



Andy Schor  
Mayor

**LANSING BOARD OF ZONING APPEALS**  
**Regular Meeting**  
**Thursday, December 11, 2025, 6:30 PM**  
**Neighborhood Empowerment Center**  
**600 W Maple Street, Lansing, MI 48906**

## **AGENDA**

**I. ROLL CALL**

**II. APPROVAL OF AGENDA**

**III. PUBLIC COMMENT**

**IV. PUBLIC HEARING/ACTION**

**A. BZA-4099.25, 809 E Michigan Avenue**

**Public Hearing** – To receive public comment on variances to Sections 1243.06.02, 1246.04.03(e), and Table 1243.03 of the Zoning Ordinance to permit the construction of a McDonalds restaurant with drive-through at 809 E. Michigan Avenue that would be 1 story and 22.7 feet in height, would not occupy the first 20 feet of the site along E. Michigan Avenue, have a 15.06 foot build-to line, no customer entrance on the front wall of the building, a driveway onto a local street and would exceed the number of permitted parking by 1 space.

**Motion** – In consideration of requests for variances to Sections 1243.06.02, 1246.04.03(e), and Table 1243.03 of the Zoning Ordinance to permit the construction of a McDonalds restaurant with drive-through at 809 E. Michigan Avenue that would be 1 story and 22.7 feet in height, would not occupy the first 20 feet of the site along E. Michigan Avenue, have a 15.06 foot build-to line, no customer entrance on the front wall of the building, a driveway onto a local street and would exceed the number of permitted parking by 1 space.

**V. OLD BUSINESS**

**VII. NEW BUSINESS**

**VI. APPROVAL OF MINUTES**

**A. Regular Meeting, October 9, 2025**

**VIII. PUBLIC COMMENT**

**IX. ADJOURNMENT**

**FOR SPECIAL ACCOMMODATIONS, PLEASE GIVE 24 HOURS NOTICE PRIOR TO THE MEETING BY CALLING SUSAN STACHOWIAK IN THE PLANNING OFFICE AT 517-483-4085 OR BY DIALING (TTY 711).**

### GENERAL INFORMATION

APPLICANT: Permit Systems/Cathy Stephens  
100 North Avenue, Suite 103-164  
Tallmadge, OH 44278

OWNER: Harriet Anthony  
1217 Cape Coral Parkway East  
Cape Coral, FL 33904

REQUESTED ACTION: Variances to the building height requirements, driveway location, required corner massing, setback from front property lines (build-to line), numerical parking restriction, and building entrance location.

EXISTING LAND USE: Florist/Parking lots

EXISTING ZONING: “MX-2” Mixed-Use Community Center

PROPERTY SIZE & SHAPE: 44,797 square feet (flag shaped lot)

SURROUNDING LAND USE: N: Parking Lots/Multi-Family Residential  
S: Commercial/Multi-Family Residential  
E: Vacant  
W: Office buildings

SURROUNDING ZONING: N: “MX-2” Mixed-Use Community Center  
S: “MX-2” Mixed-Use Community Center  
E: “MX-2” Mixed-Use Community Center  
W: “DT-2” Urban Flex

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property for urban mixed use corridor land use. E. Michigan Avenue is designated as an activity corridor. N. Hosmer Street and Jerome Street are designed as local roads.

### REQUEST

This is a request for variances to Sections 1243.06.02 (a), & (b), Section 1246.04.03(e), Section 1254.01.03 (c), and Table 1243.03 of the Zoning Ordinance to permit the construction of a McDonalds restaurant with drive-through at 809 E. Michigan Avenue. The proposed building is less than the required two stories and 25 feet in height, would not occupy the first 20 feet of the site along E. Michigan Avenue (corner massing) or be located at the required 5 foot build-to line, does not have a front entrance to the building facing the main street frontage (E. Michigan Avenue), would have a driveway onto a local street (N. Hosmer Street) and would exceed the number of permitted parking by 1 space.

<b>Ordinance Provision</b>	<b>Required/Permitted</b>	<b>Proposed</b>
Section 1243.06.02(a)	Minimum required building height: 25 feet – 2 stories	22 feet, 7 inches – 1 story
Section 1243.06.02(a)	Building must occupy the first 20 feet of the frontage along both streets	Building does not occupy the first 20 feet of the site along E. Michigan Avenue
Section 1243.06.02(b)	5-foot build-to line	15.06 feet from the property line along E. Michigan Avenue
Table 1243.03	Requires all points of ingress and egress to be directly onto a prime connector or a suburban, arterial or activity corridor.	One of the points of ingress/egress is onto N. Hosmer which is a local road
Section 1246.04.03(e)	Requires one main entry to the building facing the primary street	No customer/pedestrian entrance facing E. Michigan Avenue
Section 1254.01.03 (c)	Restricts the allowable number of parking spaces to no more than 20% in excess of what is required. (39 spaces (required) x 20% = 47 spaces (permitted))	48 parking spaces – 1 parking space more than what is permitted

### **PRACTICAL DIFFICULTY/UNNECESSARY HARDSHIP**

Sections 1274.06 (c)(1-4) and (e)(1)-(4) of the Zoning Code set forth the criteria and standards which must be used to evaluate a variance request. In short, approval of a variance must be based upon a determination by the Board that there is a unique feature of the property, such as irregular size, shape or uneven topography, that either prevents compliance with the ordinance or makes it unreasonably difficult.

Although not stated in the application, it is assumed that the basis for the applicant's requests are as follows:

- \* The site is not large enough to comply with the applicable site development requirements listed in the table above.
- \* The development standards regarding placement of the building on the site do not accommodate the applicant's design standards for a drive-through restaurant.
- \* As a fast-food restaurant, a 25-foot high, 2-story building is not necessary or practical.

There is nothing unique about the site that would make development impractical or unreasonably difficult. It has no irregular lot lines, uneven topography or any other physical features that warrant relief from the ordinance requirements. The property is of adequate size to accommodate redevelopment for the majority of the uses permitted under the current zoning, in compliance with

all applicable ordinance provisions, particularly since most of the permitted uses do not have restrictions on access to local streets. In addition, the setbacks requirements in the MX-2 zoning district are minimal, there is no lot coverage restriction and there are options for reducing the required number of parking spaces. The need for the requested variances is the result of selecting a site where the development requirements cannot accommodate the applicant's desired site design. Granting a variance when it cannot be established that there is a practical difficulty that is markedly unique based upon a physical feature of a site would render the Ordinance ineffective in accomplishing its intended purpose and could set a negative precedent for approval of other variance requests of a similar nature.

