



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 – *Approved 12/2/2025*

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.