



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

MINUTES – *Approved 10/7/2025*

1. OPENING SESSION

Ms. Alexander called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox, Tim Klont, Shane Muchmore, John Ruge, Spencer Lippert
- b. Absent: Monte Jackson (excused), Ted O’Dell (excused)
- c. Staff: Sue Stachowiak, Zoning Administrator

Mr. Ruge made a motion, seconded by Mr. Klont, to grant excused absences for Mr. Jackson and Mr. O’Dell. On a voice vote, the motion carried unanimously.

2. APPROVAL OF AGENDA –

Mr. Ruge made a motion, seconded by Mr. Klont, to approve the agenda as presented. On a voice vote, the motion carried unanimously.

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. SLU-1-2025, 3011 Turner Street, Special Land Use Permit for an adult foster care small group home

Ms. Stachowiak stated that the request is for a state-licensed adult foster care, small group home at 3011 Turner Street. She said that the facility would provide assisted living and care for a maximum of 12 residents that may be developmentally disabled, need assistance with daily living activities or are dealing with mental health issues. Ms. Stachowiak stated that the staff recommendation is to approve the request as it complies with the special land use permit evaluation criteria described in the staff report. More specifically, she stated that the use will generate very little traffic, the only access to the site is on Turner Street which is classified as a non-local street, there are commercial uses directly across the street from the site and the use will not generate any nuisances or levels of activity that could negatively impact adjacent and nearby residential properties. Ms. Stachowiak said that the only issue is that the applicant will need to provide six paved parking spaces on the site.

Ms. Alexander opened the public hearing at 6:35.

The applicant, Esther Mwankenja, spoke in support of her request. She stated that the house at 3011 Turner Street is quite large and will easily be able to accommodate 12 residents. She also acknowledged that she will need to pave the driveway and provide paved parking in the back yard.

Seeing no one else wishing to speak, Ms. Alexander closed the public hearing at 6:43.

Mr. Cox made a motion, seconded by Mr. Klont, to recommend approval of SLU-1-2025, 3011 Turner Street, Special Land Use Permit for an adult foster care small group home, to allow for a maximum of 12 residents. On a voice vote the motion carried unanimously (6-0).

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

6. **RECESS** – Not taken.

7. **BUSINESS**

A. **Consent Items**

(1) Minutes for approval June 3, 2025
The minutes from the June 3, 2025, Planning Commission meeting were approved without objection.

B. **Old Business** – None

C. **New Business**

(1) **Act-3-2025, 2020-2600 E Mt. Hope Ave., Utility Easement**

Ms. Stachowiak introduced Consumers Energy’s request for a 15-foot wide easement across 2020 and 2600 E. Mt. Hope Avenue, which are Fenner Nature Center and Evergreen Cemetery, respectively, starting 33 feet from the north property lines. She said that the purpose of the easement is installation of underground natural gas distribution lines that will serve customers within the City. Ms. Stachowiak stated that existing infrastructure within the area will be replaced and the requirements for site maintenance and restoration are covered in the draft easement agreement document.

Mr. Muchmore made a motion, seconded by Mr. Lippert, to recommend approval of Act-3-2025, to establish a 15-foot-wide easement along the north property lines of 2020 and 2600 E. Mt. Hope Avenue for the purpose of installing underground natural gas distribution lines by Consumer’s Energy. On a voice vote the motion carried unanimously (6-0).

(2) **Act-4-2025, 2400-2500 block N Martin Luther King Jr. Blvd., Drain Easement**

Ms. Stachowiak introduced the request by the Capital Regional Airport Authority (CRAA) to obtain a 20-foot drain easement along the eastern portion of the 3400-3500 block of N. Martin Luther King Jr. Boulevard for the purpose of installing underground sewer drain that will connect to the airport.

City Engineer Nicole McPherson explained that the easement will permit the Capital Regional Airport Authority to install a sewer drain within the N. M. L King public right-of-way to connect to the City’s drain. She further explained that the City will not take ownership of the proposed sewer because CRAA will have a ‘force drain’ that discharges wastewater under pressure into a conventional sanitary sewer. Ms. McPherson said that all construction, restoration, and maintenance will be the responsibility of CRAA and will be spelled out in the easement document.

Mr. Cox made a motion, seconded by Mr. Ruge, to recommend approval of Act-4-2025, to grant a 20-foot-wide easement within the east side of blocks 3400 and 3500 N. M. L. King Jr. Boulevard to the Capital Regional Airport Authority for the purpose of installing an underground sewer drain to serve the Capital Area Regional Airport property. On a voice vote the motion carried unanimously (6-0).

(3) Election of Planning Commission Chairperson, Vice-Chairperson, and Board of Zoning Appeals Representative

Mr. Cox nominated Mr. Klont for chairperson. Hearing none further, the nominations were closed. On a voice vote, Mr. Klont was unanimously elected chairperson.

Mr. Ruge nominated Ms. Alexander for vice-chairperson. Hearing none further, the nominations were closed. On a voice vote, Ms. Alexander was unanimously elected vice-chairperson.

Ms. Alexander called for nominations or volunteers to serve as the Planning Commission’s representative to the Board of Zoning Appeals. Seeing none, the Commission agreed to table this matter until the next meeting to see if Mr. Jackson is still willing to serve in this capacity.

8. REPORT FROM PLANNING & ZONING OFFICE

A. Introduce amendments to 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.

Ms. Stachowiak stated that there are two ordinance amendments that will be on the October 7, 2025, meeting agenda for a public hearing and recommendation to the City Council. She said that one of the amendments includes a new definition for a liquor store and the other one will require a separation of 2,500 feet between liquor stores. She said that the intent is to prevent the concentration of liquor stores in areas throughout the City.

Council President, Ryan Kost explained that there are several existing liquor stores and more that may be coming on the east side and in other geographic areas of the City. Council President Kost stated that the ordinance was written in such a manner that most grocery stores and a lot of convenience stores will not be subject to this restriction because liquor, is not the majority of overall sales.

9. COMMENTS FROM THE CHAIRPERSON – None

10. COMMENTS FROM COMMISSION MEMBERS – None

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None

12. ADJOURNMENT – The meeting was adjourned at 7:05 p.m.