



LANSING PLANNING COMMISSION
Regular Meeting
Tuesday, January 6, 2026, 6:30 p.m.
Neighborhood Empowerment Center
600 W. Maple Street, Lansing, MI 48906

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call
 - B. Excused Absences
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
 - A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” Table 1243.03 to include Liquor Store in the Allowable Use Table, and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other – Version 2 **1**
 - B. Z-1-2026, 500 S M L King Jr. Blvd., Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex. **2**
 - C. SLU-1-2026, 500 S M L King Jr. Blvd., Special Land Use Permit for a “Sheltered Care Facility” in the “DT-2” district **3**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. **Consent Items**
 - (1) Minutes for approval: December 2, 2025 **4**
 - B. **Old Business**
 - C. **New Business**
 - (1) Act-1-2026, 3119 Stoneleigh Drive, Use of Right of Way..... **5**
 - (2) Act-2-2026, 2000 Lewton Place, Use of Right of Way **6**
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: February 3, 2026

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

**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

MEMORANDUM

TO: City of Lansing Planning Commission

FROM: Planning & Zoning Office

DATE: January 6, 2026

SUBJECT: 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 August 26, 2025 the City Council Committee on Public Safety voted to present zoning ordinance amendments to create a new definition for “Liquor Store”, previously undefined, in Section 1240.02 Definitions to the Planning Commission for review and comment.

On October 7, 2025 Planning Commission held a duly noticed public hearing on the amendments, deliberated on the amendments and heard additional considerations from the Planning & Zoning Office. Planning Commission voted to recommend approval of City Council’s proposed amendments unanimously 0-0.

On December 9, 2025, the Committee on Public Safety reviewed staff’s memo and Planning Commission’s recommendation. The committee asked staff to present their recommendations on the draft ordinances. Staff stated that by not adding Liquor Stores to the Allowable Use Table, they would continue to be considered as ‘Retail Sales/Personal Services’ and allowed by right in all Commercial and Special districts.

Staff recommended including Liquor Store in Table 1243.03, and permitted by right in MX-C, MX-2, DT-2, and a special land use in MX-1 and DT-3. In Table 1245.03 a Liquor Store is permitted by right in IND-1 but not included with INST-1. If approved all liquor stores will still be prohibited from being located within 2,500 feet of another liquor store, as defined, to limit over-concentration.

Table 1243.03 Commercial Mixed-Use Districts Allowable Use Table							
P = Principal Permitted C = Conditional Use S = Special Land Use	MX-C	MX-1	MX-2	DT-1	DT-2	DT-3	Conditions
Commercial/Office							
Retail Sales and Personal Services	P	P	P	C	P	P	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street.
Liquor Store	P	S	P		P	S	I. Outdoor Seating shall not be installed.

Table 1245.03 Special Districts Allowable Use Table			
	IND-1	INST-1	Conditions
Retail Sales and Personal Services	P	P	
Liquor Store	P		I. Outdoor Seating shall not be installed.

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Table 1243.03 of the Lansing Codified Ordinances to add “Liquor Store” to the Commercial Mixed-Use Districts Allowable Use Table of the Zoning Ordinance.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1243, Table 1243.03, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

Table 1243.03 Commercial Mixed-Use Districts Allowable Use Table							
P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	MX-C	MX-1	MX-2	DT-1	DT-2	DT-3	Conditions
Commercial/Office							
Retail sales and Personal Services	P	P	P	C	P	P	Permitted on non-local streets. Permitted on local street only within 50’ of a non-local street.
Professional/business offices	P	P	P	P	P	P	
Active / Recreational Commercial	C	C	C	C	C	C	1. Permitted on non-local streets. 2. Any facilities or operations held outdoors shall be set back a minimum of 50’ from all property lines and shall be screened from view of all public rights-of-way and residential parcels of land by a six (6) foot-high opaque wood or vinyl fence, decorative screen wall or landscaped berm.
Animal Hospital	C	C	C	C	C	C	All operations must be completely enclosed in a soundproof building in such a way as to not produce any objectionable noises or odors at the lot lines.
Bank	P	P	P	P	P	P	
Boarding House	C	C	C	S	C	C	1. Permitted on non-local streets. 2. Staff must be on-site or on-call 24 hours a day
Clinic	C	C	C	C	C	C	At least one property line abutting and all points of ingress/egress directly to a non-local street
Consumer Goods Delivery	C		C				Not permitted on Activity Corridor street type.
Funeral Home	C		S		C	S	1. Assembly area for funeral procession shall be provided in addition to off-street parking requirements. 2. At least one property line abutting and all points of ingress/egress directly to a non-local street
Kennel, Animal Day Care	C	C	C		C		1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Outside exercise run or treatment area must be located at least 100 feet from all lots lines and at least 400 feet from an adjacent residential lot line. 3. All operations must be controlled in such a way as to not produce any objectionable noises or odors at the lot lines.
Laundromat, dry cleaner	P	P	P		P	P	
Liquor Store	P	S	P		P	S	See Section 1250.02.13 1. Outdoor Seating shall not be installed.

Lodging Facility	P	P	P	S	P	P	
Mobile Food Vending (Food trucks and carts)	C	C	C		C		See Section 1250.02.10
Nursery, commercial greenhouse	C				C		1. The outdoor storage of landscape materials, other than plants, shall be screened from view of all public rights-of-way and residential parcels of land by a six (6) foot high opaque wood or vinyl fence, decorative screen wall or landscaped berm.
Parking facility	S	S	S	S	S	S	1. On Activity Corridors, the first floor of a parking structure shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with an upper story minimum clear height of 9'. 5. Parking Facilities shall conform with the requirements of Chapter 1252.
Place of Assembly	C	C	C	S	C	C	1. At least one property line abutting a non-local street. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Restaurant, bar, tavern	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street
Studio (dance, health, music, etc)	P	P	P	P	P	P	
Drive-thru, as accessory use	C	C	C	S	S		1. A drive-thru business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation. 2. No parking is allowed in the front yard. 3. The drive-through window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site will be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress shall be directly onto one of the aforementioned street types. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
Residential Uses							
Single-Family detached	C	C	C	P			Permitted only on local street
Two-Family dwelling				P	P		
Multi-Family dwelling	P	P	P	P	P	C	Ground floor multiple-family dwelling units not permitted on the frontage of Activity Corridor and Arterial Corridor street types.

Bed and Breakfast			C	C	C		1. Must be the principal residence of the owner and the owner shall live on the premises when in operation. 2. Must provide one surfaced off-street parking spot per guest room in addition to standard parking for residence. In MX-2 parking requirements are not exempt under Section 1254.01.04 (f)
Cottage Court, 3 to 6 bldgs.				C			See 1250.04.07
Housing Cooperative	C	C	C	C	C	C	See 1250.02.11
Rooming House				C			
Short-Term Rental				C			
Human Care Facilities							
Adult Day Care Facility				P	P		
Adult Foster Care (≤ 6)				P			
AFC small group home (≤ 12)				P	P		
AFC large group home (13-20)				S	S		
Child Care centers, preschools, and commercial day care	P	P	P	P	P	P	
Group Day Care Home (7-12 children, <24 hours/day)	C	C	C	C	C		1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space. 2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use. 3. One person, other than a member of the family residing in the dwelling, may be employed, so long as that person is not the primary caregiver. 4. No change occurs in the outside appearance of the dwelling. 5. No signs are permitted. 6. The outdoor play space shall be fenced. This requirement can be waived by approval of the Planning Office if the specified outdoor area is common open space shared with other dwelling units.
Sheltered Care Facility	S				S		1. At least one property line abutting a Major Arterial street type 2. The proposed Sheltered Care Facility shall be located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
Institutional							
Hospital	C	C	C	C	C	C	Permitted on non-local street type
Library	P	P	P	P	P	P	
Museum				P	P	P	
Park, open space, plaza	P	P	P	P	P	P	
Places of Worship	S	S	S	S	S	S	
Schools	P	P	P	P	P	P	
Trade school	P	P	P	P	P	P	
Industrial							
Cleaning, processing, servicing, or repair of any product	P	C	C		P	C	1. At least one property line abutting a non-local street. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.

