

# AGENDA

## Committee on Public Safety December 9, 2025 at 4:00 PM



Lansing City Hall, City Council Conference Room  
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at [city.council@lansingmi.gov](mailto:city.council@lansingmi.gov) or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

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Council Member Pehlivanoglu, Chairperson  
Council Member Hussain, Vice Chairperson  
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
  - A. November 25, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
  - B. PLACE ON FILE - Public Safety Project Quarterly Update, Third Quarter 2025
  - C. ORDINANCE - Amend Chapter 654, Noise Ordinance, applicability and enforcement
  - D. RESOLUTION- Introduce & Set Public Hearing; Zoning Amendment 1240.04 Define "Liquor Store"
  - E. RESOLUTION - Introduce & Set Public Hearing; Zoning Amendment; 1250.02; Liquor License Location Proximity
  - F. RESOLUTION - Establishment of Historic Study Committee; RE: 108 S. Martin Luther King Jr. Blvd.
- 6. Other**
  - G. DISCUSSION - 30 Oldest NEAT Properties and their Status- Economic Development & Planning Office
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



**MINUTES**  
**Committee on Public Safety**  
**Tuesday, November 25, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

Council Member Pehlivanoglu called the meeting to order at 4:01 pm

**PRESENT**

Council Member Trini Pehlivanoglu, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Kost, Member

**OTHERS PRESENT**

Sherrie Boak, Council Staff  
Rawley Van Fossen, EDP  
Patrick Abood, OCA  
Aleasa Flowers  
Tom Berry, EDP  
Brady Diller, Freedom Mortgage (906 Prospect)

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 28, 2025, AS PRESENTED. MOTION CARRIED 3-0.

**PUBLIC COMMENT**

Ms. Flowers stated to the Committee that she does not want a historic study committee for her property 108 S. Martin Luther King Jr. Blvd. because based on the information she has the footprint of the property is too small to make it a district.

**DISCUSSION**

RESOLUTION – Orders to Make Safe or Demolish; 5210 S. Washington Avenue

No owners or representatives were present.

Mr. Van Fossen stated there are no updates, no contact to his office, and therefore his original recommendation stands.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH 5210 S WASHINGTON AVENUE IN 21 DAYS FROM THE DATE OF THE RESOLUTION SINCE THERE HAS BEEN NO COMMUNICATION. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish; 6255 Marywood Avenue

No property owners were present.

Mr. Van Fossen stated there are no updates, no contact to his office, and therefore his original recommendation stands; 21 days because it is a fire damage.

## DRAFT

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH 6255 MAYRWOOD AVENUE IN 21 DAYS FROM THE DATE OF THE RESOLUTION. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish; 509 Baker St.  
No property owners were present.

Mr. Van Fossen stated there are no updates, no contact to his office, and therefore his original recommendation stands; fire damage and asking for 21 day order.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH 509 BAKER STREET IN 21 DAYS FROM THE DATE OF THE RESOLUTION. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish; 906 Prospect  
Mr. Brady Diller; counsel for Freedom Mortgage Corporation.

Mr. Van Fossen recapped earlier meetings, this property is going through an active foreclosure process. They have had contact with the owner earlier, and they believe they have left the state. They are excited the bank has expressed interest, and the bank can speak to that timeline. It is their understanding is that the bank will foreclosure and invest dollars to make it safe.

Mr. Diller stated they cannot provide an exact timeline because there is some unknown work tied up, he cannot speculate at this time, and the purchaser would demolish themselves depending on the cost. He asked about the redemption period and paperwork on making it abandoned. Council Member Pehlivanoglu asked who “they” is, and Mr. Diller stated they could declare it abandoned. Mr. Diller explained he has been working with EDP and working on the client end to make the foreclosure process. Mr. Van Fossen stated they have met and the cost estimate is a calculation that the State uses, and they can verify that the estimate might not be what the owners do. He then offered to provide information to Mr. Diller on establishing a cost estimate. Council Member Hussain asked if EDP has an amendment to the recommendation, and Mr. Van Fossen stated he could provide that if he knew more of the foreclosure and the timeline on the “abandonment”. Council Member Pehlivanoglu stated that the current recommendation from EDP is 30 days Make Safe or demolish, and asked what time of timeline Mr. Diller is requesting. Mr. Diller stated this foreclosure process could take 6 months to a year, and admitted he does not know enough to provide a timeframe. Council Member Kost asked with the foreclosure process, once completed, will they try to sell off. Mr. Diller stated he is not what the economics would be in demolishing or selling, and could not provide an answer at this time. Council Member Kost stated he is afraid this would sell in the foreclosure and then the new owner would not know the make safe process.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH 906 PROSPECT IN 60 DAYS FROM THE DATE OF THE RESOLUTION. MOTION CARRIED 3-0.

Ms. Boak noted it will go to Council December 8<sup>th</sup> and it would be 60 days from that.

RESOLUTION – Set Show Cause Hearing; Make Safe or Demolish; 810 Beulah Street  
No property owners were present.

Mr. Berry reviewed the time line taken by the EDP Department; red tag date 10/28/2022, 1/31/2023 there was a significant fire. In 2023 there was an electrical permit pulled, repairs are \$81,000, and recommend 21 days because it is a fire damage. Mr. Berry then referred to the photos in the packet.

## DRAFT

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR DECEMBER 15, 2025 FOR 810 BEULAH STREET. MOTION CARRIED 3-0.

### RESOLUTION – Establishment of Historic Study Committee; 108 S Martin Luther King Jr. Blvd.

Council Member Pehlivanoglu noted this originated by Council Member Kost at the Council meeting on November 10, 2025, was tabled and then referred to this Committee on November 17, 2025.

Council Member Kost explained that there is a Historic District option where properties can be placed to preserve them. At the time when he heard the owners were interested in saving, he spoke to OCA about establishing this, and if this was established would it stop the demolition, and it would not, and if this is adopted they can continue the work on the building, this would be a study. There is a balance on historic preservation, and there is no historic covenant on this property. Mr. Van Fossen stated not to his knowledge, but that could be answered by the Ingham County Treasurer to see if that is recorded.

Ms. Flowers stated that Mr. Dale Schrader told her there is a historical covenant and she confirmed it at the County. Council Member Kost stated it might have been missed with the previous Ingham County Treasurer and if there was a physical document covenant it would help. If the study determined it was a historic district and they wanted to change something on the exterior of the house they would have to get approval. Council Member Pehlivanoglu asked about the window replacement recently done, is that considered exterior or interior. Mr. Van Fossen stated that if Council approves the study, all work that could be reviewed by the historic committee, that would be held until after the study. Council Member Pehlivanoglu asked if it is case by case. Mr. Van Fossen stated that they have submitted applications and permits and review, and would have to ask. Council Member Kost stated he understands that anything on the inside can continue. Council Member Hussain asked for the historic covenant on record for this property, and if a historic district is established what happens it now.

MOTION BY COUNCIL MEMBER HUSSAIN ASKED TO TABLE UNTIL THE NEXT MEETING.

Mr. Van Fossen stated he would reach out to the County for the covenant, and the impact of the district determination.

Council Member Pehlivanoglu asked for Committee comments.

Council Member Kost stated if there is not an interest, and Council believes they are going to preserve and they don't need a study or protection on the historic building. Council Member Pehlivanoglu stated that it can be brought forward again by anyone. Council Member Hussain stated there are options they can consider at the December 9, 2025 meeting. Council Member Pehlivanoglu stated those questions do need to be answered and not table indefinitely. Council Member Kost stated it would help to have a historic preservationist at the meeting because with the work they have done so far might not even make it an option. Council Member Pehlivanoglu asked if it was enough time to make the assessment and Council Member Kost noted they have already made their assessment.

MOTION CARRIED 3-0.

### **OTHER**

No other business at this time.

### **ADJOURN**

Adjourned at 4:30 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on

# LANSING PUBLIC SAFETY PROJECT

|                      |   |
|----------------------|---|
| <b>MEMO TITLE:</b>   | <b>Public Safety Project Q3 2025 Quarterly Update</b> |
| <b>TO:</b>           | <b>The City of Lansing</b>                            |
| <b>PRESENTED BY:</b> | <b>John McGraw - River Caddis Development</b>         |
| <b>DATE:</b>         | <b>October 22, 2025</b>                               |

## PROJECT TEAM

**Owner Representative: River Caddis Development**

**Construction Manager: Christman Company**

**Design Team: Hobbs and Black Architects | BKV Group**

## Overview

River Caddis Development is honored to provide this quarterly update for the City of Lansing on the Public Safety Consolidated Facility project. This report consolidates progress and planning details from The Christman Company and Hobbs + Black Architects. We remain grateful for the opportunity to collaborate with the City of Lansing and its partners to deliver this transformative project, enhancing public safety infrastructure while meeting budget and timeline expectations.

## Current Project Status – 2025 3<sup>rd</sup> Quarter Overview

### Construction Progress

Construction activities and bid packages have progressed as follows:

#### Ongoing Construction and Coordination:

- Continued coordination with LBWL and other franchise utility providers.
- Continued assistance with the City's furniture and equipment procurement efforts.
- Continued coordination with the City IT Department and Facilities Group.
- Conducted OAC meetings for the Public Safety Complex at South Washington, Fire Station #2, and Fire Station #8.
- Continued construction activities for Bid Packages #3, #6, #7, #8, #9, #10A, #10B, #11, #12, and #13.
- Continued coordination with water service provider for South Storage Building.
- Issued Bid Package #17 (IT/AV/Security) for final review.



# LANSING PUBLIC SAFETY PROJECT

- Continued coordination on Bid Package #18 (Project-Wide Signage).

## Technical Coordination:

- Attended pre-bid meetings and issued addenda for Bid Packages #15–17.
- Processed RFIs, bulletins, change orders, shop drawings, and plan review responses for all active and anticipated bid packages.
- Conducted site visits and issued field reports.
- Participated in major equipment submittal review meetings and weekly RFI/submittal and BIM coordination meetings.
- Finalized monument and interior signage for Fire Station #9.
- Conducted pre-punch and final punch list at Fire Station #2; issued Certificate of Substantial Completion and commenced project closeout.
- Reviewed and finalized scope for the Emergency Operations Center (EOC) at the Public Safety Building.

## Key Construction Milestones Achieved:

- Commencement of on-site work for Bid Packages #11 and #12.
- Completion of Design Development and initiation of Construction Drawings for Bid Package #14.

## Budget

The project remains on track within the approved \$175M budget, with continued oversight through cost model updates, bid evaluations, and procurement reviews.

## Next Quarter Look Ahead – 4th Quarter 2025 Projections

### Anticipated Construction Activities:

- Continued coordination with LBWL, utility providers, IT, and Facilities teams.
- Continued construction activities on Bid Packages #3, #6, #7, #9, #10A, #10B, #11, #12, #13, and #14.
- Continue closeout for Bid Package #8 – Fire Station #2.
- Attend post-bid and plan review meetings for Bid Package #15; commence construction drawing activities.



# LANSING PUBLIC SAFETY PROJECT

- Attend post-bids for Bid Package #16B – Landscaping.
- Continue work on Bid Package #18 (Signage).
- Completed construction documents and issued Bid Package #14 (Fire Station #8 Renovations & Additions) for bidding and plan review; attended post-bid interviews and commenced abatement and construction activities.
- Completed design development and construction documents for Bid Package #15 (North and South Storage Buildings); issued for bidding and plan review.

## Technical and Commissioning Efforts:

- Continue processing RFIs, bulletins, shop drawings, and plan review responses for active scopes.
- Complete final punch list and substantial completion certificate for Fire Station #9; commence closeout.
- Continue support for Advanced Commissioning (Public Safety Building) and Basic Commissioning (other active projects).

## In Summary

The Public Safety Consolidated Facility project continued to make substantial progress during Q4 2025, highlighted by the completion of Fire Station #2, the launch of construction for Fire Station #8, and development milestones for critical support infrastructure. River Caddis Development and its project partners remain committed to successful delivery and appreciate the ongoing support and collaboration from the City of Lansing.

Sincerely,



John McGraw  
President  
River Caddis Development

Attached:

**\*\*Cost Model narrative from Christman\*\***



# LANSING PUBLIC SAFETY PROJECT

River Caddis Development

Attention: Mr. John McGraw, President & COO

## **RE: Public Safety Consolidated Facility – Quarterly High-Level Cost Model Narrative**

The Christman Company has updated the cost model for the Public Safety Bond Election based on the most current design development documentation provided by Hobbs + Black Architects and BKV Group as of February 28, 2025. Additionally, we have procured bid packages as we have continued with construction while we complete the design and finalize the project documents.

Current Bid Packages Under or in Process of Contract:

### A. Combined Public Safety Building

- a. Bid Package No. 1 – Abatement (SWOC & Fire Station No. 2) – Owner Direct
- b. Bid Package No. 2 – Mass Demolition of Main Site Buildings
- c. Bid Package No. 3 – Mass Grading and Site Utilities
- d. Bid Package No. 4 – Structural Foundations (Main Building / Parking Structure)
- e. Bid Package No. 5 – Generator Equipment
- f. Bid Package No. 6 – Structural Steel (Main Building)
- g. Bid Package No. 7 – Core & Shell (Main Building)
- h. Bid Package No. 8 – Fire Station No. 2
- i. Bid Package No. 9 – Fire Station No. 9
- j. Bid Package No. 10A – Mechanical, Electrical, Plumbing & Fire Protection (Main Building)
- k. Bid Package No. 10B – Interiors (Main Building)
- l. Bid Package No. 11 – Fire Training Center
- m. Bid Package No. 12 – Geothermal Wellfield
- n. Bid Package No. 13 – Parking Structure
- o. Bid Package No. 16A – Site Concrete, Fencing & Asphalt Paving

Our Cost Model based on the following scopes, not including packages listed above:

### A. New Construction – Consolidated Facility

- a. Low Voltage Systems
- b. Site Improvements – Landscaping & Irrigation

### B. Renovations



# LANSING PUBLIC SAFETY PROJECT

- a. Updates for Fire Station No. 8
- b. Relocation of Existing Buildings for Police Out Building for Dive, Radio Lab & Fleet Maintenance Support
- C. Alternates priced out for consideration include
  - a. Police Range & Special Tactics / Rescue Team
  - b. Police Command Vehicle Storage
  - c. Enhanced Fire Training Facilities
  - d. Add Carports and Solar Panels

Based on the information currently presented by Hobbs + Black Architects, BKV Group and associated consultants, and all bids received and awards to date, we believe this is viable within reasonable assumptions, IRA geothermal grant and the given timeline. As the Construction Manager on this project, we believe we can build the new construction and renovation projects within the timeline and budget of \$175M.

Sincerely,

**The Christman Company**



Patrick Schrauben

Senior Project Manager

cc: Robert Crowe, The Christman Company, Vice President



# Lansing Public Schools

Quarterly Update  
10/22/2025

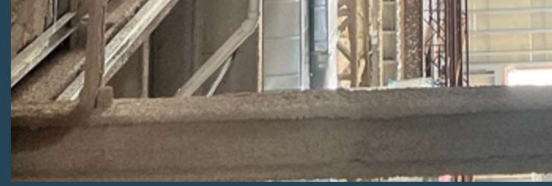
# Main Campus L











# Firestation 2 U









# Schedule Upd

No Change from Las  
Quarter

**City of Lansing**  
**Public Safety Project**  
**7/16/2025**



| Project Name   | 2024                              |   |   |   |   |   |   |   |   |   |   |   | 2025                          |   |   |   |   |   |   |   |   |   |   |   |   |
|--|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|-------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
|  | N                                 | D | J | F | M | A | M | J | J | A | S | O | N                             | D | J | F | M | A | M | J | J | A | S | O | N |
| Combined Public Safety Building - Design<br>Combined Public Safety Building - Construction | Construction Document Development |   |   |   |   |   |   |   |   |   |   |   |                               |   |   |   |   |   |   |   |   |   |   |   |   |
|  | Mob, Site Work, Found & Structure |   |   |   |   |   |   |   |   |   |   |   | Building Envelop and Finishes |   |   |   |   |   |   |   |   |   |   |   |   |
| Fire Station #9<br>South Washington  | Construction Document Development |   |   |   |   |   |   |   |   |   |   |   | Fire Station #9               |   |   |   |   |   |   |   |   |   |   |   |   |
| Fire Training Center<br>South Washington   | Construction Document Development |   |   |   |   |   |   |   |   |   |   |   | FD Training Cen               |   |   |   |   |   |   |   |   |   |   |   |   |
| Fire/Police Outbuilding(s)<br>South Washington   | Construction Document Development |   |   |   |   |   |   |   |   |   |   |   | Staging                       |   |   |   |   |   |   |   |   |   |   |   |   |
| Fire Station #2<br>N. Grand River Ave.   | Construction Document Development |   |   |   |   |   |   |   |   |   |   |   | Fire Station #2               |   |   |   |   |   |   |   |   |   |   |   |   |
| Fire Station #8 Reno.<br>Marshall Rd.  | Construction Document Development |   |   |   |   |   |   |   |   |   |   |   | Fir                           |   |   |   |   |   |   |   |   |   |   |   |   |



1 ~~All terminology used in this chapter, not defined in this section, shall be in conformity with~~  
2 ~~applicable publications of the American National Standards Institute (A.N.S.I) or its successor~~  
3 ~~body. As used in this eChapter:~~

4 ~~*A-weighted sound level* means the sound pressure level, in decibels, as measured on a sound~~  
5 ~~level meter using the A-weighting network. The level so read is designated dBA.~~

6 ~~*Construction* means any site preparation, assembly, erection, substantial repair, alteration or~~  
7 ~~similar action, but excludes demolition for or of public right of ways, structures, utilities or~~  
8 ~~similar property.~~

9 ~~*Decibel (dB)* means a unit for measuring the volume of sound, equal to twenty times the~~  
10 ~~logarithm to the base ten of the ratio of the pressure of the sound measured to the reference~~  
11 ~~pressure, which is twenty micropascals.~~

12 ~~*Demolition* means any dismantling, intentional destruction or removal of structures, utilities,~~  
13 ~~public or private right-of-way surfaces or similar property.~~

14 ~~*Emergency* means any occurrence of a set of circumstances involving actual or imminent~~  
15 ~~physical trauma or property damage which demands immediate attention.~~

16 ~~*Emergency work* means any work performed for the purpose of preventing or alleviating the~~  
17 ~~physical trauma of property damage threatened or caused by an emergency.~~

18 ~~*Gross vehicle weight rating (GVWR)* means the value specified by the manufacturer as the~~  
19 ~~recommended maximum loaded weight of a single motor vehicle. In cases where trailers and~~  
20 ~~tractors are separable, the gross combination weight rating (GCWR), which is the value specified~~  
21 ~~by the manufacturer as the recommended maximum loaded weight of the combination vehicle,~~  
22 ~~shall be used.~~

1 ~~Industrial property means land, land improvements, buildings, structures, other real property and~~  
2 ~~machinery, equipment and fixtures, or any part thereof, whether completed or in the process of~~  
3 ~~construction, comprising an integrated whole, the primary purpose and use of which is the~~  
4 ~~manufacture of goods or materials or the processing of goods and materials by physical or~~  
5 ~~chemical change, and includes agricultural processing facilities. "Industrial property" includes~~  
6 ~~facilities related to the manufacturing operation and under the same ownership or control,~~  
7 ~~provided that such property is contiguous to the manufacturing operation. Such property shall~~  
8 ~~include, but not be limited to, office, engineering research and development, warehousing or~~  
9 ~~parts distribution facilities.~~ **any area designated as IND-1 or INST-1 Zoning District,**  
10 **pursuant to the Zoning Code or upon any plan or district map promulgated thereunder or**  
11 **comparable zoning designation that permits the same uses.**

12 ~~Manufacture of goods or materials or processing of goods or materials means any type of~~  
13 ~~operation that would be controlled by an entity included in the classifications provided by~~  
14 ~~Division D, Manufacturing, of the Standard Classification Manual of 1972, published by the~~  
15 ~~United States Office of Management and Budget, regardless of whether or not the entity~~  
16 ~~conducting such an operation is included therein.~~

17 ~~Motor carrier vehicle engaged means any vehicle for which regulations apply pursuant to~~  
18 ~~Section 18 of the Federal Noise Control Act of 1972 (P.L. 92-574), as amended, pertaining to~~  
19 ~~motor carriers engaged in interstate commerce.~~

20 ~~Motor vehicle means any vehicle which is propelled or drawn on land by a motor, such as, but~~  
21 ~~not limited to, passenger cars, trucks, truck-trailers, campers, go-carts, snowmobiles, amphibious~~  
22 ~~craft on land, dune buggies, all-terrain vehicles or racing vehicles, but not including motorcycles.~~

1 *Motorcycle* means an unenclosed motor vehicle having a saddle or seat for the use of the  
2 operator and two or three wheels in contact with the ground, including, but not limited to, motor  
3 scooters, minibikes and motor propelled bicycles.

