



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
Wednesday, November 5, 2025, 6:30 p.m.
Neighborhood Empowerment Center
600 W. Maple Street, Lansing, MI 48906

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call**
 - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
 - A. Z-1-2025, 3310 W. Mount Hope Avenue., Rezoning from “R-1” Residential to “MFR” Multi-Family Residential.**
 - B. Z-2-2025, 200 blocks of S. Cedar Street and S. Larch Street, Conditional rezoning from “DT-3” Downtown Core to “IND-1” Industrial.**
 - C. Z-3-2025, 117 Island Avenue., Rezoning from “R-3” Residential to “MX-C” Mixed-Use Urban Corridor.**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. Consent Items**
 - (1) Minutes for approval: September 2, 2025
 - B. Old Business**
 - C. New Business**
 - (1) Act-5-2025, 0 W. Fairfield Avenue, Acquisition of property for Jones Lake Park.
 - (2) Act-6-2025, 5400 block S. Waverly Road., Purchase of property for park land
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: Tuesday, December 2, 2025

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

GENERAL INFORMATION

APPLICANT: Andrew Abood
 246 Equities, LLC
 246 E. Saginaw Street, Suite 100
 East Lansing, MI 48823

OWNER: Mark & Vickie Miske
 3310 W. Mt. Hope Avenue
 Lansing, MI 48911

REQUESTED ACTION: Rezoning 3310 W. Mt. Hope Avenue from R-1 “Residential” to MFR “Multi Family Residential”

EXISTING LAND USE: Single-family residential

PROPERTY SIZE: 200' x 407' = 18,400 square feet, 1.87 acre

SURROUNDING LAND USE: N: Single-family residential
 S: Single and multi-family residential
 E: Single-family residential
 W: Multi-family residential

SURROUNDING ZONING: N: R-1 “Residential”
 S: MFR “Multi Family Residential”
 E: R-1 “Residential”
 W: MFR “Multi Family Residential”

MASTER PLAN: The Design Lansing Master Plan designates the future land use of the subject property for low density residential development. Mount Hope Avenue is designated as a prime connector street type.

DESCRIPTION:

This is a request to rezone 3310 W Mt. Hope Avenue from R-1 “Residential” to MFR “Multi Family Residential”. The purpose of the rezoning is to permit the construction of a 29-unit, multi-family apartment building on the property (see attached preliminary site plan). The existing single-family house would be demolished to accommodate the new building.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposed multiple family development will be compatible with the surrounding land uses in the area in which it is located. The property is adjacent to a 7.1-acre multi-family condominium development to its west, a 7.4-acre apartment complex, a 25-acre senior housing complex, and a

10.8-acre mobile home trailer park to its south, all of which are currently zoned “MFR” Multiple Family Residential. Under the current “R-1” zoning, the only permitted use for the subject property is one single family home as it currently exists. Since the property directly adjoins “MFR” zoning, approval of the request will not result in creating a “spot zone” which is typically considered to be contrary to the basic principles of planning and zoning as it affords property rights to one owner that are not afforded to adjoining property owners and sets a negative precedent for future rezoning requests of a similar nature.

The minimum lot size in the R-1 zoning district is 50’ x 100’ (5,000 square feet). The Cambridge/Westchester neighborhood adjacent to the subject property is unique in that the parcels average around 20,000 square feet which significantly larger than the parcels in most neighborhoods in the City. There are a few “R-1” zoned parcels along W. Mt. Hope Avenue that average around 10,000 square feet. The subject parcel, at 81,400 square feet, is much larger than any other single-family residential property in the area and is thus being underutilized as such.

The proposed density for the site (29 units, 1.86 acres) is 14.5 units per acre. The adjoining property to the west contains 84 condominium units for a density of approximately 15 units per acres and the multiple family sites to the south are far more dense than what currently exists and what is proposed.

The allowable number of dwelling units, or density, in the “MFR” zoning district is determined by the lot size and the number of dwelling units by bedroom count as follows:

- * Efficiency unit - 2200 square feet of lot area
- * 1-bedroom unit - 2600 square feet of lot area
- * 2-bedroom unit - 3000 square feet of lot area
- * 3+ bedroom unit - 3800 square feet of lot area

The proposed density complies with the ordinance requirement. The site is 81,400 square feet in area and the applicant’s proposal is for 15 1-bedroom units and 14 2-bedroom units:

$$2600 \times 15 = 39,000 \text{ square feet}$$
$$3000 \times 14 = 42,000 \text{ square feet}$$
$$\text{Total lot area required: } 81,000 \text{ square feet}$$

The subject property will maintain the existing matures trees along the north and east property lines to provide a natural screen for the adjoining single-family residential neighborhood. A combination of new trees and shrubs will be required in the buffer area between the building and the front property line. The zoning ordinance requires the build-to line of the principal building to be 30’-35’ maximum, limiting the front setback and placing the building further from the adjacent single-family homes.

The proposed development will be compatible with the existing multi-family development in the area. The building will be located consistent with the established front yard setback pattern along Mt. Hope Avenue, will maintain its natural tree buffers and will have a density that is comparable with the surrounding area.

COMPLIANCE WITH MASTER PLAN:

The future land use plan designates the area as low-density residential, not taking into account the significant amount the multi-family residential zoning and land uses that already exists. It appears that the subject property was designated for single family use, simply to reflect its current use rather than envisioning a higher and better use, given the surrounding zoning and land uses and its location on a collector road. While the proposed zoning/land use is not consistent with the specific future land use designation, it is consistent with some of the fundamental principles of planning and zoning and thus meets the intent of the master plan. These include locating new multiple family residential uses adjacent to or in close proximity to existing multiple family uses, fulfilling a need that is identified in the plan for additional housing, and locating such uses where they have direct access to roadways that are designed to carry a relatively high volume of traffic.

At 15.5 units per acre, the proposed development is above the ≤ 6 units per acre density norms stated in the master plan. Mid-century neighborhoods are usually six units per acre while pre-WWII are six to ten per acre. The existing single-family home, built in 1926 is very unique for this area at 0.53 units per acre and could be considered a very inefficient use of land.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

Mt. Hope Avenue is designated as a prime connector that is designed and intended to carry a higher volume of traffic than a typical residential street. Mt. Hope Avenue is more than capable of accommodating the traffic generated by the proposed 29-unit multiple family residential use. In addition, site is located on a bus route and is served by bicycle lanes so that there are alternative transportation options to use of private vehicles.

51 parking spaces are required for the proposed occupancy. 55 parking spaces are shown on the preliminary site plan (see attached). Since there is no on-street parking along W. Mt. Hope, the additional spaces will provide a cushion to accommodate excess parking needs for residents and visitors to the site.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. One of the primary components of this review is the plans for sanitary drainage, storm sewer/drainage, and all other utility systems. Any changes or upgrades to the utility system to accommodate the new development will be the responsibility of the developer.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. Furthermore, W. Mt. Hope Avenue is along a bus route which will allow residents to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by greenhouse gas emissions. It also results in less wear and tear on streets.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will no negative impacts on future patterns of the development in the area. Since there are no other sites in the vicinity that share same characteristics as the subject property, approval of the rezoning will not set a negative precedent for future requests to rezone single family residential sites for new multiple family residential development in the area. The subject property is directly adjacent and across the street from existing multiple family residential zoning/use, will be accessed solely by W. Mt. Hope Avenue, is large enough to accommodate a multiple family residential building with the site improvements applicable thereto and is underutilized for 1 single family residential dwelling, given its size and location.

SUMMARY

This is a request to rezone 3310 W Mt. Hope Avenue from “R-1” Residential to “MFR” Multi Family Residential. The purpose of the rezoning is to permit the construction of a 29-unit, multi-family apartment building on the property (see attached preliminary site plan). The existing single-family house would be demolished to accommodate the new building.

The findings of fact described in this staff report support a positive recommendation for the requested rezoning. The proposed “MFR” zoning will be consistent with the surrounding zoning and land use patterns and will provide much needed housing with convenient access to public transportation and designated bicycle routes. In addition, the proposed use will be consistent with the intent of the master plan and will have no negative impacts on traffic, the environment, public services, or future patterns of development in the area. New residential units

RECOMMENDATION

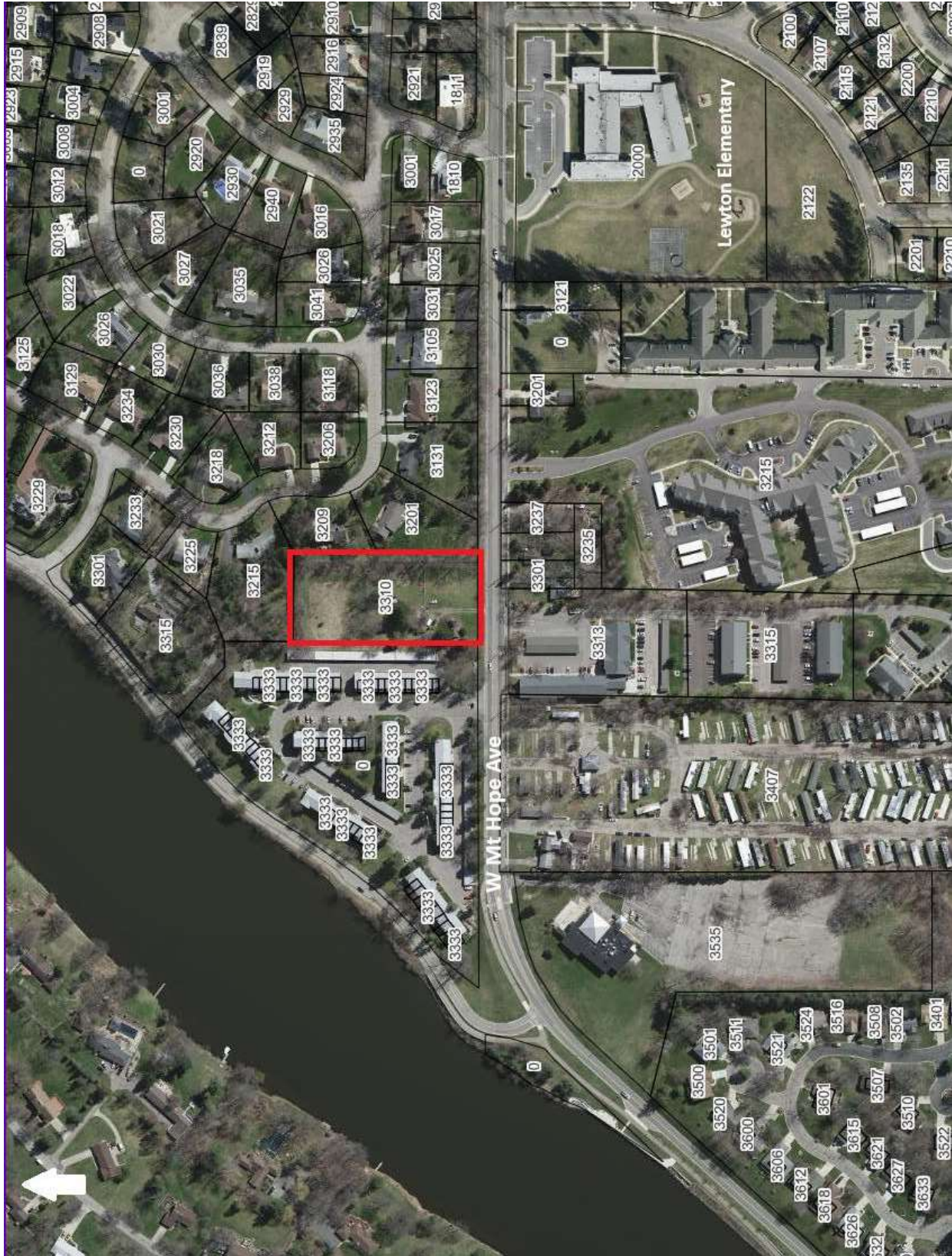
Pursuant to the findings described above, the following motion is offered for the Planning Commission’s consideration:

“I make a motion to recommend approval of Z-1-2025 to rezone 3310 W Mt. Hope Avenue from “R-1” Residential to “MFR” Multi Family Residential.”

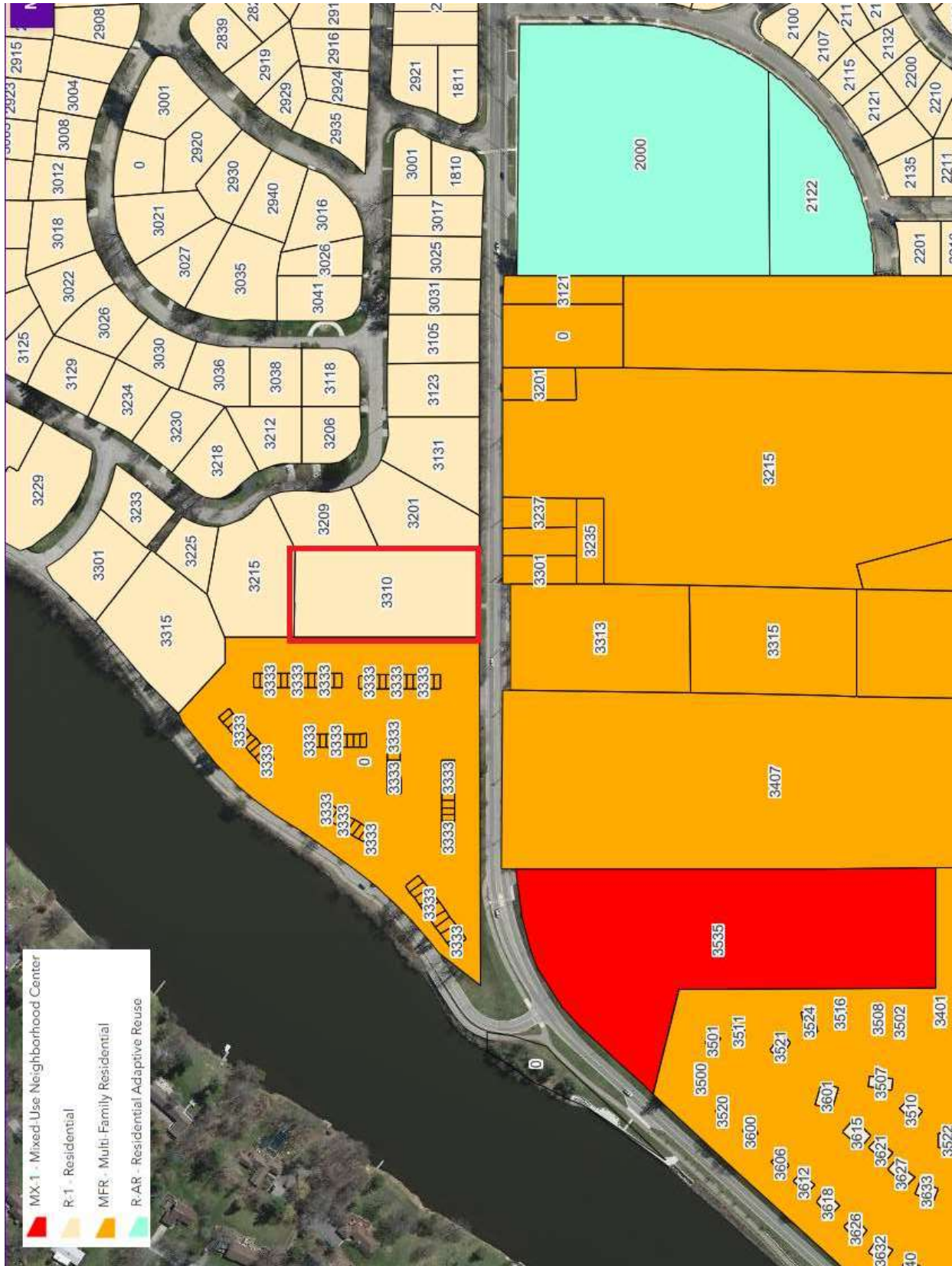
Respectfully Submitted,

**Sue Stachowiak
Zoning Administrator**

Aerial:



Zoning:





GENERAL INFORMATION

APPLICANT: Deep Green Technologies, LLC
1007 N. Orange Street, 4th Floor, Suite 1382
Wilmington, DE 19801

OWNERS: 220 S. Larch Street: :
220 S. Larch, LLC
330 S. Marshall St, Ste 100
Lansing, MI 48912

E. Kalamazoo Parcel & S. Cedar Parcels:
City of Lansing
124 W. Michigan Avenue
Lansing, MI 48933

REQUESTED ACTIONS: Conditional rezone from “DT-3” Urban core to “IND-1” Industrial

EXISTING LAND USES: 220 S. Larch Street: Automobile Repair
E. Kalamazoo Street: City parking lot
S. Cedar Street 1: City parking lot
S. Cedar Street 2: Vacant

PROPERTY SIZE: 117,800 +/- square feet – 2.7 acres – All 4 parcels combined

SURROUNDING LAND USE: N: Board of Water & Light solar array farm & parking lots
S: Wendy’s Restaurant
E: Valvoline Oil Change, vehicle sales & vehicle repair
W: Board of Water & Light Water Treatment Plant

SURROUNDING ZONING: N: “DT-3” Urban Core
S: “DT-2” Urban Flex
E: “DT-3” Urban Core
W: “DT-3” Urban Core

MASTER PLAN: The Design Lansing Master Plan designates the subject property for “Downtown Mixed-Use Center: Core”. E. Kalamazoo Street is designated as a prime connector. S. Larch Street is designated as an arterial corridor and S. Cedar Street is designated as an activity corridor.

DESCRIPTION:

This is a request to conditionally rezone four contiguous parcels (33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192) located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street (see attached site plan and maps) from “DT-3” Urban core to “IND-1” Industrial. The purpose of the rezoning is to permit a 24-megawatt

data center that combines computing capacity with an approach to carbon-neutral heat recovery for sustainable technology and clean energy innovation. The Board of Water & Light will be providing power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL's hot water system, reducing natural gas demand for the system and carbon emissions. A more detailed description of the data center operations is attached to this report. This is a conditional rezoning request wherein, if approved, the only allowable use of the properties would be the data center.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposed data center will be compatible with the surrounding industrial and heavy commercial land uses. The previous zoning of the property, prior to adoption of the form-based code was "H" Light Industrial which permitted the surrounding industrial uses and would have permitted the proposed data center as a matter of right. There is a Board of Water & Light (BWL) water treatment plant to the west, a BWL solar array farm to the north and various automobile service and sales facilities to the east. To the south is a fast-food restaurant, an office building, and a parking lot. While the property is zoned "DT-3" Urban Core, the area does not share the same characteristics as the majority of the downtown which is primarily comprised of commercial, and office uses in a pedestrian-friendly environment and in close proximity to employment centers and dense residential uses. The subject property, by contrast, is surrounded by 3 major streets that generate a high volume of traffic, is located in an area that is dominated by industrial and automobile-oriented businesses and is not conveniently located near residential, office and commercial uses that draw a level of pedestrian traffic to the area needed to support most uses permitted under the existing "DT-3" zoning.

The proposed "IND-1" zoning permits several uses that would not be appropriate for the subject property such as storage facilities, manufacturing and recycling operations. To prevent the types of uses that would not be compatible with the surrounding area, the applicant has offered this request as a conditional rezoning wherein the allowable use will be restricted to the data center only.

A preliminary rendering of the proposed building is attached to this report. The building facades will be a mix of brick and decorative concrete and at least 25 feet in height, as required by the existing and proposed zoning designations. The scale and design of the building will be compatible with the BWL water conditioning plant to the west and will be of higher quality and design than many of the other existing buildings in the area.

The attached, preliminary site plan demonstrates compliance with the basic development requirements of both the proposed "IND-1" zoning district and the existing "DT-3" zoning district. The building will be located at the required 5-foot setback line at the northwest corner of N. Larch Street and E. Kalamazoo Street so that the building, rather than the parking lot will become the dominant feature of the site along those roadways, consistent with the intent of the zoning ordinance and the master plan as described in more detail in the following section of this report. The outdoor equipment/generators will be enclosed by a screen wall, the site will be surrounded by a wrought-iron fence for safety and security, and landscaping, including new trees in the right-of-way along all three roadways will be provided. These changes will dramatically improve the appearance of the site from how it currently exists. The final site plan will need to be substantially consistent with the attached preliminary site plan.

The applicant has provided the following statements with respect to impact of the data center operations on the surrounding area:

“The facility is hyper-efficient and near silent. It will not be any louder than any other nearby land uses, and it will not produce any vibrations. There are no residential properties located adjacent to this facility. The main source of potential noise odor will be the backup power generators. These will need to run for a short time once a month, and the odor is similar to that of french fries. Outside of regular testing, these will only be used in rare instances of power failure. The generators will be housed in acoustic shells and comply with the maximum permitted noise levels set by the relevant city building codes.”