The variances to permit the proposed building orientation and massing is not consistent with the intent and purpose of the zoning ordinance or the City's Master Plan and thus, it cannot be established that denial of the variances would cause an unnecessary hardship on the applicant. In broad terms, both documents are intended to create an attractive streetscape and a positive relationship between buildings and roadways by regulating design, form, mass and scale to create/retain vibrant commercial districts while preserving property values and a quality living environment for nearby residential areas. Both documents are also intended to create a pedestrian-friendly/walkable environment by requiring the front wall of the building with the primary entrance facing the main street so that customers can access the building from the public sidewalk. The proposed design has the back wall of the building facing E. Michigan Avenue which is not only contrary to the intent and purpose of the zoning ordinance and master plan but also inconsistent with the established development plan in the area.

### **IMPACT STANDARDS**

There are four standards listed in Section 1274.06 (e) of the Zoning Ordinance that must be satisfied in order to grant the requested variances. These standards and the manner in which they relate to the request are as follows

1. **The use will be in harmony with the appropriate and orderly development of the surrounding neighborhood.**

The vast majority of the sites along E. Michigan Avenue are consistent with the development requirements of the MX-2 zoning district and hence, the intent and purpose of the Master Plan. The corridor is characterized by 2+ story buildings that have first floor commercial uses with upper floor residential units, buildings located at the front property line with pedestrian entrances facing the street and limited on-site parking located behind the buildings. Since the applicant's proposal is completely contrary to the existing land use and development pattern in the area, approval of the variances could set a negative precedent for future variance requests that would similarly result in an creating an inconsistent development pattern.

2. **The use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved.**

The proposed use and site design could have significant negative impacts on vehicular traffic in the area. Fast food drive-through restaurants generate a high volume of quick turnover traffic during most of their hours of operation. The ordinance restricts access to

such uses to non-local streets so that they do not interfere with traffic from other uses in the area and residential neighborhoods in particular that the streets are intended to serve. The proposed site design includes access to the site from N. Hosmer which is classified as a local street. There is a very short distance for vehicles exiting the drive-through to wait to turn onto N. Hosmer and a short distance for vehicles waiting to turn onto E. Michigan Avenue. The volume of traffic that will be generated by the proposed restaurants may cause traffic backups within and in the vicinity of the site by increasing waiting times for motorists turning onto E. Michigan Avenue which is a non-signalized intersection.

The primary concern with the proposal is that it is not designed to enhance the goals of the zoning ordinance and master plan to create a pedestrian-oriented/friendly environment along the E. Michigan Avenue corridor. There is no pedestrian entrance on the front wall of the building and the one pedestrian entrance to the building from the public sidewalk is located towards the north end of the west wall of the building along N. Hosmer. In addition, the site design will require pedestrians to walk a substantial distance to the building from most of the parking spaces with no designated walkways or controls to prevent conflicts with vehicular traffic within the site.

If approved, bicycle parking will be required on the site, which would likely require removal of at least 1 parking space. This would resolve the issue of the variance to permit 1 parking space on the site in excess of what is permitted.

3. **The use will be designed to eliminate a possible nuisance emanating there from.**

It is not anticipated that the proposed use will generate nuisances such as noise, fumes, vibrations or light glare that would negatively impact the surrounding area. The City has specific ordinance restrictions on light glare/intensity, noise levels and other performance standards, to address any issues that may arise.

4. **The use will not interfere with or discourage the appropriate development and use of adjacent land and structures or unreasonably affect their value.**

As described in the preceding paragraphs of this report, the proposed building and site design are not consistent with the intent and purpose of the master plan or the zoning ordinance and thus, approval of the variances could negatively impact future patterns of development by setting a precedent for future requests to vary the ordinance standards. The City's vision is to create an environment that encourages pedestrian activity, particularly in the downtown and surrounding commercial areas such as the E. Michigan Avenue corridor, Reo Town, Old Town and W. Saginaw Street where the majority of the buildings are located at or very close to the front property lines with the primary entrances on the front wall and parking lots in the rear. The proposed site has the back wall of the building facing E. Michigan Avenue with a 15-foot offset from the property line.

### **FINDINGS**

This is a request for variances to Sections 1243.06.02 (a), & (e), 1246.04.03(e), and 1254.01.03 (c), and Table 1243.03 of the Zoning Ordinance to permit the construction of a McDonalds restaurant with drive-through at 809 E. Michigan Avenue. The proposed building is less than the

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required two stories and 25 feet in height, would not occupy the first 20 feet of the site along E. Michigan Avenue (corner massing) or be located at the required 5 foot build-to line, does not have a front entrance to the building facing the main street frontage (E. Michigan Avenue), would have a driveway onto a local street (N. Hosmer Street) and would exceed the number of permitted parking nu 1 space.

The available information supports a finding that the variances do not comply with the applicable practical difficulty/unnecessary hardship and the impact criteria listed in Sections 1274.06 (c) and 1274.06 (e) of the Zoning Ordinance.

### **RECOMMENDATION**

Based on the information and findings described in this report, the staff recommendation is to deny the variance requests to Sections 1243.06.02 (a), & (b), 1246.04.03(e), and 1254.01.03 (c), and Table 1243.03 of the Zoning Ordinance to permit the construction of a McDonalds restaurant with drive-through at 809 E. Michigan Avenue that would be less than the required two stories and 25 feet in height, would not occupy the first 20 feet of the site along E. Michigan Avenue (corner massing) or be located at the required 5 foot build-to line, does not have a front entrance to the building facing the main street frontage (E. Michigan Avenue), would have a driveway onto a local street (N. Hosmer Street) and would exceed the number of permitted parking by 1 space.

