

Regular Meeting Of Lansing City Council

Tony Benavides Lansing City Council Chambers
David C. Hollister Lansing City Hall
124 W. Michigan Avenue, 10th Floor
Lansing, Michigan



Agenda for January 12, 2026 at 7:00 PM

TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

Roll Call

Meditation and Pledge of Allegiance

Approval of Printed Council Proceedings

1. January 5, 2026

Consideration of Late Items (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

Tabled Items

Special Ceremonies and Presentations

2. Tribute; in recognition of Greater Lansing Area Holiday Commission Martin Luther King Jr. Celebration
3. 2026 Committee Assignments

Comments by Council Members and the City Clerk

Community Event Announcements

 (Time, place, purpose, or definition of event – 1 minute limit)

Speaker Registration for Public Comment on Legislative Matters

Speakers at the meeting must sign up on BLUE form by the deadline announced by the City Clerk.

Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 6:30 p.m. using the following link: <https://events.gcc.teams.microsoft.com/event/9f3b410e-3387-440e-9fda-803635993b07@87509dee-095b-4ff8-ba5a-0035cdfc715d>

Mayor's Comments

Show Cause Hearings

Public Comment on Legislative Matters (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on BLUE form.)

Scheduled Public Hearings

4. Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District (PEND-4258)

5. Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor (PEND-4260)

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

6. Tribute; in recognition of Greater Lansing Area Holiday Commission Martin Luther King Jr. Celebration (PEND-4318)
7. Tribute; in recognition of the City Human Relations and Community Services Martin Luther King Jr. Memorial Observance (PEND-4137)
8. Polling Places; relocation of multiple precincts (PEND-4298)
9. Elected Officers Compensation Commission; setting the first meeting for the 2026 session (PEND-4274)

Resolutions for Action

10. Council Rules; Amend Rule 16, Standing Committees align with New City Charter (PEND-4316)
(per Council Rule #41, motion may not be considered for adoption until the next Council meeting)
11. Orders to Make Safe or Demolish to the owners of 810 Beulah St. (PEND-4237)
12. Grant Application; Transportation Economic Development Funds grant application for the Capital City Boulevard Reconstruction Project (PEND-4275)
13. Setting a Public Hearing on Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St. (PEND-4277)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

14. Z-2-2025; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4280)

Ordinances for Passage

Speaker Registration For Public Comment On City Government Related Matters

Reports Of City Officers, Boards, And Commissions; Communications And Petitions; And Other City Related Matters

(Motion that all items be considered as being read in full and that the proper referrals be made by the President)

Item(s) from the City Clerk re:

15. Minutes of Boards and Commissions placed on file in the Clerk's Office

Item(s) from the Mayor re:

16. Appointment; Floren시오 Hernandez as the 1st Ward member of the Board of Police Commissioners for a term to expire June 30, 2029 (PEND-4291)

17. Traffic Control Order No. 25-19; regulate parking along the 1100 block of W. Ottawa St. (PEND-4288)
18. Traffic Control Order No. 25-24; install a yield sign on eastbound W. Shiawassee St. at Inverness Ave. / W. Shiawassee St. (PEND-4289)
19. Traffic Control Order No. 25-25; install a yield sign on southbound Kenbrook Rd. at Labelle St. (PEND-4290)
20. Grant Acceptance; National Recreation and Parks Association Inc. for training through the Positive Coaching Alliance (PEND-4299)
21. Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 019 Project within the project area and on major streets: W. Oakland Ave., N. Walnut St., N. Seymour Ave., N. Capitol Ave., and N. Washington Ave. (PEND-4303)
22. Setting a Public Hearing on Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 019 Project within the project area and on major streets: W. Oakland Ave., N. Walnut St., N. Seymour Ave., N. Capitol Ave., and N. Washington Ave. (PEND-4302)
23. Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 016/017 Project within the project area and on major streets, E. North St. and Turner Rd. (PEND-4301)
24. Setting a Public Hearing on Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) 016/017 Project within the project area and on major streets, E. North St. and Turner Rd. (PEND-4300)
25. Grant Acceptance; Michigan Drug Court Grant for treatment, testing, and supplies (PEND-4304)
26. Grant Acceptance; Michigan Sobriety Court Grant for treatment, testing, and supplies (PEND-4305)
27. Grant Application; State Historic Preservation Office (SHPO) Certified Local Government (CLG) Grant Program for Westside Neighborhood survey to assess the appropriateness of a historic district (PEND-4307)
28. Grant Application; State Historic Preservation Office (SHPO) Certified Local Government (CLG) Grant Program to create contemporary design guidelines for Old Town (PEND-4308)
29. Z-1-2026; 500 S. Martin Luther King Jr. Blvd., Rezoning from "DT-1" Downtown Edge to "DT-2" Urban Flex (PEND-4309)
30. Setting a Public Hearing on Z-1-2026; 500 S. Martin Luther King Jr. Blvd., Rezoning from "DT-1" Downtown Edge to "DT-2" Urban Flex (PEND-4310)
31. SLU-1-2026; Special Land Use Permit, 500 S. Martin Luther King Jr. Blvd. to allow for a sheltered care facility in "DT-2" Urban Flex (PEND-4311)

32. Setting a Public Hearing on SLU-1-2026; Special Land Use Permit, 500 S. Martin Luther King Jr. Blvd. to allow for a sheltered care facility in "DT-2" Urban Flex (PEND-4312)
33. Deficit Elimination Plan; Lansing Public Media Authority for payroll services reimbursement (PEND-4315)

Item from City Council President Spadafore

34. Council Rules; Amend Rule 16, Standing Committees, align with the new City Charter (PEND-4316)
(per Council Rule #41, motion may not be considered for adoption until the next Council meeting)
35. Amending Chapter 230 to add Section 230.02, Housing Support Services, designate certain funds from the Lansing Board of Water and Light for housing support (PEND-4320)
36. Setting a Public Hearing on Amending Chapter 230 to add Section 230.02, Housing Support Services, designate certain funds from the Lansing Board of Water and Light for housing support (PEND-4319)

Communications and Petitions

37. Twelve communications from Ali Peeler on various City government related topics

Motion Of Excused Absence

Remarks By Council Members

Remarks by the Mayor or Executive Assistant

Public Comment on City Government Related Matters (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on YELLOW form.)

Adjournment



Chris Swope, City Clerk

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation request.



**Official Proceedings of the City Council
City of Lansing
January 5, 2026**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by Clerk Swope.

PRESENT: Council Members Carter, Garza, Hussain, Kost, Martinez, Nevarez Martinez, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

Council Member Kost asked people to remember Larry Leatherwood, who recently passed away, during the moment of Meditation. Mayor Schor asked people to remember the families of Derek Quinney and Judge Simmons, who recently experienced deaths in the family. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by Clerk Swope.

Special Orders

Resolution #2026-001

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, a nomination for President and Vice President for the Lansing City Council in 2026 was made on January 5, 2026; and

WHEREAS, Council Member Pehlivanoglu nominated Council Member Spadafore as President; and

WHEREAS, Council Member Spadafore nominated Council Member Pehlivanoglu as Vice President.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council elects Council Member Spadafore as President and Council Member Pehlivanoglu as Vice President for the Lansing City Council year of 2026.

President Spadafore proceeded to preside over the meeting.

Approval of Printed Council Proceedings

By Vice President Pehlivanoglu

To approve the printed Council Proceedings of December 15, 2025

Motion Carried

Comments by Council Members and the City Clerk

Vice President Pehlivanoglu shared details about the upcoming At-Large Constituent meeting.

Council Member Hussain shared details about the upcoming 3rd Ward Constituent meeting.

Community Event Announcements

Nicklas Zande spoke about Old Everett Neighborhood Association meeting.

Aria Moorey spoke about two upcoming community Women's Center of Greater Lansing events.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on legislative matters and that only those who have submitted a completed form will be permitted to speak.

Mayor's Comments

Mayor Schor congratulated the new members of City Council; then, he spoke about the appointment of interim Fire Chief Carrie Edwards-Clemons, City

playground equipment replacement and upgrades, the Façade Improvement Grant Program, and the Neighborhoods In Bloom grant program.

Public Comment on Legislative Matters

Public Comment on Legislative Matters:

Joanne Galloway spoke about the election of Council leadership.

Theresa Ojibway spoke about the election of Council Chair.

Alison Peeler was registered for virtual public comment, but due to technological issues, which the Lansing Public Media Center staff attempted to resolve, her comments were unable to be heard.

Legislative Matters

All Legislative Matters had been addressed under Special Orders.

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on City government related matters and that only those who have submitted a completed form will be permitted to speak.

Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related Matters

By Vice President Pehlivanoglu that all items be considered as being read in full and that President Spadafore make the appropriate referrals

Motion Carried

• Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office

Placed on File

Elected Officers Compensation Commission; setting the first meeting for the 2026 session

Referred to the Committee of the Whole

Polling Places; relocation of multiple precincts

Referred to the Committee of the Whole

Annual Comprehensive Financial Report for FY 2024-2025

Referred to the Committee of the Whole

Item(s) from the Mayor re:

Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code

Referred to the Committee on Public Safety

Setting a Public Hearing on Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code

Referred to the Committee on Public Safety

Adding Section 1460.05 to establish a unified system of violation notices

Referred to the Committee on Public Safety

Setting a Public Hearing on Adding Section 1460.05 to establish a unified system of violation notices

Referred to the Committee on Public Safety

Amending Chapter 1460 to clarify and update the regulation and certification of rental properties

Referred to the Committee on Public Safety

Setting a Public Hearing on Amending Chapter 1460 to clarify and update the regulation and certification of rental properties

Referred to the Committee on Public Safety

• Communications and Petitions, and Other City Related Matters:

Communication from Ali Peeler requesting an independent forensic audit of City finances

Placed on file

Letter from REO Town Commercial Association regarding parking
Placed on file

Remarks by Council Members

Council Member Martinez thanked the public and her supporters for her election success and shared data on the number of Lansing City Council members based on gender, race, and ethnicity over 167 years.

Council President Spadafore thanked City Council for the support of him as Council President.

Remarks by the Mayor or Executive Assistant

Mayor Schor spoke about the Neighborhoods in Bloom grant.

Public Comment on City Government Related Matters

SJ spoke about various City matters.

Nicklas Zande asked the Council to condemn federal actions in Venezuela.

Ariana Brown spoke about collaborative efforts to address homelessness, and the residents from the Dietrich Park encampment.

Jill Dombrowski spoke about ways to be engaged with City Council.

Paula Simon congratulated newly elected members of Council and praised Council Member Carter for her engaged service.

Carver Rakov spoke about the treatment of homeless people in Lansing.

Adjourned Time 7:42 P.M.

Chris Swope, City Clerk

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-1-2025, 3310 W Mt. Hope Road
Rezoning from R-1 "Residential" to MFR "Multi Family Residential"

The Lansing City Council will hold a public hearing on Monday, January 12, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone Z-1-2025, 3310 West Mount Hope Road from R-1 "Residential" to MFR "Multi Family Residential". The purpose of the rezoning is to permit multiple-family residential use of the subject property.

For more information, please call Lansing City Council at 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., Monday, January 12, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

Z-1-2025

3310 W Mt. Hope Road

Rezoning from “R-1” Residential to “MFR” Multi Family Residential

At its November 5, 2025 meeting, the Planning Commission voted 7-0 to recommend approval of Z-1-2025. This is a request to rezone the property at 3310 W Mt. Hope Road from “R-1” Residential to “MFR” Multi Family Residential. The purpose of the rezoning is to facilitate the building of one 29-unit apartment building.

The Planning Commission held a public hearing at the November 5 meeting at which one person spoke in opposition of the request. The Planning and Zoning Office staff recommended approval.

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-1-2025
Parcel Number: 33-01-01-19-376-031
Addresses: 3310 West Mount Hope Road
Legal Descriptions: COM 630 FT W OF S 1/4 POST SEC 19, TH N 440 FT, W 200 FT, S 440 FT, E 200 FT TO BEG; SEC 19 T4N R2W, from "R-1" Residential to "MFR" Multi Family Residential

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2026, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.

GENERAL INFORMATION

APPLICANT: Andrew Abood
 246 Equities, LLC
 246 E. Saginaw Street, Suite 100
 East Lansing, MI 48823

OWNER: Mark & Vickie Miske
 3310 W. Mt. Hope Avenue
 Lansing, MI 48911

REQUESTED ACTION: Rezoning 3310 W. Mt. Hope Avenue from R-1 “Residential” to MFR “Multi Family Residential”

EXISTING LAND USE: Single-family residential

PROPERTY SIZE: 200' x 407' = 18,400 square feet, 1.87 acre

SURROUNDING LAND USE: N: Single-family residential
 S: Single and multi-family residential
 E: Single-family residential
 W: Multi-family residential

SURROUNDING ZONING: N: R-1 “Residential”
 S: MFR “Multi Family Residential”
 E: R-1 “Residential”
 W: MFR “Multi Family Residential”

MASTER PLAN: The Design Lansing Master Plan designates the future land use of the subject property for low density residential development. Mount Hope Avenue is designated as a prime connector street type.

DESCRIPTION:

This is a request to rezone 3310 W Mt. Hope Avenue from R-1 “Residential” to MFR “Multi Family Residential”. The purpose of the rezoning is to permit the construction of a 29-unit, multi-family apartment building on the property (see attached preliminary site plan). The existing single-family house would be demolished to accommodate the new building.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposed multiple family development will be compatible with the surrounding land uses in the area in which it is located. The property is adjacent to a 7.1-acre multi-family condominium development to its west, a 7.4-acre apartment complex, a 25-acre senior housing complex, and a

10.8-acre mobile home trailer park to its south, all of which are currently zoned “MFR” Multiple Family Residential. Under the current “R-1” zoning, the only permitted use for the subject property is one single family home as it currently exists. Since the property directly adjoins “MFR” zoning, approval of the request will not result in creating a “spot zone” which is typically considered to be contrary to the basic principles of planning and zoning as it affords property rights to one owner that are not afforded to adjoining property owners and sets a negative precedent for future rezoning requests of a similar nature.

The minimum lot size in the R-1 zoning district is 50’ x 100’ (5,000 square feet). The Cambridge/Westchester neighborhood adjacent to the subject property is unique in that the parcels average around 20,000 square feet which significantly larger than the parcels in most neighborhoods in the City. There are a few “R-1” zoned parcels along W. Mt. Hope Avenue that average around 10,000 square feet. The subject parcel, at 81,400 square feet, is much larger than any other single-family residential property in the area and is thus being underutilized as such.

The proposed density for the site (29 units, 1.86 acres) is 14.5 units per acre. The adjoining property to the west contains 84 condominium units for a density of approximately 15 units per acres and the multiple family sites to the south are far more dense than what currently exists and what is proposed.

The allowable number of dwelling units, or density, in the “MFR” zoning district is determined by the lot size and the number of dwelling units by bedroom count as follows:

- * Efficiency unit - 2200 square feet of lot area
- * 1-bedroom unit - 2600 square feet of lot area
- * 2-bedroom unit - 3000 square feet of lot area
- * 3+ bedroom unit - 3800 square feet of lot area

The proposed density complies with the ordinance requirement. The site is 81,400 square feet in area and the applicant’s proposal is for 15 1-bedroom units and 14 2-bedroom units:

$$\begin{aligned} 2600 \times 15 &= 39,000 \text{ square feet} \\ 3000 \times 14 &= 42,000 \text{ square feet} \\ \text{Total lot area required:} &= 81,000 \text{ square feet} \end{aligned}$$

The subject property will maintain the existing matures trees along the north and east property lines to provide a natural screen for the adjoining single-family residential neighborhood. A combination of new trees and shrubs will be required in the buffer area between the building and the front property line. The zoning ordinance requires the build-to line of the principal building to be 30’-35’ maximum, limiting the front setback and placing the building further from the adjacent single-family homes.

The proposed development will be compatible with the existing multi-family development in the area. The building will be located consistent with the established front yard setback pattern along Mt. Hope Avenue, will maintain its natural tree buffers and will have a density that is comparable with the surrounding area.

COMPLIANCE WITH MASTER PLAN:

The future land use plan designates the area as low-density residential, not taking into account the significant amount the multi-family residential zoning and land uses that already exists. It appears that the subject property was designated for single family use, simply to reflect its current use rather than envisioning a higher and better use, given the surrounding zoning and land uses and its location on a collector road. While the proposed zoning/land use is not consistent with the specific future land use designation, it is consistent with some of the fundamental principles of planning and zoning and thus meets the intent of the master plan. These include locating new multiple family residential uses adjacent to or in close proximity to existing multiple family uses, fulfilling a need that is identified in the plan for additional housing, and locating such uses where they have direct access to roadways that are designed to carry a relatively high volume of traffic.

At 15.5 units per acre, the proposed development is above the ≤ 6 units per acre density norms stated in the master plan. Mid-century neighborhoods are usually six units per acre while pre-WWII are six to ten per acre. The existing single-family home, built in 1926 is very unique for this area at 0.53 units per acre and could be considered a very inefficient use of land.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

Mt. Hope Avenue is designated as a prime connector that is designed and intended to carry a higher volume of traffic than a typical residential street. Mt. Hope Avenue is more than capable of accommodating the traffic generated by the proposed 29-unit multiple family residential use. In addition, site is located on a bus route and is served by bicycle lanes so that there are alternative transportation options to use of private vehicles.

51 parking spaces are required for the proposed occupancy. 55 parking spaces are shown on the preliminary site plan (see attached). Since there is no on-street parking along W. Mt. Hope, the additional spaces will provide a cushion to accommodate excess parking needs for residents and visitors to the site.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. One of the primary components of this review is the plans for sanitary drainage, storm sewer/drainage, and all other utility systems. Any changes or upgrades to the utility system to accommodate the new development will be the responsibility of the developer.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. Furthermore, W. Mt. Hope Avenue is along a bus route which will allow residents to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by greenhouse gas emissions. It also results in less wear and tear on streets.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning will no negative impacts on future patterns of the development in the area. Since there are no other sites in the vicinity that share same characteristics as the subject property, approval of the rezoning will not set a negative precedent for future requests to rezone single family residential sites for new multiple family residential development in the area. The subject property is directly adjacent and across the street from existing multiple family residential zoning/use, will be accessed solely by W. Mt. Hope Avenue, is large enough to accommodate a multiple family residential building with the site improvements applicable thereto and is underutilized for 1 single family residential dwelling, given its size and location.

SUMMARY

This is a request to rezone 3310 W Mt. Hope Avenue from “R-1” Residential to “MFR” Multi Family Residential. The purpose of the rezoning is to permit the construction of a 29-unit, multi-family apartment building on the property (see attached preliminary site plan). The existing single-family house would be demolished to accommodate the new building.

