



Andy Schor
Mayor

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

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call
 - B. Excused Absences
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
 - A. City of Lansing Annual Action Plan, Citywide Needs Hearing and Proposed Funding Allocations FY 2026-2027 **1**
 - B. SLU-2-2025, 4220 S. Martin Luther King, Jr. Boulevard, Special Land Use Permit – Place of Worship **2**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. **Consent Items**
 - (1) Minutes for approval: November 5, 2025 **3**
 - B. **Old Business**
 - (1) Z-2-2025, 200 blocks of S. Cedar Street and S. Larch Street, Conditional rezoning from “DT-3” Downtown Core to “IND-1” Industrial **4**
 - C. **New Business**
 - (1) Act-7-2025, 200 block of S Cedar St., Lot 49, Sale of Property **5**
- 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, January 6, 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).

**NOTICE OF CITYWIDE PUBLIC HEARING
COMMUNITY NEEDS HEARING**

TO: Citizens of the City of Lansing

FROM: Andy Schor, Mayor

Notice is hereby given that the City of Lansing Planning Board will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities and economic development. As required by the U.S. Department of Housing and Urban Development (HUD), the City of Lansing is in the development stages of its Annual Action Plan for Fiscal Year 2026 which covers the time period July 1, 2026 – June 30, 2027. This is the fifth and final year of the current Five-Year Consolidated Plan, FY2022-2026.

The annual planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the following block grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG). These program funds have been historically used for such activities as: housing rehabilitation, weatherization, public services, economic development, public improvements, new construction, down payment assistance and programs/services to assist the homeless.

The City encourages participation at public hearings to allow citizens an opportunity to provide input and indicate needs, views and proposals for the use of CDBG, HOME, and ESG program funds, more specifically regarding housing and non-housing community development needs within the City of Lansing relevant to preparation of the plan.

Comments received will be considered in drafting the City's Annual Action Plan. The proposed use of CDBG, HOME and ESG program funds will be submitted to Lansing City Council for approval. Please note that identifying housing and community development needs in the Lansing area is a community effort and public participation is strongly encouraged.

This is an opportunity for all community members and neighborhood organizations to participate in the planning process and influence future programming and use of these federally funded programs.

**PLACE: Neighborhood Empowerment Center
600 W. Maple Street
Lansing, MI**

TIME: 6:30 p.m.

DATE: Tuesday, December 2, 2025

If you cannot participate in the hearing and wish to submit comments, or if you have questions about the public hearing, please contact Doris Witherspoon, Senior Planner of the City of Lansing Planning/Development Office, 316 North Capitol Avenue, Lansing, MI, doris.witherspoon@lansingmi.gov, (517) 483-4063.

From: Patrick Patterson <PatrickP@MMRSinc.org>
Sent: Thursday, November 13, 2025 5:32 PM
To: Witherspoon, Doris <Doris.Witherspoon@lansingmi.gov>
Subject: RE: [EXTERNAL] Public Notice

Doris:

Top of the day to you. It's been many moons.

I can't attend the public hearing, but hope we're using whatever flexibility we have to improve the giant homeless encampment on the West side.

Hope you're well,
Patrick



Patrick
Patterson MS, MNA
EXECUTIVE DIRECTOR
Email: PatrickP@MMRSinc.org
Ph: 517.887.0226, ext. 111
Mobile: 517.214.1158

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If you have received this message in error, please notify info@mmrsinc.org immediately and delete the original message from your system.

GENERAL INFORMATION

APPLICANT: Abel Izaguiurre
5685 Lochwoode Court
Holt, MI 48842

OWNER: Guaranty Holdings of California, Inc.
1407 Mitchelle Road
Modesto, CA 95351

REQUESTED ACTION: Special Land Use Permit for a church

EXISTING LAND USE: Vacant Advance Auto Parts retail store building

EXISTING ZONING: "R-1" Residential District

PROPERTY SIZE: 49,570 869 square feet

SURROUNDING LAND USE: N: Munchies Restaurant & Multiple Family Residential,
S: Church, Single Family Residential & Starbucks café
E: Vacant Commercial Buildings
W: Multiple Family Residential

SURROUNDING ZONING: N: "MX-C" Mixed-Use Urban Corridor
S: "MX-C" Mixed-Use Urban Corridor
E: "MX-C" Mixed Use Urban Corridor
W: "MFR" Multiple Family Residential

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as "Urban Mixed-Use Corridor". S. M.L King is designated as an "activity connector".

APPLICANT'S REQUEST

This is a request for a special land use permit a church at 4220 S. Martin Luther King, Jr. Boulevard. Churches are permitted in all zoning districts with approval of a Special Land Use permit by the Lansing City Council, following review and a recommendation by the Planning Commission.

SPECIAL LAND USE PERMIT

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

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

The proposed church will be harmonious with the area in which it is located which is characterized by a mix of commercial uses, residential uses and churches. Traffic is expected to be light, and activity associated with the use should be minimal as it will not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood to the west. If the special land use permit is not approved, the building could continue to remain vacant and deteriorate over time, which would have a negative impact on the area.

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

The proposed church will not change the essential character of the area. There are already three properties in the immediate vicinity of the subject property that are used for churches, including one on the adjoining property to the south. The primary concern with churches in commercial areas is that they generate very little traffic on a daily basis. Most of the time the sites are a hole of little activity in what may otherwise be a vibrant commercial district. In this case, however, there are already several churches along and near the 4000 block of S. ML King and thus, use of the subject property for a church will be consistent with the established land use pattern and the character of the area. While there will likely be very little activity on the site the majority of the time, it will be in use and will eliminate a vacant building which is positive for the area and from a planning standpoint in general.

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

The proposed church will not interfere with the enjoyment of adjacent properties. It will be a low impact use that will preserve the quality of life for the residents of the adjoining multiple family residential property to the west from certain commercial uses that could generate noise and a level of activity that may be disruptive.

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

No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impact on the natural environment. The proposed church will represent an improvement to the use and character of site and the surrounding area in general as it will allow for reuse of a vacant building. Vacant buildings deteriorate over time and can become a blight on the areas in which they are located.

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

The proposed church will produce very little traffic and no smoke, odors, fumes, glare or anything else that would be detrimental or disruptive to the surrounding neighborhood.

Furthermore, it is not anticipated that the church will generate outdoor activities that result in noise from large numbers of people congregating on the site.

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

The site is adequately served by all necessary public facilities.

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

The church is a very low impact use and will not place any demands on public services or facilities in excess of current capacity.

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

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

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

Since this request does not involve any new construction, the only dimensional requirement that applies is the required number of parking spaces. Section 1254.01.03 of the Zoning Ordinance requires 1 parking space for each 3 seats or 6 linear feet of pew/bench in the main sanctuary. Since there are 35 parking spaces on the site, the maximum allowable occupancy will be limited to 105 people unless a lower number is established by the City Fire Marshal.

SUMMARY

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

RECOMMENDATION

Staff recommends approval of SLU-2-2025, for a special land use permit to allow church at 4220 S. M. L. King Jr. Boulevard.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form



Andy Schor, Mayor

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval of a Special Land Use on the following described property:

4220 S. Martin Luther King Blvd. Jr. Lansing, MI 48910

full street address, including zip code, or location of property

Legal description:

N 153.5 FT LOT 15 EXC W 66 FT, AND E 85 FT OF W 151 FT LOT 15 EXC N
153.5 FT BRIERLEY HILL

Applicant: Abel Izaguirre

Address (including zip code): 5685 Lochwoode Ct. Holt, MI 48842

Phone number(s): 5102093416

Name of owner(s): Ron Roberts-GUARANTY HOLDINGS OF CALIFORNIA INC

Owner address (including zip code): 1407 Michelle Rd. Modesto, CA 95351

Owner phone number(s): 904-481-7122

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

Proposed Special Land Use: Office for LPFM community radio, Community Church

Child Care (13 or more)

Residential Care Facility (7 or more)

Zoning of the property: MX-C

Size of Parcel:

Width: 263 ft. Length: 304 ft. Area: 49570 Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

**Please describe
your proposal:**

This permit is essential for our plan to establish and operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station. (please see attached letter)

include specific background information and copies of permits, approvals, and program information

Submit the following:

- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
- Flood plain elevations, if applicable.
- Copies of permits from other agencies, if applicable.

FEES:

Consolidated Rate: \$1,100.00

Please review the application and file it with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: _____



Name: Abel Izaguirre

For assistance, please contact:

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

REVIVAL GENERATION CHURCH - RADIO GVN

Abel Izaguirre-Senior Pastor
Church Generacion Avivamiento and Radio
October 21, 2025

Dear Susan Stachowiak,

Following our conversations, I want to formally present to you our Community Church and Radio plan.

- **Property Use:** Our church and FCC-approved radio station will operate in the building.
- **Operations:** Our congregation is under 100 members.
- **Employees:** We are a small, volunteer-based Church
- **Urgency:** Currently we are under contract and plan to close by the 5th of December of 2025r.
- **Key Action:** We would like to discuss the feasibility of beginning radio station and church office operations before rezoning is complete.
- **Reunions:** Small groups for prayer and bible studies.
- **Parking:** There are 35 parking spaces available.
- **Radio Antenna:** I will be attaching a photo on how the Radio antenna will look on the back of the building.
- **Bathrooms:** The building has 2 bathrooms.

Thank you Susan for your help in this process.

Best regards,



Pastor Abel and Alyakira Izaguirre

October 20, 2025

Pastor Abel Izaguirre
Revival Generation Church
916-919-9491
generacionaviva@icloud.com

3525 S. Martin Luther King,
Blvd. Jr. Lansing. MI 48910

www.mgvn.org

To the Honorable Mayor and City Council,
City of Lansing
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Petition for a Special Land Use Permit for Revival Generation Church and FM
Radio Generacion Vino Nuevo.

Dear Honorable Mayor and Members of the City Council,

We are writing to formally petition for your approval of a Special Land Use Permit for our property located at 4320 S. Martin Luther King Blvd. Jr. Lansing, MI 48910. This permit is essential for our plan to establish and continue to operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station.