4 *Muffler or sound dissipative device* means a device for abating the sound of escaping gases of an  
5 internal combustion engine.

6 *Noise* means any sound which annoys or disturbs humans or which causes or tends to cause an  
7 adverse psychological or physiological effect on humans.

8 *Noise disturbance* means any sound which endangers or injures the safety or health of humans or  
9 animals, annoys or disturbs a reasonable person of normal sensitivities or endangers or injures  
10 personal or real property.

11 *Noise sensitive zone* means any area where a school, hospital, house of worship, day care center,  
12 nursing home, public library, senior citizen center, residence or court is located, or an area of  
13 potential noise disturbance.

14 *Person* means any individual, association, partnership or corporation and includes any officer,  
15 employee, department, agency or instrumentality of a state or any political subdivision of a state.

16 ***Plainly audible* means any sound that can be detected by an individual using his or her**  
17 **hearing faculties. The enforcing officer need not determine the title of a specific sound,**  
18 **specific words, or the performing artist, and the detection of the rhythmic bass component**  
19 **of music is sufficient to constitute a plainly audible sound.**

20 *Public right-of-way* means any street, avenue, boulevard, highway, sidewalk, path, alley or  
21 similar place which is owned or controlled by a governmental entity.

1 *Public space* means any real property or structures thereon which are owned or controlled by a  
2 governmental entity.

3 *Real property* means an imaginary line along the ground surface, and its vertical extension,  
4 which line separates the real property owned by one person from that owned by another person,  
5 but not including intra-building real property divisions.

6 *Recreational ~~motor~~-vehicle* means any motor vehicle or motorcycle which is intended for  
7 recreational use or which is being used for recreational purposes, except snowmobiles.

8 Recreational purposes include utilization of such a motor vehicle or motorcycle in competitive  
9 events even if engaged in professionally or for compensation.

10 *Residential area* means any area designated as ~~an A, A-1, B, C, DM-1, DM-2, DM-3 or DM-4~~  
11 **R-1, R-2, R-3, MFR, R-MX, R-AR** Zoning District, pursuant to the Zoning Code or upon any  
12 plan or district map promulgated thereunder **or comparable zoning designation that permits**  
13 **the same uses.**

14 *~~RMS sound pressure~~* means ~~the square root of the time averaged square of the sound pressure,~~  
15 ~~denoted PRMS.~~

16 *Sound* means an oscillation in pressure, particle displacement, particle velocity or other physical  
17 parameter, in a medium with internal forces that causes compression and rarefaction of that  
18 medium. The description of sound may include any characteristic of such sound, including  
19 duration, intensity and frequency.

20 *~~Sound level~~* means ~~the weighted sound pressure level obtained by the use of a sound level meter~~  
21 ~~and frequency weighting network, such as A, B or C, as specified in American National~~  
22 ~~Standards Institute Specifications For Sound Level Meters (A.N.S.I. SI.4-1971), or the latest~~

1 ~~approved revision thereof. If the frequency weighting employed is not indicated, the A-weighting~~  
2 ~~shall apply.~~

3 ~~*Sound level meter* means an instrument which includes a microphone, amplifier, RMS detector,~~  
4 ~~integrator or time average, output meter and weighting networks used to measure sound pressure~~  
5 ~~levels.~~

6 ~~*Sound pressure* means the instantaneous difference between the actual pressure and the average~~  
7 ~~or barometric pressure at a given point in space, as produced by sound energy.~~

8 ~~*Sound pressure level* means twenty times the logarithm to the base ten of the ratio of the RMS~~  
9 ~~sound pressure to the reference pressure of twenty micropascals. The sound pressure level is~~  
10 ~~denoted  $L_p$  or SPL and is expressed in decibels.~~

11 ~~*Weekday* means any day, Monday through Friday, which is not a legal holiday.~~

12 ~~*654.04. - Duties and responsibilities of departments. This section to remain unchanged*~~

13 ~~*654.05. - Motor vehicles.*~~

14 ~~*(a) On Public Right of Ways.* No person shall operate or cause to be operated a public or private~~  
15 ~~motor vehicle or motorcycle on a public right of way at any time in such a manner that the sound~~  
16 ~~level emitted by the motor vehicle or motorcycle exceeds the level set forth in the following~~  
17 ~~table:~~

18 ~~Sound Level in dBA (measured at 50 feet or 15 meters)~~

|   | Speed Limit    | Speed Limit | Stationary |
|---|----------------|-------------|------------|
|   | 35 mph or less | over 35 mph | run-up     |
| Motor carrier vehicle engaged in interstate | 86             | 90          | 88         |

|  |    |    |   |
|--|----|----|---|
| commerce of GVWR or GCWR of 8,500 lbs. or more                 |    |    |   |
| All other motor vehicles of GVWR or GCWR of 8,500 lbs. or more | 86 | 90 | — |
| Any motorcycle   | 82 | 86 | — |
| Any other motor vehicle or any combination of vehicles towed   | 76 | 82 | — |

1 -

2 ~~(b) *Standing Vehicles.* No person shall operate or permit the operation of any motor vehicle,~~  
3 ~~motorcycle or auxiliary equipment attached to such a vehicle for longer than five minutes in any~~  
4 ~~hour while the vehicle is stationary, for reasons other than traffic congestion, on a public right of~~  
5 ~~way or public space within 150 feet (forty six meters) of a residential area or designated noise~~  
6 ~~sensitive zone, between 8:00 p.m. and 8:00 a.m. of the following day.~~

7 ~~(c) *Recreational Vehicles Operating Off Public Right of Ways.*~~

8 ~~(1) Except as permitted in paragraph (c)(2) hereof, no person shall operate or cause to be~~  
9 ~~operated any recreational motor vehicle or motorcycle off a public right of way in such a manner~~  
10 ~~that the sound level emitted therefrom exceeds the limits set forth in the following table at a~~  
11 ~~distance of fifty feet (fifteen meters) or more from the path of the vehicle when operated in a~~  
12 ~~public space or at or across the boundary of private property when operated on private property.~~  
13 ~~This subsection shall apply to all recreational motor vehicles, whether or not duly licensed and~~  
14 ~~registered.~~

| Vehicle Type      | Sound Level, dBA                      |
|-------------------|---------------------------------------|
| Motorcycle        | Unit manufactured before 1975, 86 dBA |
|                   | Unit manufactured after 1975, 84 dBA  |
| Any other vehicle | Unit manufactured before 1975, 86 dBA |
|                   | Unit manufactured after 1975, 80 dBA  |

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**(1) The following non-exhaustive list of acts, and the causing thereof, are hereby declared to be violations of this Section:**

- (a) The sounding of any horn or signal device on any motor vehicle, motorcycle, recreational vehicle, or other self-propelled vehicle so as to create any loud or harsh sound plainly audible within any dwelling unit or residence, except as permitted by the Motor Vehicle Code, Act 300 of 1949.**
- (b) The discharge into the open air of the exhaust of any motor vehicle, motorcycle, recreational vehicle, or other self-propelled vehicle, except through a muffler or other device which effectively prevents loud or explosive noises therefrom.**
- (c) The use or operation of any device or equipment that artificially creates a loud or explosive noise.**
- (d) Between the hours of 7:00 a.m. and 11:00 p.m.: The use or operation of an electronically amplified sound system in or about any motor vehicle, motorcycle, or recreational vehicle, whether parked or in motion, in such a manner as to be plainly audible at a distance greater than fifty (50) feet from the motor vehicle, motorcycle, or recreational vehicle.**

1 (e) **Between 11:00 p.m. and 7:00 a.m. of the following day: The use or operation of**  
2 **an electronically amplified sound system in or about any motor vehicle,**  
3 **motorcycle, or recreational vehicle, whether parked or in motion, in such a**  
4 **manner as to be plainly audible at a distance greater than thirty (30) feet from**  
5 **the motor vehicle, motorcycle, or recreational vehicle.**

6 (f) ***Motor Vehicle Repairs and Testing.* Repairing, rebuilding, modifying or testing**  
7 **any motor vehicle, motorcycle or motorboat in such a manner as to cause a noise**  
8 **disturbance across a residential real property boundary.**

9 (2) Permits for motor vehicle racing events may be obtained from the City according to  
10 procedures and criteria set forth in Sections 654.10 and 654.11.

11 (3) **In a prosecution for a violation of 654.05(1), proof that the particular motor vehicle**  
12 **described in the citation, complaint, or warrant was used in the violation, together with**  
13 **proof that the defendant named in the citation, complaint, or warrant was the registered**  
14 **owner of the motor vehicle at the time of the violations, constitutes in evidence a**  
15 **presumption that the registered owner of the motor vehicle was the person who operated or**  
16 **controlled the motor vehicle when the noise violation occurred.**

17 *654.06. - Railroads. This section to remain unchanged.*

18 *654.07. - Prohibited noises generally.*

19 No person shall make, or continue, cause or permit to be made, verbally or mechanically, any  
20 unnecessary noise disturbance. Noncommercial public speaking and public assembly activities  
21 conducted on any public space or public right of way shall be exempt from this section, except as  
22 otherwise provided herein.

1 The following acts, and the causing thereof, are hereby declared to be violations of this section:

2 (a) *Sound Production and Reproduction Systems.* ~~The playing, using or operating, or permitting~~  
3 ~~the playing, using or operating, of any television, or radio receiving set, musical instrument,~~  
4 ~~phonograph, or other machine or device for producing, reproducing or amplifying sound in such~~  
5 ~~a manner as to create a noise disturbance, or at any time with a louder volume than is necessary~~  
6 ~~for convenient hearing for the persons who are in the room, chamber, vehicle or other place in~~  
7 ~~which such an instrument, machine, set or device is operated and who are voluntary listeners~~  
8 ~~thereto. The operation of any such television, or radio receiving set, instrument, phonograph,~~  
9 ~~machine or device between 11:00 p.m. and 7:00 a.m. of the following day in such a manner as to~~  
10 ~~be plainly audible at a distance of fifty feet the building, structure, vehicle or other place in~~  
11 ~~which it is located shall be prima facie evidence of a violation of this section. This subsection~~  
12 ~~shall not apply to noncommercial speech.~~

13 **(1) Between 7:00 a.m. and 11:00 p.m.: The playing, using, operating, or permitting**  
14 **the playing, using, or operating, of any television, radio receiving set, musical instrument,**  
15 **phonograph, loudspeaker, public address system, or other machine or device for**  
16 **producing, reproducing or amplifying sound in such a manner or with such volume as to**  
17 **be plainly audible from a distance of one hundred (100) feet from the property line where**  
18 **the sound is originating.**

19 **(2) Between 11:00 p.m. and 7:00 a.m. of the following day: The playing, using, or**  
20 **operating, or permitting the playing, using, or operating, of any television, radio receiving**  
21 **set, musical instrument, phonograph, loudspeaker, public address system, or other**  
22 **machine or device for producing, reproducing or amplifying sound in such a manner or**

1 **with such volume as to be plainly audible from a distance of thirty (30) feet from the**  
2 **property line where the sound is originating.**

3 **(3) In a multi-unit residential dwelling, the playing, using, operating, or permitting**  
4 **the playing, using, or operating of any television, radio receiving set, musical instrument,**  
5 **phonograph, loudspeaker, public address system, or other machine or device for**  
6 **producing, reproducing or amplifying sound in such a manner or with such volume so as to**  
7 **be plainly audible for a period of time in excess of fifteen (15) consecutive minutes in any**  
8 **dwelling unit which is not the source of the sound between the hours of 11:00 p.m. and 7:00**  
9 **a.m. of the following day.**

10 ~~(b) *Loudspeakers; Public Address Systems.*~~

11 ~~(1) The using or operating for any noncommercial purpose of any loudspeaker, public~~  
12 ~~address system, musical instrument or similar device between 10:00 p.m. and 8:00 a.m. of the~~  
13 ~~following day, such that the sound therefrom creates a noise disturbance across a residential real~~  
14 ~~property boundary; or~~

15 ~~(2) The using or operating for any commercial purpose of any loudspeaker, public~~  
16 ~~address system or similar device so as to be audible in residential areas or in a noise sensitive~~  
17 ~~zone.~~

18 ~~(eb) *Street Sales.* Offering for sale or selling anything by shouting or outcry within any~~  
19 ~~residential area of the City, except in connection with auction sales;~~

20 ~~(dc) *Animals and Birds.* Owning, possessing or harboring any bird or other animal which~~  
21 ~~frequently or for continued duration makes sounds which create a noise disturbance across a~~  
22 ~~residential real property boundary or within a noise sensitive zone;~~

1 ~~(ed)~~ *Loading and Unloading.* Loading, unloading, opening, closing or other handling of boxes,  
2 crates, containers, building materials or similar objects between ~~10:00 p.m.~~ **8:00 p.m.** and 7:00  
3 a.m. of the following day in such a manner as to cause a noise disturbance across a residential  
4 property boundary or within a noise sensitive zone;

5 ~~(f)~~ *Motor Vehicle Repairs and Testing.* ~~Repairing, rebuilding, modifying or testing any motor~~  
6 ~~vehicle, motorcycle or motorboat in such a manner as to cause a noise disturbance across a~~  
7 ~~residential real property boundary;~~

8 ~~(ge)~~ *Construction.* Operating or permitting the operation of any tools or equipment used in  
9 construction, drilling or demolition work between 8:00 p.m. and 7:00 a.m. of the following day  
10 on weekdays, or at any time on weekends or holidays, such that the sound therefrom creates a  
11 noise disturbance across a residential real property boundary or within a noise sensitive zone,  
12 except for emergency work of public service utilities or by a temporary or special permit issued  
13 pursuant to Section 654.10 or 654.11;

14 ~~(hf)~~ *Places of Public Entertainment.* ~~Operating, or playing, or permitting the operation or playing~~  
15 ~~of any radio, television, phonograph, drum, musical instrument, sound amplifier or similar~~  
16 ~~device which produces, reproduces or amplifies sound in any place of public entertainment so as~~  
17 ~~to produce a maximum sound level of fifty five dBA on a residential real property boundary~~

18 **(1) Between 7:00 a.m. and 11:00 p.m.: Operating, playing, or permitting the**  
19 **operation or playing of any radio, television, phonograph, drum, musical instrument,**  
20 **sound amplifier or similar device which produces, reproduces or amplifies sound in any**  
21 **place of public entertainment so as to be plainly audible at a distance of five hundred (500)**  
22 **feet from the place of public entertainment**

1           **(2) Between 11:00 p.m. and 7:00 a.m. of the following day: Operating, playing, or**  
2 **permitting the operation or playing of any radio, television, phonograph, drum, musical**  
3 **instrument, sound amplifier or similar device which produces, reproduces or amplifies**  
4 **sound in any place of public entertainment so as to be plainly audible at a distance of one**  
5 **hundred (100) feet from the place of public entertainment.**

6 **(ig) Domestic Power Tools.** Operating or permitting the operation of any mechanically powered  
7 saw, drill, sander, grinder, lawn or garden tool or similar device used in residential areas between  
8 8:00 p.m. and 8:00 a.m. of the following day so as to cause a noise disturbance across a  
9 residential real property boundary;

10 **(jh) Burglar Alarms.** Sounding or permitting the sounding of any burglar alarm or other alarm or  
11 any safety or warning device on any building or motor vehicle, unless such burglar alarm  
12 terminates its operation within fifteen minutes of its being activated. ~~Any vehicle upon which a~~  
13 ~~burglar alarm has been installed shall prominently display the telephone number at which~~  
14 ~~communication may be made with the owner of such motor vehicle.~~ All burglar alarms which  
15 emit a sound which is clearly audible at any residential property line shall be equipped and  
16 required to automatically shut off the sound not later than fifteen minutes after it has begun.

17 **(ki) Air Conditioning and Air Handling Devices.** The operation of air conditioning, air handling  
18 devices, refrigeration devices or other compressors ~~causing a continuous sound level in excess of~~  
19 ~~fifty five dBA measured at any property line in residential areas. This subsection shall not apply~~  
20 ~~if the sound from the air conditioner or air handling device produces less than a three dBA~~  
21 ~~increase in the sound level that exists in the absence of such sound.~~ **so as to be plainly audible**

1 **from a distance of three hundred (300) feet away from the air conditioner, air handling**  
2 **device, refrigeration device, or other compressor.**

3 **(j) Knowingly permit a minor under his or her guardianship, custody, or control to violate**  
4 **any noise regulation contained in this Chapter.**

5 654.08. - Exceptions to Chapter.

6 The following activities and uses shall be exempt from the noise level regulations established by  
7 this chapter:

8 (a) Noises of public or governmental safety signals, warning devices and emergency relief valves  
9 when used as intended for warnings in case of emergency or danger or when tested, and noises of  
10 fire alarms;

11 (b) Noises resulting from any authorized police, fire or emergency vehicle when responding to  
12 an emergency call or acting in a time of emergency;

13 (c) Noises resulting from emergency work. ~~Emergency work shall be work which is necessary to~~  
14 ~~restore property to a safe condition following a public calamity or accident, or work required to~~  
15 ~~protect persons or property from an imminent exposure to danger.~~

16 (d) Any noise resulting from activities of a temporary duration, permitted by law and for which a  
17 temporary or special permit has been granted in accordance with Section 654.10 or 654.11;

18 (e) Any aircraft operated in conformity with or pursuant to Federal law, Federal air regulations  
19 and air traffic control instruction and used pursuant to and within the duly adopted Federal air  
20 regulations;

21 (f) Noise from ~~church bells, chimes or churches~~ **religious institutions conducting religious**  
22 **activity or services**, except between 12:00 midnight and 6:00 a.m.;

- 1 (g) Noise from construction activity, except such noise as is specifically prohibited by this
- 2 chapter;
- 3 (h) Noise resulting from the repair of public utilities;
- 4 (i) Noise resulting from the operation of snow removal equipment when being used for or in
- 5 connection with snow removal; ~~and~~
- 6 (j) Noise resulting from a City sponsored cultural, ethnic or community activity open to the
- 7 public.; ~~and~~
- 8 **(k) Noise from publicly owned facilities, and public or private school property.**

9 *654.09. - Limitation of responsibility. This section to remain unchanged*

10 *654.10. - Temporary permits. This section to remain unchanged*

11 *654.11. - Special permits. This section to remain unchanged*

12 *654.12. - Regulations. This section to remain unchanged*

13 **~~654.13. - Additional violations.~~**

14 ~~Except as provided in Section 654.08, no person shall:~~

15 ~~(a) Make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise~~  
16 ~~or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health,~~  
17 ~~peace or safety of others within the City;~~

18 ~~(b) Discharge the exhaust of any steam engine, stationary internal combustion engine, motor boat~~  
19 ~~or motor vehicle into the open air, except through a muffler or other device which will~~  
20 ~~effectively prevent loud or explosive noises;~~

1 ~~(c) Use any drum, loudspeaker or other instrument or device for the purpose of attracting~~  
2 ~~attention, by the creation of noise, to any performance, show or sale or display of merchandise;~~  
3 ~~or~~

4 ~~(d) Knowingly permit a minor under his or her guardianship, custody or control to violate any~~  
5 ~~noise regulation contained in this chapter.~~

6 ~~654.14.~~ **654.13** - Remedies cumulative.

7 No provision of this chapter shall be construed to impair any common law, statutory or other  
8 cause of action, or legal remedy therefrom, of any person, for injury or damage arising from a  
9 violation of any of the provisions of this chapter or of any other law.

10 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules  
11 inconsistent with the provisions are repealed.

12 Section 3. Should any section, clause or phrase of this ordinance be declared to be  
13 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof  
14 other than the part so declared to be invalid.

