



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
Tuesday, March 3, 2026, 6:30 p.m.
City Council Chambers, City Hall, 10th Floor
124 W Michigan Ave., Lansing, MI 48933

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call
 - B. Excused Absences
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
 - A. City of Lansing Annual Action Plan, Citywide Needs Hearing and Proposed Funding Allocations FY 2026-2027 **1**
 - B. Z-3-2026, 200 blocks of S. Cedar Street and S. Larch Street, 229 S Larch St., Conditional rezoning from “DT-3” Downtown Core to “IND-1” Industrial **2**
 - C. Act-4-2026, 325 Riverfront Dr., Lansing Shuffle, Sale of Property **3**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. **Consent Items**
 - (1) Minutes for approval: February 3, 2026 **4**
 - B. **Old Business**
 - C. **New Business**
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: Tuesday, April 7, 2026

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

**PUBLIC HEARING – PROPOSED FUNDING ALLOCATIONS
FY2026, 7/1/2026 – 6/30/27
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Lansing Planning Board will hold a public hearing to solicit public input on the proposed funding allocations for the City of Lansing’s FY 2026 Annual Action Plan which covers the time July 1, 2026 – June 30, 2027.

TO: ALL LANSING CITIZENS AND ORGANIZATIONS

FROM: LANSING PLANNING COMMISSION

SUBJECT: PUBLIC HEARING – PROPOSED FUNDING ALLOCATIONS

PLACE: City Council Chambers
City Hall
124 W Michigan Ave
Lansing, MI 48933

TIME: 6:30 p.m.

DATE: Tuesday, March 3, 2026

PURPOSE: TO PROVIDE CITIZENS THE OPPORTUNITY TO EXAMINE AND COMMENT ON PROPOSED OBJECTIVES, GOALS AND PROJECTED USE OF COMMUNITY DEVELOPMENT FUND RESOURCES, INCLUDING THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME AND EMERGENCY SOLUTIONS GRANT PROGRAMS, TO BE INCLUDED IN THE CITY’S ANNUAL ACTION PLAN SUBMISSION FOR FY 2026 (7/1/2026- 6/30/2027)

For additional information, please contact Doris M. Witherspoon, Senior Planner at doris.witherspoon@lansingmi.gov

PLEASE NOTE – Entitlement Grant Awards for FY 2026 (July 1, 2026-June 30, 2027) have not been announced by HUD as of the date of this publication. Amounts proposed herein for FY 2026 CDBG, HOME and ESG activities are based on prior year entitlement awards. If the grant amounts HUD actually awards to the City of Lansing for CDBG, HOME and ESG are different from the amounts shown above, pro-rata adjustments will be made to the budget amounts proposed for each activity

**FUNDING ALLOCATIONS
PROGRAM ACTIVITIES AND USE OF FUNDS
ANNUAL ACTION PLAN 2026 (7/1/26– 6/30/27)
CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES**

The primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low- and moderate-income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods.

- a. Provide standard housing in a suitable living environment through rehabilitation, new construction, and improvement of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.
- b. Provide housing counseling and assistance that will benefit low and moderate-income households.
- c. Promote home ownership for low and moderate-income households and promote deconcentrating poverty.
- d. Maintain at current levels the number of public and assisted housing units available to low and moderate-income households.
- e. Provide homeless prevention assistance, emergency shelter, street outreach, and supportive human services for people with special needs, people who are homeless, and those at risk of becoming homeless.
- f. Provide assistance for permanent supportive housing and human services for low- and moderate-income households with a history of chronic homelessness, including those with special needs.
- g. Promote economic opportunity for low and moderate-income individuals by facilitating economic development, providing employment opportunity, sponsoring job training, supporting business development, micro-enterprise lending, and business or financial educational programs and initiatives.
- h. Promote economic development to provide jobs, business services, and shopping opportunities for residents located in CDBG eligible areas.
- i. Provide community and neighborhood services, recreational opportunities and public facilities, and promote neighborhood social cohesion to improve the quality of life in CDBG eligible neighborhoods.
- j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs, and citizens' awareness in CDBG eligible areas.
- k. Improve the city's transportation, public facilities, and infrastructure systems in CDBG eligible areas.