Logistics Terminal, Wholesale and Warehouse uses	S				S		<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p>
Industrial: Assembly, Fabrication, Manufacturing, Production, and Recycling	C				C		<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p>
Non-Hazardous Assembly, Fabrication, Production, and Manufacturing of consumer goods, with retail sales	C	C	C		C	C	<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p>
Motor vehicle repair station	C				S		<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p> <p>3. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.</p>
Vehicle sales, vehicle leasing, and other outdoor sales facility	C		S		S		<p>1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete.</p> <p>2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets.</p> <p>3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed building.</p> <p>4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way.</p> <p>5. Lighting shall be confined within and directed onto the parking area only.</p> <p>6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08.</p> <p>7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.</p>
Motor vehicle service station	C	C	C		C		<p>1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district.</p> <p>2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line.</p> <p>3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'.</p> <p>4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels.</p> <p>5. Vehicle sales or leasing shall not be accessory to the principal use.</p> <p>6. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.</p>
Research laboratory	P	S	P	S	P	P	

Self-Storage Rental	S						
Infrastructure	S	S	S	S	S	S	
Adult Business Uses	S						See 1250.02.09
Accessory Uses							
Solar Energy Systems	P	P	P	P	P	P	
Solar Energy Systems - Storage	P	P	P	P	P	P	
Urban Agriculture	P	P	P	P	P	P	
Self-Storage Rental, as an accessory use	C					C	1. Permitted on non-local streets. 2. All activities conducted, and materials stored shall be within an enclosed structure. 3. Storage operations shall not exceed 50% of the principal building's gross floor area. 4. No storage activities or floor area shall be located along the primary frontage. 5. No storage activities, operations, or storage pods may be located on the exterior of the parcel.

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

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

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

8 Approved as to form:

9
10 _____
City Attorney

11 Dated: _____

Motor Vehicle sales, vehicle leasing, and other outdoor sales facility; general	C		<ol style="list-style-type: none"> 1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete. 2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets. 3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed structure. 4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way. 5. Lighting shall be confined within and directed onto the parking area only.
Sales and leasing of: commercial or industrial vehicles, equipment, and machinery; recreational vehicles and equipment	C		<ol style="list-style-type: none"> 6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08. 7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.
Motor Vehicle Service Station	C		<ol style="list-style-type: none"> 1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district. 2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line. 3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'. 4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels. 5. Vehicle sales or leasing shall not be accessory to the principal use. 6. Materials, junk, or junk vehicles shall be stored on-site and shall be within an enclosed building or on a hard surface in the rear yard and screened by a 6' opaque fence.
Power plants, Solar Array	P		
Research laboratory	P	P	
Salvage Yards / Junk Yards / Open Storage; Lumber Yard, Vehicle Towing and Storage	C		<ol style="list-style-type: none"> 1. The materials shall be enclosed by a structure or a fence, not less than eight feet in height, that obstructs vision from all property lines. 2. The materials stored within 30 feet of the fence shall not exceed the height of the fence. 3. A plan is submitted to and approved by the Zoning Administrator, which shows the type and location of the fence. 4. No outdoor burning occurs on the lot on which the salvage yard is located. 5. No objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare shall extend past the subject property lines.
Sanitary land fill	S		
Self-Storage Rental	P		
Tool, die, and machine shops	P		
Infrastructure	P	S	

Wireless Communications Towers	S		
Adult Business Uses	S		See 1250.02.09
Residential Uses			
Two-Family dwelling		P	
Multi-Family dwelling	C	P	In Industrial Districts, multiple-family only as part of renovation of or addition to an existing structure.
Human Care Facilities			
Adult Day Care Facility		S	
AFC Foster Care (≤ 6)		P	
AFC small group home		P	
AFC large group home (13-20)		S	
AFC Congregate Care		S	
Child Care centers, preschools, and commercial day care	P	P	At least one property line abutting an arterial, suburban or activity corridor
Convalescent or Nursing Home		P	
Sheltered Care Facility		S	1. At least one property line abutting a Major street type. 2. The proposed Sheltered Care Facility is located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
Institutional			
Hospital		P	
Museum	C	P	1. Front, rear and side yards are not less than 25 feet, except as provided below. 2. If a front, rear or side yard abuts a Commercial Mixed-Use District, then the yard which abuts such District shall meet the dimensional requirements of the District which abuts such front, rear or side yard.
Library	C	P	3. No parking exists in the front yard. 4. No accessory structure is located in the front yard.
Schools		C	All education facilities, except elementary or middle schools, must have at least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor
Trade school	C	C	
Park, open space, plaza	P	P	
Places of Worship	S	S	
Commercial/Office			
Retail Sales and Personal Services	P	P	
Professional/Businesses Offices	P	P	
Active / Recreational Commercial	P	P	
Animal Hospital	C	C	All operations must be completely enclosed in a soundproof building in such a way as to produce no objectionable noises or odors at the lot lines
Bank	P	P	

Boarding House		P	1. Permitted on non-local streets. 2. Staff must be on-site or on-call 24 hours a day
Clinic	P	P	
Funeral Home	P	P	
Kennel	C		1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Outside exercise run or treatment area shall be screened and must be located at least 100 feet from all lot lines and at least 300 feet from an adjacent residential lot line. 3. All operations must be controlled in such a way as to produce no objectionable noises or odors at the lot lines.
Laundromat, dry cleaner	P	P	
Liquor Store	P		See Section 1250.02.13 1. Outdoor Seating shall not be installed.
Lodging Facility	P	C	Permitted on non-local streets
Mobile Food Vending (Food trucks and carts)	C	C	See Section 1250.02.10
Nursery, commercial greenhouse	P		
Parking facility	S	S	1. On Activity Corridors, the first floor shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with an upper story minimum clear height of 9'. 5. Parking facilities shall conform with Chapter 1252.
Places of Assembly	C	C	Permitted on non-local streets
Restaurant, bar, tavern	C	C	Permitted on non-local streets.
Studio (dance, health, music, etc.)	P	P	
Drive-thru, as accessory use	C		1. A drive-through business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation 2. No parking is allowed in the front yard. 3. The drive-through window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site must be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress will be directly onto said street type. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
Accessory Uses			
Solar Energy Systems	P	P	
Solar Energy Systems Storage	P	P	
Urban Agriculture	P	P	

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

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

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

8 Approved as to form:

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City Attorney

Dated: _____

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: _____

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GENERAL INFORMATION

APPLICANT/OWNER: Union Missionary Baptist Church (UMBC)
500 S MLK Jr. Blvd.
Lansing, MI 48915

REQUESTED ACTION: 1. Rezoning of 500 S. M.L. King Jr. Blvd. from “DT-1”
Downtown Edge to ‘DT-2” Urban Flex
2. Special Land Use Permit for a ‘Sheltered Care Facility’

EXISTING LAND USE: Place of Worship
Temporary occupancy for an overnight shelter

EXISTING ZONING: “DT-1” Downtown Edge

PROPOSED ZONING: “DT-2” Urban Flex

PROPERTY SIZE: 6.64 acres

SURROUNDING LAND USE: N: Residential
S: St. Joseph Street, I-496, parking lot
E: Residential
W: Residential

SURROUNDING ZONING: N: “R-2” Residential
S: “IND-1” Industrial
E: “DT-1” Downtown Edge
W: “R-2” Residential

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as “Medium Low Density Residential”. S MLK Jr. Boulevard is designated as an ‘arterial corridor’.

APPLICANT’S REQUESTS

Z-1-2026: Request to rezone the property at 500 S. M. L. King from “DT-1” Downtown Urban Core to “DT-2” Downtown Urban Flex.