Our ministry has proudly served Lansing and the surrounding areas since September 2023. Our bilingual church welcomes both English and Spanish speaking members, and our online radio station has helped us connect with the community since 2021. With our recent FCC construction permit, we are now preparing to build the region's first Spanish language LPFM radio station, a milestone that will greatly expand our outreach and benefit significantly the community for years to come.

We are dedicated to educating and supporting the Lansing community. Through sermons, classes, and community resources, the Church and its radio station serve both the congregation and the wider public. The station aims to advance this mission by broadcasting sermons and discussions, sharing information about available resources, and strengthening the sense of regional identity.

The Church and radio station will be operated mainly by volunteers, most of whom are current members of the congregation. We do not expect a noticeable increase in traffic or parking needs. The radio studio is located inside the existing church building, and the antenna will be installed discreetly to blend in with the structure. We also do not anticipate any increase in noise pollution.

We are confident that this community radio station will be a valuable asset to Lansing, enriching the lives of residents and strengthening our community as a whole. We have completed all required steps with the Federal Communications

Commission (FCC) and are now eager to move forward with this final stage of local approval.

Thank you for your time and consideration.

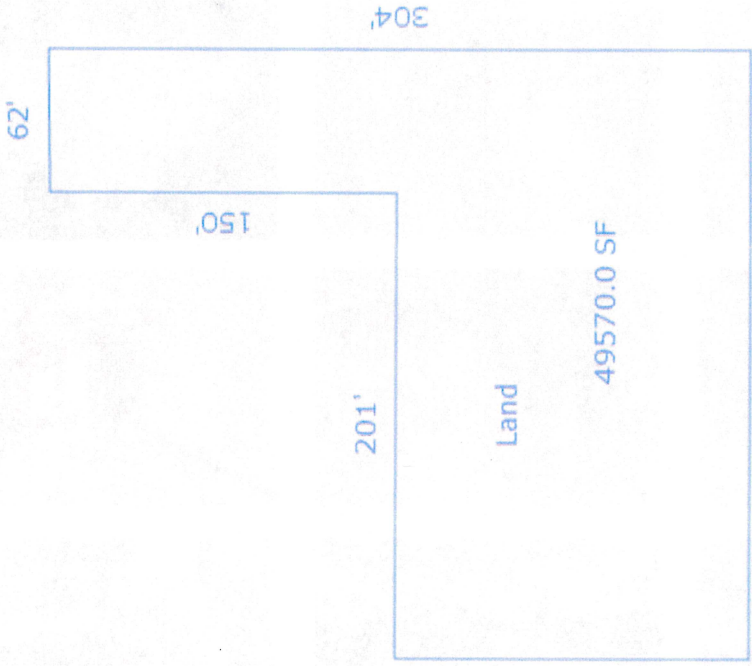
God bless you,



Abel Izaguirre Lopez
Senior Pastor

1 TIMOTHY 2:4

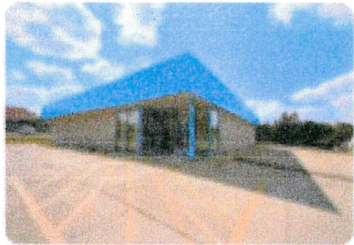


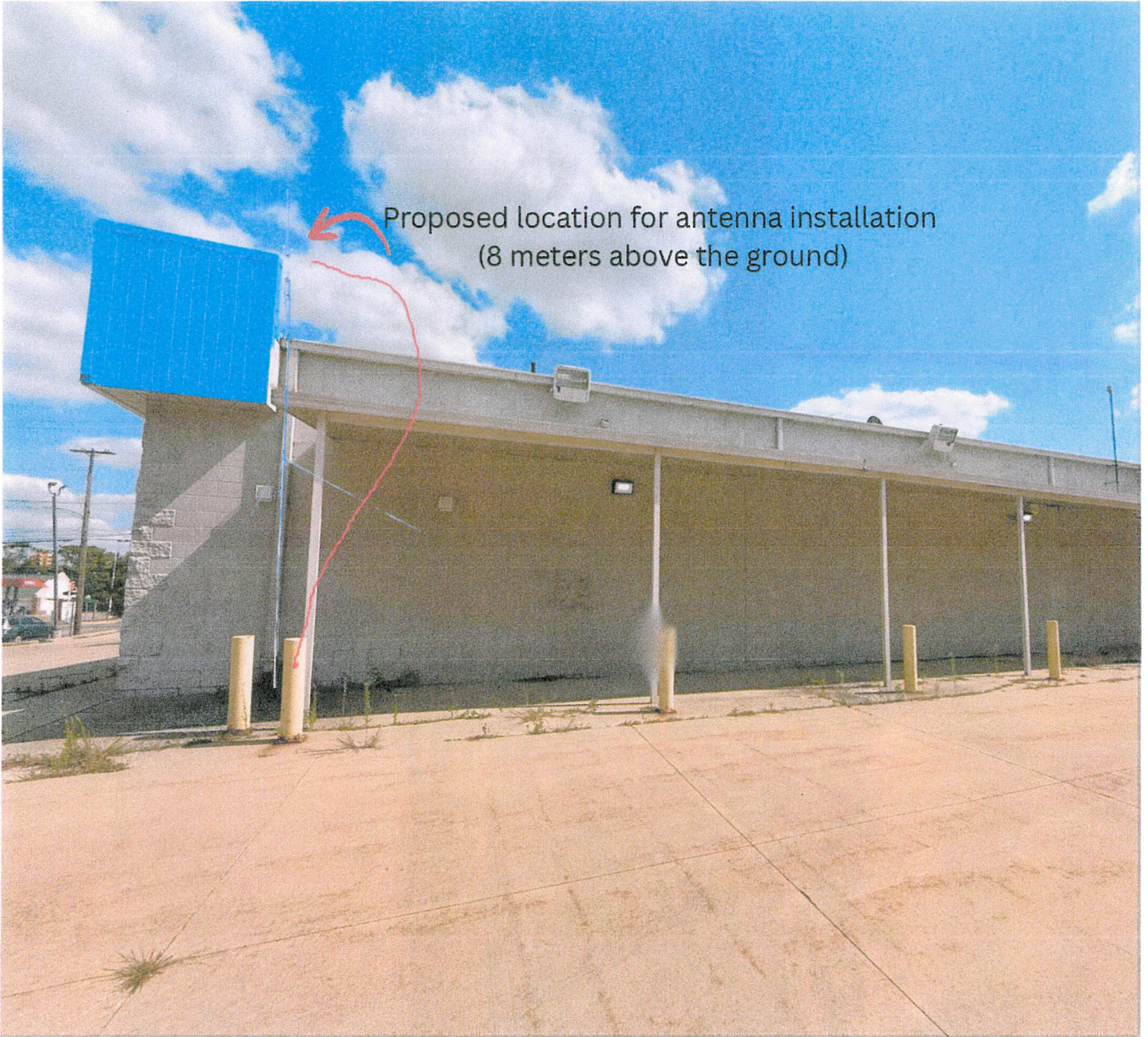


S M L KING JR BLVD

MARY AVE

Property Photos



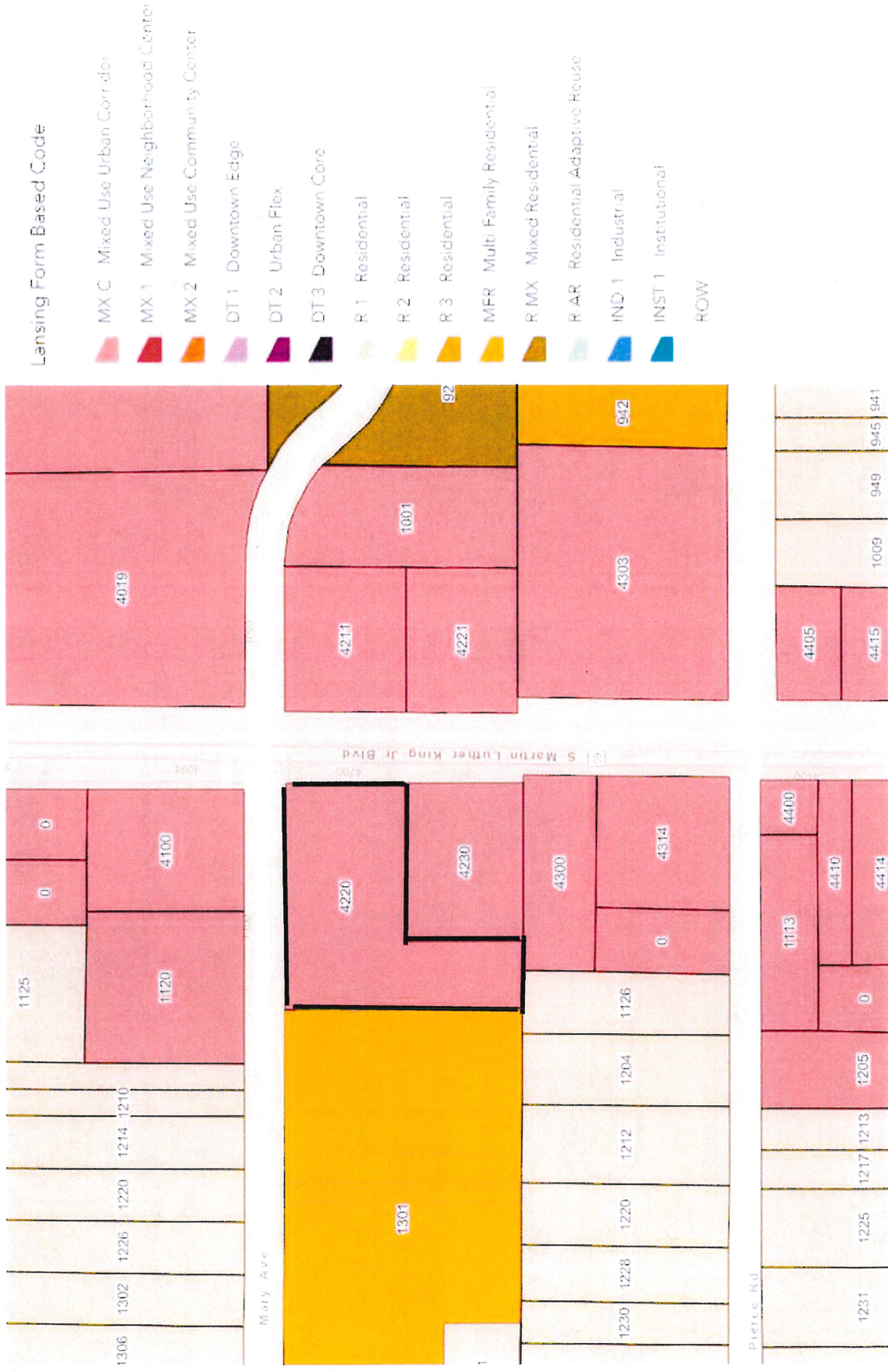


Proposed location for antenna installation
(8 meters above the ground)





Zoning Map





Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
November 5, 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, Monte Jackson, Tim Klont, Spencer Lippert, Shane Muchmore, Ted O'Dell, John Ruge
- b. Absent: Tony Cox
- c. Staff: Sue Stachowiak, Zoning Administrator; Andy Fedewa, Planner.