15 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given  
16 immediate effect by City Council, and shall expire December 31, 2034.

17  
18  
19 Approved as to form:

20  
21 \_\_\_\_\_  
22 City Attorney

23 Dated: \_\_\_\_\_

**Department of Economic  
Development and Planning**  
Rawley Van Fossen, Director



**Planning & Zoning Office**  
316 N. Capitol Avenue, Suite D-1  
Lansing, Michigan 48933  
PH: 517.483.4066  
[www.lansingmi.gov/planning](http://www.lansingmi.gov/planning)

## **MEMORANDUM**

**TO:** City of Lansing Council Committee on Public Safety

**FROM:** Planning & Zoning Office

**DATE:** October 8, 2025

**SUBJECT:** Planning Commission review of City Council drafted amendment to the Zoning Ordinance, Section 1240.02 Definitions add “Liquor Store”, and Subsection 1250.02.13 to provide for a limitation of proximity of liquor stores to each other

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On October 7, 2025, Planning Commission held a public hearing to consider the proposed zoning ordinance amendments to Section 1240.02 to include a new definition for “Liquor Store”, and to add Subsection 1250.02.13 that would provide for a limitation of proximity of liquor stores to each other.

One email from the public was included with the agenda’s communications.

No one from the public made comments to the Planning Commission.

Planning Commission recommended approval of the draft ordinance amendments, as proposed, with a unanimous vote (7-0). One member was absent. Draft meeting minutes are attached for review.

**MINUTES-EXCERPT**  
**Committee on Public Safety**  
October 28, 2025

RESOLUTION – Introduce and Set Public Hearing; Zoning Amendment 1240.04 Define “Liquor Store”

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE SO THAT DISCUSSION CAN CONTINUE. MOTION CARRIED 3-0.

Council Member Pehlivanoglu noted at the last meeting there were four points in the EDP minutes, and Committee asked OCA if there was a reason or possibility to add them. These four points were also in the next item as well. The following points were:

- Add “Liquor Store” to the allowable use table or specify in which districts “Liquor Store” should require a special land use.
- Additional distance requirements from other land uses such as schools, child care centers, parks, places of worship, libraries, or places of assembly. Currently liquor stores are restricted 500 feet from a school or place of worship. (Code of Ordinance 830.03).
- Restrict drive-through or walk-up windows from building.
- Additional site development or architectural standards.

OCA and EDP was asked for their opinion on incorporating those points. Ms. Hagen Lawrence stated that following the last meeting, OCA was working directly with EDP, and it is not as easy as inserting, they need to map out the City and make sure the proposals are not inclusionary. They hope to have a draft with EDP incorporating points within the next council weeks.

Council Member Kost asked for an exact time, and Ms. Hagen-Lawrence stated she could not promise something, and EDP is actively working on with OCA, and they are motivated to get to Committee quickly. Council Member Kost asked if they can move on with this and then amend later. Ms. Hagen-Lawrence stated their option is to set hearing and move forward, and if there are amendments, it would have to go back to Planning Commission, public hearing, and then back to Council Committee, public hearing, etc. Council Member Kost asked if drive-thru liquor stores are illegal per State law, and Ms. Hagen-Lawrence stated she would have to check on that. Council Member Pehlivanoglu acknowledged clarity would be good, and asked the Committee if they feel it is worth moving forward on all the points. Council Member Pehlivanoglu considered getting all details out first before moving forward in the process. Council Member Hussain spoke on past experience where the Council has moved forward and then amended and it was not clear for the public.

MOTION BY COUNCIL MEMBER KOST TO TABLE FOR A FUTURE MEETING UNTIL THE OCA AND ADMINISTRATION HAS REVIEWED THE PROPOSED FOUR POINTS. MOTION CARRIED 3-0.

Council Member Hussain referred to a statement by the City Clerk on publishing Ordinances and 9 days, at the Council meeting 10/27/2025, and asked if “immediate effect” be placed in the ordinance initially to avoid the clerk not publishing immediately. Ms. Hagen-Lawrence stated that effective date is per Charter 30 day after adopted, and needs to be published to be effective. An ordinance requires 5 votes, and action for immediate effect is 6 votes, and she would brainstorm to see what can be done. Council Member Hussain stated his struggles, but

there seems to be issuing with City Pulse publishing once a week. Council Member Kost asked if Charter says Clerk has to publish, and Ms. Hagen-Lawrence stated the Charter does say the City Clerk has to publish. Council Member Hussain reiterated his frustration that Council does all this action, but the Clerk is determining when to publish. He then asked Council leadership to work with the City Clerk, and Council Member Kost stated they can look at other publications. Council Member Pehlivanoglu asked if it has to be in a physical newspaper or something online. Ms. Hagen-Lawrence stated the Charter speaks to a “newspaper” in general circulation.

RESOLUTION – Introduce and Set Public Hearing; Zoning Amendment 1250.02, Liquor License Location Proximity

Council Member Pehlivanoglu stated that since this is a companion to Agenda item B, this will remain tabled for the same reason.



Andy Schor  
Mayor

**LANSING PLANNING COMMISSION**  
**Regular Meeting**  
**October 7, 2025 - 6:30 p.m.**  
**Neighborhood Empowerment Center**  
**600 W Maple Street, Lansing, MI**

**MINUTES – DRAFT**

**1. OPENING SESSION**

Mr. Klont called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox (arrived 6:37), Monte Jackson, Tim Klont, Shane Muchmore (arrived 6:36), Ted O’Dell, Spencer Lippert
- b. Absent: John Ruge (excused)
- c. Staff: Dan DuChene, Deputy City Attorney. Andy Fedewa, Planner.

Ms. Alexander made a motion, seconded by Mr. Jackson, to grant an excused absence for Mr. Ruge. On a voice vote, the motion carried unanimously.

**2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent.**

**3. COMMUNICATIONS –**

Mitch Rice, 2<sup>nd</sup> Ward resident and member of Board of Zoning Appeals, submitted an email in support of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

**4. PUBLIC HEARINGS & ITEMS FOR ACTION**

**A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

Mr. Fedewa introduced two proposed ordinance changes. One would add a specific definition for Liquor Store, as a specially designated merchant and/or distributor that primarily sells packaged liquor, beer, spirits, and wine, and may include the sale of tobacco products. Sales of these products would have to be more than 50% of gross sales. The second ordinance would provide a distance buffer of 2,500 feet between liquor stores, as defined, to limit their concentration and possible negative effects on neighborhoods and public safety. Mr. Fedewa clarified a question from the September meeting that the measurement would be taken from the closest property line of the first business to the nearest property line of the second business.

Mr. Fedewa explained that the Planning Commission was also able to recommend additional zoning changes, including:

- Adding ‘Liquor Store’ to the allowable use tables or specify in which districts ‘Liquor Store’ should require a special land use permit;

- Additional distance requirements from other land uses such as schools, child care centers, parks, places of worship, libraries, or places of assembly. Currently liquor stores are restricted 500 feet from a school or place of worship (Code of Ordinances §830.03);
- Restrict drive-through or walk-up windows from buildings; or
- Additional site development or architectural standards.

Mr. Fedewa stated that similar regulations have been adopted by other communities in Michigan.

Mr. O’Dell asked if there are existing stores that would be within the proposed 2,500 buffer from each other. Mr. Fedewa answered that the Planning and Zoning Office has not conducted a comprehensive survey but staff is aware of a few off-hand. These stores would be considered legally nonconforming and allowed to continue to exist per the Zoning Ordinance.

Mr. O’Dell asked who proposed these ordinance amendments. Mr. Fedewa answered that the ordinances originated from the Council Committee on Public Safety.

Mr. Jackson asked if a business had to sell both alcohol and tobacco products to be considered a liquor store. Mr. DuChene clarified that a store does not have to sell tobacco products, but tobacco products would be considered when determining the gross sales of those products stated in the definition, versus the sales of other products.

Mr. Klont opened the public hearing.

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

**Mr. Muchmore made a motion, seconded by Mr. O’Dell to recommend approval of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

Mr. O’Dell asked if the proposed amendments would impact the various ‘social districts’ within the City. Mr. DuChene stated they do not anticipate any impacts as the various businesses in those social districts either sell other products like food or provide entertainment.

Ms. Alexander asked if other Commission members supported exploring additional requirements for landscaping, buffering, and safety plans. Mr. DuChene stated that applicants to the Michigan Liquor Control Commission for their licenses do have to include detailed safety plans. Mr. Fedewa stated that staff will obtain the requirement language from the Liquor Control Commission for Planning Commission’s review.

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

5. **COMMENTS FROM THE AUDIENCE** – None
6. **RECESS** – Not taken.
7. **BUSINESS**

**A. Consent Items**

- (1) Minutes for approval September 2, 2025  
**The minutes from the September 2, 2025, Planning Commission meeting were approved without objection.**

**B. Old Business – None**

**C. New Business**

**(1) Election of Board of Zoning Appeals Representative**

Mr. O’Dell nominated Mr. Jackson for Planning Commission representative on the Board of Zoning Appeals. Hearing none further, the nominations were closed. On a voice vote, Mr. Jackson was unanimously elected representative.

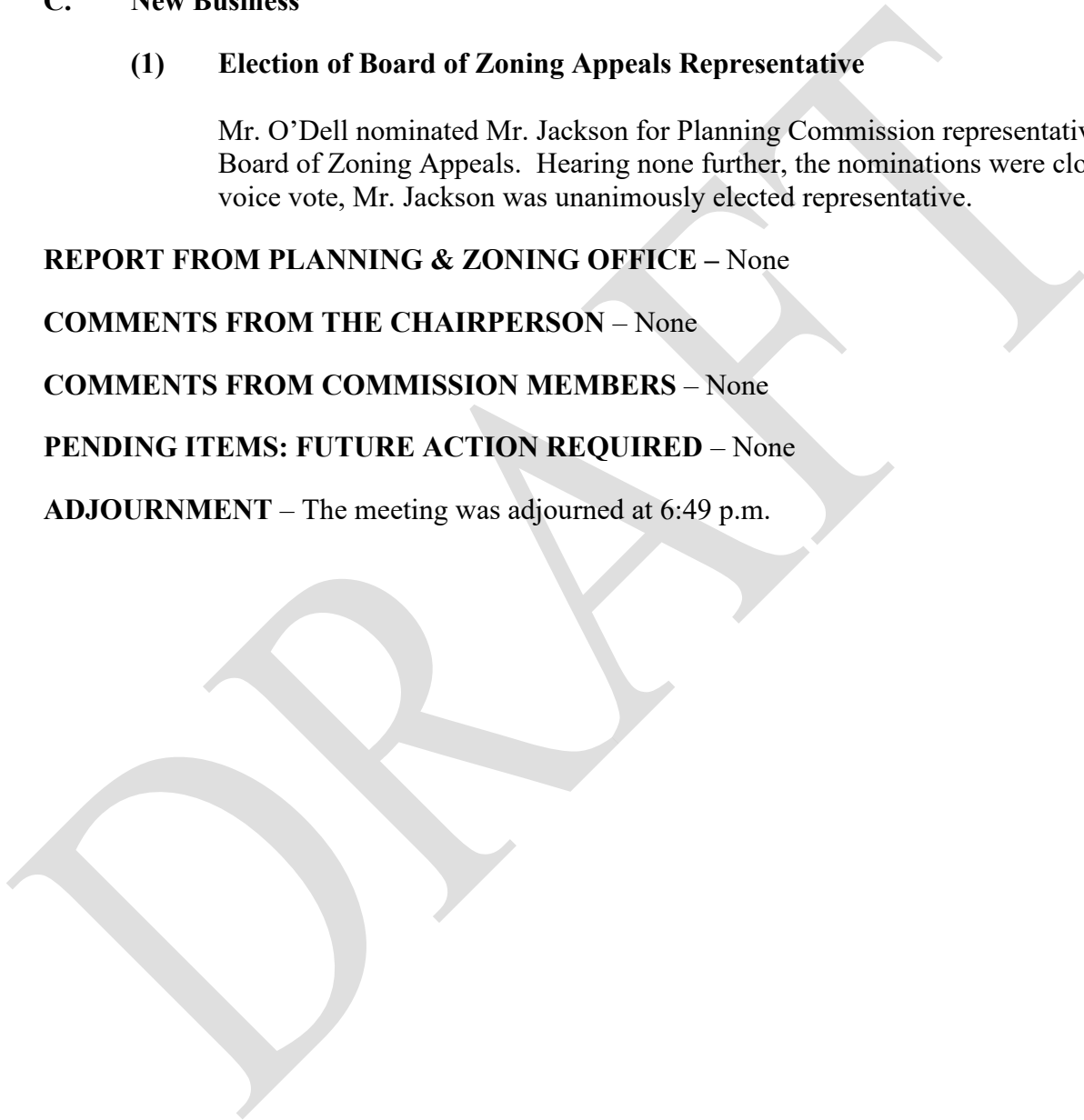
**8. REPORT FROM PLANNING & ZONING OFFICE – None**

**9. COMMENTS FROM THE CHAIRPERSON – None**

**10. COMMENTS FROM COMMISSION MEMBERS – None**

**11. PENDING ITEMS: FUTURE ACTION REQUIRED – None**

**12. ADJOURNMENT – The meeting was adjourned at 6:49 p.m.**



**Fedewa, Andrew**

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**From:** Mitch Rice <ricem1957@gmail.com>  
**Sent:** Tuesday, October 7, 2025 8:59 AM  
**To:** Fedewa, Andrew  
**Subject:** [EXTERNAL] Ordinance on Liquor Store

Hi Andrew:

I am supporting the new ordinances on the agenda for the Planning Commission meeting tonight. I agree that the increased distance between stores at 2500 feet is an appropriate change to improve neighborhood and community life in Lansing.

Regards,

Mitch Rice  
Ward 2 resident



**MINUTES**  
**Committee on Public Safety Special Meeting**  
**Tuesday, August 26, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

**PRESENT**

Council Member Trini Pehlivanoglu, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Kost, Member

**OTHERS PRESENT**

Sherrie Boak, Council Staff  
Lisa Hagen-Lawrence, OCA  
Abood, OCA  
Joe Neller  
Irene Iris Cotton  
Charles Houser, Granger

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM AUGUST 12, 2025, AS PRESENTED. MOTION CARRIED 3-0.

**PUBLIC COMMENT**

Mr. Houser acknowledged the Committee for withdrawing the amendments to the solid waste ordinance.

**DISCUSSION**

RESOLUTION – Reappointment; Irene Iris Cotton; At Large Member; Board of Police Commissioners; Term to Expire June 30, 2029

Ms. Cotton was not present at the time of the start of the meeting and this item was moved to later in the agenda.

DISCUSSION– Ordinance Amendment; 1240.04 Define “Liquor Store”

Council Member Pehlivanoglu noted at the last meeting there was a discussion on gross sales.

Ms. Hagen- Lawrence noted that changing to the lower percentage of the 50% threshold was not possible and they did not recommend it. They did modified to include considerations for tobacco sales, vaping, nicotine to be considered in the “sales”.

Council Member Pehlivanoglu referred to an email to all Council from Mr. James Denning.

MOTION BY COUNCIL MEMBER HUSSAIN TO MOVE THE DRAFT ORDINANCE TO THE PLANNING COMMISSION. MOTION CARRIED 3-0.

Ms. Boak was asked when it would be before the Planning Commission and she assured them that it would be sent to the EDP department along with draft minutes and would update the Committee on when it will be in front of the Commission.

DISCUSSION – Amendment; 1250.02 liquor license location proximity

Council Member Pehlivanoglu noted at the last meeting there was a discussion on the distance which was 1,000 and now it is proposed as 2,500.

Ms. Hagen-Lawrence stated they considered the new distance because it is the maximum distance that has been upheld in these types of challenges and is defensible.

Council Member Kost spoke in support of the ordinance changes.

MOTION BY COUNCIL MEMBER KOST TO MOVE THE DRAFT ORDINANCE TO THE PLANNING COMMISSION. MOTION CARRIED 3-0.

Ms. Boak was asked when it would be before the Planning Commission and she assured them that it would be sent to the EDP department along with draft minutes and she would update the Committee on when it will be in front of the Commission.

RESOLUTION – Reappointment; Irene Iris Cotton; At Large Member; Board of Police Commissioners; Term to Expire June 30, 2029

Council Member Pehlivanoglu welcomed Ms. Cotton and asked her to provide the Committee an update on her appointment in 2024. Ms. Cotton stated she is still learning, people recognized she is on the Board and they can bring her their concerns. She assured them she has been going out to the community neighborhood events and letting people who she is and introducing them to Board members.

Council Member Hussain asked if this was her first or second term, and it was clarified she was filling a term and this would be her first full term. She was then asked if she has done a ride around or attend a line up, and she confirmed she has not done either of those and Council Member Hussain encouraged her to participate in those items. Council Member Hussain asked what events she has been going to, to engage community input. Ms. Cotton stated she has attended the Board meetings that have been scheduled, plans to schedule a ride along, chair of the LPD hiring committee for the Board and updates the Board on the hiring and recruiting. Council Member Hussain asked if there have been times where she has taken the opposition stance or unpopular stance, and she stated to this point she has not and would be comfortable if it came to that.

Council Member Kost asked Ms. Cotton asked her again if she has the time to make the meetings, and Ms. Cotton stated she has made them all but one since she was appointed, due to being ill. (February – March). Council Member Kost asked if she attended the May meeting, and Ms. Cotton stated that might have been the meeting she was sick.

Ms. Cotton then elaborated on what she has learned so far in recognizing people, city attorneys, and she is learning how to navigate each role on the Board.

Council Member Kost asked how the Chair of the Board has helped and she confirmed the Chair of the Board has helped and provided direction.

Council Member Hussain encouraged the Board to disagree without being disagreeable, and it should not be a “rubber stamp” commission.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF IRENE IRIS COTTON; AT LARGE MEMBER OF THE BOARD OF POLICE COMMISSIONERS. MOTION CARRIED 3-0.

**OTHER**

No other comments.

**ADJOURN**

Adjourned at 4:22 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on September 9, 2025

6. D. Discussion

RESOLUTION – Intro and Set Public Hearing; Ordinance Amendment  
to 1240.04 Defining “Liquor Store”

*Pending Updated Draft Ordinance Documents from Office of the City Attorney  
Please continue to watch for updates*



ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.**

**THE CITY OF LANSING ORDAINS:**

Section 1. That Chapter 1240, Section 1240.04, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1240.04.02. Definitions.

As used in this Zoning Ordinance, unless otherwise provided:

*Accessory building or structure* means a detached structure on the same lot with, and of a nature customarily incidental and subordinate to, a principal structure, and occupied or devoted exclusively to an accessory use.

*Accessory use* means a use which meets all of the following criteria:

- (1) It is clearly incidental to the principal use.
- (2) It is customarily found in connection with the principal use.
- (3) It is subordinate to the principal use.
- (4) It is located on the same lot as the principal use, except as otherwise permitted in this Zoning Code.

*Adjacent residential district* means the residential district to which the majority of the subject site is contiguous, abutting or located directly across a public right-of-way.

*Adult care facilities* means:

- (1) *Adult care facilities, state-licensed.* A facility for the care of adults, over 18 years of age, as licensed and regulated by the State under Michigan Public Act 218 of

1 1979, and rules promulgated by the State Department of Human Services,  
2 providing foster care to adults. It includes facilities and foster care homes for  
3 adults who are aged, mentally ill, developmentally disabled, or physically  
4 handicapped who require supervision on an ongoing basis, but do not require  
5 continuous nursing care. An adult foster care facility does not include nursing  
6 homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation  
7 center, or a residential center for persons released from or assigned to a  
8 correctional facility.

9 (2) *Adult day-care facility.* A facility other than a private residence, which provides  
10 care for more than six adults for less than 24-hour period.

11 (3) *Adult foster care family home.* A private home with the approved capacity to  
12 receive six or fewer adults to be provided with foster care for 24 hours a day for  
13 five or more days a week and for two or more consecutive weeks. This may  
14 include adult day care for six or fewer adults. The adult foster care family home  
15 licensee must be a member of the household and an occupant of the residence.

