

# AGENDA

## Committee on Public Safety February 19, 2026 at 4:00 PM



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

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

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Council Member Spadafore, Chairperson  
Council Member Hussain, Vice Chairperson  
Council Member Martinez, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
  - A. February 5, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
  - B. RESOLUTION - Appointment; Floren시오 Hernandez; 1st Ward Member of the Police Commissioners; Term to Expire June 30, 2029
  - C. DISCUSSION- Introduce & Set Public Hearing; Zoning Amendment Chapter 1240 Section 1240.04 Define "Liquor Store"
  - D. DISCUSSION - Introduce & Set Public Hearing; Zoning Amendment; Chapter 1250, Section 1250.02; Liquor License Location Proximity
  - E. DISCUSSION - Introduce & Set Public Hearing; Zoning Amendment, Chapter 1243 Table 1243.03; add "Liquor Store" to the Commercial Mixed-Use Districts Allowable Use Table
  - F. DISCUSSION - Introduce & Set Public Hearing; Zoning Amendment Chapter 1245 Table 1245.03; add "Liquor Store" to the Special Districts Allowable Use Table
- 6. Other**
- 7. Adjourn**

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



**MINUTES**  
**Committee on Public Safety**  
**Thursday, February 5, 2026 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**CALL TO ORDER**

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

**PRESENT**

Council Member Peter Spadafore, Chair  
Council Member Adam Hussain, Vice Chair  
Council Member Clara Martinez, Member

**OTHERS PRESENT**

Sherrie Boak, Council Office Manager  
Rawley Van Fossen, EDP  
Matt Staples, OCA  
Patrick Abood, OCA  
Rawley Van Fossen, EDP  
Tom Berry, Code Enforcement  
Bahaduri Daud Mohammad, 2112 N. High Street Owner  
Valarie D'Haene

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM DECEMBER 17, 2025, AS PRESENTED. MOTION CARRIED 3-0.

**PUBLIC COMMENT**

No comment at this time.

**DISCUSSION**

**RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 3126 Maloney**

Mr. Van Fossen provided a quick summary from the general overview; the hearing was held 11/24/2025, no representation from ownership and their understanding is the owner is deceased and there is no estate case in probate. The demo hearing ordered a 30 day, and it was not made safe by that time. He briefly referred the Committee to the photos in the packet, and stated staff recommends a 60 day order when it comes back to Committee for action.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 3126 MALONEY. MOTION CARRIED 3-0.

**RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 904 E. Kalamazoo**

Mr. Van Fossen stated to this Committee that the demo hearing was 11/18/2025, and to their knowledge this owner was deceased and there is nothing in probate at this time. They issued a 30 day make safe or demo, and since it was not complied with it was referred to Council. Mr. Van Fossen referred to the packet materials and recommended a 60 day, but Council can do a 21 or 60 day determination.

Council Member Hussain asked Mr. Van Fossen where situation determines the estimated cost of repairs vs. SEV. Mr. Van Fossen stated if the estimate is double the SEV that would be a qualifying factor for Council to recommend a 21-day order. Council Member Hussain, what about a determination of no work in 24 months or emanate danger. Mr. Staples referred to the statutory site, acknowledging that is another for a building to meet demolition.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 904 E. KALAMAZOO. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 408 Sawyer Rd.  
Mr. Van Fossen hearing was held 11/24/2025, no ownership present, they issued 30 day make safe. Was tagged in July 2024, and there were reference to photos on violations, structural issues, etc. The department recommends 60 day make safe or demolish.

Council Member Hussain asked again, about initial inspection, then second one is when. Mr. Van Fossen stated if they have not been in homes in 6-12 months, they get a search warrant for an updated visual.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 408 SAWYER RD. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 408 Norman St.  
Mr. Van Fossen stated the hearing was 11/19/2025, no ownership at meeting, issued a 30 day order, not complied by this date. This includes permits and or demolition themselves. The property was tagged in July 2019, and the photos referenced property deficiencies, and recommend demolition.

Ms. D'Haene stated she is trying to sell all her properties; currently has 14-15 properties. She asked for Council to consider not asking for it to be demolished, and she has hired a builder to go through all properties. She concluded by asking for time to sell the properties instead of acting on demolition.

Council Member Spadafore asked when she purchased the property and was told 2018. She added that there was a tenant, and then a management company that took over the property.

Council Member Spadafore stated their options to consider would not delay the sale, their process is for determining the make safe orders process. That is their only option, since there has not been progress on the property. Council Member Spadafore provided details on the timeline: set a show cause hearing on 2/9, hold the hearing on 2/23, Committee deliberation on March 5<sup>th</sup> and Council decision on March 9<sup>th</sup> for consideration of a 60 day make safe or demolish.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 408 NORMAN. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 2112 N. High Street  
Mr. Van Fossen summarized that this property had a demolition hearing on 11/24/2025, there was no owner present, and during the inspection the owner was present. If progress has not been made, their recommendation is for 60 days.

Mr. Mohammad stated he did not get notification for demolition hearing, and confirmed he was on site for inspections and photos. When he purchased the home, it was red tagged. The condition of the home did have missing walls, electricity and some exterior work. Because of that and conditions in his personal life he has not been able to work on it, and was asking Council for more time. It was confirmed he purchased in 2022 from Ingham County auction and been in disrepair since.

Council Member Spadafore explained to Mr. Mohammad that it has to be brought up to code or Council has to take action to make it safe. Beginning today, through the deadline is close to 90 days, same dateline as previous property.

Council Member Hussain asked administration present about proving a show cause, and what action council has, along with what other disposal options do they have. Mr. Van Fossen stated Council can table until moving to full Council for vote, this Committee can vote the recommendation down but the red tag would remain. On the ownership side, they could make repairs, or sell, in this case it was sold at auction twice. If the Committee discharges it, that would cancel the MSD order, the process would start all over again at EDP.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 2112 N HIGH STREET. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1004 Cady Court

Mr. Van Fossen stated this was red tagged in 2018, and the demolition hearing was in November, 2025. He then referred to the photos in the packet, and confirmed there has not been any progress. There was no owner at the demolition hearing, but a neighbor did attend citing concerns on safety and other issues. The officer issued a 30 day make safe or demolition and that is why it is here today, and so would recommend 60 days.

Council Member Spadafore asked about cases where the owner states they have something to do, it would be better to table. Mr. Staples confirmed the Council Committee can table it. Mr. Van Fossen confirmed that the hearing officer cannot table during the demolition process at EDP end. From the department, if that is the plan, he would suggest ask for proof of financing, plans and proof towards progress.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 1004 CADY STREET. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Amend Chapter 1460, Section 1460.01 to adopt the 2021 International Property Maintenance Code

Mr. Van Fossen provided background on how code compliance uses this as a guide for standards on rentals, how they inspect, etc. Currently the City is under the 2015, IPMC, and this one is specific to make from 2015 to 2021. He then went through amendments and clarifications. Council Member Hussain noted the language change to Code Official, instead of “manager” and asked why. Mr. Van Fossen stated it is code official in ordinance, but they can set a “designee”. Council Member Hussain asked if there is a guarantee that all code officials will do this in the future. Mr. Van Fossen assured Committee that EDP Director could lead the department and designate. Council Member Hussain asked if code officers and lead housing inspectors and premises have certifications, and Mr. Van Fossen stated they have certifications from IPMC and the State Fire Inspector. Mr. Van Fossen then went through the ordinance, page 11 line 8 of the ordinance, waiving of fees and explained why they were proposing the changes.

Council Member Spadafore asked if there is a way to extend reporting or build in discretion, and if 30 is appropriate. Mr. Van Fossen stated they chose 30 day because every property is unique.

Council Member Spadafore referred to page 2, line 11 “insert name of department” and Mr. Staples stated they are transforming the IPMC to Council ordinances and replacing with city specific. When this gets printed, it will say “office of code compliance”. Council Member Spadafore asked it was the same on page 15 line 20 “jurisdiction to insert height and inches” and that was confirmed.

Council Member Hussain asked about vetting ordinances in general and how they got to Council. Mr. Van Fossen state in this case, it started with publication at IPMC, EDP reviewed and consulted with OCA on what they like and not like in the 2021 IPMC, then with meetings with OCA, Code Compliance,

Building Safety, EDP, afterwards it then went to the Mayor's office and EDP gave a presentation last fall to 2025 Council leadership. Council Member Hussain asked if they are asking the employees on the field if they are comfortable and it was confirmed. He then asked what building code the City is under, and was told 2021.

Council Member Hussain referred to page 3, line 12 "deputies", and asked how is that impacting job descriptions, pay scale, etc. Mr. Staples stated the previous version was too specific, this allows for the name changes, the official has deputies to empower the code. When they look at ordinances, they look at what it will be in 4 years.

Council Member Hussain referred to page 4 (f) asking what the changes are, and Mr. Staples it is where code official is the new title.

Council Member Hussain referred to page 6 line 11 where "Assessor" was removed and not replaced. Mr. Staples confirmed that "by" should have been deleted as well. Council Member Hussain asked why ten days instead of 7 on line 19, and he also noted that Page 9, line 2 should have "the", Page 13 line 1, had an inquiry into how it is defined. Mr. Staples reviewed the statute to explain. Mr. Staples stated it was not clear in the IPMC but clarified for the city specific.