Respectfully Submitted,

Susan Stachowiak  
Zoning Administrator



# Zoning Map



## Lansing Form Based Code

-  MX-C - Mixed-Use Urban Corridor
-  MX-1 - Mixed Use Neighborhood Center
-  MX-2 - Mixed Use Community Center
-  DT-1 - Downtown Edge
-  DT-2 - Urban Flex
-  DT-3 - Downtown Core
-  R-1 - Residential
-  R-2 - Residential
-  R-3 - Residential
-  MFR - Multi-Family Residential
-  R-MX - Mixed Residential
-  R-AR - Residential Adaptive Reuse
-  IND-1 - Industrial
-  INST-1 - Institutional
- ROW

Reset Form

Print Form



CITY OF LANSING - PLANNING OFFICE
PETITION
BOARD OF ZONING APPEALS

FILE NUMBER: BZA-\_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

A request is hereby made to vary the requirements of the Zoning and / or Sign Ordinance.

Street Address (include zip code): \_\_\_\_\_

Legal Description: [Empty box]

Applicant Name: \_\_\_\_\_

Address (include zip code): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Owner Address (include zip code): \_\_\_\_\_

Owner Phone: \_\_\_\_\_

Interest in Property (please check one)

- Option to buy, Owner, Other (please specify), Leasee, Represent Owner

Is this property in the flood plain?

Zoning of the property: \_\_\_\_\_ Lot dimensions: \_\_\_\_\_ X \_\_\_\_\_ [Yes/No]

Is this property residential? [Yes/No]

# of Efficiency Units: \_\_\_\_\_ # of 1 Bedroom Units: \_\_\_\_\_ # of 2 Bedroom Units: \_\_\_\_\_ # of 3 Bedroom Units: \_\_\_\_\_

Total # of Units: \_\_\_\_\_ Total # of Bedrooms: \_\_\_\_\_ # of accessible on-site parking spaces: \_\_\_\_\_

Is this property non-residential? [Yes/No]

# of employees (largest shift): \_\_\_\_\_ # of accessible on-site parking spaces: \_\_\_\_\_

Hours and days / week of operation: \_\_\_\_\_

Describe or explain your proposal for this property:

*attach a separate sheet if more space is necessary*

Section # with which this proposal is in conflict: \_\_\_\_\_

If this petition is not granted, explain how your proposal will be affected:

*attach a separate sheet if more space is necessary*

Items to be submitted with the petition:

- 1 **A site plan drawn to a scale of at least 1" = 100'** showing the location of all structures, existing and proposed, in relation to the lot lines and access points.
- 2 **Flood plain information** where applicable.
- 3 Non-refundable fee for processing (5/6/24)

**FEES:**

Consolidated Rate: \$450.00

**A zoning variance means a modification of the strict letter of the zoning or sign codes, being title six and chapter 1442 respectively, of the City of Lansing, granted when, by reason of exceptional conditions, the strict application of the provisions of this chapter result in peculiar or exceptional practical difficulties or unnecessary hardship to the owner of the lot.**

*Please file this petition with the Planning Office.*

Signature of applicant: \_\_\_\_\_

Name: \_\_\_\_\_

*For assistance, please contact:*

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

## LEGAL DESCRIPTION PER TITLE COMMITMENT

Land situated in the City of Lansing, County of Ingham and State of Michigan described as:

Parcel 1: Lots 1, 2, 3, and 8, also the East 7.5 feet of vacated Hosmer Street lying adjacent to Lot 1, except commencing 33 feet South of the Northwest corner of Lot 1; thence South 34 feet; thence East 44 feet; thence North 34 feet; thence West 44 feet to beginning, Block 1, Jerome's Addition to the City of Lansing, Ingham County, Michigan, as recorded in Liber 51 of Deeds, Page 404.

And:

The North 34 feet in width of the South 8 rods in length of the West 2/3 of Lot 1, Block 1, Jerome's Addition, City of Lansing, Ingham County, Michigan, as recorded in Liber 51 of Deeds, Page 404.

Parcel 2: The South 33 feet of the East 8.25 feet of the North 115.5 feet of Lot 7, Block 1, Jerome's Addition to the City of Lansing, Ingham County, Michigan.

## LEGAL DESCRIPTION OF PARCEL 1 "AS-SURVEYED"

PART OF THE NORTHWEST 1/4 OF SECTION 15, T04N-R02W, CITY OF LANSING, COUNTY OF INGHAM, STATE OF MICHIGAN.

LOTS 1, 2, 3, AND 8, BLOCK 1 OF "JEROME'S ADDITION TO THE CITY OF LANSING", AS PLATTED IN LIBER 51 OF DEEDS, PAGE 404.

ALSO THE EAST 7.5 FEET OF VACATED HOSMER STREET LYING ADJACENT TO SAID LOT 1.

ALL BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE NORTH 89°54'38" EAST, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 15, 496.50 FEET; THENCE NORTH 00°43'12" EAST 49.50 FEET TO THE INTERSECTION OF THE EAST LINE OF N. HOSMER ST. (75' WIDE PUBLIC R.O.W.) WITH THE NORTH LINE OF E. MICHIGAN AVE. (99' WIDE PUBLIC R.O.W.) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF N. HOSMER ST., NORTH 00°43'12" EAST 162.61 FEET; THENCE NORTH 89°50'23" EAST, ALONG THE LOT LINES COMMON TO LOTS 1, 2, 9 & 10, 139.50 FEET TO THE LOT CORNER COMMON TO SAID LOTS 2, 3 & 8; THENCE NORTH 00°45'00" EAST 162.79 FEET TO NW CORNER OF SAID LOT 8 & A POINT ON THE SOUTH LINE OF JEROME STREET; THENCE NORTH 89°46'15" EAST, ALONG SAID SOUTH LINE OF JEROME ST., 66.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 00°45'30" WEST 325.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND A POINT ON THE NORTH LINE OF E. MICHIGAN AVE.; THENCE SOUTH 89°54'38" WEST, ALONG SAID NORTH LINE OF E. MICHIGAN AVE., 205.37 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES (44,173 SQ.FT.) OF LAND.

NOTE: PARCEL "2" IS NOT CONTIGUOUS AND IS NOT INCLUDED IN THE ABOVE DESCRIPTION.