The subject property is not located near residential or low impact non-residential uses that could be negatively impacted by the potential effects of the facility as described above.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for “Downtown Mixed-Use Center: Core”. While the proposed data center does not comply with future land use being advanced in the master plan, it is consistent with several of its goals and objections as well as the basic principles of planning and zoning in general. These include permitting uses in areas where they are compatible with existing uses, eliminating surface parking lots along major road frontages and constructing buildings near front property lines so that they, as opposed to parking lots, become the dominant feature of the site. Buildings along roadways with parking located to the side or rear have the effect of reducing speeds, creating a more pedestrian friendly environment and improving the appearance of the streetscapes.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed data center will have no negative impacts on vehicular or pedestrian traffic in the area. The center will not be open to the general public and there will be a maximum of 15 employees stationed on the site when it is operating at full capacity. The proposed traffic, therefore, will be minimal and less than what is generated by the existing City owned parking lot.

The site will be accessed via the existing driveways, with some modifications. The site has frontage on three streets, all of which are designed and intended to accommodate a high volume of traffic and have the necessary traffic control systems in place to ensure pedestrians’ safety.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative site review and approval, during which a stormwater management plan and the adequacy of the utility systems necessary to serve the data center will be evaluated.

ENVIRONMENTAL IMPACT:

The proposed data center will have no negative impacts on the physical environment as there will be very little if any increase in impervious surface. With respect to the environment in general, the purpose of the data center is to accelerate the decarbonization of heat for the purpose of energy efficient computerization intended to protect and improve the environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The circumstances surrounding this request are unique and thus will not set a negative precedent for future requests to rezone property in the area for industrial purposes. This is a conditional rezoning wherein the allowable use will be restricted to the proposed data center. The proposed use is low impact and will result in improvements to the site that will bring it further into compliance with the intent and purpose of the master plan and the zoning ordinance as described in the preceding sections of the report.

OTHER

The four parcels that comprise the site must be combined into one parcel before any permits can be issued for new construction. This is an administrative process that can be approved once all four parcels are under the exact same ownership.

The conditional rezoning request will need to be put into proper format and signed and notarized before final approval of the rezoning. The Planning Office will provide a template.

SUMMARY

This is a request to rezone four contiguous parcels located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street from “DT-3” Urban core to “IND-1” Industrial, with the condition that use of subject properties will be restricted to the proposed data center as described in the attachments provided by the applicant.

The purpose of the rezoning is to permit a 24-megawatt data center that combines computing capacity with an approach to carbon-neutral heat recovery for sustainable technology and clean energy innovation. The Board of Water & Light will be providing power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL’s hot water system, reducing natural gas demand for the system and carbon emissions.

The findings of fact as described in this staff report support a positive recommendation for the request. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. In addition, the proposed data center will be compatible with the surrounding land uses and will be consistent with the intent and purpose of the zoning ordinance and the master plan.

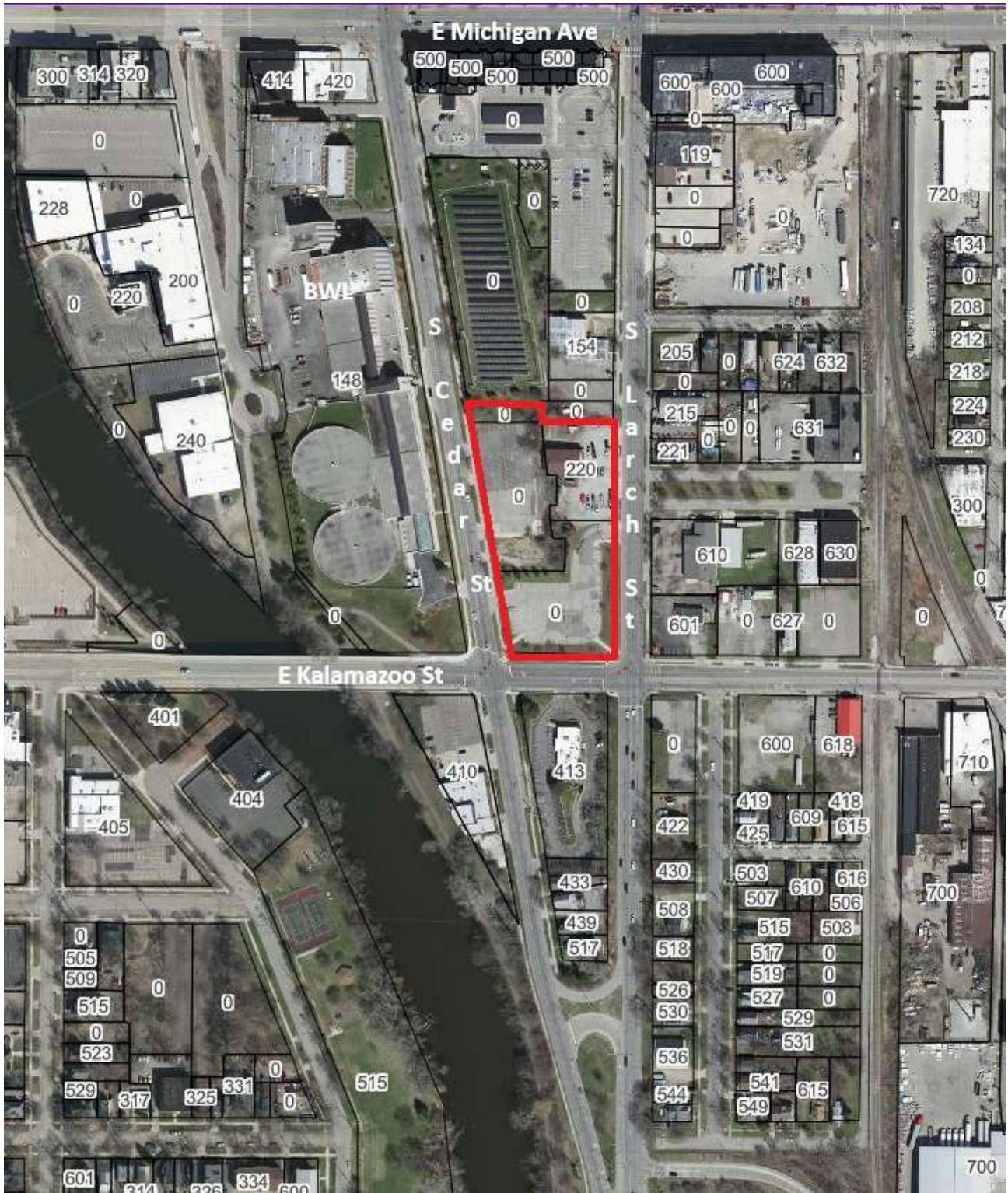
RECOMMENDATION

Pursuant to the findings described above, the following motion is offered for the Planning Commission’s consideration:

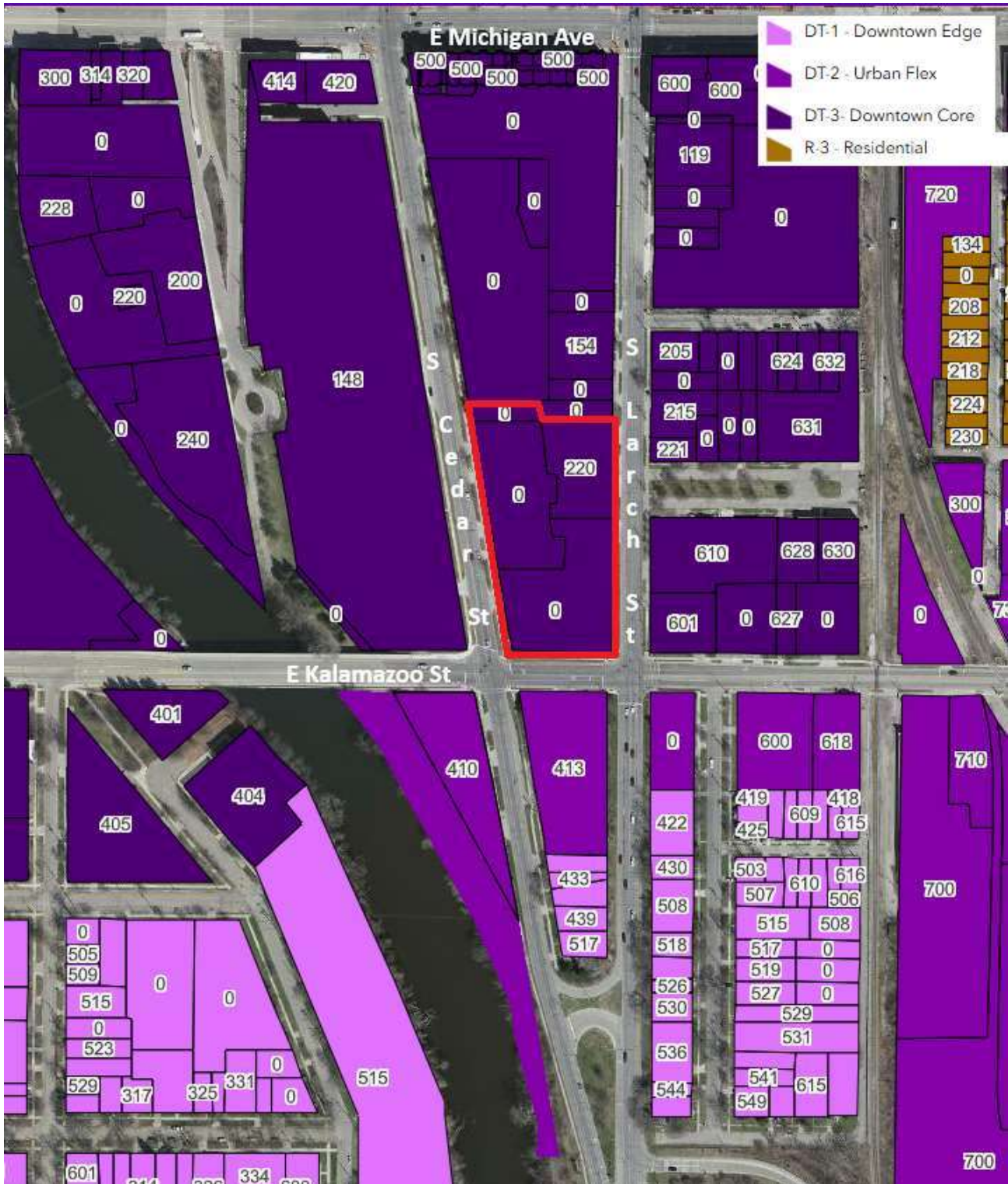
“I make a motion to recommend that the City Council approve the request (Z-2-2025) to rezone parcels 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192 from “DT-3” Downtown Urban Core to “IND-1” Industrial, with the condition that the future use of the parcels will be limited to a data center as depicted and described in the documents provided by the applicant.”