2. APPROVAL OF AGENDA – Mr. O'Dell made a motion, seconded by Mr. Ruge to move agenda item 7 to take place before Communications, and to move agenda item 4. C to take place before 4. B.

The agenda as modified was approved by unanimous consent.

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: October 7, 2025
The minutes from the October 7, 2025, Planning Commission meeting were approved without objection.

B. Old Business – None

C. New Business

- (1) **Act-5-2025, 0 W Fairfield Avenue, Acquisition of property for Jones Lake Park**

Mr. Fedewa presented the request from Glenn and Elaine Secor to donate their parcel of land to the City of Lansing. The property would be combined with the adjoining Jones Lake Park, increasing the land area to 3.4 acres. The property has been identified as a wetland and is largely unsuitable for development. Historic aerials show it vacant as far back as 1955. The City receives approximately only \$130 per year in property taxes. The Parks and Recreation Department plans to keep the property vacant for environmental benefits.

Mr. Ruge asked if more information about the history of the property was known. Mr. Fedewa stated that there is a post from the Historical Society of Greater Lansing about the main property owner around Jones Lake that used the land around the lake for farming. The subject property was part of an outlot in the 1925 plat.

Mr. Ruge asked if there has been an environmental assessment conducted. Brett Kaschinske, Director of Parks and Recreation Department, answered that they had the property owner do a phase 1 assessment and there are no known issues.

Mr. Ruge made a motion, seconded by Mr. Muchmore, to recommend approval of Act-5-2025, 0 W Fairfield Avenue, Acquisition of property for Jones Lake Park

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

(2) Act-6-2025, 5400 block S Waverly Road, Purchase of property for park land

Mr. Fedewa presented the request from the Lansing Parks and Recreation Department to purchase a parcel of vacant land from the Lansing Christian Center Church. Parks and Recreation plans to use the property to extend the Southside Pathway and to eventually work with Windsor and Delta Townships to connect the trail to the Grand River and Fine, Fulton, and Hunters Ridge parks to the north. Mr. Kaschinske clarified that the pathway on the subject property would also connect to the two residential developments directly north of the subject property. Using this property would save the City having to purchase an access easement on Consumers Energy's property to the south.

Mr. Fedewa stated that historic aerials show the property being farmland prior to 1980 and as far back as at least 1955. It appears all trees took root after 1980 so the property is not an old-growth woodlot.

Mr. Fedewa stated that the Keller Drain does run through the western portion of the property and that the City will work with the Eaton County Drain Commissioner when planning the pathway.

Mr. Jackson asked what the purchase price of the property is. Mr. Kaschinske stated \$450,000.

Mr. Fedewa stated that the City receives about \$15,000 in property taxes per year.

Ms. Alexander made a motion, seconded by Mr. Muchmore to recommend approval of Act-6-2025, 5400 block S Waverly Road, Purchase of property for park land.

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

3. COMMUNICATIONS –

Gabe Meyerson submitted a letter in support of Z-3-2025, 117 Island Ave. Rezoning from R-3 to MX-C.

Faith Bradley submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Henry Fessler submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Janice Heebsh submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Maggie McConnaha submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Mercuri Rose submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Morgan Doherty submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Spencer Savage submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Stephanie Swart submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Tashmica Torok submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Tiffany Harmon submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Tom Stanton submitted an email in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

Steve Japinga submitted an email in support of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

The Lansing Regional Chamber of Commerce submitted an email in support of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1.

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.**

Ms. Stachowiak presented the request from Andrew Abood to rezone 3310 W Mount Hope Ave. from R-1 Residential to MFR Multi-Family Residential to facilitate the building of a 29-unit apartment. Ms. Stachowiak spoke on multi-family developments in the surrounding area of the site: there is a 7.1 acre multi-family condominium development immediately to the west, a 7.4 acre apartment complex, a 25 acre senior housing complex, and a 10.8 acre mobile

home trailer park, all to the south across the street. All developments are zoned MFR so this would not be a 'spot zoning'.

Ms. Stachowiak stated the subject property is 1.87 acres with one single-family house, a density of 0.54 dwellings per acre. The minimum lot size in R-1 is 5,000 square feet so this property is underutilized. The proposed density is 14.5 units per acre, which is the upper limit for the bedroom/unit configuration being proposed. The development requires 51 parking spaces and 55 are being proposed.

Mt. Hope Ave. is a prime connector which has higher traffic counts than a local street, with bike lanes and a bus route, making multi-family development appropriate for this site. Staff recommends approval of Z-1-2025, as proposed.

Mr. Muchmore stated that 55 parking spaces for 29 units does not seem like enough when considering residents and their guests. Ms. Stachowiak stated that the bike lanes and bus route could help alleviate the parking demand, but there is space to install more parking if it becomes necessary. The applicant has stated they are proposing what they deem is appropriate.

Mr. Klont opened the public hearing.

Barbara Stella, River Park Estates HOA, questioned if the rental units will be subsidized and spoke on concerns that she and the homeowners association have about traffic, noise, stormwater runoff, and rental units in general. Ms. Stella spoke in opposition of Z-1-2025 and asked commission members to get more information about the proposal.

Clarence Cromwell, River Park Estates HOA, asked commission members if the city has reviewed site plans and the topography of the area. Mr. Cromwell spoke in opposition of Z-1-2025.

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

Mr. Jackson made a motion, seconded by Ms. Alexander to recommend approval of Z-1-2025, 3310 W Mount Hope Avenue, Rezoning from R-1 Residential to MFR Multi-Family Residential.

Ms. Alexander asked if staff expects more multi-family residential development in the area. Ms. Stachowiak answered that she does not as there are not any more large parcels like the subject property that underutilized. If there was it would still have to be reviewed on its individual merits for a rezoning so this case does not set a negative precedent. Further, all developments have to go through site plan review, where stormwater runoff and processing is one of the utmost concerns.

On a voice vote the motion carried 6-1. Mr. Muchmore cast the dissenting vote.

- B. Z-3-2025, 117 Island Avenue, Rezoning from R-3 Residential to MX-C Mixed-Use Urban Corridor.**

Ms. Stachowiak presented the request from Dafnes Lansing LLC, owner, to rezone 117 Island Ave. from R-3 Residential to MX-C Mixed Use Urban Corridor to facilitate the installation of off-street parking for the employees of the adjacent business at 1400 S Washington Ave. Ms. Stachowiak spoke on the process of rezoning and combining the parcels to properly install the parking. Although the rezoning would permit any allowable MX-C land use or a new building or an addition, there are other zoning ordinance provisions that limit the siting of such a building meant to reduce impacts on the residential neighbors. As proposed, the owner will place a six-foot privacy fence along the property line with the residential property and other zoning rules require a landscaping setback.

Ms. Stachowiak stated that the applicant is planning up to 35 parking spaces on the reconfigured parcel. The applicant is expecting business growth which necessitates the need for new parking. Staff does not anticipate an effect on circulation network since the subject parcel is only 164' from S Washington Ave. and is only expected to be used twice during the day when employees arrive and when employees leave.

Mr. O'Dell asked if there was any feedback from the neighborhood during public notice. Ms. Stachowiak answered that only one letter in support was received. No correspondence in opposition was received.

Mr. Ruge asked for specifications of the landscaping setback. Ms. Stachowiak stated that a minimum eight-foot landscaping setback is required in the front yard, which currently has two mature trees. The side yards require a minimum five-foot landscaping setback in which one tree per 30 feet is required, that will further provide additional screening between the business and the residential neighbors.

Shelly Easton, representative of the owner, spoke on some of the state rules that require them to have fence screening and security camera systems. Ms. Easton spoke on some of the problems they have with the vacant property with trespassing and littering, which has been vacant since 2015. They took ownership in 2025. Ms. Easton stated that they have 75 employees and are planning for up to 30 new employees and their site is at capacity.

Mr. Klont opened the public hearing.

Gabe Meyerson, Island Ave., stated he was the neighbor immediately to the west of the subject property and is in support of Z-3-2025.

Ivan Droste, spoke in opposition of parking lots in general.

Arlo Kaczor, spoke on the need for housing on vacant parcels.

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

Mr. Muchmore made a motion, seconded by Mr. O'Dell, to recommend approval of Z-3-2025, 117 Island Ave., Rezoning from R-3 Residential to MX-C Mixed Use Urban Corridor.

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

C. Z-2-2025, 200 blocks of S Cedar Street and S Larch Street, Conditional rezoning from DT-3 Downtown Core to IND-1 Industrial.

Ms. Stachowiak presented the request from Deep Green, to conditionally rezone four properties along the 200 blocks of S Cedar St. and S Larch St., at the intersection with E Kalamazoo St., from DT-3 to IND-1 Industrial, to facilitate the building of a data center. The applicant has requested a conditional rezoning with the condition that only a data center and utility infrastructure will be allowed on-site. If approved, no other land use allowed in the industrial district like manufacturing, open storage, or motor vehicle businesses would be allowed.