Imagine Create Excite

MCDONALD'S  
809 E MICHIGAN AVE, LANSING, MI



IMAGINATE



Imagine Create Excite

McDonald's  
809 E MICHIGAN AVE, LANSING, MI



IMAGINATE



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McDonald's  
809 E MICHIGAN AVE, LANSING, MI



IMAGINATE



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MCDONALD'S  
809 E MICHIGAN AVE, LANSING, MI



IMAGINATE

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**PRELIMINARY  
 NOT FOR CONSTRUCTION**

STATE ID: 211993 PROJECT #: 25-152  
 NATIONAL #: 44512 DRAWN BY: RP  
 CHECKED BY: JK

DATE: 08/26/25 - P&Z REVIEW SET - 005

REVISIONS

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CLIENT  
**McDonald's  
 USA, LLC**

PROTOTYPE  
 BB20 4584 WW-BV MODIFIED  
 ISSUE DATE 02/26/25

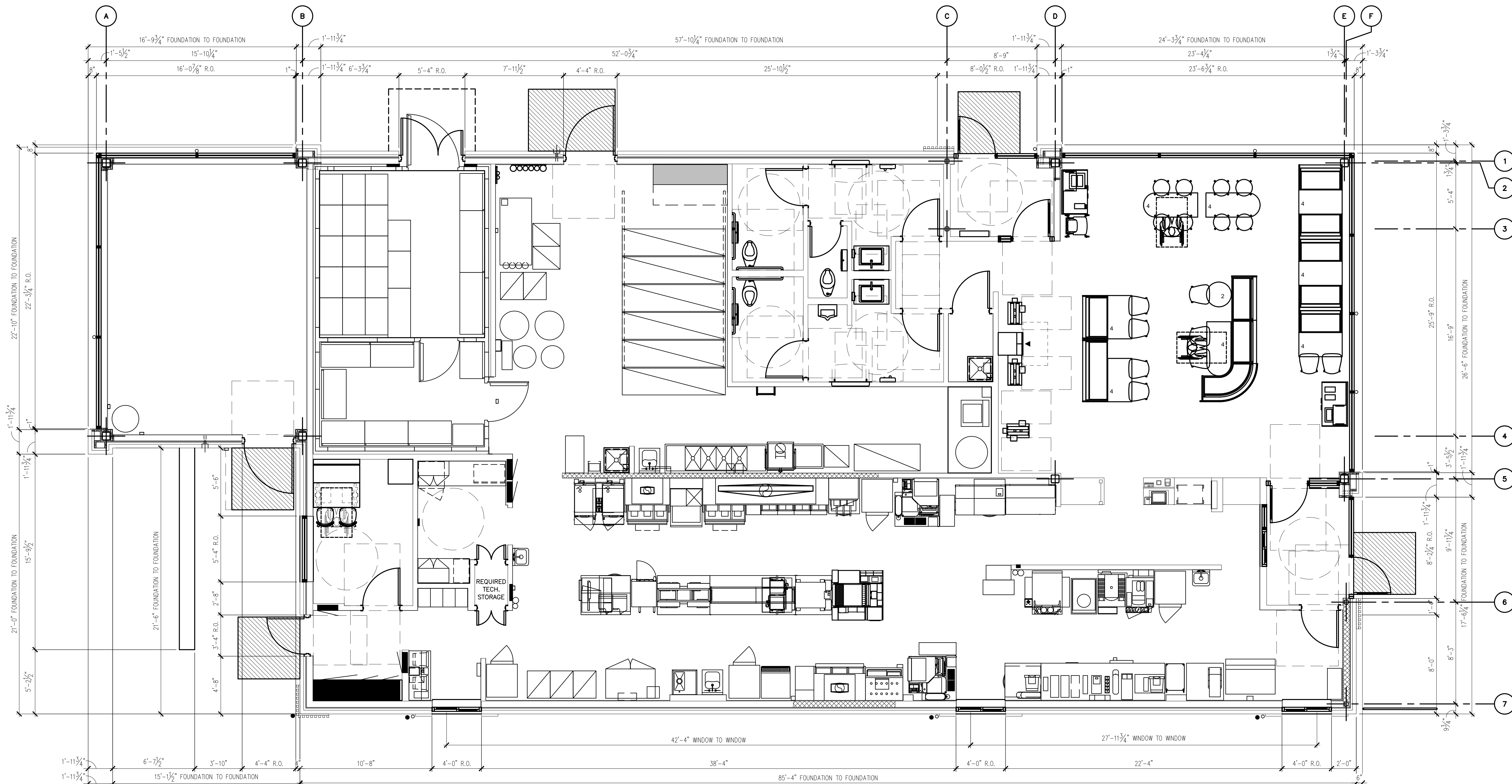
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 809 E. MICHIGAN AVE.  
 LANSING, MI 48912