Mr. Van Fossen stated that International Code Council passes new codes annually, and then the City passes when the State legislature passes.

Mr. Staples went back to an earlier question on page 16, which he stated fell under statute.

Council Member Spadafore asked when they can get to the point of mandating waste haulers. Mr. Staples said they have to have a way to get rid of trash and this ordinance is specific to "owner of any structure" that property has to have trash service.

MOTION BY COUNCIL MEMBER HUSSAIN TO INTRODUCE AND SET THE PUBLIC HEARING FOR FEBRUARY 23, 2026 TO AMEND CHAPTER 1460 SECTION 1460.01 TO ADOPT THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Amend Chapter 1460, add Section 1460.05 to establish a unified system of violation notices

Mr. Van Fossen stated this is an update on how the City placard violations. Currently the two placards are pink tags or red tags, and what the difference will do is offer a different version but achieve the same goal. Mr. Staples said technically the red and black are placards, this is for the stickers on the door. It was similar to what the City did before adopting the IPMC. Mr. Van Fossen spoke on the uncertified notice. The Committee discussed the differences in the tags and notices and this proposed amendment will clearly delineate the differences. Council Member Hussain noted his concern on how it is confusing, and wants to make sure any employee implementing are okay with the proposed changes. Mr. Van Fossen stated he does not think it adds burden but adds clarification.

Council Member Spadafore asked about the yellow notices going to owner occupied, red tag can be any property, yellow is just rental.

Council Member Hussain referred to page 5 line 17, where it speaks to removing a placard, and asked if that isn't an infraction now. Mr. Staples stated this is adding removal of a notice, removing of placard is an infraction in IPMC, and they are not calling white and yellow "placards".

MOTION BY COUNCIL MEMBER HUSSAIN TO INTRODUCE AND SET THE PUBLIC HEARING FOR FEBRUARY 23, 2026 TO AMEND CHAPTER 1460 ADD SECTION 1460.05 TO ESTABLISH UNIFIED SYSTEM OF VIOLATION NOTICES. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Amend Chapter 1460, Sections 1460.44 through 1460.52 and add Section 1460.53 to clarify and update the regulations and certificates of rental properties

Mr. Van Fossen went through changes in draft #10 dated 2/3/2026 and Mr. Staples highlighted other important changes, this removes many references that were in there previously, and now clearing it up to address imminent risk to health and safety.

Council Member Hussain asked about the certificates for rental, and if they are just for residential, or are commercial properties required, and do commercial have a requirement for a local registered agent. Mr. Van Fossen stated is for a rental for habitation, the registered agent must live within 40 miles, and the city does not require any of that for commercial.

Council Member went through the ordinance:

Page 1 line “**All** absentee landlords shall have a registered agent in Lansing. An absentee landlord is the owner of property that is leased, assigned or rented to another and who lives more than 40 miles from the Lansing City Limits.” Asking what is required of a registered agenda, and Mr. Berry stated they fill out details to register, and if there an emergency and rental inspection, they speak to those agents and Mr. Van Fossen stated they verify the 40 miles.

Page 2, letter c . “The owner(s) shall be responsible for registering a rental property within 30 days following the day” and Mr. Staples stated that is when the owner is off premise, and when they have to register.

Page 2 line 19 “and/or email address, to the Office of Code Compliance within 15 days of such change. If there is a new agent or there is no longer an agent, the”, asking how long do they have if they no longer have an agent before the certificate is pulled. Mr. Van Fossen stated 15 days to notify if there is change.

Page 3 line 18-19 – ~~“Office of Code Compliance. If any owner or agent fails to make an application for a Certificate of Compliance, the occupant of the dwelling may apply for a certificate.~~ Asking why it was removed, and Mr. Van Fossen stated it was removed so the occupant cannot apply for a certificate.

Page 4 line 4-5;” ~~is obtained. Those premises which are occupied for dwelling purposes may be ordered vacated until reinspection and proof of compliance has been obtained.”~~ And asked why it was removed, and Mr. Staples stated there was legal liabilities issues, this is getting rid of kicking people out if they fail to register.

Page 5 line 13-14 . ~~“Upon an emergency, the Manager may enter at any time.”~~ It was explained it was stricken because cannot do because of warrant

Page 9 e and f – ~~“Lien on Property. Any unpaid fees or costs assessed under this Code shall be a lien against the real property and shall be reported to the City's Assessor for placement on the real property tax assessment records. Unpaid fees and costs shall be collected as allowed by law. Unpaid fees. Any unpaid fee shall be considered a default to the City and is collectable as provided by law. No certificate under this chapter shall be granted while fees remain unpaid.~~

(f) ~~Notification to Add to Tax Roll. The owner shall be notified of the amount of unpaid fees by first-class mail at the address shown on the City Assessor's records. If the owner fails to pay the amount owed within 30 days after mailing of the notice, the City Assessor shall add the amount to the next tax roll of the City and it shall be collected as provided by law for the collection of City taxes.”~~

Mr. Staples stated this part was an ongoing discussion with OCA about assessment of these when they are not specifically spelled out by statue. So this corrects it to collect as allowed under the law.

Council Member Spadafore referred to page 8 ~~“If any subsequent reinspections are required, City Council shall establish by resolution a reinspection fee that shall increase at a progressively higher rate~~

for each reinspection.” Mr. Staples stated they cannot charge a penalty because it already triggers a civil infraction.

MOTION BY COUNCIL MEMBER HUSSAIN TO INTRODUCE AND SET THE PUBLIC HEARING FOR FEBRUARY 23, 2026 TO AMEND CHAPTER 1460 SECTIONS 1460.44 THROUGH 1460.52 AND ADD SECTION 1460.53 01 TO CLARIFY AND UPDATE THE REGULATIONS AND CERTIFICATES OF RENTAL PROPERTIES. MOTION CARRIED 3-0.

**OTHER**

No other topics at this time.

**ADJOURN**

Adjourned at 5:10 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on February 19, 2026

## Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

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| Date   | 04/12/2025         |
| First Name   | Florenso           |
| Last Name  | Hernandez          |
| Other name(s) by which you have been known, including maiden names   | Flo                |
| Date of Birth  | [REDACTED]         |
| Home Address   | 1423 Ohio Ave      |
| City   | Lansing            |
| Zip Code   | 48906              |
| Email  | herna159@gmail.com |
| Gender   | [REDACTED]         |
| If you don't know which ward you live in, visit the <a href="#">Lansing Neighborhoods Ward Map</a> and type in your address to find out! |                    |
| Ward   | Ward 1             |
| Best Phone Number to Contact You   | [REDACTED]         |
| In what year did you move to Lansing?  | 1983               |

**Additional Information Regarding Experience and Credentials**

I am a resident of the city of Lansing, born and raised on the northside of the city. I am currently serving on the Mayor's DEI Advisory Board and have served for the past two years, and I am looking to join the Police Commission and lend my expertise and skillsets to advancing the work of the city along and building strong communities. My passion for working with others is apparent in my 18 plus years

of service, dedication, and commitment to the community, students, and the State of Michigan.

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|--------------------------------|--|
| <b>Occupational Background</b> | Admissions Counselor (2007-2012)<br>Senior Admissions Counselor (2012-2022)<br>Assistant Director for Diversity, Equity, and Inclusion (2023-2025)<br>Assistant Director for Campus and Community Partnerships, Office of Admissions at Michigan State University (March 2025-April 2025)<br>Office for Institutional Diversity and Inclusion (IDI), Outreach and Engagement Manager (New position, start date: 4/14/2025) |
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| <b>Educational Background</b> | Master of Arts in Higher Adult and Lifelong Learning, Higher Ed Administration (2016) |
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| <b>Are you a current City of Lansing or Lansing Board of Water and Light employee?</b> | No |
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| <b>Current Appointments</b> | Mayor's DEI Advisory Board, term ends June 2025 |
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| <b>First Choice for Board to Serve on</b> | Police Commissioners |
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| <b>Second Choice of a Board to Serve on</b> | Mayor's Neighborhood Advisory Board |
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| <b>Third Choice of a Board to Serve on</b> | Diversity, Equity, & Inclusion (DEI) Advisory Board |
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| <b>Fourth Choice of a Board to Serve on</b> | Downtown Lansing, Inc. |
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| <b>Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.</b> | My desire to want to serve on the Police Commission is partially due to my connection to the community and interest in being part of the solution by way of community outreach and engagement opportunities. I grew up in Lansing and know the city well but feel like I may be able to contribute by raising awareness of specific subcommunities who are often left out or do not have an advocate to serve as their voice to city government. I have many years of experience serving on advisory boards at the local, city, state and national levels. I truly care about my city and want to be a resource and catalysts for disseminating information and capturing the community's feedback and engagement with our city officials. I also believe in Coalition Building in order to keep our neighborhoods safe and educated. It would be an honor if given the opportunity to demonstrate what I can contribute to this board. Thank you! |
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| <b>Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.</b> | NA |
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This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have

the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

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**Agreement to Background Check Authorization** • I agree

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**Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.** Floren시오 Hernandez

