

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN**

**TONY BENAVIDES LANSING CITY COUNCIL CHAMBERS
LANSING CITY HALL, 10th FLOOR
124 W. MICHIGAN AVENUE**

November 17, 2025 at 7:00 PM



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

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

Roll Call

Meditation And Pledge Of Allegiance

Approval Of Printed Council Proceedings

1. November 10, 2025

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

Tabled Items

2. Establishment of Historic District Study Committee; 108 S. Martin Luther King Jr. Blvd. (PEND-4250)

Special Ceremonies And Presentations

3. SLU-1-2025; Special Land Use Permit, 3011 Turner St., to authorize a state-licensed adult foster care small group home (PEND-4211)

Comments By Council Members And City Clerk

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

Speaker Registration For Public Comment On Legislative Matters Legislative Matters consist of the following items on the agenda: Public Hearings (other than show cause hearings), Consent Agenda Items, Resolutions, Ordinances for Introduction, and Ordinances for Passage. Speakers at the meeting must sign up on BLUE form by the deadline announced by the City Clerk. Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 30 minutes prior to the scheduled start time of the meeting using the following link:

<https://events.gcc.teams.microsoft.com/event/b24c7a3d-a786-4265-9094-ba279f52d764@87509dee-095b-4ff8-ba5a-0035cdfc715d>

Mayor's Comments

Show Cause Hearings

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

Speakers must sign up on BLUE form.)

Scheduled Public Hearings

4. SLU-1-2025; Special Land Use Permit, 3011 Turner St., to authorize a state-licensed adult foster care small group home (PEND-4211)
5. Amending Chapter 654, Noise Ordinance, applicability and enforcement (PEND-4245)
6. Amending Chapter 294 to encourage the retention of the top official of the Fire and Police Departments by extending eligibility for retirement service credits up to 30 years (PEND-4230)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Consent Agenda

7. Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 323-327 S. Washington Sq., Wormwood, LLC (PEND-4227)
8. Supporting food rescue organizations (PEND-4246)

Resolutions For Action

9. Act-3-2025; Utility Easement, 2020 and 2600 E. Mount Hope Ave. for Consumers Energy (PEND-4168)
10. Obsolete Property Rehabilitation Act (OPRA) District; 414 Baker St., Maximillian Boortz (PEND-4218)
11. Obsolete Property Rehabilitation Act (OPRA) District; 1204 S. Washington Ave., Lil Rock Ventures, LLC (PEND-4216)

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

12. Amending Chapter 812, Section 812.01, to modify Public Shopping District boundaries (PEND-4262)
13. Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd. (PEND-4248)
14. Amend Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage (PEND-4254)

Ordinances For Passage

Speaker Registration For Public Comment On City Government Related Matters

Reports Of City Officers, Boards, And Commissions; Communications And Petitions; And Other City Related Matters (Motion that all items be considered as being read in full and that the proper referrals be made by the President)

Item(s) from the City Clerk re:

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

Item(s) from the Mayor re:

16. Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District (PEND-4258)
17. Setting a Public Hearing on Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District (PEND-4257)
18. Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor (PEND-4260)
19. Setting a Public Hearing on Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor (PEND-4259)
20. Act-5-2025; Acquisition of Property, 600 block W. Fairfield Ave. for incorporation into Jones Lake Park (PEND-4251)
21. Act-6-2025; Purchase of Property, 5400 block S. Waverly Rd. to extend South Lansing Pathway (PEND-4252)
22. Issuance of Sewage Disposal System Revenue Bonds for 2026 improvements (PEND-4264)

Communications and Petitions

23. Claim Appeal; Claim #2199, Megan Broyles for \$550 in trash fees at 217 Rita Ave. (PEND-4263)

Motion Of Excused Absence

Remarks By Council Members

Remarks By The Mayor Or Executive Assistant

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

Adjournment



CHRIS SWOPE, CITY CLERK

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

LANSING CITY COUNCIL MEETING

DATE & TIME: 11/17/2025 7:00 PM

Starting Time 7-

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
BROWN	☒	☐	_____
CARTER	☒	☐	_____
GARZA	☐	☒	_____
HUSSAIN	☒	☐	_____
JACKSON	☒	☐	_____
KOST	☒	☐	_____
PEHLIVANOGLU	☒	☐	_____
SPADAFORE	☒	☐	_____

MEDITATION IN MEMORY OF: _____

PLEDGE LED BY: _____

Adjournment Time _____

CHRIS SWOPE
LANSING CITY CLERK

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**Official Proceedings of the City Council
City of Lansing
November 10, 2025**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

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

PRESENT: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

Council President Kost asked people to remember father of Parks Director Brett Kaschinske, Kenneth Kaschinske, who recently passed away, during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Kost.

Approval of Printed Council Proceedings

By Vice President Carter

To approve the printed Council Proceedings of October 27, 2025

Motion Carried

Special Ceremonies

Obsolete Property Rehabilitation Act (OPRA) District; 414 Baker St., Maximillian Boortz

Council Member Garza recognized Maximillian Boortz and Kris Klein who spoke about Obsolete Property Rehabilitation Act District at 414 Baker St.

Obsolete Property Rehabilitation Act (OPRA) District; 1204 S. Washington Ave., Lil Rock Ventures, LLC

Council Member Garza recognized Chris Rockwell, Emily Lewinski, and Kris Klein who spoke about Obsolete Property Rehabilitation Act District at 1204 S. Washington Ave.

Comments by Council Members and the City Clerk

Council Member Spadafore spoke about the upcoming community meeting on the CSO project at Letts Community Center.

Council Member Brown congratulated the Tabernacle of David Church for their Consecration service.

Council Member Hussain spoke about the Constituent Contact meetings in the Third Ward. He also shared details of the upcoming meeting of the Ingham County Board of Commissioners Meeting relating to plans for a new juvenile detention center. Council Member Hussain recognized the Waverly Middle School Student Council in attendance.

Council President Kost spoke about the upcoming First Ward Community Contact Meeting and congratulated those who won their recent elections and thanked everyone who ran. He also commented on the new City Charter as well and gave an update on the Charter Commission mailer.

City Clerk Swope thanked everyone who participated in the recent elections including his team, election workers, as well as candidates. City Clerk Swope thanked Council President Kost for giving an update on the Charter Commission mailer.

Community Event Announcements

Nicklas Zande spoke about the upcoming Scott Woods Neighborhood meeting and the Old Everett Neighborhood Association meeting.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Mayor's Comments

Mayor Schor thanked the people of Lansing for re-electing him as Mayor, congratulated everyone who won their race, and thanked everyone who participated in the election. Mayor Schor announced the hiring of the new Treasurer, Christopher "Chris" R. Wright, the opening of the road construction input website, and the Silver Bells Parade. He also gave an update on leaf collection, and the Code Blue alert for emergency sheltering from the cold, and Veterans Day events. He thanked everyone, including Vice President Carter, for participating in the Tabernacle of David food drive.

Show Cause Hearings

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 5210 S. Washington Ave.

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 6255 Marywood Ave.

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 509 Baker St.

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 906 Prospect St.

Council Member Pehlivanoglu gave an overview of the Show Cause Hearings

Comment on Scheduled Show Cause Hearings:

Brady Diller spoke on Orders to Make Safe or Demolish to the owners of 906 Prospect St.

Referral of Show Cause Hearings

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 5210 S. Washington Ave
Referred to the Committee on Public Safety

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 6255 Marywood Ave.
Referred to the Committee on Public Safety

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 509 Baker St
Referred to the Committee on Public Safety

Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 906 Prospect St..
Referred to the Committee on Public Safety

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Obsolete Property Rehabilitation Act (OPRA) District; 414 Baker St., Maximillian Boortz

Obsolete Property Rehabilitation Act (OPRA) District; 1204 S. Washington Ave., Lil Rock Ventures, LLC

Council Member Garza gave an overview of the public hearings.

Public Comment on Legislative Matters:

Alesia Flowers spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Tonya Brown spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Greta Trice spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Kylee spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Ernest Luckett spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Kenneth Fuentes spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Tracy Edmond spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Jacob Nicolas spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Kimberly Cannon spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Josiah Flowers spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

James Flowers spoke in support of Rescind Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd.

Nicklas Zande spoke on various Legislative matters.

Clerk Swope acknowledged several many written communications.

Legislative Matters

Referral of Public Hearings

Obsolete Property Rehabilitation Act (OPRA) District; 414 Baker St., Maximillian Boortz
Referred to the Committee on Development and Planning

Obsolete Property Rehabilitation Act (OPRA) District; 1204 S. Washington Ave., Lil Rock Ventures, LLC
Referred to the Committee on Development and Planning

Consent Agenda

By Vice President Carter

To approve items 11 through 16 on the Consent Agenda

Motion Carried

Resolution #2025-267

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

WHEREAS, the Mayor has made the recommendation for reappointment of Chelsea Dowler as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2028; and

WHEREAS, 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 of the Whole met on November 10, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Chelsea Dowler as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2028.

Adopted as part of the Consent Agenda

Resolution #2025-268

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

WHEREAS, the City Clerk has forwarded an application for a City License, which has been routinely processed without objection, and is ready for final action by this Council; and

WHEREAS, all required signatures have been obtained supporting the application for a fireworks display license.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for a City License as follows:

FIREWORKS DISPLAY LICENSE:

ACE Pyro, LLC for a public display of fireworks in the City of Lansing on the West of the State Capitol Building at 100 N. Capitol Ave.
to be held on November 21, 2025.

BE IT FURTHER RESOLVED, that this approval is contingent on the applicant providing evidence of insurance renewal to the City Clerk prior to the license being issued.

Adopted as part of the Consent Agenda

Resolution #2025-269

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

WHEREAS, the Capital City Wrestling Club has requested a resolution of recognition as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license pursuant to MCL 432.103a; and

WHEREAS, the City Attorney has reported that, based on a review of the documentation submitted, the applicant qualifies as a Local Nonprofit Organization; and

WHEREAS, the Capital City Wrestling Club meets regularly at Sexton High School in the City of Lansing.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes Capital City Wrestling Club as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license.

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to the Capital City Wrestling Club of 2828 River Pointe Dr. Holt MI 48842.

Adopted as part of the Consent Agenda

Resolution #2025-270

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

WHEREAS, the City of Lansing has been offered a donation intended to support a development of a Great Bubble Barrier in the Grand River in the amount of a \$300,000 from Meijer; and

WHEREAS, the Parks and Recreation Department is requesting acceptance of the donation from Meijer; and

WHEREAS, the donation is intended to support the engineering and design of the Great Bubble Barrier which will be used to collect trash and plastics and support Meijer's commitment to serve as stewards of the Great Lakes and the Grand River; and

WHEREAS, the City of Lansing recognizes the importance of the project and has committed to implementing a scheduled plan for completion of the project with Limno Tech, subject to acceptance of the \$300,000 donation from Meijer; and

WHEREAS, the Administration and the City Council recognize the importance and need for safe healthy waterways for the community.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves acceptance of Meijer's \$300,000 donation to support the engineering and design of the Great Bubble Barrier in the Grand River.

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

Adopted as part of the Consent Agenda

Resolution #2025-271

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

Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding

WHEREAS, the Parks and Recreation Department applied for grant funding through Michigan Natural Resources Trust Fund (MNRTF for grant cycle 2024); and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant accepting the Project Agreement, acknowledging the requirements required within the Project Agreement; and

WHEREAS, the Parks and Recreation Director is recommending the City accept the Project Agreement for the following projects:

TF24-0013 Frances River Lot Improvements

\$400,000

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the acceptance of the Michigan Natural Resources Trust Fund for the above projects.

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the Project Agreement as received from the Michigan Department of Natural Resources and that the City of Lansing Parks and Recreation Department does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the projects during the project period and to provide funding approved with Resolution #2024-041 to match the grant authorized by the Department of Natural Resources.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the Department of Natural Resources for auditing at reasonable times.
3. To regulate the use of the property acquired and reserved under these Agreements to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreements including all terms not specifically set forth in the foregoing portions of this Resolution.

Adopted as part of the Consent Agenda

Resolution #2025-272

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

WHEREAS, in July of 2024, the City of Lansing confirmed the allocation of \$168,150 through a Department of Energy Formula grant funding allocation to local governments for the Energy Efficiency and Conservation Block Grant (EECBG) program.

WHEREAS, the City of Lansing chose to apply for an equipment rebate for fleet electrification purchases.

WHEREAS, the Public Service Department is requesting acceptance of the EECBG award of \$168,150.

WHEREAS, the Administration and the City Council recognize the importance of the transition from gas-powered to electric vehicles and equipment and how it relates to clean transportation goals within Lansing's Sustainability Action Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the DOE EECBG allocation for fleet electrification in the amount of \$168,150.00.

BE IT FINALLY RESOLVED, the Administration is authorized to receive the funds, create the necessary accounts, and make necessary transfers for administration in accordance with the requirements of the grantor, and execute any necessary documents or agreements subject to approval as to form by the City Attorney.

Adopted as part of the Consent Agenda

Resolutions**Resolution #2025-273**

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

WHEREAS, City Clerk Chris Swope submitted a recommended list of dates for the Lansing City Council meetings for 2026 to the Lansing City Council; and

WHEREAS, the Committee of the Whole will meet at 5:30 p.m. or at another time or date as determined by the Council President, and before all Monday Council meetings listed below; and

WHEREAS, the Committee of the Whole will meet at 5:30 p.m. on Monday, January 5, 2026; and

WHEREAS, the Lansing City Charter requires the City Council to meet at least 26 times each year; and

WHEREAS, the Committee of the Whole reviewed the City Clerk's recommendations for the meeting dates for 2026.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby approves the Lansing City Council meeting dates for 2026 as follows:

<u>Meeting Date</u>	<u>Note</u>
Monday, January 5, 2026	Annual Organizational Meeting
Monday, January 12, 2026	
Monday, January 26, 2026	
Monday, February 09, 2026	
Monday, February 23, 2026	Board List; before 1 st meeting in March
Monday, March 09, 2026	
Monday, March 23, 2026	Mayor's Budget; on or before 4 th Monday in March
Monday, April 6, 2026	
Monday, April 20, 2026	Mayor's Board Appointments; before 1 st meeting in May
Monday, May 4, 2026	
Monday, May 11, 2026	
Monday, May 18, 2026	Adopt Budget; no later than 3 rd Monday in May
Monday, June 8, 2026	Council Act on Appointments; by 1 st meeting in June
Monday, June 22, 2026	
Monday, July 13, 2026	
Monday, July 27, 2026	
Monday, August 10, 2026	
Monday, August 24, 2026	
Monday, September 14, 2026	
Monday, September 28, 2026	Budget Priorities; no later than October 1
Monday, October 12, 2026	
Monday, October 26, 2026	
Monday, November 9, 2026	
Monday, November 16, 2026	
Monday, December 7, 2026	
Monday, December 14, 2026	

Except as otherwise noted, all other meetings will be on Monday at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor David C Hollister City Hall. The meeting location will be posted on the notice of the public meeting in accordance with state statute.

By Vice President Carter

Motion Carried

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

By Council Member Brown to Lay on the Table

Motion Carried by the following Roll Call vote:

Yeas: Council Members Brown, Carter, Garza, Jackson, Pehlivanoglu, Spadafore

Nays: Council Members Hussain, Kost

Resolution #2025-274

By Council Members Jackson

Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at 108 S. Martin Luther King Jr. Blvd, 33-01-01-17-401-320, Lot 46 Assessors Plat NO. 8, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on June 5th, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on August 22nd, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 23rd, 2024; and

WHEREAS, because the property was not demolished or made safe by September 23, 2024, the City Council held a public show cause hearing on March 10, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, this Council by resolution 2025-107, directed the owner(s) of 108 S. Martin Luther King Jr. Blvd, as legally described above, to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of resolution 2025-107, April 21, 2025; and

WHEREAS, the owner of 108 S. Martin Luther King Jr. Blvd, as legally described above, has subsequently presented to this Council a detailed plan and budget to make the property safe along with, proof of significant funding for such repairs; and

WHEREAS, 108. S. Martin Luther King Jr. Blvd, as legally described above, is a property with significant historical value, having been designed by Kenneth C. Black.

NOW, THEREFORE, BE IT RESOLVED that the owner of 108 S. Martin Luther King Jr. Blvd, as legally described above, has shown good cause to set aside the order to demolish or otherwise make safe the building located at 108 S. Martin Luther King Jr. Blvd.

BE IT FINALLY RESOLVED that resolution 2025-107, directing the owner(s) of 108 S. Martin Luther King Jr. Blvd, as legally described above, to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of that resolution, April 21, 2025, be and is hereby RESCINDED.

By Council Member Jackson

Motion Carried

Resolution #2025-275

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, throughout its history the City of Lansing has developed a series of master plans serving to provide structure and direction to the development of Parks and Recreation facilities owned and operated by the City of Lansing; and

WHEREAS, in order to receive State of Michigan grants through the Department of Natural Resources for parks and recreation projects an updated Five-Year Master Plan and Capital Improvement Project Schedule must be on file with the Department of Natural Resources by February 1, 2026; and

WHEREAS, the most recent Five-Year Plan expires on December 31st, 2025; and

WHEREAS, the Department of Natural Resources requires a public hearing before the local legislative body regarding the Five-Year Master Plan; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2026-2030, held public meetings for input on September 10th, 2025,

and October 8th, 2025; and

WHEREAS, the Park Board reviewed and approved the Parks and Recreation Draft Master Plan 2026-2030, at its meeting on October 8th, 2025 and moved that the draft plan be forwarded to City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lansing that a public hearing be set on December 15, 2025, for the purpose of receiving additional public input on the Parks and Recreation Draft Master Plan 2026-2030.

By Vice President Carter

Motion Carried

Ordinances for Introduction

Introduction of Ordinance

Council Member Kost introduced:

An ordinance of the City of Lansing, Michigan, to amend Chapter 294 of the Lansing Codified Ordinances Section 294.02 (k) to encourage the retention of the top official of the Fire Department and Police Department by extending eligibility for retirement service credits for those officials up to 30 years, and to correct internal cross-references without any substantive revisions.

The Ordinance was read a first time by its title and referred to the Committee of the Whole

Resolution #2025-276

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, November 17, 2025, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an Ordinance of the City of Lansing, Michigan, to amend Chapter 294 of the Lansing Codified Ordinances Section 294.02 (k) to encourage the retention of the top official of the Fire Department and Police Department by extending eligibility for retirement service credits for those officials up to 30 years, and to correct internal cross-references without any substantive revisions.

By Vice President Carter

Motion Carried

The Committee on Public Safety introduced:

An ordinance of the City of Lansing, Michigan, to amend Chapter 654 of the Lansing Codified Ordinances Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 to establish that the City of Lansing's regulations regarding noise applies to all properties within the City, with limited exceptions, and to amend how such noise in the City is evaluated, by removing references to decibel levels and instead adopting a plainly audible standard at various distances depending on the time of day.

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

Resolution #2025-277

By the Committee on Public Safety

Resolved by the City Council of the City of Lansing

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, November 17, 2025 at 7:00 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing an ordinance of the City of Lansing, Michigan, to amend Chapter 654 of the Lansing Codified Ordinances Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 to establish that the City of Lansing's regulations regarding noise applies to all properties within the City, with limited exceptions, and to amend how such noise in the City is evaluated, by removing references to decibel levels and instead adopting a plainly audible standard at various distances depending on the time of day.

By Council Member Pehlivanoglu

Motion Carried

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on City government matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

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

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

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

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

Land Sale Agreement, 229 South Cedar St, Deep Green Technologies
Referred to the Committee of the Whole

General Fund Status Report, Fiscal Year 2025-2026, 1st Quarter
Referred to the Committee of the Whole

Employment Vacancy Factor Report, Quarter Ending September 30, 2025
Referred to the Committee of the Whole

Public Safety Project Quarterly Update, Third Quarter 2025
Referred to the Committee on Public Safety

Item(s) from the Mayor re:

Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd
Referred to the Committee on Development and Planning

Setting a Public Hearing on Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd
Referred to the Committee on Development and Planning

Supporting food rescue organizations
Referred to the Committee of the Whole

Grant Acceptance; Michigan Department of Health and Human Services (MDHHS), Services-Training-Officers-Prosecutors (STOP) Violence Against Women grant
Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; Michigan State Police (MSP), Byrne Justice Assistance Grant (JAG)
Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; Michigan Department of Human Services, Domestic Violence Services Capital Area Response Effort (DVS-CARE) Grant
Referred to the Committee on Ways and Means and to the Internal Auditor

Sole Source Purchase; Parks and Recreation Department notification of Nature Playscapes LLC as the vendor for Outdoor Fitness Center, Sycamore Creek Park
Referred to the Committee on Ways and Means and to the Internal Auditor

Items from City Council President Kost

Amending Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage
Referred to the Committee of the Whole

Setting a Public Hearing on Amending Chapter 1460, Tenant Relocation Fee, exception for tenant caused damage
Referred to the Committee of the Whole

Amending Chapter 812, Public Shopping District, amend boundaries
Referred to the Committee of the Whole

Setting a Public Hearing on Amending Chapter 812, Public Shopping District, amend boundaries
Referred to the Committee of the Whole

- Communications and Petitions, and Other City Related Matters:

Communication from Steve Harry regarding the Charter Commission
Placed on File

Communications from multiple individuals in support of rescinding Resolution 2025-107; Orders to Make Safe or Demolish to the owners of 108 S. Martin Luther King Jr. Blvd
Placed on File

Remarks by Council Members

Vice President Carter welcomed Luke Bingaman as a new legislative analyst and also announced that the internal auditor position will become independent as a result of the city charter passing, so the current hiring process will be stopped.