**Respectfully Submitted,
Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:





Andy Schor, Mayor

PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

Real property and improvements commonly known as 229 S Cedar St and 220 S. Larch Street (see the legal descriptions below)

Street address, including zip code, of property to be rezoned

From DT-3 district to IND-1 district.

Legal description:

229 S. CEDAR: S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT.
220 S. LARCH STREET: S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S. 57.75 FT., W. 17.18 FT., NWLY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT

Applicant: Deep Green Technologies USA, LLC

Address (including zip code): 1007 N. Orange Street, 4th Floor, Suite 1382, Wilmington, DE 19801

Phone number(s): (248) 727-1617

Fax number: (248) 351-3082 Email: erogers@taftlaw.com

Name of owner: City of Lansing (229 S. Cedar)/ 220 S. Larch, LLC (220 S. Larch)

Address (including zip code): 219 N Grand Ave, Lansing, MI 48933-1307/330 Marshall Street, Ste. 100, Lansing, MI 48912

Phone number: (517) 483-4320/ (517) 319-9262

Interest in Property (please check one):

- Option to buy, Owner, Lessee, Represent owner

Other (please specify): Applicant has a Buy-Sell Agreement with the City of Lansing, pending council approval, and a Buy-Sell Agreement with 220 S. Larch LLC to purchase the subject parcels.

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? Yes No

If so, describe and / or explain the specific land use proposed for this property:

The proposed use for the subject property is a data center with 24 MW of electric power provided by the Lansing Board of Water & Light (LBWL).

Please answer the following:

Check here if residential

Number of bedrooms:	<u>Bedrooms</u>	<u># of Units</u>	<u>Total Bedrooms</u>
	Efficiency	_____	_____
	One bedroom	_____	_____
	Two bedrooms	_____	_____
	Three bedrooms	_____	_____
	TOTAL UNITS	_____	

of accessible onsite parking spaces: _____

Check here if non-residential

Number of employees (largest shift): TBD

Number of accessible onsite parking spaces: TBD

Hours and days / week of operation: The data center will have continuous 24/7 operations.

Explain what changes or changing conditions make the passage of this rezoning necessary:

The Project will include the new construction and operation of a data center. The current DT-3 zoning designation of the subject property does not expressly permit this use. The proposed rezoning designation of IND-1 allows power plants as a principal permitted use.

Comment on other circumstances which justify the amendment:

A key component of this Project is the reuse by the LBWL of the "waste" heat that will be produced by the proposed data center. LBWL's hot water loop is currently limited to a narrow geographic area in and around downtown Lansing. The subject parcels are ideally situated to both benefit from their proximity to the hot water loop, and to provide immeasurable benefits to the LBWL and the citizens and businesses served by LBWL from the LBWL's efficient reuse of the "waste" heat. The requested rezoning will allow the Project to be constructed in accordance with certain desirable features of the DT-3 designation, while providing the flexibility of the required, expanded use of the IND-1 zoning designation.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

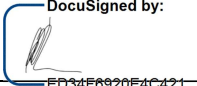
If exhibits are to be furnished late, please indicate date of submittal: _____

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Consolidated Rate: \$1,100.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant:  _____

Name: Mark Lee _____

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036



Mark Lee (Deep Green, CEO)

Conditional Zoning for 229 S. Cedar, Lansing, MI and 220 S. Larch, Lansing, MI

Date: 17th October 2025

The undersigned, Mark Lee, on behalf of Deep Green Technologies USA, LLC, being the prospective purchasers of 229 S. Cedar, Lansing, MI and 220 S. Larch, Lansing, MI and the applicants for a request to rezone said property from " DT-3" Commercial district to " IND-1" Industrial district, represents, offers, agrees and consents to a condition prohibiting the property from being used for any purpose other than data center operations and supporting facilities, which condition shall run with the land and be binding upon the successor owners of the land upon approval of the rezoning request by the Lansing City Council.

A handwritten signature in black ink, consisting of a stylized, cursive 'M' followed by a horizontal line extending to the right.

Mark Lee

Planning Commission FAQ

Q: What is Deep Green proposing for Lansing?

Answer: Deep Green proposes to build a first-of-its-kind 24-megawatt (MW) hyper-local, ultra-efficient data center in downtown Lansing. The \$120+ million project combines powerful computing capacity with a groundbreaking approach to carbon-neutral heat recovery, making Lansing a national model for sustainable technology and clean energy innovation.

Q: Why is a rezoning of the site appropriate?

Answer: This site is located on the edge of downtown and is currently used as a parking lot. Several other similar uses, including the Lansing BWL Dye Water Conditioning Plant, a solar array, and two vehicle service centers, already surround it.

This is a conditional zoning. This means that if the property changes ownership, *the only use* for this property can be for a data center; otherwise, it will revert back to its original downtown zoning.

Q: What is the proposed building height?

Answer: (basing this off the rendering) The proposed facility design is two stories, totaling over 25' in compliance with current DT-3 zoning minimums. The scale and design of the project will fit in with adjacent properties like the BWL water conditioning plant across the street.

Q: What are the proposed building materials?

Answer: The external cladding of the proposed building will be designed to integrate with the surrounding buildings and the City's aesthetic. The rendering submitted to the city shows a mix of concrete and brick facade. However, Deep Green is happy to be flexible in this regard and will present options (e.g. brick facade, concrete, metal) if the city wishes to see other designs.

Q: How many employees will be stationed at the site at any one given time?

Answer: We anticipate up to 15 employees when operating at full capacity.

Q: How many parcels are included in this rezoning request? There are four parcels that are included in the site plan application, noted in the attached graphic. The parcels included in the rezoning are: 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192

Q: What type of fencing is proposed?

Answer: The site will be well-secured with a combination of decorative wrought iron fencing and concrete walls. There will be landscaping between the street/sidewalk and the concrete walls. We are also creating opportunities for murals and/or other public art. As with the external walls, Deep Green is happy to be flexible in regard to materials and aesthetic and will consult with the City to ensure that the project aligns with other local buildings.

Q: Will the proposed land use generate any noise, vibrations or odors?

Answer: Deep Green builds its data centers with community integration top of mind. The facility is hyper-efficient and near-silent. It will not be any louder than any other nearby land uses, and it will not produce any vibrations. There are no residential properties located adjacent to this facility.

The main source of potential noise odor will be the backup power generators. These will need to run for a short time once a month, and the odor is similar to that of french fries. Outside of regular testing, these will only be used in rare instances of power failure. The generators will be housed in acoustic shells and comply with the maximum permitted noise levels set by the relevant city building codes.

Q: What is Deep Green's association with the BWL as regards this project?

Answer: BWL will be providing power to Deep Green for the proposed data center. In return, we will supply free, carbon-neutral heat directly into BWL's hot water system, reducing natural gas demand for the system, cutting carbon emissions and creating lasting community benefits.



**DEEP
GREEN**

Powering Progress.
Supporting Community.

October 2025



**WE'RE READY TO
SERVE LANSING**



Who are Deep Green?

Data centers are the critical infrastructure that underpin the technologies we all rely on day-to-day as well as unlocking the next wave of technological innovation and growth.

We are a data center developer and operator delivering next-gen digital infrastructure to harness the power of AI & HPC (Artificial Intelligence & High Performance Compute).

Deep Green's heat reuse data center model will provide computing power and carbon-free heat to Lansing's district energy heating system.

We are backed by Octopus Energy Generation, one of Europe's largest renewable energy infrastructure investors.



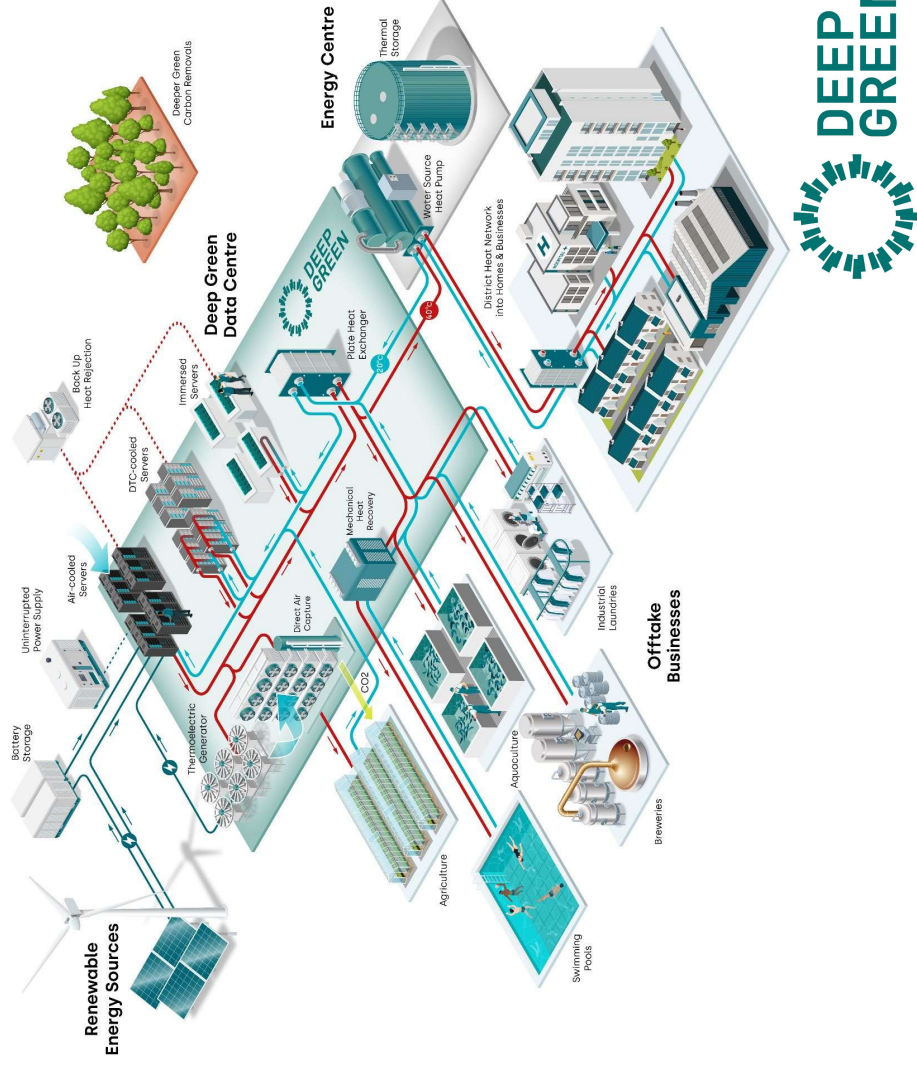
Deep Green Data Centers

We capture the zero carbon heat energy generated by our data centers and give it to the communities we operate in.