Ms. Stachowiak spoke briefly on the intensity of operations for a data center which uses computer equipment to store, process, and manage data and digital applications. Generally, the operations to power and cool so much computer equipment may produce noise, heat, and water waste, which is why the City is requiring data centers to be in the industrial district.

Ms. Stachowiak stated the 24-megawatt facility is far less than mega-sites being proposed around the country and nearby in Michigan. The heat produced from the cooling procedure would be transferred to the Lansing Board of Water and Light to be used in the hot water system, reducing the consumption of natural gas.

Ms. Stachowiak stated that although the use does not comply with the future land use designated for the area in the comprehensive plan, it is consistent with other goals as well as other zoning requirements. The project will redevelop an under-utilized surface parking lot at a major intersection and site a building at the front property lines. The site and immediate area were formerly zoned industrial under the previous zoning ordinances and there still exists motor vehicle businesses, contractor yards, recycling/salvage businesses, and self-storage nearby. Although the area has not seen the redevelopment envisioned in the comprehensive plan and zoning ordinance, staff believes this is one step in the right direction and recommends approval of the rezoning request.

Mr. Ruge asked for an explanation of the intent of the DT-3 district, stating that the ordinance is meant to allow the greatest density and mixture of multiple uses to support the downtown core. Ms. Stachowiak stated that staff supports the rezoning because the subject site is at the edge of that core area, along three busy streets, across the street from the water conditioning plant, not part of the Stadium District core, and across the river from the Downtown Core. Ms. Stachowiak stated the area has not attracted the same redevelopment as other areas.

Mr. Muchmore asked how long the four parcels have been vacant. Ms. Stachowiak stated they have been part of the City parking system for decades.

Mr. O'Dell asked what level of noise is expected for the operations. Ms. Stachowiak stated the applicant can answer that question more thoroughly, but the zoning ordinance does not allow excessive noise that disrupts quiet enjoyment of other property across property lines.

Mr. O'Dell asked for an explanation of the BWL downtown steam and hot water system.

Ms. Alexander stated she believed that the two new apartment buildings, new City Hall, and New Vision Lansing, all on Grand Ave. near Kalamazoo St. may factor into new prospects of development interest along Kalamazoo St.

Mark Lee, CEO of Deep Green, introduced details about his company. Mr. Lee stated this site will facilitate a \$120 million dollar project and be Deep Green's flagship facility in the United States. Mr. Lee stated that their partnership with BWL is expected to save the facility \$1.1 million dollars annually and Deep Green will contribute to BWL's Pennies for Power program as well as other local charities. Mr. Lee stated that they intend to use local labor for the construction of the building and with up to 15 employees for operations once it is up and running.

Heather Shawa, Assistant General Manager, Board of Water and Light, spoke on the aged condition of the downtown steam system that is inefficient and costly. BWL is beginning the process to retire the system and convert to a hot water system. Ms. Shawa stated that the proposed partnership with Deep Green will allow BWL to use hot water waste from the facility instead of using natural gas to produce steam, also saving Deep Green from having to offload the waste. Ms. Shawa clarified that the Dye Water Conditioning Plant is staffed 24 hours a day and that there are security systems in place across the entire facility.

Mark Lee spoke on the concern of noise and stated their mitigation techniques will result in a negligible amount of noise that will not be heard of the noise of traffic. Mr. Lee stated that the most noise will be come from the regularly scheduled testing of the backup generators that are on-site in case of an emergency power failure. That testing will only last a couple of minutes at a time.

Ms. Shawa stated that the anticipated water usage of the proposed facility will be equivalent to a normal restaurant. Ms. Shawa spoke on the contribution to the Pennies for Power program that will help assist other customers facing hardship. Deep Green's expected contribution is triple what the fund currently raises annually.

Mr. Muchmore asked what customers are served by the steam system and who is likely to benefit from the \$1.1 million in anticipated savings. Ms. BWL answered that the savings may reflect on reduced fares or less increases for the steam system customers only. Some residential properties downtown are included, not just commercial properties.

Mr. Ruge asked what the anticipated 15 employees would do for Deep Green. Mr. Lee responded that staff will have roles from 24/7 security to highly skilled technical staff to manage the equipment across three shifts.

Mr. Jackson asked if BWL customers city-wide could see reate increases due to the utility usage of Deep Green. Ms. BWL stated that Deep Green will pay for all of their utility usage and will be responsible for funding any utility facilities that they may need.

Ms. Alexander stated that many residents only heard about the proposal the day of the meeting when articles were published by the media. She asked what sort of outreach has been conducted to explain the proposal. Ms. BWL stated that the BWL Board of Commissioners have discussed this project at their public meetings for the last few months.

Ms. Stachowiak stated that the City published the public hearing notice and mailed out notices to property owners and occupants within 300' of the subject properties as is required by state law.

Mr. Ruge asked if the entire site including the entrances and internal circulation will be gated and how that will effect the circulation network. Jack Pressman, representative of the applicant, stated that access will be gated and there will be a truck dock but there is no public access. The gates will be positioned so that there no traffic backup onto S Cedar St. or S Larch St. Mr. Pressman stated that the perimeter fence will be eight feet tall and made of masonry and wrought iron, as allowed in the industrial district.

Mr. Ruge asked if the site is anticipated to be a target of attack. Mr. Lee responded that the site will be much smaller than major data centers, but they are taking precautions to safeguard the site.

Mr. Muchmore made a motion, seconded by Ms. Alexander to take a five-minute recess. On a voice vote the motion passed unanimously.

After a five-minute recess Mr. Klont called the meeting back to order.

Mr. Klont opened the public hearing.

Steve Robertson, Lansing Board of Zoning Appeals member, asked how Deep Green chose Lansing and this site specifically. Mr. Robertson stated his belief this project will set the master plan vision backward.

Amanda Morgan spoke on the lack of information given to the public prior to the meeting, nonlocal ownership of the company, and dangers of the site due to back-up generator failure.

Ariana Brown, spoke on the lack of information given to the public prior to the meeting and requested additional outreach meetings before City Council vote.

Arlo Kaczor spoke in opposition to Z-2-2025.

Matthew Stone questioned utility fee rates, Deep Green's utility payments, and if Deep Green will be part of Midcontinent Independent System Operator, Inc., and stated his opposition to Z-2-2025.

[NAME NOT RECORDED] Barnard St., stated her concern about noise and asked that noise mitigation be a condition of the rezoning.

James Blair, spoke on his time as a City Council member when the City bought these parcels. Mr. Blair stated that the long-term vision was always to have this intersection be a major entrance to Downtown and later the Stadium District when Oldsmobile Park was built. Mr. Blair stated his opposition based on the contradiction with the master plan and the zoning ordinance.

Kate Mansberger stated that she does not believe the general area to be industrial anymore because of new redevelopments. Ms. Mansberger stated a 25-megawatt facility should be expected to produce 85-100 decibels of noise, and stated her opposition to Z-2-2025.

Eidoo Barnes, spoke in opposition of Z-2-2025 based on a 2023 Michigan climate law, non-industrial users in the immediate area, and the unknown longevity of new data centers.

Joan Ribbons requested that the site not use pesticides on landscaping and spoke in opposition of the biodiesel back-up generators.

Dillon Blair, S Cedar St. spoke on his management of a commercial multi-tenant building across the street and in opposition of allowing uses not supported by the master plan or zoning ordinance. Mr. Blair requested a condition that the applicant be required to clean up the legacy pollution on site.

Tim Daman, Lansing Regional Chamber of Commerce, spoke in support of Z-2-2025 and about the need for new tech jobs for the Lansing area.

Ivan Droste spoke in opposition of Z-2-2025.

Jack Pressman, representative for the applicant, stated that he specifically helped chose the subject site for the data center, because of the numerous benefits and stated his 30-years of experience with data centers.

Megan Ratz, spoke in opposition of Z-2-2025.

Emma Bostwick, Lansing Economic Area Partnership, spoke in support of Z-2-2025.

Kristin Creighton spoke on the existing pollution within the site and stated that the proposed donation to Pennies for Power is too low.

Elaine Fischhoff spoke on the lack of information given to the public prior to the meeting and questioned if BWL will have to build unanticipated substations to serve data centers.

Steve Japinga, Lansing Regional Chamber of Commerce, spoke in support of Z-2-2025.

Joel Bushy, spoke on his daily use of the area and how it is not an industrial area. Mr. Bushy spoke in support of redevelopment of the site that actually supports Downtown and the Stadium District.

Loan Stone requested that an environmental impact study for the facility be conducted and submitted to Planning Commission.

Lane Carter spoke on the non-industrial land use of the area and in opposition of Z-2-205.

Josh Hovey, Bellweather Public Relations, public relations for Deep Green, spoke on Deep Green's transparency and the media outreach they conducted prior to the Planning Commission meeting. Mr. Hovey commented on the criteria related to conditional rezonings

and consideration of the specific land use as a data center. Mr. Hovey spoke in support of Z-2-2025.

Elizabeth Rogers, legal counsel for Deep Green, spoke on the community engagement conducted by Deep Green, and stated there are additional conditions concerning some of the comments made at this meeting that are already being included in the purchase agreement with the City. Ms. Rogers spoke in support of Z-2-2025.

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

Mr. Jackson made a motion, seconded by Ms. Alexander to table Z-2-2025, 200 blocks of S Cedar Street and S Larch Street, Conditional rezoning from DT-3 Downtown Core to IND-1 Industrial.

On a roll call vote the motion carried 5-2. Mr. Muchmore and Mr. O'Dell cast the dissenting votes.

5. **COMMENTS FROM THE AUDIENCE** – None
6. **RECESS** – Not taken.
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 9:00 p.m.

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, a 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 will 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.