Public Comment on City Government Related Matters

Loretta Stanaway spoke about the proposed Consumers Energy easement.

Ivan Droste spoke about the unhoused encampment near Dietrich Park.

Carver spoke about the unhoused encampment near Dietrich Park.

Kyle Richard spoke about the unhoused encampment near Dietrich Park.

Sara spoke about the unhoused encampment near Dietrich Park.

Mike Gorishek spoke about the unhoused encampment near Dietrich Park.

Nicklas Zande spoke in support of increasing the number of wards in the City of Lansing.

Alesia Flowers spoke against comments made by Council Member Hussain.

Khadja Erikson spoke about the unhoused encampment near Dietrich Park.

Jennifer Robertson spoke about the unhoused encampment near Dietrich Park.

Kit Ferran spoke about the unhoused encampment near Dietrich Park.

Darren spoke against the City of Lansing's response to homelessness.

Fredric McLaughlin spoke about various topics related to homelessness.

Adjourned Time 9:56 P.M.

Chris Swope, City Clerk

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Proposed Historic District is legally described as:

LOT 46; ASSESSORS PLAT NO 8

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

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

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

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

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Agenda Item Number(s) or Description(s) Noise ordinance

Name (print) Ivan Droste E-Mail (optional) _____

Address (street, city, zip) 2018 Russiter Pl., Lansing, MI

Company or organization represented, etc. (if applicable) _____

Signature Ivan Droste Pronouns He/Him

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Agenda Item Number(s) or Description(s) 9

Name (print) Lorelita Stanaway E-Mail (optional) _____

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) _____

Signature J. Stanaway Pronouns _____

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Agenda Item Number(s) or Description(s) Utility Easement 2020-2600 E Mt Hope

Name (print) Jeanne Galloway E-Mail (optional) _____

Address (street, city, zip) 3100 E Mt Hope Ave

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) EASEMENT / Tras

Name (print) ERIK ALMQUIST E-Mail (optional) _____

Address (street, city, zip) 4615 S. PENNSYLVANIA, LANSING

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Ease on +

Name (print) Donald Dean E-Mail (optional) _____

Address (street, city, zip) 1321 E. North

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns Any

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Name (print)

E-Mail (optional)

Address (street, city, zip)

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Good evening, Council. My name is **Don Dean**. I'm asking you to **reject this corridor** and direct Consumers Energy to **build the gas line elsewhere**—away from the north edge of **Fenner Nature Center** and **Evergreen Cemetery**.

First, the corridor is the wrong place.

Mount Hope's south edge is a living buffer for a **nature center** and a **cemetery**—two of the most sensitive land uses we steward as a city. The current proposal puts a **perpetual 15-foot easement** inside that edge for **\$1** and a token **\$2,225** to the Cemetery Fund, a permanent transfer of control that the public would normally expect to vote on if this were a sale of parkland. Even the *Lansing State Journal* has documented residents' alarm at the easement's "forever rights" across Fenner and Evergreen.

Second, the economics for the City simply don't add up.

An ISA-standard appraisal puts a healthy **30-inch DBH oak** in an urban setting at roughly **\$20,000–\$30,000** (more for premium species), because urban trees provide measurable stormwater control, shade, carbon storage, and cultural value. One mature tree can exceed the **entire Cemetery Fund** payment here—and we're talking about a corridor of mature canopy. That is not stewardship; that's a giveaway. (*ISA Trunk Formula Method; typical unit costs and ratings used by municipal arborists.*)

Third, there are better, proven design options—and the federal playbook says so.

The **Federal Highway Administration's Wildlife Crossings Program** synthesizes decades of results: **properly designed fencing and crossings reduce wildlife-vehicle collisions by up to 80–97%**. If Council won't relocate the line, the minimum is to **mitigate**—but the **right** step is to **avoid** the conflict by putting the line **elsewhere** rather than carving a new permanent utility corridor through a high-value edge.

Fourth, the process gap is real: we don't even have corridor-specific crash data.

Statewide and county totals are clear, but no one has analyzed **Mt. Hope** specifically. Approving a **perpetual** easement without localized safety data is premature—especially when a viable alternative is to **route the pipe elsewhere**, away from the highest-risk edge.

Fifth, this alignment creates avoidable public-safety risk.

This stretch of Mt. Hope and Harrison feeds **ER access to McLaren Greater Lansing** via Harttison/Forest/Collins. Any lane restrictions during installation, and future re-entries for maintenance, raise the odds of **ambulance delay** exactly when minutes matter. That's not hypothetical—Michigan recorded **58,806 deer-vehicle crashes in 2023**, with peak incidents on **two-lane roads near wooded edges at dawn/dusk**—the precise profile of this corridor. Fragmenting the Fenner/Evergreen edge is likely to **increase crossings and collisions**—a burden borne by commuters and ambulances, not Consumers.

Sixth, law and best practice already expect more than "clear and cut."

I'm not arguing against safety. **Michigan Gas Safety Standards** adopt federal pipeline rules for safe access and inspection; at the same time, **NREPA** (our Natural Resources and Environmental Protection Act) and standard **Integrated Vegetation Management** practice require carefully **selective clearing, seasonal restrictions** for nesting birds, and **mitigation** near wetlands and sensitive habitat. You can't square that with a perpetual utility 'trip along a cemetery and a nature center unless you shrink impacts or move the route.

Seventh, Evergreen Cemetery isn't just another parcel—it has heightened legal protection.

Michigan law **MCL 750.387** prohibits damaging cemetery monuments and vegetation. A new utility corridor through Evergreen's frontage magnifies the risk of root injury, stability loss, and cultural harm—today or during future. We should not run a new gas main where we'll forever be inches from that line.

My request is simple:

1. **Reject this alignment** and direct Consumers to bring back **alternative routes** that stay inside already-disturbed utility corridors or roadway ROWs **away from Fenner and Evergreen**; and
2. If the applicant refuses to shift the corridor, then **table** this item until they produce:
 - A **wildlife & traffic safety study** for the Mt. Hope segment,
 - A **Vegetation Management Plan** that complies with **MGSS/49 CFR 192, NREPA** permits & seasonal restrictions, and **IVM** best practices, and
 - A **tree-by-tree ISA appraisal** with funding for full **mitigation or compensation**.

Lansing deserves **modern utilities and real stewardship**. Put the line where it belongs—**elsewhere**—and keep the Fenner/Evergreen edge intact for safety, for culture, and for the next hundred years.

Thank you.

Sources (for the clerk packet)

- **Route & easement context:** *Lansing State Journal*, Nov. 10, 2025 (“Consumers Energy gas line project sparks concerns for historic trees at Fenner Nature Center”).
- **Deer-vehicle crashes (state & conditions):** Michigan Traffic Crash Facts / MSP–OHSP 2023 Deer report.
- **Wildlife crossings effectiveness:** FHWA **Wildlife Crossings Program** (program activities, best practices).
- **Cemetery protections:** Michigan **MCL 750.387** (cemetery monuments/vegetation).
- **Construction & vegetation practice:** FHWA **Wildlife Crossing Structure Handbook** (design/mitigation principles consistent with selective clearing and avoidance)

“We’ve seen this movie before

the Eastern High School/Sparrow deal.

A broad agreement without strict conditions led to the demolition of an iconic building. Once control shifted, the community had no leverage. This easement does the same: perpetual rights, vague language, and no enforceable limits. If you approve this as written, future councils will have zero leverage to protect trees or cultural assets.”

Remember these are 200 year old trees worth approximately **\$20,000–\$30,000 EACH** given to them free and clear for \$2226.

Here's a comprehensive breakdown of what I found for **Michigan regulations and guidelines related to vegetation clearing near gas pipelines**, including environmental requirements, maintenance standards, and historical changes:

✓ 1. Regulatory Requirements for Clearing Vegetation Near Gas Lines

- **Pipeline Easements Must Remain Clear**
Michigan utilities prohibit planting trees, shrubs, or placing structures on pipeline easements to maintain safety and access for inspections and emergency repairs. The area on either side of the pipeline must be free of trees and large plants. [\[michigangasutilities.com\]](#)
 - **Federal & State Standards Adopted**
Michigan Gas Safety Standards (MGSS) incorporate **49 CFR Part 192** and require operators to maintain rights-of-way for safe operation and inspection. [\[michigan.gov\]](#)
 - **Encroachment Rules**
Structures or vegetation that block access or interfere with maintenance are prohibited. Utilities like DTE define encroachments as any obstruction within the pipeline's **Potential Impact Radius (PIR)** or easement. [\[dteenergy.com\]](#)
-

✓ 2. Environmental Impact Requirements for Tree Removal

- **Environmental Assessments**
Michigan Department of Natural Resources (DNR) guidelines often require **environmental impact assessments** before large-scale tree clearing, especially near wetlands or sensitive habitats. [\[angis.blog\]](#)
 - **Protected Species & NREPA**
Under the **Natural Resources and Environmental Protection Act (NREPA)**, removal of certain tree species or clearing in protected zones may require permits and mitigation measures. [\[legalclarity.org\]](#)
 - **Local Ordinances**
Cities like Rochester and Troy have ordinances requiring tree replacement or preservation plans when clearing for infrastructure projects. [\[www2.dnr.state.mi.us\]](#), [\[rochestermi.org\]](#)
-

✓ 3. Maintenance Guidelines for Easements & Vegetation Control

- **Routine Clearing Intervals**
Federal Energy Regulatory Commission (FERC) guidelines (adopted in Michigan) recommend **no routine vegetation clearing more than every 3 years**, except for a 10-foot corridor for corrosion and leak surveys. Clearing is restricted between **April 15 and August 1** to protect nesting birds. [\[eci-consulting.com\]](#)

- **Integrated Vegetation Management (IVM)**
Modern best practices encourage selective clearing and herbicide use rather than full clear-cutting, to maintain ecological balance while ensuring pipeline safety. [[eci-consulting.com](https://www.eciconsulting.com)]
 - **Utility-Specific Rules**
Utilities like Michigan Gas Utilities and DTE require clear access for inspections and prohibit planting trees within the easement. [[michiganutilities.com](https://www.michiganutilities.com)], [[dteenergy.com](https://www.dteenergy.com)]
-

✓ 4. Historical Changes in Michigan Codes Related to Vegetation Management

- **Pre-2000**
Michigan Gas Safety Code (before 2000) focused on pipeline integrity but had minimal vegetation-specific language.
 - **Post-2000**
Michigan Gas Safety Standards (MGSS) integrated federal rules emphasizing ROW maintenance for safety and inspection access. [[michigan.gov](https://www.michigan.gov)]
 - **Recent Editions (2022 & 2023)**
The 25th and 26th editions of MGSS (effective Feb 2022 and Nov 2023) continue to align with federal vegetation management standards and environmental protection requirements. [[michigan.gov](https://www.michigan.gov)], [[michigan.gov](https://www.michigan.gov)]
-

Key Takeaways

- Clearing vegetation is primarily for **safety, inspection access, and compliance**.
- Environmental laws require **impact assessments and species protection**.
- Maintenance follows **interval-based clearing and seasonal restrictions**.
- Michigan codes evolved from basic safety rules to integrated federal standards with ecological considerations.

✓ How Much is a 100-Year-Old Tree Worth?

- **Oak Trees**
 - A healthy 100-foot oak tree (often 80–120 years old) can be worth **\$8,000–\$15,000 or more**, depending on species (white oak is most valuable), diameter, and location. [bootstrapbee.com]
 - **Black Walnut**
 - Extremely valuable hardwood; a single mature tree can fetch **\$20,000–\$30,000** for timber if high quality. [ctricalculator.com]
 - **Other Hardwoods**
 - Large, straight, branch-free specimens (e.g., white pine, black locust) have sold for **\$30,000–\$47,000** in rare cases. [treeplantation.com]
-

✓ How Much is a 200-Year-Old Tree Worth?

- **Old Growth Hardwoods**
 - Exceptional specimens (large diameter, veneer quality) can be worth **\$50,000–\$100,000+**, especially rare species like black walnut or white oak.
 - Historical cases show old-growth trees (e.g., African Black Ebony) once valued at **\$1 million**, though these species are now virtually extinct in trade. [treeplantation.com]
 - **Context Matters**
 - A 200-year-old tree in a **forest** may have timber value only, while in a **landscape or historic site**, its appraised value (insurance or legal) can exceed timber value due to cultural and aesthetic significance.
-

Key Factors Affecting Value

- **Species:** White oak, black walnut, cherry, and maple rank high.
- **Size & Age:** Larger DBH and height = higher value.
- **Condition:** Healthy, straight trunk, minimal defects.
- **Location:** Urban or historic sites increase appraised value.
- **Market Demand:** Timber prices fluctuate regionally.

The value of a **100-year-old tree** depends on several factors: species, size (diameter at breast height, DBH), condition, and location. Here's a practical estimate based on arborist appraisal standards:

✓ Typical Value Range

- **Urban Landscape Tree (Appraised Value)**

Using the **ISA Trunk Formula Method**:

- A healthy 30-inch DBH oak tree in a city setting can be worth **\$20,000–\$30,000**.
- Premium species (black walnut, white oak) in excellent condition can exceed **\$40,000**.

- **Timber Value (Forest Context)**

- A 100-year-old hardwood tree (oak, walnut) might yield **\$1,000–\$5,000** in timber value, much less than landscape value.
-

✓ Why Urban Trees Are Worth More

- They provide **shade, stormwater control, carbon storage, and aesthetic value**.
 - Appraisal considers **location rating** (cemetery = high cultural value).
-

✓ How Value is Calculated

The **ISA Guide for Plant Appraisal** and arborist standards use the **Trunk Formula Method** for large trees:

Tree Value = Unit Tree Cost × Cross-sectional Area × Species Rating × Condition Rating × Location Rating

- **Unit Tree Cost:** \$50–\$90 per square inch of trunk cross-section.
- **Cross-sectional Area:** $\pi \times (\text{DBH}/2)^2$ (DBH = Diameter at Breast Height).
- **Species Rating:** 0.6–1.0 (hardwoods score higher).
- **Condition & Location:** Adjust for health and site importance. [[ctrlcalculator.com](#)], [[auf.isa-arbor.com](#)]

Example:

A 30-inch DBH oak tree:

Area $\approx$ 706 sq in, Unit Cost = \$70

Base cost = \$49,420

Apply ratings (species 0.9, condition 0.8, location 0.7):

$\$49,420 \times 0.9 \times 0.8 \times 0.7 \approx \$24,900$

THE MICHIGAN PENAL CODE (EXCERPT)
Act 328 of 1931

750.387 Willful destruction of property; memorials of dead; protective or ornamental structures; trees, shrubs, or plants; violation as misdemeanor or felony; penalties; enhanced sentence based on prior convictions.

Sec. 387.

(1) A person, other than the burial right owner or his or her representative, heir at law, or a person having care, custody, or control of a cemetery pursuant to law, a contract, or other legal right, shall not willfully destroy, mutilate, deface, injure, or remove a tomb, monument, gravestone, or other structure or thing placed or designed for a memorial of the dead, or a fence, railing, curb, or other thing intended for the protection or for the ornament of any tomb, monument, gravestone, or other structure described in this subsection or any other enclosure for the burial of the dead and shall not willfully destroy, mutilate, remove, cut, break, or injure any tree, shrub, or plant, placed or being within such an enclosure.

(2) Prosecution under subsection (1) may commence upon complaint by the burial right owner or his or her representative, heir at law, or person having care, custody, or control of a cemetery, tomb, monument, gravestone, or other structure or thing described in subsection (1).

(3) If the total amount of damage is less than \$200.00, a person who violates subsection (1) is guilty of a misdemeanor punishable by imprisonment for not more than 93 days or a fine of not more than \$500.00 or 3 times the amount of damage, whichever is greater, or both imprisonment and a fine.

(4) If any of the following apply, a person who violates subsection (1) is guilty of a misdemeanor punishable by imprisonment for not more than 1 year or a fine of not more than \$2,000.00 or 3 times the amount of damage, whichever is greater, or both imprisonment and a fine:

(a) The total amount of damage is \$200.00 or more but less than \$1,000.00.

(b) The total amount of damage is less than \$200.00 and the person has 1 or more prior convictions for committing or attempting to commit an offense under this section or a local ordinance substantially corresponding to this section.

(5) If any of the following apply, a person who violates subsection (1) is guilty of a felony punishable by imprisonment for not more than 5 years or a fine of not more than \$10,000.00 or 3 times the amount of damage, whichever is greater, or both imprisonment and a fine:

(a) The total amount of damage is \$1,000.00 or more but less than \$20,000.00.

(b) The total amount of damage is \$200.00 or more but less than \$1,000.00 and the person has 1 or more prior convictions for committing or attempting to commit an offense under this section. For purposes of this subdivision, however, a prior conviction does not include a conviction for a violation or attempted violation of subsection (3) or (4)(b).

(6) If any of the following apply, a person who violates subsection (1) is guilty of a felony punishable by imprisonment for not more than 10 years or a fine of not more than \$15,000.00 or 3 times the amount of damage, whichever is greater, or both imprisonment and a fine:

(a) The total amount of damage is \$20,000.00 or more.

(b) The total amount of damage is \$1,000.00 or more but less than \$20,000.00 and the person has 2 or more prior convictions for committing or attempting to commit an offense under this section. For purposes of this subdivision, however, a prior conviction does not include a conviction for a violation or attempted violation of subsection (3) or (4)(b).

(7) The amounts of damage in separate incidents pursuant to a scheme or course of conduct within any 12-month period may be aggregated in determining the total amount of damage.

(8) If the prosecuting attorney intends to seek an enhanced sentence based upon the defendant having 1 or more prior convictions, the prosecuting attorney shall include on the complaint and information a statement listing the prior conviction or convictions. The existence of the defendant's prior conviction or convictions shall be determined by the court, without a jury, at sentencing or at a separate hearing for that purpose before sentencing. The existence of a prior conviction may be established by any evidence relevant for that purpose, including, but not limited to, 1 or more of the following:

(a) A copy of the judgment of conviction.

(b) A transcript of a prior trial, plea-taking, or sentencing.

(c) Information contained in a presentence report.

(d) The defendant's statement.

(9) If the sentence for a conviction under this section is enhanced by 1 or more prior convictions, those prior convictions shall not be used to further enhance the sentence for the conviction pursuant to section 10, 11, or 12 of chapter IX of the code of criminal procedure, 1927 PA 175, MCL 769.10, 769.11, and 769.12.

History: 1931, Act 328, Eff. Sept. 18, 1931 ;-- CL 1948, 750.387 ;-- Am. 1974, Act 166, Eff. Apr. 1, 1975 ;-- Am. 1998, Act 311, Eff. Jan. 1, 1999

Former Law: See section 22 of Ch. 158 of R.S. 1846, being CL 1857, § 5877; CL 1871, § 7712; How., § 9298; CL 1897, § 11711; CL 1915, § 15485; and CL 1929, § 16837.

Sources for Easement Review

- Michigan Gas Safety Standards (MGSS) – Incorporates 49 CFR Part 192 for pipeline safety and ROW maintenance. See Michigan Public Service Commission: michigan.gov/mpsc.
- Natural Resources and Environmental Protection Act (NREPA) – Governs vegetation clearing near wetlands and sensitive habitats; may require permits and mitigation. See Michigan Legislature: legislature.mi.gov/.
- FHWA Wildlife Crossing Guidance – Demonstrates fencing and crossing structures reduce wildlife-vehicle collisions by 80–97%. Federal Highway Administration: highways.dot.gov/safety/wildlife.
- Michigan Cemetery Protection Statute (MCL 750.387) – Prohibits damage to cemetery monuments, markers, and vegetation; enforce zero-disturbance buffer and stop-work protocols. See Michigan Legislature: legislature.mi.gov.
- Lansing CivicClerk Agenda & Minutes Portal – Access Act-3-2025 easement item and roll-call votes: <https://lansingmi.portal.civicclerk.com/>.