Unlike large scale hyperscalers, we build smaller **colocation data centers** that operate within the communities we serve. These offer **local** services for state and regional businesses for their everyday compute requirements.

Our Mission: to accelerate the decarbonisation of heat, for the benefit of people and the planet.

Our promise: to unlock economic growth, energy efficiency, and community benefit, by building infrastructure that serves both the digital and physical needs of the communities we operate in.

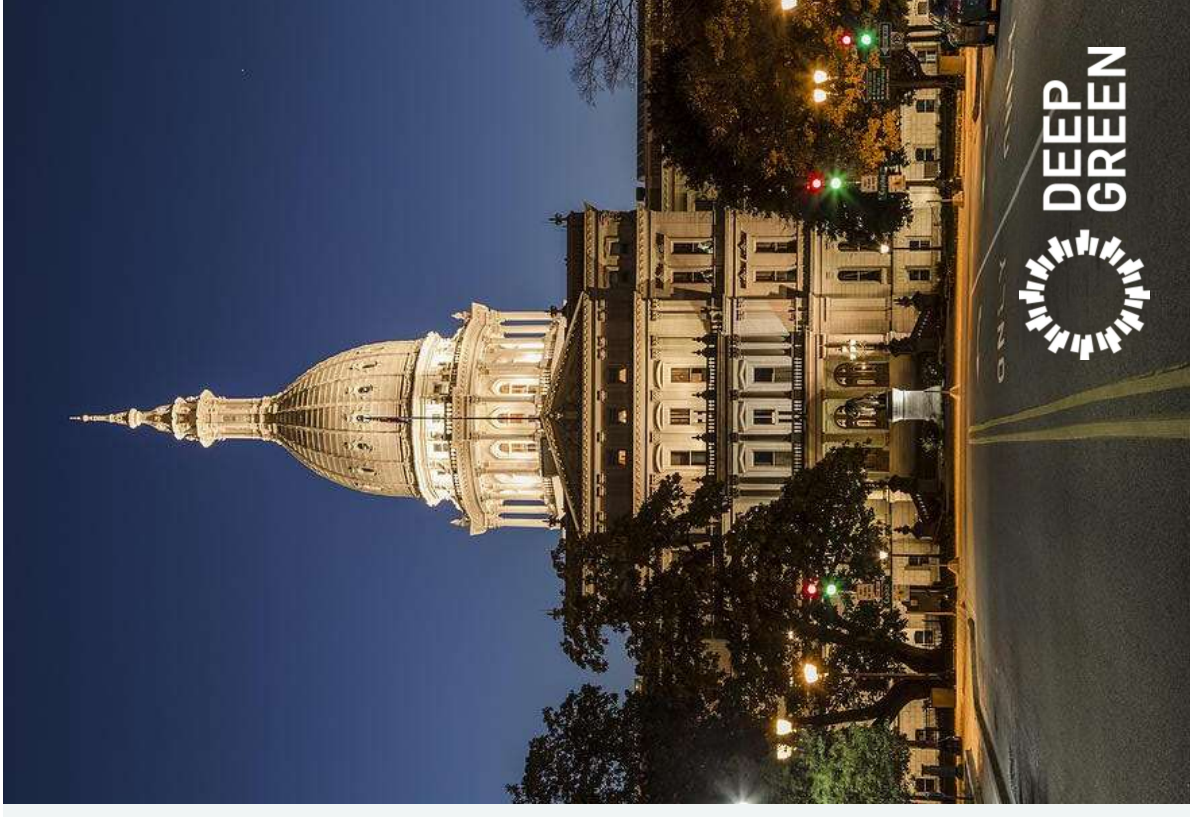


Our Vision: Lansing as a Lighthouse.

By turning digital infrastructure into a source of clean, usable heat, Lansing can lead the way in showing how technology and community benefit go hand in hand.

A first-of-its-kind heat-reuse data center, built for Lansing, inspiring cities everywhere:

- 20MW sustainable data center powering tomorrow's technologies
- Carbon free heat reused for Lansing's district energy heating system
- Dozens of new local jobs and long-term economic impact
- Aligned with Lansing's climate and innovation goals



Not just another data center

Deep Green's unique heat reuse design means we build the most efficient, ESG-aligned data centers on Earth.

What makes a Deep Green data center different:

- Hyper power efficient
- Heat capture and reuse
- Negligible water use
- 100% clean energy

	Deep Green	Conventional DC
Rack Density	Up to 600kW	<50kW
Time to Deploy	6-12 months	3-6 years
Power Usage Effectiveness (PUE) <small>Total incoming power vs useful IT power</small>	1.03-1.17	1.2-1.5
Energy Reuse Factor (ERF) <small>Energy reused vs total energy consumed.</small>	0.82-0.93	0
Water Usage Effectiveness (WUE) <small>Litres of water used per kWh of IT consumption.</small>	<0.01	0.3-0.8
Renewable Energy Factor (REF) <small>Renewable energy used vs total energy used.</small>	1	<0.5
Cooling Efficiency Ratio (CER) <small>Heat removed vs energy used to remove the heat.</small>	2+	<1



The Proposal

- Location:** Lansing, Kalamazoo & S Cedar
- Capacity:** Lansing Board of Water & Light (BWL) has issued a 24 MVA “commitment-to-serve”; spare transformer capacity means we can energize within 12 months.
- Heat recovery:** Opportunity to deploy the first US data center and heat network integration.
- Sustainable design:** Low-visibility facility with sustainable design developed with industry-leading partners.
- Environmentally conscious:** Quiet, Safe, Sustainable and Smart Our facility incorporates acoustic enclosures, redundant safety measures, low waste modular materials, with smart building controls and sensors.



Rendering

Deep Green will work with the City of Lansing to ensure aesthetic aligns with local buildings.



DEEP
GREEN

The community benefits of heat reuse

The heat generated by Deep Green data centers is transferred to BWL's hot water system. Deep Green will not charge BWL for this heat**.

This heat will directly reduce the gas demand required to run BWL's hot water network.

The reduced gas demand mean carbon savings by utilizing waste heat.

Every year

265k MMBtu

Data center heat generated for the City of Lansing, every year

\$1.1m

Estimated annual savings in BWL gas costs*

310k MCF

Annual reduction in natural gas demand for BWL

14.1k tCO₂

Annual BWL carbon savings

*Based on offsetting 310k MCF at a gas price of \$3.50/MCF.

**Note BWL will require additional electricity for heat pumps to boost data centre heat to operating temperature.



Turning heat into community warmth

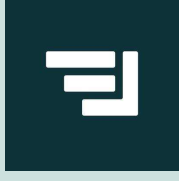
Community programmes

- Deep Green operate community programmes in every city we operate in
- These equate to \$500/MW of contracted data center space. Once fully contracted, this equates to **\$120,000 per year** donated to Lansing charities.
- Deep Green will work with the City to identify the most impactful use of these funds

Investing in East Lansing's economy

- 50+ jobs during construction and operations
- Long-term skilled employment: technicians, engineers, administrators
- © 2025 Deep Green
- Local contracts and services: landscaping, security, maintenance

Example programmes that could be supported



Lansing initiatives:

- Capital Area Housing Partnership
- City Rescue Mission of Lansing
- Capital Area United Way
- Greater Lansing Food Bank



Pennies for Power (BWL)

Help families in need in the Lansing area pay their utility bills



LCC Foundation:

- Supporting community through LCC Cares
- Workforce Development through grants

Deep Green are looking forward to working with the City to identify high impact causes.



People love to
share good news.
It could be yours.

Sample of Deep Green TV, radio & press 2023, with total audience reach
of 30 million+

BBC

computing

EveningStandard.

techradar.

REUTERS

THE TIMES

green
BUSINESS JOURNAL

theguardian

BusinessGreen™

BRIGHTER
SIDE OF NEWS

DevonLive

elemental
Advancing technologies in heat, water, air and energy

ICIBSE
JOURNAL

VIRGIN RADIO UK

capacity

TECHMONITOR

DCD

itv

Newshub.

Thank you

A win-win for Lansing

Clean technology + jobs + community benefits

= A proven model, ready to deliver

We welcome your questions, input, and partnership

For enquiries, please contact:

Mark Lee

CEO

mlee@deepgreen.energy

+44 (0) 75 5705 5818

Olly Jones

Chief of Staff

ojones@deepgreen.energy

+44 (0) 79 2003 7994



**GOOD
FOR
NOTHING**

**DATA CENTRES THAT
GENERATE FREE HEAT**



**DOES
YOUR
DATA
CENTRE
DO THIS?**

**DATA CENTRES THAT
GENERATE FREE HEAT**



**IT'S ONLY
WASTE
IF YOU
WASTE IT**

**DATA CENTRES THAT
GENERATE FREE HEAT**



City Parking Lot – E. Kalamazoo Street



City Parking Lot – S. Cedar Street



Vacant City Lot – S. Cedar Street



220 S. Larch Street



BWL Plant– E. Kalamazoo Street & S. Cedar Street



Google Maps

Image capture: Jul 2025 © 2025 Google

S.

GENERAL INFORMATION

APPLICANT: Dafnes Lansing LLC (agent: Kostas Marselis)
1400 S Washington Ave.
Lansing, MI 48910

OWNER: Dafnes Lansing LLC
1289 Creeppoint Dr.
Rochester, Mi 48307

REQUESTED ACTIONS: Rezoning from R-3 “Residential” to MX-C “Mixed Use Urban Corridor”

EXISTING LAND USE: Vacant

PROPERTY SIZE: 50’ x 132’ 6,600 square feet, 0.152 acre

SURROUNDING LAND USE: N: Single-family residential
S: Single-family residential
E: Single-family residential
W: Commercial/Light-Industrial

SURROUNDING ZONING: N: R-3 “Residential”
S: R-3 “Residential”
E: R-3 “Residential”
W: MX-C “Mixed Use Urban Corridor”

MASTER PLAN: The Design Lansing Master Plan designates the future land use of the subject property for medium-low density residential development. South Washington Avenue. is designated as an activity corridor street type.