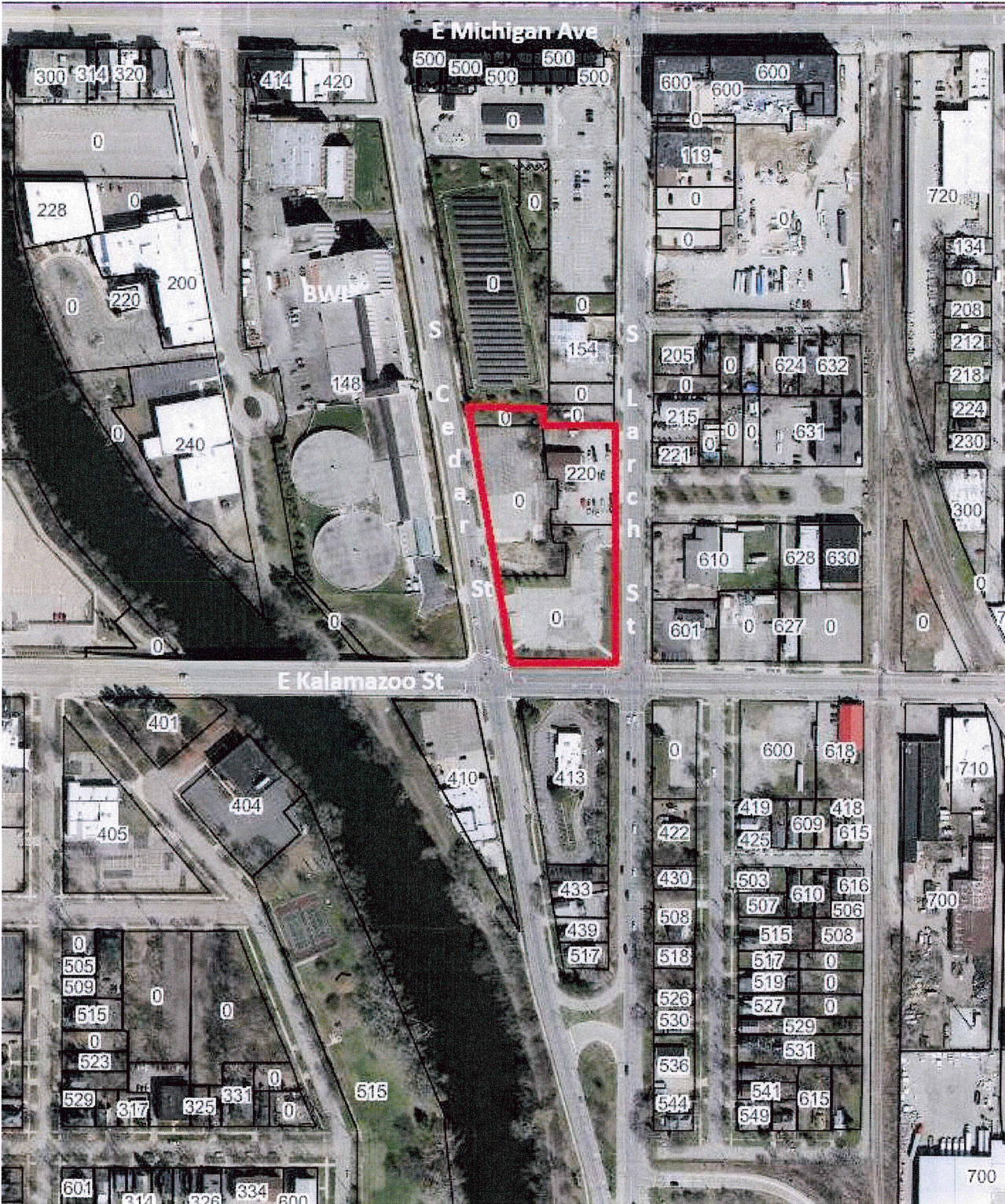
RECOMMENDATION

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

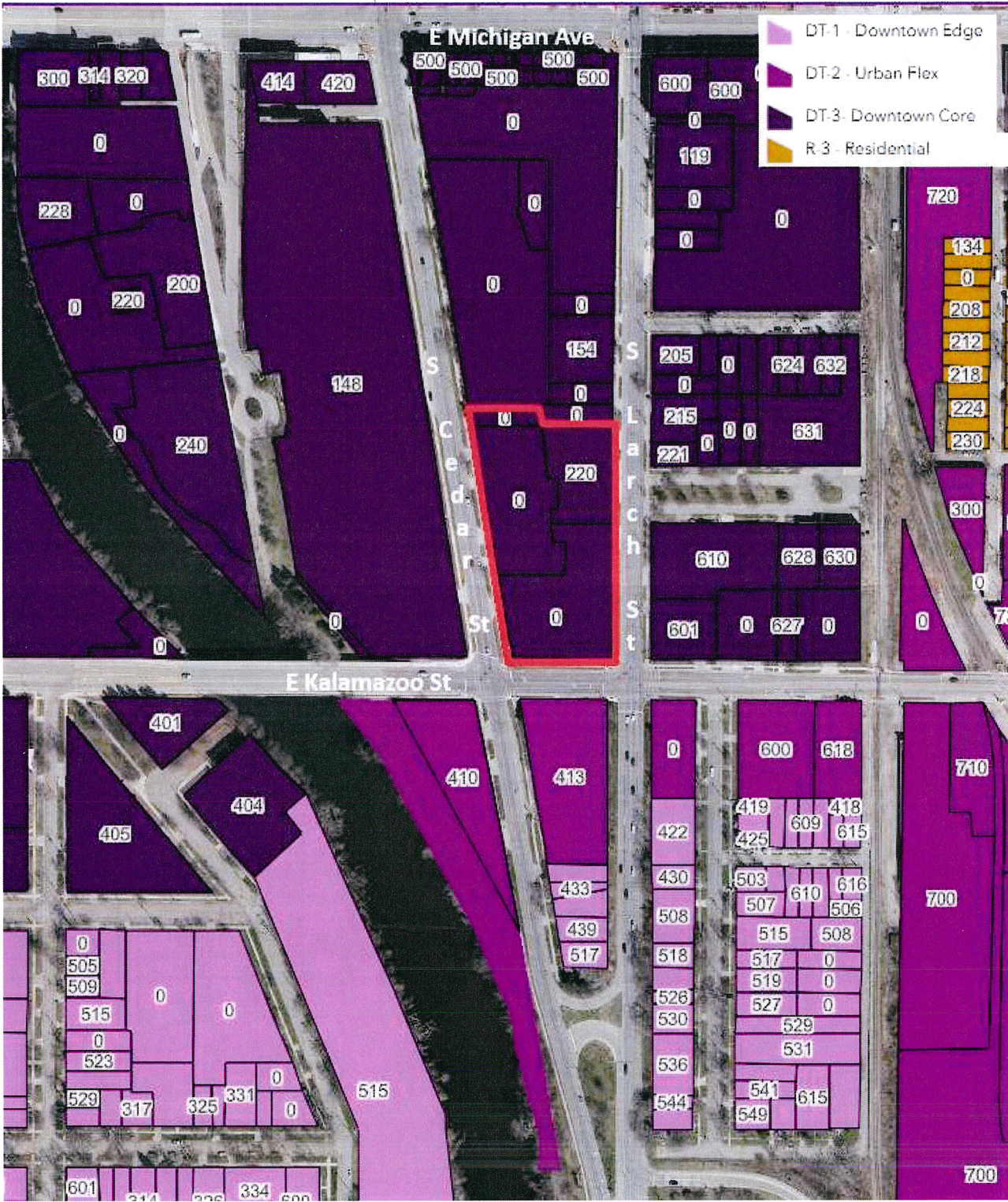
“I make a motion to recommend that the City Council approve the request (Z-2-2025) to rezone parcels 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192 from “DT-3” Downtown Urban Core to “IND-1” Industrial, with the condition that the future use of the parcels will 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., NW'LY 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: _____

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.

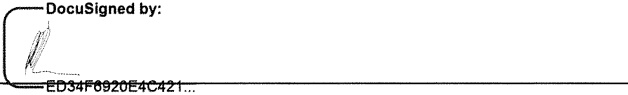
If exhibits are to be furnished late, please indicate date of submittal: _____

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 several overlapping loops and a long horizontal stroke at the bottom.

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.