Compiled for reference to support conditions requiring compliance with MGSS, NREPA, FHWA best practices, cemetery protections, and transparency via CivicClerk



Northern red oak



Quercus rubra

Also known as: Red oak, Champion Oak, American red oak... [More](#)

Overview

Care

Explore

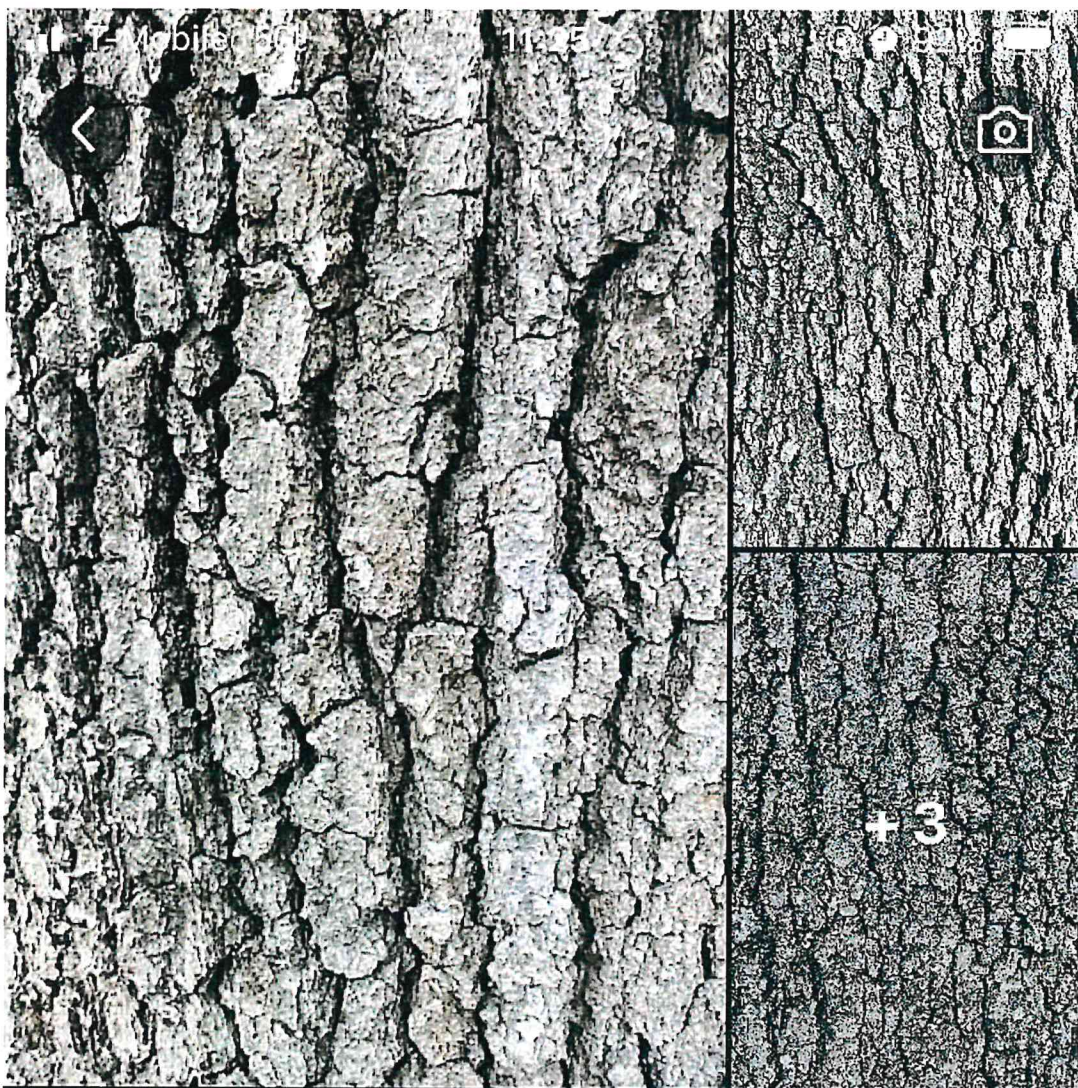


New



Download

+ Save to My Garden



Black oak



Quercus velutina 

Also known as: Eastern black oak, Quercitron oak, Yellowbark oak, Dyer's oak... [More](#)

Overview

Care

Explore



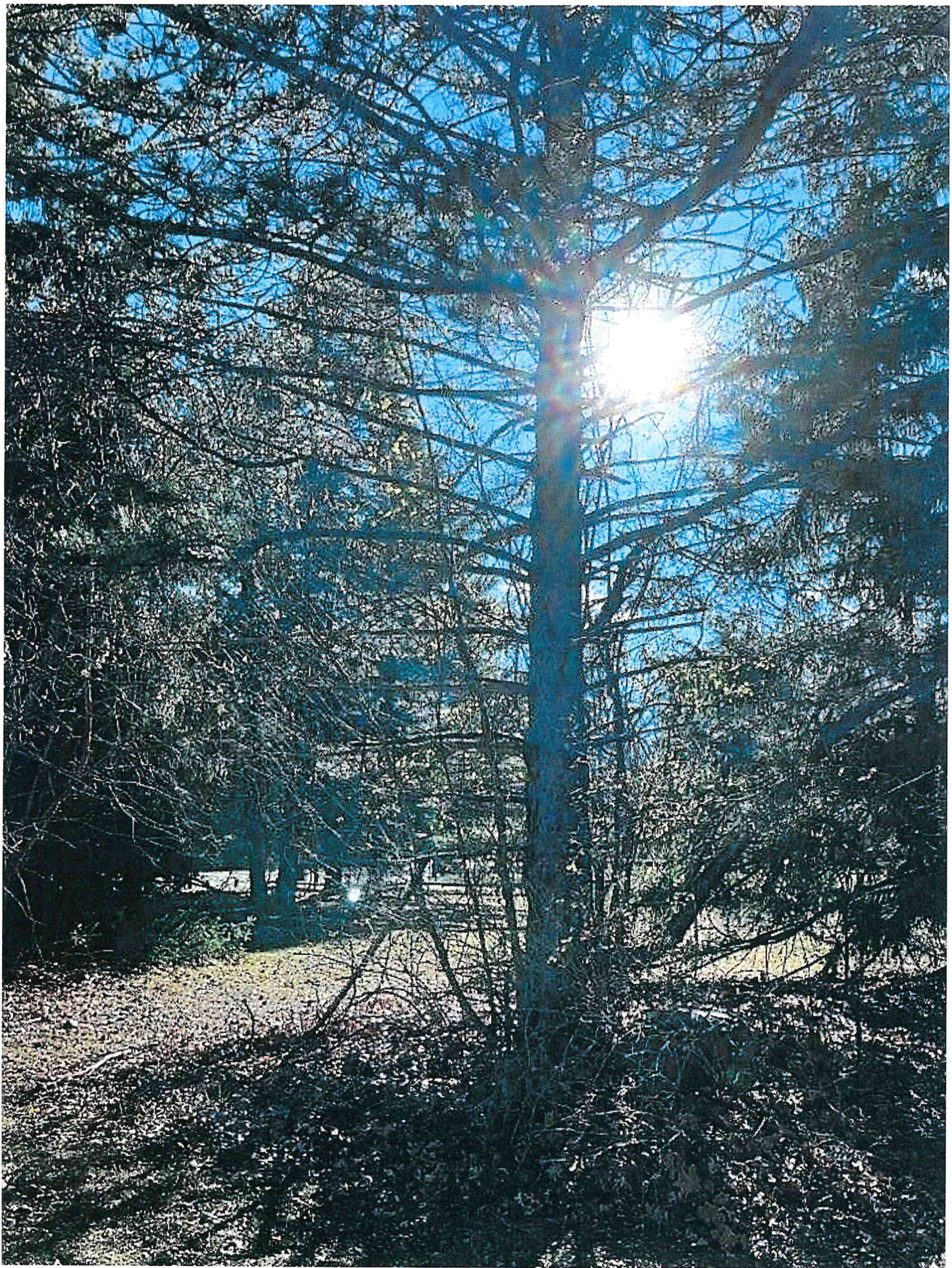
New



Download

+ Save to My Garden







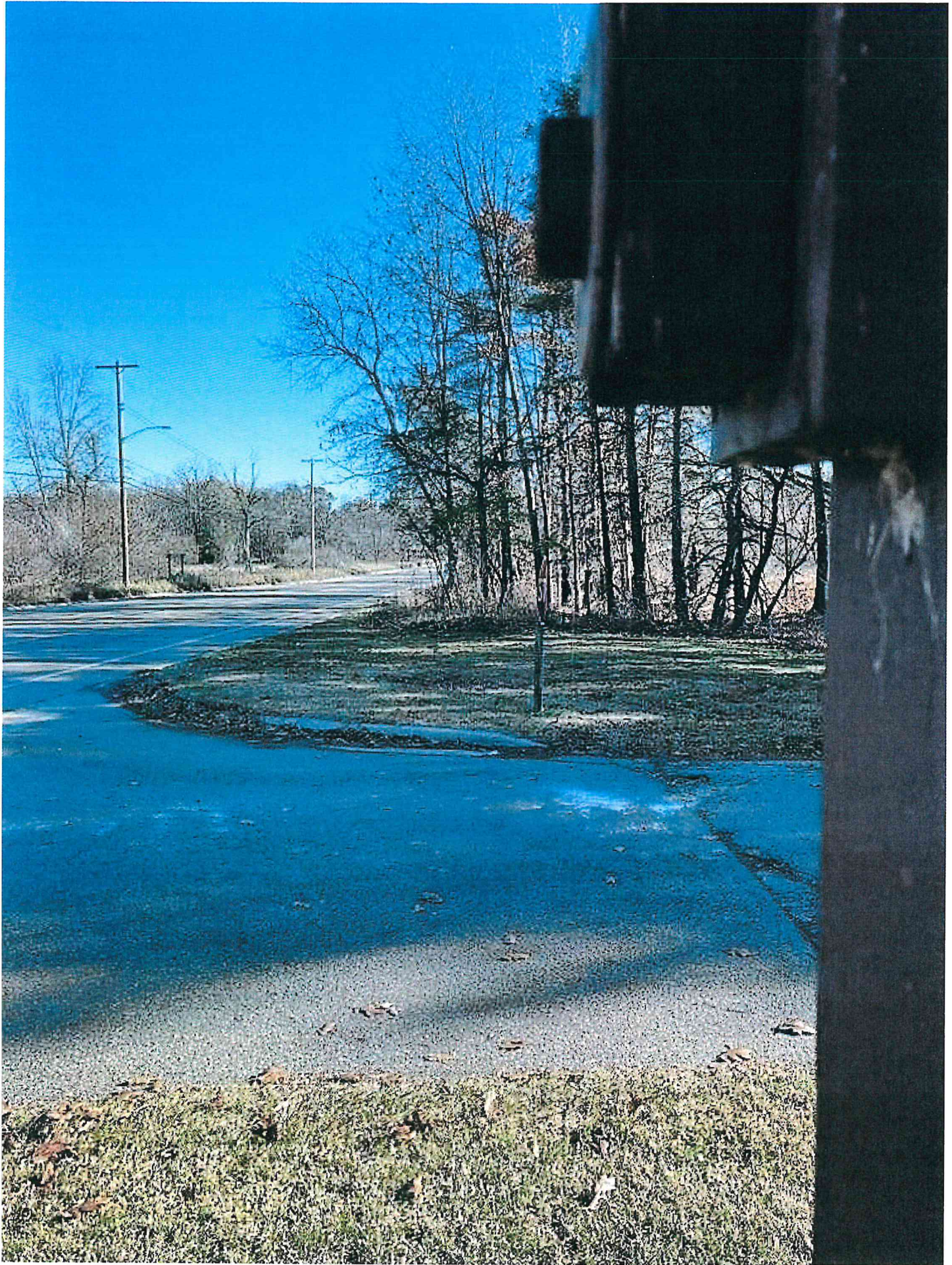
















CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-1-2025, 3011 Turner Street
Special Land Use Permit – Adult Foster Care Small Group Home

The Lansing City Council will hold a public hearing on Monday, November 17, 2025 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request for a special land use permit to permit a state-licensed adult foster care small group home for 7 to 12 residents at 3011 Turner Street.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, November 17, 2025 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

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



SLU-1-2025, 3011 Turner Street

Special Land Use Permit – Adult Foster Care Small Group Home

SLU-1-2025 is a request by Esther Mwankenja for a Special Land Use permit to authorize a state-licensed adult foster care small group home at 3011 Turner Street.

The proposal is to provide assisted living and care for a maximum of 12 residents that may be developmentally disabled, need assistance with daily living activities or are dealing with mental health issues. The home will be licensed and operated in accordance with all State of Michigan requirements for adult foster care group home facilities.

The Planning Commission held a public hearing at its September 2, 2025, meeting, at which the applicant spoke in favor of the request and no other comments were received. Following the hearing, the Commission voted unanimously to recommend that the City Council approve SLU-1-2025 based upon its compliance with the criteria set forth in the Zoning Ordinance for evaluating requests for special land use permits.

GENERAL INFORMATION

APPLICANT: Esther Mwankenja
520 S. Holmes Street
Lansing, MI 48912

OWNER: Jerry & Joshua Dahlberg
Trust Rental, LLC
3927 W. Willow Highway
Lansing, MI 48912

REQUESTED ACTION: Special Land Use Permit for a state-licensed adult foster care, small group home for up to 12 residents in care at 3011 Turner Street

EXISTING LAND USE: Single Family Residential

EXISTING ZONING: “R-1” Residential District

PROPERTY SIZE: 91.5’ x 250’ = 22,869 square feet

SURROUNDING LAND USE: N: Single Family Residential
S: Vacant
E: Vacant Commercial Buildings
W: Single Family Residential

SURROUNDING ZONING: N: “R-1” Residential District
S: “R-1” Residential District
E: “MX-1” Mixed Use Neighborhood Center District
W: “R-1” Residential District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for low density residential use. Turner Street is designated as a “neighborhood connector”..

APPLICANT’S REQUESTS

This is a request for a special land use permit to permit a state-licensed adult foster care small group home for 7 to 12 residents at 3011 Turner Street. The proposal is to provide assisted living and care for a maximum of 12 residents that may be developmentally disabled, need assistance with daily living activities or are dealing with mental health issues. The home will be licensed and operated in accordance with all State of Michigan requirements for adult foster care group home facilities and subject to inspections and oversight thereby.

SPECIAL LAND USE PERMIT

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

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

Approval of the special land use permit will allow the existing single family residential building at 3011 Turner Street to be used for low impact residential use that will not change the general character of the neighborhood. Traffic is expected to be light, and activity associated with the use should be minimal as it will not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood. If the special land use permit is not approved, the building could continue to remain vacant and will deteriorate over time which will have a negative impact on the neighborhood.

The facility will have to be licensed and maintain licensing by the State of Michigan, Department of Licensing and Regulatory Affairs and will be subject to its oversight, regulations, and requirements. The facility will also be subject to inspections by both the State and the Ingham County Health Department and must have 2 caregivers on the site at all times. The proposed use is not a treatment facility but rather provides housing and care for individuals who are unable to live on their own due to developmental/mental health issues.

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

The proposal merely involves reuse of an existing building from one residential use to another. The facility will be the home for its residents so it will not involve short-term or transient occupancy. Furthermore, no new building construction is proposed for the site and the level of activity generated by the proposed use will not change the essential character of the area. The proposed group home will not generate a high level of traffic and the activity in general associated with the proposed use is expected to be very low, and comparable to that which would be generated by a large family occupying the house.

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

The proposed 12-bed adult foster care home will not interfere with the enjoyment of adjacent properties. There will be 2 employees/caregivers in the facility at all times, and it will be subject to oversight and inspections by the State of Michigan Licensing division. In addition, the use will have a low impact on the surrounding residential neighborhood as it will generate a low volume of traffic and will not involve noise, fumes, light glare, or any other type of nuisances that could interfere with the enjoyment of other properties in the area.

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

The proposed group home will allow for reasonable use of a vacant house, which will be an improvement to the area. In addition, since the site is restricted to 60% lot coverage (all impervious surfaces), the paving needing to fulfill the parking requirement will not negatively impact the natural environment.

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

The proposed group home will produce very little traffic and no smoke, odors, fumes, glare or anything else at a level that would be detrimental or disruptive to the surrounding neighborhood. Furthermore, it is not anticipated that the facility will generate outdoor activities that result in noise from large numbers of people congregating on the site.

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

The site is already served by all necessary public facilities. Any upgrades to accommodate the increased utility usage will be the sole responsibility of the applicant or owner. With respect to transportation, the proposed adult care home will generate a low volume of both vehicle and pedestrian traffic. Since most, if not all of the residents of the facility will not drive, the traffic on a daily basis will be limited to visitors and staff, which will likely only be about 4-5 people during the day and even fewer in the evenings and overnight. This level of traffic will be comparable, if not even lower, than that which would be generated if a large family was occupying the house as a single-family residence.

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

A 12-bed adult care home will not place much, if any demand on public serves beyond that of a single-family home occupied by a large family.

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

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

Approval of the special land use permit will also not negatively impact future patterns of development or set a negative precedent for additional requests to permit group homes in the area. Both the City and the State require adult foster care facilities to be separated by at least

1500 feet. In addition, the subject property is unique in that it contains a large home, is directly across the street from commercial properties and is located along and has its only access from a connector road.

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

Since this request does not involve any new building construction, the only dimensional requirement that applies is the required parking for the proposed use. Section 1254.01.03 of the Zoning Ordinance requires .5 parking spaces for every 2 beds in the facility, plus .25 spaces per unit for visitor/employee parking. The proposed facility will have 12 beds, which requires 6 parking spaces. There is currently a single lane, gravel driveway that leads to a garage and gravel parking behind the house. The driveway will need to be paved and there will need to be a paved area in the backyard that accommodates 6 parking spaces. Since the property is zoned single family residential, the maximum allowable lot coverage (buildings and pavement) is limited to 60%. The site appears to be large enough to accommodate this restriction.

SUMMARY

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

RECOMMENDATION

Staff recommends approval of SLU-1-2025, for a special land use permit to allow a state-licensed adult foster care, small group home providing care for a maximum of 12 residents, at 3011 Turner Street.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



Andy Schor, Mayor

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

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

3011 Turner Rd. Lansing, Michigan 48906
full street address, including zip code, or location of property

Legal description:

Lot 41 & S 30.5ft lot 42 Mayfield farms sub

Applicant:

ESTHER MwanKenja - Mwakenja0101@yahoo.com

Address (including zip code):

520 S. Holmes St Lansing MI, 48912

Phone number(s):

517-885-0716

Name of owner(s):

Jerry & Joshua Dahlberg / Trust Rental LLC

Owner address (including zip code):

3927 W. Willow Hwy, Lansing MI 48917

Owner phone number(s):

Interest in property (please check one):

☐ Option to buy

☐ Owner

☒ Lessee

☐ Represent owner

☐ Other (please specify): _____

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

Proposed Special Land Use:

☐ Child Care (13 or more)

☒ Residential Care Facility (7 or more)

Zoning of the property:

Residential, single family

Size of Parcel:

Width:

91.5 ft.

Length:

250 ft.

Area:

22,869 Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

**Please describe
your proposal:**

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

Submit the following:

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

FEES:

Consolidated Rate: \$1,100.00

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

Signature of applicant:



Name:

Esther Mwanikwa

For assistance, please contact:

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









Zoning Map



AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-352 – City of Lansing, Notice of Public Hearing, SLU-1-2025, 3011 Turner Street** – was published Wednesday, October 29, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 29th day of October 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on October 29, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**SLU-1-2025, 3011 Turner Street
Special Land Use Permit – Adult Foster Care Small Group Home**

The Lansing City Council will hold a public hearing on Monday, November 17, 2025 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request for a special land use permit to permit a state-licensed adult foster care small group home for 7 to 12 residents at 3011 Turner Street.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, November 17, 2025 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

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

CP#25-352

Art Museum, 547 E. Circle Drive, East Lansing
Meets twice per week 7:00 p.m. - 9:00 p.m. for teens & adults

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, November 17, 2025 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An ordinance of the City of Lansing, Michigan, to amend Chapter 654 of the Lansing Codified Ordinances Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 to establish that the City of Lansing's regulations regarding noise applies to all properties within the City, with limited exceptions, and to amend how such noise in the City is evaluated, by removing references to decibel levels and instead adopting a plainly audible standard at various distances depending on the time of day.

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

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

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

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 654 of the Lansing Codified Ordinances Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 to establish that the City of Lansing’s regulations regarding noise applies to all properties within the City, with limited exceptions, and to amend how such noise in the City is evaluated, by removing references to decibel levels and instead adopting a plainly audible standard at various distances depending on the time of day.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 654, Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 of the Codified Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as follows:

654.01. - Findings of fact. – This section to remain unchanged

654.02. - Scope.

~~This Chapter shall apply to the control of all sound originating nonindustrial property within the City. This chapter shall not and is not intended to exclude industrial property or operations from the application of any other ordinances of the City.~~ **in the City of Lansing. However, industrial noise generated from an industrial property shall be exempt from the requirements and prohibitions of this Chapter. If non-industrial activity or business occurs on an industrial property, the requirements and prohibitions of this Chapter shall apply.**

654.03. - Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~654.05. - Motor vehicles.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18 **654.07. - Prohibited noises generally.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5 654.08. - Exceptions to eChapter.