The findings of fact described in this staff report support a positive recommendation for the requested rezoning. The proposed “MFR” zoning will be consistent with the surrounding zoning and land use patterns and will provide much needed housing with convenient access to public transportation and designated bicycle routes. In addition, the proposed use will be consistent with the intent of the master plan and will have no negative impacts on traffic, the environment, public services, or future patterns of development in the area. New residential units

RECOMMENDATION

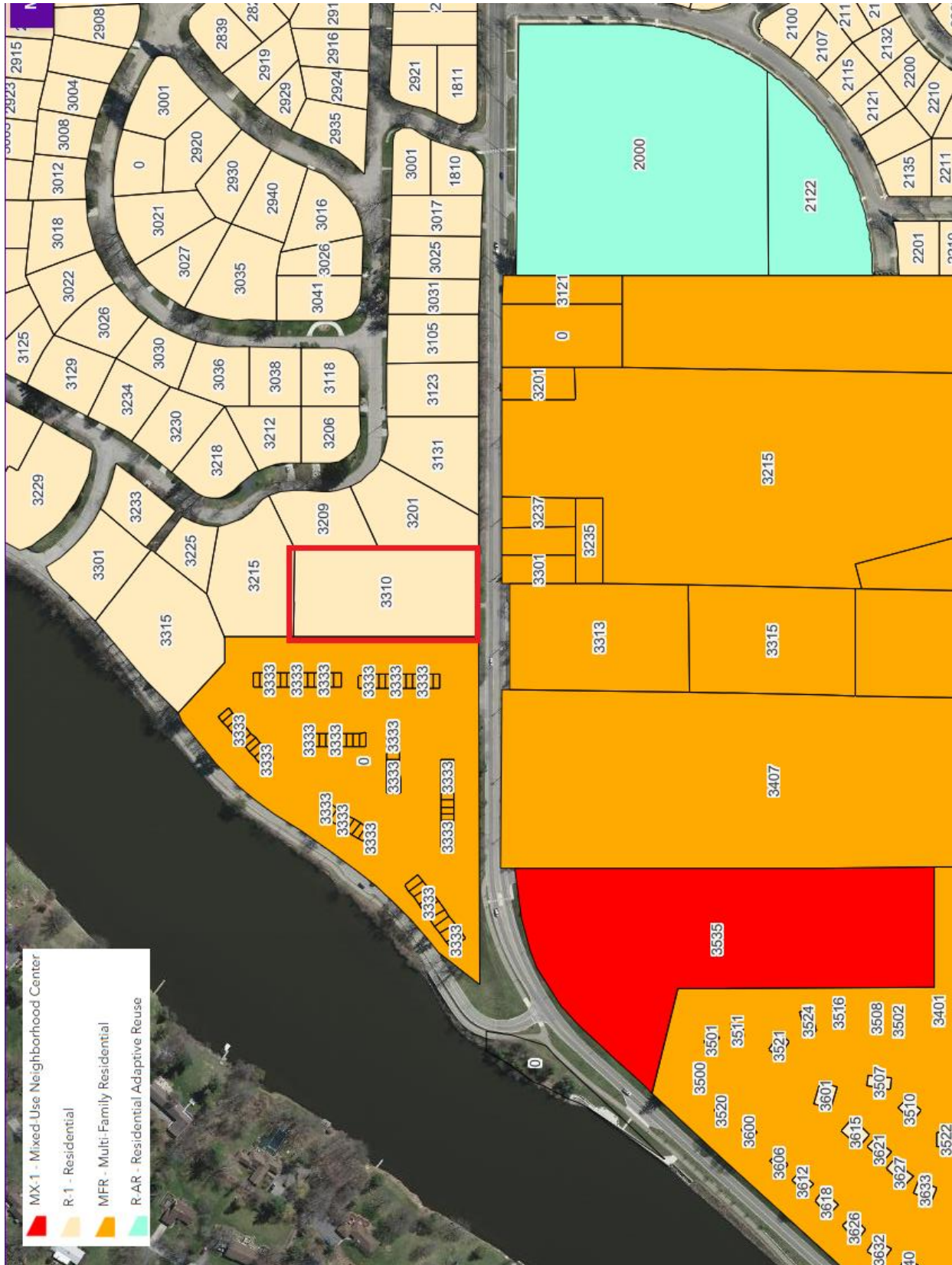
Pursuant to the findings described above, the following motion is offered for the Planning Commission’s consideration:

“I make a motion to recommend approval of Z-1-2025 to rezone 3310 W Mt. Hope Avenue from “R-1” Residential to “MFR” Multi Family Residential.”

Respectfully Submitted,

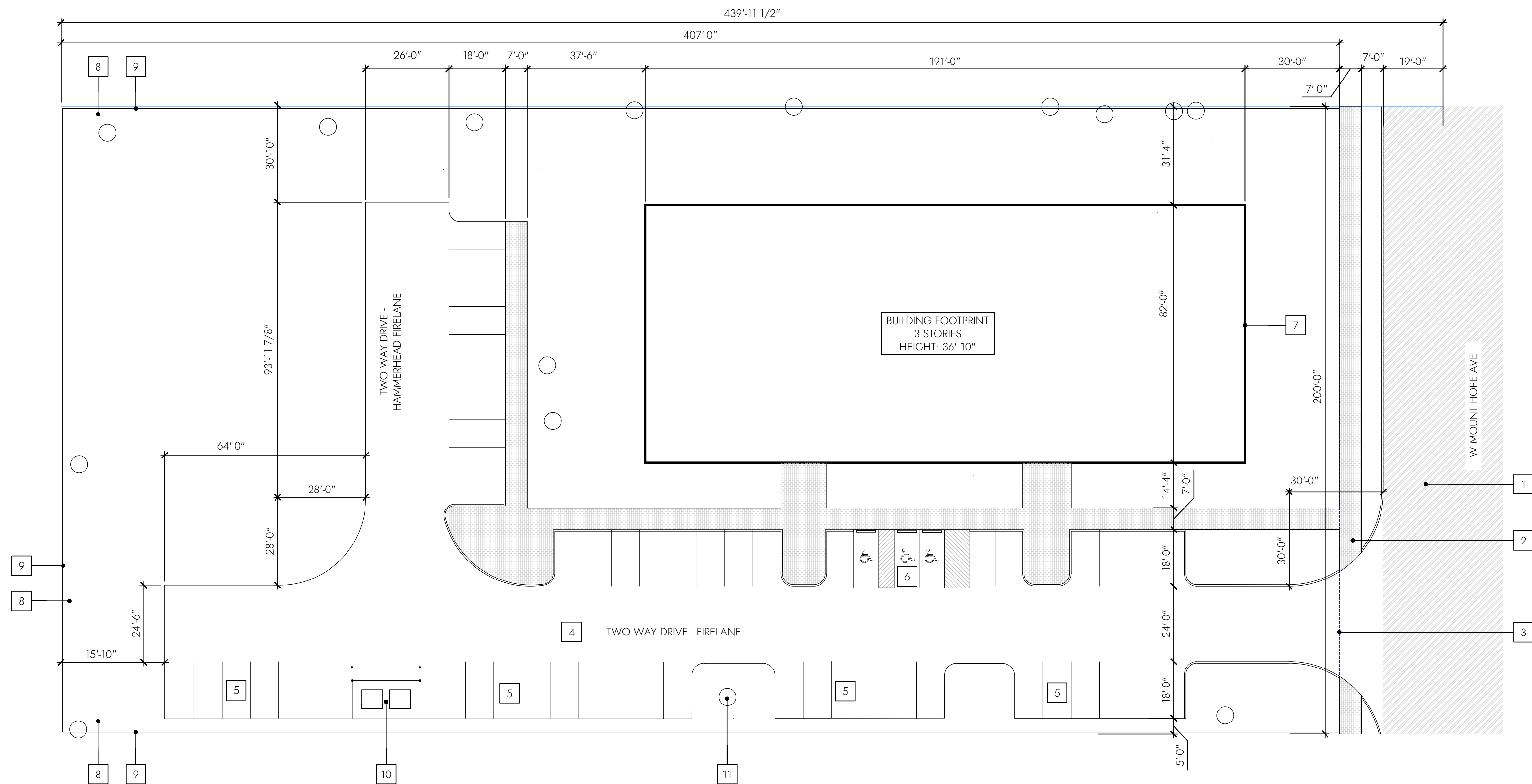
**Sue Stachowiak
Zoning Administrator**

Zoning:



Streetview:





SHEET LEGEND

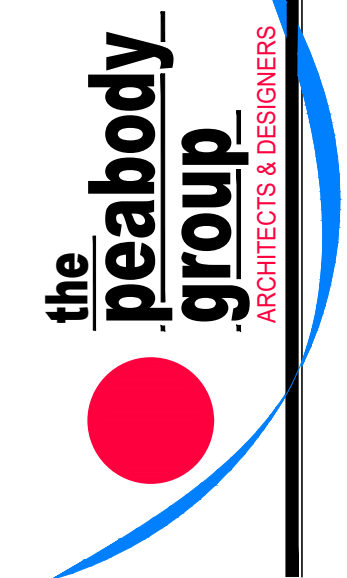
- SHEET KEYNOTES**
- 1 EXISTING ASPHALT ROAD
 - 2 PROPOSED 7' WIDE PUBLIC SIDEWALK
 - 3 EDGE OF 33' RIGHT OF WAY
 - 4 ALL DRIVES ARE DESIGNED TO ACCOMMODATE A VEHICLE DESIGN WEIGHT OF 85,000LB
 - 5 CARPORT STRUCTURES SHALL BE PROVIDED OVER THE WEST PROPERTY LINE PARKING SPACES
 - 6 3 ADA PARKING SPACES, 2 STANDARD AND 1 FOR A VAN
 - 7 SOUTH FACADE FACING W MT HOPE AVE WILL BE DESIGNED TO HAVE THE APPEARANCE OF A FRONT ENTRANCE
 - 8 5' MINIMUM LANDSCAPING SETBACK AREA BETWEEN THE PARKING LOT AND THE SIDE AND REAR PROPERTY LINES
 - 9 SCREEN FENCE, 6 FEET IN HEIGHT
 - 10 DUMPSTER ENCLOSURE
 - 11 EXISTING 12" DIA. OR LARGER TREE PROTECTED AND RETAINED TYP.

LANDSCAPE NOTES

ALL LANDSCAPING WILL MEET THE REQUIRED CRITERIA STATED IN CHAPTER 1252 OF THE CITY OF LANSING CODE OF ORDINANCES

10/05/2025
10/08/2025
10/10/2025
10/14/2025
10/26/2025

782 E. Columbia Street
Mason, Michigan 48854
Phone: (517) 349-0902
www.tgarch.com



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PROJECT MANAGER:
MAF
DRAWN BY:
V

MULTIFAMILY RESIDENTIAL
Apartment for Mr. Andrew Abood
3310 W. MT. HOPE AVE.
LANSING, MICHIGAN, 48911

009
PRELIM. SITE PLAN

A1.00

LOT COVERAGE		
TOTAL LOT SF	60% MAXIMUM LOT SF OF COVERAGE FOR IMPERVIOUS SURFACES	PROPOSED LOT SF COVERAGE FOR IMPERVIOUS SURFACES
81,400	48,840	42,109

TREES REQUIRED FOR PARKING AND DRIVEWAY		
TOTAL LANDSCAPE SETBACK SF	1 TREE FOR EACH 4,000 SF OF PAVED DRIVEWAY AND PARKING LOT	TOTAL CURRENT AND PROPOSED TREES, LOCATED AT MAXIMUM 10' FROM PARKING LOT
22,839	5.62	6

APARTMENT UNITS AND PARKING SPACES										
TOTAL LOT SF ALLOCATED FOR BOTH 1 & 2 BED UNITS	1 BEDROOM APARTMENTS				2 BEDROOM APARTMENTS				TOTAL PARKING STALLS PROPOSED	TOTAL APARTMENT UNITS PROPOSED
	NUMBER OF 1 BEDROOM UNITS	SF OF LOT SIZE REQUIRED PER UNIT	SF OF 1 BED RM LOT ALLOCATION	TOTAL PARKING STALLS (1.5 PER UNIT)	NUMBER OF 2 BEDROOM UNITS	SF OF LOT SIZE REQUIRED PER UNIT	SF OF 2 BED RM LOT ALLOCATION	TOTAL PARKING STALLS (2 PER UNIT)		
81,000	15	2,600	39,000	23	14	3,000	42,000	28	55	29

CITY OF LANSING
NOTICE OF PUBLIC HEARING

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

The Lansing City Council will hold a public hearing on Monday, January 12, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone Z-3-2025, 117 Island Ave. from R-3 "Residential" to MX-C "Mixed Use Urban Corridor". The purpose of the rezoning is to permit off-street accessory parking.

For more information, please call Lansing City Council at 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., Monday, January 12, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-3-2025
Parcel Number: 33-01-01-21-329-011
Addresses: 117 Island Avenue
Legal Descriptions: E 50 FT LOT 3 BLOCK 2 MCKIBBENS ADD, from "R-3" Residential to "MX-C" Mixed Use Urban Corridor

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2026, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.

Z-3-2025

117 Island Avenue

Rezoning from “R-3” Residential to “MX-C” Mixed Use Urban Corridor

At its November 5, 2025 meeting, the Planning Commission voted 7-0 to recommend approval of Z-3-2025. This is a request to rezone the property at 117 Island Ave. from “R-3” Residential to “MX-C” Mixed Use Urban Corridor. The purpose of the rezoning is to facilitate the building of off-street accessory parking.

The Planning Commission held a public hearing at the November 5 meeting at which one person spoke in favor and no one in opposition of the request. The Planning and Zoning Office staff recommended approval.

GENERAL INFORMATION

APPLICANT: Dafnes Lansing LLC (agent: Kostas Marselis)
 1400 S Washington Ave.
 Lansing, MI 48910

OWNER: Dafnes Lansing LLC
 1289 Creeppoint Dr.
 Rochester, Mi 48307

REQUESTED ACTIONS: Rezoning from R-3 “Residential” to MX-C “Mixed Use Urban Corridor”

EXISTING LAND USE: Vacant

PROPERTY SIZE: 50’ x 132’ 6,600 square feet, 0.152 acre

SURROUNDING LAND USE: N: Single-family residential
 S: Single-family residential
 E: Single-family residential
 W: Commercial/Light-Industrial

SURROUNDING ZONING: N: R-3 “Residential”
 S: R-3 “Residential”
 E: R-3 “Residential”
 W: MX-C “Mixed Use Urban Corridor”

MASTER PLAN: The Design Lansing Master Plan designates the future land use of the subject property for medium-low density residential development. South Washington Avenue. is designated as an activity corridor street type.

DESCRIPTION:

This is a request to rezone 117 Island Avenue from R-3 “Residential” to MX-C “Mixed Use Urban Corridor” to permit an off-street parking lot. If approved, the parcel would be combined with 1400 S. Washington Avenue, also owned by the applicant, to provide additional parking for the industrial facility.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The R-3 Residential zoning district permits a single residential building with one to six units per parcel. The proposed MX-C district permits several land uses including multiple-family residential, commercial, office, light industry, and a mixture thereof. The square footage of the subject property, 6,600, is sufficient to accommodate a new building or building addition. The zoning ordinance, however, requires buildings to be setback a minimum of 25 feet from adjacent R-3 zoned properties,

rendering half of the subject parcel unbuildable for anything other than parking and protecting the adjoining residential properties to the west from any potential negative impacts that could be generated by industrial uses. Additional restrictions limit a new building on the subject parcel from being taller than three stories on that buildable portion of the site so as to not tower over the adjacent residential houses.

All off-street parking facilities within 20 feet of a residential property are required to be screened with a privacy fence. The zoning ordinance also requires trees within the landscaping setback surrounding a parking lot, further screening the 1400 S. Washington Avenue property from the adjacent residential property.

The zoning ordinance is intended to protect residential properties from possible nuisances of non-residential development. Through proper landscape, screening and buffering the proposed parking lot is not anticipated to have any negative impacts on the adjoining residential properties.

COMPLIANCE WITH MASTER PLAN:

The future land use plan designates the area for medium-low-density residential development. Since a house on the property would be located in very close proximity to the industrial building at 1400 S. Washington Avenue, it is highly unlikely that it will be developed for that purpose. Combining the subject property with the adjoining industrial property will make use of the site and will serve the parking needs to support its operations and allow it to continue operating at its present location. This is a sign of positive economic growth in the City. Furthermore, the use of one parcel measuring 50' x 132' for additional parking is negligible and will have no noticeable impacts on the character of the area and with proper buffering as required by ordinance, no negative impacts on the peaceful enjoyment of the surrounding residential neighborhood.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The subject property is located on a local street, Island Avenue, 164 feet from S Washington Ave. One driveway currently exists on Island Ave. The applicant envisions up to 35 parking spaces solely for employee use once the subject parcel is incorporated into the site. According to the applicant, 1400 S Washington Ave. has 55 parking spaces for 75 employees. The business does anticipate future growth within five years, requiring additional parking for it to continue operating at its current location. Since the parking will be for employees only, staff does not believe there will be a significant impact on the circulation network since most of the vehicles will be arriving/departing at two specific times during the day. The planning and zoning office staff recommends that only one egress be maintained to limit turning conflicts on the local street. If two driveways are proposed, they should be limited to one-way only and properly separated.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative review and approval. Primary components of this review are the plans for the storm sewer/drainage and other applicable utility systems.

ENVIRONMENTAL IMPACT:

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. As part of the site plan review process, the City will require new trees within the setback areas along the front property lines. Staff anticipates that at least six (6) new trees will be planted.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The installation of an off-street parking lot should have minimal impacts on development patterns in the area. Although one buildable residential parcel will be removed from the City's inventory, the site has been vacant for ten years and currently experiences trespassing and littering.

SUMMARY

This purpose of this request is to rezone 117 Island Avenue from R-3 "Residential" to MX-C "Mixed Use Urban Corridor" to permit off-street accessory parking. The attachments demonstrate compliance with the zoning ordinance development requirements mentioned in this report.

The Ingham County Land Bank acquired the property at the end of 2013. The former single-family house on the parcel was demolished in 2015. The Land Bank sold the property in 2019. Although a construction company purchased the property in 2022, they did not submit plans to build in the two years before selling to the applicant in 2025. Staff consistently advises caution against the removal of buildable residential property in the City, but the 10-year vacancy of the property and the close proximity to 121 Island Ave., 1411 Reo Ave. as well as the large, light-industrial property of 1400 S Washington Ave. itself have made residential redevelopment of the subject parcel unlikely.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area.

