED TAXPAYER:	Leroy A. Ferris
INTERESTED PARTIES:	
SEV INFORMATION:	\$33,800.00
LAND VALUE:	\$12,600.00
BUILDING VALUE:	
LOT SIZE:	50x192.30

LEGAL DESCRIPTION:	LOT 31 MARYWOOD
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	7/31/2025
MSD HEARING RESULTS:	60-Day MSD by 9/2/2025

HOUSING CODE VIOLATION LTR:	7/7/2022
ORIGINAL RED TAG DATE:	7/7/2022
ZONING:	
ESTIMATE OF REPAIRS:	\$101,472.88
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Leroy A. Ferris	6255 Marywood Ave Lansing MI 48911	517-484-1814; 517-927-1135- disconnected
	Council office call attempt 9/24 - ltr sent	517-455-3368 - left message 9/24

517-326-9366- no longer his #

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	Monday, September 22, 2025	Referred
Committee on Public Safety	Tuesday, October 14, 2025	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
7/31/2025 @ 5:30 PM



Andy Schor, Mayor

6255 Marywood Ave

Title Information:

- Ferris Leroy A

Original Red Tag Date:

- 07/07/2022

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- The home is dangerous and has significant fire damage.

SEV & Cost of Repairs:

- SEV is \$33,800.00
- Cost of repairs is \$101,472.88

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

September 24, 2025

Leroy Ferris
6255 Marywood Avenue
Lansing, Michigan 48911

RE: Make Safe or Demolish at 6255 Marywood, Lansing, Michigan

Recently the property you own at 6255 Marywood went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 10/14/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Thursday, 10/2/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

<p style="text-align: center;">CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p style="text-align: center;">ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 - 0001</p>
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Matter of the building/structure at 6255 MARYWOOD AVENUE which is a dwelling garage other

1. Date of hearing: JULY 31, 2025 Hearing Officers: JOSEPH VITALE
2. RAWLEY VAN FOSSEN, CODE OFFICIAL of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
 rental registration owner(s)
 Owner's or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539.
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$33,800.00
7. The cost to repair the building or structure to make it safe is \$101,472.88
8. The real estate is described as follows:

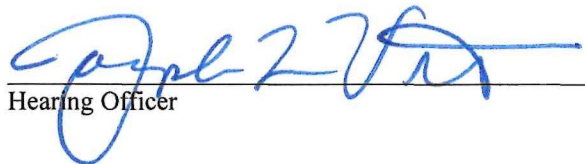
Parcel Number: 33-01-05-08-227-091
LOT 31 MARYWOOD

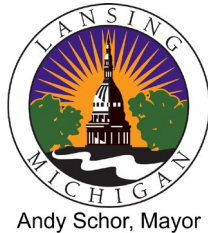
IT IS ORDERED THAT:

The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **6255 Marywood Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 6255 Marywood Ave**
 - **City, State, Zip, county:** Lansing, MI 48911
 - **Legal Description:**
Lot 31, Marywood, City of Lansing, Ingham County, Michigan.
 - **Parcel #:** 33-01-05-08-227-091

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Thursday July 31, 2025
- **Time:** 5:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 6255 MARYWOOD AVENUE, 33-01-05-08-227-091, Lot 31 Marywood, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JULY 07th, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31st, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 02nd, 2025; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, November 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 6255 MARYWOOD AVENUE, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	509 Baker
PARCEL NUMBER:	33-01-01-21-427-057

LISTED TAXPAYER:	Theodore Johnson
INTERESTED PARTIES:	
SEV INFORMATION:	\$18,000.00
LAND VALUE:	\$5,600.00
BUILDING VALUE:	
LOT SIZE:	37x80.38

LEGAL DESCRIPTION:	W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD
---------------------------	---------------------------------------------------------

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	7/31/2025
MSD HEARING RESULTS:	60-Day MSD by 9/2/2025

HOUSING CODE VIOLATION LTR:	6/23/2023
ORIGINAL RED TAG DATE:	6/23/2023
ZONING:	
ESTIMATE OF REPAIRS:	\$133,944.95
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Theodore Johnson	1204 Shepard St. Lansing MI 48912	
	Council office call attempt 9/24 - ltr sent	517-894-4315 - no longer his #

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION
City Council Meeting	Monday, September 22, 2025	Referred
Committee on Public Safety	Tuesday, October 14, 2025	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
, 7/31/2025 @ 5:00 PM



Andy Schor, Mayor

509 Baker

Title Information:

- Theodore Johnson

Original Red Tag Date:

- 6/23/23

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure. 50% Fire damaged dwelling.

Property Activity:

- No activity, no permits since 2016

SEV & Cost of Repairs:

- SEV is \$18,000.00
- Cost of repairs is \$133,944.95

City Recommendation:

- 30 days to make safe or demolish.



Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos



Andy Schor, Mayor

Lansing Fire Department
120 E. Shiawassee Street
Lansing, MI 48933
(517) 483-4200
Fax (517) 483-4488
www.lansingmi.gov



Mark Burger
Fire Marshal

Fire Department Incident Summary

Date: 06-23-2023 Time: 05:36 FD Incident #: 2023-0012393

Address: 509 Baker St

Type of Structure: Wood-frame, 2-Story Single Family Dwelling

Incident Description: Moderate fire to the living room extending to the 2nd floor bathroom and load bearing beam in basement. Living Room floor presented partial collapse of the floor. Possible electrical malfunction.

Utilities: Gas: OFF Electric: OFF

Rental: Yes

Vacant: No

Type of Damage: Structural, Electrical, Mechanical, Water, Smoke

Estimated Percentage of Damage: 50%

Ongoing Scene Investigation: No

Cause: Undetermined

Red Tagged: Yes – Mike Morrison

Occupant Displaced: Yes – American Red Cross

Civilian Injury: No

Firefighter Injury: No

Investigator: D. Barber #454



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

September 24, 2025

Theodore Johnson
1204 Shepard Street
Lansing, MI 48912

RE: Make Safe or Demolish at 509 Baker, Lansing, Michigan

Recently the property you own at 509 Baker went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 10/14/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

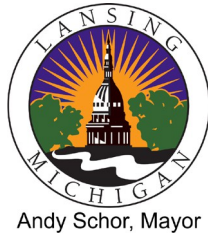
Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Thursday, 10/2/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **509 Baker St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 509 Baker St**
 - **City, State, Zip, county:** Lansing, MI 48910
 - **Legal Description:**
The West 37 feet of the East 103 feet of Lots 10 and 11, Rollin H. Person Addition Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 3 of Plats, Page 47, Ingham County Records.
 - **Parcel #:** 33-01-01-21-427-057

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Thursday July 31, 2025
- **Time:** 5:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 - 0005</p>
--------------------------------------------------------------	----------------------------------------------------------------------------	-----------------------------------------

Matter of the building/structure at 509 BAKER which is a dwelling garage other

1. Date of hearing: JULY 31, 2025 Hearing Officers: JOSEPH VITALE
2. RAWLEY VAN FOSSEN, CODE OFFICIAL of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
 rental registration owner(s)
 Owner's or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539.
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:


6. The state equalized value of the building/structure is \$18,000.00
7. The cost to repair the building or structure to make it safe is \$133,944.95
8. The real estate is described as follows:

Parcel Number: 33-01-01-21-427-057
W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD

IT IS ORDERED THAT:

- The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.
- The building/structure shall be made safe or demolished on or before 9-2-25.

7/31/25
Date


Hearing Officer

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 509 BAKER, 33-01-01-21-427-057, W 37 FT OF E 103 FT LOTS 10 & 11 ROLLIN H PERSON ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JUNE 23rd, 2023 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on JULY 31st, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 02nd, 2025; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, November 10, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 509 BAKER, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Planning & Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/planning

MEMORANDUM

TO: City of Lansing Council Committee on Public Safety

FROM: Planning & Zoning Office

DATE: October 8, 2025

SUBJECT: Planning Commission review of City Council drafted amendment to the Zoning Ordinance, Section 1240.02 Definitions add “Liquor Store”, and Subsection 1250.02.13 to provide for a limitation of proximity of liquor stores to each other

On October 7, 2025, Planning Commission held a public hearing to consider the proposed zoning ordinance amendments to Section 1240.02 to include a new definition for “Liquor Store”, and to add Subsection 1250.02.13 that would provide for a limitation of proximity of liquor stores to each other.

One email from the public was included with the agenda’s communications.

No one from the public made comments to the Planning Commission.

Planning Commission recommended approval of the draft ordinance amendments, as proposed, with a unanimous vote (7-0). One member was absent. Draft meeting minutes are attached for review.



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
October 7, 2025 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – DRAFT

1. OPENING SESSION

Mr. Klont called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox (arrived 6:37), Monte Jackson, Tim Klont, Shane Muchmore (arrived 6:36), Ted O'Dell, Spencer Lippert
- b. Absent: John Ruge (excused)
- c. Staff: Dan DuChene, Deputy City Attorney. Andy Fedewa, Planner.

Ms. Alexander made a motion, seconded by Mr. Jackson, to grant an excused absence for Mr. Ruge. On a voice vote, the motion carried unanimously.

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

3. COMMUNICATIONS –

Mitch Rice, 2nd Ward resident and member of Board of Zoning Appeals, submitted an email in support of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

Mr. Fedewa introduced two proposed ordinance changes. One would add a specific definition for Liquor Store, as a specially designated merchant and/or distributor that primarily sells packaged liquor, beer, spirits, and wine, and may include the sale of tobacco products. Sales of these products would have to be more than 50% of gross sales. The second ordinance would provide a distance buffer of 2,500 feet between liquor stores, as defined, to limit their concentration and possible negative effects on neighborhoods and public safety. Mr. Fedewa clarified a question from the September meeting that the measurement would be taken from the closest property line of the first business to the nearest property line of the second business.

Mr. Fedewa explained that the Planning Commission was also able to recommend additional zoning changes, including:

- Adding ‘Liquor Store’ to the allowable use tables or specify in which districts ‘Liquor Store’ should require a special land use permit;

- Additional distance requirements from other land uses such as schools, child care centers, parks, places of worship, libraries, or places of assembly. Currently liquor stores are restricted 500 feet from a school or place of worship (Code of Ordinances §830.03);
- Restrict drive-through or walk-up windows from buildings; or
- Additional site development or architectural standards.

Mr. Fedewa stated that similar regulations have been adopted by other communities in Michigan.

Mr. O’Dell asked if there are existing stores that would be within the proposed 2,500 buffer from each other. Mr. Fedewa answered that the Planning and Zoning Office has not conducted a comprehensive survey but staff is aware of a few off-hand. These stores would be considered legally nonconforming and allowed to continue to exist per the Zoning Ordinance.

Mr. O’Dell asked who proposed these ordinance amendments. Mr. Fedewa answered that the ordinances originated from the Council Committee on Public Safety.

Mr. Jackson asked if a business had to sell both alcohol and tobacco products to be considered a liquor store. Mr. DuChene clarified that a store does not have to sell tobacco products, but tobacco products would be considered when determining the gross sales of those products stated in the definition, versus the sales of other products.

Mr. Klont opened the public hearing.

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

Mr. Muchmore made a motion, seconded by Mr. O’Dell to recommend approval of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

Mr. O’Dell asked if the proposed amendments would impact the various ‘social districts’ within the City. Mr. DuChene stated they do not anticipate any impacts as the various businesses in those social districts either sell other products like food or provide entertainment.

Ms. Alexander asked if other Commission members supported exploring additional requirements for landscaping, buffering, and safety plans. Mr. DuChene stated that applicants to the Michigan Liquor Control Commission for their licenses do have to include detailed safety plans. Mr. Fedewa stated that staff will obtain the requirement language from the Liquor Control Commission for Planning Commission’s review.