- l. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing, and improving energy fitness in housing occupied by low and moderate-income households.
- m. Promote fair housing objectives.
- n. Provide affordable housing and economic development that benefits low- and moderate-income people in the context of mixed-use development along transit corridors.

COMMUNITY DEVELOPMENT BLOCK GRANT

Homeowner Housing Rehabilitation

Loans and grants for rehabilitation and Emergency Repair of owner-occupied housing units through city sponsored programs, and rehabilitation in conjunction with affordable housing efforts sponsored by nonprofit housing corporations, public and private developers, and other state and federal agencies, as well as lead hazard reduction, emergency housing rehabilitation, technical assistance to nonprofit housing corporations, ADA ramps, and hazard remediation.

Proposed funding amount: \$1,183,592.57

Rental Unit Rehabilitation

Includes loans and grants for rehabilitation of rental housing units through city sponsored programs. Includes funds to meet healthy housing standards and/or lead hazard reduction regulations in rehabilitated structures.

Proposed funding amount: \$90,000

Blight Removal

Includes acquisition, maintenance and security of properties acquired through programs, and activities related to acquisition, disposition, relocation, and clearance of dilapidated and blighted structures. Funds may also be used to acquire and clear properties in the flood plain. Includes staff time associated with this activity.

Proposed funding amount: \$1,000

Public Services (limited to 15%)

Includes services for low- and moderate-income individuals such as: education, youth and senior programs, neighborhood clean-ups, community gardens, home repair classes. Services are for low- and moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits.

Proposed funding amount: \$ 285,000 (15% of CDBG)

Economic Development and Business Technical Assistance

Loans, technical assistance, and training to low- and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. Technical assistance to individuals and for-profit businesses including workshops, technology assistance, and façade improvement loans/grants. Creation of jobs to benefit low and moderate-income city of Lansing residents.

Technical assistance to individuals and for-profit businesses including workshops, technology assistance, façade improvement loans/grants, market analysis, business promotion, referrals for the attraction of new

business and expansion of existing business within CDBG-eligible areas of Lansing.

Proposed funding amount: \$ 50,000

CDBG General Administration (limited to 20%)

Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal programs.

Includes planning and general administration costs associated with delivery of CDBG and other state and federal programs. Includes indirect administrative costs and building rent paid to the city.

Proposed funding amount: \$372,495.43

TOTAL CDBG includes FY25 allocation of \$1,982,088. This total does not include any anticipated program income or previous year unspent funds.

HOME

Down Payment Assistance

Funds provided to homebuyers for down payment and closing costs for purchase of a single-family home located within the Lansing city limits. Up to \$10,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance limited to first-time homebuyers. May include staff time and/or homeownership counseling fees associated with this activity.

Proposed funding amount: \$200,000

Homeowner Housing Construction and Rehabilitation (ADR)

Includes funds for loans and grants for housing construction and rehabilitation with non-profit and for-profit developers, including CHDOs.

HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) and Acquisition, Development and Resale (ADR) activities. Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for staff time associated with these activities.

Proposed funding amount: \$264,936.57

CHDO Set-aside (15% minimum required)

Reserved for housing developed, sponsored, or owned by CHDOs in partnership with the city.

Proposed funding amount: \$ 94,500

Community Housing Development Organization (CHDO) Operating (limited to 5%)

Funds reserved at option of the City to provide operating funds to CHDO's utilizing the City's HOME funds to produce affordable housing in the community.

Proposed funding amount: \$31,500

HOME General Administration (limited to 10%)

Includes staff and general administration costs to deliver the HOME program.

Proposed funding amount: \$63,000

TOTAL HOME includes FY25 allocation of \$653,936.57. This total does not include any anticipated program income or previous year unspent funds.

EMERGENCY SOLUTIONS GRANT (ESG)

Street Outreach

Street Outreach activities.

Proposed funding amount: \$5,357

Homeless Prevention

Homeless Prevention activities.

Proposed funding amount: \$58,922

Administrative Activities (limited to 7.5%)

Funds provided to offset the cost of administering emergency solutions program.

Proposed funding amount: \$12,498

Homeless Management Information System (HMIS)

Funds will be provided for HMIS and comparable database costs.

Proposed funding amount: \$ 5,357

Shelter Operation

Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities, and furnishings in shelter facilities.