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**Date & Time** 04/13/2025 4:35 PM (EDT)

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**Receive an email copy of this form.** Yes

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# Floren시오 Hernandez

1423 Ohio Avenue, Lansing, MI 48906

(517) 980-2476

[herna159@msu.edu](mailto:herna159@msu.edu)

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## EDUCATION

### Michigan State University, East Lansing, MI

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|---|-----------|
| ➤ ELVTR Global DEIB Strategy Certificate                        | July 2023 |
| ➤ Master of Arts, Higher Adult, and Lifelong Education (HALE)   | May 2016  |
| ➤ Bachelor of Arts, Political Science/Pre-Law                   | May 2006  |
| ➤ Specialization/minor in Chicano/Latino Studies                | May 2006  |
| ➤ Study Abroad: Political Science Program in the United Kingdom | June 2005 |

## WORK EXPERIENCE

### Outreach and Engagement Manager

April 14, 2025-Present

Michigan State University, Office for Inclusive Excellence and Impact (IEI)

- Oversee institutional wide diversity, equity and inclusion programs, such as the Martin Luther King (MLK) student leadership conference, Cesar Chavez and Dolores Huerta celebratory dinner, Juneteenth, Chief Diversity Officer's Speaker Series programs and Summer Leadership Institute for high-level university professionals, and the annual IDI Excellence in Inclusion Awards.
- Serve on various planning committees for campuswide DEI initiatives and programs
- Manage a \$150,000 programming and outreach budget and fundraising initiatives
- Collaborate with community organizations to secure sponsors, vendors and entertainment
- Selected to serve as the Advisor to the Chicano Latino student organization known as Culturas de las Razas Unidas (CRU) at MSU in January of 2026

### Assistant Director for Diversity, Equity, and Inclusion

January 3, 2023-April 2025

Michigan State University, Office of Undergraduate Admissions

- Managed and developed yield programs for underrepresented/minoritized student populations, such as first-generation college students, LGBTQIA+, Rural, Native American, Latinx, APIDA, and African American students
- Created a DEI strategic plan that analyzes office policy and procedures for staff training and student recruitment
- Serve and represent the Office of Admissions on university-wide boards to develop policies around DACA/Undocumented/noncitizen students and create alignment of race and ethnic categories used for data collection
- Responsible for an instate recruitment territory of roughly 86 high schools in Allegan, Kent, Muskegon, Ottawa, and Ingham counties
- Partnered with the foster care (FAME) program at MSU to develop an admitted student yield program for all first-year applicants to introduce students to campus resources

- Spearheaded the Spartan Club initiative with the Lansing School District for 25 students in grades 9-12 to learn more about their opportunities and resources at MSU

**Diversity, Equity, and Inclusion (DEI) Academic Specialist**  
Michigan State University, James Madison College

June 1, 2022-January 3, 2023

- Advised and guided first-year James Madison College students through the New Student Orientation (NSO) process at Michigan State University
- Represented James Madison College for the six MSU Green and White Day campuswide programs with a daily attendance of 1200 guests
- Assisted with the planning and implementing the James Madison College “Early Start” summer inaugural program for 21 first-generation college freshmen
- Planned and collaborated with campus partners to develop four fall visit days for prospective students and families interested in learning more about James Madison College
- Hosted and coordinated campus visits for 50 Hope College TRIO/Upward Bound students from Fennville, Holland, and West Ottawa High Schools to learn more about the residential colleges
- Collaborated with the Office of Admission’s marketing/communications team to reach nearly 7,000 prospective students (*Inquiries*) in Slate (CRM) for the JMC Fall Visit Day Programs
- Developed a partnership with South Case Hall, Residence Education, and Hospitality Services to design a cultural campus program that allowed students to network with each other and learn more about Dia de Los Muertos, which also became the first campus-wide “ofrendas” initiative, which involved various DEI offices and departments at Michigan State University
- Attended NACAC/MACAC college fairs, where I interacted with prospective students and families, answered questions, visited high schools, and participated in onsite days in Detroit
- Served as a mentor and advisor to the newly formed registered student organization (RSO) known as the “Latino Leaders in Policy (LLIP)” formed by James Madison Latinx students

**Admissions Counselor, Michigan State University, Office of Admissions, January 2007-June 1, 2022**

- Managed in-state recruitment efforts in Southwest Detroit, Genesee County, Washtenaw County, and West Michigan (Kent, Van Buren, Ottawa, and Kalamazoo Counties)
- Visited an average of 50 high schools and reviewed approximately 1200 applications each cycle
- Attended sanctioned and non-sanctioned college fairs and junior parent precollege nights
- Reviewed applications and managed inquiries for nine US states, which include Texas, Florida, Louisiana, Alabama, Arkansas, Mississippi, and the US territory of Puerto Rico
- Facilitated daily prospective freshman campus visit programs and spring yield events such as “Dia de la Familia” (Latino Family Day) and “Inside MSU” programs for admitted students

*Office of Admissions College Assistance Migrant Program (CAMP) Liaison*

March 2008-June 2022

- Reviewed a yearly average of 110 migrant high school student applications from Texas, Florida, and Michigan for admission to MSU
- Set yearly recruitment goals to meet the enrollment target of 60 CAMP students, aided through onsite admissions and various recruitment and outreach efforts
- Advocated adding a CAMP prompt on the university admissions application to help streamline the review process

*To College, Through College (T2C) Program Liaison*

August 2017-March 2022

- Served as a liaison to the Grand Rapids Center for College Success and outreach programs

- Visited the studio in Grand Rapids monthly to meet with students interested in learning more about Michigan State University
- Worked with campus partners such as Financial Aid, Housing, Honor's College, and Office of Education Abroad to bring staff members to the T2C Studio for sessions with prospective first-generation college students, admitted students, and families

*CRM Modernization Project Member*

March 2019-August 2021

- Member of the MSU Student Information System (SIS) Modernization/Implementation Project
- Learned the functionality of PeopleSoft (Oracle system) software and designed recruitment modules in the Campus Solutions system
- Coordinated regular training sessions with the Office of Admission's staff and counselors

## COMMUNITY OUTREACH EXPERIENCES

**Commissioner/President, Hispanic Latino Commission of Michigan (HLCOM),** December 2019-Present

- Elected Vice-President by commissioner colleagues serving a two year term
- Served on the executive board as Treasurer overseeing spending costs and program finances
- Serve on the Advocacy, Bylaws, and Finance Committees, where we meet monthly to develop strategies to address the needs of the Latino community in the State of Michigan

**Advisory Board Member: The City of Lansing's DEI Advisory Board to the Mayor,** February 2023-June 2025

- Chair of the Economic Development, Education, and Training subcommittee that meets monthly
- Drafted a proposal for the City to create a BIPOC Smallbusiness online resource toolkit

**Board Member, Ingham County Community Health Center Board,** November 2018-December 2024

- Attend monthly membership meetings to discuss county services and patient needs
- Former member of the Finance Committee, responsible for reviewing grants and federal funds
- Served as the Membership Committee Chair, focused on member recruitment and training
- Active member of the Homelessness Committee that met with partner agencies and clinics

**Vice-President, Lansing Labor Council for Latin American Advancement (LCLAA),** April 2017-April 2023

- Scholarship Committee Chair, January 2014-April 2026
- Organize community voter registration and education initiatives in the Greater Lansing area
- Spearheaded the North Lansing Bancroft Park annual community cleanup and cookout

**Treasurer, Suits, and the city,** January 2019-July 2019

- Lansing's premier LGBTQIA+ networking non-profit organization whose purpose is to bring all communities together through education and economic development opportunities
- Spearheaded the first annual St. Patrick's Day fundraiser to raise \$1,200 for scholarships

**President, Advocates for Latino Student Advancement in Michigan Education,** June 2008 –June 2014

- A non-profit organization comprised of admissions, financial aid, and support staff in higher education from all 15 Michigan public universities, dedicated to increasing the educational attainment of Latino high school students by addressing cultural barriers

**Treasurer, Guillermo Lopez Lansing School Board of Education campaign,** November 2014

- Budgeted money for purchases of yard signs, advertisements, and numerous fundraisers

- Completed all Ingham County finance paperwork every quarter to remain in good financial standing with the county office

**Treasurer, Lansing for Cesar E. Chavez Committee, March 2012-2014**

- Maintained membership and financial records of the annual Oldtown Tejano/Latino Festival
- Developed a financial plan for the annual Cesar E. Chavez scholarship fundraiser dinner

**President, Equal Educational Opportunity Committee (EEO Committee), Michigan Association of Collegiate Registrars and Admissions Officers (MACRAO), November 2008-2009**

- Recognized college programs geared toward student success and retention within the state
- Facilitated workshops/round table discussions at the MACRAO annual conference on first-generation college students, retention, and the impacts of Michigan Proposal 2 policies

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

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

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Public Safety met on February 19, 2026 and took affirmative action.

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

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



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

## **MEMORANDUM**

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

**FROM:** Planning & Zoning Office

**DATE:** October 8, 2025

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

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

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

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

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



Andy Schor  
Mayor

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

**MINUTES – DRAFT**

**1. OPENING SESSION**

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

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

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

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

**3. COMMUNICATIONS –**

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

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

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

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

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

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

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

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

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

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

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

Mr. Klont opened the public hearing.