16 (4) *Adult foster care large group home.* A private home with approved capacity to  
17 receive at least 13 but not more than 20 adults to be provided supervision,  
18 personal care, and protection, in addition to room and board, for compensation,  
19 for 24 hours a day, five or more days a week, and for two or more consecutive  
20 weeks. This may include adult day care for 20 or fewer adults.

21 (5) *Adult foster care small group home.* A private home with the approved capacity to  
22 receive more than six but not more than 12 or fewer adults who are provided

1 supervision, personal care, and protection in addition to room and board, for 24  
2 hours a day, five or more days a week, and for two or more consecutive weeks for  
3 compensation. This may include adult day care for 12 or fewer adults.

4 (6) *Adult congregate care facility.* A private home with the approved capacity to  
5 receive more than 20 adults for 24 hours a day, five or more days a week, and for  
6 two or more consecutive weeks.

7 (7) *Convalescent or nursing home.* A structure with sleeping rooms, where persons  
8 are housed or lodged and are furnished with meals, nursing and limited medical  
9 care.

10 *Adult uses.* See definitions related to adult uses in Chapter 1250.

11 *Alley* means any dedicated public right-of-way affording a secondary means of access to  
12 abutting property.

13 *Animal hospital* means a structure or lot where animals are given medical or surgical care  
14 or treatment.

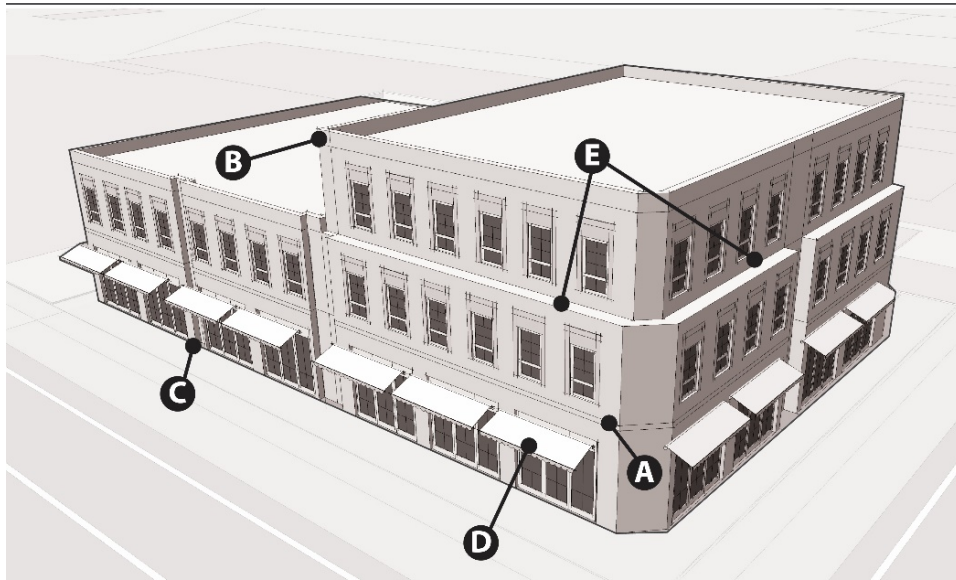
15 *Applicant* means a person having a legal, equitable or leasehold interest in a lot, or a  
16 representative of such person, who is making a request pursuant to this Zoning Code.

17 *Architectural elements* means physical features that relate to building architecture and  
18 character such as, but not limited to:

- 19 (1) Belt courses;
- 20 (2) Cornices/moldings;
- 21 (3) Columns or recesses;
- 22 (4) Awnings/canopies; and

1 (5) Step-backs; as depicted below.

2 Figure 1



11 *Articulation* means architectural variations in a building wall that accentuates details of  
12 the building design and can define a building base, middle and top, and variety along the facade.  
13 Horizontal and vertical articulation is achieved by using changes in architectural elements to  
14 promote varied front building lines and interesting, non-uniform and non-repetitive facade  
15 designs.

16 *Bar.* See "Restaurant: Bar/lounge/tavern."

17 *Basement or cellar* means that portion of a structure between floor and ceiling which is  
18 partly below and partly above grade. A basement is so located that the vertical distance from  
19 grade to the floor below is less than the vertical distance from grade to ceiling. A cellar is that  
20 portion of a structure between floor and ceiling which is wholly or partly below grade and so  
21 located that the vertical distance from grade to the floor below is equal to or greater than the  
22 vertical distance from grade to ceiling.

1           *Bed and breakfast inn* means any dwelling in which overnight accommodations are  
2 provided or offered for transient guest for compensation, including provision for a morning meal  
3 only for the overnight guest only. A bed and breakfast is distinguished from a motel in that a bed  
4 and breakfast establishment shall have only one set of kitchen facilities, employ only those living  
5 in the house or up to one additional employee, and have facade style that is compatible with  
6 surrounding homes.

7           *Bedroom* means a room within a dwelling unit that meets the following criteria:

- 8           (1) It is intended to be used, or is used, for sleeping purposes.  
9           (2) It contains a floor area of not less than 70 square feet.  
10          (3) It is not the only room in the dwelling unit (e.g.: an efficiency dwelling unit).

11          *Berm* means an earthen mound designed to separate one area from another.

12          *Block face* means the cumulative property on one side of a street exhibiting one of the  
13 following characteristics:

- 14          (1) The property lying between two intersecting streets or public rights-of-way;  
15          (2) The property lying between an intersecting street and railroad right-of-way, river  
16             or stream; or  
17          (3) The property lying between a public right-of-way, railroad right-of-way, river or  
18             stream and the corporate boundaries of the City.

19          *Boundary line* means the dividing line between zoning districts and/or subdivisions.

20          *Buffer* means a land area that separates one land use from another. Such area may be  
21 landscaped and may also contain a berm, fence or other screening material.

1           *Building* means an independent structure having a roof supported by columns or walls,  
2 intended and/or used for shelter or enclosure of persons or chattels. When any portion of a  
3 structure is completely separated from every other part by division walls from the ground up, and  
4 without openings, each portion of such structure shall be deemed a separate structure. This refers  
5 to both temporary and permanent structures, and includes tents, sheds, garages, stables,  
6 greenhouses or other accessory structures. A building does not include such structures with  
7 interior areas not normally accessible for human use, such as gas holders, tanks, smoke stacks,  
8 grain elevators, coal bunkers, oil cracking towers or similar structures.

9           *Building Code* means the Stille-Derossett-Hale-Single State Construction Code Act, Act  
10 230 of 1972, known as the Michigan Building Code, with amendments, adopted by reference as  
11 part of these Codified Ordinances.

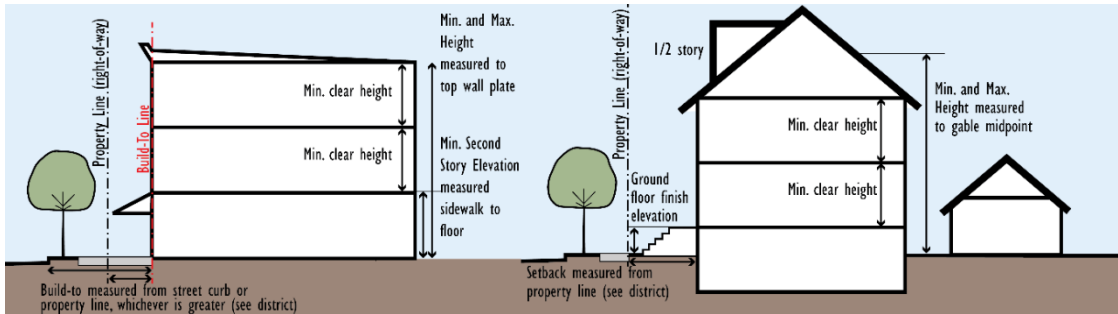
12           *Building frontage* means the percentage of the building facade that adjoins the front  
13 setback or build-to line.

14           *Building height* means the vertical distance from the grade at the front of a structure to  
15 the highest point of the coping of a flat roof; the average height between the eaves and a ridge or  
16 to the deckline of a mansard roof; or the average height between the plate and ridge of a gable,  
17 hip or gambrel roof; in all cases, excluding minor projections such as finials, chimneys, vent  
18 pipes, aerials, or other appurtenance of similar scale.

19           *Build-to line* means the building line to which a building must be constructed as  
20 measured from the property line. When a front parking lot is present on site, the build-to line is  
21 measured from the rear edge of the parking lot including the sidewalk used to access the  
22 building. Similar to setback, a build-to line runs parallel to the right-of-way and is established to

1 create a generally consistent building line along a street. The build-to line designates the specific  
2 location or range within which the front building line must be located.

3 Figure 2



9 *Business* means an office, commercial or industrial use entered into for the purpose of  
10 financial gain, earning a livelihood or improving a person's economic conditions and desires.

11 *Canopy* means an ornamental or roof-like structure which is fastened to a structure and  
12 used for protection.

13 *Carport* means an accessory structure used primarily to shelter private motor vehicles. A  
14 carport is attached to the principal structure and is completely open on not less than two sides.

15 *Child care/residential care facilities* means:

16 (1) Child care facility. A facility for the care of children under 18 years of age, as  
17 licensed and regulated by the State under Michigan Public Act 116 of 1973 and  
18 the associated rules promulgated by the State Department of Human Services.

19 (2) Child care centers, nursery schools, and day nurseries. A facility, other than a  
20 private residence, receiving pre-school or school age children for group care for  
21 periods of less than 24 hours a day, and where the parents or guardians are not  
22 immediately available to the child. It includes a facility which provides care for

1 not less than two consecutive weeks, regardless of the number of hours of care per  
2 day. The facility is generally described as a child care center, day care center, day  
3 nursery, nursery school, parent cooperative preschool, play group, or drop-in  
4 center. "Child care center" or "day care center" does not include a Sunday school  
5 conducted by a religious organization where children are cared for during short  
6 periods of time while persons responsible for such children are attending religious  
7 services.

8 (3) Family day care home (six or fewer children less than 24 hours per day). A  
9 private home in which not more than six minor children are received for care and  
10 supervision for periods of less than 24 hours a day, unattended by a parent or legal  
11 guardian, except children related to an adult member of the family by blood,  
12 marriage or adoption. It includes a home that gives care to an unrelated child for  
13 more than four weeks during a calendar year.

14 (4) Group day care home (seven to 12 children less than 24 hours per day). A private  
15 home in which more than six but not more than 12 children are given care and  
16 supervision for periods of less than 24 hours a day unattended by a parent or legal  
17 guardian, except children related to an adult member of the family by blood,  
18 marriage or adoption. It includes a home that gives care to an unrelated child for  
19 more than four weeks during a calendar year.

20 (5) Foster family group home. A private home in which more than four but less than  
21 seven children, who are not related to an adult member of the household by blood,  
22 marriage, or adoption, are provided care for 24 hours a day, for four or more days

1 a week, for two or more consecutive weeks, unattended by a parent or legal  
2 guardian.

3 (6) Foster family home. A private home in which one but not more than six minor  
4 children, who are not related to an adult member of the household by blood,  
5 marriage, or adoption, are given care and supervision for 24 hours a day, for four  
6 or more days a week, for two or more consecutive weeks, unattended by a parent  
7 or legal guardian.

8 *Church.* See "Places of assembly."

9 *Clear height,* within a structure, means the distance between the floor and ceiling. For  
10 entrances and other external building features, the unobstructed distance from the ground to the  
11 bottom of the lowest element above.

12 *Clinic* means an establishment where human patients who are not lodged overnight are  
13 admitted for examination and treatment by physicians, dentists, or similar professionals. A  
14 medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary  
15 for its operation or to the service of its patients, but may not include facilities for overnight  
16 patient care or major surgery. A clinic includes, but is not limited to, a medical/drug testing  
17 facility and blood/plasma donation centers.

18 *Comprehensive plan* means a master plan described by Public Act 33 of 2008, as  
19 amended.

20 *Construction* means the putting together of materials to build a new structure or to  
21 restore, reconstruct, extend, enlarge or repair an existing structure. This definition does not apply  
22 to Section 1250.06.

1           *Construction, start of* means the first placement of permanent construction of a structure,  
2 other than a mobile home, on a site, such as the pouring of slabs or footings or any work beyond  
3 the stage of excavation. "Permanent construction" does not include land preparation, such as  
4 clearing, grading and filling; the installation of streets and/or walkways; excavation for a  
5 basement, cellar, footings, piers or foundations or for the erection of temporary forms; or the  
6 installation on the property of accessory structures, such as garages or sheds, not occupied as  
7 dwelling units or part of the main structure. For a structure, other than a mobile home, without a  
8 basement, cellar or poured footings, "start of construction" includes the first permanent framing  
9 or assembly of the structure or any part thereof on its piling or foundation. For premanufactured  
10 homes, "start of construction" means the affixing of the premanufactured home to its permanent  
11 site. For mobile homes within mobile home parks or mobile home subdivisions, "start of  
12 construction" is the date on which the construction of facilities for servicing the site on which the  
13 mobile home is to be affixed, including, at a minimum, the construction of streets, either final  
14 site grading or the pouring of concrete pads and the installation of utilities is completed.

15           *Contiguous* means abutting.

16           *Cumulative* means increasing or enlarging by successive addition through all points in  
17 time.

18           *Damaged* means an item that still functions as it was intended, but is missing parts or has  
19 parts that have suffered some degree of destruction.

20           *Department* means the Department of Economic Development and Planning, or its  
21 successor.

1           *Deteriorated* means an item which still functions as it was intended, but is missing parts  
2 or requires substantial maintenance.

3           *Development agreement* means a contract between a local jurisdiction and a property  
4 owner within the jurisdiction detailing a development plan for the property.

5           *Drive-through [thru] business* means a business establishment so developed that its retail  
6 or service character is wholly or partly dependent on providing a driveway approach and service  
7 windows or facilities for vehicles in order to serve patrons food and beverages in a ready-to-  
8 consume state from a drive-through window to patrons in motor vehicles. A drive-through  
9 restaurant may or may not also have indoor seating.

10           *Driveway* means that space specifically designated and used for the movement of motor  
11 vehicles, trailers, and watercraft to or from a lot.

12           *Duplex*. See "Dwelling, two-family."

13           *Dwelling, multiple* means a structure or portion of a structure which contains three or  
14 more dwelling units, including fraternities and sororities.

15           *Dwelling, one-family* means a structure designed and/or used exclusively for residential  
16 purposes for one family only and containing one dwelling unit.

17           *Dwelling, two-family* means an attached or semidetached structure used for residential  
18 occupancy by two families living independently of each other. Such dwelling is also known as a  
19 "duplex dwelling."

20           *Dwelling unit* means a structure or a portion of a structure on a permanent foundation  
21 with one or more rooms, including a bathroom and complete kitchen facilities, which rooms are  
22 arranged, designed or used as living quarters for one family.

1           *Dwelling unit, efficiency* means a dwelling unit of not more than one room in addition to  
2 a kitchen and bathroom.

3           *Elevation, secondary* means the building elevation built along the build-to line on the  
4 secondary frontage.

5           *Emergency services facility*, includes, but is not limited to, public or private civil defense,  
6 ambulance or fire service.

7           *Excavation* means any breaking of ground, except for agricultural purposes, ground care  
8 and landscaping.

9           *Extension* means an addition to the floor area of an existing structure, an increase in the  
10 intensity of a use, an enlargement of land area utilized by a specific use or an increase in the  
11 activity of a use.

12           *Facade, primary* means the building elevation built along the build-to line on the primary  
13 frontage.

14           *Fair market value* means an estimate of the actual worth of a lot, structure or combination  
15 thereof, which estimate is made by a licensed real estate broker or assessor experienced and  
16 qualified in the appraisal of real estate using appropriate appraisal techniques, as determined by  
17 the City Assessor.

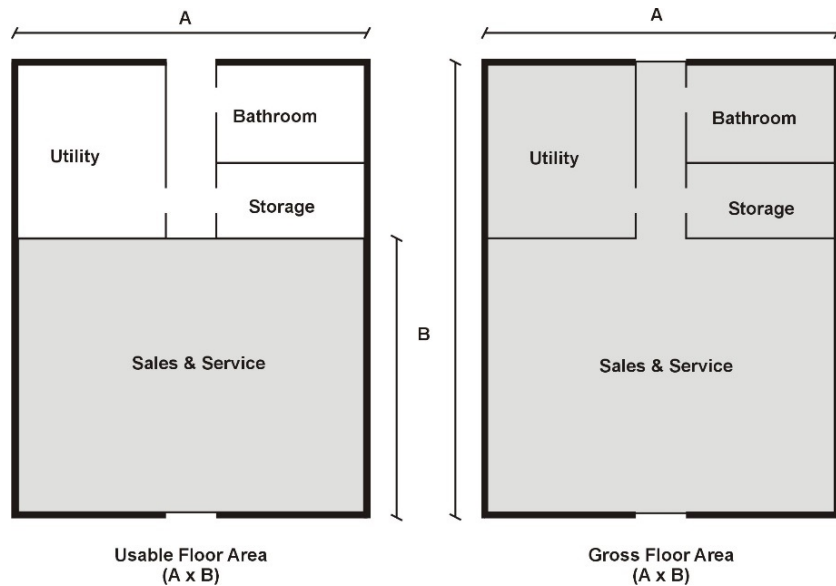
18           *Family* means any one of the following (see also "family, functional" hereof):

- 19           (1)    An individual;
- 20           (2)    An individual or two or more persons related by blood, marriage or adoption,  
21           together with not more than two other persons as roomers; or



1 shafts, utility or sanitary facilities or the storage or processing of merchandise shall be excluded  
2 from this computation of "usable floor area." Measurement of usable floor area shall be the sum  
3 of the horizontal areas of each story of a structure measured from the interior faces of the  
4 exterior walls.

5 Figure 3



*Footcandle* means a unit of luminance amounting to one lumen per square foot.

*Frontage* means the front part of a property that faces the street, as measured in linear feet.

*Frontage, primary* means the primary frontage applies to parcels that front on more than one street. The primary frontage shall be considered the property line that abuts the street that either:

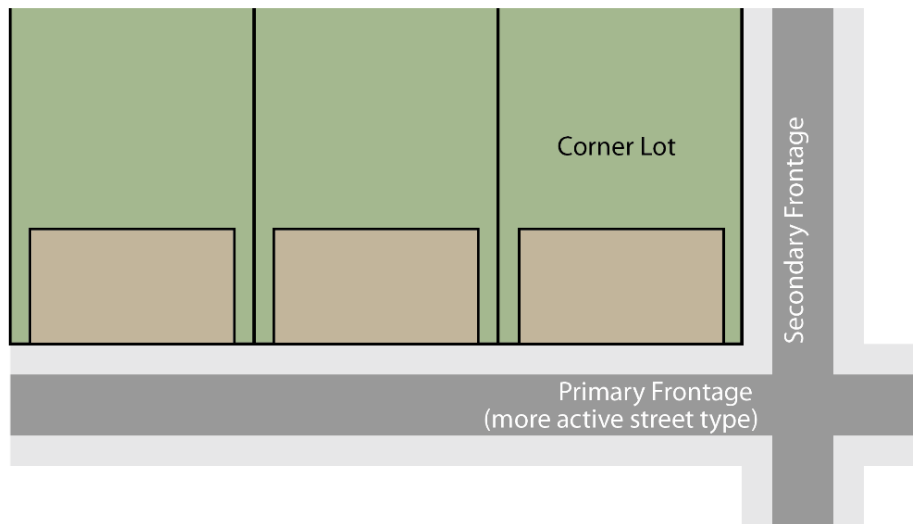
- (1) Is envisioned to be the most pedestrian-oriented, according to the street typologies described in the Comprehensive Plan and defined in this ordinance (see "street

1 types"). In these cases the primary frontage should be considered the more active  
2 street type per the list in Section 1242.03.

- 3 (2) Or, in the case where the above is not clear or where both streets are the same  
4 type, the applicant may decide which frontage is the primary.

5 *Frontage, secondary* applies to parcels that front on more than one street. The secondary  
6 property lines are those which are not the primary frontage (see "Frontage, primary").

7 Figure 4



16 *Frontage types* means the design for the front facade of a building type, as described  
17 below:

- 18 (1) *Porch*. A porch is a frontage type applicable to lower density residential buildings  
19 and designed to provide covered, outdoor seating space for residents. Porches can  
20 project beyond the setback line towards the right-of-way and/or can wrap around  
21 the side of the building. An "enclosed porch" is surrounded on all sides by glass,

1 screen, wood, brick, plastic, or other materials permitted by the Building Code.