Proposed funding amount: \$ 96,417

TOTAL ESG: \$178,551

SUMMARY

Fifty-Two Year Community Development Resources

Program	Annual Action Plan
CDBG Entitlement Grant:	\$1,982,088
HOME Program Funds	\$653,936.57
ESG Program Funds:	\$178,551
TOTAL	\$2,814,575.57

Administrative, management and operation costs for the above programs include the administration, management, and operations of the eligible activities, **as well as other federal and state community development programs in which the city is now or may be participating.**

GENERAL INFORMATION

APPLICANT: Deep Green Technologies, LLC
1007 N. Orange Street, 4th Floor, Suite 1382
Wilmington, DE 19801

OWNERS: E Kalamazoo Parcel & S Cedar Parcels (aka Lot 49, Lot 49a):
City of Lansing
124 W. Michigan Avenue
Lansing, MI 48933

220 S. Larch Street: :
220 S. Larch, LLC
330 S. Marshall St, Ste 100
Lansing, MI 48912

REQUESTED ACTIONS: Conditional rezoning of four contiguous parcels from “DT-3”
Downtown Core to “IND-1” Industrial

EXISTING LAND USES: Parcel A. 220 S. Larch Street: Motor Vehicle Repair
Parcel B E. Kalamazoo Street: City parking lot
Parcel C S. Cedar Street 1: City parking lot
Parcel D S. Cedar Street 2: Vacant

PROPERTY SIZE: 118,185 +/- square feet – 2.71 acres – All 4 parcels combined

SURROUNDING LAND USE: N: Board of Water & Light solar array farm & parking lots
S: Wendy’s Restaurant
E: Valvoline Oil Change, vehicle sales & vehicle repair
W: Board of Water & Light Water Treatment Plant

SURROUNDING ZONING: N: “DT-3” Downtown Core
S: “DT-2” Urban Flex
E: “DT-3” Downtown Core
W: “DT-3” Downtown Core

COMPREHENSIVE PLAN: The *Design Lansing* Comprehensive Plan designates the subject properties for “Downtown Mixed-Use Center: Edge”. E Kalamazoo Street is designated as a prime connector. S. Larch Street is designated as an arterial corridor and S. Cedar Street is designated as an activity corridor.

NOTE: Planning Commission previously reviewed Z-2-2025, a conditional rezoning for these four properties from DT-3 to IND-1 to permit a ‘data center’ and accessory infrastructure. During the public hearing process with City Council, Deep Green Technologies USA, LLC has committed to various agreements for inclusion in a new sale agreement. For the sake of transparency, the City has requested the Planning Commission review the request for a conditional rezoning.

DESCRIPTION:

This is a request to conditionally rezone four contiguous parcels (33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192) located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street (see attached aerial and proposed site plan) from “DT-3” Downtown Core to “IND-1” Industrial. The purpose of the rezoning is to permit a 24-megawatt (MW) data center that combines computer data storage capacity with an approach for carbon-neutral heat recovery. The Board of Water & Light will be selling 8 MW of electric power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL’s hot water system downtown as BWL converts from the existing steam system, reducing the natural gas demand for the system and carbon emissions. A more detailed description of the data center operations is attached to this report. This is a conditional rezoning request wherein, if approved, the only allowable use of the properties would be the data center and accessory power substation. The conditions as voluntarily offered by the property owners, the City of Lansing (Parcels B, C, & D) and 220 S. Larch, LLC (Parcel A) are as follows:

1. The parcels will not be used for any purpose other than data center operations and supporting facilities;
2. Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
3. All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposed data center will be compatible with the surrounding industrial and heavy commercial land uses. The data center is most similar to a warehouse of computer equipment with some accessory office use. The previous zoning of the property, prior to adoption of the form-based code was “H” Light Industrial which permitted the surrounding industrial uses and would have permitted the proposed data center by-right. There is a Board of Water & Light (BWL) water conditioning plant to the west, a BWL solar array to the north and various automobile service facilities to the east. To the south is a fast-food restaurant, an office building plaza, and a parking lot. Seven vacant parcels are in the immediate vicinity. While the property is zoned “DT-3” Downtown Core, the area does not share the same characteristics as the majority of the downtown that is primarily comprised of commercial, office, and residential uses in a pedestrian-friendly environment. The subject property, by contrast, is surrounded by three major streets with high volumes of traffic; is located in an area that is dominated by industrial and automobile-oriented businesses, or is otherwise vacant; and is not conveniently located within a critical mass of residential, office and commercial uses that draw a level of pedestrian traffic to the area necessary to support most uses permitted under the existing “DT-3” zoning.