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

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

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

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

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

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

**A. Consent Items**

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

**B. Old Business – None**

**C. New Business**

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

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

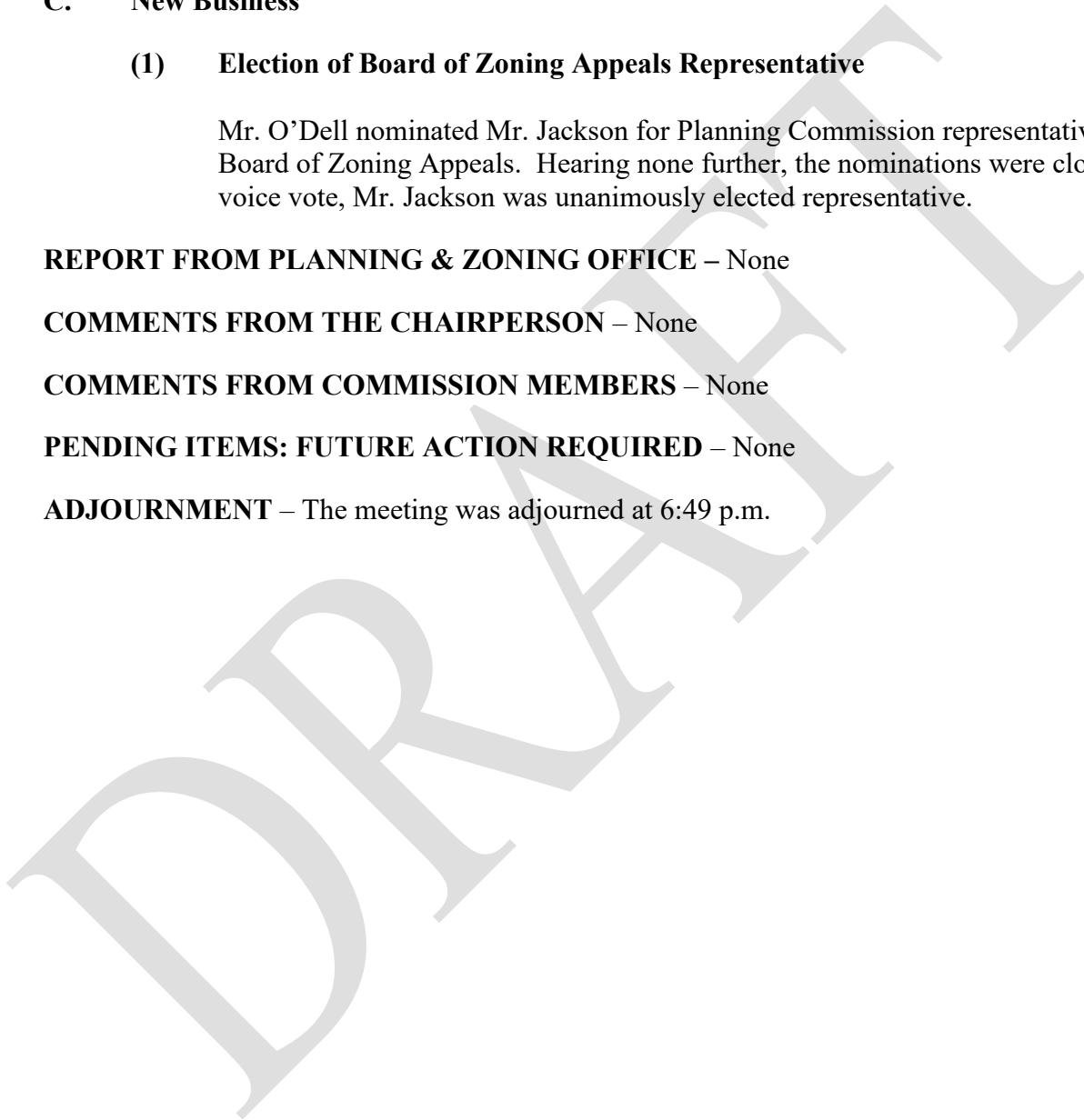
**8. REPORT FROM PLANNING & ZONING OFFICE – None**

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

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

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

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



**MINUTES**  
**Committee on Public Safety**  
**Tuesday, October 14, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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

Mr. Fedewa summarized they had introduced to the Planning Commission the draft ordinance from the Committee and the hearing was held October 7, received one email and no one from the public was at the actual hearing/meeting. Mr. Fedewa acknowledged that staff did outline other options which Committee can see in the Planning Commission minutes in the packet, however the Planning Commission was comfortable with the work Council Committee had already done.

Mr. Van Fossen stated that when they looked at, in this case it was received after the fact that Council Committee had created it, and not the Planning Commission or EDP. He too referenced the Planning Commission minutes where it stated where the staff proposed points to add, but the Planning Commission did not accept those. Mr. Van Fossen asked the Committee to review them and consider them as well.

Council Member Kost asked if the OCA had reviewed the points proposed by EDP staff to the Planning Commission at their hearing, and Ms. Hagen-Lawrence stated they had not. The Committee reviewed the suggestions and considered having OCA review them for the ordinance. The Committee considered moving forward with setting the hearing, but They can also move forward with the process. Ms. Hagen-Lawrence asked if Committee was looking to change the ordinance. Council Member Kost stated OCA should review, and table this.

Council Member Kost stated the Senate should be proposing their portion of this within the week.

MOTION BY COUNCIL MEMBER KOST TO TABLE SO THAT OCA CAN REVIEW THE 4 SUGGESTIONS FROM EDP STAFF TO SEE IF THE ITEMS CAN BE INCLUDED IN THE ORDINANCE AMENDMENT, IF IN LEGAL OPINION IT IS APPROPRIATE TO DO SO, AND MEETS STANDARDS WILL BE APPROPRAITE TO HAVE IN THE ORDINACE. IF THERE IS ARE ANY OF THE ITEMS OCA DETERMINES SHOULD NOT BE INCLUDED IN THE ORDINANCE AMENDMENT, THE COMMITTEE WILL BE ADVISED AS TO WHY NOT.  
MOTION CARRIED 3-0.

Ms. Hagen-Lawrence could not provide a deadline to review and get through the OCA ordinance review committee. The Committee asked for it to be on the next meeting for at least a status update.

Council Member Hussain asked if it would be appropriate for Mr. Fedewa to work with OCA. Mr. Van Fossen stated that EDP can provide framework and work with OCA they can work with them.

MOTION CARRED 3-0.

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

Council Member Pehlivanoglu referred back the Planning Commission minutes in packet which reflected the same four points as the previous ordinance amendment.

MOTION BY COUNCIL MEMBER KOST TO TABLE SO THAT OCA CAN REVIEW THE 4 SUGGESTIONS FROM EDP STAFF TO SEE IF THE ITEMS CAN BE INCLUDED IN THE ORDINANCE AMENDMENT, IF IN LEGAL OPINION IT IS APPROPRIATE TO DO SO, AND MEETS STANDARDS WILL BE APPROPRAITE TO HAVE IN THE ORDINACE. IF THERE IS ARE ANY OF THE ITEMS OCA DETERMINES SHOULD NOT BE INCLUDED IN THE ORDINANCE AMENDMENT, THE COMMITTEE WILL BE ADVISED AS TO WHY NOT. MOTION CARRIED 3-0.

**MINUTES**  
**Committee on Public Safety**  
**Tuesday, October 28, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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

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

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

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

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

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

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

Council Member Hussain referred to a statement by the City Clerk on publishing Ordinances and 9 days, at the Council meeting 10/27/2025, and asked if “immediate effect” be placed in the ordinance initially to avoid the clerk not publishing immediately. Ms. Hagen-Lawrence stated that effective date is per Charter 30 day after adopted, and needs to be published to be effective. An ordinance requires 5 votes, and action for immediate effect is 6 votes, and she would brainstorm to see what can be done. Council Member Hussain stated his struggles, but there seems to be issuing with City Pulse publishing once a week. Council Member Kost asked if Charter says Clerk has to publish, and Ms. Hagen-Lawrence stated the Charter does say the City Clerk has to publish. Council Member Hussain reiterated his frustration that Council does all this action, but the Clerk is determining when to publish. He then asked Council leadership to work with the City Clerk, and Council Member Kost stated they can look at other publications. Council Member Pehlivanoglu asked if it has to be in a physical newspaper or something online. Ms. Hagen-Lawrence stated the Charter speaks to a “newspaper” in general circulation.

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

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

**MINUTES**

**Committee on Public Safety**

**Tuesday, November 25, 2025 @ 4:00 p.m.**

**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**NO ACTIVITY**

**MINUTES**

**Committee on Public Safety**

**Tuesday, December 9, 2025 @ 4:00 p.m.**

**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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

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

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

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

Ms. Hagen-Lawrence spoke on both ordinance amendments. She recapped that OCA has been working with EDP on some additional conditions and have settled on an option that EDP agrees makes sense and OCA has no objection. This would not change the definition ordinance as proposed but looking at proximity ordinance they are looking at something to

address outside seating. They are also looking at another amendment that speaks to certain liquor stores under permit. The proposal of both EDP and OCA makes sense, that since these are such a substantive change, if Committee is comfortable with those options, they can take those to Planning Commission in January and then back to Committee with those options.