SLU-1-2026: Special land use permit to allow a sheltered care facility in the existing building at 500 S. M. L. King. A sheltered care facility is not permitted in the “DT-1” zoning district but is permitted by special land use permit in the proposed “DT-2” zoning district. A “sheltered care facility” is defined by the zoning ordinance as:

“A governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six (6) 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.”

The Church has been operating the shelter as a temporary use for the past few weeks, primarily if not exclusively for approximately 50 members of its congregation and the City has not received any complaints. The building has been inspected and the temporary permit will be evaluated by the City on a monthly basis to ensure compliance with all codes, while the necessary approvals are being considered to permit the shelter on a permanent basis. If the rezoning and special land use permit are not approved, the Church will not be permitted to continue operating the shelter.

REZONING

COMPATIBILITY WITH SURROUNDING ZONING PATTERNS

The applicant is requesting a rezoning of the 6.64 acre property at 500 S. M. L. King from “DT-1” Downtown Edge to “DT-2” Urban Flex and a special land use permit to allow a sheltered care facility within the existing place of worship. The subject property is surrounded by “DT-1” zoning to its east, “R-1” Residential to its west and “IND-1” Industrial zoning to its south. While there are no other properties in the area that are zoned “DT-2”, it is one of the few districts that permits sheltered care facilities. It is generally considered good planning and zoning practices to create and preserve consistent zoning patterns as they result in consistent development patterns. In this case, however, the location is appropriate for a sheltered care facility which warrants approval of the rezoning, in spite of creating an inconsistent zoning pattern. Shelters are essential to the community and should primarily be located in close proximity to the downtown where they can effectively serve the majority of the population in need of their services. The subject property is on the fringe of the downtown but is within walking distance thereof and is on a major bus route that provides transportation throughout the City.. The purpose of requiring a special land use permit is so that each proposal can be evaluated to determine if a particular site is appropriate for use as a shelter and will not negatively impact other uses in the surrounding area.

COMPATIBILITY WITH SURROUNDING LAND USES

Union Missionary Baptist Church currently occupies the northern portion of the site with a large parking lot on the southern half of the property. The property is primarily surrounded by low density residential uses with a new multi-family rowhouse development and other multi-family

complexes further to the east. The homeless population in Lansing has grown and there is a need to provide additional shelter space. Shelters can generate a great deal of activity and thus, the potential negative impacts on adjoining and nearby residential areas need to be considered when determining if a particular location is appropriate for such use. In this case, while the property is located in a predominantly residential area, it is bounded by the two opposite direction and very wide, major thoroughfares of S MLK Jr. Blvd. and St. Joseph Highway to the south which provide buffers between the site and the residences in the area, thus reducing any potential impacts generated by the increased usage of the site.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as “Medium Low Density Residential”. Many existing places of worship are designated as residential because of their locations in and within close proximity to residential uses. The Plan does not address sheltered care facilities so it cannot be determined if the proposed use is consistent with the future land use designation of the property. It is difficult to state if existing shelters were thought to be adequate to serve the homeless population during the planning process, or if they were not included due to the nature of their use, and thus, there was no consideration for their inclusion. Since 2012 though, the need for accommodations has outpaced the capacity of existing facilities and organizations, thus creating the need for new shelter space. Without the Plan providing specific guidance as to where shelters should be located, the basic principles of planning should be used to make that determination.

The proposed shelter location is consistent with a primary goal of master planning which is to accommodate land uses in appropriate areas where they can operate successfully without negatively impacting adjoining and nearby uses. In this case, the subject property is surrounded by wide and heavily traveled thoroughfares which act as buffers from the surrounding residential properties. It is also within walking distance of the downtown and on major bus routes that provide transportation to the site and elsewhere throughout the City.

Another important planning principle to consider when determining where certain uses should be located is accessibility by various modes of transportation. For example, in order to generate and maintain a strong customer base, commercial uses such as restaurants, gas stations, and retail establishments should be located along major thoroughfares where they are visible to large volumes of traffic and can be readily accessed by private vehicles and public transportation. Other uses, such as the proposed shelter, have those same needs but need to be located where they are easily accessible by foot and public transportation since the overwhelming majority of the people who utilize shelters do not have private transportation. Public transportation is also very important so that the occupants of the shelter can access places of employment and utilize human service resources that can assist with transitioning out of homelessness. The subject property is located along major bus routes and is within walking distance of the downtown core, and near many facilities that provide services to those in need.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The sheltered care facility will generate additional pedestrian traffic in the area, but the amount of vehicular traffic will be negligible to the circulation network. There is a substantial surplus of off-street parking. The largest concern will be safe street crossings for pedestrians walking to and from

the church. There are two bus stops directly adjacent to the church building.

IMPACT ON PUBLIC FACILITIES

Although the applicant has not stated how many persons they expect to serve, given the amount of available space, they are not expected to have a significant impact on public facilities such as the electrical, water, and sewer systems. The adequacy of the utilities to serve the shelter will be addressed during the change of use permitting and plan review process. Any upgrades or expansions of the utility systems to accommodate the shelter will be at the sole expense of the applicant.

ENVIRONMENTAL IMPACT

There will be no changes to the site and thus, the requests will not have impacts on the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Shelters are essential to the community and need to be accommodated in locations where their operations can be carried out most effectively. Shelters are unique in that they need to be centrally located with convenient access to public transportation, businesses, and human service agencies. There is a significant need for additional shelter space in the City and there are no properties in or near the downtown that are zoned for that use. The subject property is an appropriate location for a shelter as it is located on the edge of, but not in the core downtown, buffered by major thoroughfares and a highway, but still accessible by bus and sidewalks. The proximity to the downtown core gives it access to various civic, institutional, religious, and medical facilities that can help those in need to transition out of homelessness. Since the circumstances surrounding this request are based upon the very specific and unique needs of a shelter, approval of the rezoning will not set a precedent for approval of future rezoning requests in the area and thus, will not have any impact on patterns of development in the area.

SPECIAL LAND USE PERMIT

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

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

The Church has been operating the shelter as a temporary use for the past few weeks without incident and without any complaints from the community. This is a strong indication that it is and will continue to be operated properly and with the necessary oversight. The shelter is accommodating approximately 50 people, all or most of whom are church congregants. The maximum allowable capacity will be determined by the City's Building Safety Office and Fire Marshal during the permitting process, should the rezoning and special land use permit be approved.

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

The proposed secondary use of a shelter will not change the character of the area. There will be no physical changes to the site or building.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

It is not anticipated that the shelter will interfere with the normal, everyday enjoyment of adjacent residential properties. The church building is buffered by a busy thoroughfare and bordered by a large parking lot and the I-496 freeway. In addition, the City has not received any complaints or concerns from the neighborhoods surrounding the subject property since it has been in operation as a temporary use for the past few weeks.

During the day, it is expected that the majority of the people using the shelter are working at a job, looking for or training for employment, and seeking assistance from various human service agencies to address the issues that led to their homelessness.

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

The proposed rezoning and special land use permit will allow for increased usage of the church for a shelter that will help to address a significant need that exists in the City. Since there will be no changes to the physical site or building, the requests will have no impact on the natural environment.

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

The proposed shelter will produce very little vehicular traffic and will not generate smoke, odors, fumes, glare, or any other conditions that would be detrimental to the health, safety, and welfare of the community.

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

The issue of whether existing utilities serving the subject property is adequate to accommodate the shelter has not yet been determined. This will take more study on behalf of the City engineers and the Board of Water & light and will require additional information from the applicant regarding the existing utilities and the increased demand.

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

The impact on public services will have to be determined during the change of use

permitting and plan review process and it is the applicant's responsibility to provide the required services to accommodate the use.

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

The zoning code is the primary tool for implementing the future land use component of the City's Comprehensive and thus, the intent and purpose of the two documents are the same in that regard. A detailed description of this request as it relates to the Plan is provided in the "Compliance with Master Plan" section on pages 2-3 of this report.