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

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

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

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

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

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

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

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

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

654.10. - Temporary permits. This section to remain unchanged

654.11. - Special permits. This section to remain unchanged

654.12. - Regulations. This section to remain unchanged

~~654.13. - Additional violations.~~

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

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

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

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

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

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

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

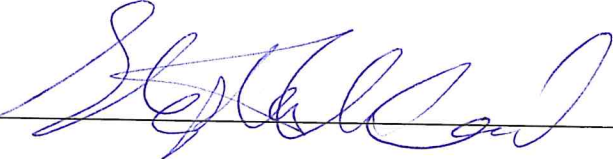
10 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
11 inconsistent with the provisions are repealed.

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

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

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-363 – City of Lansing, Notice of Public Hearing** – was published Wednesday, November 12, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 12th day of November 2025

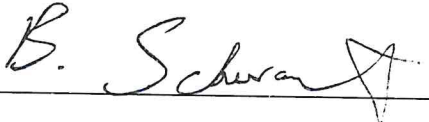
A handwritten signature in blue ink, appearing to read "Stephen Underwood", is written over a horizontal line.

Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on November 12, 2025

By Stephen Underwood

A handwritten signature in blue ink, appearing to read "Berl Schwartz", is written over a horizontal line.

Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, November 17, 2025 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An ordinance of the City of Lansing, Michigan, to amend Chapter 654 of the Lansing Codified Ordinances Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 to establish that the City of Lansing's regulations regarding noise applies to all properties within the City, with limited exceptions, and to amend how such noise in the City is evaluated, by removing references to decibel levels and instead adopting a plainly audible standard at various distances depending on the time of day.

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

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

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

CP#25-363

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, November 17, 2025 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An ordinance of the City of Lansing, Michigan, to amend Chapter 294 of the Lansing Codified Ordinances Section 294.02 (k) to encourage the retention of the top official of the Fire Department and Police Department by extending eligibility for retirement service credits for those officials up to 30 years, and to correct internal cross-references without any substantive revisions.

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

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

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

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 294 of the Lansing Codified Ordinances Section 294.02 (k) to encourage the retention of the top official of the Fire Department and Police Department by extending eligibility for retirement service credits for those officials up to 30 years, and to correct internal cross-references without any substantive revisions.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 294, Section 294.02, Subsection (k) of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

(k) *Retirement Allowance.*

(1) *Generally.*

A. A police officer whose membership commenced before August 1, 2014, and who retires, shall receive a retirement allowance equal to the sum of 3.2 percent of his or her final average compensation multiplied by the number of years, and fraction of a year, of credited service not to exceed 25 years, **unless qualified under subsection (k)(1)E**. In addition to the limitation in the prior sentence, a police officer's retirement allowance shall also not exceed the following: the retirement allowance for a police supervisory division member who separates from city employment on or after July 16, 2015 and prior to July 14, 2019, shall not exceed 115 percent of the member's base wage; the retirement allowance for a police supervisory division

1 member who separates from city employment on or after July 15,
2 2019, shall not exceed 110 percent of the member's base wage; the
3 retirement allowance for a police nonsupervisory division member
4 who retires on or after July 1, 2015, shall not exceed 110 percent of the
5 member's base wage.

6 B. A police officer whose membership commenced on or after August 1,
7 2014, and who retires, shall receive a retirement allowance equal to the
8 sum of 2.5 percent of his or her final average compensation multiplied
9 by the number of years, and fraction of a year, of his or her credited
10 service not to exceed 25 years, **unless qualified under subsection**
11 **(k)(1)E**, except that the retirement allowance shall not exceed 110
12 percent of the member's base wage.

13 C. A firefighter whose membership commenced before May 20, 2014, and
14 who retires, shall receive a retirement allowance equal to the sum of
15 3.2 percent of his or her final average compensation multiplied by the
16 number of years, and fraction of a year, of his or her credited service,
17 not to exceed 25 years, **unless qualified under subsection (k)(1)E**,
18 except that for a member who separates from City employment on or
19 after October 1, 2014, the retirement allowance shall not exceed 110
20 percent of the member's base wage.

21 D. A firefighter whose membership commenced on or after May 20, 2014,
22 and who retires, shall receive a retirement allowance equal to the sum

of 2.5 percent of his or her final average compensation, multiplied by the number of years, and fraction of a year, of his or her credited service, not to exceed 25 years, **unless qualified under subsection (k)(1)E**, except that the retirement allowance shall not exceed 110 percent of the member's base wage.

E. If a member of the retirement system, who is currently employed by the City, is promoted to the top official of either the Fire Department or Police Department then the member's credited service may exceed 25 years, but not more than 30 years, except that the retirement allowance shall not exceed 110 percent of the member's base wage.

~~E~~**F. If a retiree dies before he or she has received in retirement allowance payments an aggregate amount equal to his or her accumulated contributions standing to his or her credit in the employees' savings fund at the time of his or her retirement and does not have a beneficiary who will receive a retirement allowance under this chapter, the difference between his or her accumulated contributions and the aggregate amount of retirement allowance payments received by him or her shall be paid from the retirement reserve fund to such person or persons as the retiree has nominated by written designation, duly executed and filed with the Board of Trustees. If there is no such designated person or persons surviving the retiree, such difference, if**

any, shall be paid to the retiree's legal representative. No benefits shall be paid under this section on account of the death of a retiree if a retirement allowance becomes payable under subsections (k)(3) and (k)(4) hereof on account of his or her death.

(2) *Deferred allowance.* Should any member, who has ten or more years of credited service, leave the employ of the City before becoming eligible to retire as provided in section (i) hereof for any reason except his or her discharge, retirement or death, he or she shall be entitled to a retirement allowance, as provided in subsection (k)(1) hereof pursuant to its provisions in force at the time he or she left City employment, provided that he or she does not withdraw his or her accumulated contributions from the employees' savings fund. His or her retirement allowance shall begin the first day of the calendar month next following the month in which his or her written application on the approved form for the same is filed with the Board of Trustees, within 30 days before, on or after his or her attainment of age 55.

(3) *Retirement options.*

A. A police officer member, within 30 days prior to retirement, may select one of the following four survivor election options by making an election on a form agreed upon by the collective bargaining unit for which the employee is a member and the City:

Option I. Under this option, the member at retirement shall receive the full retirement allowance as provided in subsection(k)(1)A. and upon

1 the retiree's death, his or her surviving spouse, who was his or her
2 legally married spouse at the time of retirement, shall receive a
3 retirement allowance equal to 50 percent of the retiree's retirement
4 allowance until the spouse's death.

5 *Option II.* Under this option, the member at retirement shall receive 93
6 percent of the full retirement allowance as provided in subsection
7 (k)(1)A. and upon the retiree's death, his or her surviving spouse, who
8 was his or her legally married spouse at the time of retirement, shall
9 receive a retirement allowance equal to 75 percent of the retiree's
10 retirement allowance until the spouse's death.

11 *Option III.* Under this option, the member at retirement shall receive
12 86 percent of the full retirement allowance as provided in subsection
13 (k)(1)A. and upon the retiree's death, his or her surviving spouse, who
14 was his or her legally married spouse at the time of retirement, shall
15 receive a retirement allowance equal to 86 percent of the retiree's
16 retirement allowance until the spouse's death.

17 *Option IV.* Non-spousal beneficiary. A member may select a reduced
18 pension naming a parent, brother, sister, child or grandchild as
19 beneficiary. The reduced pension shall be actuarially determined based
20 on the age of the member and the beneficiary at the time of retirement,
21 and shall not be actuarially more costly than Option I. For this option
22 to be made and take effect, the member who is married must first have

1 filed with the Board a voluntary written spousal relinquishment of
2 beneficiary agreement on a form approved by the Board that has been
3 duly and voluntarily executed by the member's spouse.

4 B. A firefighter member, within 30 days prior to retirement, may select
5 one of the following four survivor election options by making an
6 election on a form agreed upon by the Collective Bargaining Unit for
7 which the employee is a member and the City:

8 *Option I.* Under this option, the member at retirement shall receive the
9 full retirement allowance as provided in subsection (k)(1)~~B~~. and upon
10 the retiree's death, his or her surviving spouse, who was his or her
11 legally married spouse at the time of retirement, shall receive a
12 retirement allowance equal to 50 percent of the retiree's retirement
13 allowance until the spouse's death.

14 *Option II.* Under this option, the member at retirement shall receive 93
15 percent of the full retirement allowance as provided in subsection
16 (k)(1)~~B~~. and upon the retiree's death, his and her surviving spouse,
17 who was his or her legally married spouse at the time of retirement,
18 shall receive a retirement allowance equal to 75 percent of the retiree's
19 retirement allowance until the spouse's death.

20 *Option III.* Under this option, the member at retirement shall receive
21 86 percent of the full retirement allowance as provided in subsection
22 (k)(1)~~B~~. and upon the retiree's death, his or her surviving spouse, who

1 was his or her legally married spouse at the time of retirement, shall
2 receive retirement allowance equal to 86 percent of the retiree's
3 retirement allowance until the member's spouse's death.

4 *Option IV. Non-spousal beneficiary.* A member may select a reduced
5 pension naming a parent, brother, sister, child or grandchild as
6 beneficiary. The reduced pension shall be actuarially determined based
7 on the age of the employee and the beneficiary at the time of
8 retirement, and shall not be actuarially more costly than Option 1
9 above. For this option to be made and take effect, the member who is
10 married must first have filed with the Board a voluntarily written
11 spousal relinquishment of beneficiary agreement on a form approved
12 by the Board that has been duly and voluntarily executed by the
13 member's spouse. Regardless of the indicated beneficiary, retiree
14 health care shall be passed on only to the member's spouse.

15 If the non-spousal beneficiary is a minor child, health care shall be
16 available until the age of 19 or up to the age of 25 if the nonspousal
17 beneficiary is unmarried and is a full-time student for at least five
18 months of the year.

19 C. If a retiree who retired under subsection (i)(1) hereof dies prior to the
20 earlier of his or her attainment of age 55 or the date upon which he or
21 she would have achieved 25 years of credited service but for the
22 disability, his or her widow or widower, who was his or her legally

1 married spouse at the time of his or her retirement, shall receive a
2 retirement allowance computed according to subsection (k)(1) hereof.
3 In computing the retirement allowance, the retiree's credited service
4 shall be increased to include the period he or she was in receipt of a
5 disability retirement allowance provided in subsection (i)(3) hereof,
6 and his or her final average compensation shall be recomputed using
7 the monthly rates of compensation as of the date of his or her death for
8 the rank or ranks held by him or her during the period used in
9 computing his or her final average compensation at the time of his or
10 her retirement. For Fire Department employees, if the employee
11 incurred the disability while "acting" at a higher rank, the final average
12 compensation of the employee shall be based upon the pay he or she
13 would have received in the "acting" rank for the applicable service
14 period. The widow or widower retirement allowance shall not be less
15 than 20 percent of the retiree's recomputed final average compensation
16 and shall be subject to subsection (k)(3)C. hereof.

17 D. No retirement allowance shall be paid thereunder on account of the
18 death of a retiree if any retirement allowance is paid or payable under
19 subsection (n) hereof on account of his or her death. Any retirement
20 allowance payable under this section shall be subject to subsection (o)
21 hereof.

(4) *Allowance for spouse of deceased member.* If a member, who has ten or more years of credited service, dies on or after the effective date of this revised chapter (September 1, 1966) while in the employ of the City, and leaves a widow or widower, the widow or widower shall receive a retirement allowance equal to one-half of the members accrued retirement allowance computed according to subsection (k)(1) hereof in the same manner in all respects as if the member had retired the day preceding the date of his or her death, notwithstanding that he or she might not have satisfied the applicable provisions of subsection (1) hereof. However, the widow or widowers retirement allowance shall not be less than 20 percent of the member's final average compensation and shall be subject to subsection (o) hereof. No retirement allowance shall be paid or payable under this section on account of the death of a member if any retirement allowance is paid or payable under subsection (n) hereof on account of his or her death.

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:

DRAFT #3
October 1, 2025

1
2
3
4
5

City Attorney

Dated: _____

AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-364 – City of Lansing, Notice of Public Hearing** – was published Wednesday, November 12, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 12th day of November 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on November 12, 2025

By Stephen Underwood



Beri Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, November 17, 2025 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An ordinance of the City of Lansing, Michigan, to amend Chapter 294 of the Lansing Codified Ordinances Section 294.02 (k) to encourage the retention of the top official of the Fire Department and Police Department by extending eligibility for retirement service credits for those officials up to 30 years, and to correct internal cross-references without any substantive revisions.

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

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

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

CP#25-364

Resolution #2025-278

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete
Property Rehabilitation Act District at 323-327 S. Washington Square, Lansing,
Michigan

WHEREAS, Wormwood, LLC has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 323-327 S. Washington Square, Lansing, Michigan (the "Property"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 323-327 S. Washington Square, Lansing, Michigan, is legally described as:

323 S. Washington Square (Tax Parcel No. 33-01-01-16-405-082):
N 22 FT LOT 8 & S 21 FT LOT 9 BLOCK 129 ORIG PLAT

327 S. Washington Square (Tax Parcel No. 33-01-01-16-405-111):
S 1/2 OF N 2/3 LOT 8 BLOCK 129 ORIG PLAT

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, December 8, 2025 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

Resolution #2025-279

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

A RESOLUTION TO SUPPORT FOOD RESCUE IN LANSING

WHEREAS, the City of Lansing is committed to advancing the health, sustainability, and well-being of all residents through community-based initiatives and responsible environmental practices; and

WHEREAS, nonprofit organizations are working to eliminate food waste and reduce hunger by rescuing surplus, perishable food and redistributing it to local food pantries, shelters, and agencies that serve food-insecure populations; and

WHEREAS community-driven food recovery efforts play a vital role in addressing food insecurity challenges that disproportionately affect low-income individuals and families; and

WHEREAS, the work of food rescue organizations align with the City's goals to support equitable access to nutritious food, minimize landfill waste, and build resilient neighborhoods through partnerships and civic engagement;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council formally recognizes and supports the mission and impact of local food rescue organizations in their efforts to rescue and redirect surplus food to those in need across the city.

BE IT FURTHER RESOLVED that the City of Lansing encourages community members, businesses, and institutions to support food rescue efforts through volunteering, food donations, and strategic collaboration.

BE IT FINALLY RESOLVED that the City of Lansing remains committed to environmental stewardship and food justice.

Resolution #2025-280

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

Act-3-2025, 2020 and 2600 East Mount Hope Avenue, Utility Easement

WHEREAS, Consumers Energy has requested a fifteen (15) feet-wide utility easement, beginning 33 feet from the north property line of 2020 East Mount Hope Avenue, Parcel Identification Number 33-01-01-26-101-003, for the installment of natural gas distribution lines; and

WHEREAS, Consumers Energy has requested a fifteen (15) feet-wide utility easement beginning 33 feet from the north property lines of 2600 East Mount Hope Avenue, Parcel Identification Number 33-01-01-26-276-111, for the installment of natural gas distribution lines; and

WHEREAS, Consumers Energy will replace and install a natural gas main within the easement area; and

WHEREAS, the City of Lansing shall not plant any trees or install any improvements within the easement area; and

WHEREAS, Consumers Energy shall restore any area of the easement damaged during their original installation, maintenance, repair, replacement, or removal of Consumers' facilities, to its previous condition as reasonably practical; and

WHEREAS, on September 2, 2025, the Planning Commission reviewed the location, character, and extent of the proposal for the subject easement in accordance with its Act 33 review procedures and voted unanimously (6-0) to recommend approval of Act-3-2025, 2020 and 2600 East Mount Hope Avenue, Utility Easement, as proposed; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the request to create a utility easement extending fifteen (15) feet-wide along the north property lines of 2020 East Mount Hope Avenue, legally described as:

The South 15.00 feet of the North 48.00 feet of the following described parcel:

NW 1/4 SEC 26 EXC SW 1/4 OF SW 1/4, ALSO EXC S 1/2 OF SE 1/4, ALSO EXC LANDS IN NW 1/4 OF NW 1/4 USED FOR AURELIUS RD WIDENING; SEC 26 T4N R2W

And

The South 15.00 feet of the North 48.00 feet of the following described parcel:

COM N 1/4 COR SEC 26, TH S 2640 FT TO CL FOREST RD, E 1320 FT, N 825 FT, E 720.32 FT TO W R/W LINE I-496, N ON R/W LINE 1446 FT, W 723.5 FT, N 369.5 FT, W 1320 FT TO BEG; SEC 26 T4N R2W EVERGREEN CEMETERY

for the amount of One Dollar (\$1.00) and other valuable consideration.

BE IT FURTHER RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.

BE IT FINALLY RESOLVED that Two Thousand Two Hundred Twenty Five Dollars (\$2,225) of the net proceeds shall be deposited into the Cemetery Enterprise Fund.

Resolution #2025-281

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

Resolution to Establish an Obsolete Property Rehabilitation Act District at 414 Baker St.

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, Maximillian Boortz, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 414 Baker St, Lansing, Michigan, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on Monday, November 10, 2025.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

W 41 FT OF N 53.06 FT LOTS 1 & 2 BLOCK 1 AMENDED PLAT OF HALLS SOUTH SIDE ADD, #33-01-01-21-429-065; and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

Resolution #2025-282

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

Resolution to Establish an Obsolete Property Rehabilitation Act District at 1204 S.
Washington Ave.

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the “Act”), the City of Lansing has the authority to establish “Obsolete Property Rehabilitation Districts” within the City of Lansing, and

WHEREAS, Lil Rock Ventures, LLC, hereinafter called the “Developer” has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the “District”) as enabled by the Act, for the property commonly known as 1204 S. Washington Avenue, Lansing, Michigan, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on Monday, November 10, 2025.

THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

S 21.5 FT OF N 65 FT OF E 100 FT LOT 1 BLOCK 194 ORIG PLAT, #33-01-01-21-181-070; and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council’s approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

Introduction of Ordinance

The Committee on of the Whole introduced

An ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

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

Resolution #2025-283

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, December 8, 2025, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W. Michigan Avenue, Lansing Michigan, for the purpose of:

Approving or opposing the amendment to Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2025, 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 considering an Ordinance of the City of Lansing, Michigan to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

ORDINANCE NO.

An ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 812, Section 812.01 of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

812.01. - Definitions.

As used in this chapter:

Principal Shopping District means the area of the City with the following boundary, including parcels having frontage on the boundary: Beginning at the intersection of the West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street (the "Point of Beginning"), proceeding North along S. Capitol Avenue right-of-way line to the center line of W. Washtenaw Street, west along the center line of W. Washtenaw Street to the center line of Townsend Street, north along the center line of Townsend Street to the center line of W. Allegan Street, then east along the W. Allegan Street center line to the center line of S. Capitol Avenue, north along the S. Capitol Avenue center line to the center line of W. Saginaw Street, ~~east along the W. Saginaw Street center line to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the north right-of-way line of W. Grand River Avenue, east along the W. Grand River Avenue right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along Clinton Street right-of-way to the east~~

~~right-of-way line of Center Street, south along the Center Street right-of-way line to the north~~
~~right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center~~
~~line of N. Cedar Street, south along the N. Cedar Street center line to the south right-of-way line~~
~~of East Grand River Avenue, east along the E. Grand River Avenue right-of-way line west along~~
the W. Saginaw Street center line to the center line of Wisconsin Avenue, north along
Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street,
proceeding east along the Willow Street center line to the east right-of-way-line of N.
Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River
Avenue to the north right-of-way line of North street, proceeding east along the north
right-of-way line of North Street to the east right-of-way line of N. Washington Avenue,
proceeding north on the east right-of-way line of N. Washington Avenue to the south right-
of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner
Street past Turner Street to the south right-of-way line of the CSX railway, proceeding
southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of
East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar
E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-
of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez
Avenue to the center line of Pennsylvania Avenue, south along the center line of
Pennsylvania Avenue to the center line of Saginaw Avenue, west along Saginaw Avenue to
~~the west right of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to~~
~~the center line of E. Shiawassee Street, east along the E. Shiawassee Street center line to the west~~
~~right-of-way line of the Conrail~~**CSX railway right-of-way, south along the Conrail****CSX railway**

right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center line of E. Kalamazoo Street, then west along E. Kalamazoo Street center line to the center line of S. Larch Street, then south along the S. Larch Street center line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the point of beginning.

Right-of-way means any land falling between property lines, including streets and sidewalks.

Temporary encroachment means any object placed in the right-of-way, such as a table, chair, display rack, surface level sign, or pushcart.

Zone A means the area of the Principal Shopping District with the following boundary: Beginning at the intersection of the center line of W. Shiawassee Street and the center line of N. Capitol Avenue (the "Point of Beginning - A"), proceeding east along the center line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center line of E. Michigan Avenue, west along the center line of E. Michigan Avenue to the center line of S. Cedar Street, south along the S. Cedar Street center line to the center line of E. Kalamazoo Street, west along the E. Kalamazoo Street center line to the center line of Museum Drive, northwesterly along the center line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center line of the Grand River, southeasterly along the center of the Grand River to the center line of E. Kalamazoo Street, continuing along the center line of E. Kalamazoo Street to the center line of Grand Avenue, south along the Grand

1 Avenue center line to the center line of W. Lenawee Street, west along the W. Lenawee Street
2 center line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way
3 line of S. Capitol Avenue to W. Washtenaw street, west along the center line of W. Washtenaw
4 Street to the center line of Townsend Street, north along the center line of Townsend Street to the
5 center line of W. Allegan Street, then east along the W. Allegan Street center line of W. Allegan
6 Street to the center line of S. Capitol Avenue, north along the S. Capitol Avenue center line to
7 the point of beginning - A.