Council Member Pehlivanoglu asked if some liquor stores have outside seating currently, and Mr. Fedewa stated not that he is aware of it, but they did not want to craft that would be pre-empted by the State, but if this Committee thinks this is okay, Committee can take as originally proposed and changes can come later.

Council Member Kost asked OCA, if with liquor store is there a separate license for off-premise, and Ms. Hagen-Lawrence confirmed. There are some liquor stores that have picnic tables or seating areas, so the newly proposed amendment is to discourage unofficial consumption. If this is added they are dealing with the properties directly not the people who patronize. OCA recommendation is to deal with all together if they are considering the outside seating option. If they do not want to, in the draft of the 1250.02 error, that would need to be corrected, and then these two can be moved forward.

Council Member Hussain stated he would concur to wait and see the amendment for the seating. Council Member Kost concurred to wait as well.

Ms. Hagen-Lawrence stated they would finalize the drafts and have ready for the Planning Commission in January; January 6, 2026.

**MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE RESOLUTIONS ON ORDINANCE AMENDMENTS TO 1240.04 AND 1250.02. MOTION CARRIED 3-0.**

Council Member Hussain asked OCA if ever found out if drive thru liquor stores were permitted by State law.

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

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

**THE CITY OF LANSING ORDAINS:**

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

1240.04.02. Definitions.

As used in this Zoning Ordinance, unless otherwise provided:

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

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

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

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

*Adult care facilities* means:

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

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

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

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

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

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

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

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

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

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

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

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

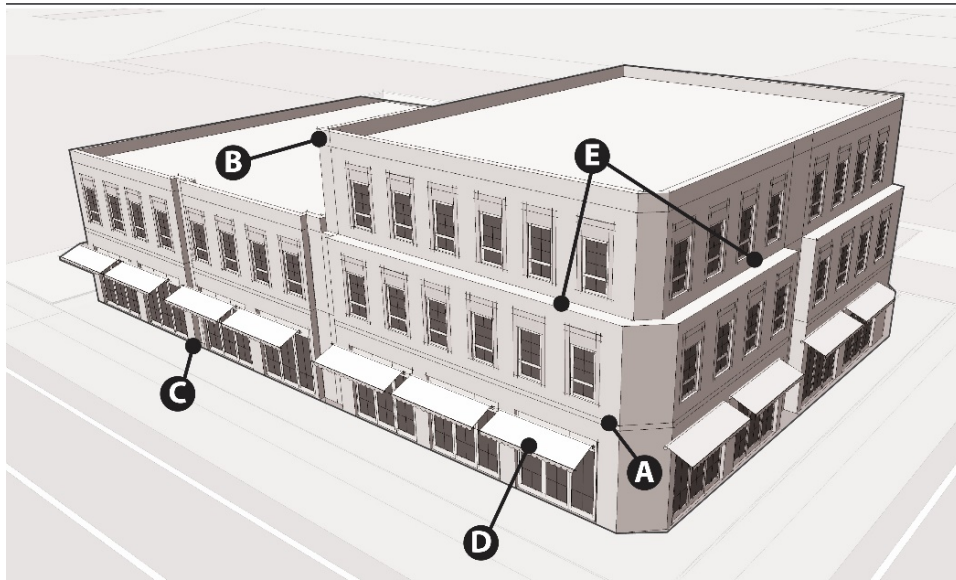
15 *Applicant* means a person having a legal, equitable or leasehold interest in a lot, or a  
16 representative of such person, who is making a request pursuant to this Zoning Code.

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

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

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

2 Figure 1



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

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

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

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

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

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

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

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

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

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

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

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

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

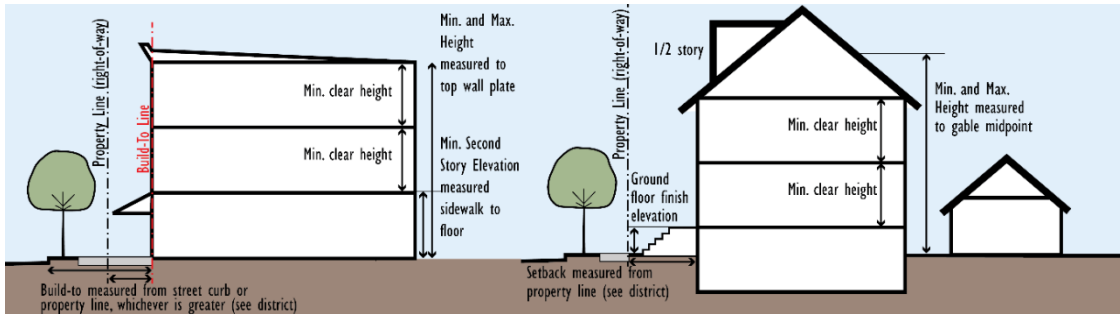
12           *Building frontage* means the percentage of the building facade that adjoins the front  
13 setback or build-to line.

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

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

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

3 Figure 2



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

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

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

15 *Child care/residential care facilities* means:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15           *Contiguous* means abutting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1           (3)     Two or more persons related by blood, marriage, or adoption, with not more than  
2                     two of the unrelated persons as roomers.

3           *Family, functional* means a group of persons, but not more than three adults, which group  
4 does not meet the definition of "family" above hereof, living in a dwelling unit as a single  
5 housekeeping unit and intending to live together as a group for the indefinite future. "Functional  
6 family" does not include a fraternity, sorority, club, hotel or other group of persons whose  
7 association is temporary or commercial in nature.

8           *Fence* means any wall (except a retaining wall), screen, partition or similar structure  
9 existing on a yard or parcel of land, which structure encloses land, divides land into distinct  
10 portions, separates contiguous properties, obstructs the passage of light or air into adjacent land  
11 or obstructs the vision of motorists on or near public roads. Barbed wire shall not be considered  
12 part of a fence for purposes of determining the height thereof.

13           *Fenestration* means openings in the building wall, including windows, doors and open  
14 areas. When measuring fenestration, framing elements (such as muntins) with a dimension less  
15 than one inch are considered part of the opening.

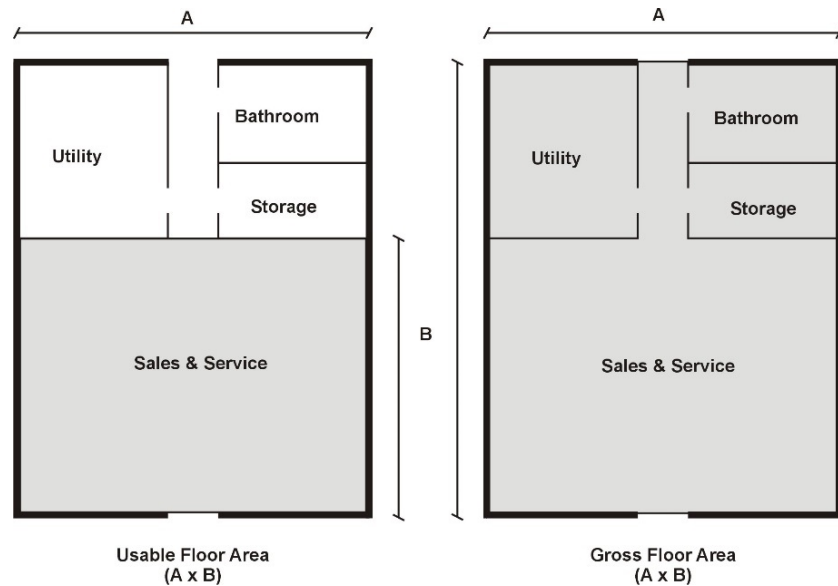
16           *Filling* means the permanent depositing or dumping of any matter onto or into the  
17 ground, except for agricultural purposes, ground care or landscaping.

18           *Floor area* means the sum of the horizontal areas of each story of a structure measured  
19 from the exterior faces of the exterior walls.