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

5. **COMMENTS FROM THE AUDIENCE** – None
6. **RECESS** – Not taken.
7. **BUSINESS**

A. Consent Items

- (1) Minutes for approval September 2, 2025
The minutes from the September 2, 2025, Planning Commission meeting were approved without objection.

B. Old Business – None

C. New Business

- (1) **Election of Board of Zoning Appeals Representative**

Mr. O’Dell nominated Mr. Jackson for Planning Commission representative on the Board of Zoning Appeals. Hearing none further, the nominations were closed. On a voice vote, Mr. Jackson was unanimously elected representative.

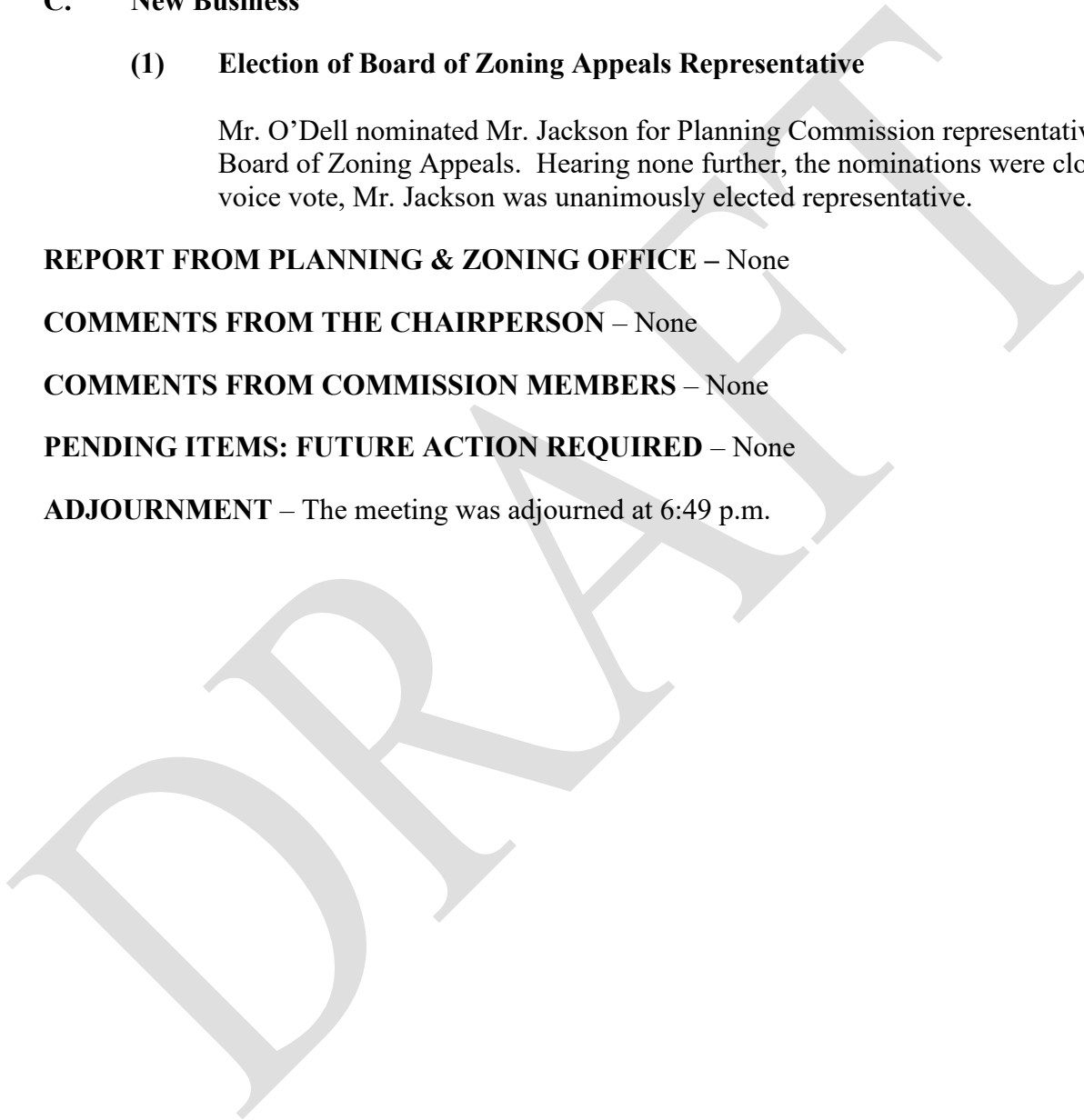
8. REPORT FROM PLANNING & ZONING OFFICE – None

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 6:49 p.m.



Fedewa, Andrew

From: Mitch Rice <ricem1957@gmail.com>
Sent: Tuesday, October 7, 2025 8:59 AM
To: Fedewa, Andrew
Subject: [EXTERNAL] Ordinance on Liquor Store

Hi Andrew:

I am supporting the new ordinances on the agenda for the Planning Commission meeting tonight. I agree that the increased distance between stores at 2500 feet is an appropriate change to improve neighborhood and community life in Lansing.

Regards,

Mitch Rice
Ward 2 resident



MINUTES
Committee on Public Safety Special Meeting
Tuesday, August 26, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen-Lawrence, OCA
Abood, OCA
Joe Neller
Irene Iris Cotton
Charles Houser, Granger

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM AUGUST 12, 2025, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Mr. Houser acknowledged the Committee for withdrawing the amendments to the solid waste ordinance.

DISCUSSION

RESOLUTION – Reappointment; Irene Iris Cotton; At Large Member; Board of Police Commissioners; Term to Expire June 30, 2029

Ms. Cotton was not present at the time of the start of the meeting and this item was moved to later in the agenda.

DISCUSSION– Ordinance Amendment; 1240.04 Define “Liquor Store”

Council Member Pehlivanoglu noted at the last meeting there was a discussion on gross sales.

Ms. Hagen- Lawrence noted that changing to the lower percentage of the 50% threshold was not possible and they did not recommend it. They did modified to include considerations for tobacco sales, vaping, nicotine to be considered in the “sales”.

Council Member Pehlivanoglu referred to an email to all Council from Mr. James Denning.

MOTION BY COUNCIL MEMBER HUSSAIN TO MOVE THE DRAFT ORDINANCE TO THE PLANNING COMMISSION. MOTION CARRIED 3-0.

Ms. Boak was asked when it would be before the Planning Commission and she assured them that it would be sent to the EDP department along with draft minutes and would update the Committee on when it will be in front of the Commission.

DISCUSSION – Amendment; 1250.02 liquor license location proximity

Council Member Pehlivanoglu noted at the last meeting there was a discussion on the distance which was 1,000 and now it is proposed as 2,500.

Ms. Hagen-Lawrence stated they considered the new distance because it is the maximum distance that has been upheld in these types of challenges and is defensible.

Council Member Kost spoke in support of the ordinance changes.

MOTION BY COUNCIL MEMBER KOST TO MOVE THE DRAFT ORDINANCE TO THE PLANNING COMMISSION. MOTION CARRIED 3-0.

Ms. Boak was asked when it would be before the Planning Commission and she assured them that it would be sent to the EDP department along with draft minutes and she would update the Committee on when it will be in front of the Commission.

RESOLUTION – Reappointment; Irene Iris Cotton; At Large Member; Board of Police Commissioners; Term to Expire June 30, 2029

Council Member Pehlivanoglu welcomed Ms. Cotton and asked her to provide the Committee an update on her appointment in 2024. Ms. Cotton stated she is still learning, people recognized she is on the Board and they can bring her their concerns. She assured them she has been going out to the community neighborhood events and letting people who she is and introducing them to Board members.

Council Member Hussain asked if this was her first or second term, and it was clarified she was filling a term and this would be her first full term. She was then asked if she has done a ride around or attend a line up, and she confirmed she has not done either of those and Council Member Hussain encouraged her to participate in those items. Council Member Hussain asked what events she has been going to, to engage community input. Ms. Cotton stated she has attended the Board meetings that have been scheduled, plans to schedule a ride along, chair of the LPD hiring committee for the Board and updates the Board on the hiring and recruiting. Council Member Hussain asked if there have been times where she has taken the opposition stance or unpopular stance, and she stated to this point she has not and would be comfortable if it came to that.

Council Member Kost asked Ms. Cotton asked her again if she has the time to make the meetings, and Ms. Cotton stated she has made them all but one since she was appointed, due to being ill. (February – March). Council Member Kost asked if she attended the May meeting, and Ms. Cotton stated that might have been the meeting she was sick.

Ms. Cotton then elaborated on what she has learned so far in recognizing people, city attorneys, and she is learning how to navigate each role on the Board.

Council Member Kost asked how the Chair of the Board has helped and she confirmed the Chair of the Board has helped and provided direction.

Council Member Hussain encouraged the Board to disagree without being disagreeable, and it should not be a “rubber stamp” commission.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF IRENE IRIS COTTON; AT LARGE MEMBER OF THE BOARD OF POLICE COMMISSIONERS. MOTION CARRIED 3-0.

OTHER

No other comments.

ADJOURN

Adjourned at 4:22 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on September 9, 2025

1 1979, and rules promulgated by the State Department of Human Services,
2 providing foster care to adults. It includes facilities and foster care homes for
3 adults who are aged, mentally ill, developmentally disabled, or physically
4 handicapped who require supervision on an ongoing basis, but do not require
5 continuous nursing care. An adult foster care facility does not include nursing
6 homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation
7 center, or a residential center for persons released from or assigned to a
8 correctional facility.

9 (2) *Adult day-care facility.* A facility other than a private residence, which provides
10 care for more than six adults for less than 24-hour period.

11 (3) *Adult foster care family home.* A private home with the approved capacity to
12 receive six or fewer adults to be provided with foster care for 24 hours a day for
13 five or more days a week and for two or more consecutive weeks. This may
14 include adult day care for six or fewer adults. The adult foster care family home
15 licensee must be a member of the household and an occupant of the residence.

16 (4) *Adult foster care large group home.* A private home with approved capacity to
17 receive at least 13 but not more than 20 adults to be provided supervision,
18 personal care, and protection, in addition to room and board, for compensation,
19 for 24 hours a day, five or more days a week, and for two or more consecutive
20 weeks. This may include adult day care for 20 or fewer adults.

21 (5) *Adult foster care small group home.* A private home with the approved capacity to
22 receive more than six but not more than 12 or fewer adults who are provided

1 supervision, personal care, and protection in addition to room and board, for 24
2 hours a day, five or more days a week, and for two or more consecutive weeks for
3 compensation. This may include adult day care for 12 or fewer adults.

4 (6) *Adult congregate care facility.* A private home with the approved capacity to
5 receive more than 20 adults for 24 hours a day, five or more days a week, and for
6 two or more consecutive weeks.

7 (7) *Convalescent or nursing home.* A structure with sleeping rooms, where persons
8 are housed or lodged and are furnished with meals, nursing and limited medical
9 care.

10 *Adult uses.* See definitions related to adult uses in Chapter 1250.

11 *Alley* means any dedicated public right-of-way affording a secondary means of access to
12 abutting property.

13 *Animal hospital* means a structure or lot where animals are given medical or surgical care
14 or treatment.