2 An "open porch" is one that is not enclosed.

3 (2) *Stoop*. A stoop is a small elevated landing space above the sidewalk level which  
4 provides entry into the building. Stoops may be covered or uncovered and may  
5 project beyond the building setback line towards the right-of-way.

6 (3) *Storefront*. A frontage type appropriate for the ground floor of commercial/retail  
7 buildings. Storefronts provide large windows with transparent views into the  
8 building interior. Awnings may be incorporated into the frontage design,  
9 projecting beyond the building setback line.

10 (4) *Permanent outdoor seating*. an area that involves the sale or delivery of any  
11 prepared food or beverage for consumption in a defined area on the premises but  
12 outside of the building in which it is prepared. Examples of defined areas include,  
13 but are not limited to, a deck, patio, mall, garden, or balcony.

14 *Funeral home* means a structure used and occupied by a professional licensed mortician  
15 for burial preparation and funeral services.

16 *Garage* means an accessory structure for the storage of motor vehicles.

17 *Garage, private* means an accessory structure which is used primarily for the parking of  
18 private motor vehicles operated as accessory uses. A private garage has access through an  
19 overhead door and has a hard-surfaced driveway leading to the structure from a property line.

20 *Garage, public* means any garage other than a private garage.

21 *Garden* means the growing of plants for human consumption, including berries, herbs,  
22 vegetables, seeds, or other similar products incorporated into, and used as food and flowers, but

1 not including plants grown for commercial sale or purposes. Gardens that are accessory to a  
2 primary permitted use are allowed by right in all residential districts. Gardens that are the  
3 primary use of a lot are permitted in all residential districts, subject to compliance with all  
4 applicable standards of the Lansing zoning ordinances and sign ordinance, including, but not  
5 limited to setback, building height, placement and lot coverage, landscape, screening and  
6 buffering and sign restrictions; and also subject to all other applicable State laws and City  
7 ordinances, including, but not limited to, noise and other nuisances as defined by City ordinance,  
8 except that vegetation as described in a defined garden may exceed eight inches in height.

9 *Garden structure* means a structure used for the purpose of enclosing a garden, including  
10 the incidental use and storage of gardening implements, machinery, equipment and  
11 appurtenances used in the onsite gardening activities. Garden structures are permitted in all  
12 residential districts, subject to compliance with setback, lot coverage, building height and all  
13 other applicable requirements of the zoning ordinance and building codes.

14 *Gardening* means the growing of a garden or the act of working in a garden.

15 *Golf course* means a comparatively large, unobstructed acreage involving enough room  
16 over which to walk or ride, point to point, over a generally prescribed course, and to strive to  
17 send a ball long distances with variable accuracy, all without unreasonably endangering other  
18 players or intruding upon them.

19 *Governmental entity* means the Federal Government, this State or any of its  
20 instrumentalities; a county, city, township, village, school district, community college district or  
21 community hospital district; any agency authorized to exercise a governmental function in a  
22 limited geographical area or other political subdivision; any instrumentality of one or more of

1 such units; or any of such units and one or more other states or political subdivision of such  
2 states.

3 *Grade* means the lowest point of elevation within the area between the exterior surface of  
4 the structure and the property line. If the property line is more than five feet from the exterior  
5 surface of the structure, "grade" means the lowest point of elevation between the exterior surface  
6 of the structure and a line five feet from the exterior surface of the structure.

7 *Green building* means a structure that uses practices and materials that are  
8 environmentally responsible and resource-efficient throughout a building's life-cycle, from siting  
9 to design, construction, operation, maintenance, renovation, and demolition. Although new  
10 technologies are constantly being developed to complement current practices in creating greener  
11 structures, the common objective is that green buildings are designed to reduce the overall  
12 impact of the built environment on human health and the natural environment by:

- 13 (1) Efficiently using energy, water, and other resources.
- 14 (2) Protecting occupant health and improving employee productivity.
- 15 (3) Reducing waste, pollution and environmental degradation.

16 *Greenhouse, commercial* means a glass or less than opaque enclosure which exceeds 150  
17 square feet in floor area and is designed or used for the cultivation or protection of plants; or a  
18 glassed enclosure, regardless of size, designed or used for the cultivation or protection of plants  
19 for commercial purposes.

20 *Hedge* means a dense row of low branching trees, shrubs, vines or other plants which  
21 encloses land, divides land into distinct portions, separates contiguous properties, obstructs the

1 passage of light and air into adjacent land or obstructs the vision of motorists on or near public  
2 roads.

3 *Home occupation* means a business conducted in a dwelling unit by a person with legal  
4 or equitable interest in the dwelling unit.

5 *Hospital* means a health facility offering in-patient, overnight care and services for  
6 observation, diagnosis and active treatment of human patients with a medical, surgical, obstetric,  
7 chronic or rehabilitative condition requiring the daily direction or supervision of a physician.

8 *Horizontal mixed-use*. See "Mixed-use, horizontal."

9 *Hotel* means a building or part of a building, with a common entrance or entrances, in  
10 which the dwelling units or rooming units are used primarily for transient occupancy, and/or in  
11 which one or more of the following services are offered: maid service, furnishing of linen,  
12 telephone, secretarial or desk service, and bellboy service. A hotel may contain within it a  
13 restaurant or cocktail lounge, public banquet halls, or meeting rooms.

14 *Incentive* means regulatory flexibility, reductions, or rewards that may be granted to a  
15 development or project that provides certain recognized benefits or elements that go beyond the  
16 minimum requirements. The level of incentive granted is relative to the extent of the recognized  
17 benefit provided.

18 *Integrated parking* means a feature of a building that utilizes a portion of the ground level  
19 for vehicle storage and parking.

20 *Intensity of use* means the amount of activity associated with a specific use. Intensity of  
21 use shall be determined by the Economic Development and Planning Department based on the  
22 following criteria:

- 1           (1)     Amount of vehicular traffic generated;
- 2           (2)     Amount of pedestrian traffic generated;
- 3           (3)     Noise, odor and air pollution generated;
- 4           (4)     Potential for litter or debris;
- 5           (5)     Type and storage of materials connected with the use;
- 6           (6)     Total residential units and density if residential; and
- 7           (7)     Total structure coverage and structure height on the parcel.

8           *Junk* means any of the following products which are stored in the open and which are  
9     damaged or deteriorated or are in such a condition that the product cannot be used for the  
10    purpose for which it was manufactured:

- 11           (1)     Machinery;
- 12           (2)     Appliances;
- 13           (3)     Merchandise with missing parts;
- 14           (4)     Scrap metal; and
- 15           (5)     Scrap materials, including, but not limited to, rags, paper or building materials.

16           *Junk vehicle* means a vehicle which cannot be driven upon the public streets for reasons  
17    including, but not limited to, being wrecked, abandoned, in a state of disrepair, or incapable of  
18    being moved under its own power.

19           *Junkyard* means a lot used to store or process junk and junk vehicles.

20           *Kennel* means the keeping on a lot for commercial purposes of four or more dogs, cats or  
21    other household pets which are more than six months old. Keeping includes, but is not limited to,  
22    boarding, breeding or training.

1           ***Liquor store*** means a retail store licensed by the Liquor Control Commission as a  
2 specially designated merchant, specially designated distributor, or both, that is primarily  
3 engaged in the sale of tobacco products, vapor products, and alternative nicotine products  
4 and packaged alcoholic liquor, beer, spirits, and wine for consumption off of the premises  
5 of the business. For the purposes of this definition:

- 6           (1)     A retail store is primarily engaged in the sale of tobacco products, vapor  
7 products, and alternative nicotine products and alcoholic liquor, beer, spirits,  
8 and wine when more than 50 percent of the gross sales of the business are  
9 from the sale of any combination of such products as determined by visual  
10 inspection, sales records, purchase records, counting of stockkeeping units,  
11 or other inventory or accounting recordkeeping methods that are customary  
12 or reasonable.
- 13           (2)     Businesses licensed by the Liquor Control Commission as suppliers and  
14 manufacturers are not included within the definition of a liquor store.
- 15           (3)     Restaurants, bars, lounges, taverns, hotels, and motels, as those terms are  
16 defined by this Section of the Code of Ordinances, are not included within  
17 the definition of a liquor store.
- 18           (4)     The terms “specially designated merchant” and “specially designated  
19 distributor” are defined by Section 111 of the Michigan Liquor Control Act  
20 (MCL 436.1101 et seq); the terms “supplier” and “manufacturer” are  
21 provided for by Section 603 of the Michigan Liquor Control Act; the terms  
22 “tobacco product,” “vapor product,” and “alternative nicotine product” are

1           **defined by Section 4 of the Youth Tobacco Act (MCL 722.641 et seq); and the**  
2           **terms “alcoholic liquor,” “beer,” “spirits,” and “wine” are defined by**  
3           **Chapter 830 of this Code of Ordinances.**

4           *Loading space or area* means an off-street space on the same lot with a structure or group  
5 of structures for the temporary parking of a commercial vehicle while loading and unloading  
6 merchandise or materials, and having direct and unobstructed access to a public street or alley.  
7 "Unobstructed" does not preclude the use of security devices.

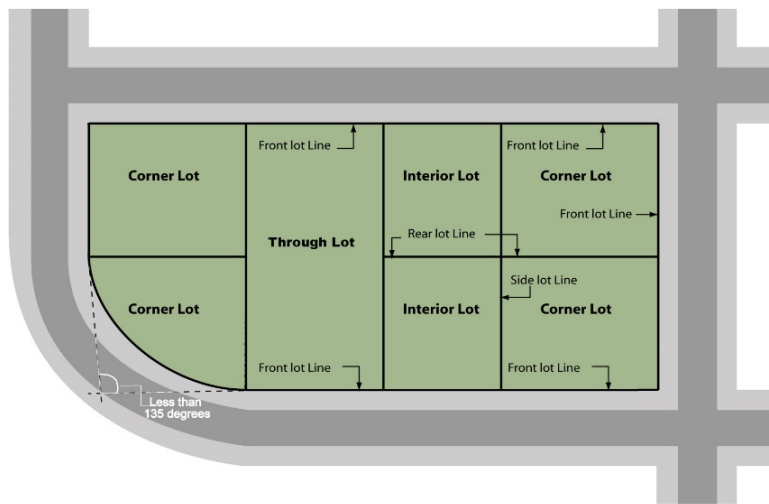
8           *Lodging facility* means building(s) or part of a building, where by prearrangement  
9 transient or extended-stay guests are provided a sleeping room and a bathroom in return for  
10 payment. A lodging facility has staff on-site or on-call 24 hours a day and may include, but is not  
11 limited to, a boarding or rooming house, hotel, motel or motor lodge, or hostel.

12           *Lot* means a parcel of land consisting of one or more lots of record occupied or intended  
13 to be occupied by a principal structure or use and any accessory structure or by any other use or  
14 activity permitted on the parcel of land. Lot includes the open spaces and yards required under  
15 this Zoning Code and has its frontage on a public street or road either dedicated to the public or  
16 designated on a recorded subdivision plat. Corner, interior and through lots are described as  
17 follows:

- 18           (1)    *Corner lot.* A lot where the interior angle of two adjacent sides at the intersection  
19                   of two streets is less than 135 degrees. A lot abutting upon a curved street is a  
20                   corner lot if the radius of the arc is less than 150 feet and the tangents to the curve  
21                   at the two points where the lot lines meet the curve or the straight street line  
22                   extended form an interior angle of less than 135 degrees.

- (2) *Interior lot.* A lot other than a corner lot.
- (3) *Through lot.* An interior lot having frontage on two more or less parallel streets.

Figure 5



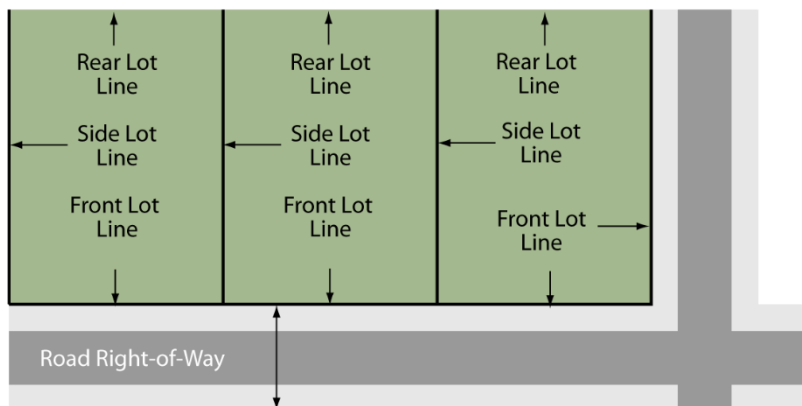
*Lot area* means the total horizontal area within the lot lines of the lot.

*Lot coverage* means the part or percentage of lot area, not including right-of-way, occupied by buildings, structures and hard-surfaced parking areas.

*Lot depth* means the horizontal distance between front and rear lot lines, measured along the median between the side lot lines.

*Lot line* means any of the lines bounding a lot.

Figure 6



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*Lot line, front* means the line separating a lot from the right-of-way line of a street.

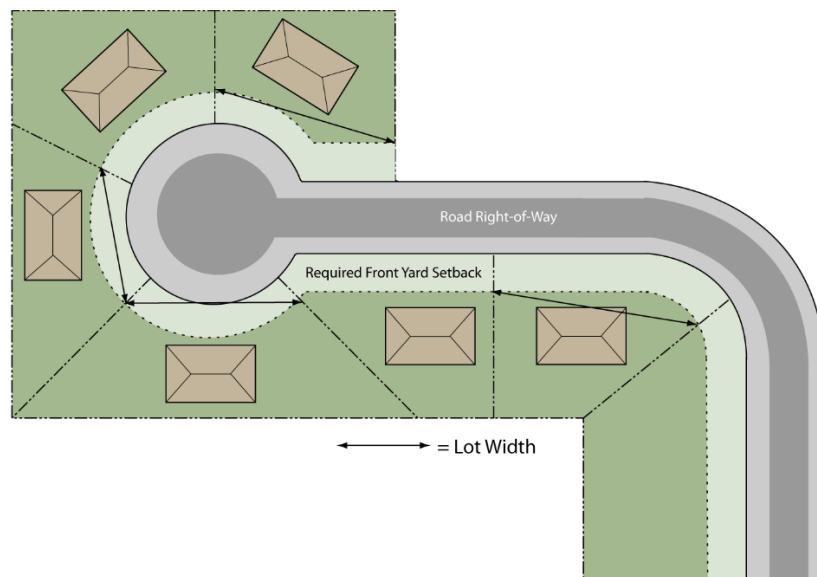
*Lot line, rear* means a lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall be only one rear lot line. In the case of a lot converging toward the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten feet long and wholly within the lot.

*Lot line, side* means any lot line not a front lot line or a rear lot line.

*Lot of record* means a parcel of land which is part of a subdivision, the dimension and configuration of which has been recorded on a map in the office of the Register of Deeds for the appropriate county, or a parcel described by metes and bounds in any instrument of conveyance recorded at the appropriate Register of Deeds.

*Lot width* means the horizontal distance from one side lot line to the opposite side lot line, beginning and ending where the side lot lines meet the required setback from the front lot line.

Figure 7



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*Low impact development* means land development that uses nature, through preserving or recreating natural landscape features and minimizing effective imperviousness, to reduce, reuse and/or manage stormwater thereby protecting water quality.

*Maintenance of structure* means to keep up, to keep from change, to preserve, to hold or keep in any particular state or condition or to support what has already been brought into existence.

*Mid-rise and high-rise* means a medium to large size structure that can incorporate a mixture of uses and may often have integrated parking. Mid-rise buildings are typically four to eight floors in height, and high-rise buildings are nine or more floors in height.

*Mixed-use* means a development that blends a combination of residential and nonresidential where those functions are physically and functionally integrated. Mixed-use development typically uses a combination of vertical and horizontal mixed-use development practices.

(1) *Mixed-use, horizontal.* Horizontal mixed-use refers to development patterns where uses within a development site or along a block are mixed along the extent of the building and/or development. Horizontal mixed-use can be combined with vertical mixed-use.

(2) *Mixed-use, vertical.* Vertical mixed-use refers to development patterns where uses within a building are mixed, often with retail or active commercial uses on the ground and lower floors, and office or residential uses on the upper floors.

1           *Mobile home* means a structure, transportable in one or more sections, which is built on a  
2 chassis and designed to be used as a dwelling, with or without a permanent foundation, when  
3 connected to the required utilities, and includes the plumbing, heating, air conditioning and  
4 electrical systems contained in the structure.

5           *Mobile home park* means a parcel or tract of land under the control of a person upon  
6 which three or more mobile homes are located on a continual, non-recreational basis and which  
7 is offered to the public for that purpose regardless of whether a charge is made therefor, together  
8 with any building, structure, enclosure, street, equipment, or facility used or intended for use  
9 incident to the occupancy of a mobile home.

10           *Motel* means a series of attached, semidetached or detached rental units containing a  
11 bedroom and a bathroom. A motel provides for overnight lodging which is offered to the public  
12 for compensation and caters primarily to the public traveling by motor vehicle.

13           *Motor vehicle* means any self-propelled vehicle, whether operable or not, and includes,  
14 but is not limited to, an automobile, bus, truck, pickup truck, truck tractor, van, wrecker or  
15 construction equipment such as loaders/backhoes, bulldozers, rollers and forklifts.

16           *Motor vehicle repair station* means a use where minor repairs (as defined in "Motor  
17 vehicle service station") are performed and any of the following major repairs are performed:  
18 Bumping, vehicle painting, replacement of body parts and collision service, engine repair, engine  
19 rebuilding or replacement, replacement of transmission or internal transmission parts, and  
20 rebuilding or reconditioning of motor vehicles.

21           *Motor vehicle service station* means a use for supplying gasoline, oil and minor  
22 accessories at retail directly to the customer and which performs minor repairs. "Minor repairs"

1 means: Engine tune up, alternator or generator replacement, battery replacement, fan belt  
2 replacement, radiator hose replacement, radiator repair or replacement, tire and strut repair or  
3 replacement, wheel balancing, oil change, windshield repair or replacement, brake repair or  
4 replacement, muffler and exhaust system replacement, front end alignment, and automobile  
5 washing and detailing.

6 *Nonconformity* means a use, structure or lot which does not conform with a use or  
7 dimensional provision or any combination of a use or dimensional provision of this Zoning  
8 Code, but which use, structure or land was lawfully established prior to the effectiveness date of  
9 such use or dimensional provision.

10 *Nonresidential* use means any use not a residential use.

11 *Nursery* means any land used to raise trees, shrubs, flowers and other plants for sale or  
12 for transplanting.

13 *Nursing home*. See "Adult care facilities."

14 *Occupant* means a person who takes or enters upon possession of all or part of a building,  
15 parcel, or lot.

16 *Off-street parking facility* means an off-street parking surface lot or an off-street parking  
17 structure.

18 *Off-street parking structure* means a structure which provides for vehicular parking  
19 spaces, along with drives and aisles for maneuvering, so as to provide access for entrance and  
20 exit for the parking of two or more vehicles.

1           *Off-street parking surface lot* means the use of an area for vehicular parking spaces,  
2 along with drives and aisles for maneuvering, so as to provide access for entrance and exit for the  
3 parking of more than two vehicles on the surface of a lot.

4           *Office* means a structure in which a person transacts his or her business or carries on his  
5 or her stated occupation.

6           *Open space* means the ground area, and the space above such ground area, which is  
7 unimpeded from the ground to the sky by any structure, except that the area may be used for  
8 landscaping, gardening or recreational purposes such as swimming, shuffleboard, tennis or  
9 similar uses. Parking lots and storage areas for vehicles and material shall not be considered as  
10 open space.

11           *Open storage* means any of the following items which are stored in the open and which  
12 are inoperable, damaged and/or deteriorated in such a condition that any such item cannot be  
13 used for the purpose for which it was manufactured, or is not reasonably associated with the  
14 principal use of the lot itself, including but not limited to, motor vehicles, machinery, appliances,  
15 motor vehicle parts; and other materials, including, but not limited to, metal, pipes, rags, papers  
16 or building materials.