20           *Floor area, usable*, for the purpose of computing parking, means that area used for or  
21 intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or  
22 customers. Such floor area which is used or intended to be used for hallways, stairways, elevator

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

5 Figure 3



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

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

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

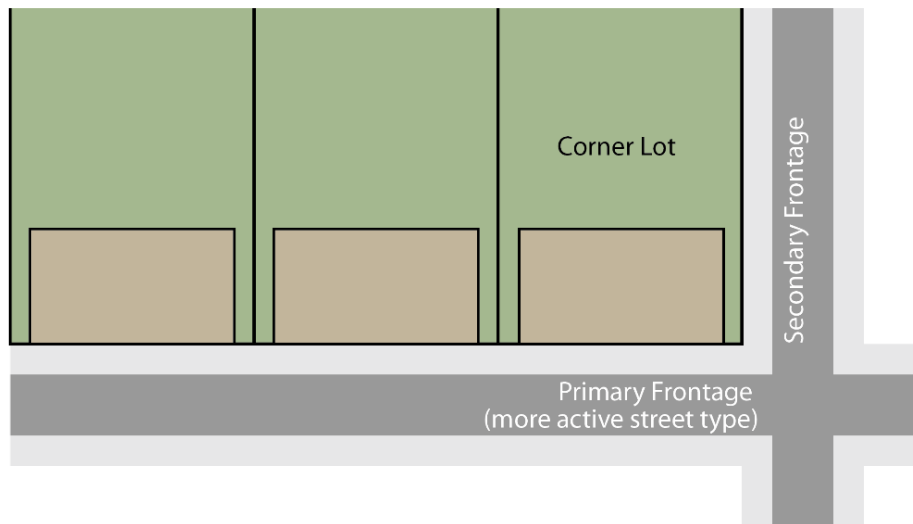
- (1) Is envisioned to be the most pedestrian-oriented, according to the street typologies described in the Comprehensive Plan and defined in this ordinance (see "street

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

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

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

7 Figure 4



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

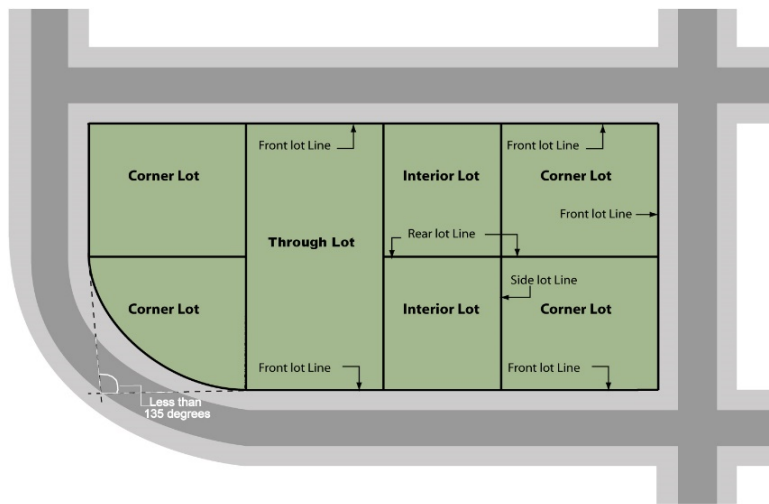
8           *Lodging facility* means building(s) or part of a building, where by prearrangement  
9 transient or extended-stay guests are provided a sleeping room and a bathroom in return for  
10 payment. A lodging facility has staff on-site or on-call 24 hours a day and may include, but is not  
11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

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

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

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

Figure 5



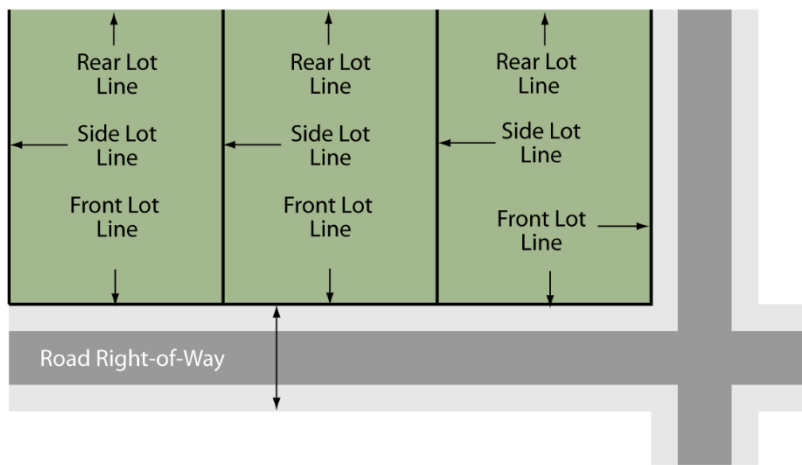
*Lot area* means the total horizontal area within the lot lines of the lot.

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

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

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

Figure 6



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

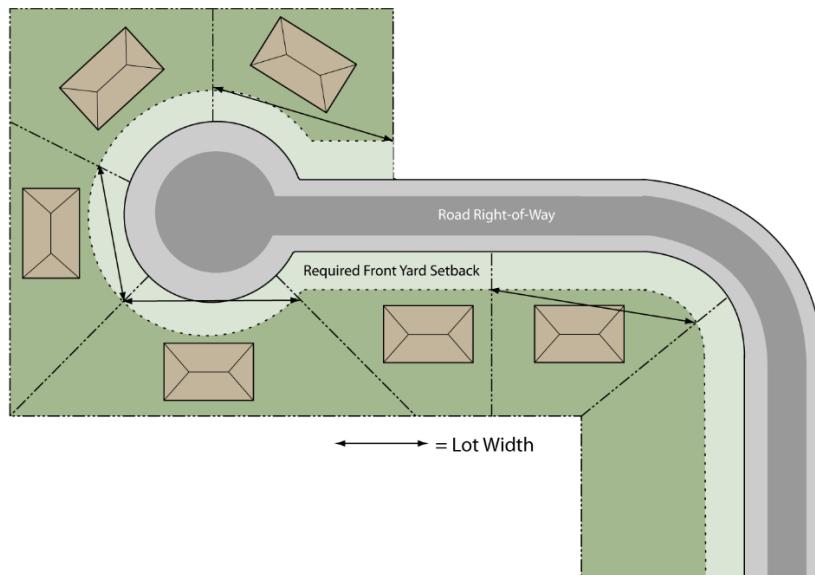
*Lot line, rear* means a lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall be only one rear lot line. In the case of a lot converging toward the rear, the rear lot line shall be an imaginary line parallel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

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

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

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

Figure 7



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3           *Porch*. See "Frontage type."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 a. The delivery of prepared food by waiters and waitresses to customers  
2 seated at tables within a completely enclosed building.

3 b. The prepared food is acquired by customers at a cafeteria line and is  
4 subsequently consumed by the customers within a completely enclosed  
5 building.

6 (6) *Bar/lounge/tavern.* A bar, lounge or tavern is a type of restaurant that is operated  
7 primarily for the dispensing of alcoholic beverages. The preparation and sale of  
8 food or snacks to customers may be permitted.

9 *Restoration* means to put back into original or historic condition.

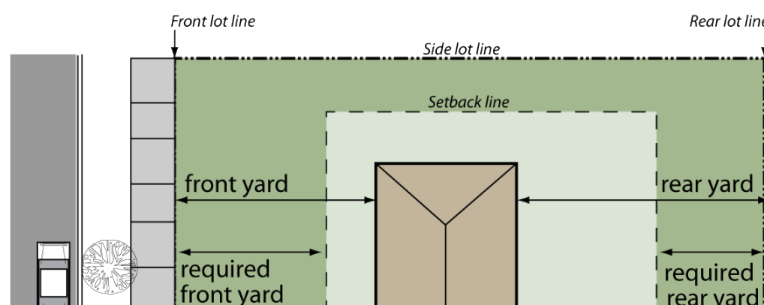
10 *Resumption* means to begin the use of a nonconformity after it has been previously  
11 discontinued from use.

12 *Retail store* means an establishment which primarily serves the surrounding  
13 neighborhood and includes, but is not limited to, the following: Limited service food store, drug  
14 store, hardware store, laundry or cleaners pickup, jewelry store, florist, gift shop, book store,  
15 clothing store, photographer, and bakery whose products are sold only on the premises.

16 *Salvage yard* means a lot where any product, including, but not limited to, any of the  
17 following, is taken apart in such a way that the usable parts are separated from the nonusable:  
18 Motor vehicles, machinery, appliances, fixtures, goods, and merchandise.

19 *Setback* means the minimum horizontal distance measured from the lot line, as required  
20 under this ordinance, for the front, side, or rear property line as appropriate.

21 Figure 8



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

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

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

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

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

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

7           *Stoop*. See "Frontage types."

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

10          *Storefront*. See "Frontage types."

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

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

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

1 (1) *Expressway*. Restricted access divided Interstate and U.S. highways for motor  
2 vehicle use only that are typically under the jurisdiction of the State of Michigan  
3 or the Federal Highway Administration.

4 (2) *Non-local streets*:

5 a. *Activity corridor*. An arterial or major street that traverses an area that  
6 typically is designed to promote a multi-modal balance between vehicle,  
7 pedestrian and bicycle travel. Such streets may have more frequent traffic  
8 signals, a higher level of service of public transit, on-street parking, and  
9 more abundant locations for pedestrian crossings to encourage activity  
10 along the sidewalks.

11 b. *Prime connector*. Major collector streets that link higher class streets with  
12 local streets. Prime connector typically traverse residential districts and are  
13 designed for moderate traffic speeds and volumes, often with special  
14 design features to bicyclists.

15 c. *Suburban corridor*. A class of arterial or major streets that are similar in  
16 traffic function as arterial corridors, but typically are lined with more  
17 suburban style auto-oriented development with lower density and deeper  
18 setbacks.

19 d. *Arterial corridor*. Major streets that, compared to most other types of  
20 streets, are designed accommodate higher volumes of vehicle traffic and  
21 often are "cross town" routes that are, or may connect with, state

1 trunklines or roads in adjacent communities. May also be referred to as  
2 principal or major arterials.