DESCRIPTION:

This is a request to rezone 117 Island Avenue from R-3 “Residential” to MX-C “Mixed Use Urban Corridor” to permit an off-street parking lot. If approved, the parcel would be combined with 1400 S. Washington Avenue, also owned by the applicant, to provide additional parking for the industrial facility.

REZONING ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE:**

The R-3 Residential zoning district permits a single residential building with one to six units per parcel. The proposed MX-C district permits several land uses including multiple-family residential, commercial, office, light industry, and a mixture thereof. The square footage of the subject property, 6,600, is sufficient to accommodate a new building or building addition. The zoning ordinance, however, requires buildings to be setback a minimum of 25 feet from adjacent R-3 zoned properties,

rendering half of the subject parcel unbuildable for anything other than parking and protecting the adjoining residential properties to the west from any potential negative impacts that could be generated by industrial uses. Additional restrictions limit a new building on the subject parcel from being taller than three stories on that buildable portion of the site so as to not tower over the adjacent residential houses.

All off-street parking facilities within 20 feet of a residential property are required to be screened with a privacy fence. The zoning ordinance also requires trees within the landscaping setback surrounding a parking lot, further screening the 1400 S. Washington Avenue property from the adjacent residential property.

The zoning ordinance is intended to protect residential properties from possible nuisances of non-residential development. Through proper landscape, screening and buffering the proposed parking lot is not anticipated to have any negative impacts on the adjoining residential properties.

COMPLIANCE WITH MASTER PLAN:

The future land use plan designates the area for medium-low-density residential development. Since a house on the property would be located in very close proximity to the industrial building at 1400 S. Washington Avenue, it is highly unlikely that it will be developed for that purpose. Combining the subject property with the adjoining industrial property will make use of the site and will serve the parking needs to support its operations and allow it to continue operating at its present location. This is a sign of positive economic growth in the City. Furthermore, the use of one parcel measuring 50' x 132' for additional parking is negligible and will have no noticeable impacts on the character of the area and with proper buffering as required by ordinance, no negative impacts on the peaceful enjoyment of the surrounding residential neighborhood.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The subject property is located on a local street, Island Avenue, 164 feet from S Washington Ave. One driveway currently exists on Island Ave. The applicant envisions up to 35 parking spaces solely for employee use once the subject parcel is incorporated into the site. According to the applicant, 1400 S Washington Ave. has 55 parking spaces for 75 employees. The business does anticipate future growth within five years, requiring additional parking for it to continue operating at its current location. Since the parking will be for employees only, staff does not believe there will be a significant impact on the circulation network since most of the vehicles will be arriving/departing at two specific times during the day. The planning and zoning office staff recommends that only one egress be maintained to limit turning conflicts on the local street. If two driveways are proposed, they should be limited to one-way only and properly separated.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. Primary components of this review are the plans for the storm sewer/drainage and other applicable utility systems.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. As part of the site plan review process, the City will require new trees within the setback areas along the front property lines. Staff anticipates that at least six (6) new trees will be planted.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The installation of an off-street parking lot should have minimal impacts on development patterns in the area. Although one buildable residential parcel will be removed from the City's inventory, the site has been vacant for ten years and currently experiences trespassing and littering.

SUMMARY

This purpose of this request is to rezone 117 Island Avenue from R-3 "Residential" to MX-C "Mixed Use Urban Corridor" to permit off-street accessory parking. The attachments demonstrate compliance with the zoning ordinance development requirements mentioned in this report.

The Ingham County Land Bank acquired the property at the end of 2013. The former single-family house on the parcel was demolished in 2015. The Land Bank sold the property in 2019. Although a construction company purchased the property in 2022, they did not submit plans to build in the two years before selling to the applicant in 2025. Staff consistently advises caution against the removal of buildable residential property in the City, but the 10-year vacancy of the property and the close proximity to 121 Island Ave., 1411 Reo Ave. as well as the large, light-industrial property of 1400 S Washington Ave. itself have made residential redevelopment of the subject parcel unlikely.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area.

RECOMMENDATION

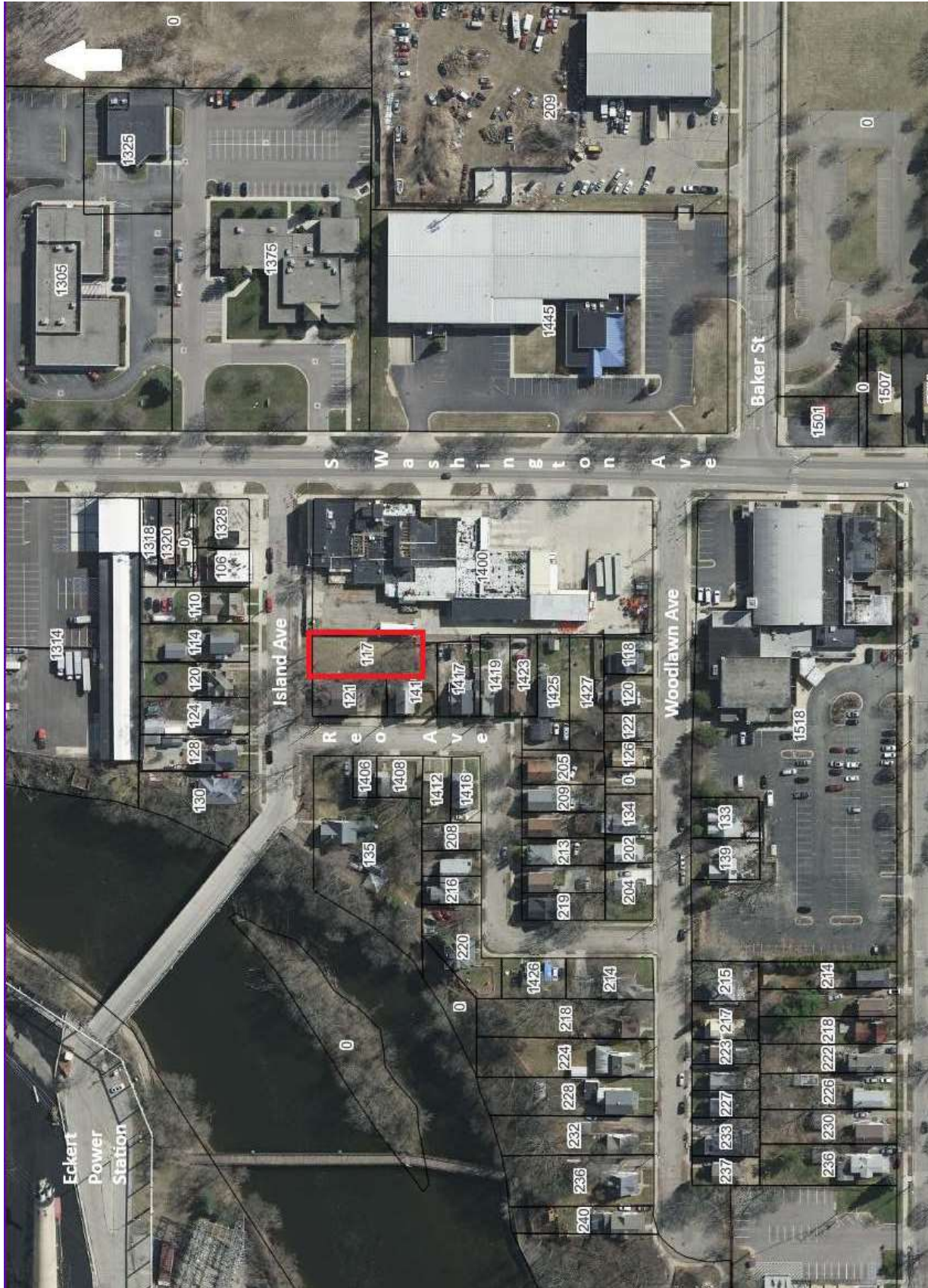
Pursuant to the findings described above, the following motion is offered for the Planning Commission's consideration:

"I make a motion to recommend that the City Council approve Z-3-2025 to rezone 117 Island Avenue from "R-3" Residential to "MX-C" Mixed Use Urban Corridor."

Respectfully Submitted,

**Sue Stachowiak
Zoning Administrator**

Aerial:

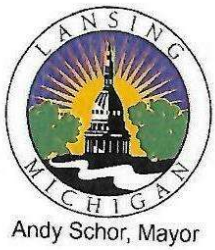


Zoning:



Exhibit A





PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: _____

DATE SUBMITTED: 10/15/2025

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

117 ISLAND AVE LANSING, MI 48910

Street address, including zip code, of property to be rezoned

From _____ district to _____ district.

Legal description:

33-01-01-21-329-011

Applicant: **Dafnes Lansing, LLC**

Address (including zip code): **1400 S. Washington Ave, Lansing MI 48910**

Phone number(s): **248.321.0203**

Fax number: _____ Email: **kostas@bluefoxbrands.com**

Name of owner: **Kostas Marselis**

Address (including zip code): **1289 Creek Pointe Dr, Rochester MI 48307**

Phone number: **248.321.0203**

Interest in Property (please check one):

- Option to buy
- Owner
- Lessee
- Represent owner

Other (please specify): _____

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? Yes No

If so, describe and / or explain the specific land use proposed for this property:

Add to existing property for parking

Please answer the following:

Check here if residential

Number of bedrooms:

<u>Bedrooms</u>	<u># of Units</u>	<u>Total Bedrooms</u>
Efficiency	0	0
One bedroom	_____	_____
Two bedrooms	_____	_____
Three bedrooms	_____	_____
TOTAL UNITS	_____	_____

of accessible onsite parking spaces: _____

Check here if non-residential

Number of employees (largest shift): _____

Number of accessible onsite parking spaces: _____

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

We would like to use this empty lot to add to our parking.

Comment on other circumstances which justify the amendment:

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: _____

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Consolidated Rate: \$1,100.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: _____



Name: **Kostas Marselis** _____

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236

(517) 483-4066

FAX: (517) 483-6036

Subject Property





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.