RECOMMENDATION

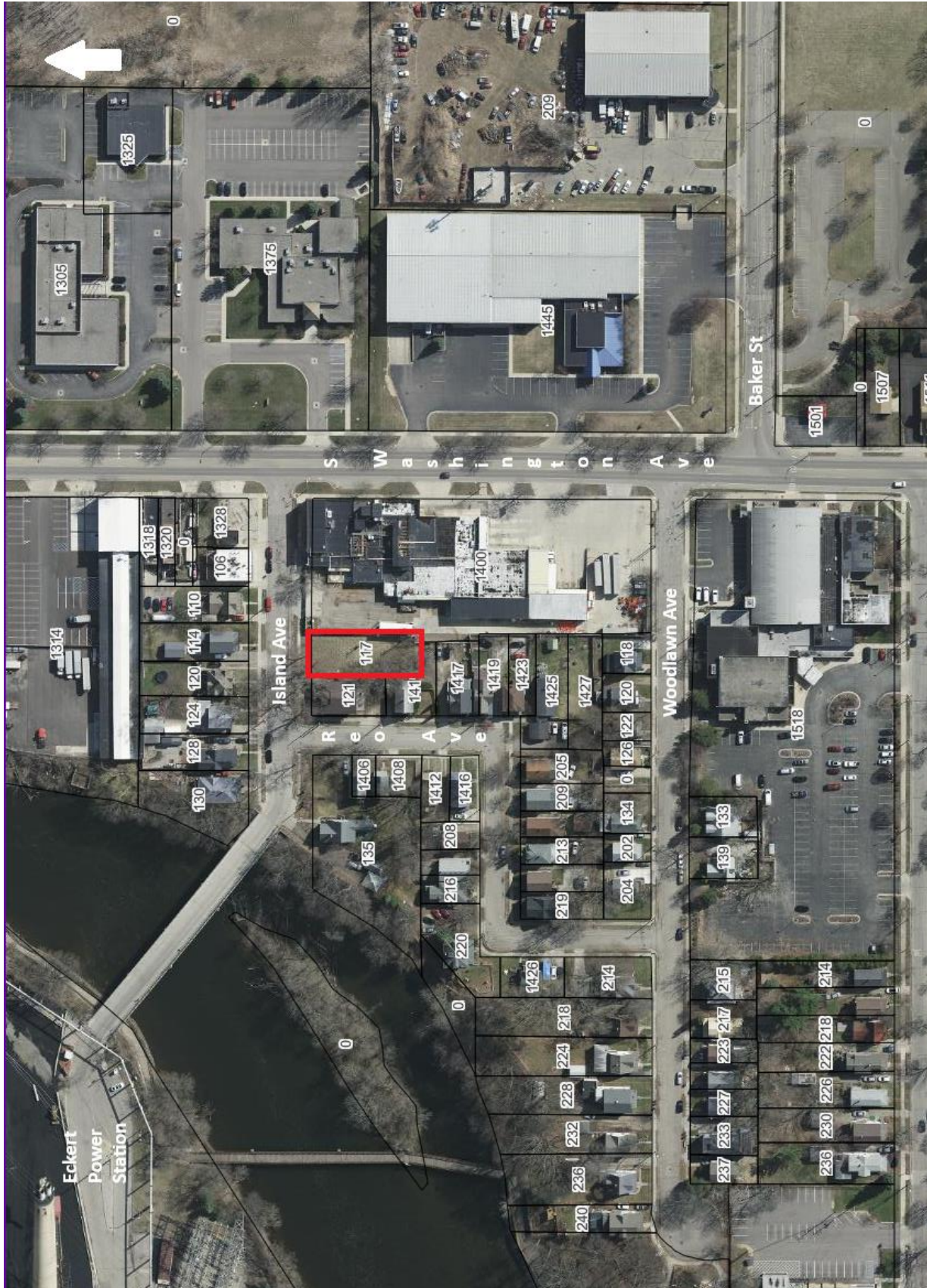
Pursuant to the findings described above, the following motion is offered for the Planning Commission's consideration:

"I make a motion to recommend that the City Council approve Z-3-2025 to rezone 117 Island Avenue from "R-3" Residential to "MX-C" Mixed Use Urban Corridor."

Respectfully Submitted,

**Sue Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Exhibit A



Street view:



To: Lansing Planning Board

Date: 11/5/2025

From: Gabe Meyerson

Address: 1411 Reo Avenue

Subject: Comments on Proposed Rezoning Request Z-3-2025, 117 Island Avenue

Dear Members of the Lansing Planning and Zoning Board,

This letter is submitted to comment on the proposed rezoning of the parcel located at 117 Island Avenue from R-3 to MX-C “Mixed Use Urban Corridor” for the purpose of developing an additional parking lot.

We, the residents of the adjacent property at 1411 Reo Ave, support the proposed development of this currently vacant lot. Since we moved here, the lot has sat empty, leading to overgrown vegetation, nuisance animals, and a homeless camp. These posed a safety threat and was a blight on the neighborhood. Since the current owners have taken possession of the lot, it has been well maintained, and we welcome further development.

While we support the development, there are some remaining concerns relating to the impact on property value and residential privacy. We would request a full privacy fence (composed of wood paneling or composite materials) be installed along the property line bordering residential parcels. This serves as a solid visual barrier to maintain the privacy of our home and yard and helps mitigate the negative impacts of commercial development on residential property values by separating the commercial from residential.

There is also some concern regarding light pollution, especially given that the company seeking the rezoning operates bright lights on the main building for security. We appreciate the need for these lights, but would request that lights in the proposed parking lot be limited strictly to downlights and be no brighter than the surrounding streetlights. This would help prevent any light trespass, which is especially relevant given that our bedrooms are primarily located at the back of the house, overlooking the proposed parking lot.

We appreciate the opportunity to provide comment on this request, and believe that by addressing these concerns the city can ensure the proposed development is a positive addition to neighborhood.

Sincerely,



Gabe Meyerson

gabemeyerson@gmail.com

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS the Dr. Martin Luther King Jr. Commission of Mid-Michigan will host its 41st Annual Dr. Martin Luther King Jr. Day of Celebration on January 19, 2026, with the theme “*Let justice roll down like waters, and righteousness like a mighty stream*”; and

WHEREAS, the Dr. Martin Luther King Jr. Commission of Mid-Michigan focus’ on addressing pressing issues such as literacy, youth violence, mentoring, education, and community enrichment through a variety of programs, initiatives, and events fostering positive social change; and

WHEREAS, the Dr. Martin Luther King Jr. Commission of Mid-Michigan is a non-profit, elected body comprised of volunteer representatives dedicated to preserving the legacy and teaching of Dr. King; and

WHEREAS, the Commission sponsors a delegation of 40 high school students to attend Y-Achievers black college tour annually; awarding over \$100,000 in scholarships and more than \$60,000 in grants; and

WHEREAS, Today the work of the Dr. Martin Luther King Jr. Commission of Mid-Michigan is just as meaningful and impactful as it has grown to include art exhibits, essay and scholarship contests, concerts, community pilgrimage, and community conversations.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council celebrates the Dr. Martin Luther King Jr. Commission of Mid-Michigan for continued dedication and service to our youth and residents of the City of Lansing and wish them the best of luck on this uplifting celebration.

BE IT RESOLVED, that the City of Lansing commemorates the efforts of Dr. Martin Luther King Jr. and encourages all residents of the City of Lansing to share in Dr. King’s dream and work toward justice, good will, and brotherhood for all people.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing, through the Human Relations and Community Services Department, will be hosting the 46th Annual Memorial Observance of Dr. Martin Luther King, Jr. on January 15, 2026; *“Mission Impossible II: Building Community, Uniting a Nation the Nonviolent Way”*; and

WHEREAS, this day should be a day of participation, wherein all citizens contribute something positive to their community in keeping with Dr. King’s lifelong work toward peace, justice and equality; and

WHEREAS, Dr. Martin Luther King Jr Day honors the life and contributions of America’s greatest champion of racial justice and equality, the leader who not only dreamed of a color-blind society but who also led a movement that achieved historic reforms to help make it a reality; and

WHEREAS, Dr. Martin Luther King Jr. is regarded as America’s pre-eminent advocate of non-violence and one of the greatest nonviolent leaders in history by using the power of words and acts of nonviolence to advocate for freedom; and

WHEREAS, Dr. King campaigned for unprecedented civil rights legislation, and was also the driving force behind the “March for Jobs” in 1963, also known as “March on Washington” where his famous “I Have a Dream” speech secured his status as a leader and led to inspire the nation to act on civil rights; and

WHEREAS, in April, 2022 Lansing City Council officially created The Diversity, Equity & Inclusion (DEI) Advisory Board. This Advisory Board develops an ongoing diversity and inclusion plan, performance measures and best practices; and

WHEREAS, the DEI Advisory Board advises and encourages initiatives and activities to learn, listen and lead the community component of Racial Justice and Equity Plan. The Board will drive policies and practices in the Lansing Community that eradicate racism and create an inclusive, fair and equitable environment where all people have access to economic opportunities, education, housing and social resources.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council commends the Human Relations and Community Services Department on their 46th Annual Memorial Observance of Dr. Martin Luther King being held on January 15, 2026, and encourages all residents of the City of Lansing to share in Dr. King’s dream and work toward justice, good will, and brotherhood for all people.

Resolution #2026-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City Clerk, Swope, received notice from the Unitarian Universalist Church of Greater Lansing that it no longer wishes to serve as a polling place, and a request from the Lansing School District to reduce the use of its school buildings as polling locations where possible, in order to minimize disruption to classroom instruction and limit unrestricted public access to school facilities; and

WHEREAS, Bethlehem Lutheran Church is the Polling Place for Ward 1, Precinct 10; and

WHEREAS, Lyons School is the Polling Place for Ward 2, Precinct 12; and

WHEREAS, Unitarian Universalist Church of Greater Lansing is the Polling Place for Ward 2, Precinct 18 and 20; and

WHEREAS, City Clerk Swope recommends the following Polling Place relocations:

- Ward 1, Precinct 10 be relocated to Potter Park Zoo;
- Ward 2, Precinct 12 be relocated to Bethlehem Lutheran Church;
- Ward 2, Precinct 18 be relocated to Epicenter of Worship Church;
- Ward 2, Precinct 20 be relocated to the Epicenter of Worship Church;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, makes the following Polling Place assignments:

- Ward 1, Precinct 10 be relocated to Potter Park Zoo;
- Ward 2, Precinct 12 be relocated to Bethlehem Lutheran Church;
- Ward 2, Precinct 18 be relocated to Epicenter of Worship Church;
- Ward 2, Precinct 20 be relocated to the Epicenter of Worship Church;

BE IT FURTHER RESOLVED that the City Clerk shall notify the Registered Electors of impacted precincts of the relocations.

BE IT FINALLY RESOLVED, that the City Clerk shall work to ensure proper signage, to assist relocated voters in finding their Polling Place.

Resolution #2026-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, pursuant to the Lansing City Charter and Chapter 280 of the Lansing Code of Ordinances, the Council shall designate in advance the first meeting of the Elected Officers Compensation Commission in even-numbered years; and

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the first meeting of the Elected Officers Compensation Commission to be not later than February 21, 2026 and that the commission meet on no more than 15 session days; and

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the Elected Officers Compensation Commission to make its determination within forty-five days after its first meeting.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby calls upon the Elected Officers Compensation Commission to meet and conduct its business in 2026 and designates Wednesday, February 4, 2026 at 12:00 p.m. in the City Council Conference Room on the 10th floor of City Hall as the first meeting of the Commission.

BE IT FURTHER RESOLVED the City Council Office Manager shall serve as the recording secretary to the Commission unless the Commission determines otherwise.

BE IT FINALLY RESOLVED the City Clerk shall notify the members of the Commission in writing concerning the designated date, time, and place of the first meeting at least seven calendar days in advance thereof.

DRAFT

BY COUNCIL MEMBER SPADAFORE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, pursuant to Rule 41 of the Lansing City Council Rules, a proposed rule revision shall be placed on the Council Agenda for Council receipt and review, but “shall not be considered for adoption sooner than the next council meeting”; and

WHEREAS, with the adoption of the amended City of Lansing Charter on November 4, 2025 an Office of Independent Internal Auditor was created and the Council appointed Internal Auditor was eliminated.

NOW THEREFORE, BE IT RESOLVED that the City Council amends the City Council Rule 16 Standing Committees as follows:

Ways and Means. Reviews all proposed modifications to the City's annual Budget and ~~program audits prepared by the Internal Auditor~~, the City's short-range and long-range financial condition, workforce needs for City operations and financial impact statements developed on proposed actions; and reviews and develops policy recommendations on City financial and budget matters. **The Committee will review the annual risk-based audit plan submitted by the Office of the Independent Internal Auditor, and consult with the Mayor prior to August 1st and February 1st of each fiscal year to make recommendations to Council on the audits the Auditor will conduct during the first half and second half of the fiscal year.**

~~COMMITTEE ON MUNICIPAL AUDIT~~

~~Objectives of the Committee are to provide guidance and oversight to the City Council Internal Auditor in the performance of his/her responsibilities, create and review annual audit plans, and evaluate the financial position of the City.~~

~~The Committee on Municipal Audit will prepare an annual audit plan by June 30th each year.~~

~~This does not impede other requests made by other Councilmembers.~~

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 810 Beulah St, 33-01-01-22-304-031, Lot 30 Clarks SUB, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on OCTOBER 28, 2022; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on JULY 31ST, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 29TH, 2025 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on December 15, 2025 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED, that the owner(s) of 810 Beulah St., as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 21 days from the date of this resolution, January 12, 2026.

BE IT FURTHER RESOLVED, that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED, that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED, that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the Michigan Department of Transportation is accepting grant applications for the Transportation Economic Development Fund Category A Program, which aims to promote increased economic potential and improve the quality of life through the support of job creation and retention in Michigan; and

WHEREAS, the grant application must be submitted by an Act 51 eligible road agency and may be submitted on behalf of a non-Act 51 agency; and

WHEREAS, Niowave has plans to expand its facility and redevelop the property at 2450 Port Lansing Road, investing \$50 million and creating over 70 new jobs; and

WHEREAS, Niowave has indicated that the condition of the pavement on Capital City Boulevard will impact its business; and

WHEREAS, the Capital Region Airport Authority determined that reconstruction of Capital City Boulevard is needed to support Niowave's expansion and this project cost is estimated at approximately \$2.5 million; and

WHEREAS, the Capital Region Airport Authority will commit to providing minimum of 20% in local match for the project and continue to maintain the improved roadway.

NOW THEREFORE, BE IT RESOLVED, that City Council authorizes the Public Service Department to submit a Transportation Economic Development Funds Category A grant application for the Capital City Boulevard Reconstruction Project on behalf of the Capital Region Airport Authority and be designated as the authorized agent for this grant.

Resolution #2026-###

By the Committee of the Whole
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, February 9, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the sale of Parking Lot #49/49A; three parcels (33-01-01-16-427-082, 33-01-01-16-427-122, 33-01-01-16-427-051) of City property to Deep Green Technologies USA LLC:

Act-7-2025, Parking Lot #49/49A, 200 block S Cedar St, Sale of Real Property
Parcels 33-01-01-16-427-082, 33-01-01-16-427-122, 33-01-01-16-427-051

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, providing for the rezoning of four parcels of real property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1242.02 of the Code of Ordinances. Property located at:

Z-2-2025 Parcels 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from “DT-3” Urban Core to “IND-1” Industrial with the condition that the use of the property is restricted to a data center and its supporting facilities.

The ordinance is read a first time by its title and referred to the Committee of the Whole.

Resolution #2026-###

By the Committee of the Whole
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, February 9, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-2-2025 Parcels 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from “DT-3” Urban Core to “IND-1” Industrial with the condition that the use of the property is restricted to a data center and its supporting facilities.

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF FOUR PARCELS OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the properties described as follows:

Case Number: Z-2-2025
Parcel Number: 33-01-01-16-427-051
Addresses: 0 S Cedar St.
Legal Descriptions: S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT, from "DT-3" Downtown Core to "IND-1" Industrial

Case Number: Z-2-2025
Parcel Number: 33-01-01-16-427-082
Addresses: 0 S Cedar St.
Legal Descriptions: LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, from "DT-3" Downtown Core to "IND-1" Industrial

Case Number: Z-2-2025
Parcel Number: 33-01-01-16-427-122
Addresses: 0 E Kalamazoo St.
Legal Descriptions: S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, from "DT-3" Downtown Core to "IND-1" Industrial

Case Number: Z-2-2025
Parcel Number: 33-01-01-16-427-192
Addresses: 220 S Larch St.
Legal Descriptions: S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S 57.75 FT, W 17.18 FT, NW'LY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT, from "DT-3" Downtown Core to "IND-1" Industrial

with the condition that the use of the property shall be restricted to a data center and its supporting facilities which shall run with the land and be binding upon all future owners thereof.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2026, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 14th day after enactment.



Chris Swope
Lansing City Clerk

January 9, 2026

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: [Agendas & Minutes | Lansing, MI - Official Website \(lansingmi.gov\)](https://www.lansingmi.gov/agendas-minutes)

BOARD NAME

DATE OF MEETING

Downtown Lansing Inc Board	November 13, 2025
Board of Public Service	December 11, 2025
Planning Commission	December 2, 2025
Diversity Equity and Inclusion Advisory Board	November 4, 2025
Arts and Culture Commission	January 5, 2025
Tax Increment Finance Authority	December 5, 2025
Economic Development Corp Board	December 5, 2025
Brownfield Redevelopment Authority Board	December 5, 2025

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4133.

Sincerely,

Lansing City Clerk's Office

Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695

517-483-4131 ☐ 517-377-0068 FAX

www.lansingmi.gov/clerk ☐ city.clerk@lansingmi.gov

Chris Swope

Chris Swope, MMC/MiPMC
Lansing City Clerk

Lansing City Clerk's Office

Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695

517-483-4131 ☐ 517-377-0068 FAX

www.lansingmi.gov/clerk ☐ city.clerk@lansingmi.gov

Resolution #2026-###

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

WHEREAS, the Mayor has made the appointment of Floren시오 Hernandez as the 1st Ward member of the Board of Police Commissioners for a term to expire June 30, 2029; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Public Safety took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Floren시오 Hernandez as the 1st Ward member of the Board of Police Commissioners for a term to expire June 30, 2029.

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from the Parking Services Office to review the parking regulations along the 1100 block of West Ottawa Street to increase the amount of available on-street parking; and

WHEREAS, the Transportation and Non-Motorized Section conducted a field investigation of this area; and

WHEREAS, the 1100 block of West Ottawa Street is 30 feet wide in this area with curb and gutter. Parking is prohibited along the north side of the street from 270 feet west of ML King Jr Boulevard to Lahoma Street. Parking is prohibited along the south side of the street from 150 feet east of Lahoma Street to ML King Jr Boulevard; and

WHEREAS, the Public Service Department recommends that the existing parking regulations be modified to allow parking along the south side of Ottawa Street from Lahoma Street to 500 feet east of Lahoma Street; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-19, thereby authorizing the Assistant City Engineer to regulate parking along 1100 block of West Ottawa Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-19 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are removed / installed.

ENGINEERS REPORT #25-22

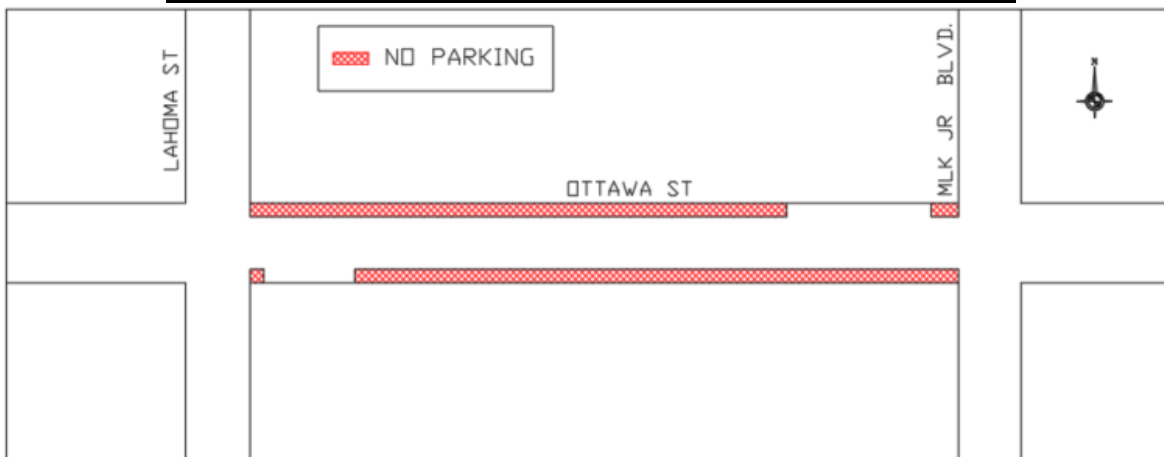
PARKING REGULATION SURVEY: 1100 WEST OTTAWA STREET

The Public Service Department received a request from the Parking Servies Office to review the parking regulations along the 1100 block of West Ottawa Street to increase the amount of available on-street parking.