17           *Outdoor play space* means the outside area on a lot reserved at a day care or group day  
18 care home for outside exercise, large motor skill development and play space of children.

19           *Outdoor storage* means the keeping, in an unroofed area, of any goods, junk, junk  
20 vehicles, material, merchandise or vehicles in the same place for more than 24 hours.

21           *Panelized structure* means a structure consisting of preconstructed units for walls, roofs,  
22 and floors, which may include structural framing, windows, doors, exterior finishes, interior wall

1 finishes, installed wiring, plumbing and insulation, which is brought on-site and erected thereon  
2 on a permanent foundation.

3 *Parcel* means a tract of land officially described and registered under one ownership.

4 *Parking space* means an area of defined length and width for the parking of motor  
5 vehicles. Such area shall be exclusive of drives, aisles or entrances giving access thereto.

6 *Peak hour parking demand* means the number of parking spaces required during the  
7 highest intensity of use.

8 *Perimeter line or boundary line* means the exterior limits of a lot.

9 *Personal service establishment* means any premises or business in which collaborative  
10 creative workspace or services for persons are performed, including, but not limited to,  
11 'Makerspace', shoe repair, tailoring, beauty parlors, nail salons, tanning salons, barbershops.

12 *Places of assembly* means any structure wherein persons regularly gather for  
13 entertainment, social, educational or recreational activities, or political purposes including, but  
14 not limited to, theaters, fraternal organizations, community centers, and trade union halls.

15 *Places of worship* means any structure wherein persons regularly gather for religious  
16 activity including, but not limited to, churches, synagogues, mosques, and temples, and the usual  
17 accessory structures and uses, such as convents, rectories, parsonages, monasteries, and church  
18 halls.

19 *Planned unit development* means an office, residential, commercial, industrial or mixed  
20 complex developed as a single entity, which complex contains more than one structure on a lot,  
21 not including accessory structures, and which is planned and developed as an integral unit in a  
22 single development operation according to the requirements of Chapter 1264.

1           *Plot plan* means a diagram depicting the existing and proposed structures, lot lines,  
2 setbacks, parking areas and the location of any known wells.

3           *Porch*. See "Frontage type."

4           *Premanufactured unit* means an assembly of materials or products intended to comprise  
5 all or part of a building or structure, and that is assembled at other than the final location of the  
6 unit of the building or structure by a repetitive process under circumstances intended to ensure  
7 uniformity of quality and material content.

8           *Primary facade*. See "Facade, primary."

9           *Primary frontage*. See "Frontage, primary."

10          *Principal use means* the primary, major, main, leading, outstanding or chief use which a  
11 lot serves or is intended to serve.

12          *Probate* means the period of probate, as defined in Public Act 386 of 1998, as amended,  
13 being MCL 700.1101 et seq.

14          *Production facilities* means facilities for the production of consumer goods such as food,  
15 beverages, art, clothing, textiles, etc. and have a minimum of 20 percent floor area dedicated to  
16 retail sales.

17          *Public utility* means electric light and power companies, whether private, public,  
18 corporate or cooperative; gas companies; water, telephone, telegraph, oil, gas and pipeline  
19 companies; motor carriers; and all public transportation and communication agencies other than  
20 railroads and railroad companies.

21          *Real property* means a lot, plot or parcel of land recorded and located in the City of  
22 Lansing.

1           *Recognized benefit* means the provision of certain elements or improvements that are  
2 desired by the City, as either expressed in the Comprehensive Plan or as stated in the Zoning  
3 Ordinance, or that go beyond the minimum requirements.

4           *Reconstruction* means the act of rebuilding a structure to meet the standards of the  
5 Building Code or Housing Code.

6           *Recreational equipment* means a watercraft, vehicle, or other conveyance designed to be  
7 used primarily off of public streets and roads, and not regulated by the Michigan Vehicle Code,  
8 including by way of example, but not limited to: Snowmobiles; boats and boat trailers; jet skis,  
9 floats and rafts, including transportation equipment.

10           *Recreational facility* means a structure or open space which provides activities, including  
11 but not limited to, swimming, racquet sports, exercise and fitness rooms or areas, and  
12 gymnasiums.

13           *Recreational vehicle* means a vehicle primarily designed and used as temporary living  
14 quarters for recreational, camping, or travel purposes, including a vehicle having its own motor  
15 power or a vehicle mounted on or drawn by another vehicle. This includes by way of example,  
16 but is not limited to: Travel trailers; camp trailers; tent trailers; campers, pop-up campers, and  
17 pickup campers; folding tent trailers; and utility trailers.

18           *Repair* means to restore to a sound or good state after decay, injury, dilapidation or  
19 partial destruction.

20           *Residential use* means a use all or part of a lot, parcel, or building as a single-family, two-  
21 family or multifamily residence, or residential child care facility, and accessory uses thereto.

1           *Restaurant* means an establishment serving foods and/or beverages to a customer in a  
2 ready-to-consume state. The method of operation may be characteristic of a carry-out, drive-in,  
3 drive-through, fast food, standard restaurant, or lounge/tavern, or combination thereof, as defined  
4 below:

- 5           (1)   *Restaurants with outdoor seating.* A use that involves the sale or delivery of any  
6 prepared food or beverage for consumption in a defined area on premises but  
7 outside of the building in which it is prepared. Examples of defined areas include  
8 an external deck, patio, mall, garden, balcony or sidewalk.
- 9           (2)   *Carry-out restaurant.* A use that involves the sale of food, beverages, and/or  
10 desserts in disposable or edible containers or wrappers in a ready-to-consume  
11 state for consumption mainly off the premises. A carry out restaurant differs from  
12 a drive through restaurant in that a customer must park and walk up to the  
13 restaurant or an employee must exit the restaurant and deliver the food to a  
14 customer in a parked car.
- 15           (3)   *Drive-in restaurant.* A use that involves delivery of prepared food so as to allow  
16 its consumption within a motor vehicle while parked on the premise.
- 17           (4)   *Drive-through restaurant.* A use that involves the delivery of prepared food to the  
18 customer within a vehicle, typically passing through a pass-through window, for  
19 consumption off of the premises.
- 20           (5)   *Standard restaurant.* A standard restaurant is a use that involves either of the  
21 following:



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*Shared parking* means a parking facility that serves two or more parcels of land or multiple uses under different ownership. A recorded shared parking agreement is generally used.

*Sheltered care facility* means a governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "Sheltered care facility" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A sheltered care facility does not include any of the following:

- (1) A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
- (2) A hospital licensed under Article 17 of Public Act 368; or
- (3) A hospital for the mentally ill or a facility for the developmentally disabled operated by the Department of Mental Health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106.

1           *Shopping center* means a grouping of two or more business establishments developed in  
2 accordance to an overall plan and designed and built as an interrelated project. Buildings  
3 constructed on outlots shall not be considered part of the shopping center unless access and  
4 parking easements are provided.

5           *Site plan* means a plan that conforms to the requirements contained in Chapter 1260.

6           *Stable* means a structure used to keep horses for commercial purposes.

7           *Stoop*. See "Frontage types."

8           *Storage* means the holding or safekeeping of goods to await the happening of some future  
9 event or contingency which will call for the removal of the goods.

10          *Storefront*. See "Frontage types."

11          *Street* means a public thoroughfare, avenue, road, highway, boulevard, parkway, way,  
12 drive, lane or court which affords the principal means of access to abutting property.

13          *Street, private* means a street which is not public.

14          *Street type* means a classification or typologies for streets that considers the  
15 characteristics of vehicle travel (speed and volume), the street's function in the transportation  
16 network (types of travel accommodated: Through traffic, cross-town, connections to highways or  
17 local), the extent of pedestrian and bicycle accommodation, typical types of land uses served, the  
18 design context (block length, building setbacks), and access system design. In many cases, a  
19 streets classification may change as it traverses different zoning districts. The following street  
20 types are illustrated on the official Street Typology Map:



1 trunklines or roads in adjacent communities. May also be referred to as

2 principal or major arterials.

3 e. *Neighborhood connector.* Minor residential collector streets that link local  
4 streets with higher classes of streets. Neighborhood connectors are  
5 designed for lower traffic volumes and speeds to complement the  
6 character of the neighborhoods served. Dedicated bike facilities may be  
7 provided.

8 (3) *Local street.* Lowest traffic streets providing access to residents. Lanes are  
9 typically unmarked with on-street parking and stop-controlled intersections.

10 *Structural alteration* means any change in the supporting members of a building, such as  
11 bearing walls, columns, beams or girders, or any substantial changes in the roof and exterior  
12 walls.

13 *Structure* means that which is built or constructed, an edifice or building of any kind or  
14 any piece of work artificially built up or composed of parts joined together in some definite  
15 manner.

16 *Structure, minor* means a structure having a replacement cost of not more than \$5,000.00.

17 *Structure, temporary* means a structure which is located on a lot for less than one year,  
18 or, if the structure is connected with a construction activity on a lot, until the construction  
19 activity is completed.

20 *Substitution* means to put in place of another.

21 *Tavern.* See "Restaurant: Bar/tavern."



1 (1) Any purpose for which a structure or lot may be designed, arranged, intended,  
2 maintained or occupied; or

3 (2) Any activity, occupation, business or operation carried on in a structure or on a  
4 lot.

5 *Vertical mixed-use.* See "Mixed-use, vertical."

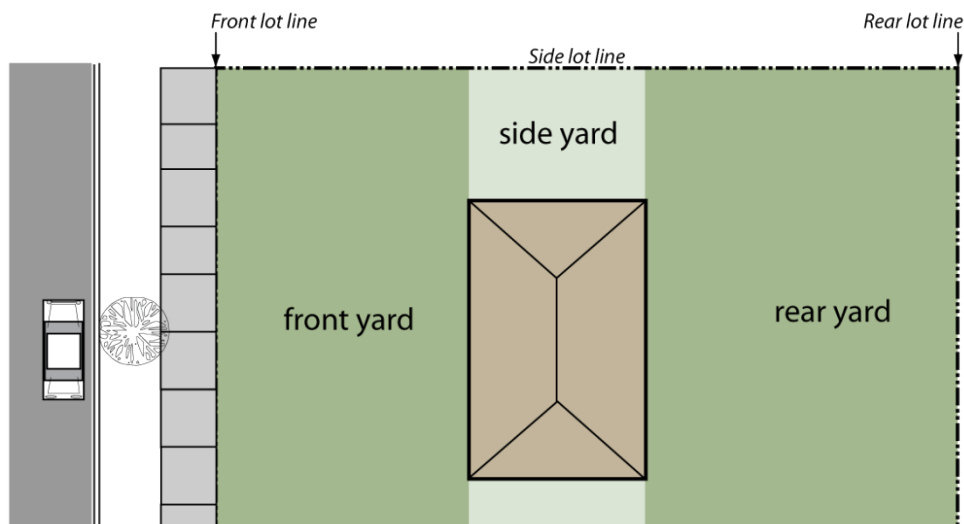
6 *Yard* means a space on a lot with a structure, which space is unobstructed and unoccupied  
7 from the ground upward, except as occupied or obstructed as permitted in this Zoning Code.

8 (1) *Front yard* means a yard extending across the full width of a lot between the front  
9 lot line of the structure containing the principal use and the front lot line.

10 (2) *Rear yard* means a yard extending the full width of a lot between the rearmost  
11 structure containing the principal use and the rear lot line, the depth of which is  
12 the least distance between the rear lot line and the rear of the structure containing  
13 the principal use.

14 (3) *Side yard* means a space within a lot between a side lot line and a structure  
15 containing the principal use or an attached accessory structure, whichever is  
16 closer to the side lot line. A side yard extends on each side of a lot from the front  
17 line of the structure to the rear line of the structure.

18 Figure 10



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*Zoning variance* means a modification of the strict letter of this Zoning Code granted by the Board of Zoning Appeals when, by reason of exceptional conditions, the strict application of this Zoning Code results in peculiar, exceptional or practical difficulties or unnecessary hardship to the owner of the lot.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

Approved as to form:

\_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, \_\_\_\_\_ at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

## INTRODUCTION OF ORDINANCE

Council Member Pehlivanoglu introduced:

An ordinance of the City of Lansing, Michigan, to amend Section 1240.04 of the Lansing Codified Ordinances to define the term "liquor store" within the Zoning Code.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

By the Committee on Public Safety  
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, \_\_\_\_\_ at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Section 1240.04 of the Lansing Codified Ordinances to define the term "liquor store" within the Zoning Code.

**Department of Economic  
Development and Planning**  
Rawley Van Fossen, Director



**Planning & Zoning Office**  
316 N. Capitol Avenue, Suite D-1  
Lansing, Michigan 48933  
PH: 517.483.4066  
[www.lansingmi.gov/planning](http://www.lansingmi.gov/planning)

## **MEMORANDUM**

**TO:** City of Lansing Council Committee on Public Safety

**FROM:** Planning & Zoning Office

**DATE:** October 8, 2025

**SUBJECT:** Planning Commission review of City Council drafted amendment to the Zoning Ordinance, Section 1240.02 Definitions add “Liquor Store”, and Subsection 1250.02.13 to provide for a limitation of proximity of liquor stores to each other

---

On October 7, 2025, Planning Commission held a public hearing to consider the proposed zoning ordinance amendments to Section 1240.02 to include a new definition for “Liquor Store”, and to add Subsection 1250.02.13 that would provide for a limitation of proximity of liquor stores to each other.

One email from the public was included with the agenda’s communications.

No one from the public made comments to the Planning Commission.

Planning Commission recommended approval of the draft ordinance amendments, as proposed, with a unanimous vote (7-0). One member was absent. Draft meeting minutes are attached for review.

**MINUTES-EXCERPT**  
**Committee on Public Safety**  
October 28, 2025

RESOLUTION – Introduce and Set Public Hearing; Zoning Amendment 1240.04 Define “Liquor Store”

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE SO THAT DISCUSSION CAN CONTINUE. MOTION CARRIED 3-0.

Council Member Pehlivanoglu noted at the last meeting there were four points in the EDP minutes, and Committee asked OCA if there was a reason or possibility to add them. These four points were also in the next item as well. The following points were:

- Add “Liquor Store” to the allowable use table or specify in which districts “Liquor Store” should require a special land use.
- Additional distance requirements from other land uses such as schools, child care centers, parks, places of worship, libraries, or places of assembly. Currently liquor stores are restricted 500 feet from a school or place of worship. (Code of Ordinance 830.03).
- Restrict drive-through or walk-up windows from building.
- Additional site development or architectural standards.

OCA and EDP was asked for their opinion on incorporating those points. Ms. Hagen Lawrence stated that following the last meeting, OCA was working directly with EDP, and it is not as easy as inserting, they need to map out the City and make sure the proposals are not inclusionary. They hope to have a draft with EDP incorporating points within the next council weeks.

Council Member Kost asked for an exact time, and Ms. Hagen-Lawrence stated she could not promise something, and EDP is actively working on with OCA, and they are motivated to get to Committee quickly. Council Member Kost asked if they can move on with this and then amend later. Ms. Hagen-Lawrence stated their option is to set hearing and move forward, and if there are amendments, it would have to go back to Planning Commission, public hearing, and then back to Council Committee, public hearing, etc. Council Member Kost asked if drive-thru liquor stores are illegal per State law, and Ms. Hagen-Lawrence stated she would have to check on that. Council Member Pehlivanoglu acknowledged clarity would be good, and asked the Committee if they feel it is worth moving forward on all the points. Council Member Pehlivanoglu considered getting all details out first before moving forward in the process. Council Member Hussain spoke on past experience where the Council has moved forward and then amended and it was not clear for the public.

MOTION BY COUNCIL MEMBER KOST TO TABLE FOR A FUTURE MEETING UNTIL THE OCA AND ADMINISTRATION HAS REVIEWED THE PROPOSED FOUR POINTS. MOTION CARRIED 3-0.

Council Member Hussain referred to a statement by the City Clerk on publishing Ordinances and 9 days, at the Council meeting 10/27/2025, and asked if “immediate effect” be placed in the ordinance initially to avoid the clerk not publishing immediately. Ms. Hagen-Lawrence stated that effective date is per Charter 30 day after adopted, and needs to be published to be effective. An ordinance requires 5 votes, and action for immediate effect is 6 votes, and she would brainstorm to see what can be done. Council Member Hussain stated his struggles, but

there seems to be issuing with City Pulse publishing once a week. Council Member Kost asked if Charter says Clerk has to publish, and Ms. Hagen-Lawrence stated the Charter does say the City Clerk has to publish. Council Member Hussain reiterated his frustration that Council does all this action, but the Clerk is determining when to publish. He then asked Council leadership to work with the City Clerk, and Council Member Kost stated they can look at other publications. Council Member Pehlivanoglu asked if it has to be in a physical newspaper or something online. Ms. Hagen-Lawrence stated the Charter speaks to a “newspaper” in general circulation.

RESOLUTION – Introduce and Set Public Hearing; Zoning Amendment 1250.02, Liquor License Location Proximity

Council Member Pehlivanoglu stated that since this is a companion to Agenda item B, this will remain tabled for the same reason.



Andy Schor  
Mayor

**LANSING PLANNING COMMISSION**  
**Regular Meeting**  
**October 7, 2025 - 6:30 p.m.**  
**Neighborhood Empowerment Center**  
**600 W Maple Street, Lansing, MI**

**MINUTES – DRAFT**

**1. OPENING SESSION**

Mr. Klont called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox (arrived 6:37), Monte Jackson, Tim Klont, Shane Muchmore (arrived 6:36), Ted O'Dell, Spencer Lippert
- b. Absent: John Ruge (excused)
- c. Staff: Dan DuChene, Deputy City Attorney. Andy Fedewa, Planner.

Ms. Alexander made a motion, seconded by Mr. Jackson, to grant an excused absence for Mr. Ruge. On a voice vote, the motion carried unanimously.

**2. APPROVAL OF AGENDA –** The agenda was approved by unanimous consent.

**3. COMMUNICATIONS –**

Mitch Rice, 2<sup>nd</sup> Ward resident and member of Board of Zoning Appeals, submitted an email in support of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

**4. PUBLIC HEARINGS & ITEMS FOR ACTION**

**A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

Mr. Fedewa introduced two proposed ordinance changes. One would add a specific definition for Liquor Store, as a specially designated merchant and/or distributor that primarily sells packaged liquor, beer, spirits, and wine, and may include the sale of tobacco products. Sales of these products would have to be more than 50% of gross sales. The second ordinance would provide a distance buffer of 2,500 feet between liquor stores, as defined, to limit their concentration and possible negative effects on neighborhoods and public safety. Mr. Fedewa clarified a question from the September meeting that the measurement would be taken from the closest property line of the first business to the nearest property line of the second business.

Mr. Fedewa explained that the Planning Commission was also able to recommend additional zoning changes, including:

- Adding ‘Liquor Store’ to the allowable use tables or specify in which districts ‘Liquor Store’ should require a special land use permit;

- Additional distance requirements from other land uses such as schools, child care centers, parks, places of worship, libraries, or places of assembly. Currently liquor stores are restricted 500 feet from a school or place of worship (Code of Ordinances §830.03);
- Restrict drive-through or walk-up windows from buildings; or
- Additional site development or architectural standards.

Mr. Fedewa stated that similar regulations have been adopted by other communities in Michigan.

Mr. O’Dell asked if there are existing stores that would be within the proposed 2,500 buffer from each other. Mr. Fedewa answered that the Planning and Zoning Office has not conducted a comprehensive survey but staff is aware of a few off-hand. These stores would be considered legally nonconforming and allowed to continue to exist per the Zoning Ordinance.

Mr. O’Dell asked who proposed these ordinance amendments. Mr. Fedewa answered that the ordinances originated from the Council Committee on Public Safety.

Mr. Jackson asked if a business had to sell both alcohol and tobacco products to be considered a liquor store. Mr. DuChene clarified that a store does not have to sell tobacco products, but tobacco products would be considered when determining the gross sales of those products stated in the definition, versus the sales of other products.

Mr. Klont opened the public hearing.