8 *Zone B* means the area of the Principal Shopping District, commonly known as "~~old~~
9 ~~town~~**Old Town**," with the following boundary: Beginning at the intersection of the ~~west right-of-~~
10 ~~way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue~~
11 ~~(the "Point of Beginning - B"), proceeding east along the W. Grand River right-of-way line to the~~
12 ~~west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the~~
13 ~~north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the~~
14 ~~east right-of-way line of Center Street, south along the Center Street right-of-way line to the~~
15 ~~north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the~~
16 ~~center, line of N. Cedar Street, south along the N. Cedar Street center line to the center line of E.~~
17 ~~Maple Street, west along E. Maple Street center line (as aligned) to the west right-of-way line of~~
18 ~~N. Washington Avenue, north along the N. Washington Avenue right-of-way line center line N.~~
19 **Capitol Avenue and the center line of W. Saginaw Street (the "Point of Beginning - B"),**
20 **proceeding west along the center line of W. Saginaw Street to the center line of Wisconsin**
21 **Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue**
22 **and Willow Street, proceeding east along the Willow Street center line to the east right-of-**

way-line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along the Saginaw Avenue centerline to the point of beginning - B.

Zone C North means the area of the Principal Shopping District with the following boundary: Beginning at the intersection of the center line of N. Capitol Avenue and the center line of W. Shiawassee Street (the "Point of Beginning - C North"), proceeding north along the N. Capitol Avenue center line to the center line of W. Saginaw Street, east along the W. Saginaw Street center line to ~~west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the center line of E. Maple Street, east along E. Maple Street (as aligned) center line to the center line of N. Cedar Street, north along the N. Cedar Street center line to the south right-of-way line of E. Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south~~

1 ~~along the N. Larch Street right-of-way line to the center line of E. Shiawassee Street, west along~~
2 ~~the E. Shiawassee Street center line to the point of beginning - C North.~~

3 *Zone C South* means the area of the Principal Shopping District with the following
4 boundary: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and
5 the center line of W. Lenawee Street (the "Point of Beginning - C South"), proceeding east along
6 the W. Lenawee Street center line to the center line of Grand Avenue, north along Grand Avenue
7 center line to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line
8 to the center of the Grand River, northwesterly along the center line of the Grand River to the
9 north line of Impression Five Condominium (extended), east along the north line of Impression
10 Five Condominium (extended) to the center line of Museum Drive, southeasterly along the
11 center line of Museum Drive to the center line of E. Kalamazoo Street, east along the Kalamazoo
12 Street center line to the center line of S. Cedar Street, north along the Cedar Street center line to
13 the center line of E. Michigan Avenue, east along the E. Michigan Avenue center line to the west
14 right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the
15 south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-
16 of-way line to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-
17 of-way line to the center line of E. Kalamazoo Street, west along the E. Kalamazoo Street center
18 line to the center line of S. Larch Street, south along the S. Larch Street center line to the north
19 right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way
20 line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S.
21 Capitol Avenue right-of-way to the point of beginning - C South.

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

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

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

INTRODUCTION OF ORDINANCE

Council Member Garza introduced:

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.35 for the purposes of providing for a service charge in lieu of taxes for one hundred and thirty-six (136) low-income multi-family dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (the "Act").

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

Resolution #2025-284

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, December 8, 2025, in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance establishing a Payment in Lieu of Taxes (PILOT) for Pinebrook Manor, located at 5911 S. Waverly Rd. in Lansing.

Ordinance no. _____

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new section 888.35 for the purposes of providing for a service charge in lieu of taxes for one hundred and thirty-six (136) low-income multi-family dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (the “Act”).

THE CITY OF LANSING ORDAINS:

Section 1. That chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section 888.35 to read as follows:

888.35 Pinebrook Manor

(a) ***Purpose.*** It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended, MCL 125.1401, et seq. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.

(b) ***Definitions.***

- (1) **"Act"** means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.
- (2) **"Annual shelter rents"** means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.
- (3) **"Authority"** means the Michigan State Housing Development Authority.
- (4) **"Housing development" or "Development"** means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Pinebrook Manor, and consist of one hundred and thirty-six (136) units of rental housing located within Lansing at:

LOT 2 COACHLIGHT ESTATES SUB

- (5) **"HUD"** means The Department of Housing and Urban Development of the United States government.
- (6) **"Low-income housing tax credit program"** means the program established by Section 42 of the United States internal revenue code.
- (7) **"Low or moderate income"** means low- or moderate-income eligibility under the authority act or rules.

- (8) **"Mortgage loan"** means a loan that is federally aided (as defined in Section 11 of the act) or a loan or grant made or to be made by the authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.
- (9) **"Sponsor"** means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Pinebrook Manor is the Standard Acq Rehab LLC, or its successors or assigns.
- (10) **"Utilities"** means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.

(c) *Establishment of annual service charge.*

- (1) The City acknowledges that the Sponsor and the authority have established the economic feasibility of Pinebrook Manor in reliance upon the enactment and continuing effect of this section and upon the qualification of the one hundred and thirty-six (136) units of housing in the housing development for exemption from all property taxes as established in this section,
- (2) Subject to the conditions and requirements of this section and the act, the one hundred and thirty-six (136) units in the housing development for persons of low and moderate income identified as Pinebrook Manor and the property on which they are constructed shall be exempt from all property taxes for not more than forty-five (45) years, commencing with and including tax year 2027.
- (3) In lieu of all said property taxes on the one hundred and thirty-six (136) units in the housing development, the Sponsor shall pay, and the City will accept, an annual

service charge for public services in the sum equal to six percent (6%) of the annual shelter rents.

- (4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local assessing officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.
- (5) In addition to the certification required pursuant to subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:
- A. The annual audited accounting report for the Payment In Lieu Of Taxes; and
 - B. A certified statement identifying all the units rented to persons of low or moderate income; and
 - C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.
- (d) *Limitation on the payment of the annual service charge.* Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing

development project that is tax exempt and occupied by other than low- or moderate-income persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.

- (e) *Payment of annual service charge.* The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as amended; MCL 211.1 et. seq.).
- (f) *Contractual effect.* Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the City and the Sponsor with the authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.
- (g) *Duration.* This section shall remain in effect and shall not terminate for forty-five (45) years, commencing with and including tax year 2027, provided that the Sponsor complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income persons at rents determined under the low income housing tax credit program, as the same maybe further amended or superseded, or there is an authority-aided or federally-aided mortgage on the housing development as provided in the act, or the authority or HUD has an interest in the property; but in no event beyond December 31, 2071. If (a) the construction of the housing development project does not commence or the Sponsors fail

to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to Standard Pinebrook Limited Dividend Housing Association Limited Partnership within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the one hundred and thirty-six (136) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.

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

Section 4. This ordinance shall take effect on the 30th day after enactment unless given immediate effect by the City Council.

Resolution #2025-285

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, December 8, 2025, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

INTRODUCTION OF ORDINANCE

_____ introduced:

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

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

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 1460.51, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

1460.51 Tenant Relocation Fee

(a) Fee Responsibility

The owner or party in interest whose name appears on the City's real property tax assessment records for a rental premises shall be responsible for and pay to the City the tenant relocation fee, as provided in subsection (b), in the event of all the following:

(1) The City Office of Code Compliance determines the tenant or tenants of a rental unit or structure governed by the regulations and requirements of this Chapter 1460 must vacate the rental premises for their health and safety as a result of the rental premises being declared unsafe and uninhabitable;

(2) At the time it is vacated, the rental structure is legally inhabited pursuant to this Chapter 1460;

(3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord does not have a valid insurance policy in place that covers tenants'

1 relocation costs in a sum that is equal to or exceeds the Tenant Relocation Fee and
2 provides proof within 24 hours of the request of the insurance policy and coverage in
3 acceptable form to the Manager of Code Compliance; and

4 (4) The City provides, at the City's initial cost and expense, immediate temporary
5 replacement relocation housing for the tenant or tenants.

6 **(b) Tenant Relocation Fee**

7 The tenant relocation fee shall be the total sum expended by the City to pay for temporary
8 replacement relocation housing for any and all tenants relocated under subsection (a), except that
9 the fee reimbursement amount shall not be greater than an amount per day to be set by resolution
10 of Council, shall not be for more than 30 days, and shall not exceed the amount the City actually
11 pays for the housing.

12 **(c) Collection**

13 Upon final determination of the tenant relocation fee, the City department responsible for
14 arranging the payment for the temporary replacement relocation housing shall report the amount
15 of the payment to the City Treasurer who shall bill the owner or party in interest by first class
16 mail at the address shown on the City Assessor's records. The full payment of the tenant
17 relocation fee shall be due and payable within 30 days of the mailing. Any portion of the tenant
18 relocation fee remaining unpaid after 30 days from the date of billing shall be a debt subject to
19 collection as provided by law. The owner or interested party shall also be in default to the City
20 until the full amount has been paid.

21 **(d) Exemption**

1 **The owner or party in interest may be exempted from collection of a tenant relocation fee**
2 **under subsection (c) if, within 10 days after a rental premises is vacated as described in**
3 **subsection (a), the owner or party in interest demonstrates to the Office of Code**
4 **Compliance, with review by the Office of the City Attorney, by clear and convincing**
5 **evidence in writing that the conditions that caused the rental premises being declared**
6 **unsafe and uninhabitable were directly attributable to the tenant or tenants.**

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

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

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



Chris Swope

Lansing City Clerk

November 14, 2025

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

Board of Ethics

October 15, 2025

Board of Public Service

October 9, 2025

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

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

Lansing City Clerk's Office

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

517-483-4131 ☐ 517-377-0068 FAX

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

Z-1-2025

3310 W Mt. Hope Road

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

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

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

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

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

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2025, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

GENERAL INFORMATION

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

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

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

EXISTING LAND USE: Single-family residential

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

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

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

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

DESCRIPTION:

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

REZONING ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE:**

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

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

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

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

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

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

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

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

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

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

COMPLIANCE WITH MASTER PLAN:

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

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

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

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

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

IMPACT ON PUBLIC FACILITIES:

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

ENVIRONMENTAL IMPACT:

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

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

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

SUMMARY

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

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

RECOMMENDATION

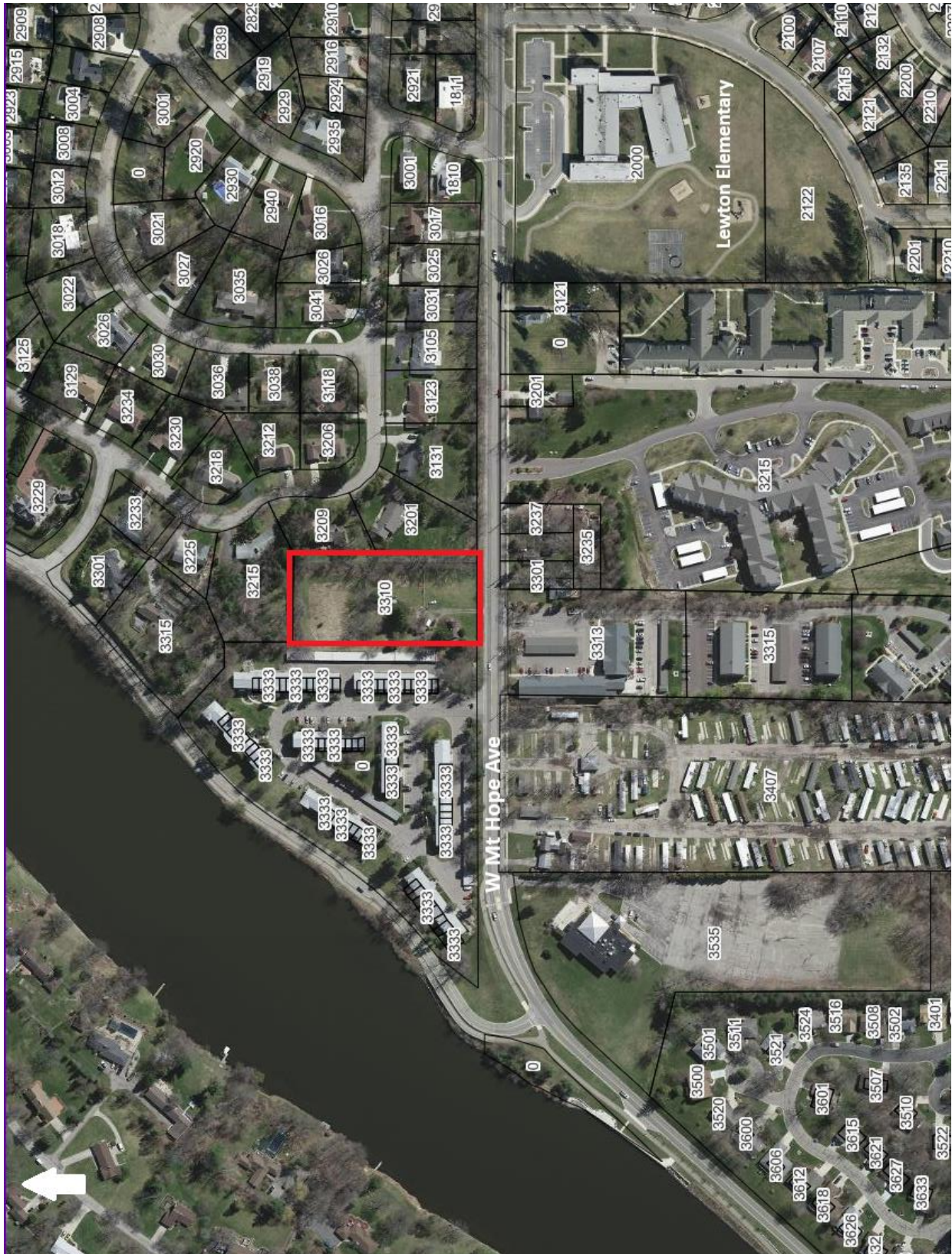
Pursuant to the findings described above, the following motion is offered for the Planning Commission’s consideration:

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

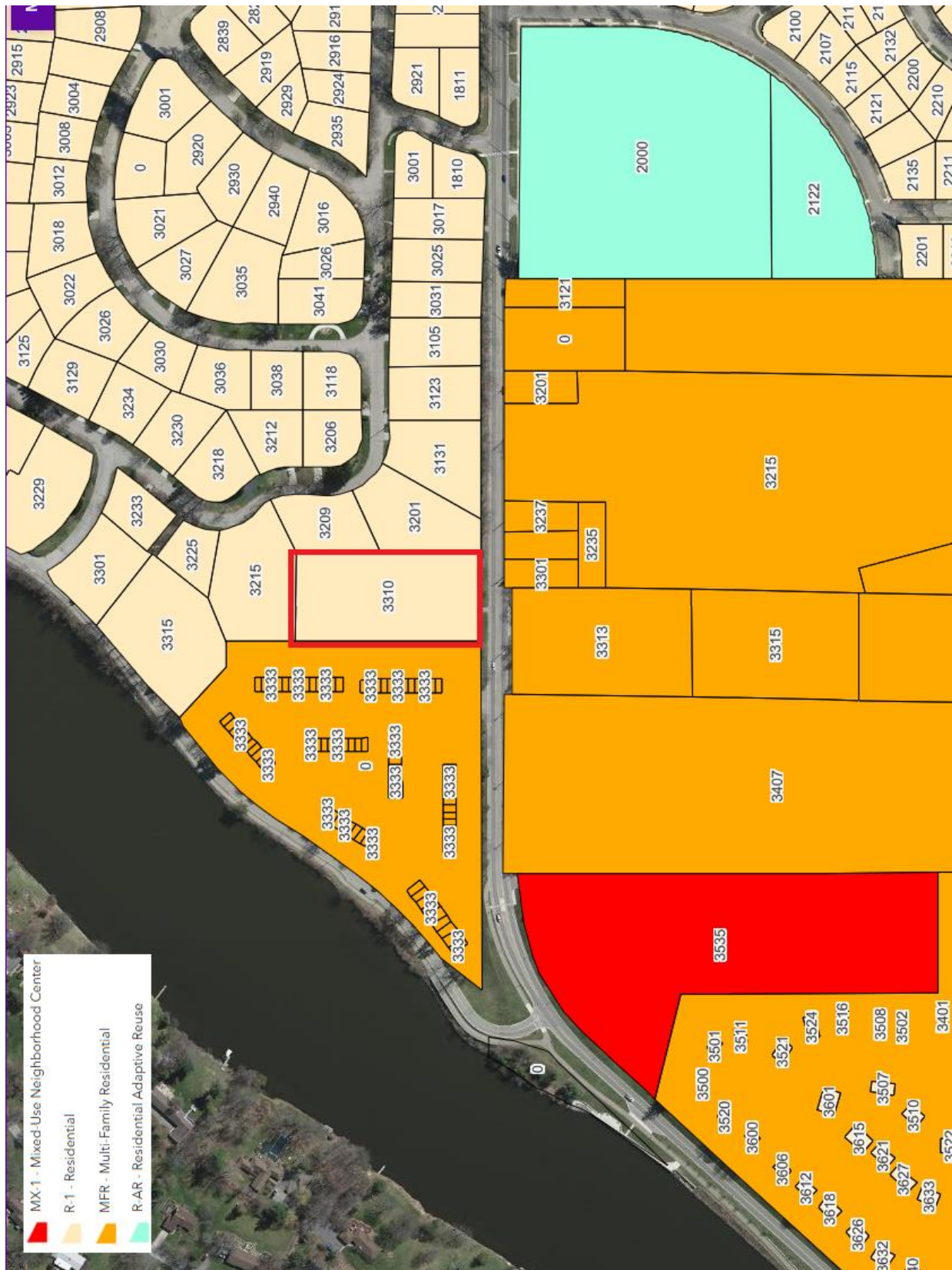
Respectfully Submitted,

**Sue Stachowiak
Zoning Administrator**

Aerial:

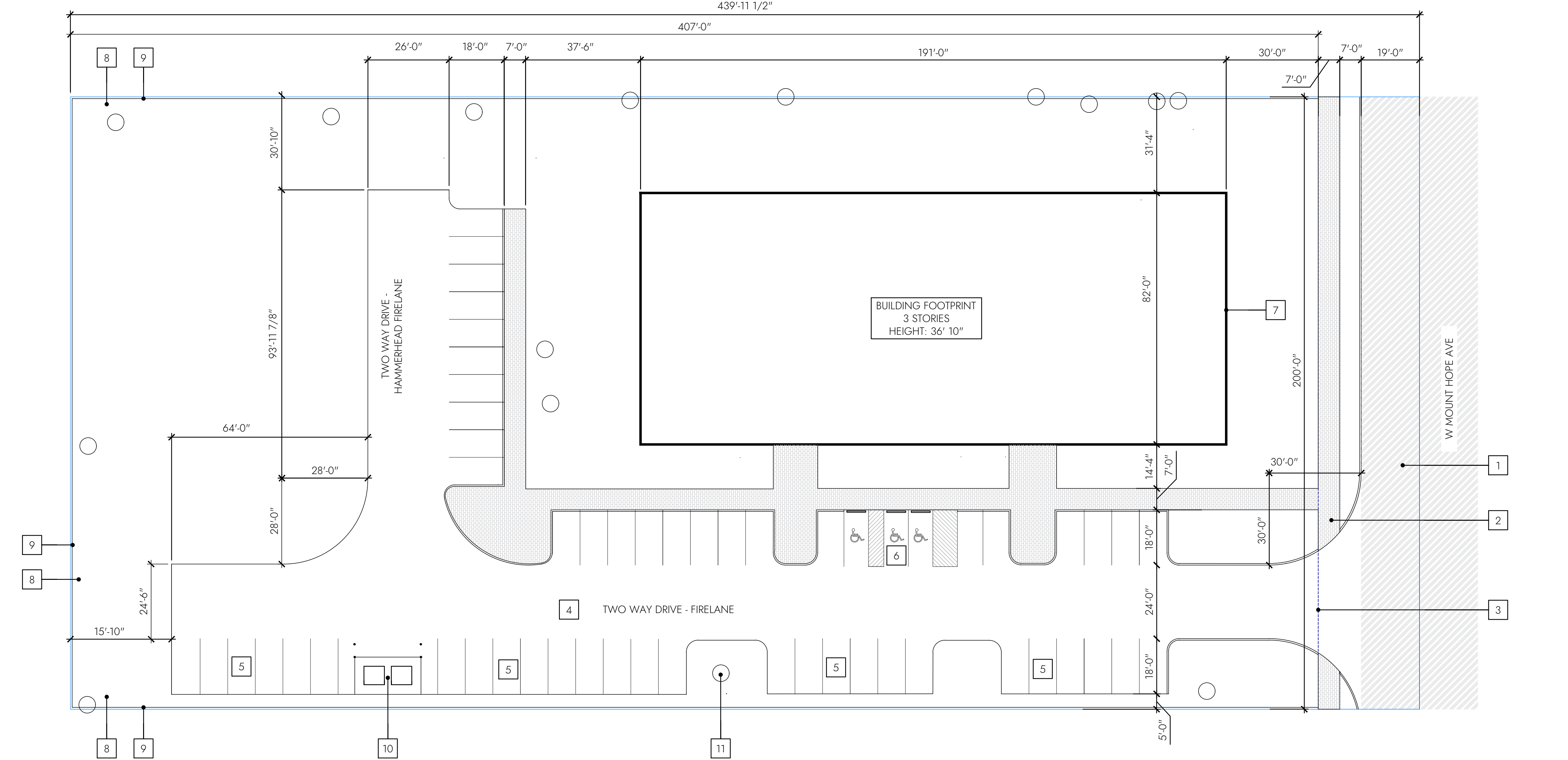


Zoning:



Streetview:





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

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

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

SHEET LEGEND	
SHEET KEYNOTES	
1	EXISTING ASPHALT ROAD
2	PROPOSED 7' WIDE PUBLIC SIDEWALK
3	EDGE OF 33' RIGHT OF WAY
4	ALL DRIVES ARE DESIGNED TO ACCOMMODATE A VEHICLE DESIGN WEIGHT OF 85,000LB
5	CARPORT STRUCTURES SHALL BE PROVIDED OVER THE WEST PROPERTY LINE PARKING SPACES
6	3 ADA PARKING SPACES, 2 STANDARD AND 1 FOR A VAN
7	SOUTH FACADE FACING W MT HOPE AVE WILL BE DESIGNED TO HAVE THE APPEARANCE OF A FRONT ENTRANCE
8	5' MINIMUM LANDSCAPING SETBACK AREA BETWEEN THE PARKING LOT AND THE SIDE AND REAR PROPERTY LINES
9	SCREEN FENCE, 6 FEET IN HEIGHT
10	DUMPSTER ENCLOSURE
11	EXISTING 12" DIA. OR LARGER TREE PROTECTED AND RETAINED TYP.
LANDSCAPE NOTES	
ALL LANDSCAPING WILL MEET THE REQUIRED CRITERIA STATED IN CHAPTER 1252 OF THE CITY OF LANSING CODE OF ORDINANCES	

Resolution #2025-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-1-2025 3310 West Mount Hope Road – Rezoning from “R-1” Residential to
“MFR” Multi Family Residential

CITY OF LANSING
NOTICE OF PUBLIC HEARING

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

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

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2024 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

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

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

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

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2025, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

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

Z-3-2025

117 Island Avenue

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

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

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

GENERAL INFORMATION

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

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

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

EXISTING LAND USE: Vacant

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

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

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

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

DESCRIPTION:

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

REZONING ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE:**

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

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

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

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

COMPLIANCE WITH MASTER PLAN:

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

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

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

IMPACT ON PUBLIC FACILITIES:

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

ENVIRONMENTAL IMPACT:

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

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

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

SUMMARY

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

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

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

RECOMMENDATION

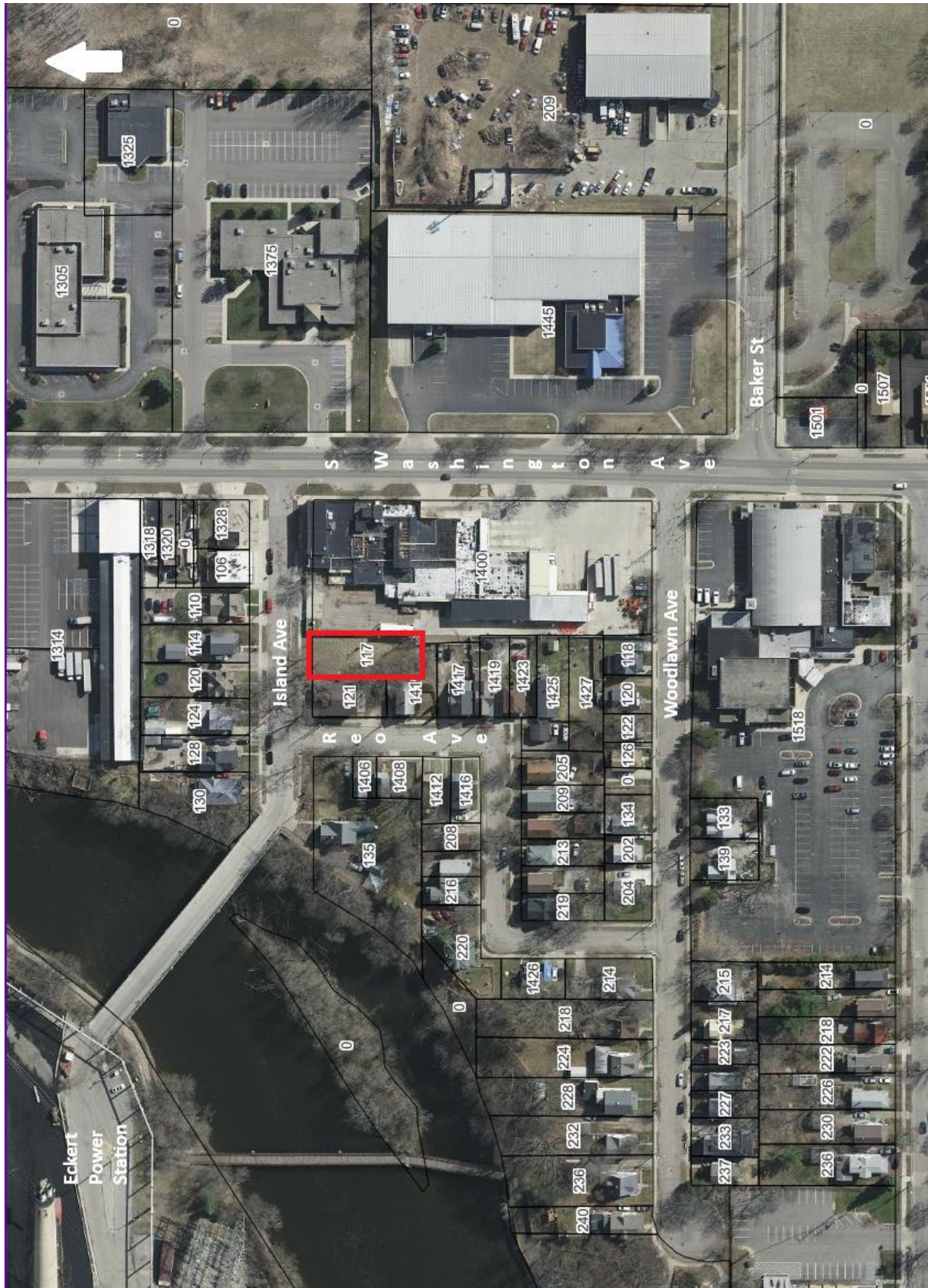
Pursuant to the findings described above, the following motion is offered for the Planning Commission's consideration:

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

Respectfully Submitted,

**Sue Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Exhibit A



Street view:



To: Lansing Planning Board

Date: 11/5/2025

From: Gabe Meyerson

Address: 1411 Reo Avenue

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

Dear Members of the Lansing Planning and Zoning Board,

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Gabe Meyerson', with a long, sweeping horizontal line extending to the right.

Gabe Meyerson

gabemeyerson@gmail.com

Resolution #2025-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____ at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

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

CITY OF LANSING
NOTICE OF PUBLIC HEARING

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

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

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2024 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

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

INTRODUCTION OF ORDINANCE

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

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

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

Resolution #2025-###

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

Act-5-2025, W Fairfield Ave., Acquisition of Property

WHEREAS, Glenn and Elaine Secor have requested to sell a parcel of real property, 0 West Fairfield Avenue, Parcel Identification Number 33-01-01-04-108-042, to the City of Lansing; and

WHEREAS, the property is approximately 31,624 square feet and currently vacant wetland; and

WHEREAS, the property will be combined with Jones Lake Park, increasing the park to 3.4 acres; and

WHEREAS, the agreed upon purchase price is One Dollar (\$1.00); and

WHEREAS, Glenn and Elaine Secor will pay the closing costs; and

WHEREAS, on November 5, 2025, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously 7-0 to recommend approval of Act-5-2025, 0 W Fairfield Ave., Acquisition of Property; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-5-2025, and approves the acquisition of property legally described as:

COM 215 FT W OF SW COR LOT 62, TH N 09DEG 15MIN E 110 FT, N 81DEG 45MIN W 207 FT, S 45DEG 46MIN W 135 FT, S'LY ALONG N'LY LINE
FAIRFIELD AVE EXT'D 311 FT TO BEG; FAIRFIELD GARDENS SUB

From Glenn and Elaine Secor for a sum not-to-exceed One Dollar (\$1.00).

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is authorized to execute all documents necessary to complete this transaction, subject to the prior approval as to content and form by the City Attorney.

Act-5-2025, 0 W Fairfield Ave., Acquisition of Property - STAFF REPORT

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

APPLICANT/OWNER	Glenn & Elaine Secor 4401 Ensign Court Destin, FL 32541
PROPOSAL:	Accept donation of real property and incorporation into Jones Lake Park
PARCEL(S):	600 block W Fairfield Ave., PID # 33-01-01-04-108-042
EXISTING LAND USE & ZONING:	Use: vacant Zoning: R-1 Residential
PROPERTY SIZE AND SHAPE:	Irregular ~293' width, ~153' depth. 31,624 square feet, 0.73 acres
SURROUNDING ZONING & LAND USE	North: R-1 Residential, Jones Lake Park South: R-1, Residential, single-family residential West: n/a, Jones Lake East: R-1 Residential, Jones Lake Park

ANALYSIS

BACKGROUND:

Mr. Glenn Secor has requested to donate real property to the City of Lansing for incorporation into Jones Lake Park, which surrounds the subject parcel on the north and east sides. Most of the property is an established wetland (Exhibit A). The City captured approximately only \$108-130/year in property taxes for the last five years. The applicant did not provide any additional information about the background of the property or their ownership through the years.

LOCATION:

Jones Lake is located in the far north of the City at the border with Dewitt Township. Jones Lake Park is accessible via Northdale Rd. off of Sheridan Rd. The subject property is at the dead end of W Fairfield Ave. to the south and makes up approximately 170 feet of the waterfront.

CHARACTER:

The subject parcel is mostly wetland, making it inappropriate for development. Historic aerials show the property to be vacant as far back as 1955. The Parks and Recreation Department plan to keep the property natural for environmental preservation.

EXTENT:

The extent of the acquisition is 0.73 acres, increasing the total size of Jones Lake Park to 3.4 acres.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- (Dan Danke, Engineer) If Public Service paves the gravel street or does other street drainage improvements, it will provide a place to outlet the drainage. Please note that paving or drainage improvements are not anticipated in the next five years.

The site is not serviced by public sanitary sewer. If sanitary service is required, it will require a grinder pump.

Though not anticipated at this time, it would be good to reserve part of the property for the future construction of a turnaround

- (Mitch Whisler, Transportation) Transportation has no concerns. It should be noted that the area is on the National Wetlands Inventory and may impact future development if desired.

Lansing Fire Department:

- No comment received.

Lansing Building Safety Office:

- No objection.

Lansing Development Office

- No objection.

Lansing Parks and Recreation Department

- Supportive of donation and acquisition.

STAFF RECOMMENDATION

Staff recommends approval of Act-5-2025 as proposed, to support the goals and operations of the Parks and Recreation Department.

Respectfully submitted,

Andy Fedewa, Planner

Exhibit A





ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT- _____
DATE SUBMITTED: 09/30/2025

Applicant: Glen Secor
Address (including zip code): 4401 Ensign Court Destin, FL 32541
Phone number: 434-509-9697
Fax number: _____ Email: _____

Interest in Property:

☒ Owner ☐ Represent owner ☐ Option to buy
☐ Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): Glen Secor
Address (including zip code): 4401 Ensign Court Destin, FL 32541
Phone number(s): 434-509-9697
Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____
Location description: Jones Lake
Permanent parcel #: 33-01-01-04-108-042
Legal description (see note below): COM 215 FT W OF SW COR LOT 62, TH N 09DEG 15MIN E 110 FT, N 81DEG 45MIN W 207 FT, S 45DEG 46MIN W 135 FT, S'LY ALONG N'LY LINE FAIRFIELD AVE EXT'D 311 FT TO BEG; FAIRFIELD GARDENS SUB
Applicant's proposal: Donate property to the city of Lansing

REQUESTED ACTION: (please check one)

☒ City Acquisition of Property ☐ Street or Alley Closure ☐ City Sale of Property
☐ Vacation of R.O.W ☐ Significant Change of Use of City Property
☐ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

The city will be able to expand the 2.7 acres (+/-) Jones Lake Park by adding an additional parcel of 0.7 acres (+/-).

What negative impacts (if any) will occur if this proposal is not approved?

No negative impacts to the city, the owner will have to continue ownership of the property and pay property taxes.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

Loss of minimal tax revenue.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Consolidated Rate: \$650.00

Signature of applicant:

Signature of owner(s):

 / 10/01/2025
Date

_____ / 10/01/2025
Date

_____ / 10/01/2025
Date

_____ / 10/01/2025
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

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

Resolution #2025-###

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

Act-6-2025, 0 South Waverly Road, Purchase of Property

WHEREAS, the City of Lansing Parks and Recreation Department has requested to acquire a parcel of real property, 0 South Waverly Road, Parcel Identification Number 23-50-80-01-282-004, from the Lansing Christian Center Church to facilitate expansion of the Southside Pathway; and

WHEREAS, the property is approximately 35.2 acres that is currently vacant woodland; and

WHEREAS, the property was appraised on May 14, 2025 and valued at Four Hundred Fifty Thousand Dollars (\$450,000)

WHEREAS, the City of Lansing will utilize grant funds from the State of Michigan Natural Resources Trust Fund; and

WHEREAS, the City of Lansing will provide a twenty-six percent (26%) grant match of One Hundred Seventeen Thousand Dollars (\$117,000.00); and

WHEREAS, the agreed upon purchase price is not-to-exceed Four Hundred Fifty Thousand Dollars (\$450,000.00) plus closing costs; and

WHEREAS, on November 5, 2025, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously 7-0 to recommend approval of Act-6-2025, 0 South Waverly Road, Purchase of Property; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-6-2025, and approves the purchase of property legally described as:

COM 173.58 FT N OF E 1/4 COR, TH W 2640 FT, N 601.92 FT, E 2465.3 FT, S 150 FT, E 175 FT, S 227.05 FT, W 200 FT, S 100 FT, E 200 FT, S 124.87 FT TO BEG; SEC 1 T3N R3W

From the Lansing Christian Center Church for a sum not-to-exceed Four Hundred Fifty Thousand Dollars (\$450,000.00), plus closing costs.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is authorized to execute all documents necessary to complete this transaction, subject to the prior approval as to content and form by the City Attorney.



Chris Swope
Lansing City Clerk

November 14, 2025

President and Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

My office has received and placed on file this document:

Act-6-2025; Purchase of Property, 5400 block S. Waverly Rd. to extend South
Lansing Pathway

This document is available for review at the office of the City Clerk or at <https://mi-lansing3.civicplus.pro/227/Public-Notices-Documents-on-File>.

Sincerely,

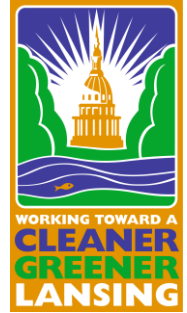
Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

7th Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4455
www.lansingmi.gov/pubserv



MEMORANDUM

TO: Andy Schor, Mayor
FROM: Nicole McPherson, P.E., City Engineer
DATE: November 14, 2025
SUBJECT: State Revolving Fund (SRF) Bond Resolution for 2026 Improvements

As part of the City's Wet Weather Control Program, the City is continuing with the design and construction of sewer separation projects as detailed in the 2019 Administrative Consent Order (ACO) issued by the State of Michigan's Environment Great Lakes, and Energy Department (EGLE).

The SRF bond resolution authorizes issuance of sewage disposal system revenue bonds for the SRF 2026 Improvements of the Tecumseh River Road Pump Station Replacement project and the sewer separation project on Cherry Street, Kalamazoo Street and Pine Street (Downtown Area). This project is part of the City's 2024-2028 SRF Project plan that was submitted to EGLE in April of 2023.

The loan amount in the resolution for this project is estimated not to exceed \$32M. This loan will be paid back over 30 years and the SRF loans are low interest loans typically under 2%. The total project construction cost is approximately \$38M. The SRF eligible portion of this project is approximately \$30M and EGLE has indicated this project to receive \$2.8M of principal forgiveness on the loan. The Lansing Board of Water and Light also participates in the Downtown Separation project, and they are responsible for approximately \$2.5M of the total construction project cost. The remaining amount is funded from the City's local street, major street, sanitary, and general funds.

The project is out to bid, and the City is scheduled to receive bids for both projects on November 25, 2025. Final bond costs will be determined after the City receives the construction bids.

Resolution #2025-###

City of Lansing
Counties of Ingham and Eaton, State of Michigan

A RESOLUTION ENACTED UNDER THE PROVISIONS OF ACT 94, PUBLIC ACTS OF MICHIGAN, 1933, AS AMENDED, AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF SEWAGE DISPOSAL SYSTEM REVENUE BONDS FOR THE PURPOSES OF PAYING FOR IMPROVEMENTS TO THE SYSTEM, AND PAYING COSTS RELATING THERETO; AUTHORIZING DETERMINATION OF STANDING AND PRIORITY OF LIEN WITH RESPECT TO OUTSTANDING SEWAGE DISPOSAL SYSTEM REVENUE BONDS OF THE CITY ISSUED UNDER CITY ORDINANCE NO. 29-A, AS AMENDED AND SUPPLEMENTED; PROVIDING FOR RETIREMENT AND SECURITY OF THE BONDS HEREIN AUTHORIZED; AND PROVIDING FOR OTHER MATTERS RELATIVE THERETO.

WHEREAS, the City of Lansing, Counties of Ingham and Eaton, State of Michigan (the “**City**”) by Ordinance No. 29-A, as amended and supplemented by Ordinance Nos. 31-A, 32-A, 33-A, 35-A, 838, 873, 993, 0544, 2010-423 and 2012-269, and by Resolution Nos. 2021-264, 2022-317, 2023-335 and 2025-006 (collectively, the “**Outstanding Bond Ordinances**”) has provided for the issuance by the City of Sewage Disposal System Revenue Bonds; and

WHEREAS, the State of Michigan Department of Environment, Great Lakes, and Energy (“**EGLE**”), through its Administrative Consent Order #ACO-05153 (the “**Consent Order**”) dated December 12, 2019, ordered the City to abate raw sewage overflows from its sewerage collection system; and

WHEREAS, EGLE and the City have agreed to implement the City’s Wet Weather Control Plan, as amended (the “**Wet Weather Control Plan**”), in compliance with the Consent Order;

WHEREAS, it is now deemed necessary by the City Council of the City (the “**Council**”) to equip, improve, rehabilitate, acquire, construct and install certain improvements to the City’s Sewage Disposal System (the “**System**”), including but not limited to sanitary sewer overflow remediation, together with any appurtenances and attachments thereto and any related site acquisitions or improvements (the “**2026 SRF Improvements**”) in compliance with the plans approved under the Consent Order and according to the Wet Weather Control Plan; and

WHEREAS, Act 94, Public Acts of Michigan, 1933, as amended (“**Act 94**”), authorizes the Council to issue bonds under Act 94 without submitting the proposition to the voters of the City for approval and without publishing a notice of intent when the bonds are issued to comply with an order or permit requirement of a state or federal agency of competent jurisdiction to prevent or limit pollution of the environment; and

WHEREAS, the City intends to finance construction and acquisition of the 2026 SRF Improvements through issuance of sewage disposal system revenue bonds (the “**2026 SRF Bonds**”), and to sell the 2026 SRF Bonds to the Michigan Finance Authority (the “**Authority**”); and

WHEREAS, Section 19 of Ordinance No. 29-A authorizes the issuance of revenue bonds of equal standing and priority of lien with the Outstanding Senior Lien Bonds authorized by the Outstanding Bond Ordinances as follows:

(a) For subsequent repairs, extensions, enlargements and improvements to the System or for the purpose of refunding part of any Bonds then outstanding and paying costs of issuing such Additional Bonds including deposits which may be required to be made to the Bond Reserve Account. Bonds for such purposes shall not be issued pursuant to this subparagraph (a) unless the average actual or augmented Net Revenues of the System for the then last two (2) preceding twelve month operating years or the actual or augmented Net Revenues for the last preceding twelve month operating year, if the same shall be lower than the average, shall be equal to at least one hundred thirty (130%) percent of the maximum amount of principal and interest thereafter maturing in any operating year on the then outstanding Bonds and on the Additional Bonds then being issued. If the Additional Bonds are to be issued in whole or in part for refunding outstanding Bonds the maximum annual principal and interest requirements shall be determined by deducting from the principal and interest requirements for each operating year the annual principal and interest requirements of any Bonds to be refunded from the proceeds of the Additional Bonds. For purposes of this subparagraph (a) the City may elect to use as the last preceding operating year any operating year ending not more than sixteen months from the date of delivery of the Additional Bonds and as the next to the last preceding operating year, any operating year ending not more than twenty-eight months from the date of delivery of the Additional Bonds. If the System rates, fees or charges shall be increased at or prior to the time of authorizing the Additional Bonds, the Net Revenues for each of the two preceding operating years shall be augmented by an amount reflecting the effect of the increase had the System’s billings during such operating years been at the increased rates. In addition, the actual Net Revenues for each of the two preceding operating years may be augmented by the estimated increase in Net Revenues to accrue as a result of the acquisition of the repairs, extensions, enlargements and improvements to said System to be paid for in whole or in part from the proceeds of the Additional Bonds to be issued. In addition, the actual Net Revenues may be augmented by an amount equal to the investment income representing interest on investments estimated to be received each operating year from the addition to the Bond

Reserve Account to be funded from the proceeds of the Additional Bonds being issued. Determination by the Council as to existence of conditions permitting the issuance of Additional Bonds shall be conclusive. No Additional Bonds of equal standing as to the Net Revenues of the System shall be issued pursuant to the authorization contained in this subparagraph if the City shall then be in default in making its required payments to the Operation and Maintenance Fund or the Redemption Fund;

WHEREAS, the City has met or will meet all the conditions and requirements of Section 19 of Ordinance No. 29-A for the issuance of the proposed 2026 SRF Bonds as bonds of equal standing and priority of lien with the Outstanding Senior Lien Bonds issued pursuant to the Outstanding Bond Ordinances, or such 2026 SRF Bonds will be issued on a subordinate, junior lien basis to the Outstanding Senior Lien Bonds and on equal standing and priority of lien with the Outstanding Junior Lien Bonds; and

WHEREAS, all things necessary to the authorization and issuance of the 2026 SRF Bonds under the Constitution and laws of the State of Michigan, particularly Act 94, the Charter and ordinances of the City, and the Outstanding Bond Ordinances, have been done or will be done, and the Council is now empowered and desires to authorize the issuance and sale of the 2026 SRF Bonds; and

WHEREAS, the Council wishes to authorize the Authorized Officers (as defined herein) to finalize the terms of the issuance and sale of the 2026 SRF Bonds without further resolution of the Council.