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

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

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

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

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

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

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

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

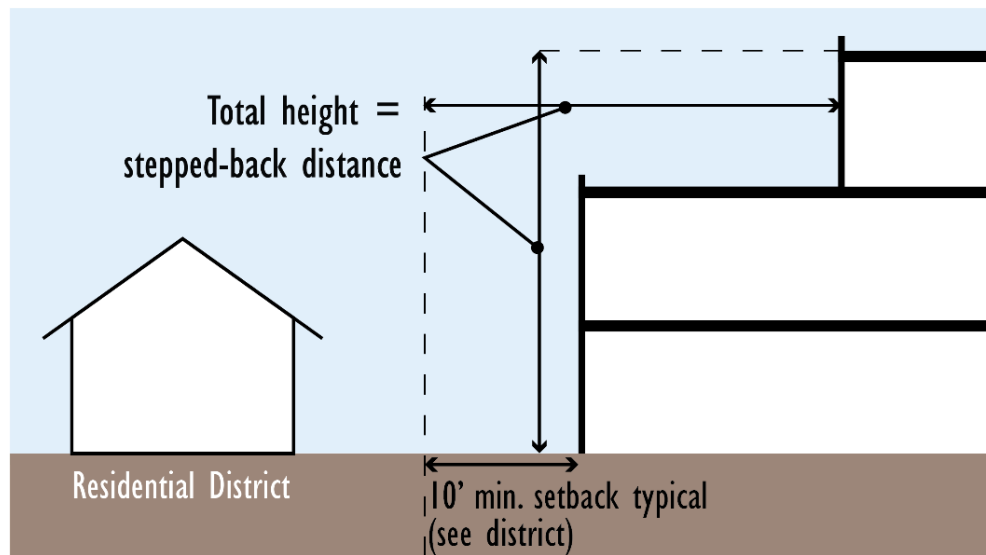
1 *Temporary use* means any use that is not permitted as a principal use, accessory use or a  
2 conditional use in a zoning district, and which is limited in its duration.

3 *Townhouse* means a group of dwellings having party walls with each other and located  
4 side by side.

5 *Trailer* means a vehicle with or without motive power, other than a pole-trailer, designed  
6 for carrying property or persons and for being drawn by a motor vehicle and so constructed that  
7 no part of its weight rests upon the towing vehicle. As defined in this Code, trailer is not  
8 exclusive of recreational vehicles.

9 *Upper floor setbacks, for the elevation adjacent to a residential district (R-1 through R-  
10 6)*, means the floors above the second story shall be tiered-back so that the highest point of the  
11 building is setback from the adjacent residential district a distance at least equal to the height of  
12 the building.

13 Figure 9



*Use means:*

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

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

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

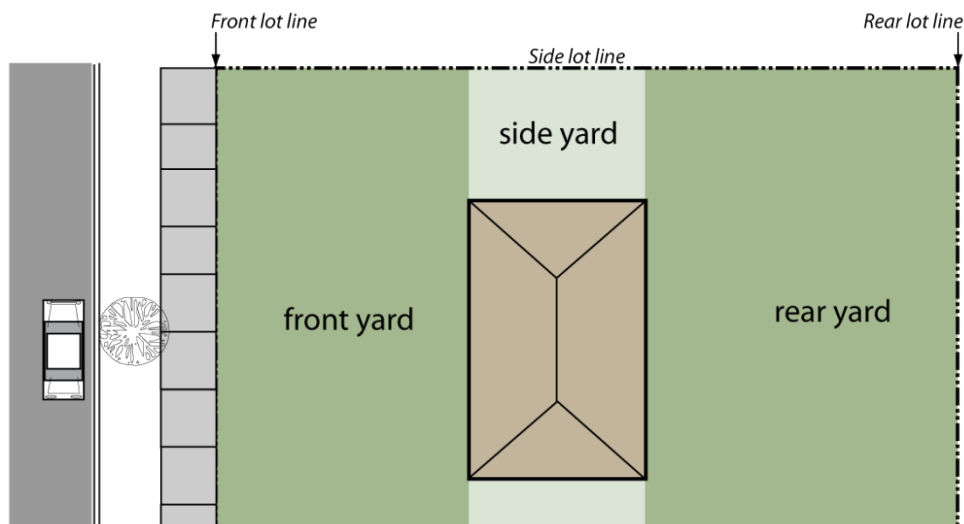
6 *Yard* means a space on a lot with a structure, which space is unobstructed and unoccupied  
7 from the ground upward, except as occupied or obstructed as permitted in this Zoning Code.

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

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

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

18 Figure 10



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

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

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

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

Approved as to form:

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

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

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, , 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 Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

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

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

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

## **INTRODUCTION OF ORDINANCE**

Council Member Spadafore introduced:

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

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for , 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 Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

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



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

## MEMORANDUM

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

**FROM:** Planning & Zoning Office

**DATE:** October 8, 2025

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

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

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

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

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



Andy Schor  
Mayor

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

**MINUTES – DRAFT**

**1. OPENING SESSION**

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

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

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

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

**3. COMMUNICATIONS –**

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

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

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

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

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

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

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

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

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

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

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

Mr. Klont opened the public hearing.

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

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

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

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

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

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

**A. Consent Items**

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

**B. Old Business – None**

**C. New Business**

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

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

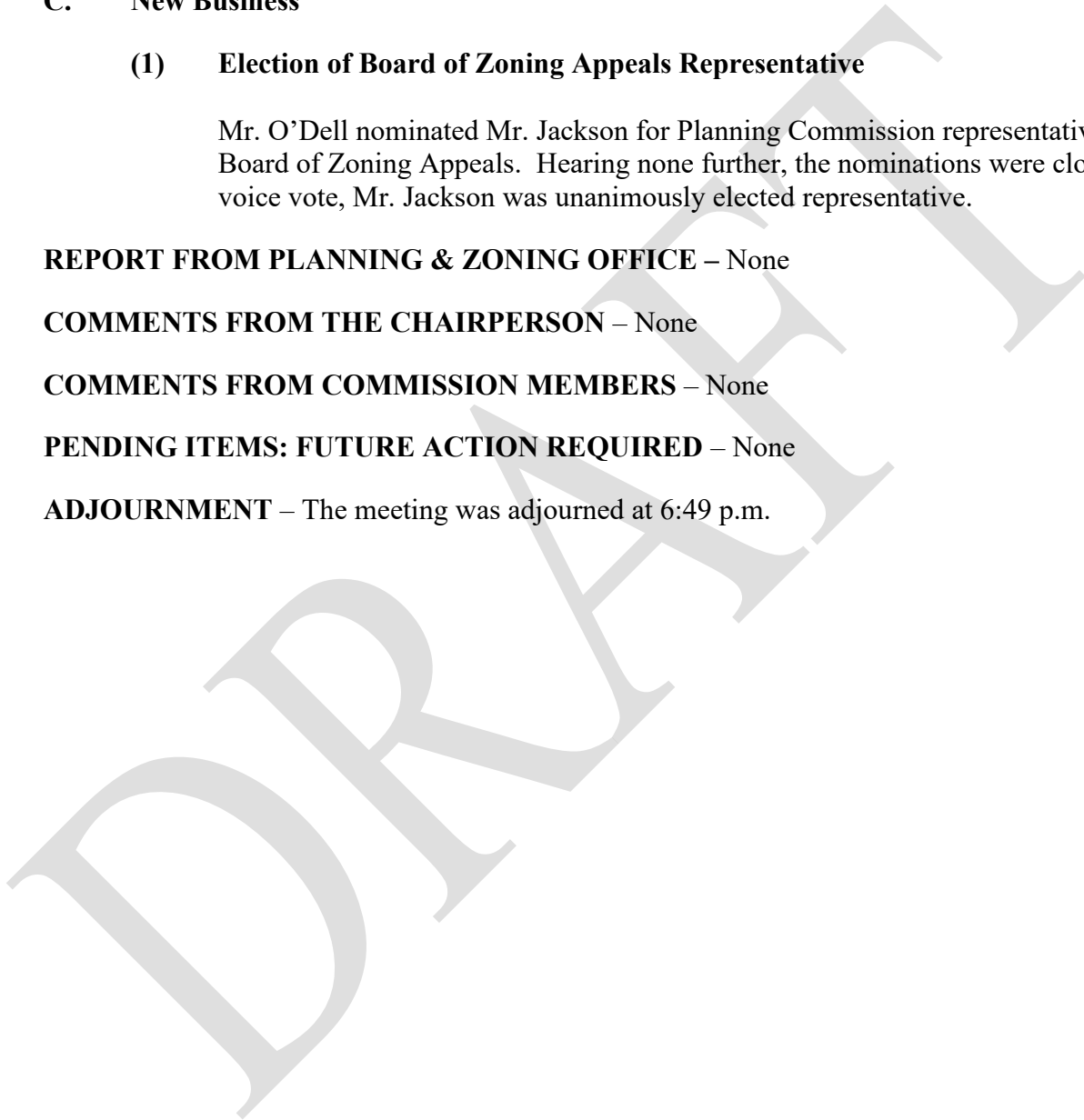
**8. REPORT FROM PLANNING & ZONING OFFICE – None**

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

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

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

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



**MINUTES**  
**Committee on Public Safety**  
**Tuesday, October 14, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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

Mr. Fedewa summarized they had introduced to the Planning Commission the draft ordinance from the Committee and the hearing was held October 7, received one email and no one from the public was at the actual hearing/meeting. Mr. Fedewa acknowledged that staff did outline other options which Committee can see in the Planning Commission minutes in the packet, however the Planning Commission was comfortable with the work Council Committee had already done.