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

There are no proposed changes to the existing building or site and no need for any additional parking.

SUMMARY

The applicant is seeking to rezone 500 S Martin Luther King Jr. Boulevard from "DT-1" Downtown Edge to "DT-2" Urban Flex and a special land use permit to allow use of the subject property for a sheltered care facility.

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

RECOMMENDATIONS

Staff recommends approval of Z-1-2026 to rezone the property at 500 S Martin Luther King Jr. Boulevard from "DT-1" Downtown Edge to "DT-2" Urban Edge and SLU-1-2026, for a special land use permit to allow a sheltered care facility in the existing church building.

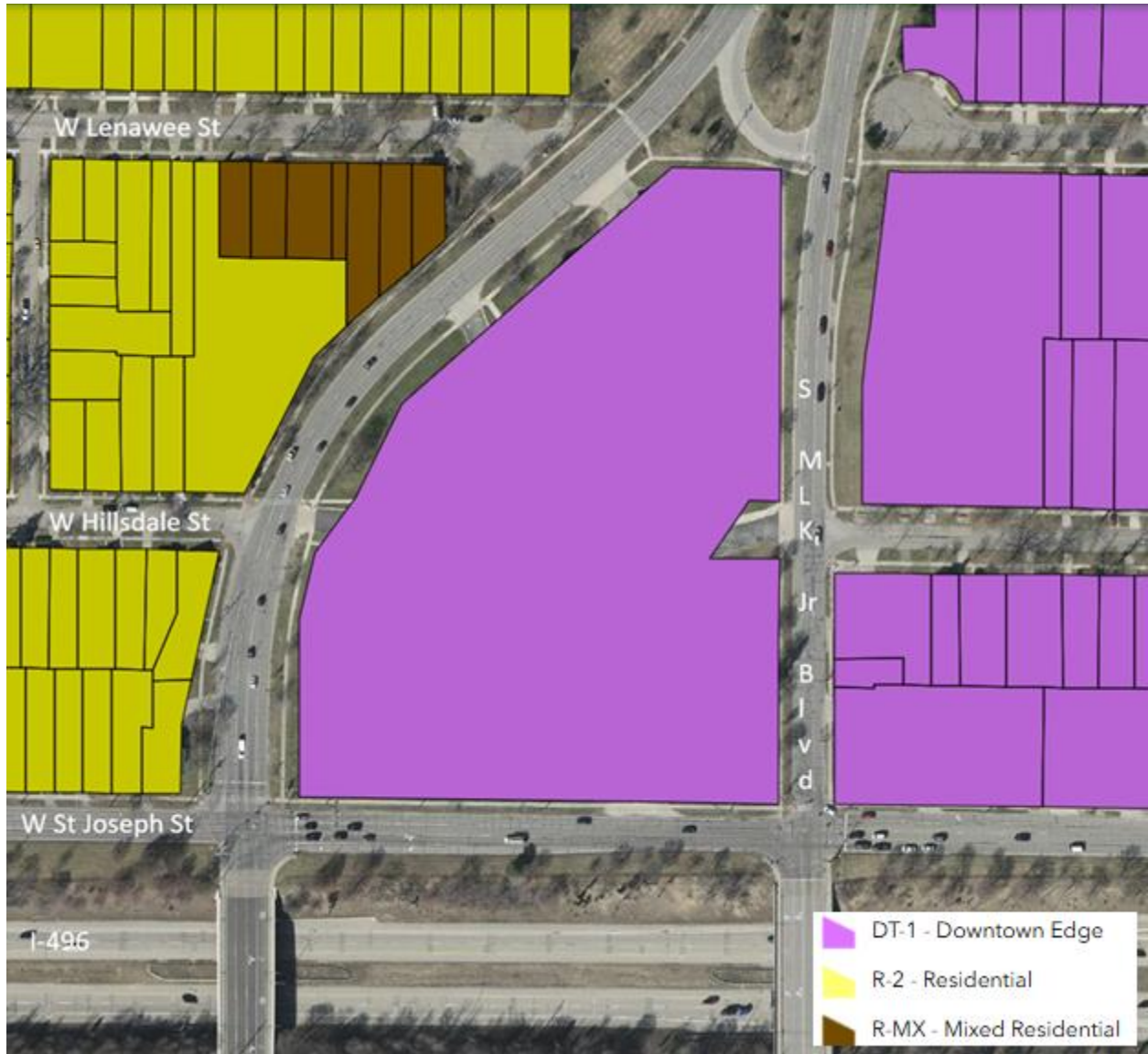
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view:



(Northwest, October 2024)



Andy Schor
Mayor

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

MINUTES – DRAFT

1. OPENING SESSION

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

- a. Present: Katie Alexander, Monte Jackson, Tim Klont, Spencer Lippert, Shane Muchmore, Ted O'Dell, John Ruge
- b. Absent: Tony Cox
- c. Staff: Rawley Van Fossen, Director of Economic Development & Planning Department; Sue Stachowiak, Zoning Administrator; Erin Buitendorp, Development Office Manager; Doris Witherspoon Senior Planner; Andy Fedewa, Planner.

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

3. COMMUNICATIONS –

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

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

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

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

Four anonymous postcards were submitted in opposition of Z-2-2025, 200 blocks of S Cedar St. and S Larch St. Conditional rezoning from DT-3 to IND-1

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. City of Lansing Annual Action Plan, Citywide Needs Hearing and Proposed Funding Allocations FY 2026-2027.

Ms. Witherspoon stated that the purpose of the public hearing is to receive input on the proposed funding allocations for the Community Annual Action Plan for the fiscal year of 2026 - 2027. She said that the amount of the appropriations that the City last year was 2-3% less than previous years. Since exact funding numbers are not available at this time, the City of Lansing will proceed with the Action Plan process/schedule and plan based on the previous year's allocations and adjust accordingly once the actual allocations are received. She said that the budget projections are subject to pro-rata adjustments based on the actual amounts awarded to the City of Lansing by the Department of Housing and Urban Development.

Ms. Witherspoon stated that CDBG funds can be used to fund housing rehabilitation, public service programs, and economic development that benefits persons of low to moderate income. She said that the HOME program provides down payment assistance for home buyers

as well as funding for new housing and housing rehabilitation. ESG eligible activities include rapid re-housing, homelessness prevention, street outreach and emergency shelter operations.

Mr. Klont opened the public hearing.

Raphael Kasen, Lansing Women's Center, spoke on his organization's programs and that although they have not been awarded funds previously they hope they will be considered next fiscal year.

Yolanda Pope, DAP Services & Resources, spoke on the funding need for housing for adults that do not need continuous nursing care.

Shelia Contreas spoke on the conflict between the Planning Commission meeting and the Nova Pod meeting at the Foster Community Center being held on the same night.

Ariana Brown spoke on the conflict between the Planning Commission meeting and the Nova Pod meeting at the Foster Community Center being held on the same night, and the need for a livable wage during the increase in housing costs.

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

B. SLU-2-2025, 4220 S Martin Luther King Jr. Blvd., Special Land Use Permit – Place of Worship

Ms. Stachowiak presented the request from Abel Izaguiurre for a special land use permit to use 4220 S MLK Jr. Blvd. as a place of worship. The subject building was last used as an auto parts store but has been vacant. This section of S MLK Jr. Blvd. is strip commercial with a variety of land uses, including one church across the street and another three at the more active MLK – W Holmes Rd. intersection. Since the existing building will not be modified and the applicant has not submitted plans to expand the parking, occupancy will be limited to the existing parking of 105 spaces, and building space as determined by the Fire Marshal during the change of use permit review. Ms. Stachowiak stated that city staff does not expect the place of worship to impact the area due to low intensity nature of the church and the amount of commercial space available along the corridor available for businesses.