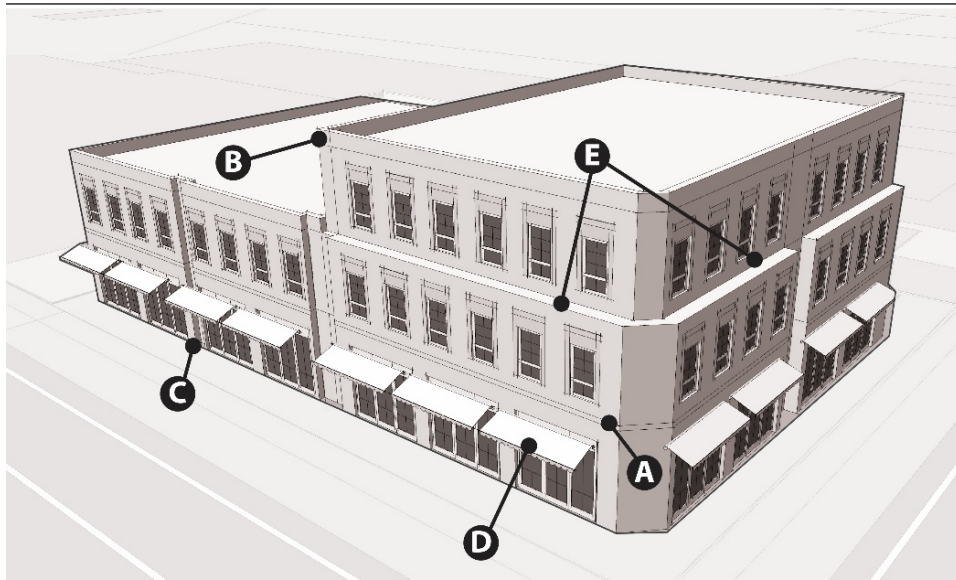
15 *Applicant* means a person having a legal, equitable or leasehold interest in a lot, or a
16 representative of such person, who is making a request pursuant to this Zoning Code.

17 *Architectural elements* means physical features that relate to building architecture and
18 character such as, but not limited to:

- 19 (1) Belt courses;
- 20 (2) Cornices/moldings;
- 21 (3) Columns or recesses;
- 22 (4) Awnings/canopies; and

1 (5) Step-backs; as depicted below.

2 Figure 1



11 *Articulation* means architectural variations in a building wall that accentuates details of
12 the building design and can define a building base, middle and top, and variety along the facade.
13 Horizontal and vertical articulation is achieved by using changes in architectural elements to
14 promote varied front building lines and interesting, non-uniform and non-repetitive facade
15 designs.

16 *Bar.* See "Restaurant: Bar/lounge/tavern."

17 *Basement or cellar* means that portion of a structure between floor and ceiling which is
18 partly below and partly above grade. A basement is so located that the vertical distance from
19 grade to the floor below is less than the vertical distance from grade to ceiling. A cellar is that
20 portion of a structure between floor and ceiling which is wholly or partly below grade and so
21 located that the vertical distance from grade to the floor below is equal to or greater than the
22 vertical distance from grade to ceiling.

1 *Bed and breakfast inn* means any dwelling in which overnight accommodations are
2 provided or offered for transient guest for compensation, including provision for a morning meal
3 only for the overnight guest only. A bed and breakfast is distinguished from a motel in that a bed
4 and breakfast establishment shall have only one set of kitchen facilities, employ only those living
5 in the house or up to one additional employee, and have facade style that is compatible with
6 surrounding homes.

7 *Bedroom* means a room within a dwelling unit that meets the following criteria:

- 8 (1) It is intended to be used, or is used, for sleeping purposes.
9 (2) It contains a floor area of not less than 70 square feet.
10 (3) It is not the only room in the dwelling unit (e.g.: an efficiency dwelling unit).

11 *Berm* means an earthen mound designed to separate one area from another.

12 *Block face* means the cumulative property on one side of a street exhibiting one of the
13 following characteristics:

- 14 (1) The property lying between two intersecting streets or public rights-of-way;
15 (2) The property lying between an intersecting street and railroad right-of-way, river
16 or stream; or
17 (3) The property lying between a public right-of-way, railroad right-of-way, river or
18 stream and the corporate boundaries of the City.

19 *Boundary line* means the dividing line between zoning districts and/or subdivisions.

20 *Buffer* means a land area that separates one land use from another. Such area may be
21 landscaped and may also contain a berm, fence or other screening material.

1 *Building* means an independent structure having a roof supported by columns or walls,
2 intended and/or used for shelter or enclosure of persons or chattels. When any portion of a
3 structure is completely separated from every other part by division walls from the ground up, and
4 without openings, each portion of such structure shall be deemed a separate structure. This refers
5 to both temporary and permanent structures, and includes tents, sheds, garages, stables,
6 greenhouses or other accessory structures. A building does not include such structures with
7 interior areas not normally accessible for human use, such as gas holders, tanks, smoke stacks,
8 grain elevators, coal bunkers, oil cracking towers or similar structures.

9 *Building Code* means the Stille-Derossett-Hale-Single State Construction Code Act, Act
10 230 of 1972, known as the Michigan Building Code, with amendments, adopted by reference as
11 part of these Codified Ordinances.

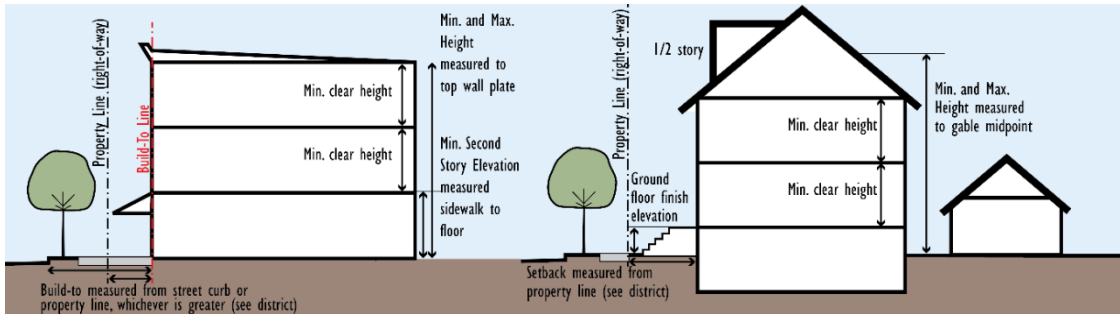
12 *Building frontage* means the percentage of the building facade that adjoins the front
13 setback or build-to line.

14 *Building height* means the vertical distance from the grade at the front of a structure to
15 the highest point of the coping of a flat roof; the average height between the eaves and a ridge or
16 to the deckline of a mansard roof; or the average height between the plate and ridge of a gable,
17 hip or gambrel roof; in all cases, excluding minor projections such as finials, chimneys, vent
18 pipes, aerials, or other appurtenance of similar scale.

19 *Build-to line* means the building line to which a building must be constructed as
20 measured from the property line. When a front parking lot is present on site, the build-to line is
21 measured from the rear edge of the parking lot including the sidewalk used to access the
22 building. Similar to setback, a build-to line runs parallel to the right-of-way and is established to

1 create a generally consistent building line along a street. The build-to line designates the specific
2 location or range within which the front building line must be located.

3 Figure 2



4
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6
7
8
9 *Business* means an office, commercial or industrial use entered into for the purpose of
10 financial gain, earning a livelihood or improving a person's economic conditions and desires.

11 *Canopy* means an ornamental or roof-like structure which is fastened to a structure and
12 used for protection.

13 *Carport* means an accessory structure used primarily to shelter private motor vehicles. A
14 carport is attached to the principal structure and is completely open on not less than two sides.

15 *Child care/residential care facilities* means:

16 (1) Child care facility. A facility for the care of children under 18 years of age, as
17 licensed and regulated by the State under Michigan Public Act 116 of 1973 and
18 the associated rules promulgated by the State Department of Human Services.

19 (2) Child care centers, nursery schools, and day nurseries. A facility, other than a
20 private residence, receiving pre-school or school age children for group care for
21 periods of less than 24 hours a day, and where the parents or guardians are not
22 immediately available to the child. It includes a facility which provides care for

1 not less than two consecutive weeks, regardless of the number of hours of care per
2 day. The facility is generally described as a child care center, day care center, day
3 nursery, nursery school, parent cooperative preschool, play group, or drop-in
4 center. "Child care center" or "day care center" does not include a Sunday school
5 conducted by a religious organization where children are cared for during short
6 periods of time while persons responsible for such children are attending religious
7 services.

8 (3) Family day care home (six or fewer children less than 24 hours per day). A
9 private home in which not more than six minor children are received for care and
10 supervision for periods of less than 24 hours a day, unattended by a parent or legal
11 guardian, except children related to an adult member of the family by blood,
12 marriage or adoption. It includes a home that gives care to an unrelated child for
13 more than four weeks during a calendar year.

14 (4) Group day care home (seven to 12 children less than 24 hours per day). A private
15 home in which more than six but not more than 12 children are given care and
16 supervision for periods of less than 24 hours a day unattended by a parent or legal
17 guardian, except children related to an adult member of the family by blood,
18 marriage or adoption. It includes a home that gives care to an unrelated child for
19 more than four weeks during a calendar year.

20 (5) Foster family group home. A private home in which more than four but less than
21 seven children, who are not related to an adult member of the household by blood,
22 marriage, or adoption, are provided care for 24 hours a day, for four or more days

1 a week, for two or more consecutive weeks, unattended by a parent or legal
2 guardian.

3 (6) Foster family home. A private home in which one but not more than six minor
4 children, who are not related to an adult member of the household by blood,
5 marriage, or adoption, are given care and supervision for 24 hours a day, for four
6 or more days a week, for two or more consecutive weeks, unattended by a parent
7 or legal guardian.

8 *Church.* See "Places of assembly."

9 *Clear height,* within a structure, means the distance between the floor and ceiling. For
10 entrances and other external building features, the unobstructed distance from the ground to the
11 bottom of the lowest element above.

12 *Clinic* means an establishment where human patients who are not lodged overnight are
13 admitted for examination and treatment by physicians, dentists, or similar professionals. A
14 medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary
15 for its operation or to the service of its patients, but may not include facilities for overnight
16 patient care or major surgery. A clinic includes, but is not limited to, a medical/drug testing
17 facility and blood/plasma donation centers.

18 *Comprehensive plan* means a master plan described by Public Act 33 of 2008, as
19 amended.

20 *Construction* means the putting together of materials to build a new structure or to
21 restore, reconstruct, extend, enlarge or repair an existing structure. This definition does not apply
22 to Section 1250.06.

1 *Construction, start of* means the first placement of permanent construction of a structure,
2 other than a mobile home, on a site, such as the pouring of slabs or footings or any work beyond
3 the stage of excavation. "Permanent construction" does not include land preparation, such as
4 clearing, grading and filling; the installation of streets and/or walkways; excavation for a
5 basement, cellar, footings, piers or foundations or for the erection of temporary forms; or the
6 installation on the property of accessory structures, such as garages or sheds, not occupied as
7 dwelling units or part of the main structure. For a structure, other than a mobile home, without a
8 basement, cellar or poured footings, "start of construction" includes the first permanent framing
9 or assembly of the structure or any part thereof on its piling or foundation. For premanufactured
10 homes, "start of construction" means the affixing of the premanufactured home to its permanent
11 site. For mobile homes within mobile home parks or mobile home subdivisions, "start of
12 construction" is the date on which the construction of facilities for servicing the site on which the
13 mobile home is to be affixed, including, at a minimum, the construction of streets, either final
14 site grading or the pouring of concrete pads and the installation of utilities is completed.

15 *Contiguous* means abutting.

16 *Cumulative* means increasing or enlarging by successive addition through all points in
17 time.

18 *Damaged* means an item that still functions as it was intended, but is missing parts or has
19 parts that have suffered some degree of destruction.

20 *Department* means the Department of Economic Development and Planning, or its
21 successor.