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

**Mr. Muchmore made a motion, seconded by Mr. O’Dell to recommend approval of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

Mr. O’Dell asked if the proposed amendments would impact the various ‘social districts’ within the City. Mr. DuChene stated they do not anticipate any impacts as the various businesses in those social districts either sell other products like food or provide entertainment.

Ms. Alexander asked if other Commission members supported exploring additional requirements for landscaping, buffering, and safety plans. Mr. DuChene stated that applicants to the Michigan Liquor Control Commission for their licenses do have to include detailed safety plans. Mr. Fedewa stated that staff will obtain the requirement language from the Liquor Control Commission for Planning Commission’s review.

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

5. **COMMENTS FROM THE AUDIENCE** – None
6. **RECESS** – Not taken.
7. **BUSINESS**

**A. Consent Items**

- (1) Minutes for approval September 2, 2025  
**The minutes from the September 2, 2025, Planning Commission meeting were approved without objection.**

**B. Old Business – None**

**C. New Business**

- (1) **Election of Board of Zoning Appeals Representative**

Mr. O’Dell nominated Mr. Jackson for Planning Commission representative on the Board of Zoning Appeals. Hearing none further, the nominations were closed. On a voice vote, Mr. Jackson was unanimously elected representative.

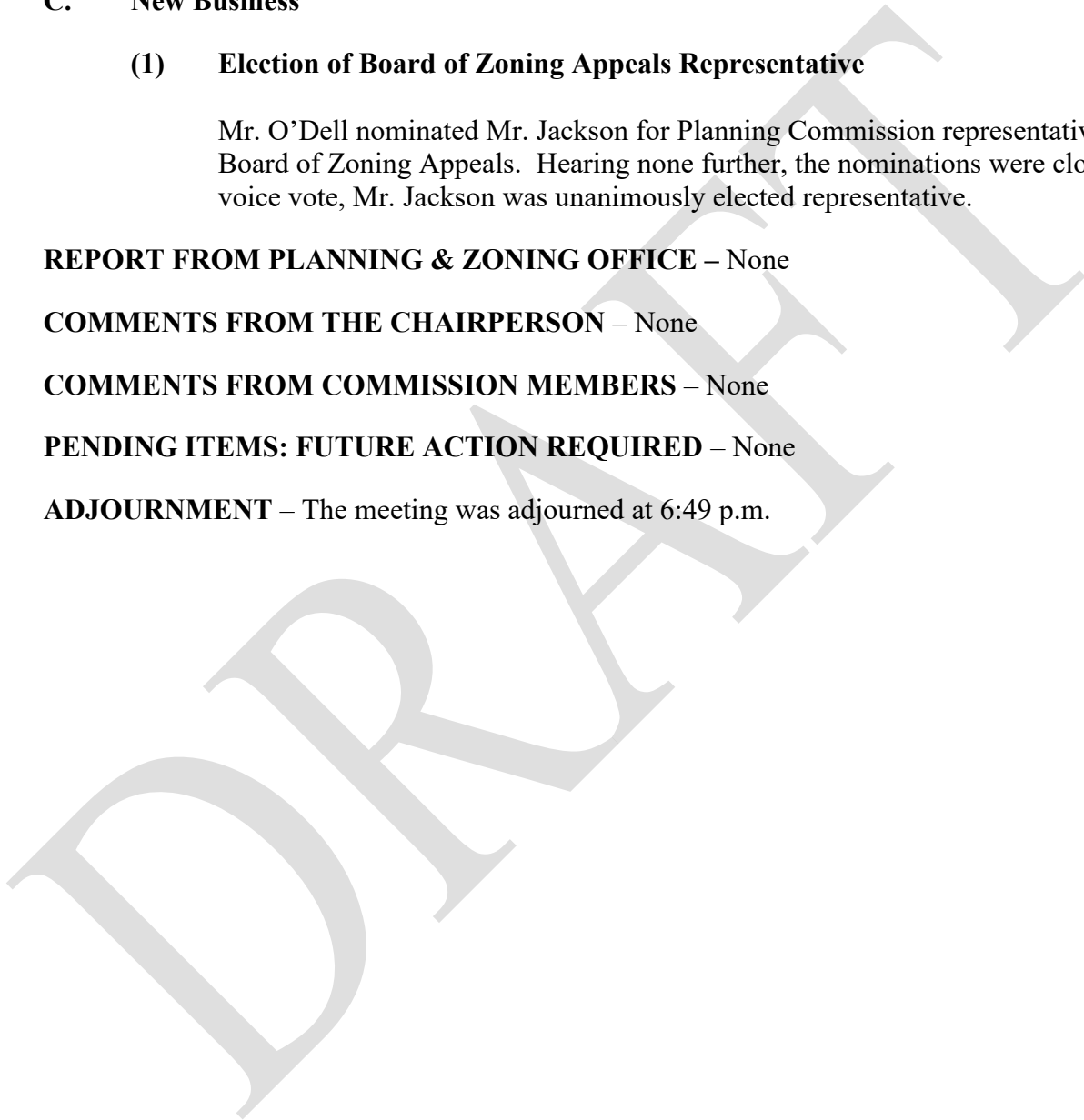
**8. REPORT FROM PLANNING & ZONING OFFICE – None**

**9. COMMENTS FROM THE CHAIRPERSON – None**

**10. COMMENTS FROM COMMISSION MEMBERS – None**

**11. PENDING ITEMS: FUTURE ACTION REQUIRED – None**

**12. ADJOURNMENT – The meeting was adjourned at 6:49 p.m.**



**Fedewa, Andrew**

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**From:** Mitch Rice <ricem1957@gmail.com>  
**Sent:** Tuesday, October 7, 2025 8:59 AM  
**To:** Fedewa, Andrew  
**Subject:** [EXTERNAL] Ordinance on Liquor Store

Hi Andrew:

I am supporting the new ordinances on the agenda for the Planning Commission meeting tonight. I agree that the increased distance between stores at 2500 feet is an appropriate change to improve neighborhood and community life in Lansing.

Regards,

Mitch Rice  
Ward 2 resident

## Boak, Sherrie

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**From:** Pehlivanoglu, Trini  
**Sent:** Tuesday, August 26, 2025 1:39 PM  
**To:** Boak, Sherrie  
**Subject:** Fw: [EXTERNAL] New Liquor Store Ordinance

Hi Sherrie,

Please print this email for all committee members this afternoon.

Thank you!  
Trini

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**From:** James Denning <jdenns07@gmail.com>  
**Sent:** Sunday, August 24, 2025 6:39:35 AM  
**To:** City Council <City.Council@lansingmi.gov>  
**Subject:** [EXTERNAL] New Liquor Store Ordinance

### To Whom It May Concern:

I understand the concern surrounding how many liquor stores continue to open in our communities. However, I don't believe government intervention to restrict future businesses of this nature from opening is the right way to address the issue.

What this ordinance proposes is direct interference with the free market. I strongly believe government should avoid interfering with business as much as possible, and if interference is absolutely necessary, it should be done as minimally as possible.

The free market helps create price stability and fairness in commerce. This ordinance is intended to help because, in certain areas of the city, there already appear to be more than enough liquor stores from a product-availability standpoint. My concern, however, is the latent effects beyond product availability.

I believe this ordinance could lead to unintended negative consequences. Right now, I can already see how it could be exploited. For example: is a liquor store defined strictly as a business that only sells liquor? How is that different from a corner store, a convenience store, or a market? These definitions matter.

Imagine I own the only liquor store permitted within 1,000 feet. Given the way our neighborhood commercial nodes are currently structured, this effectively grants a monopoly at each node. A monopoly allows business owners to provide subpar service to customers, stifles innovation, and ultimately hinders economic growth.

Now imagine I am an entrepreneur with a stronger business model who wants to open a liquor store marketed as local and Black-owned. This may be exactly what the city wants—businesses that are locally rooted, community-oriented, and reinvesting profits into Lansing rather than sending them out of

the community, as most of the existing liquor stores do now. Yet this ordinance would allow a subpar operator to maintain control while preventing a local businessman like myself from investing in the community where I live, shop, pay taxes, and will soon be sending my kids to school.

There is also another serious concern: many of these liquor stores are owned by individuals who do not live in or actively participate in our community. Too often, they treat black residents poorly, siphon money out of Lansing, and reinvest it elsewhere. Even worse, some of these businesses are known for selling to underage customers. Local ownership, by contrast, would reduce the risk of these harmful practices and increase accountability, because local operators are invested in the well-being of their own neighborhoods.

Consider the aspiring local entrepreneurs who have grown up wondering why no one who owns or works at these businesses looks like them—and who dreams of changing that. This ordinance kills that dream instantly. It raises barriers to entry so high that pursuing such a business would require new construction, zoning changes, or substantial capital to purchase an existing store. In short, it prevents them from competing fairly.

I truly believe this ordinance would result in more harm than good, especially when it comes to economic development.

Would this conversation look different if the proceeds from these liquor sales stayed within Lansing? Right now, we know most of these businesses are owned and operated by people who only conduct business here but don't live here. As a result, they have little incentive to care about the neighborhoods in which they operate.

Instead of reducing competition, why not incentivize local investment near existing liquor stores? Why not impose requirements for greater local ownership, ensuring profits stay in our economy and directly benefit our neighborhoods?

By preserving opportunities for small business development, we open the door for future local owners who will both live in and operate their businesses within the community. This not only strengthens the economy but also contributes to the reduction of crime, as it is well established that economic development has a direct impact on lowering violent crime in an area.

With Lansing's Black poverty rate at 29.6% in 2025—and a 2:1 disparity citywide that is most heavily concentrated in southwest Lansing—I believe economic growth is our most promising solution. If that belief is correct, then I hope Lansing's City Council recognizes the importance of being careful not to hinder the economic innovation that comes from competition.

I genuinely appreciate your thoughtful consideration in handling this matter.

**James Denning**



**MINUTES**  
**Committee on Public Safety Special Meeting**  
**Tuesday, August 26, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

**PRESENT**

Council Member Trini Pehlivanoglu, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Kost, Member

**OTHERS PRESENT**

Sherrie Boak, Council Staff  
Lisa Hagen-Lawrence, OCA  
Abood, OCA  
Joe Neller  
Irene Iris Cotton  
Charles Houser, Granger

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM AUGUST 12, 2025, AS PRESENTED. MOTION CARRIED 3-0.

**PUBLIC COMMENT**

Mr. Houser acknowledged the Committee for withdrawing the amendments to the solid waste ordinance.

**DISCUSSION**

RESOLUTION – Reappointment; Irene Iris Cotton; At Large Member; Board of Police Commissioners; Term to Expire June 30, 2029

Ms. Cotton was not present at the time of the start of the meeting and this item was moved to later in the agenda.

DISCUSSION– Ordinance Amendment; 1240.04 Define “Liquor Store”

Council Member Pehlivanoglu noted at the last meeting there was a discussion on gross sales.

Ms. Hagen- Lawrence noted that changing to the lower percentage of the 50% threshold was not possible and they did not recommend it. They did modified to include considerations for tobacco sales, vaping, nicotine to be considered in the “sales”.

Council Member Pehlivanoglu referred to an email to all Council from Mr. James Denning.

MOTION BY COUNCIL MEMBER HUSSAIN TO MOVE THE DRAFT ORDINANCE TO THE PLANNING COMMISSION. MOTION CARRIED 3-0.

Ms. Boak was asked when it would be before the Planning Commission and she assured them that it would be sent to the EDP department along with draft minutes and would update the Committee on when it will be in front of the Commission.

DISCUSSION – Amendment; 1250.02 liquor license location proximity

Council Member Pehlivanoglu noted at the last meeting there was a discussion on the distance which was 1,000 and now it is proposed as 2,500.

Ms. Hagen-Lawrence stated they considered the new distance because it is the maximum distance that has been upheld in these types of challenges and is defensible.

Council Member Kost spoke in support of the ordinance changes.

MOTION BY COUNCIL MEMBER KOST TO MOVE THE DRAFT ORDINANCE TO THE PLANNING COMMISSION. MOTION CARRIED 3-0.

Ms. Boak was asked when it would be before the Planning Commission and she assured them that it would be sent to the EDP department along with draft minutes and she would update the Committee on when it will be in front of the Commission.

RESOLUTION – Reappointment; Irene Iris Cotton; At Large Member; Board of Police Commissioners; Term to Expire June 30, 2029

Council Member Pehlivanoglu welcomed Ms. Cotton and asked her to provide the Committee an update on her appointment in 2024. Ms. Cotton stated she is still learning, people recognized she is on the Board and they can bring her their concerns. She assured them she has been going out to the community neighborhood events and letting people who she is and introducing them to Board members.

Council Member Hussain asked if this was her first or second term, and it was clarified she was filling a term and this would be her first full term. She was then asked if she has done a ride around or attend a line up, and she confirmed she has not done either of those and Council Member Hussain encouraged her to participate in those items. Council Member Hussain asked what events she has been going to, to engage community input. Ms. Cotton stated she has attended the Board meetings that have been scheduled, plans to schedule a ride along, chair of the LPD hiring committee for the Board and updates the Board on the hiring and recruiting. Council Member Hussain asked if there have been times where she has taken the opposition stance or unpopular stance, and she stated to this point she has not and would be comfortable if it came to that.

Council Member Kost asked Ms. Cotton asked her again if she has the time to make the meetings, and Ms. Cotton stated she has made them all but one since she was appointed, due to being ill. (February – March). Council Member Kost asked if she attended the May meeting, and Ms. Cotton stated that might have been the meeting she was sick.

Ms. Cotton then elaborated on what she has learned so far in recognizing people, city attorneys, and she is learning how to navigate each role on the Board.

Council Member Kost asked how the Chair of the Board has helped and she confirmed the Chair of the Board has helped and provided direction.

Council Member Hussain encouraged the Board to disagree without being disagreeable, and it should not be a “rubber stamp” commission.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF IRENE IRIS COTTON; AT LARGE MEMBER OF THE BOARD OF POLICE COMMISSIONERS. MOTION CARRIED 3-0.

**OTHER**

No other comments.

**ADJOURN**

Adjourned at 4:22 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on September 9, 2025

6. E. Discussion

RESOLUTION – Intro and Set Public Hearing; Ordinance Amendment  
to 1240.02 Liquor License Location Proximity

*Pending Updated Draft Ordinance Documents from Office of the City Attorney  
Please continue to watch for updates*



ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.**

**THE CITY OF LANSING ORDAINS:**

Section 1. That Chapter 1250, Section 1250.02, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to add a new Subsection 1250.02.13 to read as follows:

**1250.02.13. -Liquor stores.**

**No liquor store shall be located within 2,500 feet of another liquor store. The distance between liquor stores shall be measured by the shortest straight line between the respective lots in which each liquor store is located, from the two points of each lot line closest to the other lot.**

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

Approved as to form:

\_\_\_\_\_  
City Attorney

Dated: \_\_\_\_\_

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, \_\_\_\_\_ at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

## INTRODUCTION OF ORDINANCE

Council Member Pehlivanoglu introduced:

An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

By the Committee on Public Safety  
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday \_\_\_\_\_ at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to

DRAFT  
REFERRED FROM COUNCIL

BY COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Establishment of Historic District Study Committee – 108 S. Martin Luther King Jr. Blvd

WHEREAS, through adoption of the Local Historic District Act, the Michigan Legislature has declared historic preservation a public purpose and has empowered the City Council of the City of Lansing to adopt an ordinance to “regulate the construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the” City of Lansing (MCL 399.202); and

WHEREAS, pursuant to this statutory authority, the City of Lansing has adopted Chapter 1220 of the Code of Ordinances, the purpose for which is “to provide for the recognition, preservation and protection of historical and architectural sites, buildings, structures, objects, open spaces and features, hereinafter referred to as district resources, which may be organized into Historic Districts significant to the cultural, social, economic, political and architectural heritage of the City”; and

WHEREAS, Section 1220.03(b) of the Code of Ordinances provides that any person or legal entity may make a request to establish a Historic District within the City of Lansing; and

WHEREAS, upon request and prior to establishing a Historic District, City Council “must first, by resolution, approve the formation of a Historic District Study Committee; and

WHEREAS, appointments to the Historic District Study Committee are to be made by the Mayor, with Council approval; and

WHEREAS, City Council believes that certain property located at 108 S. Martin Luther King J. Blvd in the City of Lansing ( below – hereinafter the “Proposed Historic District”), and the buildings, structures, objects, open spaces, and features located therein, is significant to the cultural and social heritage of the City of Lansing; and

WHEREAS, the specific reasons the Proposed Historic District is of such significance are as follows:

- first ever designed by prominent late 19th century architect Darius Moon. He built more than 250 buildings in the Lansing area, most of which are no longer standing.
- It has massive historical significance in the City of Lansing, it was built in 1874 and is one of a handful of houses left of that era and its loss would damage the history of Lansing forever; and

WHEREAS, the Proposed Historic District is legally described as:

LOT 46; ASSESSORS PLAT NO 8

Parcel ID #: 33-01-01-17-401-320;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby waives the optional public hearing on this proposal, which would have been held prior to the establishment of the historic district study committee, due to the fact that the proposed district is a single property district.

BE IT FURTHER RESOLVED, the City Council hereby establishes the 108 S. Martin Luther King Jr. Historic District Study Committee pursuant to Chapter 1220 of the Lansing Code of Ordinances with the powers and duties thereunder to conduct studies and make reports and recommendations regarding the Proposed Historic District.

BE IT FINALLY RESOLVED that the Historic District Study Committee make its reports and recommendations to the Council within 180 days after all its members have been appointed by the Mayor and confirmed by City Council.

## Boak, Sherrie

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**From:** Alan Fox <AFox@ingham.org>  
**Sent:** Tuesday, November 25, 2025 5:02 PM  
**To:** Van Fossen, Rawley; Derrick Quinney; Roxanne Case  
**Cc:** Boak, Sherrie; Pehlivanoglu, Trini  
**Subject:** RE: [EXTERNAL] 108 S MLK - Historic Covenant

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

The covenant was listed in the auction packet but was never recorded and the property was conveyed with no restrictions.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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**From:** Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>  
**Sent:** Tuesday, November 25, 2025 4:56:52 PM  
**To:** Alan Fox <AFox@ingham.org>; Derrick Quinney <DQuinney@ingham.org>; Roxanne Case <RCase@ingham.org>  
**Cc:** Boak, Sherrie <Sherrie.Boak@lansingmi.gov>; Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>  
**Subject:** 108 S MLK - Historic Covenant

Alan and Team,

We are looking to confirm whether or not the County ever recorded a Historic Covenant for 108 S MLK in Lansing. My understanding is this was a previous tax foreclosure property that was sold to Alesia Flowers. I'm aware that sometimes properties are sold at auction with said covenant. Can you confirm if there is an active historic covenant for this sale and if it was recorded?

City Council on our end is discussing the matter of creating a historic district for this address. Understanding if there is an active covenant from your end may impact that decision.

Thank you in advance.  
Rawley

**Rawley Van Fossen,**  
*Director*  
**Department of Economic Development and Planning**  
316 N. Capitol Ave. | Lansing, MI 48933  
O: 517-483-4060 | E: [rawley.vanfossen@lansingmi.gov](mailto:rawley.vanfossen@lansingmi.gov)  
For Scheduling Requests Email: [Kaitlin.Luttig@lansingmi.gov](mailto:Kaitlin.Luttig@lansingmi.gov)  
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

@mt8

**Boak, Sherrie**

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**From:** Van Fossen, Rawley  
**Sent:** Tuesday, December 9, 2025 2:29 PM  
**To:** Pehlivanoglu, Trini; Boak, Sherrie; Kost, Ryan; Hussain, Adam  
**Cc:** Venker, Gregory; Hagen-Lawrence, Lisa; Abood, Patrick  
**Subject:** Public Safety Committee - EDP Update  
**Attachments:** 30 Oldest Neat\_City Council 2.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi everyone,

I spoke with CM Pehlivanoglu this morning and shared that I am out sick today. A few updates we agreed to share with everyone here.

- For agenda items D and E, Andy Fedewa from our Planning Office will be present with joint updates from OCA.
  
- For agenda item F, I have follow up on two questions asked previously.
  - EDP received confirmation from Alan Fox (Ingham County Treasurer) that no historic covenant by deed restriction was put in place/recorded.
  - Regarding if renovation work could proceed during the study process if a committee is formed — section 1220.03 (Procedure for Establishment of a committee) in sub-section (g) outlines a path if any pending work would cause irreparable harm.
    - Based on the building plans already submitted and approved, I don't see any work of theirs that would cause irreparable harm. Ownership has shared a desire to honor the homes original architect.
  