Mr. Ruge asked how many parishioners they expect to have. Ms. Stachowiak answered that although that is not part of the review, she stated the letter from the applicant in the packet says they have under 100 members. Since this location is along the main street, and there is no on-street parking along Mary Ave., worshipers will not be driving through or parking on residential streets. Mr. Ruge asked how the city enforces over-occupancy. Ms. Stachowiak stated the Fire Marshal would have to enforce occupancy limits if there was a life safety danger.

Mr. Ruge asked if the applicant will be required to screen the property from the adjoining residential properties. Ms. Stachowiak stated staff did not see a need to require that at this time due to the existing tree canopy and landscaping buffer.

Mr. Muchmore asked what the wattage level will be for the community radio station stated in the application. Ms. Stachowiak stated that staff does not know at this time, but the application

stated it is a low-power FM radio station, and that it is an allowable accessory use. There are other zoning requirements for communication towers and antennas that are being met with this request.

Mr. Klont opened the public hearing.

Stephen Monte (sp) stated that allowing a church will result in property tax revenue for the City and encouraged the City to enforce parking requirements.

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

Ms. Alexander made a motion, seconded by Mr. Jackson, to recommend approval of SLU-2-2025, 4220 S Martin Luther King Jr. Blvd., Special Land Use Permit – Place of Worship.

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

5. COMMENTS FROM THE AUDIENCE

Brad Clark spoke in support of Z-2-2025 and stated that the anticipated utility and energy use has been said to be within the capabilities of the Lansing Board of Water and Light (BWL).

Nichole Biber spoke in opposition of Z-2-2025 and stated that the proposed use is not appropriate for the downtown area. Ms. Biber stated that only 15 full time jobs would be created and the operations would necessitate the continued use of fossil fuels.

Lisa Lee spoke on the negative public health effects of BWL and Consumers Energy operations.

Kendall Uckele spoke in support of Z-2-2025 and the sale of property Act-7-2025. Ms. Uckele stated that the water usage is said to be comparable to a fast food restaurant and that any public health effects will be minor compared to a major manufacturing or industrial user moving in. Ms. Uckele supported the proposed savings for the downtown hot water system.

Jack Pressman, representative for the applicant, spoke on the low-scale operations of the proposed data center compared to mega-sites being proposed on greenspace and farmland, the expected energy use, the expected number of jobs and yearly tax income, and the purchase price for the City.

Sam Nelson spoke in opposition of Z-2-2025 and his opinion that data centers are a speculative business.

Marshall Clabeaux spoke in opposition of Z-2-2025 and claimed that large energy users and natural gas plant development will cause BWL to miss its clean energy targets.

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

Elizabeth Chiaravalli spoke on need for other land uses for the Downtown and riverfront area, her opposition to living next to nuisance side effects, and in opposition of Z-2-2025.

Ariana Brown spoke on the possible fire hazard of the data center with battery storage. Ms. Brown spoke on the lack of public outreach by the applicant and in opposition of Z-2-2025.

Stephen Monte (sp) spoke in opposition of Z-2-2025.

Sarah Evans spoke in opposition of Z-2-2025.

Yolanda Pope stated her wish for the Planning Commission to review rules on transitional housing and the definition of 'functional family' and to recommend changes that would allow more adults to occupy a single-family residence.

Emma Bostwick, Lansing Economic Area Partnership, spoke in support of Z-2-2025 and Act-7-2025.

Rawley Van Fossen, Director of the Economic Development and Planning Department (EDP), spoke on the ongoing Deep Green engagement with City staff, and that both applications have the Mayor's support. Mr. Van Fossen stated that the Parking Services Office is a division within EDP that has supported the sale of the parking lots. Mr. Van Fossen stated that the lots have received no other real offers.

Josh Hovey, Bellwether Public Relations, public relations for Deep Green, spoke on the appropriateness of the rezoning request in relation to the light industrial uses of BWL next door and adjacent to the east, as well as marijuana operations another block over. Mr. Hovey stated that the operations of Deep Green would result in less ambient noise than BWL's REO Town operations and that they will utilize mitigation techniques.

Sheila Contreras, spoke on her lack of trust in BWL, her public health concerns with a data center, and in opposition of Z-2-2025.

Michael Robertson spoke in support of previous comments regarding changes to zoning rules on transitional housing and the definition of 'functional family'. Mr. Robertson spoke the lack of federal and state regulation of data centers and stated that data centers should utilize brownfields.

Shantel Rodriguez spoke in opposition of Z-2-2025 and Act-7-2025.

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

6. RECESS

Mr. Jackson made a motion, seconded by Mr. O'Dell to take a five-minute recess. On a voice vote the motion carried unanimously.

Mr. Klont called the meeting back to order at 7:48.

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: November 5, 2025
The minutes from the November 5, 2025, Planning Commission meeting were approved without objection.

B. Old Business –

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

Mr. O’Dell made a motion, seconded by Mr. Muchmore to approve Z-2-2025, 200 blocks of S Cedar Street and S Larch Street, Conditional rezoning from DT-3 Downtown Core to IND-1 Industrial.

Mr. O’Dell stated his appreciation for those who made public comments and attended both meetings. Mr. O’Dell reiterated comments made by former Councilmember James Blair about the original purpose of the City holding these properties for parking, but having a long-term vision for redevelopment. Mr. O’Dell stated the fact that no development has taken place in those 35 years so he supports this redevelopment proposal.

Mr. Ruge spoke on his concerns for the proposed land use conflicting with the vision of the Stadium District. He spoke on the long history of redeveloping the 500 block of E Michigan into the baseball stadium and the mixed-use building on land which included a city-owned maintenance garage. Mr. Ruge stated his belief that redevelopment may spread north and south now that the main corridor has been redeveloped.

Mr. Muchmore reiterated Mr. O’Dell’s comments and stated his support due to the long-term vacancy of the parcels.

Ms. Alexander agreed with Mr. Ruge’s comments and stated her desire that any building be oriented toward the streetscape and not have any blank facades.

Mr. Klont told the audience that Planning Commission’s schedules are established at the end of previous years and have been held the first Tuesday at 6:30 PM of each month for years. There was no intention to conflict with any other public meeting.

On a roll call vote the motion failed 3-4. Mr. Jackson, Ms. Alexander, Mr. Ruge, and Mr. Lippert cast the dissenting votes.

Mr. Ruge asked a question about voting procedure and if a motion to table the request could have been taken.

C. New Business

- (1) **Act-7-2025, Lot 49, 200 block S Cedar St., Sale of Real Property**

Mr. Fedewa presented the request from Deep Green Industries USA LLC to purchase three parcels of real property from the City. As stated by Ms. Stachowiak and the Z-2-2025 case, these properties are commonly referred to as Lot 49, along E Kalamazoo St. and Lot 49a, along S Cedar St. Mr. Fedewa

stated Lot 49 was acquired in 1990 for \$600,000 and Lot 49a was purchased in 2010 for \$350,000.

Mr. Fedewa reviewed the known history of the sites stating that the old motel buildings were razed in the 1990s to make way for Lot 49. In 2007 the City attempted to swap the E Kalamazoo property for the one along S Cedar St. to help facilitate the development of a mixed-use building that ultimately did not happen due to the Great Recession. The City eventually followed through its own purchase of what would become Lot 49a, with a long-term vision for dense, multi-use development. These properties were also part of a 2007 rezoning attempt, from "H" Light Industrial to "G-1" Business, that was recommended for approval by that Planning Board, but was withdrawn before the City Council vote.

Mr. Fedewa stated that there are 145 total parking spaces used by a few permit holders as well as event parking for Lansing Lugnuts games, Lansing Center events, and Choose Lansing. In 2023, there were only eight permit holders. All users have been notified of the proposed sale and the City is conducting ongoing talks with each to identify alternative locations based on individual needs. No user has objected or expressed a concern for their respective needs next year.