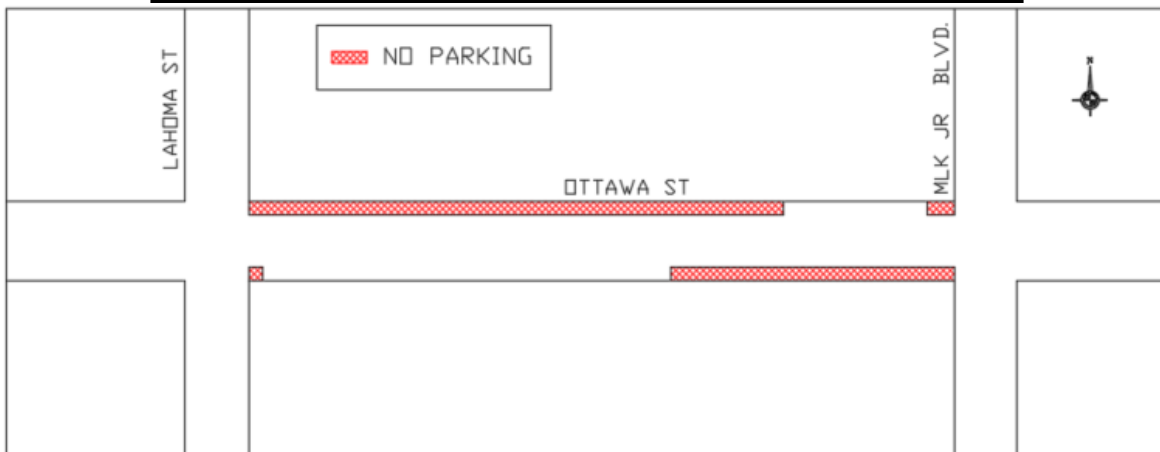
The 1100 block of West Ottawa Street is 30 feet wide in this area with curb and gutter. Parking is prohibited along the north side of the street from 270 feet west of ML King Jr Boulevard to Lahoma Street. Parking is prohibited along the south side of the street from 150 feet east of Lahoma Street to ML King Jr Boulevard.

Based on this request , existing pavement markings and a field investigation of this area, the Public Service Department recommends that parking be allowed along the south side of Ottawa Street from Lahoma Street to 500 feet east of Lahoma Street. See diagrams below for more detail.

1100 West Ottawa Street – Existing Parking Regulations



1100 West Ottawa Street – Proposed Parking Regulations



ENGINEERS REPORT #25-22

PARKING REGULATION SURVEY: 1100 WEST OTTAWA STREET

Street View - 1100 block West Ottawa Street



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-19

FILE: Ottawa Street (1100 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along West Ottawa Street has been made; and as a result of said investigation, it is hereby directed that:

On the north side of OTTAWA STREET the following regulations shall apply:

Parking shall be prohibited from Martin L. King Jr. Boulevard to 120 feet west of Martin L. King Jr. Boulevard;

Parking shall be prohibited from 270 feet west of Martin L. King Jr. Boulevard to Lahoma Street;

On the south side of OTTAWA STREET the following regulations shall apply:

Parking shall be prohibited from Lahoma Street to 50 feet east of Lahoma Street;

Parking shall be prohibited from 500 feet east of Lahoma Street to Martin L. King Jr. Boulevard;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Inverness Avenue and Shiawassee Street. This study was in response to a resident inquiry to assign right of way at this intersection; and

WHEREAS, no intersection sight obstructions were identified at the intersection of Inverness Avenue and Shiawassee Street; and

WHEREAS, based on the unique street geometrics of this intersection the Transportation and Non-Motorized Section recommends the installation of a yield sign on Shiawassee Street at Inverness Avenue / Shiawassee Street to assign right-of-way at this intersection; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-24, thereby authorizing the Transportation Engineer to install a yield sign on Shiawassee Street at Inverness Avenue / Shiawassee Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-24 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate sign is installed.

ENGINEERS REPORT #25-24

TRAFFIC CONTROL REQUEST: INVERNESS AVENUE AND SHIAWASSEE STREET

The Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Inverness Avenue and Shiawassee Street. This study was in response to a resident inquiry to assign right of way at this intersection.

The intersection of Inverness Avenue and Shiawassee Street is an uncontrolled residential three-leg intersection.

Inverness Avenue is approximately three blocks long beginning at Verlinden Avenue and ending at Shiawassee Street. Inverness Avenue is 30 feet wide with curb and gutter. Parking is unrestricted along Inverness Avenue near the intersection except for the west leg where parking is prohibited along the north side. Shiawassee Street is approximately twenty four blocks long beginning at Verlinden Avenue and ending at Pennsylvania Avenue. Shiawassee Street is 30 feet wide in this area with curb and gutter. Parking is unrestricted along Shiawassee Street near the intersection except for the west leg where parking is prohibited along the south side.

No intersection sight obstructions were identified at the intersection of Inverness Avenue and Shiawassee Street.

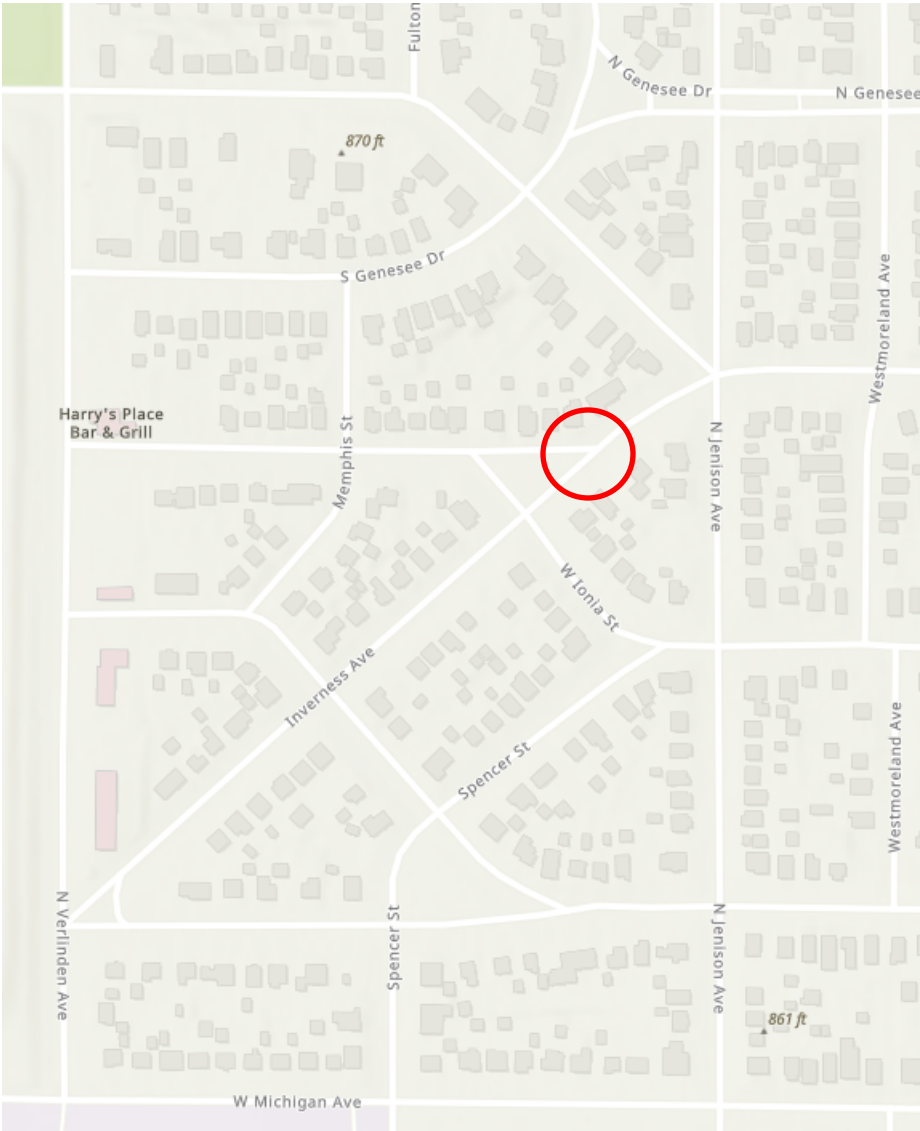
A review of the accident records for this intersection indicates there have been no reported crashes for the most recent five-year period from January 1, 2020 to October 1, 2025.

The Public Service Department recommends that a yield sign be installed for eastbound Shiawassee Street at Inverness Avenue / Shiawassee Street to assign right of way at this intersection based on the unique street geometrics of this intersection.

ENGINEERS REPORT #25-24

TRAFFIC CONTROL REQUEST: INVERNESS AVENUE AND SHIAWASSEE STREET

LOCATION DIAGRAM



ENGINEERS REPORT #25-24

TRAFFIC CONTROL REQUEST: INVERNESS AVENUE AND SHIAWASSEE STREET

STREET VIEW – Eastbound Shiawasse Street at Inverness Ave / Shiawasse Street looking north / east



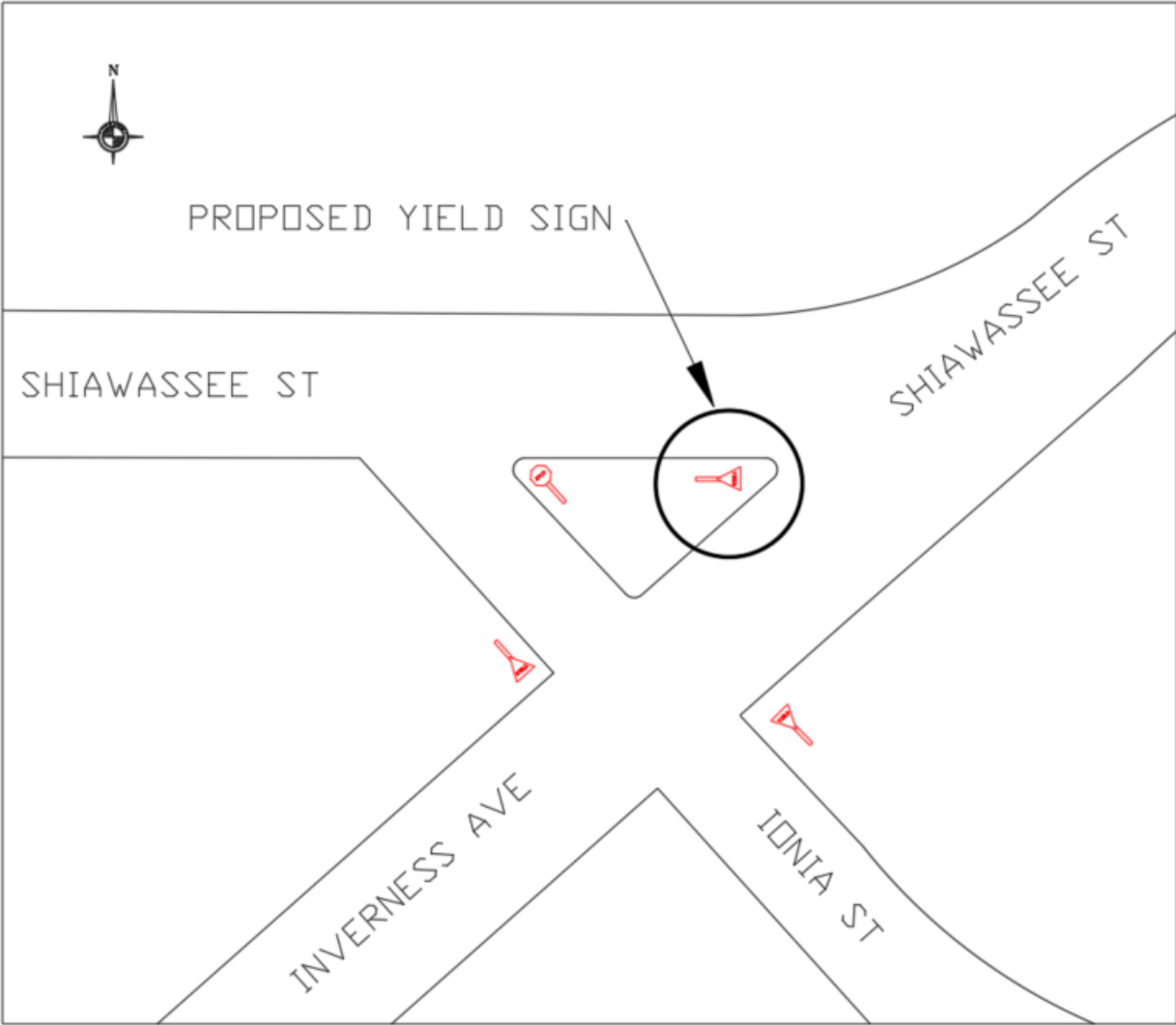
STREET VIEW – Eastbound Shiawasse Street at Inverness Ave / Shiawasse Street looking south / west



ENGINEERS REPORT #25-24

TRAFFIC CONTROL REQUEST: INVERNESS AVENUE AND SHIAWASSEE STREET

EXISTING AND PROPOSED TRAFFIC CONTROL



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-24

FILE: Inverness Avenue and Shiawassee Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions at the intersection of Inverness Avenue and Shiawassee Street has been made; and as a result of said investigation, it is hereby directed that:

All eastbound traffic on SHIAWASSEE STREET shall yield the right-of-way to northbound and southbound traffic on INVERNESS AVENUE / SHIAWASSEE STREET.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: N/A

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK:

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Kenbrook Road and Labelle Street. This study was in response to a resident request; and

WHEREAS, a safe approach speed study was performed and revealed a safe approach speed of thirteen (13) miles per hour (MPH) due to the large spruce trees on the northwest quadrant of the intersection; and

WHEREAS, based on the safe approach speed at this intersection the Transportation and Non-Motorized Section recommends the installation of a yield sign on Kenbrook Road at Labelle Street to assign right-of-way at this intersection; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-25, thereby authorizing the Assistant City Engineer to install a yield sign on Kenbrook Road and Labelle Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-25 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate sign is installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-25

FILE: Kenbrook Road and Labelle Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions at the intersection of Kenbrook Road and Labelle Street has been made; and as a result of said investigation, it is hereby directed that:

All southbound traffic on KENBROOK ROAD shall yield the right-of-way to eastbound and westbound traffic on LABELLE STREET.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK:

ENGINEERS REPORT #25-25

TRAFFIC CONTROL REQUEST: KENBROOK ROAD AND LABELLE STREET

The Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Kenbrook Road and Labelle Street. This study was in response to a request from a resident.

The intersection of Kenbrook Road and Labelle Street is an uncontrolled residential three-leg intersection, there is no record of a stop or yield sign at this intersection.

Kenbrook Road is two blocks long beginning at Martin L. King Jr Boulevard and ending at Labelle Street. Kenbrook Road is 24 feet wide with a gravel surface and no curb or gutter near this intersection. Parking is unrestricted along both sides of the street near this intersection. Labelle Street is one block long beginning at Edgewood Boulevard and ending at Grovenburg Road. Labelle Street is 28 feet wide with a gravel surface and no curb or gutter near this intersection. Parking is unrestricted along both sides of the street near this intersection.

A safe approach speed study was performed and revealed a safe approach speed of thirteen (13) miles per hour (MPH) due to the large spruce trees on the northwest quadrant of the intersection.

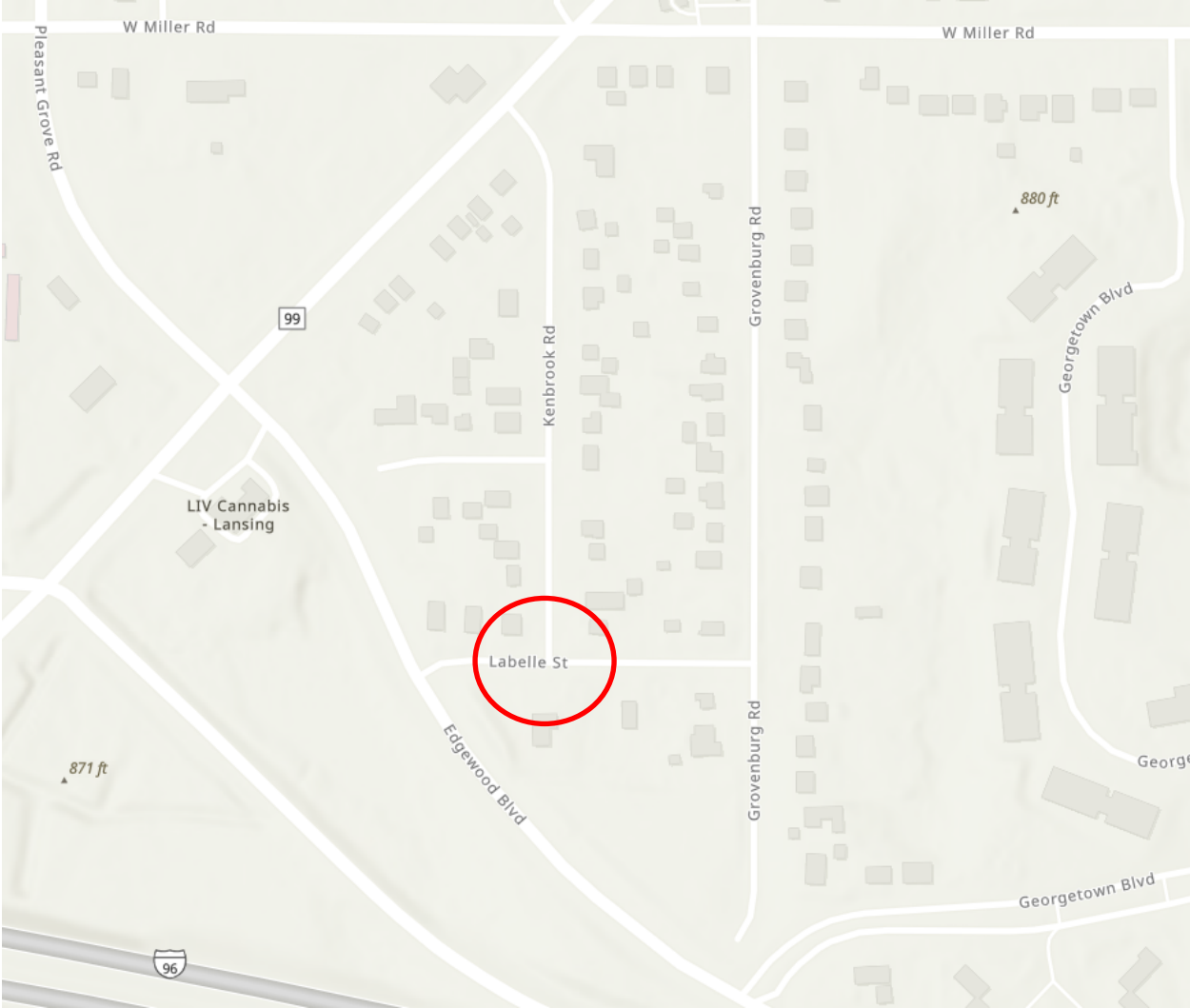
A review of the accident records for this intersection indicates there have been no reported crashes for the most recent five-year period from January 1, 2020 to November 14, 2025.

The Public Service Department recommends that a yield sign be installed on Kenbrook Road at Labelle Street based on the safe approach speed and to assign right of way at this intersection.

ENGINEERS REPORT #25-25

TRAFFIC CONTROL REQUEST: KENBROOK ROAD AND LABELLE STREET

LOCATION DIAGRAM



ENGINEERS REPORT #25-25

TRAFFIC CONTROL REQUEST: KENBROOK ROAD AND LABELLE STREET

STREET VIEW – southbound Kenbrook Rd at Labelle St looking east



STREET VIEW – southbound Kenbrook Rd at Labelle St looking west



Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing has been awarded training access and a \$2,500.00 stipend by the National Recreation and Parks Association, Incorporated for the term of January 2026 through June 2026; and

WHEREAS, the grant is to support training implementation for City of Lansing Parks and Recreation staff and volunteers through the Positive Coaching Alliance; and

WHEREAS, the grant will be carried through by the City of Lansing Parks and Recreation Department.

NOW, THEREFORE BE IT RESOLVED that the City Council approves the acceptance of the Grant from the National Recreation and Parks Association, Incorporated for training access and a stipend of \$2,500.00 for the term of January 2026 through June 2026, subject to the terms and conditions of the grant agreement.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds, and to execute any necessary agreements upon approval as to form by the City Attorney.



LANSING CITY COUNCIL

GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE: December 23 2025

GRANT NAME: NRPA Coach Training Program

DEPARTMENT: Parks and Recreation

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Emily Stevens Emily.stevens@lansingmi.gov 517-483-6074

APPLICATION DATE: Oct 6, 2025

AWARD DATE: December 19 2025

GRANT CYCLE: 6 months

Check One: Annual One-Time

FUND AMOUNT: 2,500 (Breakdown below should total this amount)

GOODS & SERVICES

PERSONNEL

CONSTRUCTION \$0.00

LAND \$0.00

OTHER (Training) \$2,500

CITY MATCH (IF APPLICABLE): \$0

GRANT PAYS FOR: Supporting the implementation of the Positive Coaching Alliance training

FUND ALLOCATIONS (Please describe the purpose of the grant and allowable uses):

Funds are there to support implementation of the Positive Coaching Alliance training program. This training will be given to volunteer coaches and Lansing Parks and Recreation staff.

Resolution #2026-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, a public hearing was held on Monday, **February 9, 2026**, in consideration of the request by Hoffman Bros. Inc., the construction contractor for the Combined Sewer Overflow (CSO) 019 Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the period of March 7, 2026 through December 12, 2026; and

WHEREAS, the large amount of construction required for this project will encompass all of the 2026 construction season; and

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, W. Oakland Avenue, N Walnut Street, N Seymour Avenue, N Capitol Avenue and N Washington Avenue; and

WHEREAS, for the periods March 7, 2026, through December 12, 2026 the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- reduce the amount of time that W. Oakland Avenue is under a complete closure;
- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Hoffman Bros. Inc. for construction noise while the company is conducting work as part of the CSO 019 Project, in the project area generally bounded by W. Cesar E. Chavez Avenue on the northside, N Chestnut Street on the westside, W Lapeer Street on the southside, and N Grand Avenue on the eastside, including the contractor's staging yard at 1038 N. Larch Street, on Saturdays from 8:00 AM to 4:30 PM for the period of March 7, 2026, through December 12, 2026.

Resolution #2026-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing Department of Public Service and the Lansing Board of Water & Light are partnering to construct the utility and infrastructure improvements associated with the Combined Sewer Overflow (CSO) 019 Project, a project area generally bounded by W. Cesar E. Chavez Avenue on the northside, N Chestnut Street on the westside, W Lapeer Street on the southside, and N Grand Avenue on the eastside, including the contractor's staging yard at 1038 N. Larch Street ; and

WHEREAS, the large amount of construction required for this project will encompass all of the 2026 construction season; and

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, W. Oakland Avenue, N Walnut Street, N Seymour Avenue, N Capitol Avenue and N Washington Avenue; and

WHEREAS, for the period of March 7, 2026, through December 12, 2026 the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- reduce the amount of time that W. Oakland Avenue is under a complete closure;
- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, **February 9**, 2026, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance to Hoffman Bros. Inc., while the company is conducting work as part of the CSO 019 Project on Saturdays from 8:00 AM to 4:30 PM for the period of March 7, 2026, through December 12, 2026.

Resolution #2026-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, a public hearing was held on Monday, **February 9, 2026**, in consideration of the request by Hoffman Bros., Inc., the construction contractor for the Combined Sewer Overflow (CSO) 016/017 Phase 2 Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the period of April 4, 2026, through September 26, 2026; and

WHEREAS, the large amount of construction required for this project will encompass a significant portion of the 2026 construction season; and

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, E. North Street and Turner Road; and

WHEREAS, for the period of April 4, 2026, through September 26, 2026, the construction contractor, Hoffman Bros., Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Hoffman Bros., Inc., for construction noise while the company is conducting work as part of the CSO 016/017 Phase 2 Project, in the project area generally bounded by Douglas Avenue on the northside, N Larch Street on the eastside, E. North Street on the southside, and Benjamin Drive on the westside on Saturdays from 8:00 AM to 4:30 PM for the period of April 4, 2026, through September 26, 2026.

Resolution #2026-###

By the Committee _____

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing Department of Public Service and the Lansing Board of Water & Light are partnering to continue the construction the utility and infrastructure improvements associated with the Combined Sewer Overflow (CSO) 016/017 Phase 2 Project, the remaining project area generally bounded by Douglas Avenue on the northside, N Larch Street on the eastside, E. North Street on the southside, and Benjamin Drive on the westside; and

WHEREAS, the large amount of construction required for this project will encompass a significant portion of the 2026 construction season; and

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, E. North Street and Turner Road; and

WHEREAS, for the periods April 4, 2026, through September 26, 2026, the construction contractor, Hoffman Bros., Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, February 9, 2026, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance to Hoffman Bros., Inc., while the company is conducting work as part of the CSO 016/017 Phase 2 Project on Saturdays from 8:00 AM to 4:30 PM for the periods April 4, 2026, through September 26, 2026.

Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

NOW, THEREFORE, BE RESOLVED THAT the Lansing City Council, hereby, appropriates the following Drug Court grant award amounts for the following purpose:

\$30,000 State Grant Revenue

\$29,130.00 Contractual Services

\$870.00 Supplies

To assist in the basic funding of the new 54A District Court's Specialty DRUG Court, for things such as testing and treatment, with grant resources from Michigan Drug Court Grant Program administered by the State Court Administrative Office. The grant period is October 1, 2025, through September 30, 2026.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.



LANSING CITY COUNCIL

FY25 GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

PREFERRED REFERRAL DATE: - January 5, 2026
GRANT NAME: - Michigan Drug Court Grant Program – Drug Court
GRANT AGENCY: - State Court Administrators Office
ASSISTANCE LISTING (CDFA): - N/A
DEPARTMENT: - 54-A District Court
CONTACT NAME: - Anethia Brewer
CONTACT PHONE: - 483-4538
GRANT PERIOD START: - October 1, 2025
GRANT PERIOD END: - September 30,2026
APPLICATION DATE: - June 2025
AWARD DATE: - October 2025
TOTAL AMOUNT: - \$30,000
ADMINISTRATIVE COST RECOVERY AMOUNT: -

SUMMARY OF GRANT PURPOSE AND ALLOWABLE USES:

Funds are allocated to assist with basic funding of 54-A District Court Drug Court for supplies, treatment and testing.

Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, appropriates the following grant award amounts for the following purpose:

\$26,947.00 State Grant Revenue	273.000000.730000.17221
\$26,750.00 Contractual Services	273.132201.743000.17221
\$197.00 Supplies	273.132201.742000.17221
\$0.00 Training	273.132201.747000.17221

To assist in the basic funding of 54A District Court's Sobriety Court, for things such as testing and treatment, with grant resources from Michigan Drug Court Grant Program administered by the State Court Administrative Office. The grant period is October 1, 2025 through September 30, 2026.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.



LANSING CITY COUNCIL

FY25 GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

PREFERRED REFERRAL DATE: - January 5, 2026
GRANT NAME: - Michigan Drug Court Grant Program – Sobriety Court
GRANT AGENCY: - State Court Administrators Office
ASSISTANCE LISTING (CDFR): - N/A
DEPARTMENT: - 54-A District Court
CONTACT NAME: - Brianna Koschmider
CONTACT PHONE: - 702-4753
GRANT PERIOD START: - October 1, 2025
GRANT PERIOD END: - September 30, 2026
APPLICATION DATE: - June 2025
AWARD DATE: - October 2025
TOTAL AMOUNT: - \$26,947
ADMINISTRATIVE COST RECOVERY AMOUNT: -

SUMMARY OF GRANT PURPOSE AND ALLOWABLE USES:

Funds are allocated to assist with basic funding of 54-A District Court Sobriety Court for supplies, treatment and testing.

Resolution #2026-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

Authorization to Apply for the Certified Local Government Grant Program

WHEREAS, the State Historic Preservation Office (SHPO) provides the Certified Local Government (CLG) Grant Program to member local governments to plan for, to protect, and to tell the story of important historic resources through local historic preservation activities; and

WHEREAS, Economic Development and Planning Department and the Lansing Historic District Commission wish to file an application to conduct a reconnaissance-level survey of portions of the Westside neighborhood following neighborhood interest in assessing the potential of future historic district nominations; and

WHEREAS, the grant program is expense reimbursement based and the Economic Development and Planning Department will use department funds for the upfront costs until reimbursement upon completion of the project; and

WHEREAS, the CLG Program does not require a local match from the City and the local match is 0%; and

WHEREAS, the Economic Development and Planning Department anticipates the cost for a reconnaissance-level survey of sections of the Westside Neighborhood, specifically the "Espanore Plat" subdivision to be conducted by a certified consultant will be Twenty Thousand Dollars (\$20,000).

WHEREAS, the City shall designate an authorized officer (the "Authorized Officer") who shall be authorized to file the Grant Application, to sign the grant agreement, including any necessary grant agreement amendments, and other agreement-related documents subject to review and approval as to form by the City Attorney; and

WHEREAS, the City shall designate a Grant Project Manager who will oversee the day-to-day grant management and grant administration duties, including vendor selection and coordinating the payment of vendor invoices (the "Grant Project Manager").

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby authorizes the grant project including expenditures in an amount not to exceed the project cost using funds from the Economic Development and Planning Department, and designates Mayor Andy Schor as the 'Authorized Officer' and Andrew Fedewa, Principal Planner' as the 'Grant Project Manager' with the duties and responsibilities defined herein.

**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 City Council

FROM: Rawley Van Fossen, Director

DATE: January 6, 2026

SUBJECT: For the Acceptance of Certified Local Government Grant Applications

The State Historic Preservation Office's Certified Local Government Program (CLG) offers an annual grant which can be used for a variety of local preservation planning, documentation, education, and development projects. Lansing has been a CLG member in good standing since 1997 and was last awarded a grant in 2007 to survey and nominate the Downtown core to the National Register of Historic Places.

The City has been approached by numerous Westside neighbors and the Lansing Historic District Commission to apply for the grant to conduct a reconnaissance level survey of sections of the Westside Neighborhood to assess the appropriateness of a historic district.

The City has also been approached by the Old Town Commercial Association to apply for the grant to create contemporary design guidelines that will outline best practices for the architectural preservation of buildings to maintain the historic integrity of Old Town.

The City is allowed to apply for more than one grant project in a cycle. These grants do not require a local match and are reimbursement-based following the completion of the projects, allowing the City to complete these projects that are important to our community, without expending general funds.

The Planning and Zoning Office will be conducting public meetings and will publish the reports as part of the project. I respectfully request that the City Council approve the resolutions to authorize our grant applications. Thank you.

Rawley Van Fossen
Director, Economic Development and Planning Department

"Equal Opportunity Employer"

Resolution #2026-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

Authorization to Apply for the Certified Local Government Grant Program

WHEREAS, the State Historic Preservation Office (SHPO) provides the Certified Local Government (CLG) Grant Program to member local governments to plan for, to protect, and to tell the story of important historic resources through local historic preservation activities; and

WHEREAS, Economic Development and Planning Department and the Old Town Commercial Association wish to file an application to produce design guidelines to provide clear directions for creating consistent, functional, and architectural best practices to maintain the historical integrity of buildings in Old Town and provide guidance for compatible designs of any future buildings within Old Town; and

WHEREAS, the grant program is expense reimbursement based and the Economic Development and Planning Department will use department funds for the upfront costs until reimbursement upon completion of the project; and

WHEREAS, the CLG Program does not require a local match from the City and the local match is 0%; and

WHEREAS, the Economic Development and Planning Department anticipates the cost for design guidelines to be conducted by a certified consultant will be Ten Thousand Dollars (\$10,000).

WHEREAS, the City shall designate an authorized officer (the "Authorized Officer") who shall be authorized to file the Grant Application, to sign the grant agreement, including any necessary grant agreement amendments, and other agreement-related documents, subject to review and approval as to form by the City Attorney; and

WHEREAS, the City shall designate a Grant Project Manager who will oversee the day-to-day grant management and grant administration duties, including vendor selection and coordinating the payment of vendor invoices (the "Grant Project Manager").

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby authorizes the grant project including expenditures in an amount not to exceed the project cost using funds from the Economic Development and Planning Department, and designates Mayor Andy Schor as the 'Authorized Officer' and Andrew Fedewa, Principal Planner, as the 'Grant Project Manager' with the duties and responsibilities defined herein.

**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 City Council

FROM: Rawley Van Fossen, Director

DATE: January 6, 2026

SUBJECT: For the Acceptance of Certified Local Government Grant Applications

The State Historic Preservation Office’s Certified Local Government Program (CLG) offers an annual grant which can be used for a variety of local preservation planning, documentation, education, and development projects. Lansing has been a CLG member in good standing since 1997 and was last awarded a grant in 2007 to survey and nominate the Downtown core to the National Register of Historic Places.

The City has been approached by numerous Westside neighbors and the Lansing Historic District Commission to apply for the grant to conduct a reconnaissance level survey of sections of the Westside Neighborhood to assess the appropriateness of a historic district.

The City has also been approached by the Old Town Commercial Association to apply for the grant to create contemporary design guidelines that will outline best practices for the architectural preservation of buildings to maintain the historic integrity of Old Town.

The City is allowed to apply for more than one grant project in a cycle. These grants do not require a local match and are reimbursement-based following the completion of the projects, allowing the City to complete these projects that are important to our community, without expending general funds.

The Planning and Zoning Office will be conducting public meetings and will publish the reports as part of the project. I respectfully request that the City Council approve the resolutions to authorize our grant applications. Thank you.

Rawley Van Fossen
Director, Economic Development and Planning Department

“Equal Opportunity Employer”

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, providing for the rezoning of a parcel of real property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1242.02 of the Code of Ordinances. Property located at:

Z-1-2026: 500 South Martin Luther King Jr. Boulevard, Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex

Wa read a second time by its title. The Ordinance was reported from the Committee on Development & Planning and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	

Ordinance #

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-1-2026
Parcel Number's: 33-01-01-17-455-003
Addresses: 500 South Martin Luther King Jr. Boulevard
Legal Descriptions: THOSE PARTS ASSESSORS PLAT NO 9, ASSESSORS PLAT NO 42 AND MISHLERS SUB WHICH LIE EAST OF THE EASTERLY LINE OF RELOCATED S BOUND M-99, & W OF WESTERLY LINE RELOCATED N BOUND M-99 R/WS, ALSO VAC HILLSDALE ST COM 35 FT W OF SE COR LOT 3 SAID AP 42, TH W TO SW COR LOT 12 AP 42, SW'LY TO NE COR LOT 62 AP 42, E TO POINT 85 FT W OF NE COR LOT 75 AP 42, NE'LY TO BEG; ASSESSORS PLAT NO 42 from "DT-1" Downtown Edge to "DT-2" Urban Flex.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on , 2026, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 14th day after enactment.

Z-1-2026

500 South Martin Luther King Jr. Boulevard Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex

At its January 6, 2026 meeting, the Planning Commission voted 7-0 to recommend approval of Z-1-2026. This is a request to rezone the property at 500 South Martin Luther King Jr. Boulevard from “DT-1” Downtown Edge to “DT-2” Urban Flex. The purpose of the rezoning is to facilitate the accessory use of a Sheltered Care Facility inside the existing church building.

The Planning Commission held a public hearing at the meeting during which one person spoke in opposition of the request. Two people spoke in support of the request. A special land use permit application, SLU-1-2026, is required to permit the actual sheltered care facility, which is allowed in DT-2, but not DT-1. The Planning and Zoning Office staff recommended approval.

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 no 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 the 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.

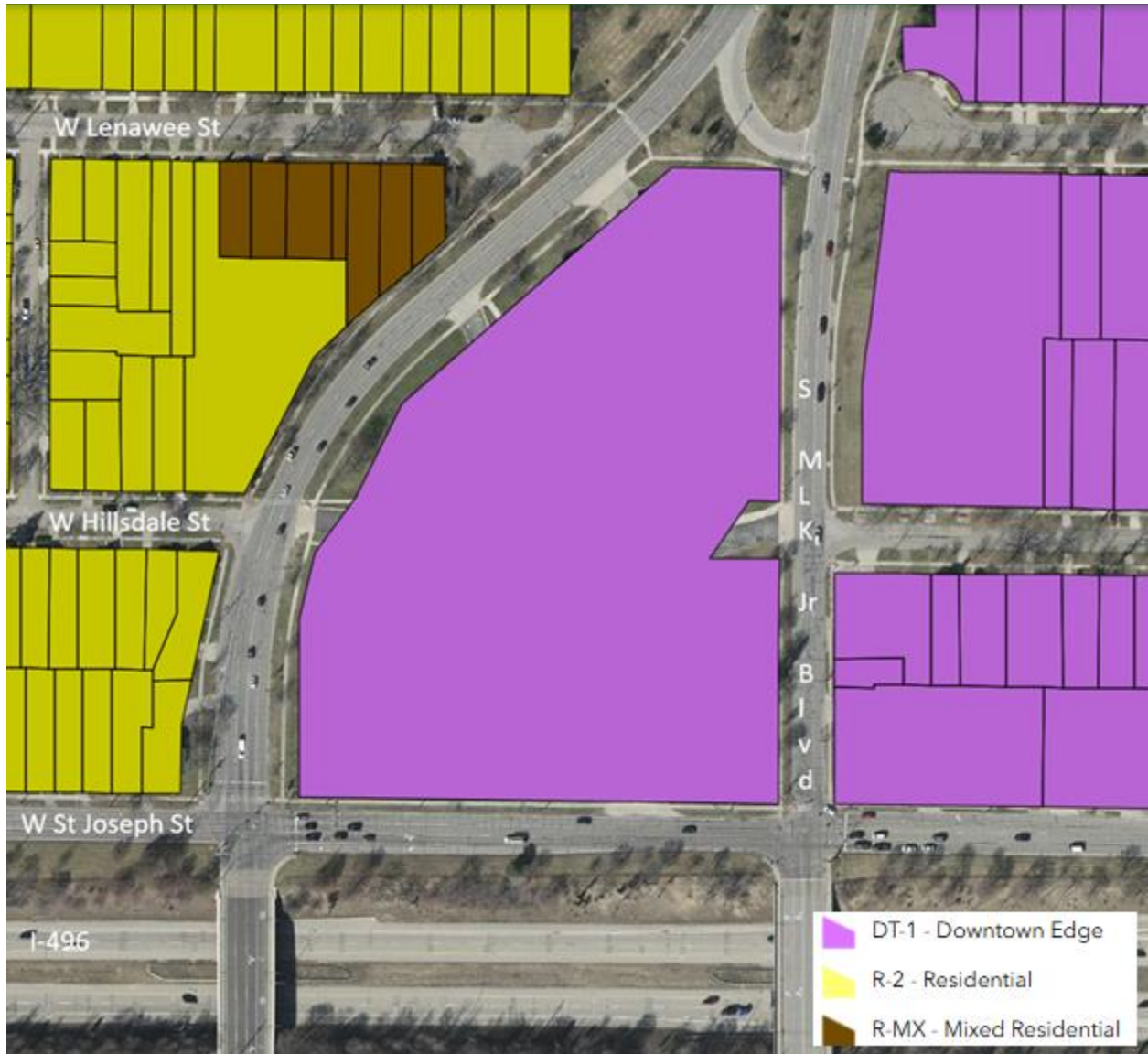
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view:



(Northwest, October 2024)

Resolution #2026-###

By the Committee on Development and Planning
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, _____, 2026, at 7 p.m. in City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning, and the special land use permit for a Sheltered Care Facility:

Z-1-2026: 500 S Martin Luther King Jr. Blvd., Rezoning from "DT-1" Downtown Edge to "DT-2" Urban Flex

SLU-1-2026: 500 S Martin Luther King Jr. Blvd., Special Land Use for a Sheltered Care Facility

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, providing for the rezoning of a parcel of real property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1242.02 of the Code of Ordinances. Property located at:

Z-1-2026: 500 South Martin Luther King Jr. Boulevard, Rezoning from "DT-1" Downtown Edge to "DT-2" Urban Flex

The ordinance was read a first time by its title and referred to the Committee on Development and Planning.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-1-2026, 500 S MLK Jr. Boulevard
Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex

SLU-1-2026, 500 S MLK Jr. Boulevard
Special Land Use permit for a Sheltered Care Facility

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request Z-1-2026, to rezone 500 S Martin Luther King Jr. Boulevard from “DT-1” Downtown Edge to “DT-2” Urban Flex and a request SLU-1-2026, for a special land use permit for a Sheltered Care Facility. The purpose of the rezoning and special land use is to permit a Sheltered Care Facility inside the existing building.

For more information, please call Lansing City Council at 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., Monday, January 12, 2026 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

Ordinance #

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-1-2026
Parcel Number's: 33-01-01-17-455-003
Addresses: 500 South Martin Luther King Jr. Boulevard
Legal Descriptions: THOSE PARTS ASSESSORS PLAT NO 9, ASSESSORS PLAT NO 42 AND MISHLERS SUB WHICH LIE EAST OF THE EASTERLY LINE OF RELOCATED S BOUND M-99, & W OF WESTERLY LINE RELOCATED N BOUND M-99 R/WS, ALSO VAC HILLSDALE ST COM 35 FT W OF SE COR LOT 3 SAID AP 42, TH W TO SW COR LOT 12 AP 42, SW'LY TO NE COR LOT 62 AP 42, E TO POINT 85 FT W OF NE COR LOT 75 AP 42, NE'LY TO BEG; ASSESSORS PLAT NO 42 from "DT-1" Downtown Edge to "DT-2" Urban Flex.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on , 2026, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 14th day after enactment.

Z-1-2026

**500 South Martin Luther King Jr. Boulevard
Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex**

At its January 6, 2026 meeting, the Planning Commission voted 7-0 to recommend approval of Z-1-2026. This is a request to rezone the property at 500 South Martin Luther King Jr. Boulevard from “DT-1” Downtown Edge to “DT-2” Urban Flex. The purpose of the rezoning is to facilitate the accessory use of a Sheltered Care Facility inside the existing church building.

The Planning Commission held a public hearing at the meeting during which one person spoke in opposition of the request. Two people spoke in support of the request. A special land use permit application, SLU-1-2026, is required to permit the actual sheltered care facility, which is allowed in DT-2, but not DT-1. The Planning and Zoning Office staff recommended approval.

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 no 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 the 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.

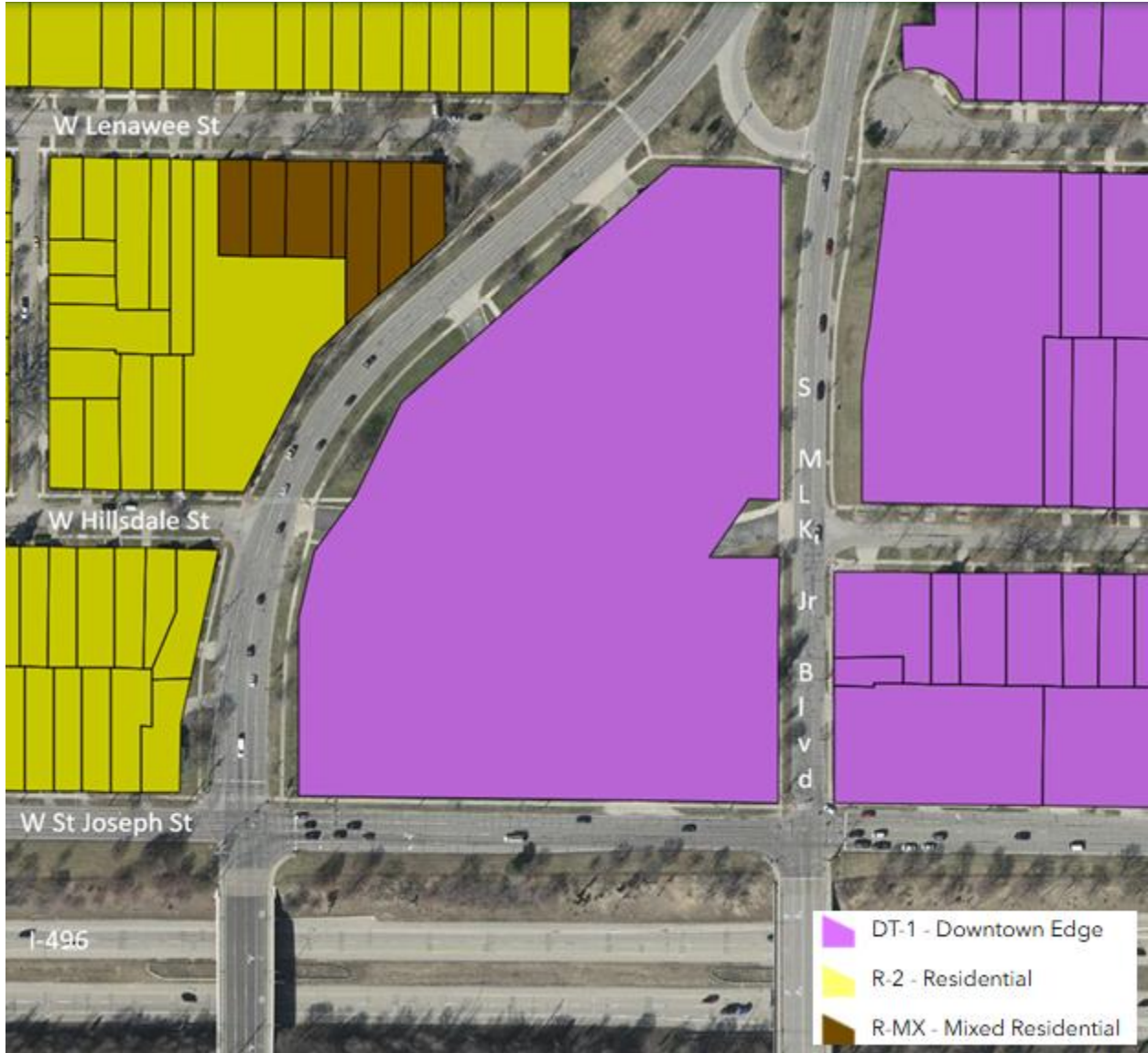
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view:



(Northwest, October 2024)

Resolution #2026-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

SLU-1-2026, 500 South Martin Luther King Jr. Boulevard, Sheltered Care Facility

WHEREAS, the Union Missionary Baptist Church has requested a special land use permit for a Sheltered Care Facility at 500 South Martin Luther King Jr. Boulevard; and

WHEREAS, a review was completed by staff evaluating the character, location, and impact of the proposal on the surrounding area, the environment, and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on January 6, 2026 at which the applicant's representatives and two other persons spoke in favor of the request and one person spoke in opposition to the request; and

WHEREAS, the Planning Commission, at its January 6, 2026, meeting, voted 4-3 to recommend approval of SLU-1-2023 for a special land use permit for the sheltered care facility; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2026 on Monday, February 9, 2026; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2026 for a special land use permit for a sheltered care facility at 500 South Martin Luther King Jr. Boulevard.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed shelter is anticipated to be harmonious with the character of adjacent properties and surrounding uses;
2. The proposed shelter will not change the essential character of the area;
3. There is no evidence that the proposed shelter will interfere with the enjoyment of adjacent properties;
4. The proposed shelter will not generate any nuisances or hazardous conditions;
5. The proposed shelter can be adequately served by public services and utilities, although some upgrades to the utility systems may be required to accommodate the increased usage generated by the proposed shelter;

6. Whether the proposed shelter will place demands on public services and facilities in excess of current capacities, resulting in the need for expansions/upgrades thereto, will be determined during the site plan review process;
7. The proposed shelter is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans; and
8. There are no dimensional requirements that apply to this request.

SLU-1-2026

**500 South Martin Luther King Jr. Boulevard
Special Land Use Permit for a 'Sheltered Care Facility'**

At its January 6, 2026 meeting, the Planning Commission voted 4-3 to recommend approval of SLU-1-2026. This is a request to permit a sheltered care facility inside the existing church building at 500 South Martin Luther King Jr. Boulevard, which is allowed in DT-2 as a special land use, subject to review by Planning Commission and approval by City Council.

A rezoning application, Z-1-2026, to rezone the property from "DT-1" Downtown Edge to "DT-2" Urban Flex is required.

The Planning Commission held a public hearing at the meeting during which one person spoke in opposition of the request. Two people spoke in support of the request. The Planning and Zoning Office staff recommended approval.

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 no 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 the 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.

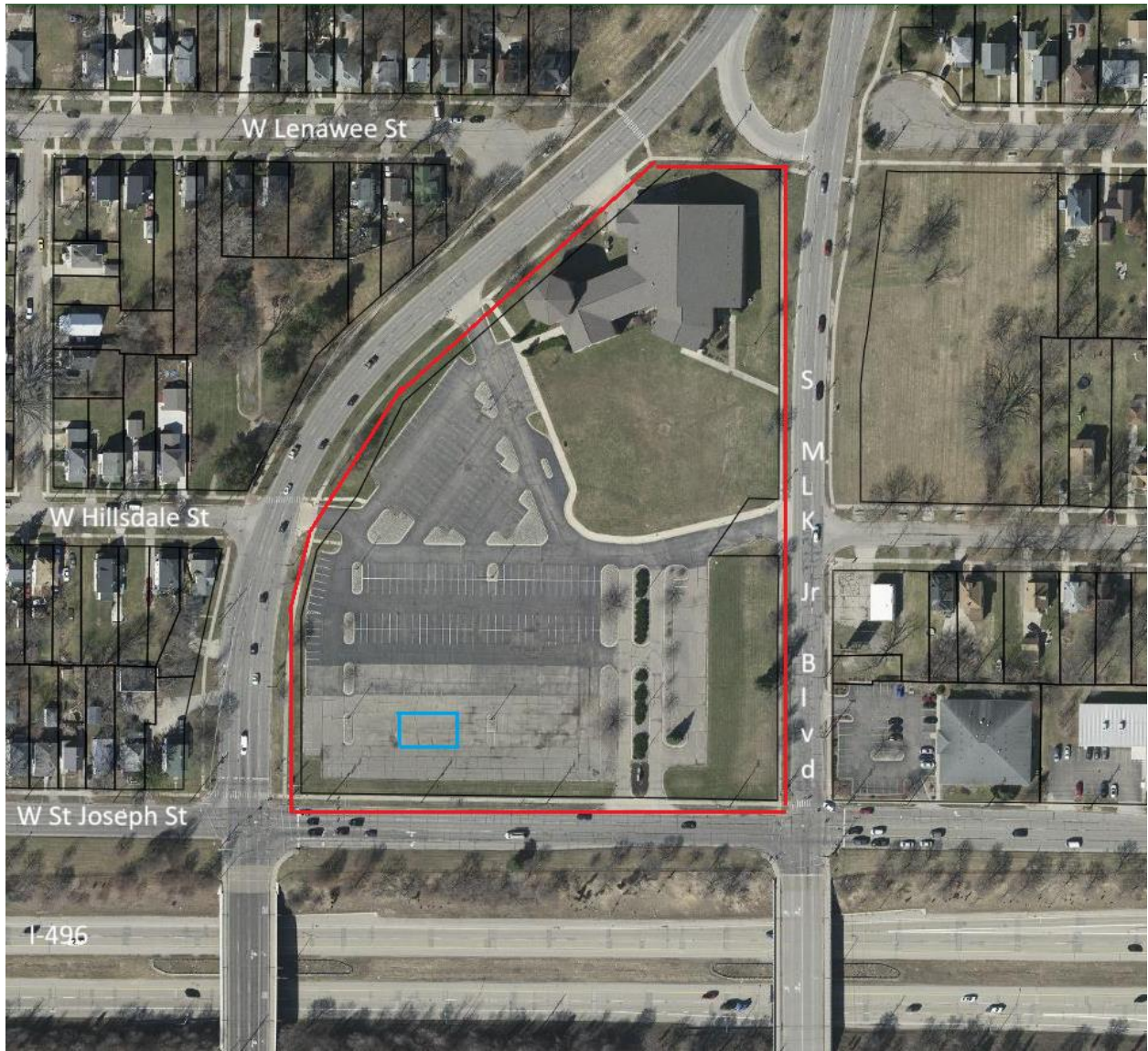
RECOMMENDATIONS

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.

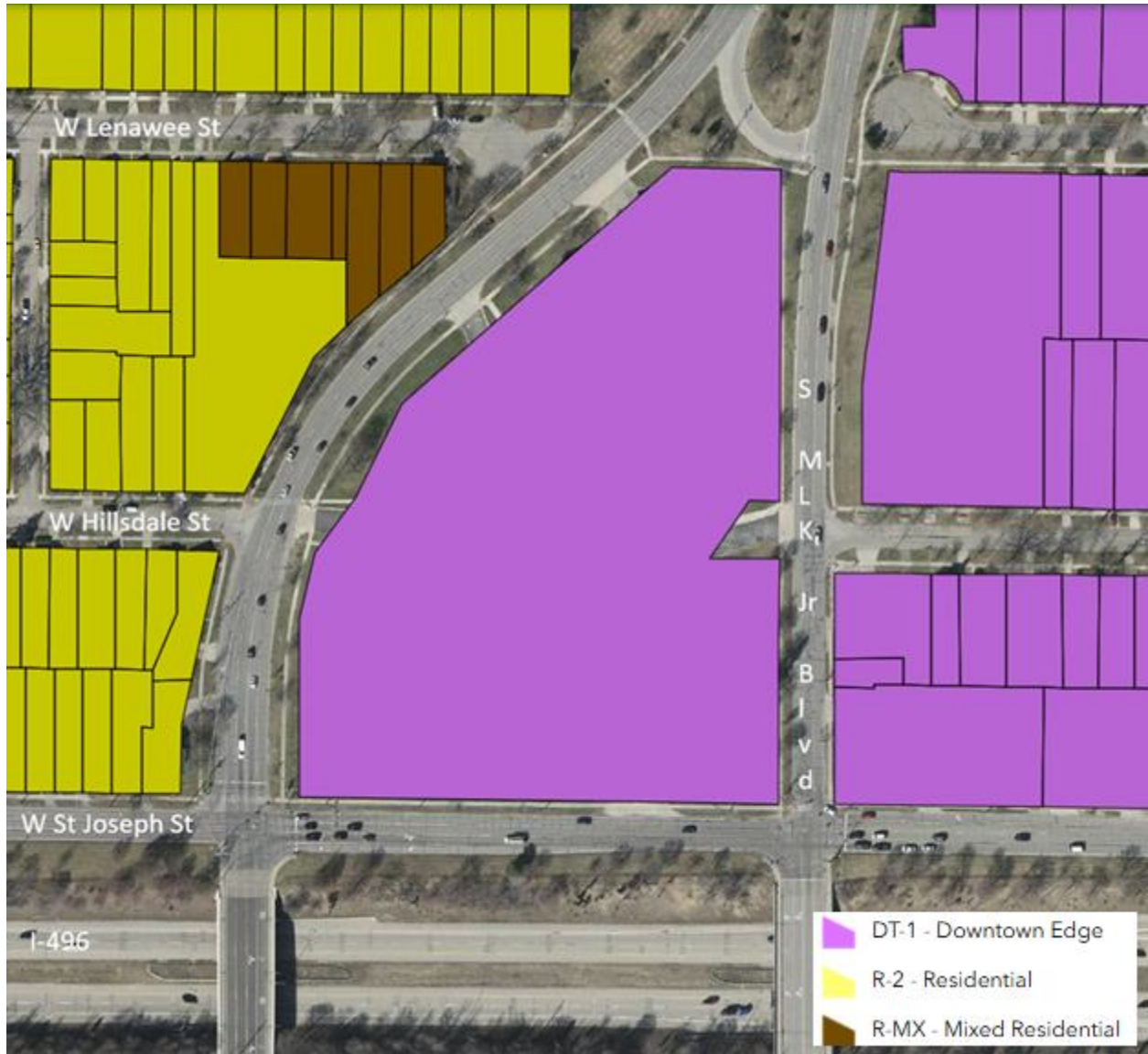
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view:



(Northwest, October 2024)

Resolution #2026-###

By the Committee on Development and Planning
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, _____, 2026, at 7 p.m. in City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning, and the special land use permit for a Sheltered Care Facility:

Z-1-2026: 500 S Martin Luther King Jr. Blvd., Rezoning from "DT-1" Downtown Edge to "DT-2" Urban Flex

SLU-1-2026: 500 S Martin Luther King Jr. Blvd., Special Land Use for a Sheltered Care Facility

SLU-1-2026

**500 South Martin Luther King Jr. Boulevard
Special Land Use Permit for a 'Sheltered Care Facility'**

At its January 6, 2026 meeting, the Planning Commission voted 4-3 to recommend approval of SLU-1-2026. This is a request to permit a sheltered care facility inside the existing church building at 500 South Martin Luther King Jr. Boulevard, which is allowed in DT-2 as a special land use, subject to review by Planning Commission and approval by City Council.

A rezoning application, Z-1-2026, to rezone the property from "DT-1" Downtown Edge to "DT-2" Urban Flex is required.

The Planning Commission held a public hearing at the meeting during which one person spoke in opposition of the request. Two people spoke in support of the request. The Planning and Zoning Office staff recommended approval.

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 no 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 the 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.