EXTENT:

The extent of the acquisition is 0.73 acres, increasing the total size of Jones Lake Park to 3.4 acres.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- (Dan Danke, Engineer) If Public Service paves the gravel street or does other street drainage improvements, it will provide a place to outlet the drainage. Please note that paving or drainage improvements are not anticipated in the next five years.

The site is not serviced by public sanitary sewer. If sanitary service is required, it will require a grinder pump.

Though not anticipated at this time, it would be good to reserve part of the property for the future construction of a turnaround

- (Mitch Whisler, Transportation) Transportation has no concerns. It should be noted that the area is on the National Wetlands Inventory and may impact future development if desired.

Lansing Fire Department:

- No comment received.

Lansing Building Safety Office:

- No objection.

Lansing Development Office

- No objection.

Lansing Parks and Recreation Department

- Supportive of donation and acquisition.

STAFF RECOMMENDATION

Staff recommends approval of Act-5-2025 as proposed, to support the goals and operations of the Parks and Recreation Department.

**Respectfully submitted,
Andy Fedewa, Planner**

Aerial



Exhibit A





Andy Schor, Mayor

ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT- _____

DATE SUBMITTED: 09/30/2025

Applicant: Glen Secor

Address (including zip code): 4401 Ensign Court Destin, FL 32541

Phone number: 434-509-9697

Fax number: _____ Email: glensecor@aol.com

Interest in Property:

Owner Represent owner Option to buy

Other: _____

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

Name of owner(s): Glen Secor

Address (including zip code): 4401 Ensign Court Destin, FL 32541

Phone number(s): 434-509-9697

Fax number: _____ Email: glensecor@aol.com

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: Jones Lake

Permanent parcel #: 33-01-01-04-108-042

Legal description (see note below): COM 215 FT W OF SW COR LOT 62, TH N 09DEG 15MIN E 110 FT, N 81DEG 45MIN W 207 FT, S 45DEG 46MIN W 135 FT, S'LY ALONG N'LY LINE FAIRFIELD AVE EXT'D 311 FT TO BEG; FAIRFIELD GARDENS SUB

Applicant's proposal: Donate property to the city of Lansing

REQUESTED ACTION: (please check one)

- City Acquisition of Property Street or Alley Closure City Sale of Property
- Vacation of R.O.W Significant Change of Use of City Property
- Other: _____

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

The city will be able to expand the 2.7 acres (+/-) Jones Lake Park by adding an additional parcel of 0.7 acres (+/-).

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

No negative impacts to the city, the owner will have to continue ownership of the property and pay property taxes.

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

Loss of minimal tax revenue.

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

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

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

NOTE:

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

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

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

FEES:

Consolidated Rate: \$650.00

Signature of applicant:

Signature of owner(s):

 / 10/01/2025
Date

_____ / 10/01/2025
Date

_____ / 10/01/2025
Date

_____ / 10/01/2025
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

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

Act-6-2025, 0 S Waverly Rd., Purchase of Property - STAFF REPORT

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

APPLICANT	Lansing Parks and Recreation Department
PROPOSAL:	Purchase of real property
OWNER	Lansing Christian Center Church 5640 S Waverly Rd. Lansing, MI
PARCEL(S):	5400 block S Waverly Rd., PID # 23-50-80-01-282-004
EXISTING LAND USE & ZONING:	Use: vacant Zoning: R-1 Residential
PROPERTY SIZE AND SHAPE:	Rectangular, irregular ~2607 width, ~602 depth. 1,531,316 square feet, 35.2 acres
SURROUNDING ZONING & LAND USE	North: R-MX, MFR, Multi-Family Residential South: R-1, Residential, vacant West: Windsor Township, vacant East: R-1 Residential, single-family residential

ANALYSIS

BACKGROUND:

The Parks and Recreation Department has requested to purchase 35.2 acres of real property by utilizing the State of Michigan – Natural Resources Trust Fund grant. The department plans to leave the area a natural woodland, except for a new non-motorized multi-use path to extend the South Lansing Pathway. This extension would connect nearby residential developments and the existing trail-lines. The Parks and Recreation Department plans to partner with neighboring municipalities to close the loop and connect trails with Fine, Fulton, and Hunters Ridge parks in the City. They also hope to connect to the Grand River and Anderson Park in Delta Township.

LOCATION:

The subject property is located in the far southwest side of the City along S Waverly Rd. at the border with Windsor Township. This parcel is within Eaton County. Purchase and use of the parcel would allow the City to extend an important trailway without having to buy access to the Consumers Energy parcel to the south.

CHARACTER:

The subject parcel is almost completely woodland. Historic aerials show the property to be vacant as far back as 1955 and appears to be farmland prior to 1980. The Parks and Recreation Department plan to keep the property natural for environmental preservation.

EXTENT:

The extent of the purchase is 35.2 acres.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- (Mitch Whisler, Transportation) Transportation has identified the need to connect the city’s non-motorized infrastructure to adjacent communities. The acquisition of this parcel combined with an upcoming safety project that extends the non-motorized network along Waverly and along Jolly roadways will improve the viability of making a connection to Delta Township and Eaton County in the southwest quadrant of the City.
- (Dan Danke, Engineer) The property was once crossed by the NYCRR. It appears the ROW reverted to the adjacent property owners.

The property is crossed by the Keller Drain, which is under the jurisdiction of the Eaton County Drain Commissioner. I have attached a location map of the drain [Exhibit A]. It is a tile drain rather than an open ditch. Public Service does not have documentation on the width of the easement, the size of the tile or the depth of the tile. It is recommended that the Eaton County Drain Commissioner be contacted for that information.

Public Service has sanitary sewer available in Waverly Road, but gravity service to Waverly Road is unlikely – a grinder pump would be required. Public sanitary and storm sewer is not available in the developments to the north of the property.

- (Andy Kilpatrick, Director) I don’t believe this acquisition would impact the infrastructure overseen by the Public Service Department. The parcel would provide option to extend the South Lansing Pathway on City owned property as opposed to negotiating a license along the adjacent Consumer Energy utility corridor.

Lansing Parks and Recreation Department

- Applicant department

Eaton County Drain Commissioner

- The Keller drain looks to be 12” closed drain pipe in that particular stretch. Also there is an 80’ Easement (Right of Way) = 40’ on either side of it. That means no permanent structures can be built or placed there without Eaton County Drain Office permission or

Act-6-2025, 0 S Waverly Rd., Purchase of Property - STAFF REPORT

an encroachment agreement. There looks to be a recorded description at the Register of Deeds. Refer to Liber 52 pages 279-296. If you need further information with this topic please reach out to our Deputy Drain Commissioner, Marcus Service or our Drain Inspector John Loranger.

STAFF RECOMMENDATION

Staff recommends approval of Act-6-2025 as proposed, to support the goals and operations of the Parks and Recreation Department.