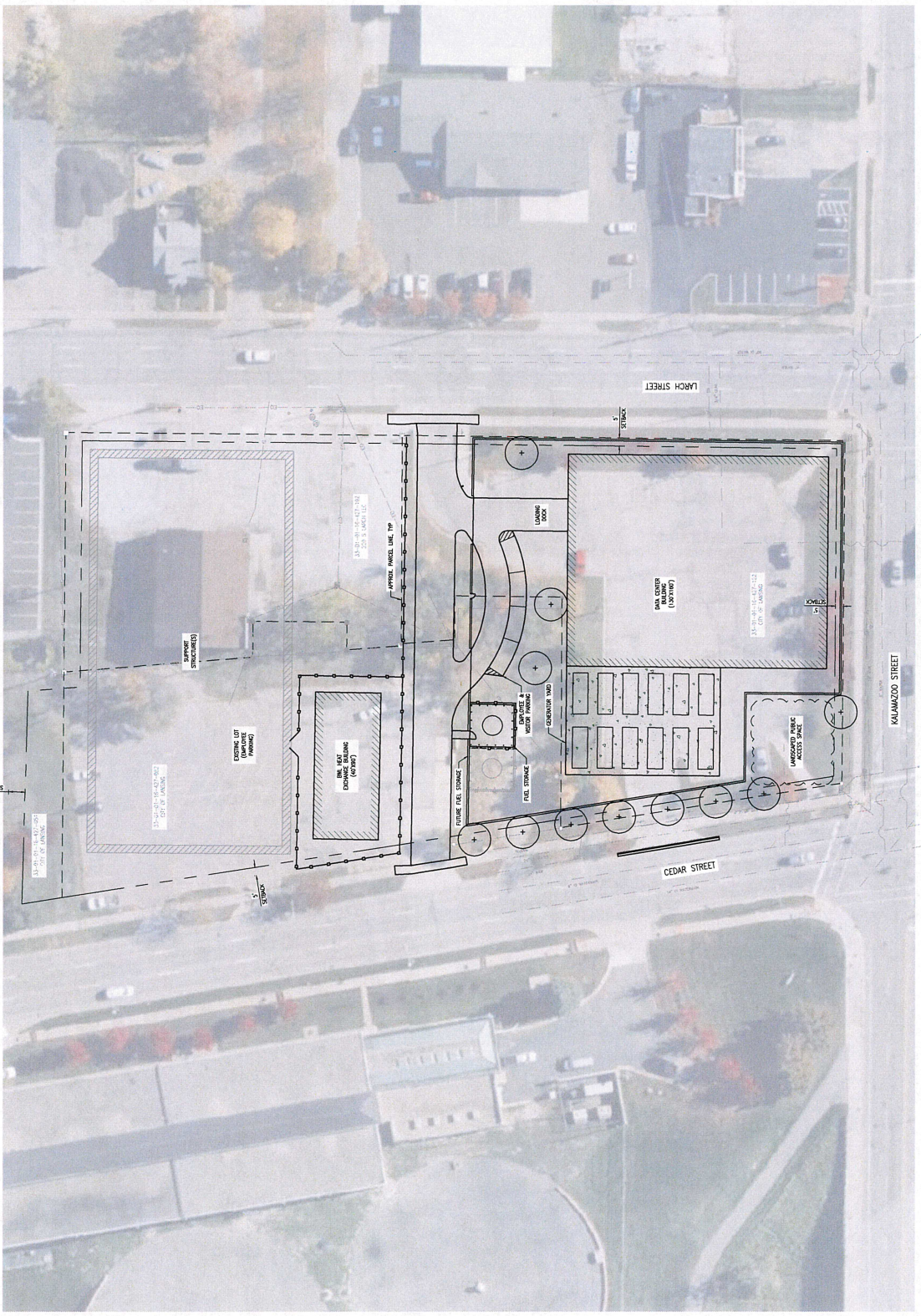
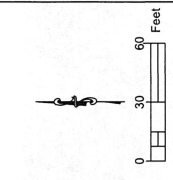
The main source of potential noise odor will be the backup power generators. These will need to run for a short time once a month, and the odor is similar to that of french fries. Outside of regular testing, these will only be used in rare instances of power failure. The generators will be housed in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

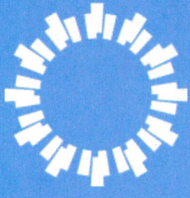
Q: What is Deep Green's association with the BWL as regards this project?

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.

PHASE	CONCEPT
ISSUANCES	D.
#DESCRIPTION	10/16/2023
1 CONCEPT	10/16/2023

PROJ. #: 25-C
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**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.



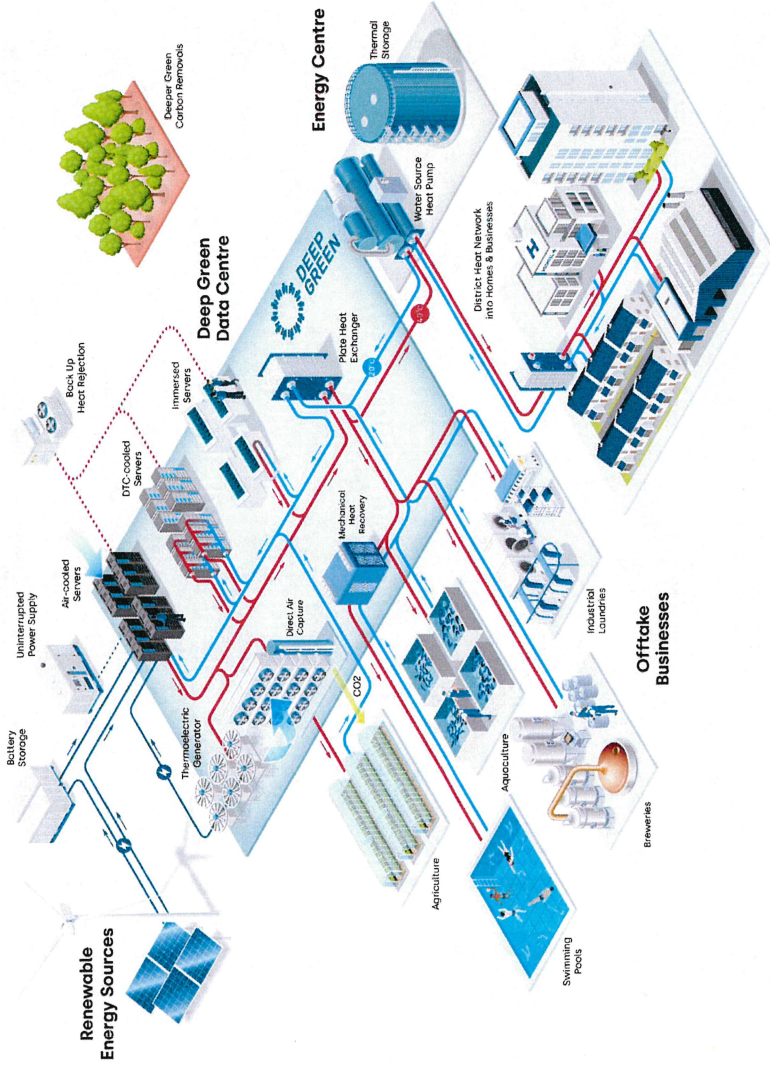
Deep Green Data Centers

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.

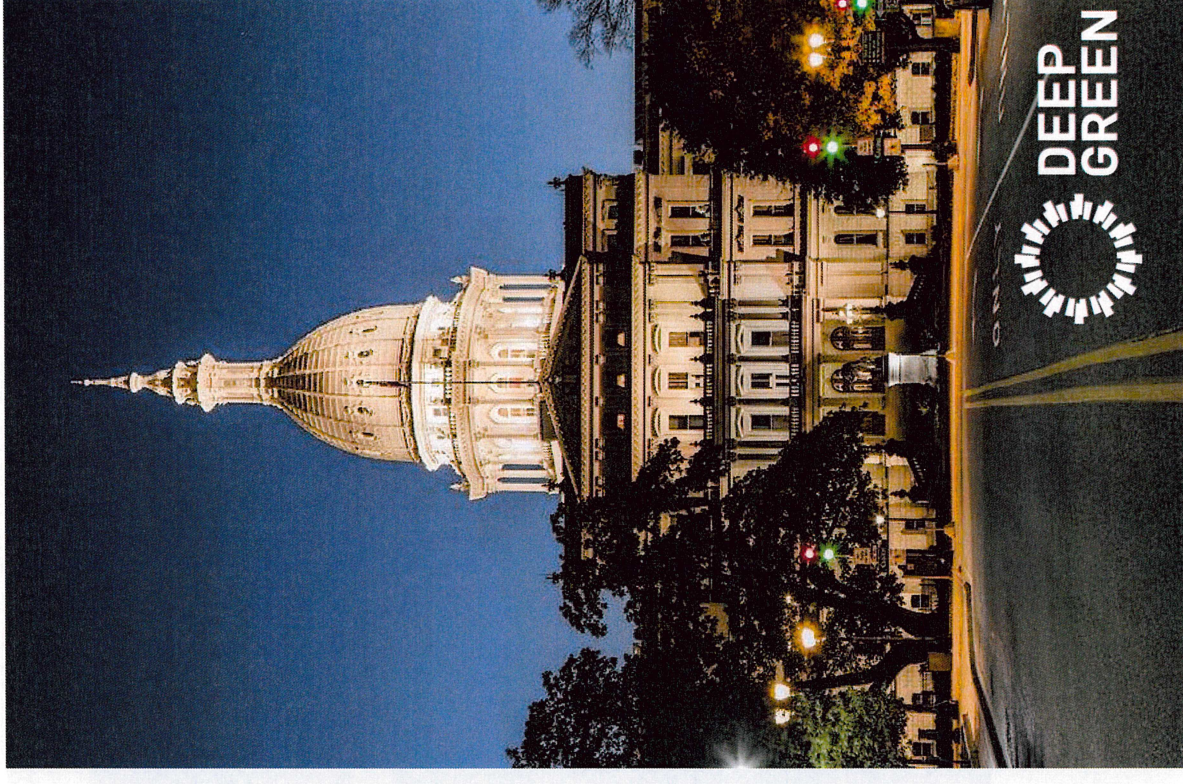


Our Vision: Lansing as a Lighthouse.

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.