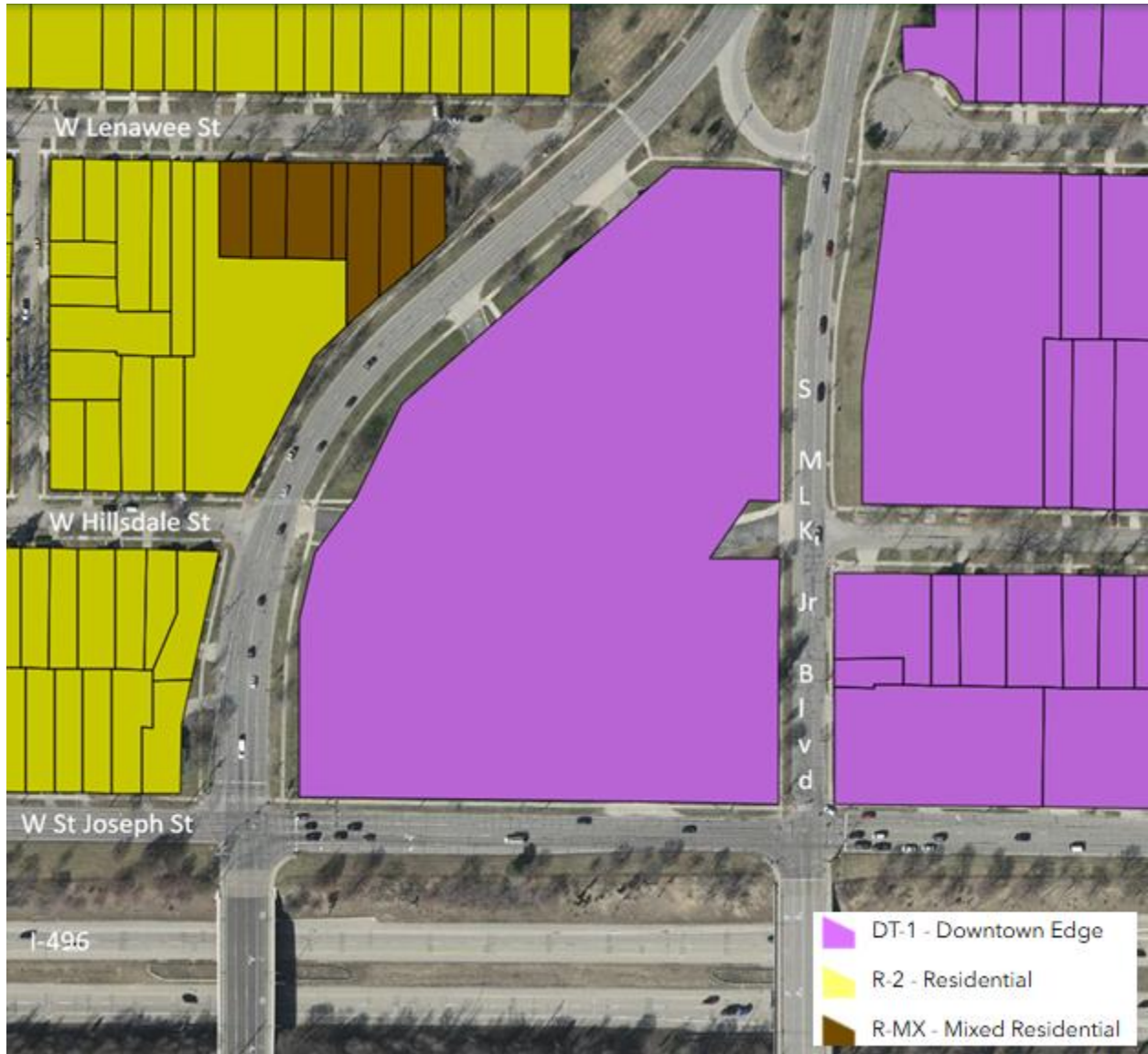
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view:



(Northwest, October 2024)

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-1-2026, 500 S MLK Jr. Boulevard
Rezoning from “DT-1” Downtown Edge to “DT-2” Urban Flex

SLU-1-2026, 500 S MLK Jr. Boulevard
Special Land Use permit for a Sheltered Care Facility

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request Z-1-2026, to rezone 500 S Martin Luther King Jr. Boulevard from “DT-1” Downtown Edge to “DT-2” Urban Flex and a request SLU-1-2026, for a special land use permit for a Sheltered Care Facility. The purpose of the rezoning and special land use is to permit a Sheltered Care Facility inside the existing building.

For more information, please call Lansing City Council at 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., Monday, January 12, 2026 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

Resolution #2026-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and

WHEREAS, the Michigan Department of Treasury, through Numbered Letter 2016-1, requires a deficit elimination plan for funds ending in a deficit condition; and

WHEREAS, the Lansing Public Media Authority reimburses the City for payroll services of its sole employee, responsible for fundraising and for overseeing construction and design for the upcoming Ovation Performing Arts Center and Public Media Center.

WHEREAS, the timing of reimbursement resulting in a June 30, 2025 balance of \$25,033 reimbursed within the FY 2025/2026 fiscal year;

NOW, THEREFORE, BE IT RESOLVED that the following FY 2025/2026 budget amendment is approved:

LPMA Revenue	Reimbursements	\$25,033
LPMA Revenue	Appropriation of Fund Balance	(\$25,033)

BE IT FURTHER RESOLVED, the Administration is authorized to create appropriation accounts and to make the necessary operating transfers for the expenditure and control of the appropriations:

BE IT FINALLY RESOLVED, that the below schedule is adopted as the City's Lansing Public Media Fund deficit elimination plan:

LPMA	FY2026
Charges for Services - General	\$25,033
Charges for Services - DEP	(\$25,033)
Total Revenues	\$25,033
Total Expenditures	\$0
Beginning Fund Balance	(\$25,033)
Change	\$25,033
Ending Fund Balance	\$0

DRAFT

BY COUNCIL MEMBER SPADAFORE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, pursuant to Rule 41 of the Lansing City Council Rules, a proposed rule revision shall be placed on the Council Agenda for Council receipt and review, but “shall not be considered for adoption sooner than the next council meeting”; and

WHEREAS, with the adoption of the amended City of Lansing Charter on November 4, 2025 an Office of Independent Internal Auditor was created and the Council appointed Internal Auditor was eliminated.

NOW THEREFORE, BE IT RESOLVED that the City Council amends the City Council Rule 16 Standing Committees as follows:

Ways and Means. Reviews all proposed modifications to the City's annual Budget and ~~program audits prepared by the Internal Auditor~~, the City's short-range and long-range financial condition, workforce needs for City operations and financial impact statements developed on proposed actions; and reviews and develops policy recommendations on City financial and budget matters. **The Committee will review the annual risk-based audit plan submitted by the Office of the Independent Internal Auditor, and consult with the Mayor prior to August 1st and February 1st of each fiscal year to make recommendations to Council on the audits the Auditor will conduct during the first half and second half of the fiscal year.**

~~COMMITTEE ON MUNICIPAL AUDIT~~

~~Objectives of the Committee are to provide guidance and oversight to the City Council Internal Auditor in the performance of his/her responsibilities, create and review annual audit plans, and evaluate the financial position of the City.~~

~~The Committee on Municipal Audit will prepare an annual audit plan by June 30th each year.~~

~~This does not impede other requests made by other Councilmembers.~~

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to designate certain funds received by the City of Lansing from the Lansing Board of Water and Light to assist individuals and families in obtaining safe, affordable, and stable housing.

Is read a second time by its title. The Ordinance was reported from the Committee on Ways and Means and is on the order of immediate passage.

COUNCIL MEMBER	YEA	NAY
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	
Immediate Effect	<input type="checkbox"/> Yes	<input type="checkbox"/> No

1 **Economic Development and Planning. Funds designated pursuant to this Section shall be**
2 **allocated as part of the annual budget process.**

3 **(c) Housing Support Services. Funding designated pursuant to this Section shall be**
4 **used solely for programs, grants, and staffing that provide Housing Support Services,**
5 **which are defined to include, but not be limited to:**

6 **(1) Preventing residents from losing their home through eviction prevention,**
7 **foreclosure mitigation, or utility assistance;**

8 **(2) Assisting individuals and families in obtaining safe, affordable, and stable**
9 **housing;**

10 **(3) Support services for persons who are at risk of homelessness or are**
11 **experiencing homelessness;**

12 **(4) Developing, expanding, or coordinating housing, transitional housing, or**
13 **rapid rehousing programs; and**

14 **(5) Advancing other housing-related initiatives consistent with City goals and**
15 **community needs.**

16 **(d) Administration. The spending of any funding allocated pursuant to this Section**
17 **shall comply with all existing Lansing Ordinances related to purchasing. These funds may**

18 **be used for the direct provision of housing stability and housing assistance by City**
19 **departments or by local community-based, non-profit, charitable organizations.**

20 **Additionally, these funds may be used as match or leverage funds by City departments or**
21 **community-based agencies to secure additional funds from federal, state, or private sources**
22 **to support housing stability and housing assistance initiatives.**

1 **(e) Relationship to Other Ordinances. This Section shall operate independently of,**
2 **and in addition to, the provisions of Section 240.03 (Basic Human Services).**

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

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

8 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given
9 immediate effect by City Council.

INTRODUCTION OF ORDINANCE

Council President Spadafore introduced:

An ordinance of the City of Lansing, Michigan, to amend Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to designate certain funds received by the City of Lansing from the Lansing Board of Water and Light to assist individuals and families in obtaining safe, affordable, and stable housing.

The Ordinance is read a first time by its title and referred to the Committee

Resolution #2026-###

By the Committee _____

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 _____, 2026 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 Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to designate certain funds received by the City of Lansing from the Lansing Board of Water and Light to assist individuals and families in obtaining safe, affordable, and stable housing.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, _____, 2026 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 Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to designate certain funds received by the City of Lansing from the Lansing Board of Water and Light to assist individuals and families in obtaining safe, affordable, and stable housing.

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.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

1 **Economic Development and Planning. Funds designated pursuant to this Section shall be**
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3 **(c) Housing Support Services. Funding designated pursuant to this Section shall be**
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5 **which are defined to include, but not be limited to:**

6 **(1) Preventing residents from losing their home through eviction prevention,**
7 **foreclosure mitigation, or utility assistance;**

8 **(2) Assisting individuals and families in obtaining safe, affordable, and stable**
9 **housing;**

10 **(3) Support services for persons who are at risk of homelessness or are**
11 **experiencing homelessness;**

12 **(4) Developing, expanding, or coordinating housing, transitional housing, or**
13 **rapid rehousing programs; and**

14 **(5) Advancing other housing-related initiatives consistent with City goals and**
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20 **Additionally, these funds may be used as match or leverage funds by City departments or**
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5 Section 3. Should any section, clause or phrase of this ordinance be declared to be
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7 other than the part so declared to be invalid.

8 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given
9 immediate effect by City Council.

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Saturday, January 3, 2026 5:35 PM
To: Clerk, City; City Council; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Charter Accountability for 2026 Mayoral Inauguration Statements

Importance: High

Charter Accountability for 2026 Mayoral Inauguration Statements

To City Council President, City Clerk, and Council Members

I request placement of the following agenda item for Council action and entry into the official record.

Agenda item title

Charter Accountability Review of 2026 Mayoral Inauguration Statements

Purpose

To require a written executive accounting of actions taken to implement specific statements made by the Mayor during the 2026 inauguration.

This request seeks documentation and clarity only. It does not allege wrongdoing and does not request discipline.

Charter authority cited

Lansing Charter § 5.01 Chief Executive Officer
Lansing Charter § 5.03 Supervision of Departments
Lansing Charter § 5.05 Budget Preparation
Lansing Charter § 4.04 Duties of City Officers
Lansing Charter § 8.03 Records and Reports

Statements and accountability demands

1 Public safety complex and public safety investment

Statement

“We know we’re going to have a new public safety complex in a year or so”

Charter basis
§ 5.01 § 5.03 § 5.05

Accountability demand

Provide the project timeline, procurement status, funding sources, budget line items, change orders to date, and the executive directives or administrative actions issued since January 2026 that govern delivery of the complex.

2 Housing units for all incomes and rent impact claim

Statement

“We’re going to see hundreds of new units of housing for all incomes throughout our city... creating needed options... regardless of their income and keeping rents lower”

Charter basis
§ 5.01 § 5.03 § 5.05

Accountability demand

Identify the specific developments counted as the “hundreds of new units” and provide the affordability mix, income targets, public incentives used, and the City’s method and data source for the claim that this is “keeping rents lower.”

3 Jobs and economic growth commitments

Statement

“We have jobs being added... with 1500 jobs alone at the new LG Energy Solutions battery plant... and we’re going to support them”

Charter basis
§ 5.01 § 5.03 § 5.05

Accountability demand

Provide the City’s Executive action plan to support job creation, including agreements, incentives, workforce initiatives, and measurable deliverables and reporting.

4 Investment figure and continuation pledge

Statement

“We’ve had about \$4.5 billion dollars of investment in our city over the last eight years... I’m going to continue that momentum for the next four years”

Charter basis
§ 5.01 § 5.03

Accountability demand

Provide the calculation and supporting documentation for the \$4.5B figure, including inclusion criteria and data sources, and identify the executive plan, targets, and reporting framework for “continuing that momentum” in 2026 to 2029.

5 Aggressive investor recruitment pledge

Statement

“I’m going to aggressively work with anyone who wants to invest in Lansing in order to add more housing, more jobs, and more placemaking opportunities”

Charter basis

§ 5.01 § 5.03

Accountability demand

Provide the written policy or protocol governing investor engagement, safeguards against favoritism, public transparency measures, and a list of major investor meetings and outcomes since January 2022

6 Crime down plus feel safe promise

Statement

“While we see crime going down, we continue to focus on public safety so that people not only are safe, but they feel safe”

Charter basis

§ 5.01 § 5.03

Accountability demand

Provide the underlying data supporting “crime going down,” define how “feel safe” is measured, and list the programs, deployments, and budgets initiated or expanded since January 2022 to achieve both outcomes.

7 Violence reduction programs pledge

Statement

“We’re going to continue to invest in programs that reduce cyclical and retaliatory violence”

Charter basis

§ 5.01 § 5.03 § 5.05

Accountability demand

Identify each program funded or operated for this purpose, the amounts allocated since January 2022, the performance measures, and the evaluation results or reporting schedule.

8 Proactive neighborhood policing and presence claim

Statement

“We’re going to have our police officers and our fire department proactively being in neighborhoods... driving around on patrol... We are there every day”

Charter basis

§ 5.01 § 5.03

Accountability demand

Provide deployment policies, staffing levels, patrol coverage expectations, neighborhood engagement schedules, and documentation showing implementation since January 2022, including how the City verifies “every day” presence.

9 Fire department performance commitments

Statement

“We’re going to continue to ensure that Lansing has a top rated fire department... fast response times... equipment and resources needed to save lives”

Charter basis

§ 5.01 § 5.03 § 5.05

Accountability demand

Provide response time metrics, station coverage analysis, staffing levels, capital needs, equipment replacement plans, and budget actions since January 2022 tied to this commitment.

10 Roads and sidewalks promise plus “money where our mouth is”

Statement

“We’re going to continue to keep fixing roads and sidewalks all over the city... we are going to be aggressive... we are going to put our money where our mouth is”

Charter basis

§ 5.01 § 5.03 § 5.05

Accountability demand

Provide the 2026 road and sidewalk plan, selection criteria, ward by ward project list, expenditures to date, performance targets, and the specific funding streams used.

11 Neighborhood improvement and grant demand acknowledgment

Statement

“We’re going to continue to work those neighborhoods... tons of applications for neighborhood grants... a lot of want and a lot of need”

Charter basis

§ 5.01 § 5.03 § 5.05

Accountability demand

Provide neighborhood grant application counts, award decisions, criteria, ward distribution, equity analysis, and administrative actions since January 2022 to address the stated “need.”

12 Parks and access promise

Statement

“Having a park within a 10 minute walk from every house... and they’re free”

Charter basis
§ 5.01 § 5.03

Accountability demand

Provide the methodology and map supporting the 10 minute walk claim, identify any gaps, and list the capital and maintenance actions since January 2022 to sustain this standard.

13 Unhoused residents and aggressive plan pledge

Statement

“We know that there are those in the Lansing region who are unhoused... we are also going to aggressively work the transitional housing plan... We’re going to use pods... supportive housing... stabilize people... so they too can be part of the growth”

Charter basis
§ 5.01 § 5.03 § 5.05

Accountability demand

Provide the transitional housing plan, implementation milestones, contracts and site decisions for pods, shelter and supportive housing partnerships, budgets, performance outcomes, and a clear definition of “stabilize” with metrics used since January 2022.

14 Guns off the street pledge

Statement

“Police officers have taken hundreds of guns off the street and we’re going to continue that... for people that shouldn’t have them”

Charter basis
§ 5.01 § 5.03

Accountability demand

Provide the definition and counting method for “taken off the street,” the time period covered, relevant policy guidance, and reporting on outcomes and safeguards since January 2022.

15 Capital city appearance pledge

Statement

“We’re going to make sure that Lansing looks like a capital city where people want to live, work, and visit”

Charter basis
§ 5.01 § 5.03

Accountability demand

Provide the operational plan and standards for “looks like a capital city,” including code enforcement priorities, public realm investments, and measurable deliverables initiated since January 2022.

16 Grants and resources pledge for public art, neighborhood improvement, basic needs, businesses

Statement

“We’re going to continue to focus grant and resources on... public art... neighborhood improvement... assisting social service agencies with basic human needs... Helping businesses small and large”

Charter basis

§ 5.01 § 5.03 § 5.05

Accountability demand

Provide a categorized list of grants and resource allocations since January 2022, including award criteria, recipients, amounts, and reported outcomes for each category.

17 “Lansing’s time is now” and “best is yet to come”

Statement

“Lansing’s time is now and the best is yet to come”

Charter basis

§ 5.01

Accountability demand

Provide the administration’s 2026 to 2029 executive goals, baseline metrics, annual targets, and public reporting schedule that operationalize this statement into measurable governance.

Requested Council action

Council is requested to do all of the following

- 1 Place this item on the agenda for a public meeting
- 2 Direct the Mayor to provide a written response addressing each accountability demand above, with attachments of the supporting documents
- 3 Set a deadline for the written response and require the response be included in the meeting record and posted with the agenda packet

Requested outcome

A complete public record that links inaugural statements to executive actions taken, or a clear statement that no such actions exist for a given commitment.

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Saturday, January 3, 2026 1:16 PM
To: Clerk, City; City Council
Cc: Alison Peeler
Subject: [EXTERNAL] Homelessness Policy Accountability and Charter Compliance Review

Dear City Clerk and Members of City Council,

Pursuant to the Lansing City Charter and Council's legislative and oversight authority, I am formally requesting that a specific agenda item be placed on an upcoming City Council meeting agenda addressing the City's homelessness policy accountability and governance obligations.

Requested agenda item title

Homelessness Policy Accountability and Charter Compliance Review

Purpose of agenda item

To allow City Council to exercise its Charter assigned oversight role by publicly examining whether the City has met its obligations regarding homelessness policy, executive leadership, and accountability in light of commitments made in the 2022 and 2026 mayoral inaugurations.

Background for agenda packet

In both the 2022 and 2026 inaugurations, the Mayor made broad public commitments related to dignity, inclusion, shared responsibility, and care for the most vulnerable residents. However, homelessness and unsheltered residents were not explicitly named, and the City has not publicly adopted a comprehensive city authored homelessness strategy with measurable goals, timelines, or outcome reporting.