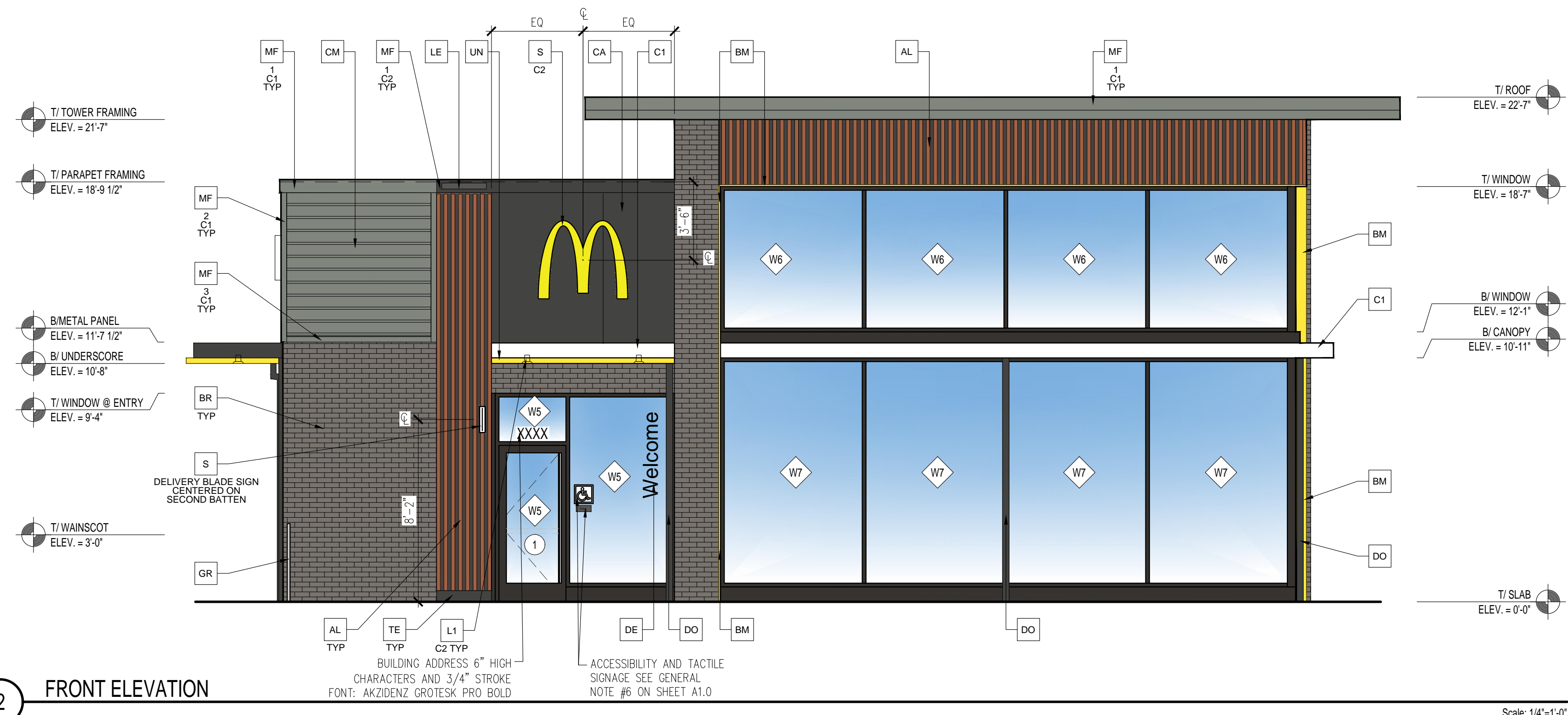
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PROPOSED  
 FLOOR  
 PLAN

SHEET NUMBER:

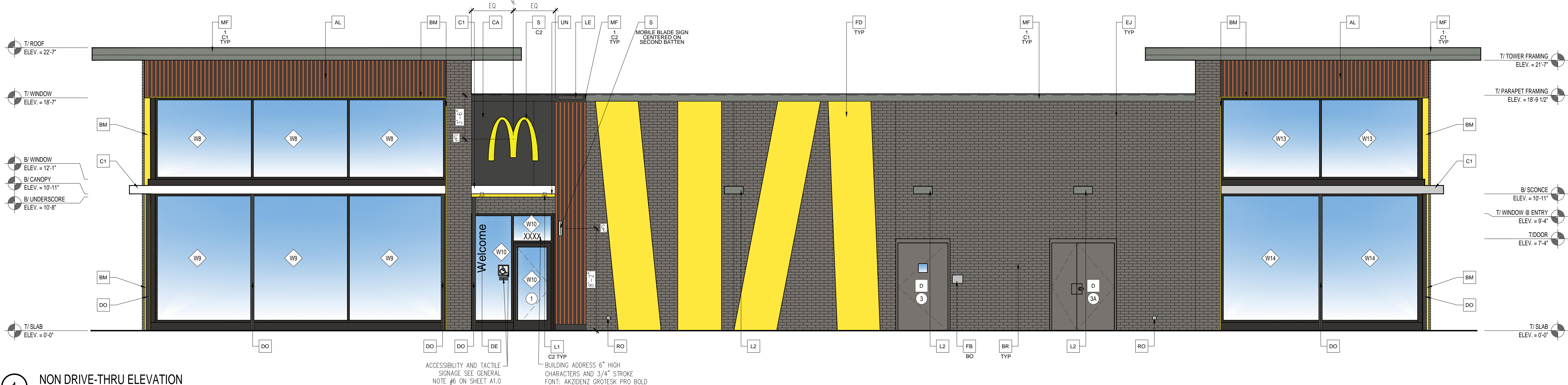
**A1.0**





2 FRONT ELEVATION

Scale: 1/4"=1'-0"



1 NON DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"

ELEVATION KEY NOTES:				
COLOR SCHEME: 'STEEL' SCHEME				
<p><b>AL</b> ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS</p> <p><b>BR</b> BRICK VENEER BY HEBRON "SLATE GRAY", SMOOTH MORTAR: SM300 LIGHT BUFF BY SPEC MIX</p> <p><b>BM</b> BRAKE METAL TRIM - COLOR: GOLD</p> <p><b>C1</b> ALUMINUM CANOPY SYSTEM COLOR: WHITE</p> <p><b>C2</b> ALUMINUM CANOPY SYSTEM COLOR: RAL 7022</p> <p><b>CA</b> CITADEL ACM WALL PANELS COLOR: UMBRA GRAY</p>	<p><b>CM</b> 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA COLOR: WEATHERED ZINC</p> <p><b>D</b> HOLLOW METAL DOOR PAINT: GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS</p> <p><b>DE</b> DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gxi.com</p> <p><b>DO</b> DOWNSPOUT - 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER - COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN - COLOR: RAL 7022</p> <p><b>EJ</b> EXPANSION JOINT, SEE DETAIL 7/A4.1</p> <p><b>FB</b> FILL BOX ## - TYPE: CO2 = BULK CO2 (EOPM SCHEDULE ITEM 49.00) BO = BULK OIL (EOPM SCHEDULE ITEM 700.18)</p>	<p><b>FD</b> FRY DECAL. COORDINATE WITH ACM.</p> <p><b>GR</b> GUARD RAIL - STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0</p> <p><b>L1</b> RECESSED LIGHT FIXTURE - SEE ELECTRICAL ## - COLOR: C1 = WHITE C2 = GOLD</p> <p><b>L2</b> RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER</p> <p><b>LE</b> ACCENT LIGHTING - LED LIGHT SLIM LED (DOWN ONLY) - SEE ELECTRICAL</p> <p><b>MC</b> METAL WALL CLADDING W/ RIBBON ## - COLOR: C1 = "GOLD" C2 = "GRAY"</p>	<p><b>MF</b> METAL FASCIA ## - TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = BOTTOM TRIM AT METAL REVEAL PANEL 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES COLOR: C1 = WEATHERED ZINC C2 = RAL 7022</p> <p><b>PB</b> PIPE BOLLARD - SEE SITE PLAN AND DETAIL 3/A2.1 COLOR: PAINTED YELLOW</p> <p><b>RO</b> ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL</p> <p><b>S</b> McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE ## - COLOR: C1 = WEATHERED ZINC RACEWAY C2 = RAL 7022 RACEWAY</p> <p><b>ST</b> CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.</p>	<p><b>SW</b> SCREEN WALL STONE CAP</p> <p><b>TE</b> TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS</p> <p><b>UN</b> METAL UNDERSCORE COLOR: GOLD</p> <p><b>W#</b> EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A5.0 FOR ASSEMBLY NOTE &amp; A6.0 FOR WINDOW TYPES.</p> <p><b>XX</b> DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT</p>