1 *Deteriorated* means an item which still functions as it was intended, but is missing parts
2 or requires substantial maintenance.

3 *Development agreement* means a contract between a local jurisdiction and a property
4 owner within the jurisdiction detailing a development plan for the property.

5 *Drive-through [thru] business* means a business establishment so developed that its retail
6 or service character is wholly or partly dependent on providing a driveway approach and service
7 windows or facilities for vehicles in order to serve patrons food and beverages in a ready-to-
8 consume state from a drive-through window to patrons in motor vehicles. A drive-through
9 restaurant may or may not also have indoor seating.

10 *Driveway* means that space specifically designated and used for the movement of motor
11 vehicles, trailers, and watercraft to or from a lot.

12 *Duplex*. See "Dwelling, two-family."

13 *Dwelling, multiple* means a structure or portion of a structure which contains three or
14 more dwelling units, including fraternities and sororities.

15 *Dwelling, one-family* means a structure designed and/or used exclusively for residential
16 purposes for one family only and containing one dwelling unit.

17 *Dwelling, two-family* means an attached or semidetached structure used for residential
18 occupancy by two families living independently of each other. Such dwelling is also known as a
19 "duplex dwelling."

20 *Dwelling unit* means a structure or a portion of a structure on a permanent foundation
21 with one or more rooms, including a bathroom and complete kitchen facilities, which rooms are
22 arranged, designed or used as living quarters for one family.

1 *Dwelling unit, efficiency* means a dwelling unit of not more than one room in addition to
2 a kitchen and bathroom.

3 *Elevation, secondary* means the building elevation built along the build-to line on the
4 secondary frontage.

5 *Emergency services facility*, includes, but is not limited to, public or private civil defense,
6 ambulance or fire service.

7 *Excavation* means any breaking of ground, except for agricultural purposes, ground care
8 and landscaping.

9 *Extension* means an addition to the floor area of an existing structure, an increase in the
10 intensity of a use, an enlargement of land area utilized by a specific use or an increase in the
11 activity of a use.

12 *Facade, primary* means the building elevation built along the build-to line on the primary
13 frontage.

14 *Fair market value* means an estimate of the actual worth of a lot, structure or combination
15 thereof, which estimate is made by a licensed real estate broker or assessor experienced and
16 qualified in the appraisal of real estate using appropriate appraisal techniques, as determined by
17 the City Assessor.

18 *Family* means any one of the following (see also "family, functional" hereof):

- 19 (1) An individual;
- 20 (2) An individual or two or more persons related by blood, marriage or adoption,
21 together with not more than two other persons as roomers; or

1 (3) Two or more persons related by blood, marriage, or adoption, with not more than
2 two of the unrelated persons as roomers.

3 *Family, functional* means a group of persons, but not more than three adults, which group
4 does not meet the definition of "family" above hereof, living in a dwelling unit as a single
5 housekeeping unit and intending to live together as a group for the indefinite future. "Functional
6 family" does not include a fraternity, sorority, club, hotel or other group of persons whose
7 association is temporary or commercial in nature.

8 *Fence* means any wall (except a retaining wall), screen, partition or similar structure
9 existing on a yard or parcel of land, which structure encloses land, divides land into distinct
10 portions, separates contiguous properties, obstructs the passage of light or air into adjacent land
11 or obstructs the vision of motorists on or near public roads. Barbed wire shall not be considered
12 part of a fence for purposes of determining the height thereof.

13 *Fenestration* means openings in the building wall, including windows, doors and open
14 areas. When measuring fenestration, framing elements (such as muntins) with a dimension less
15 than one inch are considered part of the opening.

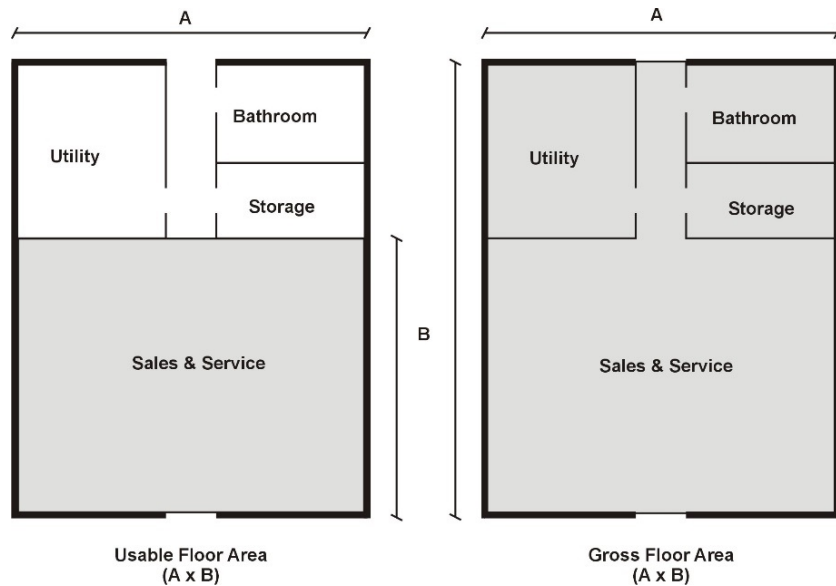
16 *Filling* means the permanent depositing or dumping of any matter onto or into the
17 ground, except for agricultural purposes, ground care or landscaping.

18 *Floor area* means the sum of the horizontal areas of each story of a structure measured
19 from the exterior faces of the exterior walls.

20 *Floor area, usable*, for the purpose of computing parking, means that area used for or
21 intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or
22 customers. Such floor area which is used or intended to be used for hallways, stairways, elevator

1 shafts, utility or sanitary facilities or the storage or processing of merchandise shall be excluded
2 from this computation of "usable floor area." Measurement of usable floor area shall be the sum
3 of the horizontal areas of each story of a structure measured from the interior faces of the
4 exterior walls.

5 Figure 3



Footcandle means a unit of luminance amounting to one lumen per square foot.

Frontage means the front part of a property that faces the street, as measured in linear feet.

Frontage, primary means the primary frontage applies to parcels that front on more than one street. The primary frontage shall be considered the property line that abuts the street that either:

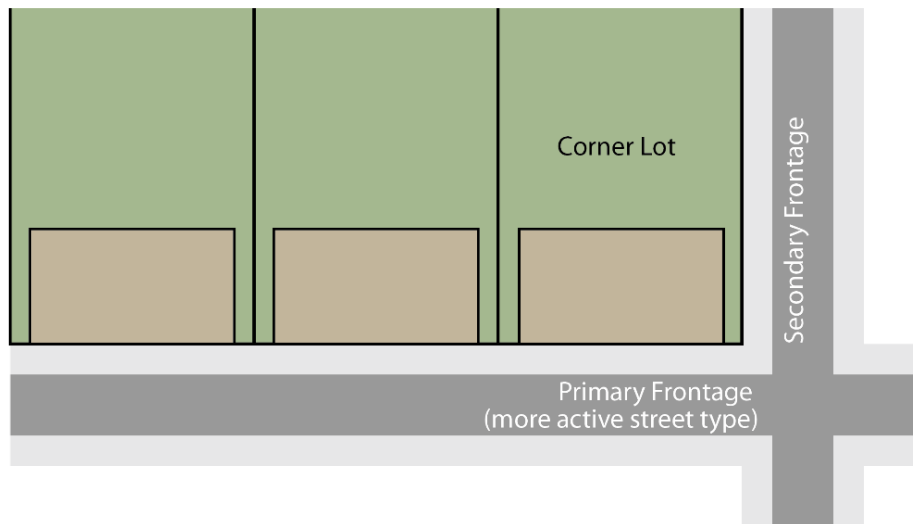
- (1) Is envisioned to be the most pedestrian-oriented, according to the street typologies described in the Comprehensive Plan and defined in this ordinance (see "street

1 types"). In these cases the primary frontage should be considered the more active
2 street type per the list in Section 1242.03.

- 3 (2) Or, in the case where the above is not clear or where both streets are the same
4 type, the applicant may decide which frontage is the primary.

5 *Frontage, secondary* applies to parcels that front on more than one street. The secondary
6 property lines are those which are not the primary frontage (see "Frontage, primary").

7 Figure 4



16 *Frontage types* means the design for the front facade of a building type, as described
17 below:

- 18 (1) *Porch*. A porch is a frontage type applicable to lower density residential buildings
19 and designed to provide covered, outdoor seating space for residents. Porches can
20 project beyond the setback line towards the right-of-way and/or can wrap around
21 the side of the building. An "enclosed porch" is surrounded on all sides by glass,

1 screen, wood, brick, plastic, or other materials permitted by the Building Code.

2 An "open porch" is one that is not enclosed.

3 (2) *Stoop*. A stoop is a small elevated landing space above the sidewalk level which
4 provides entry into the building. Stoops may be covered or uncovered and may
5 project beyond the building setback line towards the right-of-way.

6 (3) *Storefront*. A frontage type appropriate for the ground floor of commercial/retail
7 buildings. Storefronts provide large windows with transparent views into the
8 building interior. Awnings may be incorporated into the frontage design,
9 projecting beyond the building setback line.

10 (4) *Permanent outdoor seating*. an area that involves the sale or delivery of any
11 prepared food or beverage for consumption in a defined area on the premises but
12 outside of the building in which it is prepared. Examples of defined areas include,
13 but are not limited to, a deck, patio, mall, garden, or balcony.

14 *Funeral home* means a structure used and occupied by a professional licensed mortician
15 for burial preparation and funeral services.

16 *Garage* means an accessory structure for the storage of motor vehicles.

17 *Garage, private* means an accessory structure which is used primarily for the parking of
18 private motor vehicles operated as accessory uses. A private garage has access through an
19 overhead door and has a hard-surfaced driveway leading to the structure from a property line.

20 *Garage, public* means any garage other than a private garage.

21 *Garden* means the growing of plants for human consumption, including berries, herbs,
22 vegetables, seeds, or other similar products incorporated into, and used as food and flowers, but

1 not including plants grown for commercial sale or purposes. Gardens that are accessory to a
2 primary permitted use are allowed by right in all residential districts. Gardens that are the
3 primary use of a lot are permitted in all residential districts, subject to compliance with all
4 applicable standards of the Lansing zoning ordinances and sign ordinance, including, but not
5 limited to setback, building height, placement and lot coverage, landscape, screening and
6 buffering and sign restrictions; and also subject to all other applicable State laws and City
7 ordinances, including, but not limited to, noise and other nuisances as defined by City ordinance,
8 except that vegetation as described in a defined garden may exceed eight inches in height.

9 *Garden structure* means a structure used for the purpose of enclosing a garden, including
10 the incidental use and storage of gardening implements, machinery, equipment and
11 appurtenances used in the onsite gardening activities. Garden structures are permitted in all
12 residential districts, subject to compliance with setback, lot coverage, building height and all
13 other applicable requirements of the zoning ordinance and building codes.

14 *Gardening* means the growing of a garden or the act of working in a garden.

15 *Golf course* means a comparatively large, unobstructed acreage involving enough room
16 over which to walk or ride, point to point, over a generally prescribed course, and to strive to
17 send a ball long distances with variable accuracy, all without unreasonably endangering other
18 players or intruding upon them.

19 *Governmental entity* means the Federal Government, this State or any of its
20 instrumentalities; a county, city, township, village, school district, community college district or
21 community hospital district; any agency authorized to exercise a governmental function in a
22 limited geographical area or other political subdivision; any instrumentality of one or more of

1 such units; or any of such units and one or more other states or political subdivision of such
2 states.