NOW, THEREFORE, THE CITY OF LANSING RESOLVES:

Section 1. Definitions. All terms not defined herein shall have the meanings set forth in the Outstanding Bond Ordinances and whenever used in this Resolution, except when otherwise indicated by the context, the following terms shall have the following meanings:

(a) “2026 SRF Construction Fund” means the 2026 SRF Construction Fund established pursuant to Section 10 of this Resolution for the deposit of the proceeds of the 2026 SRF Bonds for the purpose of constructing and acquiring the 2026 SRF Improvements.

(b) “2026 SRF Improvements” means the following improvements to the System: equipping, improving, rehabilitating, acquiring, constructing and installing certain improvements to the City’s Sewage Disposal System, including but not limited to sanitary sewer overflow remediation, together with any appurtenances and attachments thereto and any related site acquisitions or improvements as required under the Consent Order and evidenced in the Wet Weather Control Plan.

(c) “2026 SRF Bonds” means the Sewage Disposal System SRF Revenue Bonds, Series 2025 authorized by Section 5 of this Resolution for the purpose of paying for the 2026 SRF Improvements and paying the costs of issuing the 2026 SRF Bonds.

(d) “Authority” means the Michigan Finance Authority.

(e) “Authorized Officer” means any one of the following officials of the City: the Mayor, the Deputy Mayor, the Finance Director or the Chief Strategy Officer.

(f) “Bond Reserve Requirement” means the lesser of (1) maximum annual debt service due on the Outstanding Senior Lien Bonds (including the 2026 SRF Bonds, if applicable), (2) 125% of the average annual debt service on Outstanding Senior Lien Bonds, or (3) 10% of the original aggregate face amount of each series of bonds currently outstanding, reduced by the net original issue discount, if any.

(g) “Junior Lien Bonds” means any bonds issued on a subordinate basis to any of the City’s Outstanding Senior Lien Bonds and on a parity basis with the City’s Outstanding Junior Lien Bonds.

(h) “Outstanding Junior Lien Bonds” means the City’s Sewage Disposal System Revenue Bonds (SRF Project #5005-24) (Junior Lien), Series 2022, Sewage Disposal System Revenue Bonds (SRF Project #5005-25) (Junior Lien), Series 2023 Sewage Disposal System Revenue Bonds (SRF Project #5005-26) (Junior Lien), Series 2024 and Sewage Disposal System Revenue Bonds (SRF Project #5005-27) (Junior Lien), Series 2025.

(i) “Outstanding Senior Lien Bonds” means any bonds currently outstanding under the Outstanding Bond Ordinances, which have not been paid or defeased, payable on a priority basis over the City’s Outstanding Junior Lien Bonds or any additional Junior Lien Bonds.

(j) “Outstanding Bond Ordinances” means Ordinance No. 29-A, as amended and supplemented by Ordinance Nos. 30-A, 31-A, 32-A, 33-A, 35-A, 838, 873, 993, 0544, 2010-423 and 2012-269 and by Resolution Nos. 2021-264, 2022-317, 2023-335 and 2025-006.

(k) “Senior Lien Bonds” means any bonds issued pursuant to Section 19 of Ordinance 29-A and on a parity basis with the City’s Outstanding Senior Lien Bonds.

(l) “SRF Program” means the State of Michigan Revolving Fund Program.

Section 2. Conditions Permitting Issuance of Additional Bonds. Pursuant to Section 19 of Ordinance 29-A, if the 2026 SRF Bonds will be of equal standing and priority of lien to the Outstanding Senior Lien Bonds, the Council hereby determines that the 2026 SRF Bonds will be issued within the following parameters:

(a) the average actual or augmented Net Revenues of the System for two consecutive preceding twelve-month operating years ending not more than twenty-eight months from the date of delivery of the 2026 SRF Bonds are equal to at least 130% of the maximum amount of principal and interest thereafter maturing in any operating year on the then Outstanding Senior Lien Bonds and the 2026 SRF Bonds, as required by Section 19(a) of Ordinance No. 29-A; and

(b) the City is not in default in making its required payments to the Operation and Maintenance Fund or the Redemption Fund established by Ordinance No. 29-A.

As applicable, an Authorized Officer shall determine that the conditions of the Outstanding Bond Ordinances including Section 19 of Ordinance 29-A for the issuance of the 2026 SRF Bonds as Senior Lien Bonds have been met.

If the 2026 SRF Bonds will be issued as Junior Lien Bonds, the 2026 SRF Bonds will otherwise be issued pursuant to the requirements of State of Michigan law, the Outstanding Ordinances and specifically the projected annual Net Revenues of the System after payment of the Outstanding Senior Lien Bonds will be at least 1.0x the annual principal and interest due on the 2026 SRF Bonds and any other Outstanding Junior Lien Bonds.

An Authorized Officer is authorized to direct the creation of such accounts and subaccounts within the Funds created by Ordinance 29-A, including but not limited to for the purposes of setting aside Revenues each month as described in Section 13 of Ordinance 29-A for the purpose of paying principal and interest on the 2026 SRF Bonds issued as Junior Lien Bonds, after Revenues have been allocated as required for the Outstanding Senior Lien Bonds.

Section 3. Necessity of 2026 SRF Improvements. It is hereby determined to be necessary for the public health and welfare of the City to proceed to acquire and construct the 2026 SRF Improvements in accordance with approved plans and specifications.

Section 4. Cost and Useful Life of 2026 SRF Improvements. The cost of the improvements to support the City's Wet Weather Control Plan (including the 2026 SRF Improvements) is estimated not to exceed 38 Million Dollars (\$38,000,000) including the payment of incidental expenses as specified in Section 5 of this Resolution, which estimate of cost is hereby approved and confirmed, and the period of usefulness of the 2026 SRF Improvements is estimated to be not less than thirty (30) years.

Section 5. Payment of Costs of 2026 SRF Improvements and Authorization of 2026 SRF Bonds. It is hereby determined that the City shall borrow the sum of not-to-exceed 32 Million Dollars (\$32,000,000) as finally determined by an Authorized Officer upon the sale of thereof, and the 2026 SRF Bonds shall be issued pursuant to the provisions of Act 94 to pay the cost of acquiring and constructing the 2026 SRF Improvements, including the payment of engineering, legal, financial, bond insurance, underwriter's discount and other expenses incident thereto and incident to the issuance and sale of the 2026 SRF Bonds. The balance of the cost of the 2026 SRF Improvements, if any, will be paid from other funds of the City legally available therefor.

The 2025 SRF Bonds shall be designated as the SEWAGE DISPOSAL SYSTEM REVENUE BONDS (SRF PROJECT #5005-28) [(JUNIOR LIEN)], SERIES 2026, with such modifications as may be approved by an Authorized Officer, and, unless required by the Authority and as authorized by Act 94, shall not be a general obligation of the City, but be revenue bonds, payable solely out of the Net Revenues of the System. The 2026 SRF Bonds may constitute an Additional Bond as defined in the Outstanding Bond Ordinances, having equal standing and priority of lien as to the Net Revenues of the System with the Outstanding Senior Lien Bonds, or the 2026 SRF Bonds may be issued as Junior Lien Bonds, as determined by an Authorized Officer.

Section 6. Year of Sale. If the 2026 SRF Bonds, or any series thereof, are not sold or delivered in calendar year 2026, then references to the name of the bonds, funds and accounts

approved by this Resolution may be changed to reflect the year in which such bonds will be sold or delivered.

Section 7. 2026 SRF Bond Details. The 2026 SRF Bonds shall be issued in the form of one or more fully-registered, nonconvertible bonds, dated as of the date of delivery, payable in annual principal installments in the amounts and on the dates as determined by the order of the EGLE and approved by the Authority and the Authorized Officer, provided that the final payment on the 2026 SRF Bonds shall occur within the period of usefulness of the 2026 SRF Improvements as set forth in Section 4 of this Resolution. Final determination of the principal amount and the payment dates and amounts of principal installments of the 2025 SRF Bonds shall be evidenced by execution of a Purchase Contract (the ***“Purchase Contract”***) between the City and the Authority providing for sale of the 2026 SRF Bonds, and the Authorized Officer is authorized and directed to execute and deliver the Purchase Contract.

The 2026 SRF Bonds shall bear interest at a rate or rates to be determined by the Authorized Officer at the time of execution of the Purchase Contract, but in any event not exceeding the maximum amount permitted by law, payable semiannually on the dates as determined in the Purchase Contract. In addition, if required by the Authority, the 2026 SRF Bonds will bear additional interest, under the terms required by the Authority, in the event of a default by the City in the payment of principal or interest on the 2026 SRF Bonds when due. The 2026 SRF Bonds principal amount is expected to be drawn down by the City periodically, and interest on each installment of the principal amount shall accrue from the date such principal installment is drawn down by the City. Principal installments of the 2026 SRF Bonds will be subject to prepayment prior to maturity as permitted by the Authority and approved by the Authorized Officer.

The Mayor and City Clerk are authorized to execute the 2026 SRF Bonds by manual or facsimile signature. If required, at least one signature on the 2026 SRF Bonds shall be a manual signature. The 2026 SRF Bonds shall have the facsimile corporate seal of the City printed or impressed thereon. The 2026 SRF Bonds may be transferred by the bondholder as provided in the 2025 SRF Bonds as executed.

Section 8. State Revenue Sharing Pledge. If required by the Authority, as additional security for repayment of the 2025 SRF Bonds, the Council agrees to pledge the state revenue sharing payments that the City is eligible to receive from the State of Michigan under Act 140, Public Acts of Michigan, 1971, as amended, to the Authority as purchaser and holder of the 2026 SRF Bonds. The Authorized Officer is authorized to execute and deliver a revenue sharing pledge agreement between the City and the Authority.

Section 9. Applicability of the Outstanding Bond Ordinances. Except to the extent supplemented or otherwise provided in this Resolution (such as if the 2026 SRF Bonds are issued on a subordinate basis to the Outstanding Bonds), the provisions and covenants provided in the Outstanding Bond Ordinances shall apply to the 2026 SRF Bonds issued pursuant to provisions of this Resolution, such provisions of said Ordinances being made applicable to the 2026 SRF Bonds herein authorized, the same as though said 2026 SRF Bonds were originally authorized and issued as a part of the Outstanding Bonds issued pursuant to the Outstanding Bond Ordinances.

Section 10. 2026 SRF Bond Proceeds. The proceeds of the sale of the 2026 SRF Bonds as received by the City shall be deposited in an account separate from other money of the City and

held in a bank or banks qualified to act as depository of the proceeds of sale under the provisions of Section 15 of Act 94 designated “2026 SRF Project Construction Fund” (the “**2026 SRF Construction Fund**”). Moneys in the 2026 SRF Construction Fund shall be applied solely in payment of the cost of the 2025 SRF Improvements including any engineering, legal and other expenses incident thereto and to the costs of issuance of the 2026 SRF Bonds. Any balance remaining in the 2026 SRF Construction Fund after completion of the 2026 SRF Improvements may be used for any other improvements to the System if such use is permitted by state law and will not cause the interest on the 2026 SRF Bonds to be included in gross income for federal income tax purposes within the meaning of the Internal Revenue Code. Any remaining balance shall be paid into the Redemption Fund and used as permitted by state law.

Section 11. Bond Reserve Requirement. The City hereby covenants and agrees with the holders of the Bonds that, if an Authorized Officer determines that the 2026 SRF Bonds shall have equal standing and priority of lien with the Outstanding Bonds, the City shall maintain on deposit in the Bond Reserve Account an amount not less than the Bond Reserve Requirement. If at any time there is any excess in the Bond Reserve Account over the Bond Reserve Requirement, such excess may be transferred to such fund or account as the City shall direct.

Section 12. Bond Form. The 2026 SRF Bonds shall be in substantially the following form subject to changes, including references to additional security, as may be required by the Authority:

[Form of Bond To Be Completed After Bond Sale]
 United States of America
 State of Michigan
 Counties of Ingham and Eaton

CITY OF LANSING
 SEWAGE DISPOSAL SYSTEM
 REVENUE BOND (SRF PROJECT #5005-28) [(JUNIOR LIEN)], SERIES 2026

Interest Rate Date of Maturity

____% [Month 1, 20__]

Registered Owner: Michigan Finance Authority

Principal Amount: _____ Dollars (\$_____)

Date of Original Issue: _____, 2026

The CITY OF LANSING, Counties of Ingham and Eaton, State of Michigan (the “City”), for value received, acknowledges itself to owe, and for value received hereby promises to pay, but only out of the hereinafter described Net Revenues of the City’s Sewage Disposal System (hereinafter defined), to the Michigan Finance Authority (the “Authority”) the principal amount

of this Bond or so much thereof as shall have been advanced to the City pursuant to a Purchase Contract between the City and the Authority and a Supplemental Agreement by and among the City, the Authority and the State of Michigan acting through the Department of Environment, Great Lakes, and Energy. During the time funds are being drawn down by the City under this Bond, the Authority will periodically provide the City a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the City of its obligation to repay the outstanding principal amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this Bond.

The Principal Amount shall be payable on the dates and in the annual principal installment amounts set forth on Schedule I attached hereto and made a part hereof, as Schedule I may be adjusted if less than \$[amount] is disbursed to the City. Interest is first payable on [April 1, 202_/October 1, 202_], and semiannually thereafter, and principal is payable on the first day of [April/October] commencing [April 1, 202_/October 1, 202_] (as identified in the Purchase Contract) and annually thereafter.

The Bond is subject to prepayment by the City prior to maturity only with the prior written consent of the Authority and on such terms as may be required by the Authority.

Notwithstanding any other provision of this Bond, as long as the Authority is the owner of this Bond, (a) this Bond is payable as to principal, premium, if any, and interest at U.S. Bank Trust Company, National Association or at such other place as shall be designated in writing to the City by the Authority (the "Authority's Depository"); (b) the City agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on this Bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the City's deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this bond shall be given by the City and received by the Authority's Depository at least 40 days prior to the date on which such redemption is to be made.

Additional Interest

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two percent (2%) above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this Bond but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the City's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons

other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this Bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the City shall and hereby agrees to pay on demand only the City's pro rata share (as determined by the Authority) of such deficiency as additional interest on this Bond.

For prompt payment of principal and interest on this Bond, the City has irrevocably pledged the revenues of its Sewage Disposal System, including all appurtenances, extensions and improvements thereto (the "System"), after provision has been made for reasonable and necessary expenses of operation, maintenance and administration (the "Net Revenues"), and a statutory lien thereon is hereby recognized and created. [This Bond is of [equal][junior] standing and priority of lien as to the Net Revenues of the System with the _____.]

[This Bond is one of a series of bonds aggregating the principal sum of \$_____, issued pursuant to Ordinance No. 29-A, as amended and supplemented by Ordinance Nos. 30-A, 31-A, 35-A, 838, 873, 993, 0544, 2010-423, Ordinance No. 2012-269, and Resolution Nos. 2021-264, 2022-317, 2023-335, 2025-006 and Resolution No. 2025-[____], each duly adopted by the City Council of the City, and under and in full compliance with the Constitution and statutes of the State of Michigan, including specifically Act 94, Public Acts of Michigan 1933, as amended for the purposes of constructing and acquiring improvements to the System, and refunding certain outstanding sewage disposal system revenue bonds of the City.]

For a complete statement of the revenues from which and the conditions under which this Bond is payable, a statement of the conditions under which additional bonds of equal standing may thereafter be issued and the general covenants and provisions pursuant to which this bond is issued, reference is made to the above-described Ordinances. Copies of the Ordinances are on file at the office of the City Clerk and reference is made to the Ordinances and any and all supplements thereto and modifications and amendments thereof, if any, and to Act 94 for a more complete description of the pledges and covenants securing the bonds, the nature, extend and manner of enforcement of such pledges, the rights and remedies of the registered owners of the bonds with respect thereto and the terms and conditions upon which the bonds are issued and may be issued thereunder. To the extent and in the manner permitted by the terms of the Ordinances, the provisions of the Ordinances or any resolution or agreement amendatory thereof or supplemental thereto, may be modified or amended by the City, except in specified cases, only with the written consent of the registered owners of at least fifty-one percent (51%) of the principal amount of the bonds then outstanding.

[THIS BOND IS A SELF-LIQUIDATING BOND AND IS NOT A GENERAL OBLIGATION OF THE CITY AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN ANY CONSTITUTIONAL, STATUTORY OR CHARTER LIMITATION, AND IS PAYABLE BOTH AS TO PRINCIPAL AND INTEREST, SOLELY FROM THE NET REVENUES OF THE SYSTEM AND CERTAIN FUNDS AND ACCOUNTS ESTABLISHED UNDER THE ORDINANCES. THE PRINCIPAL AND INTEREST ON THIS BOND ARE SECURED BY THE STATUTORY [FIRST][JUNIOR] LIEN HEREINBEFORE DESCRIBED.

It is hereby certified and recited that all acts, conditions and things required by law to be done, precedent to and in the issuance of this bond and the series of bonds of which this is one, exist and have been done and performed in regular and due form and time as required by law.

IN WITNESS WHEREOF, the City of Lansing, Counties of Ingham and Eaton, State of Michigan, by authority of its City Council, has caused this bond to be signed for and on its behalf and in its name by the manual or facsimile signatures of the Mayor and Clerk of the City, and the official seal of the City or a facsimile thereof to be impressed or printed hereon, all as of the Date of Original Issue.

CITY OF LANSING
Counties of Ingham and Eaton
State of Michigan

By _____

Its Mayor

(SEAL)

Countersigned:

By _____

Its City Clerk

[FORM OF SCHEDULE I]

Name of Issuer: CITY OF LANSING
EGLE Project No.: 5005-28

EGLE Approved Amt: \$ _____ SCHEDULE I

Based on the schedule provided below unless revised as provided in this paragraph, repayment of principal of the Bond shall be made until the full amount advanced to the City is repaid. In the event the Order of Approval issued by the Department of Environment, Great Lakes, and Energy (the "Order") approves a principal amount of assistance less than the amount of the Bond delivered to the Authority, the Authority shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule approved by the City and described below provides for payment of a total principal amount greater than the amount of assistance approved by the Order, or (2) that less than the principal amount of assistance approved by the Order is disbursed to the City by the Authority, the Authority shall prepare a new payment schedule which shall be effective upon receipt by the City.

<u>Due Date</u>	<u>Amount of Principal Installment</u>
-----------------	--

Interest on the bond shall accrue on principal disbursed by the Authority to the City from the date principal is disbursed, until paid, at the rate of ____% per annum, payable [date], and semi-annually thereafter.