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STATE ID: 211993  
PROJECT #: 25-152  
NATIONAL #: 44512  
DRAWN BY: RP  
CHECKED BY: JK

DATE: 08/26/25 - P&Z REVIEW SET - 005

REVISIONS

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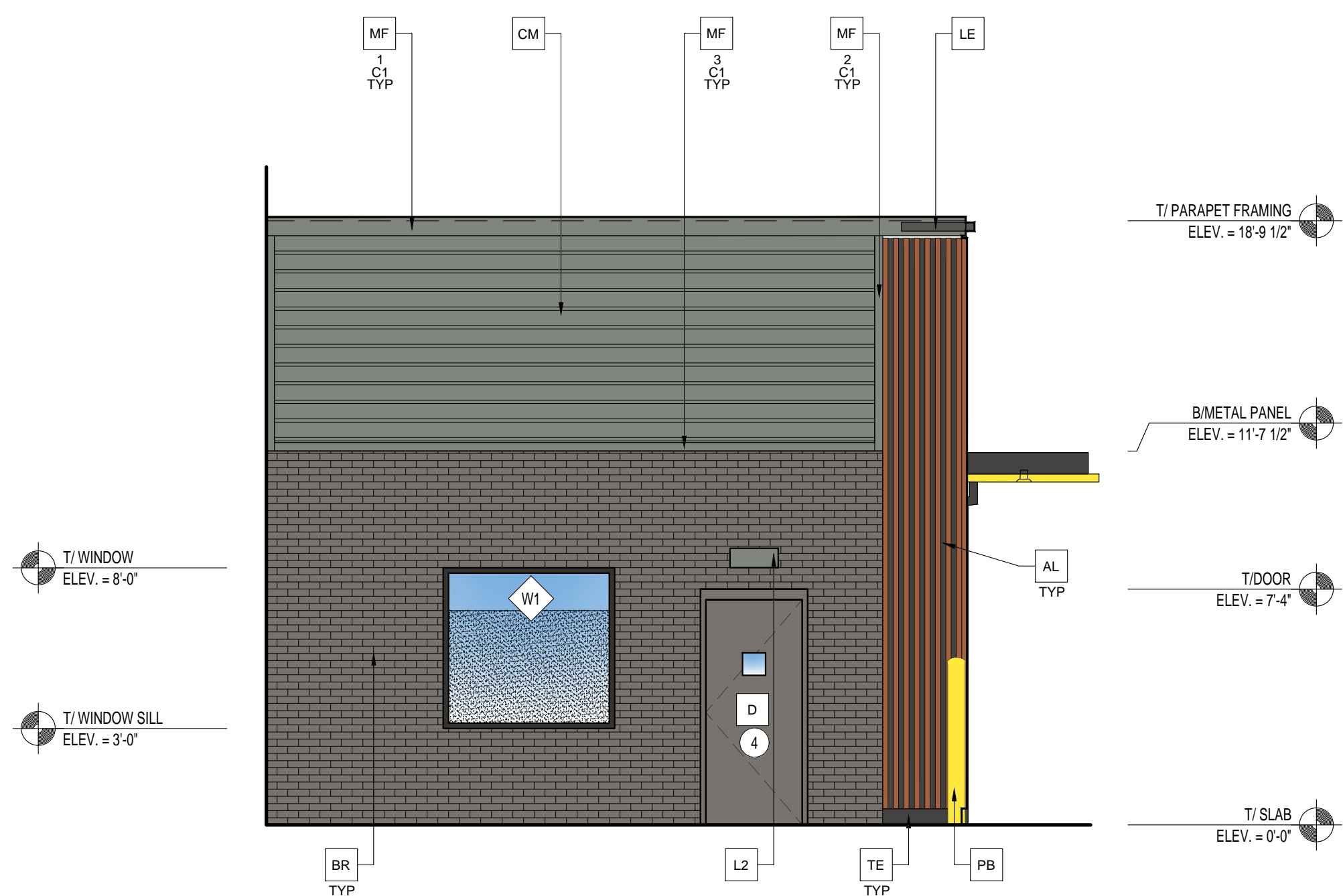
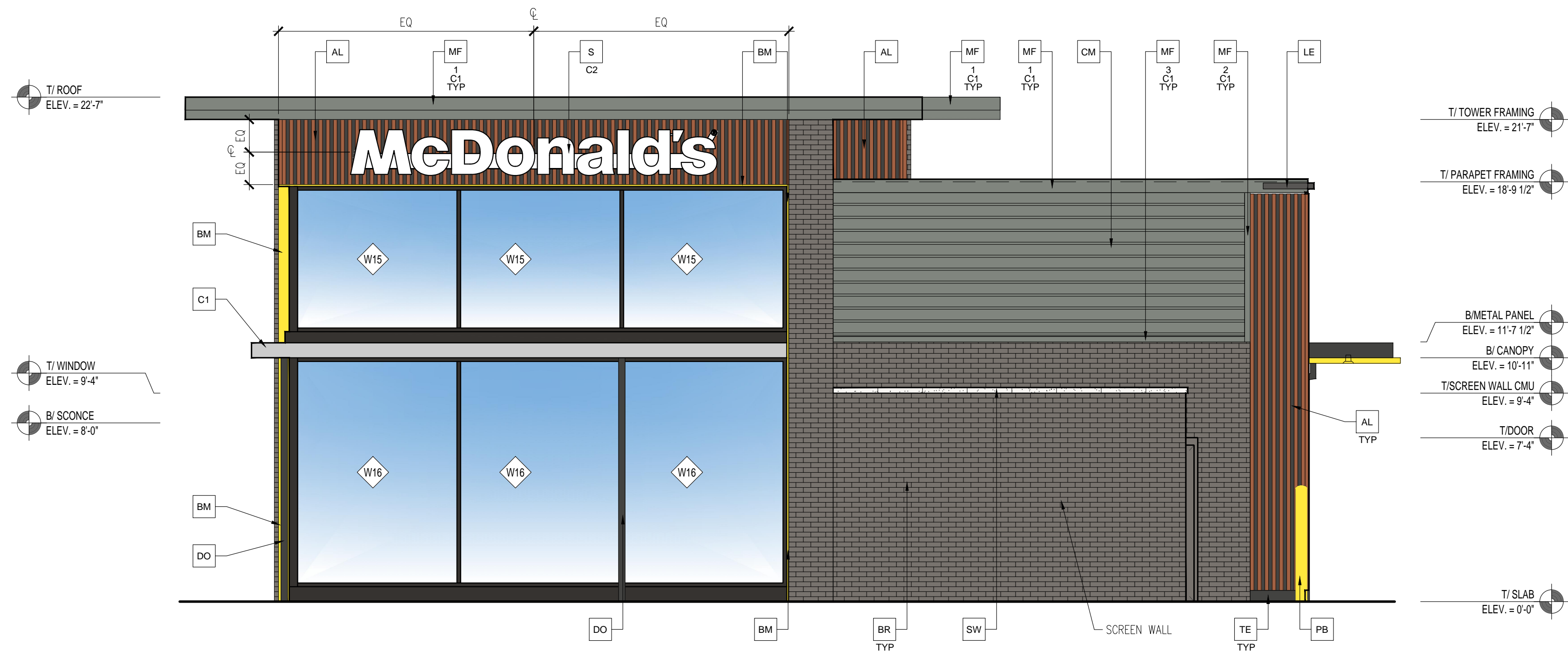
CLIENT  
**McDonald's USA, LLC**