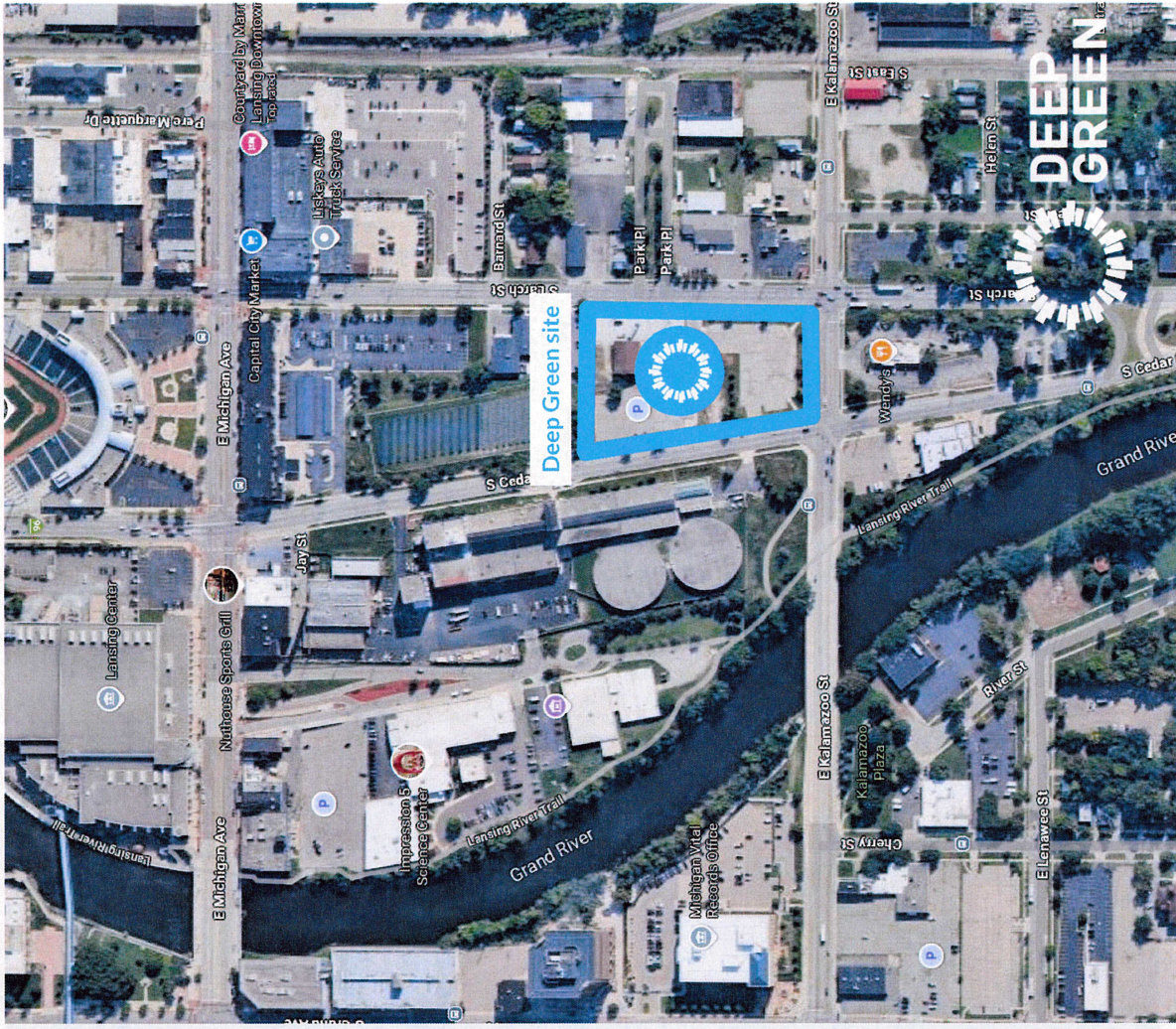
What makes a Deep Green data center different:

- 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) Total incoming power vs useful IT power	1.03-1.17	1.2-1.5
Energy Reuse Factor (ERF) Energy reused vs total energy consumed.	0.82-0.93	0
Water Usage Effectiveness (WUE) Litres of water used per kWh of IT consumption.	<0.01	0.3-0.8
Renewable Energy Factor (REF) Renewable energy used vs total energy used.	1	<0.5
Cooling Efficiency Ratio (CER) Heat removed vs energy used to remove the heat.	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, low waste redundant safety measures, low waste modular materials, with smart building controls and sensors.



2019

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 means 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

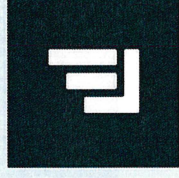
Community programmes

- 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
- 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:

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mlee@deepgreen.energy

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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



APR 2014 CITY FOR - 2' CRACKS 21004

Vacant City Lot – S. Cedar Street



220 S. Larch Street



220 S. LARCH STREET, MISSOURI 64504

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



S.

**Act-7-2025, Lot 49, 200 blocks S Cedar St. and S Larch St., Sale of Real 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 Deep Green
1007 N Orange St. 4th Floor, Suite 1382
Wilmington, DE 19801

PROPOSAL: Sale of Real Property, 200 blocks of S Cedar St. and S Larch St.

PARCEL(S): 501 E Kalamazoo St. PID # 33-01-01-16-427-122,
229 S Cedar St. PID # 33-01-01-16-427-082,
0 S Cedar St. PID # 33-01-01-16-427-051.

CURRENT OWNER(S): City of Lansing
316 N Capitol Ave., Suite D1.
Lansing, MI 48933

**EXISTING LAND USE
& ZONING** Use: Vacant – surface parking lot,
Zoning: DT-3 Downtown Core

PROPERTY SIZE AND SHAPE: L-shaped, irregular, 99,560 square feet, 2.28 acres total
-122 – 50,750.5 square feet
-082 – 43,908.5 square feet
-051 – 4,901 square feet

**SURROUNDING ZONING
& LAND USE** North: DT-3; commercial, solar array
East: DT-3; motor vehicle service station
South: DT-2; commercial, restaurant
West: DT-3; infrastructure, Dye Water Conditioning Plant

ANALYSIS

BACKGROUND:

Note: This report will refer to Lot 49 as 501 E Kalamazoo St. and Lot 49a as 229 S Cedar St.

The City of Lansing proposes to sell three parcels of real property totaling 2.28 acres, two of which are being used as City parking lots commonly known as Lot 49 and Lot 49a, to Deep Green for redevelopment for a data center. Lot 49 was acquired in 1990 for \$600,000. Lot 49a was purchased in 2010 for \$350,000.

Act-7-2025, Lot 49, 200 blocks S Cedar St. and S Larch St., Sale of Real Property - STAFF REPORT

The properties were historically developed with several single-family residences from at least 1906. In the late 1940s or early 1950s, the southern portion of the property was developed with two gasoline service stations. These buildings were razed in the late 1950s or early 1960s when the Imperial 400 Motel was constructed. The motel buildings remained until the early 1990s when the structures were razed and the City’s public parking lot. State of Michigan records state that an oil tank was removed from the property in 1992.

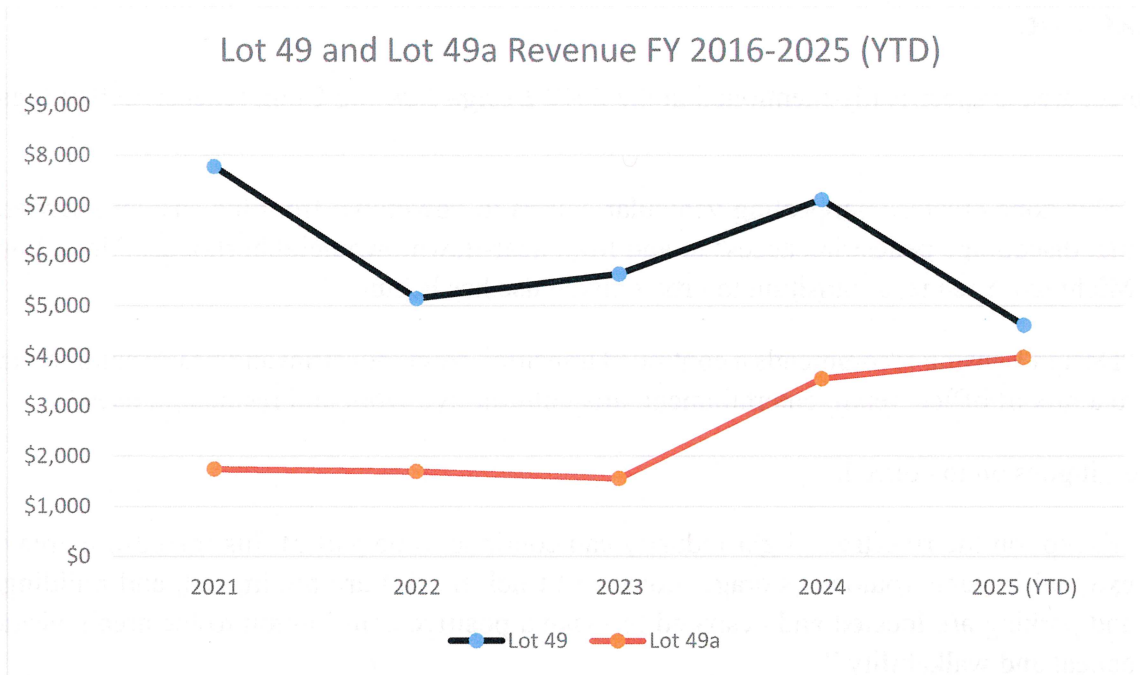
Lot 49a (229 S Cedar St.) was formerly the Yellow Cab headquarters. In 2007 the City proposed to swap Lot 49 along E Kalamazoo St. for this property to help facilitate the ‘Kalamazoo Gateway’, a mixed-use redevelopment which ultimately did not happen due to the Great Recession. (Z-12-2007, Act-17-2007). City Council ultimately followed through with the purchase in 2010 for \$350,000, with a long-term vision for prominent redevelopment at the intersection of Downtown and the Stadium District. During the 2010 purchase process it was stated that there was some site contamination, estimated at a \$50,000 clean up.

Lot 49 contains 81 parking spaces, while Lot 49a has 64 spaces. While there are a handful of regular permit holders they typically serve overflow or event parking for Lansing Lugnuts games, Lansing Center events, and Choose Lansing. Some of this parking is formalized in individual agreements. These users have been notified of the proposed sale and the Parking Services Office is working to select new sites based on individual needs.

Below is a five-year review of revenue for the lots. Pre-Covid numbers were not available at the time of this report, but anecdotally there has been a marked decline after the 2020 Covid-19 pandemic.

Year	Lot 49	Lot 49a
FY 2025 (YTD)	\$ 4610.80	\$ 3979.00
FY 2024	\$ 7113.50	\$ 3547.00
FY 2023	\$ 5626.00	\$ 1560.00
FY 2022	\$ 5143.00	\$ 1700.00
FY 2021	\$ 7771.00	\$ 1745.00
2021 – 2025 (YTD) Total	\$ 30,264.30	\$ 12,531

Act-7-2025, Lot 49, 200 blocks S Cedar St. and S Larch St., Sale of Real Property - STAFF REPORT



The properties were included amongst the assets recommended for sale in the 2023 Parking Study, conducted by Walker Consultants. A March 7, 2023 appraisal valued the two parking lot properties at \$1,450,000. These lots are under-utilized and are not necessary for the City parking system nor other City operations.

Lansing Economic Development Corporation (LEDC) in partnership with the City, released a request for proposals for these parcels in 2023. Only one respondent submitted a plan. That proposal for multi-family residential development fell through during 2023.