Mr. Fedewa referenced a table and chart in the agenda packet showing parking revenue FY 2021-2025. Although numbers were not available at the time of printing, staff now knows in the five years prior to the Covid-19 pandemic the lots were averaging \$80,000 to \$100,000 in annual revenue. In the last five years the lots made only \$43,000 total. The Parking Services Office does not expect pre-Covid numbers to recover. In the 2023 Parking Study, these lots were identified as assets for sale. A 2023 appraisal valued the two lot properties at \$1,450,000. Also in 2023 the Lansing Economic Development Corporation in partnership with the City released an request for proposals. Only one firm responded with an offer for a multi-family residential development, however that fell through. Deep Green has been the only other firm to submit a purchase offer in this time period.

Mr. Fedewa reviewed a section of the 2012 Comprehensive Plan that discusses this area. The Plan envisioned a transition from industrial and heavy commercial to a mix of office, retail, entertainment, arts/culture live-work, and residential uses and to build off the main E Michigan Avenue redevelopment. However, the Plan does concede that light industry can continue to be part of the mixed-use area if external impacts such as outdoor storage, noise, and truck traffic are minimized and buildings and parking are sited in-line with the urban, pedestrian-friendly vision of the area.

Mr. Fedewa stated that although the proposed data center does not meet the dynamic, mixed-use vision the Plan or prior City Councils had hoped for, he personally recognizes that redevelopment has so far failed to extend to the 500-600 block of E Kalamazoo St. even with major projects such as Block 600 on E Michigan Ave. This area is still dominated by infrastructure/utility, motor

vehicle, and light industrial uses, or worse vacancies. There are four other major vacant parcels just across the street that have been on the market for years, showing the difficulty in redeveloping this intersection.

Mr. Fedewa stated with the drop in parking lot usage, the major decline in revenue, the lack of alternative proposals, it is staff's opinion that sale of the properties is in the City's best interest. These properties are under-utilized and not needed for parking services or other city operations. Mr. Fedewa recommended approval of Act-7-2025.

Mr. Jackson asked staff why the area has lacked redevelopment even with the zoning change to allow it. Ms. Stachowiak stated that the major reason is the one-way State trunklines, as well as the BWL uses, and legacy industrial businesses. Because there are major vacant expanses there is noticeable vehicle speeding along these sections. Without street redesign to slow down traffic or a major catalyst to start bringing a critical mass of new buildings closer to the sidewalks as required in the zoning ordinance, the perception of the area will continue. Part of the sale agreement will require the proposed data center to adhere to the DT-3 site layout requirements and architectural standards instead of those for IND-1 or industrial buildings, meaning the building will be sited at the corner of E Kalamazoo St. and S Larch St., and will appear as a normal commercial building rather than a warehouse.

Mr. Jackson stated that he believes future development can extend further north and south from the main E Michigan Ave. core.

Mr. Ruge made a motion, seconded by Mr. O'Dell to recommend approval of Act-7-2025, 200 block S Cedar Street, Sale of Property.

On a roll call vote the motion carried 5-2. Ms. Alexander and Mr. Jackson cast the dissenting votes.

8. REPORT FROM PLANNING & ZONING OFFICE – None

9. COMMENTS FROM THE CHAIRPERSON – None

10. COMMENTS FROM COMMISSION MEMBERS

Ms. Alexander reminded everyone in attendance to review Consolidated Plan materials and to leave comments with the City to help allocate major federal funds.

Mr. Muchmore wished to thank members of the public for attending and staff for their time in preparing materials for the meeting.

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None

12. ADJOURNMENT – The meeting was adjourned at 8:22 p.m.

CHARACTER:

The license and easement area will run alongside the public right-of-way that is currently street, grass, and public sidewalk.

EXTENT:

The bus lane will extend 282 feet along the east of Stoneleigh Drive. The proposed width is 10 feet.

The public sidewalk will be approximately 3.5' on the school property running the same 282'.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

[Dan Danke, Engineer]

- A sidewalk easement will be required for the public sidewalk shifted out of the public ROW. A plan will be required.
- A license agreement should be required for the use of the public ROW for a bus lane.
- The stormwater plan has been reviewed and approved.
- The pavement cross-section is appropriate for a bus lane.
- Six inches of concrete sidewalk is an appropriate thickness for winter maintenance of sidewalk.
- Maintenance of the bus lane should be the responsibility of the Lansing School District. This should include winter maintenance.

[Mitch Whisler, Transportation Engineer]

- The proposed concept is acceptable to Transportation as long as the ADA ramps meet the school Districts needs without requiring the school bus to park within the travel lane. Lansing school district will be responsible for maintenance of the HMA. ramps and curb required for the bus drop off lane

STAFF RECOMMENDATION

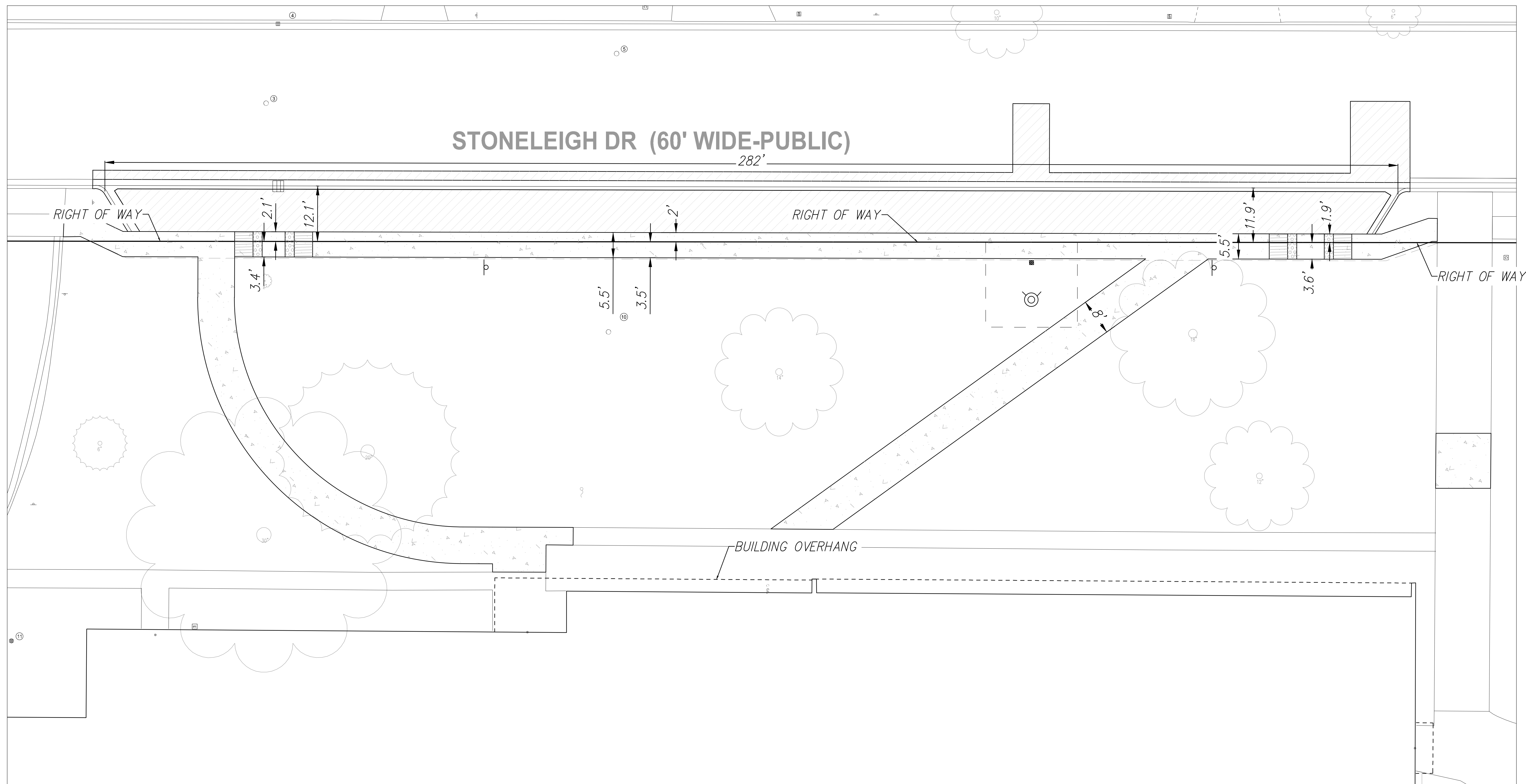
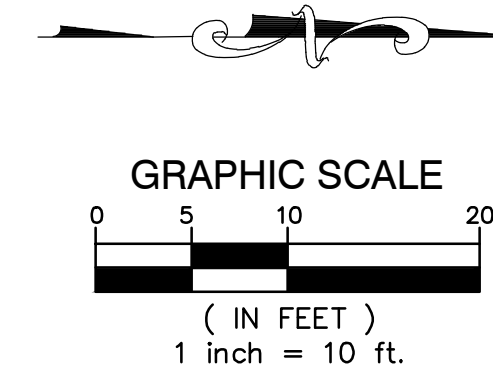
Staff recommends approval of Act-1-2026 as proposed, subject to all design and layout requirements of the Public Service Department in the subsequent license and easement agreements.