PROTOTYPE  
BB20 4584 WW-BV MODIFIED  
ISSUE DATE 02/26/25

ADDRESS  
809 E. MICHIGAN AVE.  
LANSING, MI 48912

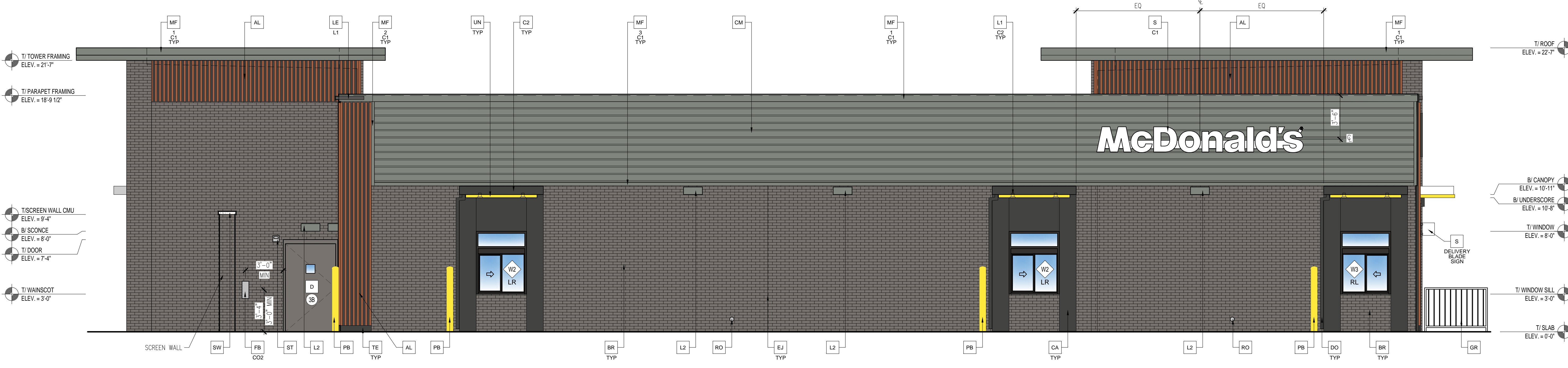
SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A2.0**



2 REAR ELEVATION

2 REAR ELEVATION (BEHIND SCREEN WALL)



1 DRIVE-THRU ELEVATION



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**CLIENT**  
**McDonald's USA, LLC**

**PROTOTYPE**  
 BB20 4584 WW-BV MODIFIED  
 ISSUE DATE 02/26/25

**ADDRESS**  
 809 E. MICHIGAN AVE.  
 LANSING, MI 48912

**SHEET TITLE**  
 EXTERIOR ELEVATIONS

**SHEET NUMBER:**  
A2.1

ELEVATION KEY NOTES:			
<b>COLOR SCHEME: 'STEEL' SCHEME</b>			
<b>AL</b> ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS	<b>CM</b> 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA COLOR: WEATHERED ZINC	<b>FD</b> FRY DECAL. COORDINATE WITH ACM.	<b>MF</b> METAL FASCIA ## - TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = BOTTOM TRIM AT METAL REVEAL PANEL 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES COLOR: C1 = WEATHERED ZINC C2 = RAL 7022
<b>BR</b> BRICK VENEER BY HEBRON "SLATE GRAY", SMOOTH MORTAR: SM300 LIGHT BUFF BY SPEC MIX	<b>D</b> HOLLOW METAL DOOR PAINT: GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS	<b>GR</b> GUARD RAIL - STAINLESS STEEL SEE SITE PLAN AND DETAIL 3/A2.0	<b>SW</b> SCREEN WALL STONE CAP
<b>BM</b> BRAKE METAL TRIM - COLOR: GOLD	<b>DE</b> DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gxi.com	<b>L1</b> RECESSED LIGHT FIXTURE - SEE ELECTRICAL ## - COLOR: C1 = WHITE C2 = GOLD	<b>TE</b> TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
<b>C1</b> ALUMINUM CANOPY SYSTEM COLOR: WHITE	<b>DO</b> DOWNSPOUT - 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER - COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN - COLOR: RAL 7022	<b>L2</b> RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER	<b>UN</b> METAL UNDERSCORE COLOR: GOLD
<b>C2</b> ALUMINUM CANOPY SYSTEM COLOR: RAL 7022	<b>EJ</b> EXPANSION JOINT, SEE DETAIL 7/A4.1	<b>LE</b> ACCENT LIGHTING - LED LIGHT SLIM LED (DOWN ONLY) - SEE ELECTRICAL	<b>W#</b> EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES. XX - DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT
<b>CA</b> CITADEL ACM WALL PANELS COLOR: UMBRA GRAY	<b>FB</b> FILL BOX ## - TYPE: CO2 = BULK CO2 (EOPM SCHEDULE ITEM 49.00) BO = BULK OIL (EOPM SCHEDULE ITEM 700.18)	<b>MC</b> METAL WALL CLADDING W/ RIBBON ## - COLOR: C1 = "GOLD" C2 = "GRAY"	<b>RO</b> ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL
		<b>ST</b> CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.	