3 *Grade* means the lowest point of elevation within the area between the exterior surface of
4 the structure and the property line. If the property line is more than five feet from the exterior
5 surface of the structure, "grade" means the lowest point of elevation between the exterior surface
6 of the structure and a line five feet from the exterior surface of the structure.

7 *Green building* means a structure that uses practices and materials that are
8 environmentally responsible and resource-efficient throughout a building's life-cycle, from siting
9 to design, construction, operation, maintenance, renovation, and demolition. Although new
10 technologies are constantly being developed to complement current practices in creating greener
11 structures, the common objective is that green buildings are designed to reduce the overall
12 impact of the built environment on human health and the natural environment by:

- 13 (1) Efficiently using energy, water, and other resources.
- 14 (2) Protecting occupant health and improving employee productivity.
- 15 (3) Reducing waste, pollution and environmental degradation.

16 *Greenhouse, commercial* means a glass or less than opaque enclosure which exceeds 150
17 square feet in floor area and is designed or used for the cultivation or protection of plants; or a
18 glassed enclosure, regardless of size, designed or used for the cultivation or protection of plants
19 for commercial purposes.

20 *Hedge* means a dense row of low branching trees, shrubs, vines or other plants which
21 encloses land, divides land into distinct portions, separates contiguous properties, obstructs the

1 passage of light and air into adjacent land or obstructs the vision of motorists on or near public
2 roads.

3 *Home occupation* means a business conducted in a dwelling unit by a person with legal
4 or equitable interest in the dwelling unit.

5 *Hospital* means a health facility offering in-patient, overnight care and services for
6 observation, diagnosis and active treatment of human patients with a medical, surgical, obstetric,
7 chronic or rehabilitative condition requiring the daily direction or supervision of a physician.

8 *Horizontal mixed-use*. See "Mixed-use, horizontal."

9 *Hotel* means a building or part of a building, with a common entrance or entrances, in
10 which the dwelling units or rooming units are used primarily for transient occupancy, and/or in
11 which one or more of the following services are offered: maid service, furnishing of linen,
12 telephone, secretarial or desk service, and bellboy service. A hotel may contain within it a
13 restaurant or cocktail lounge, public banquet halls, or meeting rooms.

14 *Incentive* means regulatory flexibility, reductions, or rewards that may be granted to a
15 development or project that provides certain recognized benefits or elements that go beyond the
16 minimum requirements. The level of incentive granted is relative to the extent of the recognized
17 benefit provided.

18 *Integrated parking* means a feature of a building that utilizes a portion of the ground level
19 for vehicle storage and parking.

20 *Intensity of use* means the amount of activity associated with a specific use. Intensity of
21 use shall be determined by the Economic Development and Planning Department based on the
22 following criteria:

- 1 (1) Amount of vehicular traffic generated;
- 2 (2) Amount of pedestrian traffic generated;
- 3 (3) Noise, odor and air pollution generated;
- 4 (4) Potential for litter or debris;
- 5 (5) Type and storage of materials connected with the use;
- 6 (6) Total residential units and density if residential; and
- 7 (7) Total structure coverage and structure height on the parcel.

8 *Junk* means any of the following products which are stored in the open and which are
9 damaged or deteriorated or are in such a condition that the product cannot be used for the
10 purpose for which it was manufactured:

- 11 (1) Machinery;
- 12 (2) Appliances;
- 13 (3) Merchandise with missing parts;
- 14 (4) Scrap metal; and
- 15 (5) Scrap materials, including, but not limited to, rags, paper or building materials.

16 *Junk vehicle* means a vehicle which cannot be driven upon the public streets for reasons
17 including, but not limited to, being wrecked, abandoned, in a state of disrepair, or incapable of
18 being moved under its own power.

19 *Junkyard* means a lot used to store or process junk and junk vehicles.

20 *Kennel* means the keeping on a lot for commercial purposes of four or more dogs, cats or
21 other household pets which are more than six months old. Keeping includes, but is not limited to,
22 boarding, breeding or training.

1 ***Liquor store* means a retail store licensed by the Liquor Control Commission as a**
2 **specially designated merchant, specially designated distributor, or both, that is primarily**
3 **engaged in the sale of tobacco products, vapor products, and alternative nicotine products**
4 **and packaged alcoholic liquor, beer, spirits, and wine for consumption off of the premises**
5 **of the business. For the purposes of this definition:**

6 **(1) A retail store is primarily engaged in the sale of tobacco products, vapor**
7 **products, and alternative nicotine products and alcoholic liquor, beer, spirits,**
8 **and wine when more than 50 percent of the gross sales of the business are**
9 **from the sale of any combination of such products as determined by visual**
10 **inspection, sales records, purchase records, counting of stockkeeping units,**
11 **or other inventory or accounting recordkeeping methods that are customary**
12 **or reasonable.**

13 **(2) Businesses licensed by the Liquor Control Commission as suppliers and**
14 **manufacturers are not included within the definition of a liquor store.**

15 **(3) Restaurants, bars, lounges, taverns, hotels, and motels, as those terms are**
16 **defined by this Section of the Code of Ordinances, are not included within**
17 **the definition of a liquor store.**

18 **(4) The terms “specially designated merchant” and “specially designated**
19 **distributor” are defined by Section 111 of the Michigan Liquor Control Act**
20 **(MCL 436.1101 et seq); the terms “supplier” and “manufacturer” are**
21 **provided for by Section 603 of the Michigan Liquor Control Act; the terms**
22 **“tobacco product,” “vapor product,” and “alternative nicotine product” are**

1 **defined by Section 4 of the Youth Tobacco Act (MCL 722.641 et seq); and the**
2 **terms “alcoholic liquor,” “beer,” “spirits,” and “wine” are defined by**
3 **Chapter 830 of this Code of Ordinances.**

4 *Loading space or area* means an off-street space on the same lot with a structure or group
5 of structures for the temporary parking of a commercial vehicle while loading and unloading
6 merchandise or materials, and having direct and unobstructed access to a public street or alley.
7 "Unobstructed" does not preclude the use of security devices.

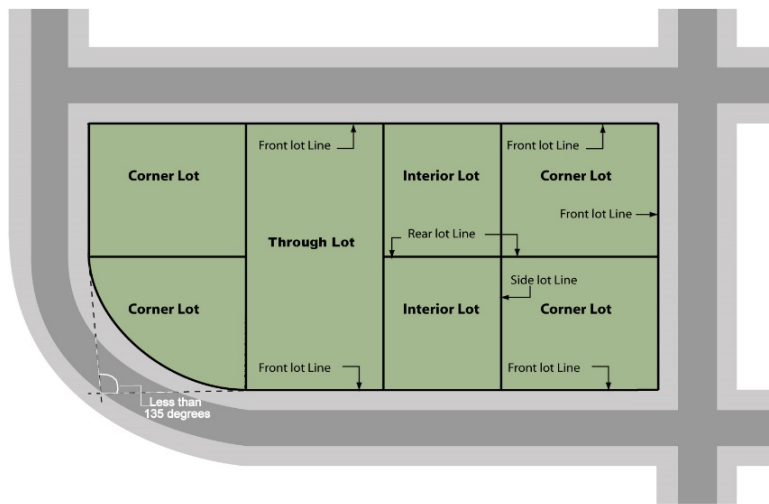
8 *Lodging facility* means building(s) or part of a building, where by prearrangement
9 transient or extended-stay guests are provided a sleeping room and a bathroom in return for
10 payment. A lodging facility has staff on-site or on-call 24 hours a day and may include, but is not
11 limited to, a boarding or rooming house, hotel, motel or motor lodge, or hostel.

12 *Lot* means a parcel of land consisting of one or more lots of record occupied or intended
13 to be occupied by a principal structure or use and any accessory structure or by any other use or
14 activity permitted on the parcel of land. Lot includes the open spaces and yards required under
15 this Zoning Code and has its frontage on a public street or road either dedicated to the public or
16 designated on a recorded subdivision plat. Corner, interior and through lots are described as
17 follows:

- 18 (1) *Corner lot.* A lot where the interior angle of two adjacent sides at the intersection
19 of two streets is less than 135 degrees. A lot abutting upon a curved street is a
20 corner lot if the radius of the arc is less than 150 feet and the tangents to the curve
21 at the two points where the lot lines meet the curve or the straight street line
22 extended form an interior angle of less than 135 degrees.

- (2) *Interior lot.* A lot other than a corner lot.
- (3) *Through lot.* An interior lot having frontage on two more or less parallel streets.

Figure 5



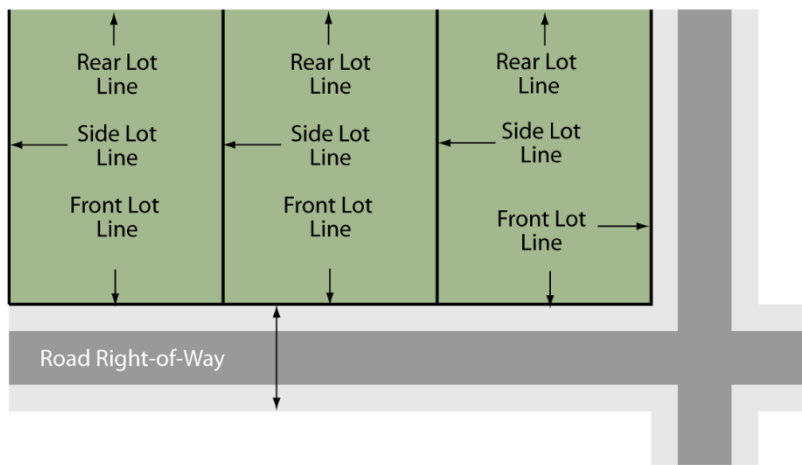
Lot area means the total horizontal area within the lot lines of the lot.

Lot coverage means the part or percentage of lot area, not including right-of-way, occupied by buildings, structures and hard-surfaced parking areas.

Lot depth means the horizontal distance between front and rear lot lines, measured along the median between the side lot lines.

Lot line means any of the lines bounding a lot.

Figure 6



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Lot line, front means the line separating a lot from the right-of-way line of a street.

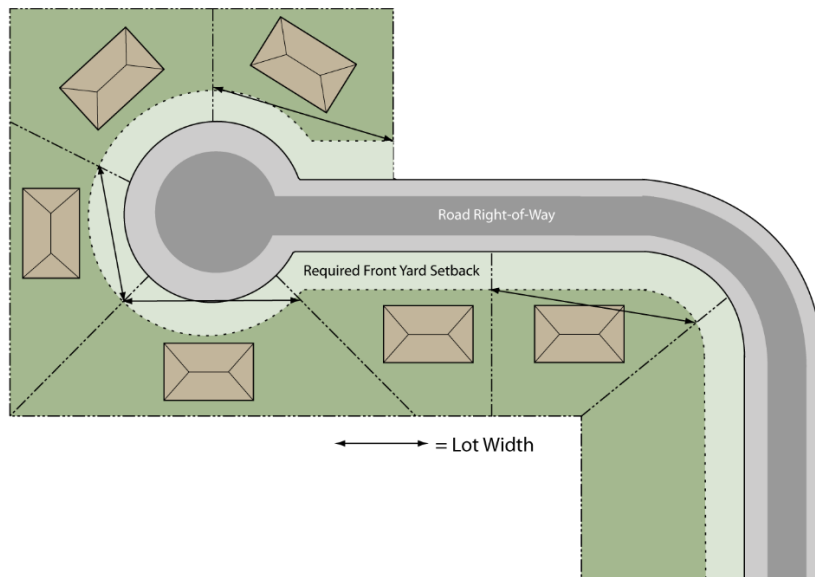
Lot line, rear means a lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall be only one rear lot line. In the case of a lot converging toward the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten feet long and wholly within the lot.