**Respectfully submitted,
Andy Fedewa, Planner**

Act-1-2026, 3119 Stoneleigh Drive, Use of Right of Way - STAFF REPORT

Aerial:





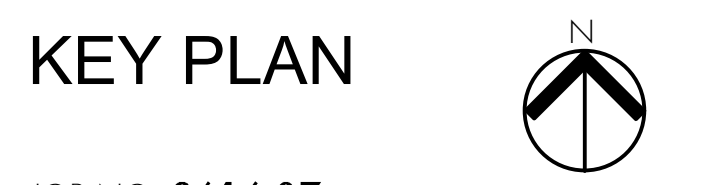
**FOREST VIEW
BUS LANE**
LANSING SCHOOL DISTRICT
3119 STONELEIGH DR, LANSING, MI 48906



ISSUANCES: DESIGN DEVELOPMENT DATE: 08/26/2025

THIS ACT 33 EXHIBIT SHOWS A 282 FT LONG BUS PARKING LANE AND PUBLIC SIDEWALK EXTENDING INTO THE PROPERTY OWNED BY LANSING SCHOOL DISTRICT. AT THE NORTH END AND SOUTH END, THE PUBLIC SIDEWALK EXTENDS INTO THE PRIVATE PROPERTY 3.6 FT AND 3.4 FT RESPECTIVELY.

LEGEND			
---	PROPOSED WATERMAIN	●	PROPOSED SAN MANHOLE (SAN)
---	PROPOSED SANITARY	○	PROPOSED STORM MANHOLE (SM)
---	PROPOSED STORM SEWER	■	PROPOSED CATCH BASIN (CB)
---	PROPOSED GAS MAIN	▲	PROPOSED INLET (NL)
---	PROPOSED ELECTRIC	▼	PROPOSED END SECTION (ES)
●	PROPOSED HYDRANT	○	PROPOSED FIELD CATCH BASIN (FCB) W/REINFORCED COVER OR STAIRWELL (SP) W/ BAR GRADE COVER
○	PROPOSED GATE VALVE & WELL (GVW)	○	UTILITY CROSSING (SEE DATA TABLE)
○	PROPOSED TAPPING SLEEVE VALVE & WELL (TSVW)	○	STORM SEWER STRUCTURE
■	STANDARD BITUMINOUS PAVEMENT	CB	STRUCT. TYPE
■	HEAVY-DUTY BITUMINOUS PAVEMENT	2	STRUCT. NO.
■	DEEP-STRENGTH BITUMINOUS PAVEMENT	○	SANITARY SEWER STRUCTURE
■	CONCRETE PAVEMENT	20	STRUCT. NO.
■	CONCRETE SIDEWALK	10	STRUCT. NO.
■	MIL PAVEMENT	XXX	STRUCT. TYPE



KEY PLAN
JOB NO. 2616.07
SHEET TITLE
ACT 33 EXHIBIT

SHEET NO. _____

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CHARACTER:

The license and easement area will run alongside the public right-of-way that is currently street, grass, and public sidewalk.

EXTENT:

The bus lane will extend 250 feet along the west of the middle portion of Lewton Place. The proposed width is 11 feet.

The public sidewalk will be approximately 4' on the school property running the same 250'.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

[Dan Danke, Engineer]

- A sidewalk easement will be required for the public sidewalk shifted out of the public ROW. A plan will be required.
- A license agreement should be required for the use of the public ROW for a bus lane.
- The stormwater plan has been reviewed and approved.
- The pavement cross-section is appropriate for a bus lane.
- Six inches of concrete sidewalk is an appropriate thickness for winter maintenance of sidewalk.
- Maintenance of the bus lane should be the responsibility of the Lansing School District. This should include winter maintenance.

[Mitch Whisler, Transportation Engineer]

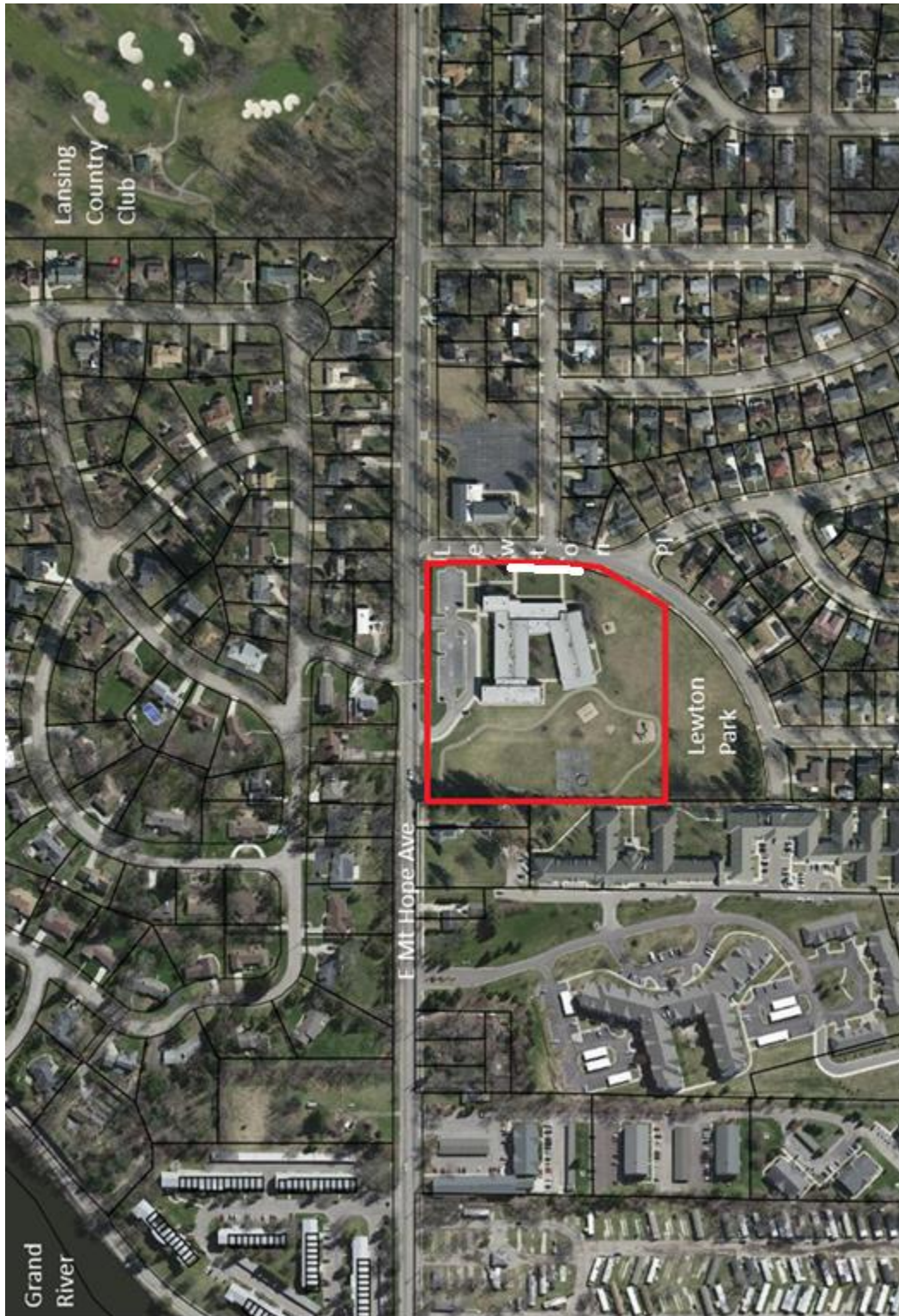
- The closure of the ramps at Belaire Dr crossing Lewton Pl should be shown on this plan as it is required for the installation of the bus lane. Recommend 13 feet bus drop off to meet ADA requirements.