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**MINUTES OF REGULAR MEETING - DRAFT  
BOARD OF ZONING APPEALS  
Thursday, October 9, 2025, 6:30 P.M.  
600 W. Maple Street, Lansing MI**

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**I. ROLL CALL**

The meeting was called to order by Chairperson Alling at 6:30 p.m.

**Present:** M. Alling, H. Lowry, M. Jackson, M. Rice, K. Berryman & S. Robertson

**Absent:** B. Fryling & C. Iannuzzi

**Staff:** S. Stachowiak

A quorum of at least five members was present, allowing voting action to be taken.

**II APPROVAL OF AGENDA**

**III. PUBLIC COMMENT – None**

**IV. PUBLIC HEARING/ACTION**

**A. BZA-4098.25, 2701 S. M. L. King Jr. Blvd., Variance to permit an 8-foot high, screen fence in the front yard**

Ms. Stachowiak stated that while a quorum was not present, the public hearing was held at the August 14, 2025, meeting at which the applicant’s representative spoke in favor of the variance and the owner of the land north of the subject property asked questions about the proposed project.

Ms. Stachowiak stated that this is a request by the Lansing Board of Water & Light to permit an eight (8) foot high, mesh/spiked, black, iron fence in the front yards of the industrially zoned property at 2701 S. M. L. King Jr. Boulevard. Section 1250.04.06 (1) (e) of the City of Lansing Zoning Ordinance permits eight (8) foot high fences in the front yards of industrially zoning properties, if the fence is at least 75 percent visually open and is made only of wrought-iron or other materials resembling wrought-iron.

Ms. Stachowiak stated that staff is recommending approval of the request as the proposed fence is necessary to address the unique security issues associated with the use. She said that unlike most industrial operations, the site will be unmanned the vast majority of the time and thus, more susceptible to unlawful entry wherein a person could get seriously injured on the equipment/towers, etc. She further stated that the applicant is proposing a fence that is of similar style to a typical wrought-iron fence except that the pickets will be located approximately 2-3 inches apart and it will have a mesh backing that will make it appear to be almost completely opaque. Ms. Stachowiak stated that the proposed fence will come as close as possible to complying with the ordinance requirements while meeting the applicant’s need for security.

Steve Swan, Board of Water & Light Construction Manager, showed the Board a sample of the proposed fence and explained that BWL substations have experienced vandalism and theft in the past which can be very costly and hazardous to those who commit these offenses which is why it is imperative that the Board secures the site to the maximum extent possible.

Mr. Rice spoke in support of the variance based upon the applicant's need for a fence to prevent unlawful entry into the site.

Mr. Lowry questioned why this variance is receiving a positive staff recommendation when the variance for the fence on W. Shiawassee Street that was considered at the last meeting did not.

Ms. Stachowiak explained this is a unique situation in that the Board has an obligation to ensure that its sites are secured for the protection of the community and to prevent vandalism that could be very expensive to repair or replace the costs of which are paid for by the rate payers. She said there was nothing unique about the situation on W. Shiawassee that prevented or hindered compliance with the ordinance.

Mr. Berryman spoke about the possibility of a standard variance or exception to the fence regulations for the BWL sites so that they do not have to frequently come before the Board in the future as more electrical power substations are developed throughout the City.

**Mr. Rice made a motion, seconded by Mr. Jackson to approve BZA 4098.25, variances to Section 1250.04.06 (1) (e) of the Zoning Ordinance of two (2) feet to the eight (8) foot fence height restriction and 25% to the 75% restriction on the visual openness of a front yard fence to permit an eight (8) foot high, mesh/spiked, black, iron fence in the front yards of the industrially zoned property at 2701 S. M. L. King Jr. Boulevard, on a finding that the variance requests satisfy the applicable evaluation criteria set forth in Sections 1274.06 (c) & (e) of the Zoning Ordinance. On a roll call vote, the motion carried unanimously (6-0).**

V. **OLD BUSINESS** – None

VI. **NEW BUSINESS**

A. **Public Hearings, Motions & Voting**

Ms. Stachowiak reviewed the provision in the Board's Rules of Administrative Procedure that requires a majority vote of those present at the meeting to pass a motion. She also stated that future agendas will be structured differently than they have in past such that the Board will hold a public hearing, after which there will be a separate item on the agenda wherein a motion to approve the variance(s) will need to be made, and supported, followed by discussion by the Board and then a vote. Ms. Stachowiak stated that motions need to be made in the affirmative, allowing the Board members to vote yes for approval and no for denial. She further stated that the Board members making or supporting do not have to vote in favor of the motion. It just gets the request on the table for discussion.

**B. Excused Absences**

**Mr. Berryman made a motion, seconded by Mr. Rice, to grant excused absences for Mr. Iannuzzi and Mr. Fryling. On a voice vote, the motion carried 6-0.**

**VII. APPROVAL OF MINUTES**

**A. Regular Meeting, August 14, 2025**

**Mr. Rice made a motion, seconded by Mr. Jackson to approve the August 14, 2025, meeting minutes with the correction to the statement under “Roll Call” that a quorum was not present as there was a quorum allowing voting action to be taken at the meeting. On a voice vote, the motion carried 6-0.**

**VIII. PUBLIC COMMENT - None**

**IX. ADJOURNMENT AT 7:02 p.m.**

Respectfully Submitted,

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Susan Stachowiak, Zoning Administrator