Mr. Van Fossen stated that when they looked at, in this case it was received after the fact that Council Committee had created it, and not the Planning Commission or EDP. He too referenced the Planning Commission minutes where it stated where the staff proposed points to add, but the Planning Commission did not accept those. Mr. Van Fossen asked the Committee to review them and consider them as well.

Council Member Kost asked if the OCA had reviewed the points proposed by EDP staff to the Planning Commission at their hearing, and Ms. Hagen-Lawrence stated they had not. The Committee reviewed the suggestions and considered having OCA review them for the ordinance. The Committee considered moving forward with setting the hearing, but They can also move forward with the process. Ms. Hagen-Lawrence asked if Committee was looking to change the ordinance. Council Member Kost stated OCA should review, and table this.

Council Member Kost stated the Senate should be proposing their portion of this within the week.

MOTION BY COUNCIL MEMBER KOST TO TABLE SO THAT OCA CAN REVIEW THE 4 SUGGESTIONS FROM EDP STAFF TO SEE IF THE ITEMS CAN BE INCLUDED IN THE ORDINANCE AMENDMENT, IF IN LEGAL OPINION IT IS APPROPRIATE TO DO SO, AND MEETS STANDARDS WILL BE APPROPRAITE TO HAVE IN THE ORDINACE. IF THERE IS ARE ANY OF THE ITEMS OCA DETERMINES SHOULD NOT BE INCLUDED IN THE ORDINANCE AMENDMENT, THE COMMITTEE WILL BE ADVISED AS TO WHY NOT.  
MOTION CARRIED 3-0.

Ms. Hagen-Lawrence could not provide a deadline to review and get through the OCA ordinance review committee. The Committee asked for it to be on the next meeting for at least a status update.

Council Member Hussain asked if it would be appropriate for Mr. Fedewa to work with OCA. Mr. Van Fossen stated that EDP can provide framework and work with OCA they can work with them.

MOTION CARRED 3-0.

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

Council Member Pehlivanoglu referred back the Planning Commission minutes in packet which reflected the same four points as the previous ordinance amendment.

MOTION BY COUNCIL MEMBER KOST TO TABLE SO THAT OCA CAN REVIEW THE 4 SUGGESTIONS FROM EDP STAFF TO SEE IF THE ITEMS CAN BE INCLUDED IN THE ORDINANCE AMENDMENT, IF IN LEGAL OPINION IT IS APPROPRIATE TO DO SO, AND MEETS STANDARDS WILL BE APPROPRAITE TO HAVE IN THE ORDINACE. IF THERE IS ARE ANY OF THE ITEMS OCA DETERMINES SHOULD NOT BE INCLUDED IN THE ORDINANCE AMENDMENT, THE COMMITTEE WILL BE ADVISED AS TO WHY NOT. MOTION CARRIED 3-0.

**MINUTES**  
**Committee on Public Safety**  
**Tuesday, October 28, 2025 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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

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

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

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

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

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

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

Council Member Hussain referred to a statement by the City Clerk on publishing Ordinances and 9 days, at the Council meeting 10/27/2025, and asked if “immediate effect” be placed in the ordinance initially to avoid the clerk not publishing immediately. Ms. Hagen-Lawrence stated that effective date is per Charter 30 day after adopted, and needs to be published to be effective. An ordinance requires 5 votes, and action for immediate effect is 6 votes, and she would brainstorm to see what can be done. Council Member Hussain stated his struggles, but there seems to be issuing with City Pulse publishing once a week. Council Member Kost asked if Charter says Clerk has to publish, and Ms. Hagen-Lawrence stated the Charter does say the City Clerk has to publish. Council Member Hussain reiterated his frustration that Council does all this action, but the Clerk is determining when to publish. He then asked Council leadership to work with the City Clerk, and Council Member Kost stated they can look at other publications. Council Member Pehlivanoglu asked if it has to be in a physical newspaper or something online. Ms. Hagen-Lawrence stated the Charter speaks to a “newspaper” in general circulation.

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

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

**MINUTES**

**Committee on Public Safety**

**Tuesday, November 25, 2025 @ 4:00 p.m.**

**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

**NO ACTIVITY**

**MINUTES**

**Committee on Public Safety**

**Tuesday, December 9, 2025 @ 4:00 p.m.**

**City Council Conference Room, 10<sup>th</sup> Floor City Hall**

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

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

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

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

Ms. Hagen-Lawrence spoke on both ordinance amendments. She recapped that OCA has been working with EDP on some additional conditions and have settled on an option that EDP agrees makes sense and OCA has no objection. This would not change the definition ordinance as proposed but looking at proximity ordinance they are looking at something to

address outside seating. They are also looking at another amendment that speaks to certain liquor stores under permit. The proposal of both EDP and OCA makes sense, that since these are such a substantive change, if Committee is comfortable with those options, they can take those to Planning Commission in January and then back to Committee with those options.

Council Member Pehlivanoglu asked if some liquor stores have outside seating currently, and Mr. Fedewa stated not that he is aware of it, but they did not want to craft that would be pre-empted by the State, but if this Committee thinks this is okay, Committee can take as originally proposed and changes can come later.

Council Member Kost asked OCA, if with liquor store is there a separate license for off-premise, and Ms. Hagen-Lawrence confirmed. There are some liquor stores that have picnic tables or seating areas, so the newly proposed amendment is to discourage unofficial consumption. If this is added they are dealing with the properties directly not the people who patronize. OCA recommendation is to deal with all together if they are considering the outside seating option. If they do not want to, in the draft of the 1250.02 error, that would need to be corrected, and then these two can be moved forward.

Council Member Hussain stated he would concur to wait and see the amendment for the seating. Council Member Kost concurred to wait as well.

Ms. Hagen-Lawrence stated they would finalize the drafts and have ready for the Planning Commission in January; January 6, 2026.

**MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE RESOLUTIONS ON ORDINANCE AMENDMENTS TO 1240.04 AND 1250.02. MOTION CARRIED 3-0.**

Council Member Hussain asked OCA if ever found out if drive thru liquor stores were permitted by State law.

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

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

**THE CITY OF LANSING ORDAINS:**

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

**1250.02.13. -Liquor stores.**

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

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

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

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

Approved as to form:

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

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

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, , 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 Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

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

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

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

## INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

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

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for , 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 Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to

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

**THE CITY OF LANSING ORDAINS:**

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

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

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

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

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

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

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

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

6 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
7 immediate effect by City Council, and shall expire December 31, 2035.

8 Approved as to form:

9  
10 \_\_\_\_\_  
City Attorney

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



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.

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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

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NOTICE OF PUBLIC HEARING**

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An Ordinance of the City of Lansing, Michigan, to amend Chapter 1243 Table 1243.03 of the Lansing Codified Ordinances to add "Liquor Store" to the Commercial Mixed-Use Districts Allowable Use Table of the Zoning Ordinance.

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.

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## INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

An ordinance of the City of Lansing, Michigan, to amend Table 1243.03 of the Lansing Codified Ordinances to add 'Liquor Store' to the Allowable Use Table.

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for , 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 Table 1243.03 of the Lansing Codified Ordinances to add 'Liquor Store' to the Allowable Use Table.

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

**An ordinance of the City of Lansing, Michigan, to amend Table 1245.03 of the Lansing Codified Ordinances to add “Liquor Store” to the Special Districts Allowable Use Table of the Zoning Ordinance.**

**THE CITY OF LANSING ORDAINS:**

Section 1. That Chapter 1245, Table 1245.03, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

| Table 1245.03: Special Districts Allowable Use Table   |       |        |   |
|--|-------|--------|---|
| P = PRINCIPAL PERMITTED<br>C = CONDITIONAL USE<br>S = SPECIAL LAND USE                                 | IND-1 | INST-1 | Conditions  |
| Industrial   |       |        |   |
| Cleaning, processing, servicing, or repair of any product  | P     |        |   |
| Dry cleaning plants  | C     |        | 1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.<br>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.   |
| Industrial metal forming and scrap metal processing  | P     |        |   |
| Logistics Terminal, Wholesale and Warehouse uses   | P     |        |   |
| Industrial: Assembly, Fabrication, Manufacturing, Production, and Recycling                            | C     |        | 1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.<br>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.   |
| Non-Hazardous Assembly, Fabrication, Production and Manufacturing of consumer goods, with retail sales | C     |        |   |
| Motor vehicle repair station   | C     |        | 1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.<br>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.<br>3. Materials, junk, or junk vehicles shall be stored on-site and shall be within an enclosed building or on a hard surface in the rear yard and screened by a 6' opaque fence. |

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

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

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

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

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

6 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
7 immediate effect by City Council, and shall expire December 31, 2035.

8 Approved as to form:

9  
10 \_\_\_\_\_  
City Attorney

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



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**

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