Lot line, side means any lot line not a front lot line or a rear lot line.

Lot of record means a parcel of land which is part of a subdivision, the dimension and configuration of which has been recorded on a map in the office of the Register of Deeds for the appropriate county, or a parcel described by metes and bounds in any instrument of conveyance recorded at the appropriate Register of Deeds.

Lot width means the horizontal distance from one side lot line to the opposite side lot line, beginning and ending where the side lot lines meet the required setback from the front lot line.

Figure 7



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Low impact development means land development that uses nature, through preserving or recreating natural landscape features and minimizing effective imperviousness, to reduce, reuse and/or manage stormwater thereby protecting water quality.

Maintenance of structure means to keep up, to keep from change, to preserve, to hold or keep in any particular state or condition or to support what has already been brought into existence.

Mid-rise and high-rise means a medium to large size structure that can incorporate a mixture of uses and may often have integrated parking. Mid-rise buildings are typically four to eight floors in height, and high-rise buildings are nine or more floors in height.

Mixed-use means a development that blends a combination of residential and nonresidential where those functions are physically and functionally integrated. Mixed-use development typically uses a combination of vertical and horizontal mixed-use development practices.

(1) *Mixed-use, horizontal.* Horizontal mixed-use refers to development patterns where uses within a development site or along a block are mixed along the extent of the building and/or development. Horizontal mixed-use can be combined with vertical mixed-use.

(2) *Mixed-use, vertical.* Vertical mixed-use refers to development patterns where uses within a building are mixed, often with retail or active commercial uses on the ground and lower floors, and office or residential uses on the upper floors.

1 *Mobile home* means a structure, transportable in one or more sections, which is built on a
2 chassis and designed to be used as a dwelling, with or without a permanent foundation, when
3 connected to the required utilities, and includes the plumbing, heating, air conditioning and
4 electrical systems contained in the structure.

5 *Mobile home park* means a parcel or tract of land under the control of a person upon
6 which three or more mobile homes are located on a continual, non-recreational basis and which
7 is offered to the public for that purpose regardless of whether a charge is made therefor, together
8 with any building, structure, enclosure, street, equipment, or facility used or intended for use
9 incident to the occupancy of a mobile home.

10 *Motel* means a series of attached, semidetached or detached rental units containing a
11 bedroom and a bathroom. A motel provides for overnight lodging which is offered to the public
12 for compensation and caters primarily to the public traveling by motor vehicle.

13 *Motor vehicle* means any self-propelled vehicle, whether operable or not, and includes,
14 but is not limited to, an automobile, bus, truck, pickup truck, truck tractor, van, wrecker or
15 construction equipment such as loaders/backhoes, bulldozers, rollers and forklifts.

16 *Motor vehicle repair station* means a use where minor repairs (as defined in "Motor
17 vehicle service station") are performed and any of the following major repairs are performed:
18 Bumping, vehicle painting, replacement of body parts and collision service, engine repair, engine
19 rebuilding or replacement, replacement of transmission or internal transmission parts, and
20 rebuilding or reconditioning of motor vehicles.

21 *Motor vehicle service station* means a use for supplying gasoline, oil and minor
22 accessories at retail directly to the customer and which performs minor repairs. "Minor repairs"

1 means: Engine tune up, alternator or generator replacement, battery replacement, fan belt
2 replacement, radiator hose replacement, radiator repair or replacement, tire and strut repair or
3 replacement, wheel balancing, oil change, windshield repair or replacement, brake repair or
4 replacement, muffler and exhaust system replacement, front end alignment, and automobile
5 washing and detailing.

6 *Nonconformity* means a use, structure or lot which does not conform with a use or
7 dimensional provision or any combination of a use or dimensional provision of this Zoning
8 Code, but which use, structure or land was lawfully established prior to the effectiveness date of
9 such use or dimensional provision.

10 *Nonresidential* use means any use not a residential use.

11 *Nursery* means any land used to raise trees, shrubs, flowers and other plants for sale or
12 for transplanting.

13 *Nursing home*. See "Adult care facilities."

14 *Occupant* means a person who takes or enters upon possession of all or part of a building,
15 parcel, or lot.

16 *Off-street parking facility* means an off-street parking surface lot or an off-street parking
17 structure.

18 *Off-street parking structure* means a structure which provides for vehicular parking
19 spaces, along with drives and aisles for maneuvering, so as to provide access for entrance and
20 exit for the parking of two or more vehicles.

1 *Off-street parking surface lot* means the use of an area for vehicular parking spaces,
2 along with drives and aisles for maneuvering, so as to provide access for entrance and exit for the
3 parking of more than two vehicles on the surface of a lot.

4 *Office* means a structure in which a person transacts his or her business or carries on his
5 or her stated occupation.

6 *Open space* means the ground area, and the space above such ground area, which is
7 unimpeded from the ground to the sky by any structure, except that the area may be used for
8 landscaping, gardening or recreational purposes such as swimming, shuffleboard, tennis or
9 similar uses. Parking lots and storage areas for vehicles and material shall not be considered as
10 open space.

11 *Open storage* means any of the following items which are stored in the open and which
12 are inoperable, damaged and/or deteriorated in such a condition that any such item cannot be
13 used for the purpose for which it was manufactured, or is not reasonably associated with the
14 principal use of the lot itself, including but not limited to, motor vehicles, machinery, appliances,
15 motor vehicle parts; and other materials, including, but not limited to, metal, pipes, rags, papers
16 or building materials.

17 *Outdoor play space* means the outside area on a lot reserved at a day care or group day
18 care home for outside exercise, large motor skill development and play space of children.

19 *Outdoor storage* means the keeping, in an unroofed area, of any goods, junk, junk
20 vehicles, material, merchandise or vehicles in the same place for more than 24 hours.

21 *Panelized structure* means a structure consisting of preconstructed units for walls, roofs,
22 and floors, which may include structural framing, windows, doors, exterior finishes, interior wall

1 finishes, installed wiring, plumbing and insulation, which is brought on-site and erected thereon
2 on a permanent foundation.

3 *Parcel* means a tract of land officially described and registered under one ownership.

4 *Parking space* means an area of defined length and width for the parking of motor
5 vehicles. Such area shall be exclusive of drives, aisles or entrances giving access thereto.

6 *Peak hour parking demand* means the number of parking spaces required during the
7 highest intensity of use.

8 *Perimeter line or boundary line* means the exterior limits of a lot.

9 *Personal service establishment* means any premises or business in which collaborative
10 creative workspace or services for persons are performed, including, but not limited to,
11 'Makerspace', shoe repair, tailoring, beauty parlors, nail salons, tanning salons, barbershops.

12 *Places of assembly* means any structure wherein persons regularly gather for
13 entertainment, social, educational or recreational activities, or political purposes including, but
14 not limited to, theaters, fraternal organizations, community centers, and trade union halls.

15 *Places of worship* means any structure wherein persons regularly gather for religious
16 activity including, but not limited to, churches, synagogues, mosques, and temples, and the usual
17 accessory structures and uses, such as convents, rectories, parsonages, monasteries, and church
18 halls.

19 *Planned unit development* means an office, residential, commercial, industrial or mixed
20 complex developed as a single entity, which complex contains more than one structure on a lot,
21 not including accessory structures, and which is planned and developed as an integral unit in a
22 single development operation according to the requirements of Chapter 1264.

1 *Plot plan* means a diagram depicting the existing and proposed structures, lot lines,
2 setbacks, parking areas and the location of any known wells.

3 *Porch*. See "Frontage type."

4 *Premanufactured unit* means an assembly of materials or products intended to comprise
5 all or part of a building or structure, and that is assembled at other than the final location of the
6 unit of the building or structure by a repetitive process under circumstances intended to ensure
7 uniformity of quality and material content.

8 *Primary facade*. See "Facade, primary."

9 *Primary frontage*. See "Frontage, primary."

10 *Principal use means* the primary, major, main, leading, outstanding or chief use which a
11 lot serves or is intended to serve.

12 *Probate* means the period of probate, as defined in Public Act 386 of 1998, as amended,
13 being MCL 700.1101 et seq.

14 *Production facilities* means facilities for the production of consumer goods such as food,
15 beverages, art, clothing, textiles, etc. and have a minimum of 20 percent floor area dedicated to
16 retail sales.

17 *Public utility* means electric light and power companies, whether private, public,
18 corporate or cooperative; gas companies; water, telephone, telegraph, oil, gas and pipeline
19 companies; motor carriers; and all public transportation and communication agencies other than
20 railroads and railroad companies.

21 *Real property* means a lot, plot or parcel of land recorded and located in the City of
22 Lansing.

1 *Recognized benefit* means the provision of certain elements or improvements that are
2 desired by the City, as either expressed in the Comprehensive Plan or as stated in the Zoning
3 Ordinance, or that go beyond the minimum requirements.

4 *Reconstruction* means the act of rebuilding a structure to meet the standards of the
5 Building Code or Housing Code.

6 *Recreational equipment* means a watercraft, vehicle, or other conveyance designed to be
7 used primarily off of public streets and roads, and not regulated by the Michigan Vehicle Code,
8 including by way of example, but not limited to: Snowmobiles; boats and boat trailers; jet skis,
9 floats and rafts, including transportation equipment.

10 *Recreational facility* means a structure or open space which provides activities, including
11 but not limited to, swimming, racquet sports, exercise and fitness rooms or areas, and
12 gymnasiums.

13 *Recreational vehicle* means a vehicle primarily designed and used as temporary living
14 quarters for recreational, camping, or travel purposes, including a vehicle having its own motor
15 power or a vehicle mounted on or drawn by another vehicle. This includes by way of example,
16 but is not limited to: Travel trailers; camp trailers; tent trailers; campers, pop-up campers, and
17 pickup campers; folding tent trailers; and utility trailers.

18 *Repair* means to restore to a sound or good state after decay, injury, dilapidation or
19 partial destruction.

20 *Residential use* means a use all or part of a lot, parcel, or building as a single-family, two-
21 family or multifamily residence, or residential child care facility, and accessory uses thereto.

1 *Restaurant* means an establishment serving foods and/or beverages to a customer in a
2 ready-to-consume state. The method of operation may be characteristic of a carry-out, drive-in,
3 drive-through, fast food, standard restaurant, or lounge/tavern, or combination thereof, as defined
4 below:

- 5 (1) *Restaurants with outdoor seating.* A use that involves the sale or delivery of any
6 prepared food or beverage for consumption in a defined area on premises but
7 outside of the building in which it is prepared. Examples of defined areas include
8 an external deck, patio, mall, garden, balcony or sidewalk.
- 9 (2) *Carry-out restaurant.* A use that involves the sale of food, beverages, and/or
10 desserts in disposable or edible containers or wrappers in a ready-to-consume
11 state for consumption mainly off the premises. A carry out restaurant differs from
12 a drive through restaurant in that a customer must park and walk up to the
13 restaurant or an employee must exit the restaurant and deliver the food to a
14 customer in a parked car.
- 15 (3) *Drive-in restaurant.* A use that involves delivery of prepared food so as to allow
16 its consumption within a motor vehicle while parked on the premise.
- 17 (4) *Drive-through restaurant.* A use that involves the delivery of prepared food to the
18 customer within a vehicle, typically passing through a pass-through window, for
19 consumption off of the premises.
- 20 (5) *Standard restaurant.* A standard restaurant is a use that involves either of the
21 following:

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Shared parking means a parking facility that serves two or more parcels of land or multiple uses under different ownership. A recorded shared parking agreement is generally used.