Since the beginning of Mayor Schor’s ‘Build Lansing Initiative’ in 2021 the City has maintained a review of any and every proposal for redevelopment of non-park City-owned property. Deep Green has been only the second entity to show an interest in Lot 49/49a since 2023.

The subject parcels along with 220 S Larch St. are part of a conditional rezoning request (Z-2-2025) from DT-3 Downtown Core to IND-1 Industrial to permit the data center land use.

LOCATION:

The subject properties are located along the 200 blocks of S Cedar St. at the intersections with the 500 block of E Kalamazoo St. This area is the southern end of the Stadium District. The area bordered by the Grand River and Pere Marquette Railroad from E Kalamazoo St. north to E Shiawassee St. was designated as the DT-3 Downtown Core zoning district to permit redevelopment with the greatest density and mix of uses.

**Act-7-2025, Lot 49, 200 blocks S Cedar St. and S Larch St., Sale of Real Property - STAFF
REPORT**

CHARACTER:

The subject area is specifically mentioned in the 2012 *Design Lansing* Comprehensive Plan (pgs. 63-64).

“This zone creates unappealing vehicular entries to downtown from the east and barriers that discourage pedestrian access to and from near-downtown neighborhoods. Along East Michigan Avenue, a transition to urban mixed use has begun...”

“Design Lansing recommends a continued transition from industrial and heavy commercial to a mix of office, retail, entertainment, arts/cultural live-work and residential uses.”

However, it goes on to concede:

“Except on the riverfront, light industry can continue to be part of this mixed-use area if external impacts (outdoor storage, noise and truck traffic) are minimized, and buildings and parking are located and designed to make a positive contribution to the area’s visual appeal and walkability.”

During the drafting and the subsequent amendments to the form-based zoning code, the Stadium District from Cedar Street to Pere Marquette Railroad, from Kalamazoo Street to Shiawassee Street, was included in the DT-3 Downtown Core zoning district to encourage the dynamic mixed-use redevelopment envisioned in the comprehensive plan.

The subject properties were both included in the Z-12-2007 rezoning request from H – Light Industrial to G-1 – Business well before the 2012 Design Lansing Plan and the Form-Based Zoning Code, explicitly to facilitate the redevelopment from parking lots to a four-story mixed-use development. That rezoning case was recommended for approval by that Planning Board.

Selling the subject properties for a data center, with no other commercial or residential uses open to the general public and with an upper limit of 15 employees spread over three shifts, is not the highest and best use envisioned for these properties, either by the 2012 Plan nor by City Council when they were acquired. If this intersection is meant to be the southern entry into the Stadium District and the new Downtown development coming online across the Grand River at S Grand Ave. and E Kalamazoo St. (City Hall, New Vision Lansing, Riverview 220, Grand Vista Place), it will not live up to the vision previously articulated by the City.

Staff recognizes that redevelopment has so far failed to extend to the 500-600 block of E Kalamazoo St. even with major projects such as Block 600 on E Michigan Ave. The 600 block of E Kalamazoo St. is still dominated by motor vehicle and light industrial uses, or worse, vacancies. There are four major vacant parcels across the street that have been on the market for years.

**Act-7-2025, Lot 49, 200 blocks S Cedar St. and S Larch St., Sale of Real Property - STAFF
REPORT**

EXTENT:

The extent of the proposed sale is three parcels totaling 2.28 acres to facilitate a data center and accessory infrastructure uses/structures. The parcels must be combined to facilitate construction. If approved, the property will return to the tax rolls with a more productive land use.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- *(Dick Peffley General Manager)* BWL owns and operates the John F. Dye Water Conditioning Plant west of subject matter property, and we look forward to having Deep Green as our new neighbor.

Public Service Department:

(Dan Danke, Engineer)

- Cedar Street and Larch Street are MDOT roads and will require MDOT permit for construction in the ROW.
- The sewers appear to be City of Lansing sewers and not MDOT's.
- There is sanitary sewer on all sides of the property. Proposed sanitary flow needs to be provide in order to ascertain capacity issues, if any, and determine which sewer should be used.
- The south lot looks like it discharges storm sewer to Kalamazoo Street. The north lot looks like it sheet flows to Cedar Street. A catch basin system will be required for the new development.
- Compliance with stormwater ordinance is required.
- Public Service will need to know if the LBWL plans to discharge the "hot water" to the public sewers.
- The sewers on the north may not be in an easement, since they are located on LBWL property.
- Sanitary sewer adjoining the development are old and may need lining.

Lansing Assessor's Office

(Jennifer Czeiszperger, Director)

- We have done a work-up for an estimated true cash value:
 - Estimated building with land, land improvements, and specialty building items (i.e. generators etc) \$14,000,000
 - Personal property items (i.e. servers, routers etc) \$10,000,000

These values would result in an annual potential tax bill of \$560,363 for the real property and \$313,020 for the personal property. (\$873,383 total taxes for year – with City of Lansing portion being \$233,280 annually)

**Act-7-2025, Lot 49, 200 blocks S Cedar St. and S Larch St., Sale of Real Property - STAFF
REPORT**

Lansing Fire Department:

- (*Jared Nisch, Fire Marshal*) No objection.

Parks and Recreation Department

- (*Brett Kaschinske, Director*) No objection.

EDP – Development Office

- (*Erin Buitendorp, Manager*) No objection.

STAFF RECOMMENDATION

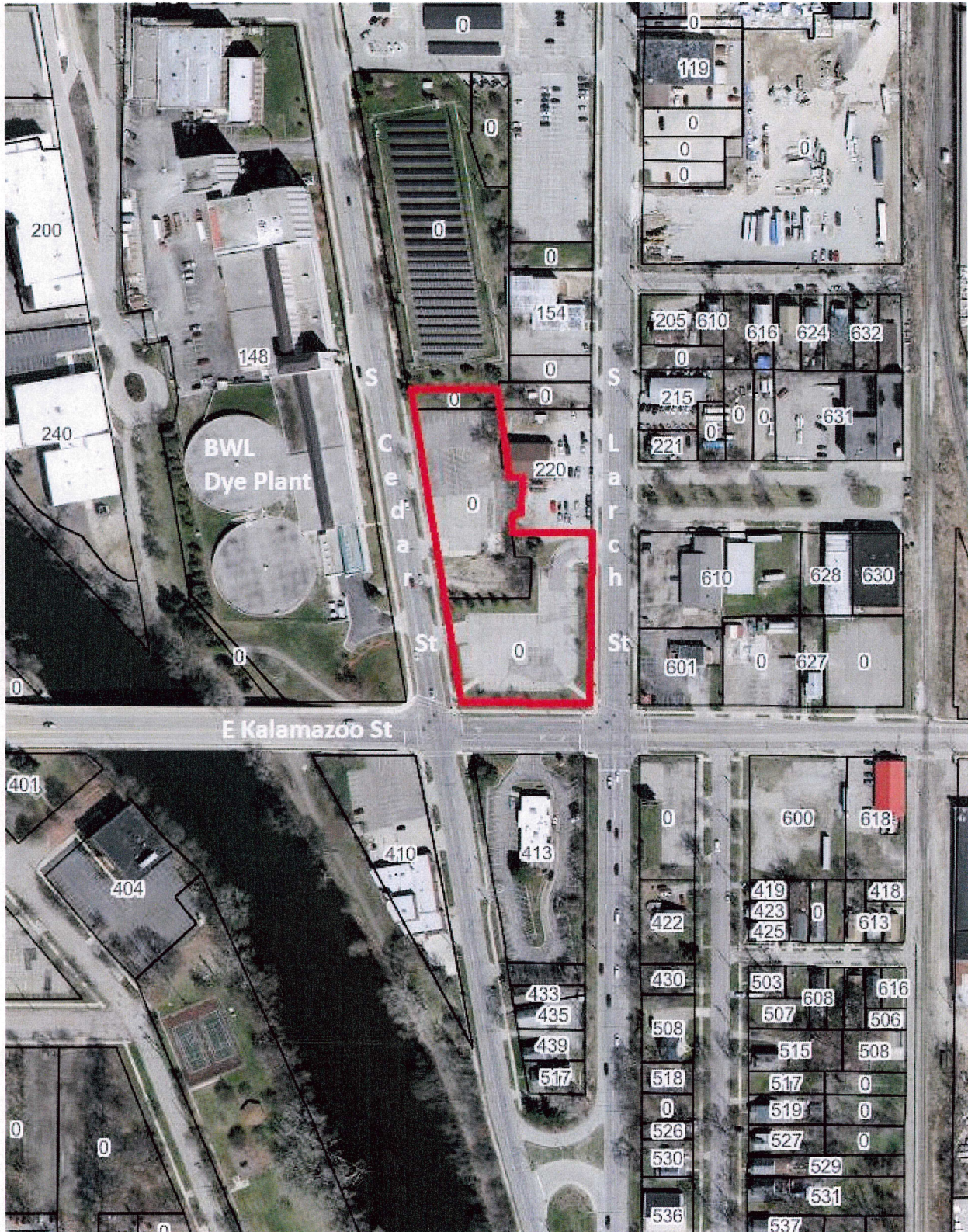
Staff recommends approval of Act-7-2025, to return under-utilized property back to the tax rolls and to support redevelopment of underutilized city parking lots with the following conditions:

1. All exterior mechanical equipment, including roof-mounted equipment and any proposed or future back-up generators, shall be screened behind a ten-foot tall masonry screen wall and utilize noise-dampening materials or methods to mitigate noise pollution stemming from site operations.
2. Site operations shall not produce any nuisance impacts including noise, vibration, or fumes, on neighboring residential property.

**Respectfully submitted,
Andy Fedewa, Planner**

Act-7-2025, Lot 49, 200 blocks S Cedar St. and S Larch St., Sale of Real Property - STAFF REPORT

Aerial:



Act-7-2025, Lot 49, 200 blocks S Cedar St. and S Larch St., Sale of Real Property - STAFF REPORT

Streetview: (looking northwest, July 2025)



Act-7-2025, Lot 49, 200 blocks S Cedar St. and S Larch St., Sale of Real Property - STAFF REPORT

Site Plan:

