



LANSING PLANNING COMMISSION
Regular Meeting
Tuesday, February 3, 2026, 6:30 p.m.
Neighborhood Empowerment Center
600 W. Maple Street, Lansing, MI 48906

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call
 - B. Excused Absences
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
 - A. SLU-3-2026, 5200 S Cedar St., Special Land Use Permit for a 'Place of Worship' 1
 - B. Z-2-2026, 332 Townsend St., Rezoning from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse 2
 - C. SLU-2-2026, 332 Townsend St., Special Land Use Permit for a "Sheltered Care Facility" in the "R-AR" district 3
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. **Consent Items**
 - (1) Minutes for approval: January 6, 2026 4
 - B. **Old Business**
 - C. **New Business**
 - (1) Act-3-2026, 300 block E Kalamazoo St., City-SOM Easements 5
- 8. REPORT FROM PLANNING & ZONING OFFICE**
 - A. 2025 Planning Commission cases 6
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: March 3, 2026

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

GENERAL INFORMATION

APPLICANT:	Islamic Society of Greater Lansing 920 S Harrison Rd. East Lansing, MI 48823
OWNER:	Global Plaza LLC 5132 S Cedar St. Lansing, MI 48911
REQUESTED ACTION:	Special Land Use Permit for a place of worship
EXISTING LAND USE:	Shopping plaza suite (vacant)
EXISTING ZONING:	“MX-2” Mixed Use Community Center
PROPERTY SIZE:	Suite: 4,838 square feet. Site: 4.76 acres.
SURROUNDING LAND USE:	N: Commercial, S: Commercial E: Motor vehicle sales, Ingham Co. Health Dept. W: Commercial
SURROUNDING ZONING:	N: “MX-2” Mixed Use Community Center S: “MX-2” Mixed Use Community Center E: “MX-2” Mixed Use Community Center, “INST-1” Institutional W: “MX-2” Mixed Use Community Center
MASTER PLAN DESIGNATION:	The Design Lansing Master Plan designates the subject property as “Mixed-Use Community Center”. This section of S. Cedar Street is designated as an “Suburban Corridor”.

APPLICANT’S REQUEST

This is a request for a special land use permit to allow a church to occupy unit 5206 of the multi-tenant building at 5200 S. Cedar Street. Churches are permitted in all zoning districts with approval of a Special Land Use permit by the Lansing City Council, following review and a recommendation by the Planning Commission.

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 proposed church will be harmonious with the commercial area in which it is located. Traffic is expected to be light, and activity associated with the use should be minimal as it will not generate noise, fumes, light glare or other nuisances that would be disruptive to the to the surrounding area of other tenants in the building in which it will be located.

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

The proposed church will not change the essential character of the area as it will merely be occupying one suite in an existing multi-tenant commercial building. The primary concern with churches in commercial areas is that they typically generate very little traffic on a daily basis. Most of the time the sites that are occupied solely by churches are holes of little activity with empty parking lots which detract, rather than contribute to the vibrancy of commercial districts. In this case, however, the commercial uses in the building will draw traffic to the site during times when the church is inactive which off sets the concerns about the impact of a church on a major commercial corridor.

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

The only potential concern in this regard is that City Ordinance 830.03 (b) (2) prohibits the issuance of liquor licenses if the proposed establishment is within 500 feet of a church, measured from entranceway to entranceway. This could negatively impact the surrounding commercial area as it would prevent new bars and restaurants in locations that are appropriate for such uses.

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?

No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impact on the natural environment. The proposed church will represent an improvement to the use and character of site as it will fill a vacant suite in the building. Vacant buildings and suites located therein have a negative impact on the appearance and vibrancy of commercial corridors.

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 church will not generate an excessive amount of traffic and no smoke, odors, fumes, glare or anything else that would be detrimental or disruptive to the surrounding area.

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 site is adequately served by all necessary public facilities and utilities.

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

The church is a very low-impact use and will not place any demands on public utilities or services in excess of current capacity.

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 proposed church will generally be consistent with the intent and purpose of the Zoning Ordinance and Comprehensive Plan. not negatively impact the surrounding area. It will generate a low volume of traffic, will not result in overuse of on-street parking, and will not produce noise, fumes, light glare or an overall level of activity that would be disruptive to the area or the adjoining residential property in particular. The proposed use will, therefore, be consistent with the intent and purpose of the Comprehensive Plan, the Zoning Ordinance and proper planning principles in general.

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

Since this request does not involve any new construction, the only dimensional requirement that applies is the required number of parking spaces. Section 1254.01.03 of the Zoning Ordinance requires one parking space for each three seats or six linear feet of pew/bench in the main sanctuary. According to the applicant, the suite has a maximum allowable occupancy of 300 people unless a lower number is established by the City Fire Marshal. The overall site is expected to easily accommodate the needs of the applicant, particularly since its peak hours of operation will be during times when the businesses in the building will typically operate at a lower level such as Sunday mornings and evenings.

SUMMARY

The available information supports a finding that the request satisfies all of the criteria set forth in the Zoning Ordinance for evaluating special land use permits, as detailed in this staff report.

RECOMMENDATION

Staff recommends approval of SLU-3-2026, for a special land use permit to allow a church to occupy unit 5206 of the multi-tenant building at 5200 S. Cedar Street.

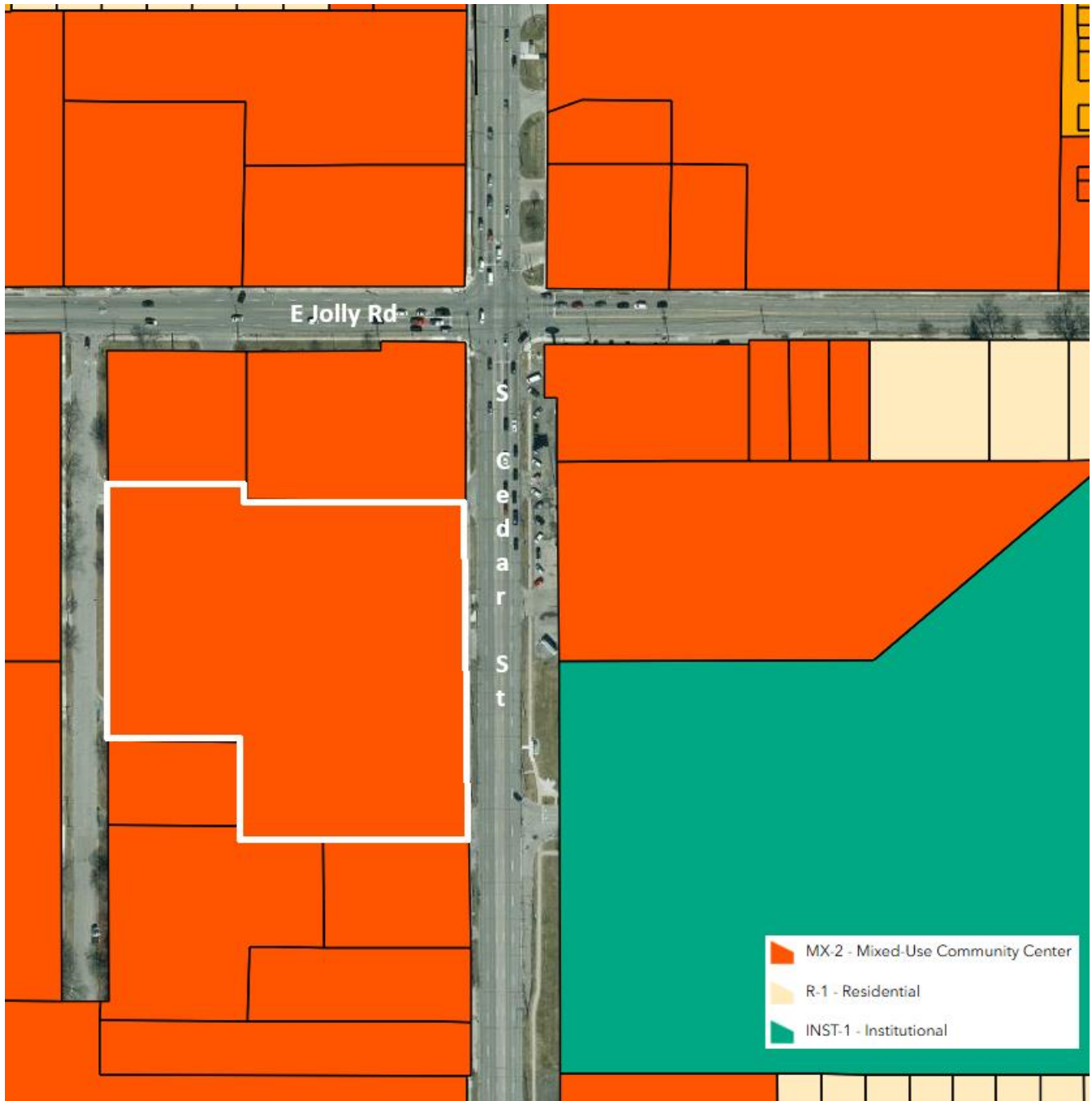
Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Aerial:



Zoning:



Street view:



GENERAL INFORMATION

APPLICANT: Boji Group
 124 W Allegan St., Suite 2100
 Lansing, MI 48933

OWNER: Michigan Beer & Wine Wholesalers
 332 Townsend St.
 Lansing, MI 48933

REQUESTED ACTION:

1. Rezoning of 332 Townsend St. from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse
2. Special Land Use Permit for a ‘Sheltered Care Facility’

EXISTING LAND USE: Professional Office (vacant)

EXISTING ZONING: “DT-3” Downtown Core

PROPOSED ZONING: “R-AR” Residential Adaptive Reuse

PROPERTY SIZE: 21,780, 0.5 acres

SURROUNDING LAND USE:

N:	Office
S:	County courthouse, office
E:	Multi-family residential
W:	Office

SURROUNDING ZONING:

N:	“DT-3” Downtown Core
S:	“DT-3” Downtown Core
E:	“DT-3” Downtown Core
W:	“DT-3” Downtown Core

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as “Downtown Edge”. W Kalamazoo St is designated as an ‘prime connector’.

APPLICANT’S REQUESTS

Z-2-2026: Request to rezone the property at 332 Townsend St. from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse.

SLU-2-2026: Special land use permit to allow a sheltered care facility in the existing building at 332 Townsend St. A sheltered care facility is not permitted in the “DT-3” zoning district but is permitted by special land use permit in the proposed “R-AR” 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.”

REZONING

COMPATIBILITY WITH SURROUNDING ZONING PATTERNS

The subject property is surrounded on all sides by “DT-3” zoning, with the exception of the property to the southwest at 415/421 W. Kalamazoo Street that was rezoned to the “R-AR”, Residential Adaptive Reuse district in 2023 specifically to allow the Lansing Rescue Mission sheltered care facility (Z-8-2023) at that location. The “R-AR” zoning is one of the few zoning districts that permits sheltered care facilities and is intended to accommodate reuse of buildings that are unique or to accommodate uses that have unique locational needs such as shelters. Unlike most zoning districts, the “R-AR” district is only intended to address specific situations/uses which is why all properties that are zoned “R-AR” are surrounded by other zoning districts and thus, inconsistent with the zoning patterns in the areas in which they are located. While it is generally considered good planning and zoning practices to create and preserve consistent zoning patterns as they result in consistent development patterns, there is a heightened need for shelters at this time and there are no other properties in and around the downtown that are zoned for that purpose, with the exception of the Lansing Rescue Mission property. A rezoning, therefore, is going to be necessary in order to accommodate such facilities, in spite of creating inconsistent zoning patterns. 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 within short walking distance thereof and one block from 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 USE

There is currently a two-story building with a 6,696 square footprint that occupies the eastern half of the site with a 25-space parking lot on the western half of the property. The property is primarily surrounded by a mixture of multi-story office buildings, off-street parking lots, multi-family

residential buildings, and a public park. A newly developed homeless shelter is approximately 450 feet to the southwest.

“The Nest” is a new non-profit organization, originating from Holy Cross Services, that will be operating the shelter. It successfully operated a day and overnight shelter at 430 N Larch Street for many years. This request will facilitate its relocation so that it can provide separate housing for families and veterans, with access to the facility by use of key cards. The occupancy limit will be determined by the City’s Fire Marshal.

Shelters can generate a relatively high level 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, the property is located two blocks from the core downtown and primarily surrounded by office uses and parking lots. Given the surrounding land uses and the experience that the operator of the proposed facility has with managing shelters, it is not anticipated that the approval of the special land use permit will have any detrimental impacts on the surrounding area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as “Downtown Edge”. 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 at the time 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 the Plan was adopted in 2012 however, the need for accommodations has outpaced the capacity of existing facilities and organizations, thus creating the need for new shelters. 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 surrounding uses. The subject property is located just outside of the core downtown in an area that is comprised primarily of offices and parking lots but within a short walking distance from the businesses and services available in the core downtown. In addition, the site is surrounded by relatively high traffic volume thoroughfares 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 should be located where they are easily accessible by foot and public transportation since the majority of the users 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 near major bus routes and is within walking distance of many facilities that provide services and resources to those in need.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The sheltered care facility will generate additional pedestrian traffic in the area. The amount of vehicular traffic, however, is expected to be negligible and likely even less than what was generated when the building was in full use for office purposes. The applicant has stated that the 25 parking spaces located on the site will be sufficient to serve the needs of the proposed shelter.

IMPACT ON PUBLIC FACILITIES

Use of the buildings for an overnight shelter will likely increase the water and other utility usage. The need for upgrading or expanding utility systems to serve the use will need to be determined between the applicant and the relevant service providing agency during the change of use plan review/permit process.

ENVIRONMENTAL IMPACT

There will be no changes to the site and thus, there will be no impact 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 effectively. Shelters are unique in that they need to be located with convenient access to public transportation, businesses, and human service agencies. There is a heightened need for additional shelter space in the City and this proposal will help to fill that need. Furthermore, the proximity of the site to the core downtown provides the occupants of the shelter with convenient access to various civic, institutional, religious, and medical facilities that can assist with accomplishing the ultimate goal of transitioning into permanent.

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 future 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?**

Holy Cross Services (HCS) has operated a day and overnight shelter for many years at 430 N. Larch Street without any significant incidents or complaints from the community. HCS recently announced it will shut down its overnight shelter as soon as April 1, 2026 as part of a broad restructuring and refocusing of services for the people they serve. A new entity, The Nest, will take over operations of the homeless service operations, with HCS continuing to act as a fiduciary for The Nest. The facility will undergo a renovation to convert office space to dwelling space and the maximum allowable capacity will be determined by the City's Building Safety Office and Fire Marshal during the plan review and permitting process for the change of use to the building.

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

The proposed shelter will not change the “essential character” of the surrounding area as there is already a shelter within one block to the east and since no changes will be made to the physical site.

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 “enjoyment” of adjacent properties. The immediate area surrounding the property consists of surface parking lots and office buildings with a 35-unit apartment building to the southeast. The courthouse across the street to the south draws a large number of people to the area on a daily basis. During the day, the vast 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. There is little space for congregation outside of the building and there will be on-site personnel to monitor the facility.

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 adaptive reuse of a vacant office building which, given the overabundance of office space in the downtown and the low demand for additional office space, without making the necessary accommodations for an alternative use of the building, it will likely remain vacant for the foreseeable future. Vacant buildings deteriorate over time and can become a blight in the areas in which they are located.

The proposed shelter will have no impacts 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 Building Safety Office inspectors have toured the building and will review the change of use permit when plans are submitted. No concerns about the adequacy of utility services for the change of use have been raised at this time but will be evaluated more thoroughly as part of the plan review/ permitting process.

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

Although there will be greater use of utilities, the site is adequately served by all necessary public facilities.

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/Master Plan 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 Master Plan is provided in the "Compliance with Master Plan" section on page 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 there is no need for any additional parking.

SUMMARY

Z-2-2026 is a request to rezone the property at 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse. SLU-2-2026 is a request for a special land use permit to allow a sheltered care facility in the existing building at 332 Townsend Street. A sheltered care facility is not permitted in the "DT-3" zoning district but is permitted by special land use permit in the proposed "R-AR" zoning district.

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-2-2026 to rezone 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse and SLU-2-2026, for a special land use permit to allow the building on the site to be utilized for a sheltered care facility.

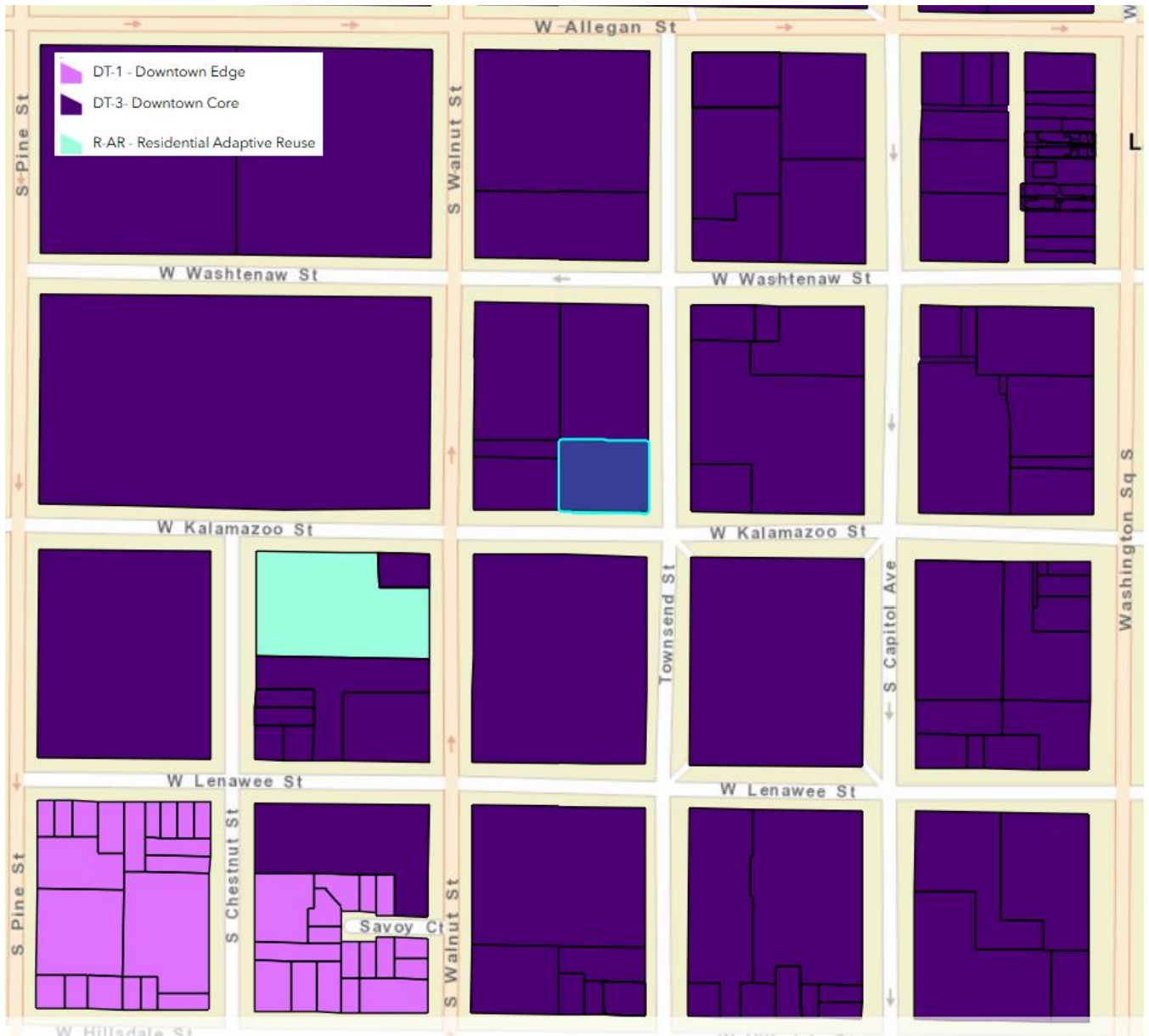
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view



(Looking northwest, Google, July 2025)



(Looking south)



Andy Schor, Mayor

PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

332 Townsend St. Lansing, MI 48933

Street address, including zip code, of property to be rezoned

From DT-3 district to R-AR district.

Legal description:

LOTS 5 & 6 BLOCK 126 ORIG PLAT

Applicant: Boji Group

Address (including zip code): 124 W. Allegan St., Ste. 2100, Lansing, MI 48933

Phone number(s): _____

Fax number: _____ Email: _____

Name of owner: Boji Tower

Address (including zip code): 124 W. Allegan St., Ste. 2100, Lansing, MI 48933

Phone number: _____

Interest in Property (please check one):

- Option to buy, Owner, Lessee, Represent owner

Other (please specify): The Nest Lansing will purchase the property after the Re-Zoning and SLU are approved.

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? Yes No

If so, describe and / or explain the specific land use proposed for this property:

The property will operate as The Nest, and is intended to provide shelter and comprehensive services to vulnerable individuals, families, and veteran. Day Shelter will be located on (lower level) and overnight shelter for families and veterans (ground floor).

Please answer the following:

Check here if residential

Number of bedrooms:	<u>Bedrooms</u>	<u># of Units</u>	<u>Total Bedrooms</u>
Efficiency		<u>12</u>	_____
One bedroom		_____	_____
Two bedrooms		_____	_____
Three bedrooms		_____	_____
	TOTAL UNITS	_____	_____

of accessible onsite parking spaces: 2/25

Check here if non-residential

Number of employees (largest shift): _____

Number of accessible onsite parking spaces: _____

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

The property at 332 Townsend Street is proposed to be reused as a managed overnight shelter serving families and veterans, with a managed day shelter for all, rather than its former office/assembly use. The rezoning is necessary because a shelter is not permitted in the current DT-3 zoning, so the existing classification cannot accommodate the proposed community-serving reuse. Rezoning to R-AR allows the City to evaluate this residential-supportive use through the appropriate entitlement pathway, including Special Land Use review.

Comment on other circumstances which justify the amendment:

This amendment supports the adaptive reuse of an existing building to meet a clear public need for safe, indoor overnight accommodations for families and veterans, a population that benefits from stable, supervised lodging and access to support services. The building layout includes spaces that promote safe, managed operations; such as controlled entry/reception, bunk rooms, showers (including ADA), laundry, and case management/meeting areas. The rezoning also enables Special Land Use review, allowing the City to apply operational and site conditions as needed to ensure compatibility and ongoing compliance.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: _____

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Consolidated Rate: \$1,100.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: **Jordan Jerore**  Digitally signed by Jordan Jerore
Date: 2026.01.12 14:10:39 -05'00'

Name: **Jordan Jerore** _____

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036



Andy Schor, Mayor

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval of a Special Land Use on the following described property:

332 Townsend St. Lansing, MI 48933

full street address, including zip code, or location of property

Legal description:

LOTS 5 & 6 BLOCK 126 ORIG PLAT

Applicant: **Boji Group**

Address (including zip code): **124 W. Allegan St. Ste 2100 Lansing, MI 48933**

Phone number(s): **517-377-3000**

Name of owner(s): **Boji Tower**

Owner address (including zip code): **124 W. Allegan St. Ste 2100 Lansing, MI 48933**

Owner phone number(s): **517-377-3000**

Interest in property (please check one):

- Option to buy
- Owner
- Lessee
- Represent owner

Other (please specify): **The Nest Lansing will purchase property after SLU is approved.**

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Proposed Special Land Use: **Shelter**

- Child Care (13 or more)
- Residential Care Facility (7 or more)

Zoning of the property: **DT-3 Petitioned to rezone R-AR**

Size of Parcel:

Width: **66** ft. Length: **165** ft. Area: **0.5** Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

Please describe your proposal:

The property is intended to be the Holy Cross Services Day Shelter (lower level) and Overnight Shelter for families and veterans (ground floor). This existing building has a lower level assembly space which will remain for the day shelter and ground floor oversized offices which will be converted into sleeping quarters. Existing break room and meeting spaces will be converted into bathrooms and kitchenettes. With the proximity of the new New Hope Community Shelter, this location and existing building layout coordinate well for the continuation of services in proximity of each other.

include specific background information and copies of permits, approvals, and program information

Submit the following:

- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
- Flood plain elevations, if applicable.
- Copies of permits from other agencies, if applicable.

FEES:

Consolidated Rate: \$1,100.00

Please review the application and file it with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: **Jordan Jerore** Digitally signed by Jordan Jerore
 Date: 2026.01.12 14:11:44 -05'00'

Name: **Jordan Jerore**

For assistance, please contact:

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



Andy Schor
Mayor

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

MINUTES – DRAFT

1. OPENING SESSION

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

- a. Present: Katie Alexander, Monte Jackson, Tim Klont, Spencer Lippert, Shane Muchmore (arrived at 6:35), Ted O’Dell (arrived at 6:35), John Ruge
- b. Absent: Tony Cox
- c. Staff: Sue Stachowiak, Zoning Administrator; Andy Fedewa, Planner; Dan DuChene, Deputy City Attorney

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

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS & ITEMS FOR ACTION

- A. Introduce amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” Table 1243.03 to include Liquor Store in the Allowable Use Table, and Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other – Version 2**

Mr. Fedewa stated that Planning Commission previously reviewed draft amendments to the zoning ordinance to provide a new definition for ‘Liquor Store’ and a regulation prohibiting liquor stores from being within 2,500 feet of an existing liquor store to limit over-concentration. While Planning Commission members considered other recommendations the body ultimately decided to recommend approval of the draft amendment as written. Upon discussion with the Council Committee on Public Safety, committee members agreed with Planning and Zoning Office staff to amend the Allowable Use Table and make land use category for ‘Liquor Store’ thereby determining the appropriate zoning districts for them, rather than continuing to classify them as general ‘Retail Sales and Personal Services’.

Mr. Ruge asked why liquor stores are not recommended to be allowed in DT-1 Downtown Edge. Mr. Fedewa stated that DT-1 is a residential district bordering the downtown core. The only other use of note in DT-1 besides residential is professional offices. There are few if any commercial retail businesses.

Mr. Klont opened the public hearing.

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

Ms. Alexander made a motion, seconded by Mr. Jackson, to recommend approval of amendments to the Zoning Ordinance, Section 1240.02 to provide a definition for “Liquor Store” Table 1243.03 to include Liquor Store in the Allowable Use Table, and

Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other

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

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

Ms. Stachowiak presented the request from the Union Missionary Baptist Church to rezone 500 S MLK Jr. Blvd. from “DT-1” to “DT-2” Urban Flex and for a Special Land Use permit for a ‘Sheltered Care Facility’ in the DT-2 district. The property is buffered by the split of S MLK Jr. Blvd., a three-lane state trunkline, and I-496. This location makes it somewhat separated from the adjacent neighborhoods to the east and west. To meet the immediate need for shelter service, the building has been inspected by the Building Safety Office and the Lansing Fire Department, and has received temporary, 30 day to 30 day approval. The church is currently providing shelter for up to 50 users, specifically children and their families. Cots and privacy screens are set up on the gymnasium. Ms. Stachowiak spoke on the city-wide need for shelter facilities and that the need is greater than current capacity of other shelters. The Comprehensive Plan and the Zoning Ordinance maintain that the downtown core should be conducive to high density commercial and residential uses, but that downtown edge areas are appropriate for a shelter so that users can still access the services and resources they need in the downtown area. This site has a large parking lot, is serviced by CATA bus routes, and is within walking distance of the downtown core, making this an appropriate site. Staff recommends approval of both applications.

Mr. Ruge asked how close the nearest grocery store is. Ms. Stachowiak stated that there are two corner stores a few blocks north on MLK Jr. Blvd.

Mr. O’Dell asked if the Letts Community Center allows overnight sheltering. Joe McDonald, City of Lansing Housing Ombudsman, answered that Letts is only a warming center during Code Blue events.

Mr. O’Dell asked the City and the applicant for a statement about the overall need within the City and for more information about the current operations.

Mr. Jackson asked if the City has an estimate of the current unhoused population. Kim Coleman, Director of Human Relations & Community Services, stated that the City is gearing up for the annual point in time count, but last year’s count was 2,300 persons over the course of the year. The City estimates that there are 400-600 unhoused persons at any given time since the number fluctuates based on changing circumstances.

Mr. Muchmore asked how far the church site is to the City Rescue Mission. They are a half mile from each other.

Pastor Kenny Craig spoke on a meeting Mayor Schor held with leaders of area places of worship about what assistance could be offered to Lansing families in need. Advent House highlighted a priority need for 50 children and their families that were resorting to stay in motor vehicles without shelter. UMBC met the necessary criteria for fire and life safety to

accommodate the 50 children and their families. These are the only persons staying inside the church. The Fire Marshal determines the occupancy limit. The church is not offering its space to the general unhoused population. Pastor Craig stated the church's is open to these families from 9:00 PM to 7:00 AM while the outside temperature is below 35 degrees. They expect to be open until late February/March. Pastor Craig stated they partner with Advent House to screen those staying at the church and the proper code of conduct in case there are any issues. The church maintains a staff of at least two to three people each night. Advent House is assisting people out of homelessness. The Lansing Police Department monitors and patrols the area, assisting the church if a need arises. Other places of worship have been donating supplies and volunteers to assist in this effort this season. Pastor Craig stated there is no intention to becoming a full-fledged shelter, but they are seeking the proper zoning approval as they were directed to provide temporary space for children and their families.

Mr. Klont opened the public hearing.

Debra Mulcahey, spoke in opposition of Z-1-2026 and SLU-1-2026.

Councilmember Peter Spadafore spoke on his time on the Lansing School Board and about the need of families for safe shelter and other support. Councilmember Spadafore spoke in support of Z-1-2026 and SLU-1-2026.

Ms. Coleman commended UMBC for their service, spoke on the general need for support from organizations within the City, and in support of Z-1-2026 and SLU-1-2026.

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

Mr. Jackson made a motion, seconded by Mr. Ruge, to recommend approval of Z-1-2026, 500 S Martin Luther King Jr. Blvd., Rezoning from "DT-1" Downtown Edge to "DT-2" Urban Flex.

Mr. O'Dell asked if the former City-owned property on W Hillsdale St. was being developed as low-income housing and if the future residents were considered during staff's assessment. The on-going development did receive a Low Income Housing Tax Credit, but the development did not factor into staff's report.

Mr. Ruge stated that he is concerned about over-concentration of shelter facilities on the west side of the city and the Westside Neighborhood. Mr. Ruge spoke on his concern about these approvals running with the land, past the temporary nature of the service as detailed by the applicant. Mr. Ruge asked if there was an alternative process to allow the overnight shelter.

Ms. Stachowiak stated that the City cannot legally grant temporary approvals indefinitely.

Mr. Jackson asked if the Planning Commission can recommend conditions for the applications. Ms. Stachowiak answered that conditions cannot be placed on a rezoning, but a special land use can have reasonable conditions connected to the specific land use and based on general safety and welfare. Staff does not see a reasonable need for conditions at this time. Ms. Stachowiak stated there are other methods such as violation notices and the police to address nuisances or problems if they arose.

Mr. Muchmore spoke on Mr. Ruge’s comments and asked how the City would address the situation if the pastor or church moved from this location and someone wanted to establish a large homeless shelter.

Mr. Jackson asked the staff and operations capacity of the church to operate a dedicated shelter.

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

C. SLU-1-2026, 500 S M L King Jr. Blvd., Special Land Use Permit for a “Sheltered Care Facility” in the “DT-2” district.

Ms. Stachowiak reiterated the request for a special land use permit for a sheltered care facility in the DT-2 district.

Mr. Klont opened the public hearing.

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

Mr. Ruge made a motion, seconded by Mr. Jackson recommend approval of SLU-1-2026, 500 S M L King Jr. Blvd., Special Land Use Permit for a “Sheltered Care Facility” in the “DT-2” district.

Mr. Ruge and Mr. Muchmore spoke on the need to consider appropriate conditions for the special land use. Mr. Ruge requested time to confer with the City Attorney’s Office about possible conditions for the Planning Commission to recommend.

Mr. Ruge made a motion, seconded by Mr. O’Dell to table SLU-1-2026. On a voice vote the motion failed 3-4. Mr. Jackson, Ms. Alexander, Mr. Lippert, and Mr. Klont cast the dissenting votes.

On a roll call vote the original motion carried 4-3. Mr. Ruge, Mr. Muchmore, and Mr. O’Dell cast the dissenting votes.

5. **COMMENTS FROM THE AUDIENCE** – None

6. **RECESS** – Not taken

7. **BUSINESS**

A. Consent Items

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

B. **Old Business** – None

C. **New Business**

(1) Act-1-2026, 3119 Stoneleigh Drive, Use of Right of Way

Mr. Fedewa presented the request from Spaulding DeDecker on behalf of the Lansing School District for use of the right of way for a bus drop off lane. The school district proposed to create a new 10-foot wide lane adjoining Stoneleigh Dr. for bus drop off, running approximately 286 feet. This bus lane would help internal circulation and assist school operations. Part of this request will require approximately three- and one-half feet of public sidewalk to be relocated onto the school property. The Public Service Department has agreed to both the license of the public right of way and the easement agreement for the public sidewalk on private land, subject to the school district maintaining the long-term winter and general maintenance of the bus lane. Staff recommends approval of the request.

Mr. Ruge asked for details about the internal circulation for the property. Tom Gerrish, Project Engineer for Spalding DeDecker, stated that the school district wishes to separate bus drop off traffic from parking needs.

Mr. Muchmore made a motion, seconded by Ms. Alexander to approve Act-1-2026, 3119 Stoneleigh Drive, Use of Right of Way. On a voice vote the motion carried unanimously (7-0).

(2) Act-2-2026, 2000 Lewton Place, Use of Right of Way

Mr. Fedewa presented the request from Spaulding DeDecker on behalf of the Lansing School District. Like Act-1, this request is for use of the right of way for a bus drop off lane, 11 feet wide by approximately 250 feet in length. The public sidewalk would be approximately four and one half feet on the school’s property. Lewton Elementary School will be redesigned and rebuilt on the property with a much bigger footprint requiring the bus lane relocation. Like Act-1, the Public Service Department approves of the license agreement of the public right of way and the easement agreement for the public sidewalk on private land, subject to the school district maintaining the long-term winter and general maintenance of the bus lane. Staff recommends approval of the request.

Mr. O’Dell made a motion, seconded by Mr. Jackson to recommend approval of Act-2-2026, 2000 Lewton Place, Use of Right of Way. On a voice vote the motion carried unanimously (7-0).

- 8. **REPORT FROM PLANNING & ZONING OFFICE** – None
- 9. **COMMENTS FROM THE CHAIRPERSON** – None
- 10. **COMMENTS FROM COMMISSION MEMBERS**
Mr. O’Dell requested information about area developments.
- 11. **PENDING ITEMS: FUTURE ACTION REQUIRED** – None
- 12. **ADJOURNMENT** – The meeting was adjourned at 7:40 p.m.

Act-3-2026, 300 block E Kalamazoo St., City-SOM Easements - STAFF REPORT

An Act 33 Review is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	Public Service Department, City of Lansing
PROPOSAL:	1. Permanent easement on 307 E Kalamazoo St. for River Trail. (City) 2. Permanent easement along two City-owned properties for state building infrastructure. (State of Michigan)
PARCEL(S):	<u>A.</u> 0 E Washtenaw St. (PID # 33-01-01-16-402-063) <u>B.</u> 0 E Kalamazoo St. (PID # 33-01-01-16-406-004) <u>C.</u> 307 E Kalamazoo St. (PID # 33-01-01-16-406-003)
CURRENT OWNER(S):	Parcels A and B, City of Lansing Parcel C, State of Michigan
EXISTING LAND USE & ZONING	Parcels A and B, Use: Vacant, River Trail Parcel C, Use: Office building Zoning: DT-3 Downtown Core
PROPERTY SIZE AND SHAPE:	Varies.
SURROUNDING ZONING & LAND USE	North: DT-3; office, mixed-use commercial/residential South: DT-3, residential, West: DT-3, off-street parking East: n/a; Grand River

ANALYSIS

BACKGROUND:

The City of Lansing Public Service Department and the State of Michigan Department of Technology, Management & Budget propose to exchange easements across three properties that will formalize various built improvements on each other's land.

Act-3-2026, 300 block E Kalamazoo St., City-SOM Easements - STAFF REPORT

During the construction of the Grand Tower (235 S Grand Ave.) in 1990 and the Michigan Vital Records Office (307 E Kalamazoo St.) in 2008, various infrastructure improvements were inadvertently situated on City of Lansing property. These include:

“Storm drains, walls, loading docks, out-buildings, generators, porticos, signage, plantings, landscaping, bollards, steps, driveway aprons and gates and other exterior components”.

Conditions of the easement agreement allow for future improvements within the area if needed and affirm that the State is solely responsible for ongoing operation, maintenance, repair, replacement, and management of their infrastructure improvements.

These areas are designated as Group A in Exhibit A.

The City is seeking a reciprocal easement along the east property line of 307 E Kalamazoo St., adjacent to the Grand River, for proper access to the River Trail. This area is designated as Group B in Exhibit A.

It is believed that some technical details were overlooked during the construction of the two State buildings. These issues came to light when the City was researching maintenance responsibilities for the River Trail plaza/overlook area at the river’s edge (Washtenaw St. right of way extended east of Grand Avenue).

No fees will be charged by either agreement.

LOCATION:

There are four proposed easement locations across three properties at the S Grand Ave. / E Kalamazoo St. intersection.

CHARACTER:

All improvements have already been constructed.

EXTENT:

Group A, Easement 1: Easement for improvements along the E Kalamazoo St. right-of-way extending the full length of the property adjacent to 307 E Kalamazoo St.

Group A, Easement 2: Easement for improvements on vacant city land, portion of vacated Kalamazoo St.

Group A, Easement 3: Easement for building improvements located on vacant city land, northeast of Grand Tower, 235 S Grand Ave.

Group B, Easement 1: Easement for River Trail running along east property line of 307 E Kalamazoo St.

AGENCY REFERRALS

Agency referrals were conducted for informational purposes only.

STAFF RECOMMENDATION

Staff recommends approval of Act-3-2026 as proposed.

Respectfully submitted,
Andy Fedewa, Planner

Aerial

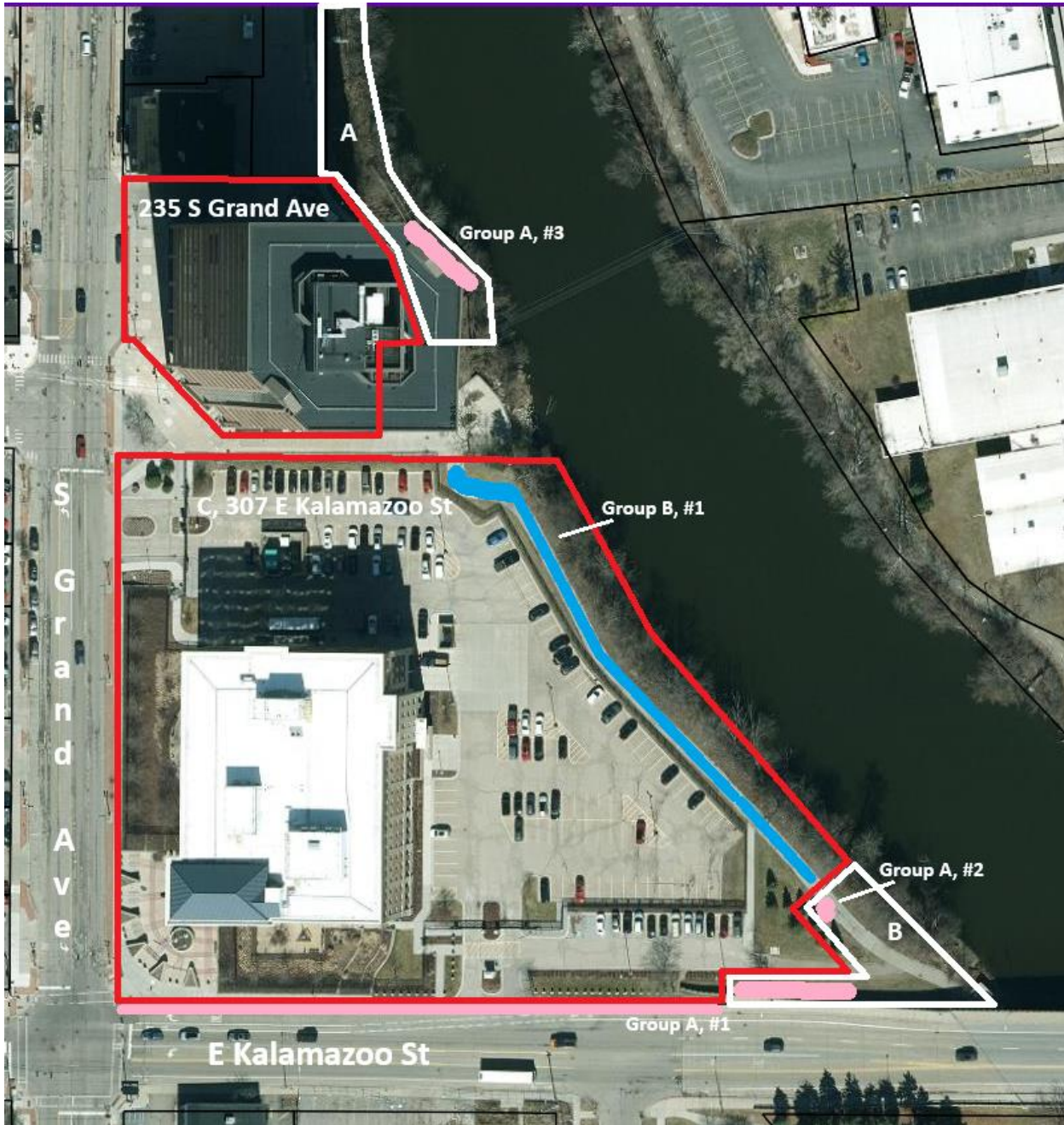


EXHIBIT A

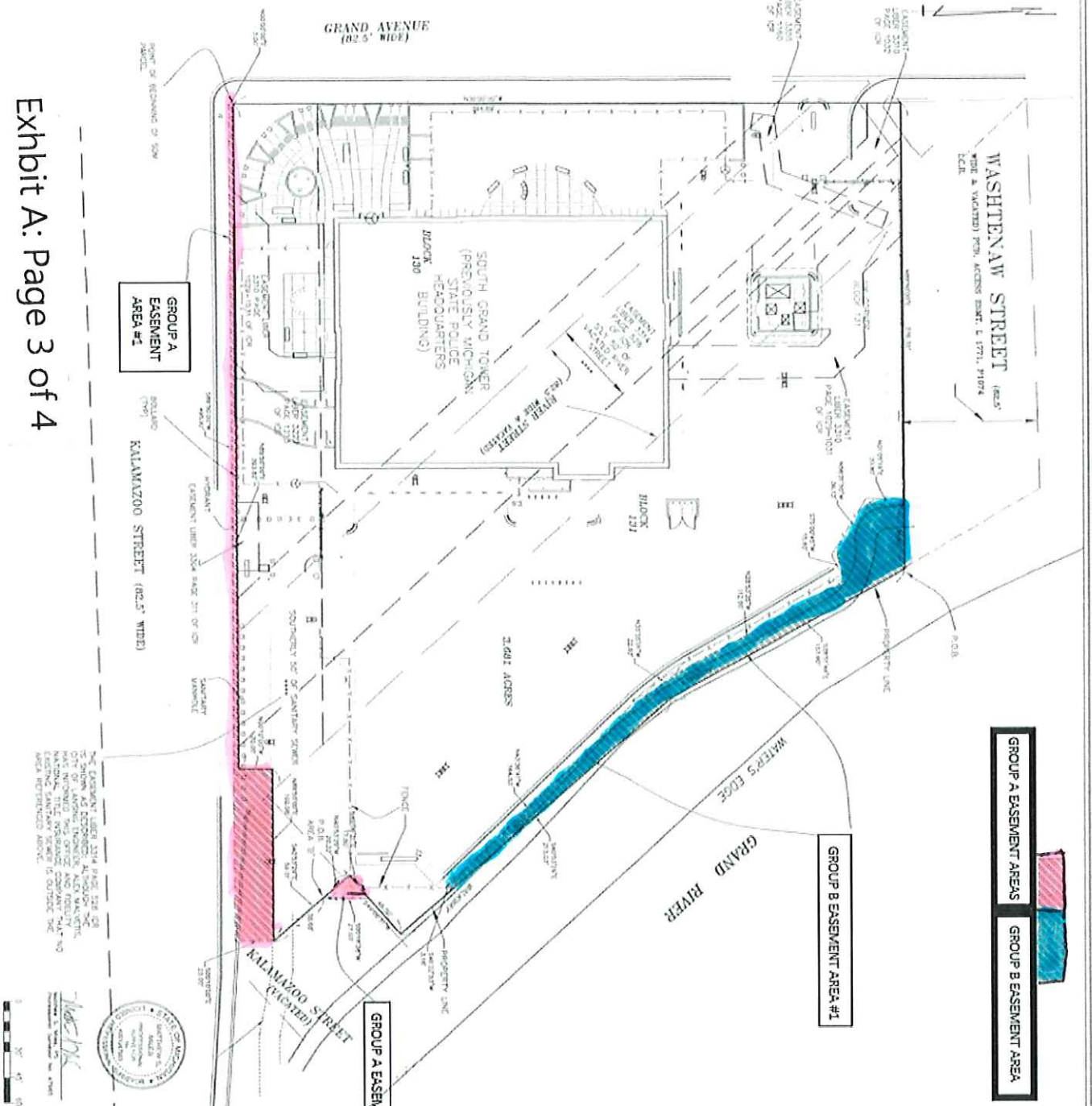
LEGAL DESCRIPTIONS OF RECIPROCAL EASEMENTS BETWEEN THE CITY OF LANSING AND THE STATE OF MICHIGAN

GROUP A EASEMENT AREAS DESCRIPTIONS: Easements from the City of Lansing to the State of Michigan

1. Part of Kalamazoo Street, part of vacated River Street, part of vacated Kalamazoo Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Beginning at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 89 degrees 50 minutes 00 seconds East, along the north line of said Kalamazoo Street and south line of State of Michigan property, 393.82 feet; thence North 00 degrees 10 minutes 00 seconds West, along easterly line of State of Michigan property, 20.00 feet; thence North 89 degrees 50 minutes 00 seconds East, along southerly line of State of Michigan property 102.08 feet to the southeasterly most corner of state of Michigan property; thence South 00 degrees 10 minutes 00 seconds East, 23.00 feet; thence South 89°50'00" West 495.92 feet; thence North 00°00'00" East 3.00 feet to the point of beginning. Contains 0.08 acres of land, more or less.
2. Part of vacated Kalamazoo Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Commencing at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 89 degrees 50 minutes 00 seconds East, along the north line of said Kalamazoo Street and south line of State of Michigan property, 393.82 feet; thence North 00 degrees 10 minutes 00 seconds West, along easterly line of State of Michigan property, 20.00 feet; thence North 89 degrees 50 minutes 00 seconds East, along southerly line of State of Michigan property, 102.08 feet to the southeasterly most corner of state of Michigan property; thence North 40 degrees 53 minutes 29 seconds West, along the easterly line of State of Michigan property, 38.68 feet to the point of beginning; continuing North 40°53'29" West 20.33 feet; thence North 49°06'31" East 17.80 feet; thence South 00°18'38" West 27.03 feet to the point of beginning. Contains 0.004 acres of land, more or less.
3. A part of lots #5 & #6, Block 113, Original Plat of the City of Lansing, Ingham County, Michigan, commencing at the southwest corner of said lot #6; thence N00°00'00"E 95.02 feet, on the west line of said lot #5 & #6 to a point 37.00 feet south of the northwest corner of said lot #5; thence N89°58'38"E 145.00 feet to the point of beginning of this easement; thence N46°24'00"W 6.36 feet; thence N43°33'21"E 9.93 feet; thence S45°00'16" E 44.79 feet; Thence N43°04'59"E 16.00 feet; thence S45°00'16"E 10.01'; thence S43°04'59"W 16.00 feet; thence S45°00'16"E 12.38 feet; thence S00°00'00"W 11.46 feet; thence N46°23'57"W 68.69 feet to the point of beginning. Easement contains 804 square feet or 0.018 acres of land, more or less.

GROUP B EASEMENT AREA DESCRIPTION – Easement from the State of Michigan to the City of Lansing

1. Part of vacated Washtenaw Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Commencing at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 00 degrees 00 minutes 00 seconds West 394.69 feet to the northwest corner of State of Michigan property; thence North 89 degrees 50 minutes 00 seconds East, along the northerly line of State of Michigan property, 276.32 feet to the northeast corner of State of Michigan property and the point of beginning; thence South 28 degrees 51 minutes 44 seconds East, along the east line of State of Michigan property, 157.90 feet; thence South 40 degrees 53 minutes 29 seconds East, along the east line of State of Michigan property, 174.58 feet; thence South 46 degrees 22 minutes 53 seconds West 3.18 feet; thence North 43 degrees 36 minutes 41 seconds West 164.53 feet; thence North 35 degrees 35 minutes 01 seconds West, 22.93 feet; thence North 28°53'35" West 112.90 feet; thence South 75°00'45" West 15.60 feet; thence North 58°31'50" West 36.13 feet; thence North 01°05'19" East 20.90 feet to the northerly property line of the State of Michigan; thence North 89 degrees 50 minutes 00 seconds East 38.66 feet to the point of beginning. Contains 0.10 acres of land, more or less.



GROUP A EASEMENT AREAS

GROUP B EASEMENT AREA

SOUTH GRAND TOWER
 or **SOUTH GRAND TOWER**

GROUP A EASEMENT AREA #2

GROUP B EASEMENT AREA #1

GROUP A EASEMENT AREA #2

GROUP B EASEMENT AREA #1

LEGEND

MANUAL
 LIGHT POLE
 FENCE
 LIMITS OF WASHINGTON PROPERTY
 STATE OF MICHIGAN PROPERTY LINE
 SIDE OF CONCRETE
 BUILDING WALL
 UNDERGROUND PLAT LINES
 DISTINGUISH EASEMENT LIMITS

STATE OF MICHIGAN
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 DIVISION OF LAND AND WATER
 1000 WEST WASHINGTON AVENUE
 LANSING, MICHIGAN 48206

STATE OF MICHIGAN
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STATE OF MICHIGAN
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 DIVISION OF LAND AND WATER
 1000 WEST WASHINGTON AVENUE
 LANSING, MICHIGAN 48206

APPURTENANT EASEMENT

THIS GRANT is made on _____, 20____, by the CITY OF LANSING, a Michigan Municipal Corporation, the address of which is 124 West Michigan Avenue in Lansing, Michigan 48933 (Grantor).to the STATE OF MICHIGAN, through it Department of Technology, Management and Budget (DTMB) whose address is Real Estate Division, 3111 West Saint Joseph Street, Lansing, Michigan 48917 (Grantee).

Grantor, acting with the approval of the Lansing City Council assembled, and in exchange for the reciprocal easement consideration described below, grants to Grantee a non-exclusive permanent appurtenant easement for the purposes of accommodating various of Grantee's infrastructures appurtenant to the State of Michigan's North and South Grand Tower Office Buildings which were inadvertently situated on City of Lansing property (the "Easement".) The areas of said Easement are collectively known as "Group A Easement Areas" and are legally described and illustrated in "Exhibit A", which is hereby incorporated into and made a similarly binding part of this Grant of Easement.

This Easement is granted subject to the following terms and conditions, with which Grantee agrees to comply:

1. The State of Michigan as Grantee must contemporaneously grant to the City of Lansing a similar and reciprocal easement on part of adjacent land belonging to Grantee. The Area of said Easement to the City of Lansing is named as "Group B Easement Area" and it is also legally described and illustrated in "Exhibit A", which is hereby incorporated into and made a similarly binding part of this Grant of Easement. The terms of said reciprocal easement from The State of Michigan must be acceptable to the City of Lansing.

2. Infrastructures of Grantee permitted by this easement include storm drains, walls, loading docks, out-buildings, generators, porticos, signage, plantings, landscaping, bollards, steps, driveway aprons and gates and other exterior components of the State of Michigan's Grand Tower Building located at 235 South Grand Avenue, Lansing, Michigan and/or its South Grand Tower Building located at 233 South Grand Avenue, Lansing, Michigan, at the time of this Grant of Easement plus other infrastructures that may be added subsequently in Easement Areas Group A, as Grantor and Grantee may agree in writing. Otherwise, Grantee shall be solely responsible for ongoing operation, maintenance, repair, replacement and management of said infrastructures.

3. Grantee accepts the Easement subject to all existing easements, permits, licenses, leases and other rights.

4. Grantee must take reasonable precautions to prevent any damage to Grantor's property arising from Grantee's use of the Easement. Grantee must repair, replace, or otherwise fully compensate Grantor (at Grantor's sole discretion) for any damages beyond normal wear and tear to Grantor's property, wherever situated, arising from use of the Easement by Grantee, its employees, agents, visitors, customers and/or contractors. If repairs to Easement Area Group A are to be made by Grantee, the plan, schedule, contractors and materials for those repairs must first be approved by Grantor. Such approval shall not be unreasonably withheld, conditioned or delayed.

5. Grantee and its hired contractors are solely responsible and authorized for operating, repairing and maintaining all of its infrastructures, landscaping and plantings in Easement Area Group A. Grantor is also responsible, at its sole cost, for maintaining said infrastructures in good repair, and in a condition deemed safe and effective for permitted uses, ion, except as superseded by Grantee's responsibility to Grantor for damages beyond normal wear and tear as provided above. Grantor, at its sole expense, must maintain and/or modify all of its infrastructures, in Easement Area Group A as necessary in order for them to comply with all applicable laws, ordinances, and regulations.

6. Grantor shall solely operate, repair and maintain all of Grantor's own infrastructures and landscaping, which exists in Easement Area Group A.

7. Grantor may use Grantor's parcel in any manner that Grantor sees fit, provided Grantor's use and enjoyment does not unreasonably interfere with the permitted purposes of the Easement.

8. In addition to the rights expressly granted herein, Grantor also hereby permits Grantee to have ingress and egress over any of Grantor's vacant property located between Grand Tower and South Grand Tower on the west and the Grand River on the east for purposes of professionally and safely disposing of accumulated snow from the grounds of the Grand Tower Building and/or South Grand Tower Building into the Grand River.

9. The rights granted are not exclusive, and Grantor may grant other rights and easements in Grantor's Parcel, provided that such other rights and easements do not unreasonably interfere with the permitted purposes of the Easement.

10. Grantee and Grantor are each solely responsible for their own liability arising out of their own acts and omissions, or the acts and omissions of their respective employees, contractors, guests and agents in Easement Area Group A.

11. The terms and conditions of the Easement are binding upon the heirs, executors and administrators, personal representatives, successors and assigns of the parties.

12. The Easement is governed by and will be construed in accordance with the laws of the State of Michigan.

13. Grantor must record the Easement with the Ingham County Register of Deeds, contemporaneously with the easement granted by Grantee pursuant to Section 1 and provide Grantee with a copy of the Easement after recording it.

14. Attachment to this Grant of Easement:

Exhibit A: "Descriptions and illustrations of Group A Easement Areas as granted by the City of Lansing to the State of Michigan and the Group B Easement Area as granted reciprocally by the State of Michigan to the City of Lansing (four pages).

FOR THE CITY OF LANSING

Approved as to form by:

Signature

City Attorney

Printed Name

Title

State of Michigan)
County of _____)

This instrument was acknowledged before me on _____, 20____, by _____, the _____ for the City of Lansing, acting on behalf of the City of Lansing.

Signature

Print name exactly as it appears on notary public certificate of
Notary Public, State of Michigan, County of _____
My commission expires _____
Acting in the County of _____

Mutually drafted by the Parties and approved as to legal form by:

[AG WILL INSERT] (P-_____)
Assistant Attorney General
Department of Attorney General
State Operations Division
G. Mennen Williams Bldg., 2nd Fl.
525 W. Ottawa Street
Lansing, MI 48933
[AG WILL INSERT TRACKING #]

Legal Description Reviewed By:

Matthew Miles (PS# 47965)
Dept. of Technology, Management & Budget
Facilities Administration
Design & Construction Division
3111 West Saint Joseph Street
Lansing, MI 48917

After Recording, Return To:

Grantee

APPURTENANT EASEMENT

THIS GRANT is made on _____, 20___, for the STATE OF MICHIGAN, by its Department of Technology, Management & Budget, whose address is Real Estate Division, 3111 West Saint Joseph Street, Lansing, Michigan 48917 (Grantor), to THE CITY OF LANSING, a Michigan Municipal Corporation, the address of which is 124 West Michigan Avenue in Lansing, Michigan 48933 (Grantee).

Grantor, acting by authority of MCL 18.1221(5), as amended and the approval of the State Administrative Board, and in exchange for the reciprocal easement consideration described below, grants to Grantee a non-exclusive permanent appurtenant easement for the purposes of accommodating various of Grantee's infrastructures appurtenant to the City of Lansing's public recreation trail known as the "Lansing River Walk" which were inadvertently situated on State of Michigan property (the "Easement".) The area of said Easement is named as "Group B Easement Area" and it is legally described and illustrated in "Exhibit A", which is hereby incorporated into and made a similarly binding part of this Grant of Easement.

This Easement is granted subject to the following terms and conditions, with which Grantee agrees to comply:

1. The City of Lansing as Grantee must contemporaneously grant to the State of Michigan as Grantor, a similar and reciprocal easement on part of adjacent land belonging to Grantee. The Areas of said Easement to the State of Michigan are collectively known as "Group A Easement Areas" and they are also legally described and illustrated in "Exhibit A", which is hereby incorporated into and made a similarly binding part of this Grant of Easement. The terms of said reciprocal easement from The City of Lansing must be acceptable to the State of Michigan.