Respectfully submitted,
Andy Fedewa, Planner

Aerial

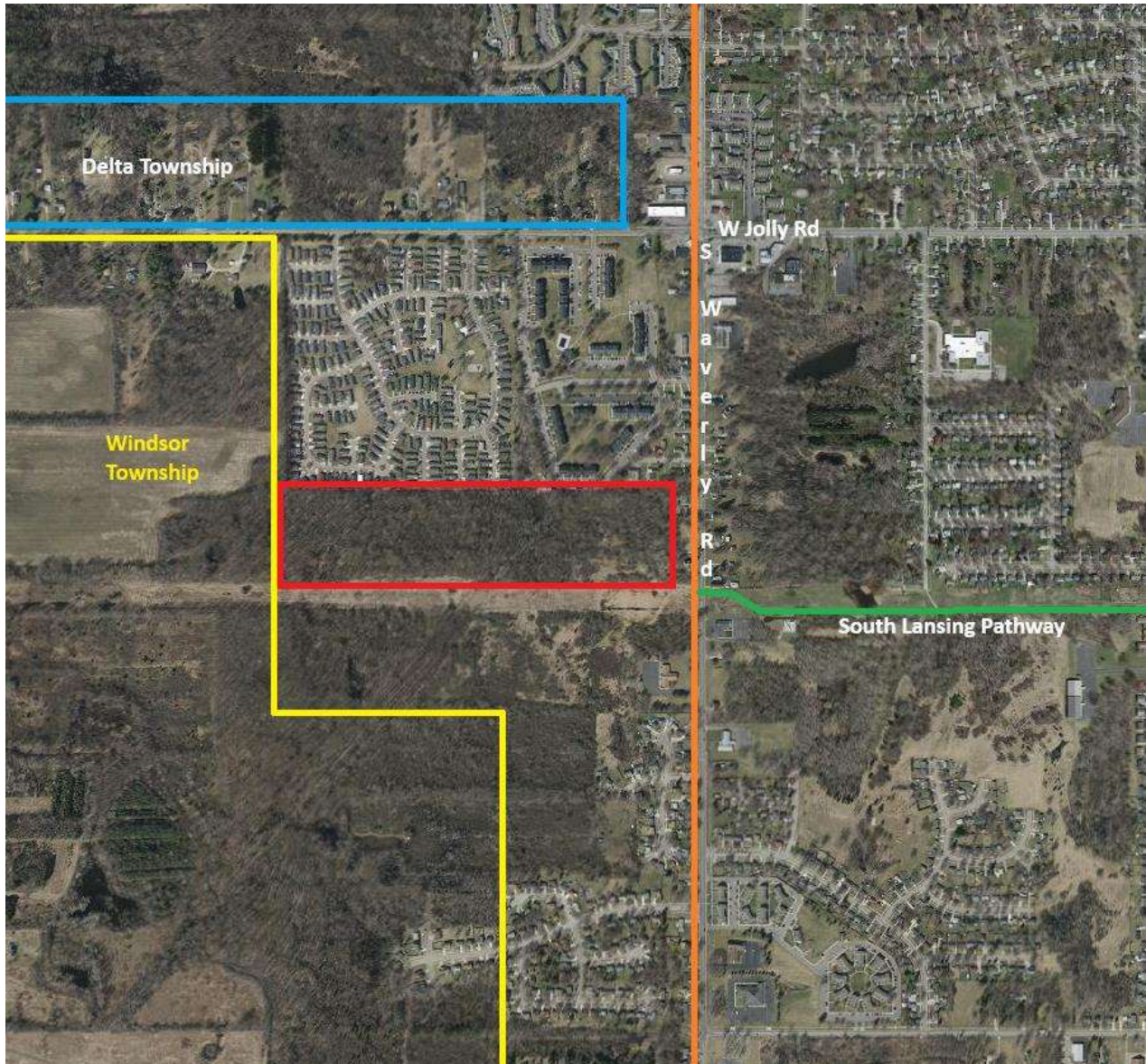
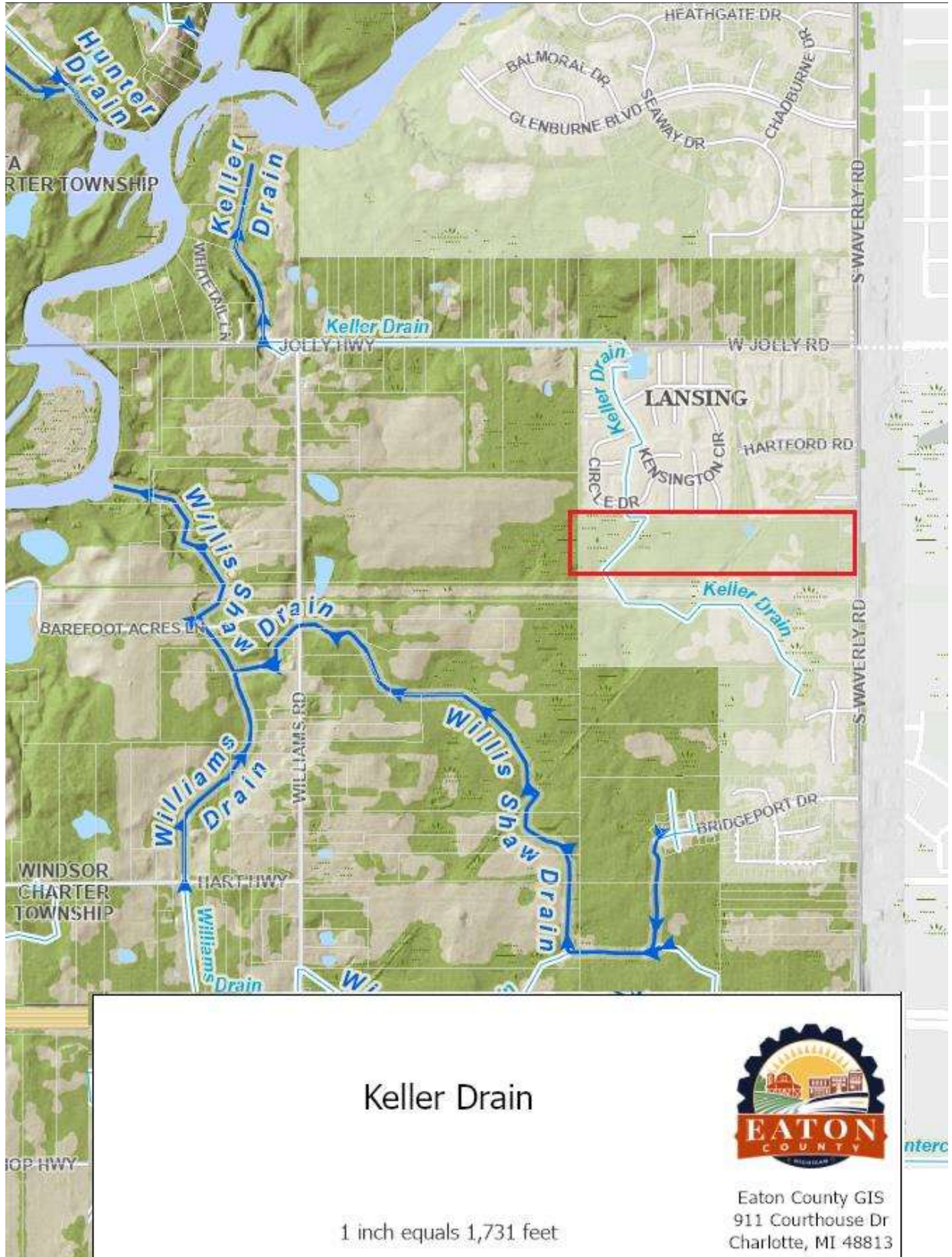
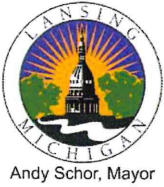


Exhibit A





ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: City of Lansing, Parks and Recreation

Address (including zip code): 200 N. Foster Avenue

Phone number: 517-483-4042

Fax number: _____

Email: brett.kaschinske@lansingmi.gov

Interest in Property:

[X] Owner [] Represent owner [] Option to buy

[] Other: _____

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

Name of owner(s): Lansing Christian Center Church

Address (including zip code): 5640 S. Waverly Road

Phone number(s): 517-775-1325

Fax number: _____

Email: altian83@gmail.com

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): South Waverly Road

Location description: West side of South Waverly at the end of the S. Lansing River Trail.

Permanent parcel #: 23-50-80-01-282-004

Legal description (see note below): COM 173.58 FT N OF E 1/4 COR, TH W 2640 FT, N 601.92 FT, E 2465.3 FT, S 150 FT, E 175 FT, S 227.05 FT, W 200 FT, S 100 FT, E 200 FT, S 124.87 FT TO BEG; SEC 1 T3N R3W

Applicant's proposal: The City of Lansing is purchasing the property to extend the South Lansing River Trial (SLRT) west and eventually crossing the Grand River to Anderson Park in Delta Township.

REQUESTED ACTION: (please check one)

- City Acquisition of Property Street or Alley Closure City Sale of Property
- Vacation of R.O.W Significant Change of Use of City Property
- Other: _____

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

Purchasing this parcel allows the City of extend the SLRT to and through the housing developements to the north and puts the City closer to Fulton-Five-Hunters Ridge Parks. Eventually, the vision of the City is to partner with Delta Township to connect Fulton-Fine-Hunters Ridge Parks to Anderson Park across the Grand River.

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

The City of Lansing will not be able extend the SLRT closer to Fulton-Fine-Hunters Ridge Parks and the Grand Rlver.

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

None

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

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

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

NOTE:

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

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

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

FEES:

Consolidated Rate: \$650.00

Signature of applicant:

Signature of owner(s):

 / 10/15/25
Date

 / 10/15/2025
Date

_____/_____
Date

_____/_____
Date

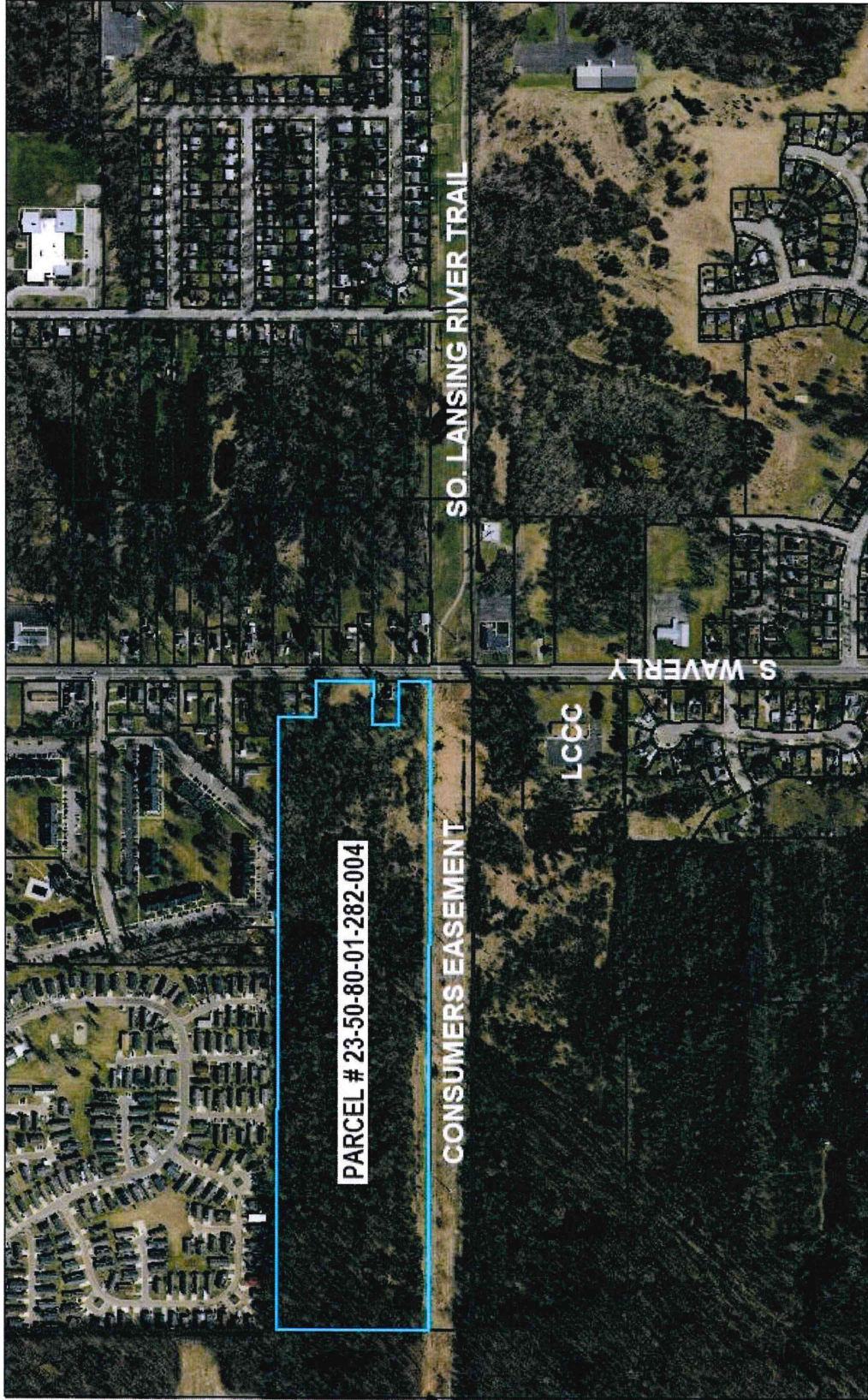
SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

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

City of Lansing Parcel Viewer

PARCEL # 23-50-80-01-282-004



2/9/2023, 3:59:26 PM



Lansing Tax Parcels Lansing_Aerial_2020



Green: Band_2



Red: Band_1



Blue: Band_3

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Michigan State University, Esri, HERE, Garmin, INCREMENT P, Intermap, NC_A, USGS

Michigan State University, Esri, HERE, Garmin, INCREMENT P, Intermap, NC_A, USGS | City of Lansing