STAFF RECOMMENDATION

Staff recommends approval of Act-2-2026 as proposed, subject to all design and layout requirements of the Public Service Department in the subsequent license and easement agreements.

**Respectfully submitted,
Andy Fedewa, Planner**

Aerial:



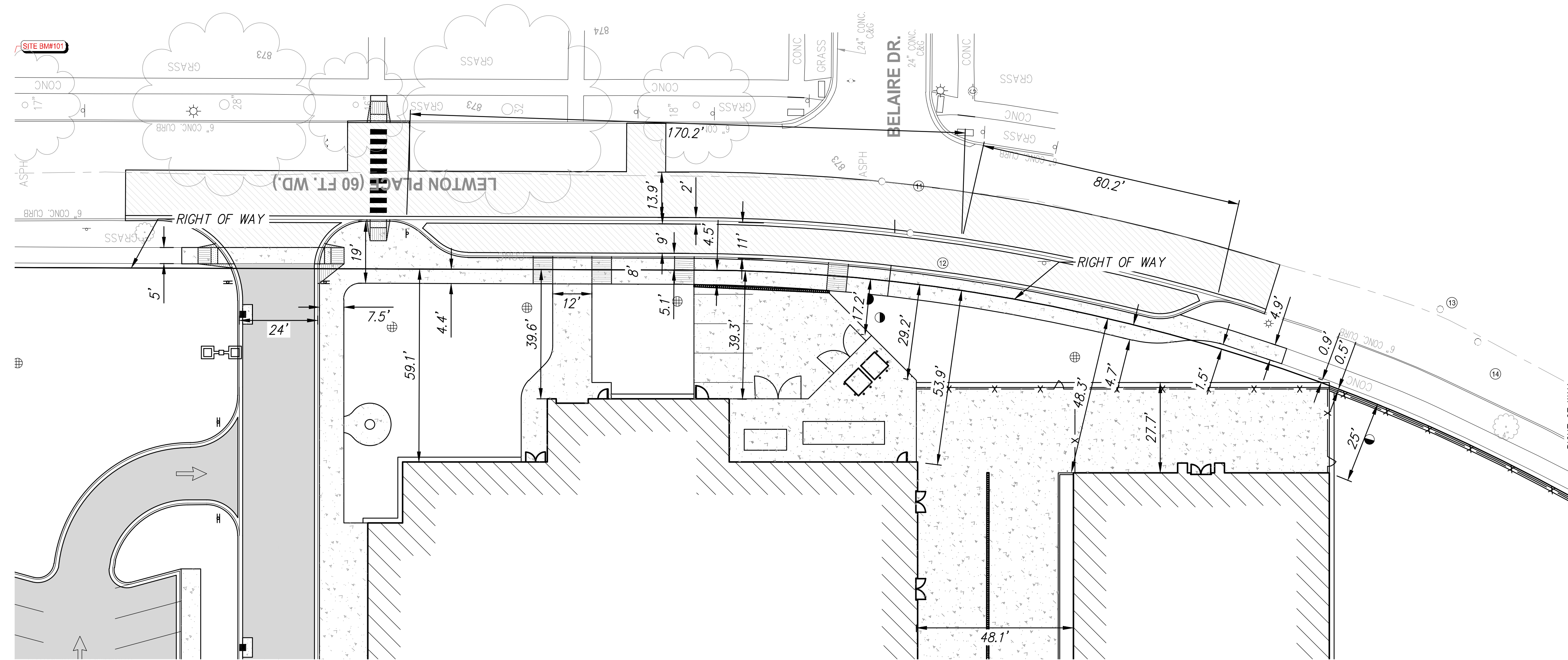
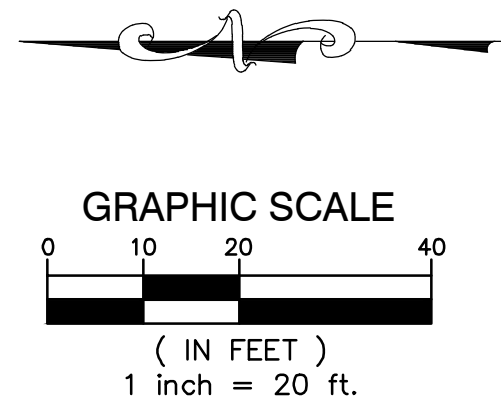


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Lewton School Lansing School District

2000 Lewton Pl.
Lansing, MI 48915



REVISIONS/REVIEW	DATE
BID & CONSTRUCTION	10/10/2023
ADDENDUM 04	11/13/2023

KEY PLAN

THIS ACT 33 EXHIBIT SHOWS A 250 FT LONG BUS PARKING LANE AND PUBLIC SIDEWALK EXTENDING INTO THE PROPERTY OWNED BY LANSING SCHOOL DISTRICT. AT THE NORTH END AND SOUTH END, THE PUBLIC SIDEWALK EXTENDS INTO THE PRIVATE PROPERTY 4.4 FT AND 4.7 FT RESPECTIVELY.

LEGEND	
---	PROPOSED WATERMAIN
---	PROPOSED SANITARY
---	PROPOSED STORM SEWER
---	PROPOSED GAS MAIN
---	PROPOSED ELECTRIC
---	PROPOSED HYDRANT
⊙	PROPOSED GATE VALVE & WELL (GVW)
⊙	PROPOSED TAPPING SLEEVE VALVE & WELL (TSVM)
⊙	PROPOSED SAN MANHOLE (SAM)
⊙	PROPOSED STORM MANHOLE (SM)
⊙	PROPOSED CATCH BASIN (CB)
⊙	PROPOSED INLET (INL)
⊙	PROPOSED END SECTION (ES)
⊙	PROPOSED FIELD CATCH BASIN (FSB) W/RETENIVE COVER OR STANDPIPE (SP) W/ BAR GRADE COVER
⊙	UTILITY CROSSING (SEE DATA TABLE)
▨	STANDARD BITUMINOUS PAVEMENT
▨	HEAVY-DUTY BITUMINOUS PAVEMENT
▨	DEEP-STRENGTH BITUMINOUS PAVEMENT
▨	CONCRETE PAVEMENT
▨	CONCRETE SIDEWALK
▨	MILL PAVEMENT
▨	STORM SEWER STRUCTURE
▨	SANITARY SEWER STRUCTURE
▨	WATERMAIN STRUCTURE
▨	STRUCT. TYPE
▨	STRUCT. NO.
▨	STRUCT. NO.
▨	STRUCT. TYPE

LSJ NO.	SB-0064	NORTH
JOB NO.	2616.01G	
SHEET TITLE	ACT 33 EXHIBIT	
SHEET NO.		