The City agrees that it will deposit with U.S. Bank Trust Company National Association, or at such other place as shall be designated in writing to the City by the Authority (the “Authority’s Depository”) payments of the principal of, premium, if any, and interest on this bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise. In the event that the Authority’s Depository has not received the City’s deposit by 12:00 noon on the scheduled day, the City shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority’s administrative costs and lost investment earnings attributable to that late payment.

Section 13. Reimbursement; Non-Arbitrage Covenant. The City declares that it reasonably expects to make advances of funds to make the 2026 SRF Improvements. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. §1.150-2 pursuant to the Internal Revenue Code of 1986, as amended (the “Code”):

(a) As of the date hereof, the City reasonably expects to reimburse the City for the expenditures described in (b) below with proceeds of debt to be incurred by the City.

(b) The expenditures described in this paragraph (b) are for the costs of acquiring and constructing the 2026 SRF Improvements which were or will be paid subsequent to sixty (60) days prior to the date hereof.

The City covenants and agrees with the holders of the 2026 SRF Bonds that as long as any of the 2026 SRF Bonds remain outstanding and unpaid as to either principal or interest, the City shall not invest, reinvest or accumulate any moneys deemed to be proceeds of the 2026 SRF Bonds pursuant to the Code in such a manner as to cause the 2026 SRF Bonds to be “arbitrage bonds” within the meaning of the Code. The City hereby covenants that, to the extent permitted by law, it will take all actions within its control and that it shall not fail to take any action as may be necessary to maintain the exemption of interest on the 2026 SRF Bonds from gross income for federal income tax purposes, including but not limited to, actions relating to the rebate of arbitrage earnings, if applicable, and the expenditure and investment of bond proceeds and moneys deemed to be bond proceeds, all as more fully set forth in the Non-Arbitrage and Tax Compliance Certificate to be delivered by the City with the 2026 SRF Bonds.

Section 14. Municipal Advisor. The City hereby confirms PFM Financial Advisors LLC, as Municipal Advisor for the 2026 SRF Bonds.

Section 15. Negotiated Sale; Application to EGLE and Authority. The Council has considered the option of selling the 2026 SRF Bonds through a competitive sale and a negotiated sale and determines that it is in the best interest of the City to negotiate the sale of the 2026 SRF

Bonds to the Authority because the State Revolving Fund financing program provides significant savings to the City compared to a competitive sale in the municipal bond market. The Authorized Officer and the City's Director of Public Works are authorized to apply to the Authority and to EGLE for placement of the 2026 SRF Bonds with the Authority. The actions taken by the Authorized Officer and the Director of Public Works with respect to the 2026 SRF Bonds prior to the adoption of this Resolution are ratified and confirmed. The Authorized Officer is authorized to sell the 2026 SRF Bonds to the Authority and to execute and deliver the Purchase Contract, the Supplemental Agreement and the Issuer's Certificate in the forms provided by the Authority. The Authorized Officer and the Director of Public Works are further authorized to execute and deliver such contracts, documents and certificates as are necessary or advisable to qualify the 2026 SRF Bonds for the State Revolving Fund program.

Section 16. Bond Counsel. The City hereby appoints Dykema Gossett PLLC as Bond Counsel with respect to the 2026 SRF Bonds notwithstanding Dykema's occasional representation of the Authority in other unrelated transactions.

Section 17. Other Actions. The officers, administrators, agents and attorneys of the City are authorized and directed to take all other actions necessary and to facilitate issuance, sale, and delivery of the 2026 SRF Bonds, and to execute and deliver all other agreements, documents, and certificates and to take all other actions necessary or convenient to complete the issuance and delivery of the 2026 SRF Bonds in accordance with this Resolution, and to pay costs of issuance including Bond Counsel fees, Municipal Advisor fees, filing fees with State Treasury, costs of printing the 2026 SRF Bonds, and any other costs necessary to accomplish sale and delivery of the 2026 SRF Bonds. The Authorized Officer is authorized to determine final bond details for the 2026 SRF Bonds, to the extent necessary or convenient to complete the transactions authorized by this Resolution, to exercise the authority and make determinations authorized pursuant to Section 7a(1)(c) of Act 94, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, and other matters.

Section 18. Rates and Charges. Rates shall be fixed and revised from time to time by the Council so as to produce amounts that are sufficient to pay the expenses of administration and the costs of operation and maintenance of the System, to provide an amount of revenues adequate for the payment of principal of and interest on the SRF 2026 Bonds, reserve, replacement and improvement requirements, if any, and to otherwise comply with all requirements and covenants provided herein; and such that are reasonably expected to yield annual Net Revenues of the System to maintain compliance with Section 19 of Ordinance No. 29-A for any then Outstanding Senior Lien Bonds and equal to at least 100% of the average annual principal and interest thereafter maturing in any fiscal year on the then Outstanding Junior Lien Bonds; and promptly upon any material change in the circumstances which were not contemplated at the time such rates and charges were most recently reviewed, but not less frequently than once in each fiscal year, review the rates and charges for its services and promptly revise such rates and charges as necessary to comply with the foregoing requirement. The rates and charges for all services and facilities rendered by the System shall be reasonable and just, taking into consideration the costs and value of the System, the cost of maintaining, repairing, and operating the System, and the amounts necessary for the retirement of all SRF 2026 Bonds and interest accruing on all SRF 2025 Bonds,

and there shall be charged such rates and charges as shall be adequate to meet the requirement of this and the preceding sections.

Section 19. No Free Service. No free service shall be furnished by the System to the City or to any individual, firm or corporation, public or private, or to any agency or instrumentality.

Section 20. Defeasance. In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier optional or mandatory redemption, the principal of, premium, if any, and interest on any of the 2026 SRF bonds, shall be deposited in trust, this Resolution shall be defeased with respect to such Bonds (the ***“Defeased Bonds”***), and the owners of the Defeased Bonds shall have no further rights under this Resolution except to receive payment of the principal of, premium, if any, and interest on the bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange bonds as provided herein. Defeased Bonds shall be treated as if they have been redeemed for all purposes under this Resolution.

Section 21. Fiscal Year of System. The fiscal year for operating the System shall coincide with the fiscal year of the City.

Section 22. Repeal, Savings Clause. All ordinances, resolutions of orders, or parts thereof, in conflict with the provisions of this Resolution are repealed.

Section 23. Severability; Paragraph Headings, and Conflict. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity of such action, paragraph, clause or provision shall not affect any of the other provisions of this Resolution. The paragraph headings in this Resolution are furnished for convenience of reference only and shall not be considered to a part of this Resolution.

Section 24. Publication and Recordation. This Resolution shall be published in full in the Lansing City Pulse, a newspaper of general circulation in the City of Lansing, qualified under State law to publish legal notices, promptly after its adoption, and shall be recorded in the Ordinance Book of the City and such recording authenticated by the signatures of the President of the Council and the City Clerk.

Section 26. Effective Date. As provided in Act 94, this Resolution shall be effective upon its adoption.

Passed and adopted by the City of Lansing, Counties of Ingham and Eaton, State of Michigan, on _____, 2025.

[Remainder of page intentionally left blank]

I hereby certify that the foregoing is a true and complete copy of Resolution adopted by the City Council of the City of Lansing, Counties of Ingham and Eaton, State of Michigan, at a Regular Meeting held on _____, 2025, and that said meeting was conducted and public notice of said meeting was given pursuant to the Open Meetings Act, being Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act No. 267.

I further certify that the following City Council members were present at said meeting: _____ and that the following City Council members were absent: _____.

I further certify that City Council member _____ moved adoption of said Resolution, and that the motion was supported by: _____. A second is not required under Mason's Manual of Legislative Procedure, which are the rules governing the City Council.

I further certify that the following City Council members voted for adoption of said Resolution, _____ and that the following City Council members voted against adoption of said Resolution. _____

_____ Lansing City Clerk.

RECEIVED JUL 29 2025

DATE: 07/29/2025

PPN: 33-01-01-33-202-042
DATE SUBMITTED: 07/25/2025
ADDRESS OF VIOLATION: 217 RITA AVE
LISTED TAXPAYER OF RECORD: BROYLS MEGAN
OTHER TAXPAYER OF RECORD:
CLAIMANT: BROYLS MEGAN
CLAIMANT'S ADDRESS: 217 RITA AVE
LANSING MI 48910

TYPE OF ACTIONS CONTESTED: TRASH VIOLATION
VIOLATION DATE: MAY 1, 2025
NOTIFICATION DATE: MAY 1, 2025
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$550.00
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM: \$550.00
MEMO DATE – INVOICE NO.:
ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER-INVOICE
#00283703 – 06/30/2025-
\$550.00
AMOUNT OF CLAIM:
MEMO DATE – INVOICE NO.:

HISTORY: NONE

CITATIONS IN PREVIOUS YEAR: NONE

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation 05/01/2025 with a compliance due date of 05/08/2025. The officer returned on 05/19/2025 and the property was still out of compliance. The trash was then submitted to the contractor to abate. The contractor arrived on 06/02/2025 and the trash was still in violation, the contractor then cleaned up the trash. This office recommends denial of the claim.



RECEIVED JUL 25 2025

City of Lansing

OFFICE OF THE CITY ATTORNEY

2199

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Megan Broyles DATE: July 25, 2025
MAILING ADDRESS: 217 Rita Ave EMAIL: broylesme@yahoo.com
CITY: Lansing STATE: MI ZIP CODE: 48910
TELEPHONE: Home (517-977-4553) Work ()

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 217 Rita Ave Lansing MI 48910 PARCEL NO. Unknown
DATE OF INCIDENT: 6/2/25 AMOUNT YOU WERE BILLED: \$550
TOTAL AMOUNT YOU ARE CONTESTING: \$550
TYPE OF ASSESMENT: Appeal of code compliance/alleged trash

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

In my driveway pushed against the garage door was a filing cabinet intended to be moved to the garage once my partner found someone to help move it one day ~~but~~ we came home and the cabinet was missing. I did not receive written notice or a tag at my home. I didn't know the city/code compliance had taken it. It was not trash or broken. The shelf was just off pins

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

turn over

until I moved into garage. We would have moved it if we had recieved proper notification therefore I don't believe ~~that~~ I should have to pay for something I wasn't aware of, nor did I as the property owner want it taken. I am requesting a hearing to appeal. A \$550 fee for one item to be removed with NO NOTICE is excessive.



Andy Schor Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

TRASH AND DEBRIS CORRECTION NOTICE

**BROYLS MEGAN
217 RITA AVE
LANSING, MI 48910-4630**

**Violation Date: 5/1/2025
Violation Location: 217 RITA AVE
Parcel No: 33-01-01-33-202-042
Compliance Due Date: 5/8/2025**

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Trash found in bags/boxes/barrels

INSPECTOR COMMENTS:

Next to garage

Violation: Garbage

Violation: Deteriorated Appliance(s)

Violation: Deteriorated metal product

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$250.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess a fee of \$215.00 for each time there is an additional premise violation at the violation address above, during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
217 RITA AVE
LANSING, MI 48910-4630

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Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

Trash Authorization Form – East Side

Submitted to: Eric Crutcher on 5/19/2025

TAXPAYER: BROYLS MEGAN, 217 RITA AVE LANSING, MI 48910-4630

Location of Work:

Enf Num: E25-14244

Address: 217 RITA AVE

Lot No:

Description:

Parcel No: 33-01-01-33-202-042

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes/barrels

INSPECTOR COMMENTS:

Next to garage

Violation: Garbage

Violation: Deteriorated Appliance(s)

Violation: Deteriorated metal product

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

This action is authorized by the Manager of Code Compliance

Authorized Time required to complete work: 1
Authorized Cubic Yards: 3

Warning Comment: Possibly occupied, please clean up ONLY around the trailer and driveway, DO not touch items on trailer

Submitted By: Shadi Bayouk (517) 483-7620

This action is authorized by the Manager of Code Compliance

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 07/29/2025

Enforcement Number: E25-14244

Enforcement Category: Trash

Location: 217 RITA AVE

Pay by Account in Full



Total Balance Due: \$550.00

BROYLS MEGAN
217 RITA AVE
LANSING, MI 48910-4630

Invoice



Number	Date	Due	Adjustments	Payments	Balance
00283703	6/30/2025 12:	7/30/2025 12:	\$0.00	\$0.00	<u>\$550.00</u>

Service date was 6/2/2025

Quantity	Category	Description	Billed
1.00	Code Compliance	Trash - Admin Fee	\$250.00
300.00	Code Compliance	Trash - Contractor Charge	\$300.00

Total Balance Due: \$550.00

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

INVOICE

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901

Runway38@comcast.net
+1 (517) 290-7350

City of Lansing Code Enforcement Section

Bill to

Economic Development & Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

Invoice details

Invoice no.: 7488
Terms: Net 30
Invoice date: 06/19/2025
Due date: 07/19/2025

property address: 217 Rita Ave
Parcel number: 33-01-01-33-202-042

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1hour 3 yards	first hour and 3 cubic yards	1	\$300.00	\$300.00
2.			6/2/25 Shadi Bayouk 3 yards 4 man crew 20yd truck			
Total						\$300.00



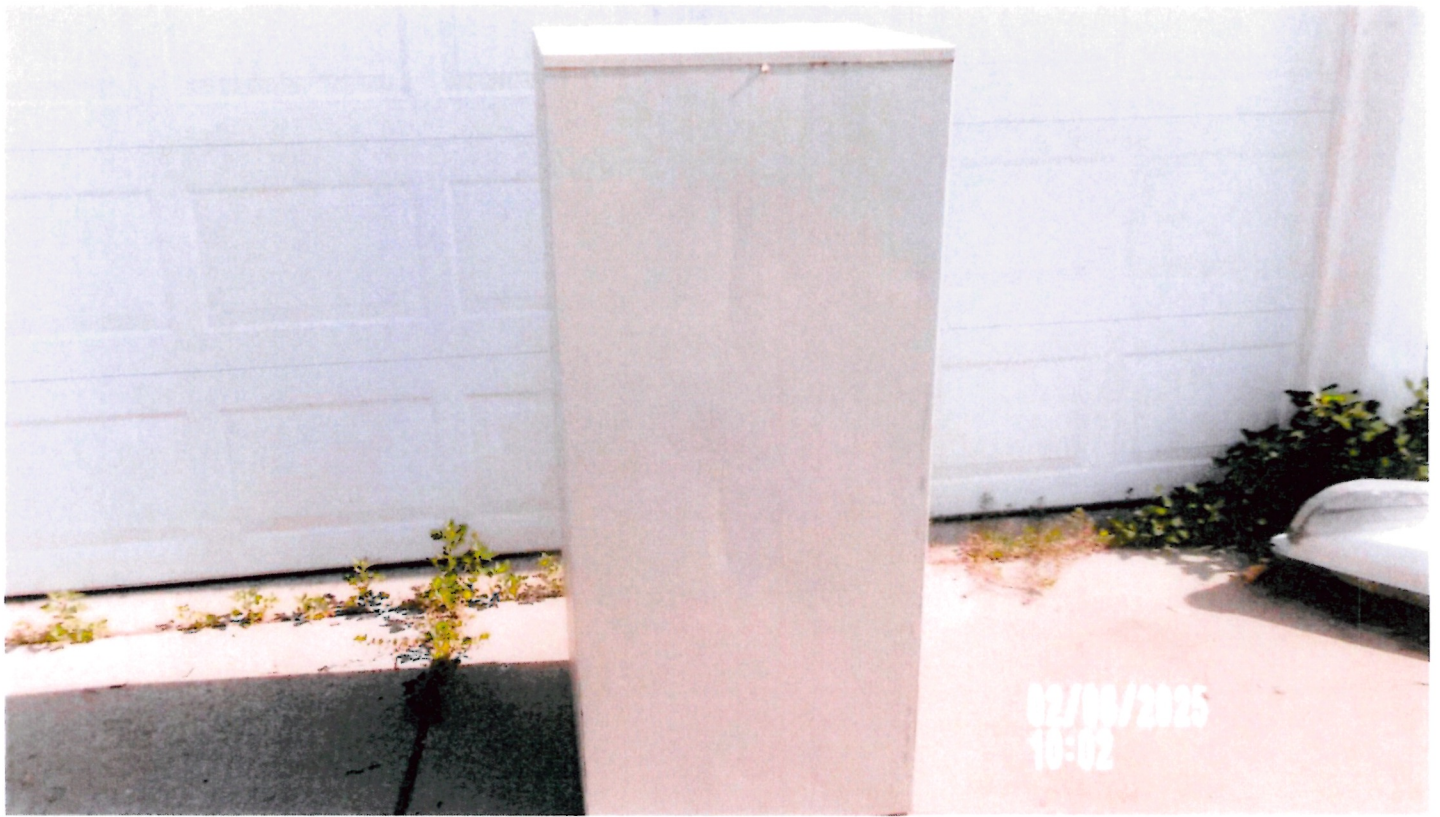


















Claims Review Committee Appeal Form

NAME: megan Brayls DATE: 11/12/25
MAILING ADDRESS: 217 Rita Ave EMAIL: bbraylsme@yahoo.com
CITY: Lansing STATE: MI ZIP CODE: 48910
PHONE NO. : Cellphone () 517-275-0751 Work () N/A
DATE HEARD BY CLAIMS REVIEW COMMITTEE: 10/8/25 Claim # 2199

Please provide the following information on the incident(s) for which you are filing a claim. We may not be able to process your claim if you do not provide all of the information below.

ADDRESS: 217 Rita Ave PARCEL NO. 33-01-01-33-202-042
Lansing, MI
DATE OF INCIDENT: 5/1/25 AMOUNT YOU WERE BILLED: \$550.00
AMOUNT YOU ARE CONTESTING: \$550.00
TYPE OF ASSESMENT: trash violation appeal

If your Claims Review was partially granted, what amount was granted: N/A

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. Please attach your decision letter from the OCA and any other documents as needed.

* See attached *

NOV 12 '25 3PM CLK RK

If your mailing address does not match the property address, state your relationship to the property: _____

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansin>

SIGNATURE: [Signature] PRINT: 11/12/25



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Megan Broyles DATE: 11/12/25
MAILING ADDRESS: 217 Rita Ave EMAIL: broylesme@yahoo.com
CITY: Lansing STATE: Mi ZIP CODE: 48910
TELEPHONE: Home () 517-977-4553 Work () N/A

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 217 Rita Ave Lansing PARCEL NO. 33-01-01-33-202-042
DATE OF INCIDENT: 5/1/25 AMOUNT YOU WERE BILLED: \$550.00
TOTAL AMOUNT YOU ARE CONTESTING: \$550.00
TYPE OF ASSESSMENT: trash violation appeal

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

I recieved notice in July 2025 that I owed a \$550 bill for removing one filing cabinet. we were never provided with a notice to move the one object I filed an appeal due to not getting notice and was billed for removing one cabinet that hadn't been there long and it was not damaged. I attended the appeal hearing on 10/8/25. I am on a → turn

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

letter dated 10/13/25, I was denied
my claim with no explanation.

I am again appealing this bill
as I was never provided notice
to move the one item I would
have moved it had I been
given notice and was not
given a reason for the denial
of my original appeal.

X 

11/12/25



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

October 13, 2025

Megan Broyls
217 Rita Ave.
Lansing, MI 48911

Re: Claim – 217 Rita Ave.

Dear Ms. Broyls:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$550.00 for a trash violation for property located at 217 Rita Ave., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2199

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on City Government Matters Registration

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Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A **City Government Related Matter is an issue or topic relevant to the operation or governance of the City.***

Topic(s) to be addressed East men

Name (print) Donald Dea E-Mail (optional) _____

Address (street, city, zip) 1321 E. North

Company or organization represented, etc. (if applicable) Fob D

Signature Dea Pronouns Any

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
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Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

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Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (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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Topic(s) to be addressed

Name (print)

E-Mail (optional)

cp

Address (street, city, zip)

Company or organization represented, etc. (if applicable)

Signature

Pronouns

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Topic(s) to be addressed BWL Resolution on DATA CENTER

Name (print) ELAINE FISCHOFF E-Mail (optional) ELAINEFISCHOFF@gmail.com

Address (street, city, zip) 2534 WINDBREAK

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns she her

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Topic(s) to be addressed HOMELESS PODS

Name (print) MRS. WILSON E-Mail (optional) _____

Address (street, city, zip) S. LANSING

Company or organization represented, etc. (if applicable) _____

Signature MRS. Wilson Pronouns _____

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Topic(s) to be addressed Homeless Crisis

Name (print) Joanne Galloway E-Mail (optional) _____

cp
Address (street, city, zip) 3100 E Mt. Hope Ave

Company or organization represented, etc. (if applicable) _____

Signature J. Galloway Pronouns she/hers

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Topic(s) to be addressed Homeless

Name (print) Cheyl Beard E-Mail (optional) c

cp
Address (street, city, zip) 941 ALDEN DR

Company or organization represented, etc. (if applicable) _____

Signature Cheyl Beard Pronouns _____

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