Under Charter §2.4 and §2.5, City Council is responsible for establishing policy and conducting oversight to ensure governance serves the welfare of all residents. Under Charter §4.1 and §4.4, the Mayor is responsible for administration of city affairs and for communicating conditions and priorities to the public. The absence of explicit homelessness policy raises a governance and oversight question appropriate for Council review.

Requested Council actions for discussion

1. Determine whether the City has an adopted or authored homelessness strategy and where it is publicly available.
2. Review any existing benchmarks, metrics, or reporting mechanisms related to homelessness outcomes.
3. Clarify the City's formal responsibilities versus those of external providers and regional systems.
4. Identify whether a governance gap exists and whether corrective policy action is required.
5. Direct staff or the Mayor's office to produce a written homelessness policy framework if none exists.

Public interest justification

Homelessness is a visible and ongoing condition affecting Lansing residents and public spaces. Addressing this issue through a formal agenda item promotes transparency, accountability, and informed public participation, consistent with the Charter.

I request confirmation of receipt of this agenda item request and notice of the meeting date at which it will be considered. This request is submitted for inclusion in the public record.

Sincerely,
Ali Peeler

220 Paris Ave, Lansing MI 48910
517-708-7779

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Saturday, January 3, 2026 12:53 PM
To: Clerk, City; City Council; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Written supplement to agenda item 13 / January 5, 2026 Meeting

Written supplement to agenda item

Forensic audit request
January 5 Council Meeting

Submitted to: Lansing City Council

Submitted by: Ali Peeler

Date: January 5, 2026

Agenda item: Request for forensic audit

Purpose of this supplement

This written supplement is submitted to clarify the basis and intent of the forensic audit request appearing on the January 5 agenda.

The request is grounded in public accountability and oversight, not in an allegation of wrongdoing. A forensic audit is an appropriate tool where public commitments were made, later omitted, and not accompanied by documented evaluation or reporting.

Background

At the 2022 mayoral inauguration, the administration made explicit public commitments regarding community policing rooted in trust and accountability
healing division and rebuilding public trust
accountability as a leadership value
shared governance and resident participation
equity as a governing framework

These commitments were presented as guiding principles for governance, not as aspirational language.

At the 2026 mayoral inauguration, the administration presented achievements and forward plans but did not reaffirm, evaluate, or report on the above commitments. In particular, trust, accountability, and community policing outcomes were not addressed, and no evidence was offered that these commitments were measured or fulfilled.

This creates a legitimate oversight question appropriate for Council review.

Why a forensic audit is appropriate

A forensic audit is a verification mechanism used when oversight bodies need to determine whether
internal controls existed
commitments were operationalized
reporting mechanisms functioned
documentation supports public representations

This request does not presume failure. It seeks to confirm whether accountability systems existed and operated as represented.

If such systems were in place, a forensic audit will document and validate them.
If they were not, the audit will identify gaps requiring corrective action.

Scope clarification

The requested forensic audit is intended to examine
whether formal mechanisms existed to track and evaluate community policing outcomes including trust and accountability
whether commitments to healing division and rebuilding trust were operationalized and documented
whether leadership accountability mechanisms existed to address unmet commitments or resident concerns
whether Council received sufficient information to exercise oversight

This request does not seek to assign intent, motive, or criminal liability.

Oversight responsibility

City Council has a duty to ensure that major public commitments are either fulfilled or transparently revised. When commitments disappear from public reporting without explanation, Council oversight is required to protect public trust.

Declining to verify accountability does not resolve the issue. It defers it.

Requested action

I respectfully request that Council
consider the forensic audit as a good faith verification tool

ensure that any audit is independent in scope and execution
require that findings be reported publicly

Approval or denial of this request should be accompanied by a clear statement of reasoning to preserve transparency.

Closing

A forensic audit is not an accusation. It is a safeguard.

Public trust is strengthened when institutions are willing to verify themselves.

Respectfully submitted,
Ali Peeler

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Saturday, January 3, 2026 11:11 AM
To: Clerk, City; City Council; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Request for clarification regarding accountability as a governing leadership value

Importance: High

Written submission for council record

Accountability as an explicit leadership value

Submitted to: Lansing City Council

Submitted by: Ali Peeler

Date: 1/3/2026

Agenda context: Public comment or council oversight

Request for clarification regarding accountability as a governing leadership value

This written submission is submitted to formally request clarification and documentation regarding accountability as a stated leadership value of the current administration.

At the 2022 mayoral inauguration, the mayor explicitly acknowledged division anger and loss of trust within the community and implicitly accepted responsibility to address those conditions. That acknowledgment positioned accountability as a leadership obligation rather than a ceremonial principle. It conveyed that leadership would be answerable for unmet commitments errors and harm and would correct course when necessary.

At the 2026 mayoral inauguration, there was no reflection on unresolved issues no evaluation of prior commitments and no discussion of how accountability is practiced or enforced. The absence of any review or self assessment raises a material question regarding whether accountability remains an operative leadership value or has been replaced by a purely celebratory governing posture.

Accordingly I respectfully request that City Council place the following questions into the official record and request a written response from the administration.

Does the administration affirm accountability as a core leadership value.

If so how does the administration define accountability in practice including how leaders answer for unmet commitments mistakes or harm.

What formal mechanisms exist to ensure accountability including documentation public reporting corrective action and response to resident concerns.

I further request that both this inquiry and the administration's written response be included in the official council record.

This request is submitted in the interest of transparency ethical governance and fidelity to public commitments made to residents.

Respectfully submitted

Ali Peeler

A handwritten signature in black ink that reads "Alison Peeler". The signature is written in a cursive, flowing style.

220 Paris Ave Lansing MI 48910

517-708-7779

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Saturday, January 3, 2026 11:02 AM
To: Clerk, City; City Council; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Written request for formal clarification on 2022 healing commitment

Importance: High

Submitted to: Lansing City Council

Submitted by: Ali Peeler

Date: 1/3/2026

Agenda context: Public comment or council oversight

Written request for formal clarification on 2022 healing commitment

This written submission is made to formally request clarification and accountability regarding a specific public commitment made by the mayor at the 2022 inauguration.

At the 2022 inauguration, the mayor explicitly acknowledged division anger and loss of trust in the community and stated that Lansing needed to heal. He committed to working with all residents willing to move the city forward and invited those who disagreed to engage constructively. This was a clear governing commitment regarding how leadership would address division and rebuild trust.

At the 2026 inauguration, there was no reaffirmation or evaluation of that healing commitment. The address did not reference division dissent trust repair or reconciliation, nor did it provide any indication that the commitment had been fulfilled or was ongoing.

This omission creates a material accountability question appropriate for council oversight.

Accordingly, I respectfully request that City Council place the following question into the official record and request a written response from the administration.

Does the administration consider the 2022 inaugural commitment to heal division and rebuild trust in Lansing to be fulfilled ongoing or no longer operative.

If the commitment is considered fulfilled or ongoing, what specific actions and evidence support that determination.

I further request that both this inquiry and the administration's response be included in the official council record.

This request is submitted in the interest of transparency accountability and fidelity to public commitments made to residents.

Respectfully submitted
Ali Peeler

Alison Peeler

220 Paris Ave
Lansing MI 48910
517-708-7779

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Saturday, January 3, 2026 10:50 AM
To: Clerk, City; City Council; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] Community policing accountability inquiry
Attachments: Public comment for Lansing City Council agenda .pdf

Importance: High

Written submission for council record

Community policing accountability inquiry

Submitted to: Lansing City Council

Submitted by: Ali Peeler

Date: 1/3/2026

Agenda item: Public comment or oversight item related to public safety

Statement for the record

This written submission accompanies my live public comment and is intended to formally place a question of public accountability into the council record.

At the 2022 mayoral inauguration, the mayor made a clear and affirmative commitment to community policing as the governing framework for public safety in Lansing. Community policing is not a ceremonial phrase. It is a defined approach that centers trust, transparency, accountability, and resident partnership as essential components of public safety.

At the 2026 mayoral inauguration, the public safety agenda presented focused on enforcement outcomes and institutional capacity, including crime statistics, gun seizures, staffing, and facilities. The address did not reaffirm the community policing commitment made in 2022, nor did it provide any evaluation of trust, resident experience, accountability mechanisms, or police community relationships.

This omission raises a material question as to whether the 2022 commitment to community policing remains operative, has been modified, or has been effectively abandoned without public notice.

Basis for council oversight

When a governing framework such as community policing is publicly promised, residents are entitled to transparency regarding its continued use and effectiveness. Community policing requires measurable indicators beyond enforcement outcomes, including resident trust, legitimacy, responsiveness, and accountability.

City Council has an oversight responsibility to ensure that public commitments are either fulfilled or formally revised with explanation. Silence or substitution of enforcement metrics does not satisfy that obligation.

Questions submitted for the record

The following questions are respectfully submitted for written response and inclusion in the public record.

Is community policing currently the city's governing framework for public safety.

If so, how is community trust measured, tracked, and reported.

If not, when and how was the 2022 commitment modified or discontinued.

What accountability mechanisms exist for residents to raise concerns regarding policing practices, and how are outcomes documented.

Why were community policing outcomes not addressed in the 2026 inauguration when enforcement outcomes were prominently featured.

Requested action

I respectfully request that City Council

Acknowledge this inquiry on the record.

Request a written response from the administration addressing the questions above.

Clarify whether community policing remains the city's governing public safety framework.

Closing

Community policing cannot exist without accountability. When it is promised, it must be demonstrated or transparently revised. Residents deserve clarity.

Thank you for including this submission in the public record.

Respectfully submitted,

Ali Peeler

Alison Peeler

220 Paris Ave
Lansing MI 48910
517-708-7779

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, January 2, 2026 11:47 AM
To: Lansing Mayor; LPDinternalaffairs; policecommissioners@listserv.lansingmi.gov; Clerk, City; CityAtty; City Council
Cc: Alison Peeler; patty farhat; Police Chief
Subject: [EXTERNAL] Systemic Misconduct and Dereliction of Duty
Attachments: Systemic Misconduct and Dereliction of Duty .pdf
Importance: High

Attached, please find a comprehensive report regarding **Systemic Misconduct and Dereliction of Duty** within the City of Lansing and Lansing LPD.

Please accept this email communication as a formal citizen complaint containing all of the required information per the citizen complaint form.

01/01/2026

Alison P Peeler
220 Paris Ave
Lansing MI 48910
517708-7779

DOB [REDACTED]/1961
GENDER Female
RACE White

alipeeler@icloud.com

I attest that the information provided is true and correct to the best of my knowledge.



Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, January 1, 2026 3:12 PM
To: policecommissioners@listserv.lansingmi.gov
Cc: Alison Peeler; Police Chief; Lansing Mayor; City Council; Clerk, City; CityAtty
Subject: [EXTERNAL] FOLLOW UP - Request for Formal Consideration and Action Under Board of Police Commissioners Authority

Importance: High

Dear Police Commission Members,

I am writing to formally follow up on prior written requests submitted to the Police Commission concerning matters within the Commission's oversight authority.

The Lansing City Charter establishes the Police Commission and assigns it civilian oversight responsibilities over the Police Department, including policy review, conduct oversight, and accountability functions. These duties are set forth in Lansing City Charter Section 8.5, including the Commission's responsibility to receive, consider, and act upon matters affecting public trust in policing.

As of the date of this correspondence, I have not received acknowledgment, response, or clarification regarding the status of my prior requests.

For purposes of record clarity and transparency, I respectfully request the following:

Confirmation that my prior correspondence was received
Clarification as to whether the matters raised fall within the Commission's authority under Charter Section 8.5
If so, whether the Commission intends to review or address them
If not, identification of the appropriate body or process for referral
An estimated timeline for response or action

This follow up is submitted in good faith to ensure that the oversight responsibilities assigned by the City Charter are being carried out in a consistent and transparent manner.

Thank you for your attention. I look forward to your response.

Sincerely,
Ali Peeler

Alison Peeler

220 Paris Ave
Lansing MI 48910
517-708-7779

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, January 1, 2026 2:24 PM
To: Lansing Mayor; Clerk, City; City Council
Cc: Alison Peeler
Subject: [EXTERNAL] Residents want promises kept

Importance: High

Dear Mayor Andy Schor,

As residents of Lansing we are writing to respectfully but firmly raise concerns about the gap between public promises made in your 2022 inaugural address and the outcomes experienced by residents across the city. We specifically request a clear response and action on the following leadership failures identified by many in this community:

1. Communication Standards

Establish and publish City Hall response timelines for resident inquiries, including public tracking of responses and accountability for unanswered messages.

2. Resident Decision Making Access

Hold quarterly ward-based forums with decision influence and published follow-up on resident concerns, not only listening sessions.

3. Housing Stability and Affordability

Prioritize policies that protect long-term residents and renters, including eviction prevention, right to counsel, relocation assistance, and income-targeted affordable units.

4. Equity by Outcome

Require equity impact reports for major decisions and revise or pause actions that produce demonstrable harm.

5. Public Safety Accountability

Pair crime data with community trust metrics and publish both regularly. Evaluate public safety leadership based on community confidence, not solely enforcement statistics.

6. Equitable Investment Citywide

Adopt transparent investment criteria and annual ward-by-ward reporting so residents see that resources follow need and not influence.

7. Public Acknowledgment of Unmet Promises

Publicly acknowledge which 2022 commitments were not met, why they were not met, and issue a corrective action plan with timelines and accountability for your new term.

Residents are not asking for political rhetoric; we are asking for concrete changes and measurable progress. Lansing's future depends on leadership that delivers on its word, responds honestly when it falls short, and acts transparently to build trust.

Respectfully,
Alison Peeler on behalf of Lansing Residents

A handwritten signature in black ink that reads "Alison Peeler". The signature is written in a cursive, flowing style with a large initial 'A' and 'P'.

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, January 1, 2026 10:26 AM
To: heather@andyschor.com
Cc: Alison Peeler; Lansing Mayor; City Council; CityAtty; Clerk, City
Subject: RE: [EXTERNAL] Reminder: Join us today!

I am requesting a clear public explanation of how the City of Lansing provided neutral public notice of the January 1 2026 inauguration ceremony. I received notice of this official civic event through a campaign email that explicitly thanked recipients for political support. Please identify what steps the City took to separately and independently inform all residents of this governmental ceremony outside of campaign communications including the dates and channels of any city issued notices. Additionally please confirm whether the inauguration ceremony was open to all members of the public for in person attendance and if so how that access was communicated to residents who were not on campaign mailing lists.

Thank you,

Alison Peeler
220 Paris Ave
Lansing MI 48910
517-708-7779

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, January 6, 2026 3:16 AM
To: Clerk, City; City Council; Lansing Mayor; CityAtty
Subject: [EXTERNAL] Correction to the record Jan 5, 2026 Council Meeting

Good evening Clerk Swope,

I am writing to request factual corrections to the official record of the January 5, 2026 Lansing City Council meeting to ensure the minutes accurately reflect what occurred and the scope of public participation as published in the agenda.

During the portion of the meeting titled Public Comment on Legislative Matters, I was called by name as a registered virtual speaker. At that time, I attempted to participate using all access methods provided in the published agenda, including the Teams link as well as the listed call in phone number with the provided access code. Despite these efforts, I was not admitted into the meeting and was unable to deliver my comment.

After the technical issue was acknowledged on the record, the meeting proceeded without returning to me, offering an alternative access method, or allowing my comment to be entered into the record. Because the agenda explicitly states that virtual participation is available for public comment on legislative matters, and because I properly registered and attempted to participate using the published access instructions, I respectfully request the following corrections.

1. That the meeting minutes reflect that I was called as a registered virtual speaker and attempted to participate but was unable to be heard due to technical issues beyond my control.
2. That my prepared public comment be accepted into the record as if delivered during the Public Comment on Legislative Matters section.

In addition, I request a clarification be reflected in the record regarding the scope of Public Comment on Legislative Matters during the meeting.

The January 5, 2026 agenda defines legislative matters as public hearings, resolutions, ordinances for introduction, and ordinances for passage. The agenda lists no items falling within those categories. Item 1, the election of Council President and Vice President, appears under Special Orders and is not defined in the agenda as a legislative matter.

Accordingly, I respectfully request:

3. That the minutes reflect that Public Comment on Legislative Matters was limited during the meeting to Item 1 under Special Orders, and that this limitation was inconsistent with the agenda's published definition of legislative matters. Clarification is requested so the record accurately reflects the agenda based scope of public comment.

This request is made solely to ensure the accuracy and completeness of the public record and is not intended as a complaint. Please let me know the appropriate method to submit my prepared comment text for inclusion in the meeting record.

Thank you for your time and attention to this matter.

Sincerely,
Ali Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, January 5, 2026 6:21 PM
To: City Council; Clerk, City; CityAtty
Cc: Alison Peeler
Subject: [EXTERNAL] Request for Forensic Audit and Independent Review Public Statement for the record

Importance: High

City of Lansing

City Council Public Comment Submission

Name: Ali Peeler
Address: Lansing Michigan
Date: January 5 2026
Meeting: Lansing City Council Regular Meeting

Subject: Request for Forensic Audit and Independent Review

Good evening Council Members and Mayor.

My name is Ali Peeler. I am a Lansing resident and I submit this statement to formally request a forensic audit and independent review of the City of Lansing's financial and legal recordkeeping and internal controls.

This request is based on documented facts and a pattern of transparency and recordkeeping concerns, not on speculation or political disagreement.

Over the past several weeks I have submitted multiple Freedom of Information Act requests seeking basic records that a city government should reasonably be able to produce. These requests included records related to litigation involvement, legal liabilities, and associated costs, as well as records tied to public commitments, oversight mechanisms, and operational accountability.

On January 5 2026, the City denied my FOIA request seeking records of City involved lawsuits and related costs during the current mayoral administration. The City certified in writing that no responsive records exist under any name reasonably known to the City.

That certification is significant.

Municipal litigation is a routine function of city government. Lawsuits, claims, settlements, judgments, insurance payments, and outside counsel fees are ordinary municipal liabilities and expenditures. They involve public funds, appear in budgets, and are processed through City financial systems.

These activities cannot occur without records.

When the City formally certifies that no records exist documenting litigation involvement or costs, the issue extends beyond FOIA compliance. It raises concerns regarding governance, internal controls, auditability, and executive oversight.

In addition to this denial, my work has identified other indicators consistent with systemic recordkeeping weaknesses. These include persistent code enforcement failures documented by residents, inconsistent reporting of public safety outcomes, public commitments made at prior inaugurations without corresponding tracking or evaluation records, and oversight pathways that exist formally but fail operationally.

Viewed collectively, these issues suggest broader deficiencies in how information is tracked, retained, and made available for review.

The Lansing City Charter requires the City to maintain accurate financial records, support audits, and operate transparently under executive administration. A government that cannot readily identify records related to legal liabilities and expenditures cannot meet those obligations with confidence.

I am not alleging misconduct. I am requesting verification.

A forensic audit is a corrective tool. It protects residents, City staff, the administration, and this Council by replacing uncertainty with documented facts.

Accordingly, I respectfully request that City Council formally direct an independent forensic audit or equivalent external review. The scope should include legal liabilities, litigation related expenditures, settlements, and the adequacy of recordkeeping practices across departments. I further request that the findings be made public.

If the City's systems are sound, an audit will confirm that and restore trust. If deficiencies exist, identifying them now allows for correction before greater harm occurs.

Lansing residents deserve a city government that can clearly, consistently, and credibly account for its obligations.

Thank you for placing this statement into the public record.

Respectfully submitted,

Ali Peeler