Sheltered care facility means a governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "Sheltered care facility" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A sheltered care facility does not include any of the following:

- (1) A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
- (2) A hospital licensed under Article 17 of Public Act 368; or
- (3) A hospital for the mentally ill or a facility for the developmentally disabled operated by the Department of Mental Health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106.

1 *Shopping center* means a grouping of two or more business establishments developed in
2 accordance to an overall plan and designed and built as an interrelated project. Buildings
3 constructed on outlots shall not be considered part of the shopping center unless access and
4 parking easements are provided.

5 *Site plan* means a plan that conforms to the requirements contained in Chapter 1260.

6 *Stable* means a structure used to keep horses for commercial purposes.

7 *Stoop*. See "Frontage types."

8 *Storage* means the holding or safekeeping of goods to await the happening of some future
9 event or contingency which will call for the removal of the goods.

10 *Storefront*. See "Frontage types."

11 *Street* means a public thoroughfare, avenue, road, highway, boulevard, parkway, way,
12 drive, lane or court which affords the principal means of access to abutting property.

13 *Street, private* means a street which is not public.

14 *Street type* means a classification or typologies for streets that considers the
15 characteristics of vehicle travel (speed and volume), the street's function in the transportation
16 network (types of travel accommodated: Through traffic, cross-town, connections to highways or
17 local), the extent of pedestrian and bicycle accommodation, typical types of land uses served, the
18 design context (block length, building setbacks), and access system design. In many cases, a
19 streets classification may change as it traverses different zoning districts. The following street
20 types are illustrated on the official Street Typology Map:

1 trunklines or roads in adjacent communities. May also be referred to as
2 principal or major arterials.

3 e. *Neighborhood connector.* Minor residential collector streets that link local
4 streets with higher classes of streets. Neighborhood connectors are
5 designed for lower traffic volumes and speeds to complement the
6 character of the neighborhoods served. Dedicated bike facilities may be
7 provided.

8 (3) *Local street.* Lowest traffic streets providing access to residents. Lanes are
9 typically unmarked with on-street parking and stop-controlled intersections.

10 *Structural alteration* means any change in the supporting members of a building, such as
11 bearing walls, columns, beams or girders, or any substantial changes in the roof and exterior
12 walls.

13 *Structure* means that which is built or constructed, an edifice or building of any kind or
14 any piece of work artificially built up or composed of parts joined together in some definite
15 manner.

16 *Structure, minor* means a structure having a replacement cost of not more than \$5,000.00.

17 *Structure, temporary* means a structure which is located on a lot for less than one year,
18 or, if the structure is connected with a construction activity on a lot, until the construction
19 activity is completed.

20 *Substitution* means to put in place of another.

21 *Tavern.* See "Restaurant: Bar/tavern."

- 1 (1) Any purpose for which a structure or lot may be designed, arranged, intended,
2 maintained or occupied; or
3 (2) Any activity, occupation, business or operation carried on in a structure or on a
4 lot.

5 *Vertical mixed-use.* See "Mixed-use, vertical."

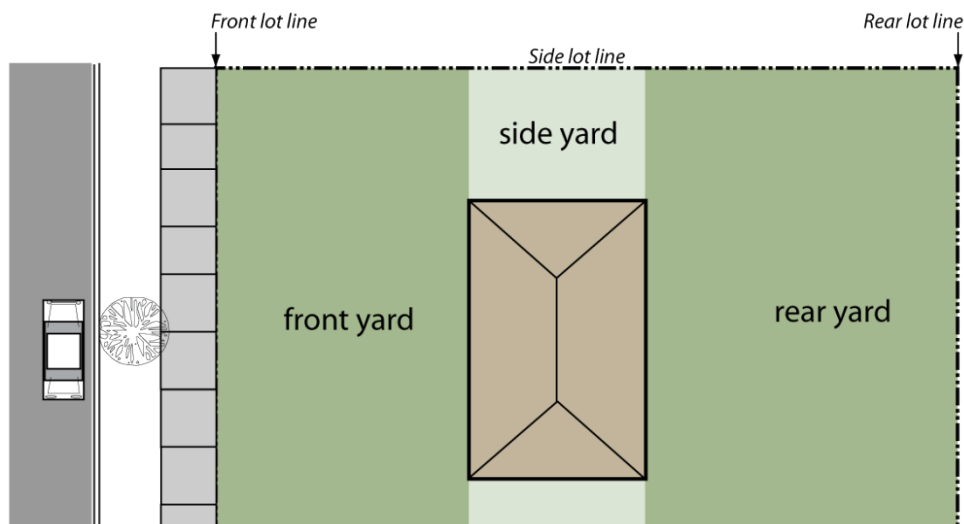
6 *Yard* means a space on a lot with a structure, which space is unobstructed and unoccupied
7 from the ground upward, except as occupied or obstructed as permitted in this Zoning Code.

8 (1) *Front yard* means a yard extending across the full width of a lot between the front
9 lot line of the structure containing the principal use and the front lot line.

10 (2) *Rear yard* means a yard extending the full width of a lot between the rearmost
11 structure containing the principal use and the rear lot line, the depth of which is
12 the least distance between the rear lot line and the rear of the structure containing
13 the principal use.

14 (3) *Side yard* means a space within a lot between a side lot line and a structure
15 containing the principal use or an attached accessory structure, whichever is
16 closer to the side lot line. A side yard extends on each side of a lot from the front
17 line of the structure to the rear line of the structure.

18 Figure 10



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Zoning variance means a modification of the strict letter of this Zoning Code granted by the Board of Zoning Appeals when, by reason of exceptional conditions, the strict application of this Zoning Code results in peculiar, exceptional or practical difficulties or unnecessary hardship to the owner of the lot.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

Approved as to form:

City Attorney

Dated: _____

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, , 2025 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

INTRODUCTION OF ORDINANCE

Council Member Pehlivanoglu introduced:

An ordinance of the City of Lansing, Michigan, to amend Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for , 2025 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Planning & Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/planning

MEMORANDUM

TO: City of Lansing Council Committee on Public Safety

FROM: Planning & Zoning Office

DATE: October 8, 2025

SUBJECT: Planning Commission review of City Council drafted amendment to the Zoning Ordinance, Section 1240.02 Definitions add “Liquor Store”, and Subsection 1250.02.13 to provide for a limitation of proximity of liquor stores to each other

On October 7, 2025, Planning Commission held a public hearing to consider the proposed zoning ordinance amendments to Section 1240.02 to include a new definition for “Liquor Store”, and to add Subsection 1250.02.13 that would provide for a limitation of proximity of liquor stores to each other.

One email from the public was included with the agenda’s communications.

No one from the public made comments to the Planning Commission.

Planning Commission recommended approval of the draft ordinance amendments, as proposed, with a unanimous vote (7-0). One member was absent. Draft meeting minutes are attached for review.



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
October 7, 2025 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – DRAFT

1. OPENING SESSION

Mr. Klont called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox (arrived 6:37), Monte Jackson, Tim Klont, Shane Muchmore (arrived 6:36), Ted O'Dell, Spencer Lippert
- b. Absent: John Ruge (excused)
- c. Staff: Dan DuChene, Deputy City Attorney. Andy Fedewa, Planner.

Ms. Alexander made a motion, seconded by Mr. Jackson, to grant an excused absence for Mr. Ruge. On a voice vote, the motion carried unanimously.

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

3. COMMUNICATIONS –

Mitch Rice, 2nd Ward resident and member of Board of Zoning Appeals, submitted an email in support of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

Mr. Fedewa introduced two proposed ordinance changes. One would add a specific definition for Liquor Store, as a specially designated merchant and/or distributor that primarily sells packaged liquor, beer, spirits, and wine, and may include the sale of tobacco products. Sales of these products would have to be more than 50% of gross sales. The second ordinance would provide a distance buffer of 2,500 feet between liquor stores, as defined, to limit their concentration and possible negative effects on neighborhoods and public safety. Mr. Fedewa clarified a question from the September meeting that the measurement would be taken from the closest property line of the first business to the nearest property line of the second business.

Mr. Fedewa explained that the Planning Commission was also able to recommend additional zoning changes, including:

- Adding ‘Liquor Store’ to the allowable use tables or specify in which districts ‘Liquor Store’ should require a special land use permit;

- Additional distance requirements from other land uses such as schools, child care centers, parks, places of worship, libraries, or places of assembly. Currently liquor stores are restricted 500 feet from a school or place of worship (Code of Ordinances §830.03);
- Restrict drive-through or walk-up windows from buildings; or
- Additional site development or architectural standards.

Mr. Fedewa stated that similar regulations have been adopted by other communities in Michigan.

Mr. O’Dell asked if there are existing stores that would be within the proposed 2,500 buffer from each other. Mr. Fedewa answered that the Planning and Zoning Office has not conducted a comprehensive survey but staff is aware of a few off-hand. These stores would be considered legally nonconforming and allowed to continue to exist per the Zoning Ordinance.

Mr. O’Dell asked who proposed these ordinance amendments. Mr. Fedewa answered that the ordinances originated from the Council Committee on Public Safety.

Mr. Jackson asked if a business had to sell both alcohol and tobacco products to be considered a liquor store. Mr. DuChene clarified that a store does not have to sell tobacco products, but tobacco products would be considered when determining the gross sales of those products stated in the definition, versus the sales of other products.

Mr. Klont opened the public hearing.

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

Mr. Muchmore made a motion, seconded by Mr. O’Dell to recommend approval of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

Mr. O’Dell asked if the proposed amendments would impact the various ‘social districts’ within the City. Mr. DuChene stated they do not anticipate any impacts as the various businesses in those social districts either sell other products like food or provide entertainment.

Ms. Alexander asked if other Commission members supported exploring additional requirements for landscaping, buffering, and safety plans. Mr. DuChene stated that applicants to the Michigan Liquor Control Commission for their licenses do have to include detailed safety plans. Mr. Fedewa stated that staff will obtain the requirement language from the Liquor Control Commission for Planning Commission’s review.

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

5. **COMMENTS FROM THE AUDIENCE** – None
6. **RECESS** – Not taken.
7. **BUSINESS**

A. Consent Items

- (1) Minutes for approval September 2, 2025
The minutes from the September 2, 2025, Planning Commission meeting were approved without objection.

B. Old Business – None

C. New Business

- (1) **Election of Board of Zoning Appeals Representative**

Mr. O’Dell nominated Mr. Jackson for Planning Commission representative on the Board of Zoning Appeals. Hearing none further, the nominations were closed. On a voice vote, Mr. Jackson was unanimously elected representative.