- For agenda Item G, I have attached our next quarterly report. Please email or call me with any property specific questions. Otherwise, I am happy to comment at your next scheduled meeting.
  - Request last quarter was to add previous quarterly comments — so the layout changed slightly to include. PDF is set up to be printed on legal size paper.
  - EDP continues to work off original list pulled. As Red Tags are removed, we put a strikethrough the address, and you'll see that Dept. Comments stop. We then go down further on the list outside th original 30 oldest noted.

Thank you,  
Rawley



|            |             |                              |   |  |
|------------|-------------|------------------------------|---|--|
| 05/08/2013 | NEAT Unsafe | 1223 N HIGH ST               | PB22-0003 Expired, frame approved 11/9/2022. PE22-0353 Expired, service partial approved 4/8/2022, rough approved 8/2/2022. PM21-2435 Approved 9/22/2022. PP22-1078 Expired, rough approved 8/19/2022. <b>No change</b>   | Code Officer working to gain access to interior of the property. "Request to Inspect".               |
| 11/01/2013 | NEAT Unsafe | 2030 BYRNES RD               | PB24-1965 Issued 12/20/2024. No inspections requested. PE25-0049 issued, service partial approval 1/24/2025. PM25-0050 issued, no inspections requested. PP25-0073 issued, no inspections requested. <b>PE25-0049 rough approved 2/12/2025. PP25-0073 rough approved 2/11/2025</b>  | Recent trade permit activity.  |
| 11/14/2013 | NEAT Unsafe | 2806 CYNWOOD ST              | PB24-1854 issued 11/20/2024, no inspections requested. PM24-1556 issued, no inspections requested. PP24-0997 issued, rough approved 12/23/2024. <b>No change</b>  | Code Officer working to gain access to interior of the property. "Request to Inspect".               |
| 03/06/2014 | NEAT Unsafe | 1342 N WALNUT ST 1           | PB20-1490 denied, PE20-1170 denied, PM23-0318 denied. All permits denied because contractor never submitted revisions for PB20-1490 plan review. <b>No change</b>   | MSD ruling ordered by City Council. Demo expected Spring 2025.                                       |
| 07/31/2014 | NEAT LRU    | 606 S MIFFLIN AVE            | PE23-1701 finalized 12/22/2023. PM23-2203 finalized 8/16/2024. PP24-0322 expired, rough approved 3/28/2024, final's requested 4 times and not ready when inspector showed up. PB23-1651 expired, no inspections requested. <b>No change</b>   | Code Officer working to gain access to interior of the property. "Request to Inspect".               |
| 08/07/2014 | NEAT Unsafe | 413 W OAKLAND AVE            | PE14-1384 approved 9/29/2014. PP14-1295 closed 10/25/2022 contractor or owner never followed up with permit. <b>No change</b>   | Code Officer working to gain access to interior of the property. "Request to Inspect". Possible MSD. |
| 09/02/2014 | NEAT Unsafe | 1119 N SEYMOUR AVE           | PB24-0582 issued, frame approved 12/14/2024, insulation approved 12/19/2024. PE24-0766 expired, rough & service approved 7/24/2024. PM24-1692 issued, rough approved 11/15/2024. PP24-0500 finalized 8/2/2024. <b>No change</b>   | Code Officer working to gain access to interior of the property. "Request to Inspect".               |
| 09/05/2014 | NEAT Unsafe | 1033 MAY ST                  | PB22-1148 expired, footing approved 11/3/2022, concrete approved 11/15/2022, other approved 11/15/2022, frame partial approved 11/22/2022, exterior insulation approved 8/9/2024. PP23-1492 expired, rough approved 1/10/2024. PM24-0885 permit closed for nonpayment. <b>PM25-0218 issued 2/5/2025 rough approved 2/7/2025</b>   | Recent trade permit activity.  |
| 10/28/2014 | NEAT Unsafe | 4632 BRISTOL ST              | PB20-1473 issued, tearoff approved 9/10/2021, frame approved 11/8/2021, insulation approved 9/22/2022, re-roof final approved 2/28/2023. PE21-1444 suspended for fees, rough approved 10/5/2021, progress approved 12/7/2022, final disapproved 8/22/2024. PP21-1123 finalized 9/3/2024. PM21-1798 finalized 12/7/2022. <b>No change</b>  | Code Officer working to gain access to interior of the property. "Request to Inspect".               |
| 01/27/2015 | NEAT Unsafe | 1511 N M L KING JR BLVD      | No permits. <b>No change</b>  | Code Officer working to gain access to interior of the property. "Request to Inspect". Possible MSD. |
| 02/04/2015 | NEAT Unsafe | 225 N M L KING JR BLVD 1     | PCPR24-0209 Approved 12/21/2024. PB25-0043 issued 1/24/2025, no inspections requested. PE18-1558 finalized 8/19/2019, PM20-0901 finalized 7/29/2020, PP19-0019 finalized 2/1/2021. <b>PP25-0196 issued 3/4/2025. Final inspection scheduled for 3/13/2025.</b>  | Recent trade permit activity.  |
| 02/20/2015 | NEAT Unsafe | BALZER (33-01-05-05-202-022) | No permits. <b>No change</b>  | Under consideration for MSD. In conversation with Land Bank.   |
| 03/11/2015 | NEAT Unsafe | 3611 HOMEWOOD AVE            | PM18-0450 permit closed for inactivity. Final inspection was disapproved 3/23/2018. No other inspections requested. No other permits. <b>No change</b>  | Code Officer working to gain access to interior of the property. "Request to Inspect".               |
| 06/26/2015 | NEAT LRU    | 1723 OSBAND AVE              | PB24-0089 issued 2/6/2024, no inspections requested, PE24-0093 issued, service partial approved 3/4/2024. PP24-0157 issued, no inspections requested. PB24-1322 issued, no inspections requested. <b>PB24-0089 frame approved 2/12/2025, insulation approved 2/17/2025. PE24-0093 rough scheduled 3/12/2025. PM25-0214 issued 2/3/2025. rough approved 2/28/2025. PP24-0157 rough approved 2/24/2025.</b> | Active MSD case. Referred to City Council.   |
| 10/02/2015 | NEAT Unsafe | 1519 LINVAL ST               | PB24-0298 issued, frame approved 8/22/2024, PE21-0333 expired, rough approved 4/30/2024. PE24-1653 finalized 12/3/2024. PP22-0382 expired, rough partial approval 7/24/2024. <b>No change</b>   | No recent progress. Requesting project update from owner.  |

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| 01/13/2016 | NEAT Unsafe | 5938 SELFRIDGE BLVD    | All permits from 2017 closed for inactivity. <b>No change</b>   | Code Officer working to gain access to interior of the property. "Request to Inspect". Possible work without permit. |
| 05/02/2016 | NEAT Unsafe | 1816 MASSACHUSETTS AVE | PB23-0490 denied per inspector. Contractor never submitted correct documents requested. PB17-0179 closed for inactivity. PB23-0568 & PP23-0522 canceled per owner. PP18-1213 closed for inactivity. PE20-0396 finalized 3/14/2022. <b>No change</b> | Code requested interior inspection for Tuesday, March 4th, 2025.   |

| 30 Oldest NEAT Properties<br>Yellow Highlight = Active MSD |              |             |                           |   |   |   |
|--|--------------|-------------|---------------------------|---|---|---|
| #  | Red Tag Date | NEAT Status | Address                   | 6/09/2025 Dept. Comment   | 9/08/2025 Dept. Comment   | 12/09/2025 Dept. Comment  |
| 1  | 4/1/2006     | NEAT-Unsafe | 4300 W MAPLE ST           | Property successfully renovated and MSD order complied. Red Tag removed 5/29/2025.  |   |   |
| 2  | 08/09/2007   | NEAT-Unsafe | 660 N BUTLER BLVD         | City file \$720,000 project valuation submitted. Full rehab. Plan Review submitted 3/4/2025 and approved 4/10/2025. Building permits issued same day (4/10/2025).                         | All permits (building, mechanical, plumbing and electrical) issued. Project actively being worked on.   | All permits approved. Certificate of Occupancy issued 10/21/25. Red Tag removed 10/21/2025.   |
| 3  | 11/12/2007   | NEAT Unsafe | 1115 REGENT ST            | Request to inspect on 6/30/2025 4:00pm.   | Owner did not show for 6/30/2025 inspection request. Administrative Search Warrant will be next step.   | Property under new ownership as of November 2025. Administrative Search Warrant conducted on 12/8/2025. Plumbing permit issued on 12/01/2025. New owner proactively working on fixes.   |
| 4  | 11/13/2008   | NEAT Unsafe | 603 SHEPARD ST            | Assigned to BSO Permits Enforcement Officer. 60-day MSD ruled on 4/7/2025. 60th day occurred on 6/6/2025. Owner made significant progress. EDP evaluating for MSD compliance.             | Owner actively working and re-opened permits in August 2025.  | Plumbing permit fully approved 12/1/2025; Electrical final scheduled for 12/15/2025, Mechanical final scheduled for 12/8/2025. Once MEPs are approved, then the final building inspection can be requested. Expect Red Tag to be removed within 30-60 days. |
| 5  | 09/14/2009   | NEAT-Unsafe | 6625-64 WINGRTH RD        | Red Tag removed 02/12/2025.   | Building permit approved 9/03/2025. Red Tag removed.  |   |
| 6  | 06/29/2009   | NEAT-LOC    | 610 N Sycamore St         |   |   |   |
| 7  | 11/17/2009   | NEAT Unsafe | 204 W CESAR E. CHAVEZ AVE | Request to inspect on 6/30/2025 9:00am.   | Owner did not show for 6/30/2025 inspection request. Administrative Search Warrant will be next step. Possible MSD candidate.                           | Court Ordered Compliance Ticket submitted on 11/04/2025. Pending first hearing date.  |
| 8  | 11/09/2010   | NEAT LRU    | 815 PROSPECT ST           | March 2025 owner provided update to Code on pending repairs. Request to inspect for June 30th 10:00am.  | Owner did not show for 6/30/2025 inspection request. Administrative Search Warrant will be next step. Possible MSD candidate.                           | Administrative Search Warrant conducted on 11/21/2025. Preparing referral for MSD hearing in 2026.  |
| 9  | 04/09/2011   | NEAT Unsafe | 417 W OAKLAND AVE         | Roof permit issued on 3/07/25.  | Roof work completed. Code to complete a Request to inspect 9/26/25.   | Owner/contractor have not followed up with permit submittals. Pending another request to inspect.   |
| 10   | 06/27/2014   | NEAT-Unsafe | 4522 N WASHINGTON AVE     | 60-day MSD ruled on 3/10/2025. 60th day occurred on 5/9/2025. Environmental Survey expected June 2025. Demolition bid to occur afterwards. Demolition expected no later than August 2025. | Demolition bid packet expected to go live in September.   | Building permit approved. Plumbing permit issued 12/05/2025. Final work to have been made safe near complete. Expect Red Tag to be removed in December 2026.  |
| 11   | 10/22/2011   | NEAT Unsafe | 1521 REO RD               | Permit work done, but owner refuses final inspections. Likely coordination with OCA.  | Court ordered compliance ticket next step.  | Pending administrative search warrant completion.   |
| 12   | 09/26/2011   | NEAT-Unsafe | 032 N WALNUT ST           | Red Tag removed 01/20/2025.   |   |   |
| 13   | 11/28/2011   | NEAT-Unsafe | 4616 S CEDAR ST           | 60-day MSD ruled on 3/24/2025. 60th day occurred on 5/23/2025. Rough plumbing approved 6/9/2025. Expect full compliance.  | Red Tag final inspection scheduled for 9/12/2025  | Red Tag removed on 9/12/2025.   |
| 14   | 05/08/2013   | NEAT Unsafe | 1223 N HIGH ST            | Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow  | Code to complete a Request to inspect 9/26/25.  | Owner did not show for September 2025 inspection. Pending administrative search warrant completion.   |
| 15   | 11/04/2013   | NEAT-Unsafe | 2030 BYRNES RD            | Electrical, Plumbing and Mechanical permits issued in 2025. All active and receiving regular inspections.   | Plumbing finalized 8/26/25. Mechanical final scheduled for 9/10/25. Electrical final scheduled for 9/17/25. Building final expected after if both pass. | Building permit approved 10/15/2025. Red Tag removed 10/15/2025.  |
| 16   | 11/14/2013   | NEAT Unsafe | 2806 CYNWOOD ST           | Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow  | Code to complete a Request to inspect. Possible MSD candidate.  | 2024 building permits expired and were closed. Pending administrative search warrant completion.  |
| 17   | 05/06/2014   | NEAT Unsafe | 1342 N WALNUT ST 1        | EDP ready to complete environmental survey, but paused by Ingham County Treasurer.  | Demolition bid packet expected to go live in September.   | Demolition bid awarded to MCS Excavating. Demo completion 90 - 120 days.  |

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| 18 | 07/31/2014 | NEAT LRU    | 806 S MIFFLIN AVE           | Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow                              |  | Code to complete a Request to Inspect 9/26/25.   | Plumbing permit inspection disapproved on 9/22/2025. Owner did not show for September 2025 inspection. Pending court ordered compliance ticket submission.   |
| 19 | 08/07/2014 | NEAT Unsafe | 413 W OAKLAND AVE           | Request to inspect on June 30th 11:00am.  |  | Owner unavailable for original inspection date. New inspection to be scheduled in September.                                 | New property owner as of late August 2025. Pending request to inspection date with new owner.  |
| 20 | 09/02/2014 | NEAT Unsafe | 1119 N SEYMOUR AVE          | Active permit work in 2025 by owner.  |  | Plumbing finished 8/2/24. Building, Electrical and Mechanical permits open and progress continues.                           | Plumbing permit fully approved 8/2/24; Mechanical permit expired; Electrical permit rough/service approved 7/24/24; Building permit frame/insulation approved 12/19/24. Owner's (D. Schraeder) Red Tag Monitoring claim appeal denied at 12/09/2025 council meeting. |
| 21 | 09/06/2014 | NEAT Unsafe | 4095 MAY ST                 | Active permit work in 2025 by owner.  |  | Red Tag removed 8/06/2025.   |  |
| 22 | 10/28/2014 | NEAT Unsafe | 4632 BRISTOL ST             | Electrical, Plumbing and Mechanical permits all finished in last 6 months. Pending final building inspection. |  | Red Tag removed 8/05/2025.   |  |
| 23 | 01/27/2015 | NEAT Unsafe | 1511 N M L KING JR BLVD     | Request to inspect on June 30th 12:00pm   |  | Owner did not show for 6/30/25 inspection request. Administrative Search Warrant will be next step.                          | Administrative Search Warrant conducted on 11/21/2025. Preparing court ordered compliance ticket submission.   |
| 24 | 02/04/2015 | NEAT Unsafe | 225 N M L KING JR BLVD 1    | Active permit work in 2025 by owner.  |  | Plumbing finished 3/13/25. Building permit expired 7/23/25. BSO working to get contractor update.                            | Contractor work hasn't resumed. Pending request to inspect from Code.  |
| 25 | 02/20/2015 | NEAT Unsafe | 6145 ELLER-01-05-06-202-050 | Property demolished. Red Tag removed on 5/14/2025.  |  |  |  |
| 26 | 03/11/2015 | NEAT Unsafe | 3611 HOMEWOOD AVE           | Request to inspect on June 30th 1:00pm.   |  | Owner did not show for 6/30/25 inspection request. Administrative Search Warrant will be next step.                          | Administrative Search Warrant conducted on 11/21/2025. Plumber onsite that day to develop scope of work and permit application expected soon. Owner actively in contact with Code.   |
| 27 | 06/26/2015 | NEAT LRU    | 7233 OSBAND AVE             | 60-day MSD ruled on 4/7/2025. 60th day occurred on 6/6/2025. Environmental survey to be scheduled.            |  | Red Tag removed 7/01/2025.   |  |
| 28 | 10/02/2015 | NEAT Unsafe | 1519 LINVAL ST              | Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow up.                          |  | Building permit (insulation) inspection scheduled 9/10/25.   | Building permit approved on 9/10/2025 Project is being completed local non-profit Mikey23. Red Tag expected to be removed pending other trade permit approvals.  |
| 29 | 01/13/2016 | NEAT Unsafe | 5539 SELFRIDGE BLVD         | Request to inspect on June 30th 2:00pm.   |  | Department in contact with owner regarding permit corrections. Expect owner to remedy over the course of the next few weeks. | Inactive permits have been closed. Pending court ordered compliance ticket submission.   |
| 30 | 05/02/2016 | NEAT Unsafe | 4845 MASSACHUSETTS AVE      | Red Tag removed 4/30/2025.  |  |  |  |
| 31 | 08/18/2016 | NEAT Unsafe | 1318 CENTER ST              | 2025 tax foreclosure. Owned now by Ingham County Treasurer.   |  | Pending results from 2025 Tax Auction.   | Sold at August 2025 tax auction. New owner reached out to code officer in September 2025. Red Tag expected to be removed pending building permit for roof work.  |
| 32 | 10/18/2016 | NEAT Unsafe | 405 JONES ST                | Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow up.                          |  | Code to complete a Request to Inspect 9/26/25  | Red Tag removed 11/21/2025.  |
| 33 | 10/27/2016 | NEAT Unsafe | 488 MONROE ST 1             | Roof permit issued and finished. Safety re-inspection to remove Red Tag scheduled for 6/13/25.                |  | Interior of home gutted. Court ordered compliance ticket next step.  | Department in active conversation property estate representatives. Pending zoning approval and safety inspection.  |
| 34 | 11/09/2016 | NEAT Unsafe | 107 E NORTH ST 1            | Active remodel plan review submitted on 6/05/2025.  |  | Active plumbing, electrical and building permits since June 2025.  | Plumbing permit rough approved 10/8/2025. Red Tag expected to be removed pending permit approvals.   |
| 35 | 12/09/2016 | NEAT Unsafe | 2608 BOSTON BLVD            | Request to inspect on June 30th 3:00pm.   |  | Red Tag removed on 7/10/2025.  |  |

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| 36 | 03/13/2017 | NEAT Unsafe | 616 LENORE AVE           | Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow up. |  | Code request to inspect scheduled for 12/22/2025.   |
| 37 | 04/10/2017 | NEAT Unsafe | 1119 BEMENT ST           |  | Code to complete a Request to Inspect 9/26/25. | Request to inspect was completed on 9/26/2025. Owner/contractor have not followed up with permit submittals. Pending court ordered compliance submission.   |
| 38 | 05/01/2017 | NEAT Unsafe | 919 MARYLAND AVE         |  | Pending inspection to remove Red Tag.          | Ownership did not show up to safety inspection. Pending administrative search warrant request.  |
| 39 | 05/30/2017 | NEAT Unsafe | 5933 VALENCIA BLVD       |  | Code to complete a Request to Inspect 9/26/25. | Since request to inspect, multiple permits were pulled. Electrical permit issued 11/19/2025; Mechanical permit issued 11/19/2025; and Plumbing issued on 11/12/2025. Red Tag expected to be removed pending permit approvals. |
| 40 | 06/05/2017 | NEAT LRU    | 1114 CAMP STREET         |  |  | Pending request to inspect completion.  |
| 41 | 06/05/2017 | NEAT Unsafe | 108 S L KING JR BLVD # M |  |  | Removed from MSD. Red Tag expected to be removed pending permit approvals.  |
| 42 | 06/12/2017 | NEAT Unsafe | 4018 HAREHALL ST         |  |  | Red Tag removed 2/08/2025.  |
| 43 | 07/05/2017 | NEAT Unsafe | 4507 DEVONSHIRE AVE      |  |  | No activity. Pending MSD hearing in early 2026.   |
| 44 | 07/06/2017 | NEAT Unsafe | 1023 PORTER ST           |  |  | Removed from MSD. No activity since. Progress report requested from ownership.  |
| 45 | 07/21/2017 | NEAT Unsafe | 113 LAHOWA ST            |  |  | Inactive permits have been closed. Pending court ordered compliance ticket submission.  |