2. Infrastructures of Grantee's Lansing River Walk permitted by this easement include the paved path of the walkway itself, walkway use-related signage, benches, bike racks, lighting, trash receptacles and fencing existing on any part of Easement Areas Group B at the time of this Grant of Easement plus other infrastructures that may be added subsequently in Easement Areas Group B, as Grantor and Grantee may agree in writing. Grantee shall be solely responsible for ongoing operation, maintenance, repair, replacement and management of said infrastructures for the enjoyment and benefit of the public.

A. Grantee may close some or all of the Lansing River Walk Riverwalk sited in Easement Areas Group B as it deems appropriate for public safety and prudent trail operation. In that event, Grantee shall post signage and barriers as it deems necessary to restrict access and promote public safety.

B. Grantor and Grantee understand and agree the term "River Walk" is not to be construed as precluding the use of bicycles and various other human-powered vehicles in Grantee's rules for public use of the Lansing River Walk as it passes through Easement Areas Group B. Grantee may use motor vehicles as it deems necessary to service the Lansing River Walk as it passes through Easement Areas Group B.

C. Grantee's rules for public use of the Lansing River Walk shall provide that any pets permitted on the Lansing River Walk as it runs through Easement Areas Group B shall be controlled on a leash.

3. Grantee accepts the Easement subject to all existing easements, permits, licenses, leases and other rights.
4. Grantee must take reasonable precautions to prevent any damage to Grantor's property arising from Grantee's use of the Easement. Grantee must repair, replace, or otherwise fully compensate Grantor (at Grantor's sole discretion) for any damages beyond normal wear and tear to Grantor's property, wherever situated, arising from use of the Easement by Grantee, its employees, agents, visitors, customers and/or contractors. If repairs to Easement Area Group B are to be made by Grantee, the plan, schedule, contractors and materials for those repairs must first be approved by Grantor. Such approval shall not be unreasonably withheld, conditioned or delayed.
5. Grantee and its hired contractors are solely responsible and authorized for operating, repairing and maintaining all of its infrastructures, landscaping and plantings in Easement Area Group B. Grantee is also responsible, at its sole cost, for maintaining said infrastructures in good repair, and in a condition deemed safe and effective for permitted uses, ion, except as superseded by Grantee's responsibility to Grantor for damages beyond normal wear and tear as provided above. Grantee, at its sole expense, must maintain and/or modify all of its "Lansing River Walk" infrastructures in Easement Area Group B as necessary in order for them to comply with all applicable laws, ordinances, and regulations.
6. Grantor shall solely operate, repair and maintain all of Grantor's own infrastructures and landscaping, which also exists in Easement Area Group B and is not associated with the City of Lansing's "Lansing River Walk".
7. Grantor may use Grantor's parcel in any manner that Grantor sees fit, provided Grantor's use and enjoyment does not unreasonably interfere with the permitted purposes of the Easement.
8. In addition to the rights expressly granted herein, Grantor also hereby permits Grantee to use any of Grantor's vacant and unimproved property immediately adjacent to, and within ___ feet of, the paved path of the Lansing River Walk and/or the north line of the Kalamazoo Street right-of-way for incidental local snow plowing and snow detention/removal purposes so as to maintain public access and safety on the Lansing River Walk and along Kalamazoo Street, so long as said snow management activities do no impede Grantor's safe access and practical use of its own property in Grantor's sole determination.
9. The rights granted are not exclusive, and Grantor may grant other rights and easements in Grantor's Parcel, provided that such other rights and easements do not unreasonably interfere with the permitted purposes of the Easement.
10. Grantee and Grantor are each solely responsible for their own liability arising out of their own acts and omissions, or the acts and omissions of their respective employees, contractors, guests and agents in Easement Area Group B.
11. The terms and conditions of the Easement are binding upon the heirs, executors and administrators, personal representatives, successors and assigns of the parties.
12. The Easement is governed by and will be construed in accordance with the laws of the State of Michigan.
13. Grantor must record the Easement with the Ingham County Register of Deeds, contemporaneously with the easement granted by Grantee pursuant to Section 1 and provide Grantee with a copy of the Easement after recording it.
14. Attachment to this Grant of Easement:

Exhibit A: "Descriptions and illustrations of Group A Easement Areas as granted by the City of Lansing to the State of Michigan and the Group B Easement Area as granted reciprocally by the State of Michigan to the City of Lansing (four pages).

2025 Planning Commission Cases

CASE	ADDRESS	PID	APPLICANT	REQUEST	PC DATE	PC DECISION	CITY COUNCIL
FBC			COL	FBC, ADU AMENDMENT - CM HUSSAIN VERSION	1/7/2025	DENIED	APPROVED 5/5/2025
ACT-7-2024	1801 N WASHINGTON AVE	33-01-01-09-127-002	CONSUMERS ENERGY	UTILITY EASEMENT, REASONER PARK	1/7/2025	APPROVED	APPROVED 2/24/2025
ACT-8-2024	520 S WASHINGTON AVE	33-01-01-16-381-007	PUBLIC MEDIA CENTER	USE OF RIGHT-OF-WAY FOR BUILDING COMPONENTS	1/7/2025	APPROVED	APPROVED 1/27/2025
ACT-1-2025	MONTICELLO DR		COL - PUBLIC SERVICE DEPT.	STREET VACATION OF MONTICELLO DR SOUTH OF COACHLIGHT COMMON ST	3/4/2025	APPROVED	NOT FORWARDED
ACT-2-2025	1400 BLK TURNER ST	33-01-01-09-252-152	COL - MAYOR'S OFFICE	SALE OF PROPERTY	6/3/2025	APPROVED	APPROVED 9/29/2025
SLU-1-2025	3011 TURNER ST	33-01-01-04-154-191	ESTHER MWANKENJA	AFC SMALL GROUP HOME, 7-12 RESIDENTS	9/2/2025	APPROVED	APPROVED 12/8/2025
ACT-3-2025	2020 E MT HOPE AVE 2600 E MT HOPE AVE	33-01-01-26-101-003 33-01-01-26-276-111	CONSUMERS ENERGY	UTILITY EASEMENT, 15' ACROSS NORTH PROPERTY LINE	9/2/2025	APPROVED	APPROVED 11/17/2025
ACT-4-2025	2400-2500 BLK N MLK JR BLVD		CAPITAL REGION AIRPORT	DRAIN EASEMENT, 20' IN ROW	9/2/2025	APPROVED	APPROVED 9/29/2025
FBC			COL, CITY COUNCIL	FBC, LIQUOR STORE AMENDMENT, SECT 1240.02, 1250.02.13 #1	10/7/2025	APPROVED	IN COMMITTEE
ACT-5-2025	0 W FAIRFIELD AVE	33-01-01-04-108-042	COL - PARKS AND RECREATION	PURCHASE PROPERTY FOR JONES LAKE PARK	11/5/2025	APPROVED	APPROVED 12/8/2025
ACT-6-2025	5400 BLOCK S WAVERLY RD	23-50-80-01-282-004	COL - PARKS AND RECREATION	PURCHASE PROPERTY FOR SOUTHSIDE PATHWAY	11/5/2025	APPROVED	APPROVED 12/8/2025
Z-1-2025	3310 W MT HOPE AVE	33-01-01-19-376-031	ANDREW ABOOD	REZONE FROM R-1 TO MFR	11/5/2025	APPROVED	IN COMMITTEE
Z-2-2025	200 BLOCK S CEDAR ST AND 200 BLK S LARCH ST	33-01-01-16-427-051 33-01-01-16-427-082 33-01-01-16-427-122 33-01-01-16-427-192	DEEP GREEN DATA CENTER	CONDITIONAL REZONE FROM DT-3 TO IND-1, KNOWN AS LOT 49	11/5/2025 12/2/2025	TABLED DENIED	CC PH 2/9/26
Z-3-2025	117 ISLAND AVE	33-01-01-21-329-011	BLUE FOX BRANDS	REZONE FROM R-3 TO MX-C	11/5/2025	APPROVED	IN COMMITTEE
ACT-7-2025	200 BLOCK S CEDAR ST AND S L	33-01-01-16-427-051 33-01-01-16-427-082 33-01-01-16-427-122	DEEP GREEN DATA CENTER	SALE OF PROPERTY, KNOWN AS LOT 49	12/2/2025	APPROVED	CC PH 2/9/26

February 4, April 1, May 6, July 1, August 6 meetings cancelled