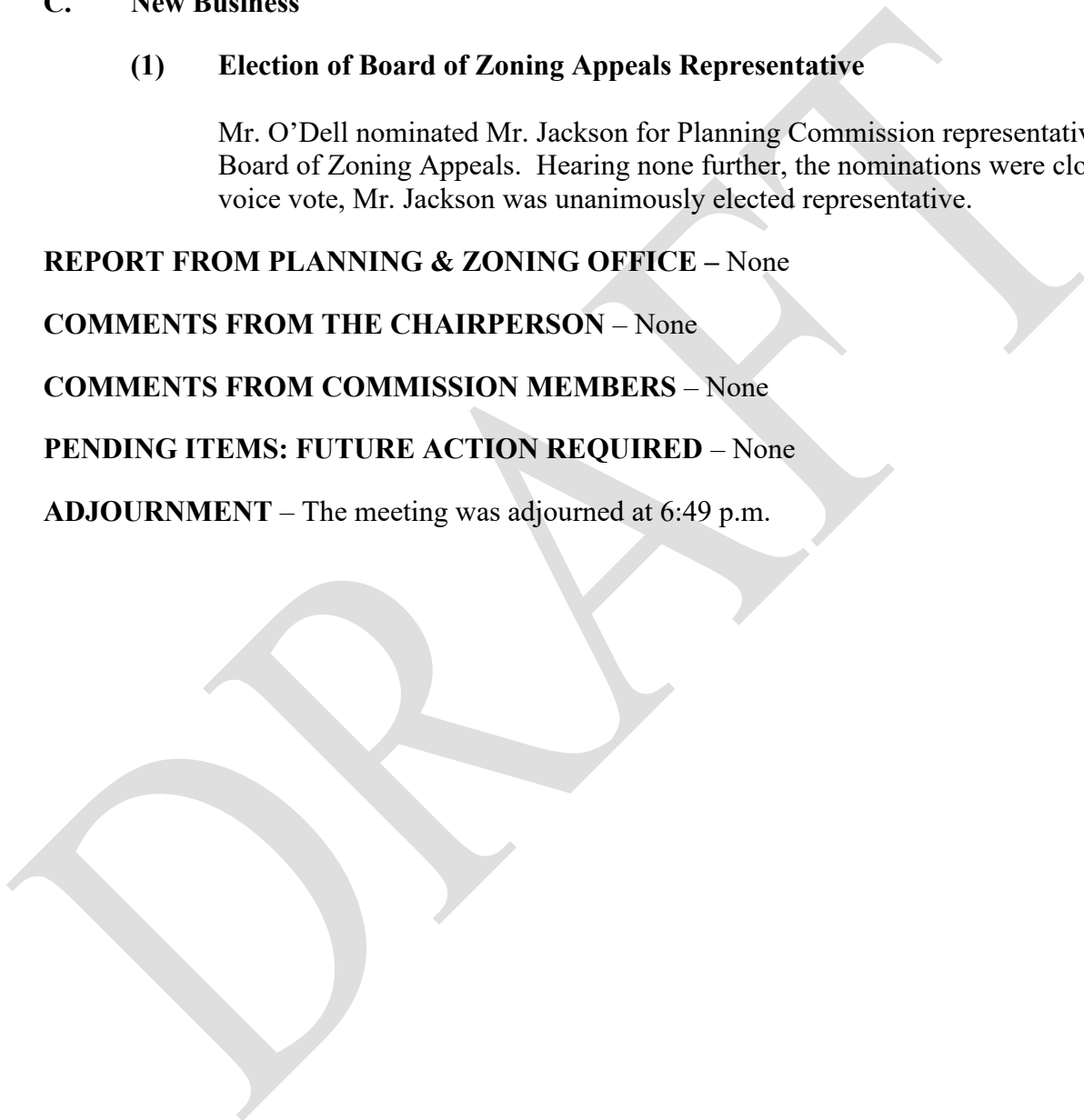
8. REPORT FROM PLANNING & ZONING OFFICE – None

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 6:49 p.m.



Fedewa, Andrew

From: Mitch Rice <ricem1957@gmail.com>
Sent: Tuesday, October 7, 2025 8:59 AM
To: Fedewa, Andrew
Subject: [EXTERNAL] Ordinance on Liquor Store

Hi Andrew:

I am supporting the new ordinances on the agenda for the Planning Commission meeting tonight. I agree that the increased distance between stores at 2500 feet is an appropriate change to improve neighborhood and community life in Lansing.

Regards,

Mitch Rice
Ward 2 resident

Boak, Sherrie

From: Pehlivanoglu, Trini
Sent: Tuesday, August 26, 2025 1:39 PM
To: Boak, Sherrie
Subject: Fw: [EXTERNAL] New Liquor Store Ordinance

Hi Sherrie,

Please print this email for all committee members this afternoon.

Thank you!
Trini

From: James Denning <jdenns07@gmail.com>
Sent: Sunday, August 24, 2025 6:39:35 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] New Liquor Store Ordinance

To Whom It May Concern:

I understand the concern surrounding how many liquor stores continue to open in our communities. However, I don't believe government intervention to restrict future businesses of this nature from opening is the right way to address the issue.

What this ordinance proposes is direct interference with the free market. I strongly believe government should avoid interfering with business as much as possible, and if interference is absolutely necessary, it should be done as minimally as possible.

The free market helps create price stability and fairness in commerce. This ordinance is intended to help because, in certain areas of the city, there already appear to be more than enough liquor stores from a product-availability standpoint. My concern, however, is the latent effects beyond product availability.

I believe this ordinance could lead to unintended negative consequences. Right now, I can already see how it could be exploited. For example: is a liquor store defined strictly as a business that only sells liquor? How is that different from a corner store, a convenience store, or a market? These definitions matter.

Imagine I own the only liquor store permitted within 1,000 feet. Given the way our neighborhood commercial nodes are currently structured, this effectively grants a monopoly at each node. A monopoly allows business owners to provide subpar service to customers, stifles innovation, and ultimately hinders economic growth.

Now imagine I am an entrepreneur with a stronger business model who wants to open a liquor store marketed as local and Black-owned. This may be exactly what the city wants—businesses that are locally rooted, community-oriented, and reinvesting profits into Lansing rather than sending them out of

the community, as most of the existing liquor stores do now. Yet this ordinance would allow a subpar operator to maintain control while preventing a local businessman like myself from investing in the community where I live, shop, pay taxes, and will soon be sending my kids to school.

There is also another serious concern: many of these liquor stores are owned by individuals who do not live in or actively participate in our community. Too often, they treat black residents poorly, siphon money out of Lansing, and reinvest it elsewhere. Even worse, some of these businesses are known for selling to underage customers. Local ownership, by contrast, would reduce the risk of these harmful practices and increase accountability, because local operators are invested in the well-being of their own neighborhoods.

Consider the aspiring local entrepreneurs who have grown up wondering why no one who owns or works at these businesses looks like them—and who dreams of changing that. This ordinance kills that dream instantly. It raises barriers to entry so high that pursuing such a business would require new construction, zoning changes, or substantial capital to purchase an existing store. In short, it prevents them from competing fairly.

I truly believe this ordinance would result in more harm than good, especially when it comes to economic development.

Would this conversation look different if the proceeds from these liquor sales stayed within Lansing? Right now, we know most of these businesses are owned and operated by people who only conduct business here but don't live here. As a result, they have little incentive to care about the neighborhoods in which they operate.

Instead of reducing competition, why not incentivize local investment near existing liquor stores? Why not impose requirements for greater local ownership, ensuring profits stay in our economy and directly benefit our neighborhoods?

By preserving opportunities for small business development, we open the door for future local owners who will both live in and operate their businesses within the community. This not only strengthens the economy but also contributes to the reduction of crime, as it is well established that economic development has a direct impact on lowering violent crime in an area.

With Lansing's Black poverty rate at 29.6% in 2025—and a 2:1 disparity citywide that is most heavily concentrated in southwest Lansing—I believe economic growth is our most promising solution. If that belief is correct, then I hope Lansing's City Council recognizes the importance of being careful not to hinder the economic innovation that comes from competition.

I genuinely appreciate your thoughtful consideration in handling this matter.

James Denning



MINUTES
Committee on Public Safety Special Meeting
Tuesday, August 26, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen-Lawrence, OCA
Abood, OCA
Joe Neller
Irene Iris Cotton
Charles Houser, Granger

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM AUGUST 12, 2025, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Mr. Houser acknowledged the Committee for withdrawing the amendments to the solid waste ordinance.

DISCUSSION

RESOLUTION – Reappointment; Irene Iris Cotton; At Large Member; Board of Police Commissioners; Term to Expire June 30, 2029

Ms. Cotton was not present at the time of the start of the meeting and this item was moved to later in the agenda.

DISCUSSION– Ordinance Amendment; 1240.04 Define “Liquor Store”

Council Member Pehlivanoglu noted at the last meeting there was a discussion on gross sales.

Ms. Hagen- Lawrence noted that changing to the lower percentage of the 50% threshold was not possible and they did not recommend it. They did modified to include considerations for tobacco sales, vaping, nicotine to be considered in the “sales”.

Council Member Pehlivanoglu referred to an email to all Council from Mr. James Denning.

MOTION BY COUNCIL MEMBER HUSSAIN TO MOVE THE DRAFT ORDINANCE TO THE PLANNING COMMISSION. MOTION CARRIED 3-0.

Ms. Boak was asked when it would be before the Planning Commission and she assured them that it would be sent to the EDP department along with draft minutes and would update the Committee on when it will be in front of the Commission.

DISCUSSION – Amendment; 1250.02 liquor license location proximity

Council Member Pehlivanoglu noted at the last meeting there was a discussion on the distance which was 1,000 and now it is proposed as 2,500.

Ms. Hagen-Lawrence stated they considered the new distance because it is the maximum distance that has been upheld in these types of challenges and is defensible.

Council Member Kost spoke in support of the ordinance changes.

MOTION BY COUNCIL MEMBER KOST TO MOVE THE DRAFT ORDINANCE TO THE PLANNING COMMISSION. MOTION CARRIED 3-0.

Ms. Boak was asked when it would be before the Planning Commission and she assured them that it would be sent to the EDP department along with draft minutes and she would update the Committee on when it will be in front of the Commission.

RESOLUTION – Reappointment; Irene Iris Cotton; At Large Member; Board of Police Commissioners; Term to Expire June 30, 2029

Council Member Pehlivanoglu welcomed Ms. Cotton and asked her to provide the Committee an update on her appointment in 2024. Ms. Cotton stated she is still learning, people recognized she is on the Board and they can bring her their concerns. She assured them she has been going out to the community neighborhood events and letting people who she is and introducing them to Board members.

Council Member Hussain asked if this was her first or second term, and it was clarified she was filling a term and this would be her first full term. She was then asked if she has done a ride around or attend a line up, and she confirmed she has not done either of those and Council Member Hussain encouraged her to participate in those items. Council Member Hussain asked what events she has been going to, to engage community input. Ms. Cotton stated she has attended the Board meetings that have been scheduled, plans to schedule a ride along, chair of the LPD hiring committee for the Board and updates the Board on the hiring and recruiting. Council Member Hussain asked if there have been times where she has taken the opposition stance or unpopular stance, and she stated to this point she has not and would be comfortable if it came to that.

Council Member Kost asked Ms. Cotton asked her again if she has the time to make the meetings, and Ms. Cotton stated she has made them all but one since she was appointed, due to being ill. (February – March). Council Member Kost asked if she attended the May meeting, and Ms. Cotton stated that might have been the meeting she was sick.

Ms. Cotton then elaborated on what she has learned so far in recognizing people, city attorneys, and she is learning how to navigate each role on the Board.

Council Member Kost asked how the Chair of the Board has helped and she confirmed the Chair of the Board has helped and provided direction.

Council Member Hussain encouraged the Board to disagree without being disagreeable, and it should not be a “rubber stamp” commission.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF IRENE IRIS COTTON; AT LARGE MEMBER OF THE BOARD OF POLICE COMMISSIONERS. MOTION CARRIED 3-0.

OTHER

No other comments.

ADJOURN

Adjourned at 4:22 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on September 9, 2025

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1250, Section 1250.02, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to add a new Subsection 1250.02.13 to read as follows:

1250.02.13. -Liquor stores.

No liquor store shall be located within 2,500 feet of another liquor store. The distance between liquor stores shall be measured by the shortest straight line between the respective lots in which each liquor store is located, from the two points of each lot line closest to the other lot.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

Approved as to form:

City Attorney

Dated: _____

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, , 2025 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

INTRODUCTION OF ORDINANCE

Council Member Pehlivanoglu introduced:

An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for , 2025 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to

5. H. - DISCUSSION
EDP- Code Compliance – Corridor Enforcement

*No Materials available at time of publication
Continue to watch for updates*