The proposed “IND-1” zoning permits several land uses that would not be appropriate for the subject property such as open storage facilities, heavy manufacturing, and recycling/salvage operations. To

prevent future establishment of incompatible land uses, the property owners have offered this request as a conditional rezoning wherein the allowable use will be restricted to the data center and accessory power infrastructure uses only.

A preliminary rendering of the proposed building is attached to this staff report. The building facades will be a mix of brick and decorative concrete and at least 25 feet in height, as required by the existing and proposed zoning designations. The scale and design of the building will be compatible with the BWL water conditioning plant to the west and will be of higher quality and design than many of the other existing buildings in the area. A condition of the sale agreement and this rezoning request will be that the proposed building comply with the site layout requirements of Section 1243.09, and with the Architectural Standards of Chapter 1254 of the Zoning Ordinance.

The attached, preliminary site plan demonstrates compliance with the basic site layout requirements of both the proposed “IND-1” zoning district and the existing “DT-3” zoning district. The building will be located at the required 5-foot setback line at the northwest corner of N. Larch Street and E. Kalamazoo Street so that the building, rather than the parking lot, will become the dominant feature of the site along those roadways, consistent with the intent of the zoning ordinance and the comprehensive plan. The outdoor equipment/generators will be enclosed by a screen wall with a noise dampening system. The site will be surrounded by a wrought-iron fence for safety and security, and landscaping, including new trees in the right-of-way along all three roadways will be planted. These changes will dramatically improve the appearance of the site compared to current conditions. The final site plan will need to be substantially consistent with the attached preliminary site plan.

The applicant has provided the following statement with respect to impact of the data center operations on the surrounding area:

“The facility is hyper-efficient and near silent. It will not be any louder than any other nearby land uses, and it will not produce any vibrations. There are no residential properties located adjacent to this facility. The main source of potential noise odor will be the backup power generators. These will need to run for a short time once a month, and the odor is similar to that of french fries. Outside of regular testing, these will only be used in rare instances of power failure. The generators will be housed in acoustic shells and comply with the maximum permitted noise levels set by the relevant city building codes.”

The subject property is not located directly adjacent to single-family residential or other low-impact non-residential uses that could be negatively impacted by the potential effects of the facility as described above.

COMPLIANCE WITH COMPREHENSIVE PLAN:

The *Design Lansing* Comprehensive plan designates the subject property for “Downtown Mixed-Use Center: Edge”.

The subject area is specifically mentioned in the 2012 *Design Lansing* Comprehensive Plan (pgs. 63-64).

“This zone creates unappealing vehicular entries to downtown from the east and barriers that discourage pedestrian access to and from near-downtown neighborhoods. Along East Michigan Avenue, a transition to urban mixed use has begun...”

“Design Lansing recommends a continued transition from industrial and heavy commercial to a mix of office, retail, entertainment, arts/cultural live-work and residential uses.”

However, it goes on to concede:

“Except on the riverfront, light industry can continue to be part of this mixed-use area if external impacts (outdoor storage, noise and truck traffic) are minimized, and buildings and parking are located and designed to make a positive contribution to the area’s visual appeal and walkability.”

While the proposed data center does not completely align with future land uses being advanced in the comprehensive plan, it is not the kind of heavy industry once located along the east bank of the Grand River and it is consistent with several of *Design Lansing’s* goals and objections as well as the basic principles of planning and zoning in general. These include permitting uses in areas where they are compatible with existing uses, eliminating surface parking lots along major road frontages and constructing buildings near front property lines so that they, as opposed to parking lots, become the dominant feature of the site. Buildings along roadways with parking located to the side or rear have the effect of reducing speeds, creating a more pedestrian friendly environment and improving the appearance of the streetscapes.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed data center is not expected to impact vehicular or pedestrian traffic circulation in the area. The building will not be open to the general public and there will be 15 employees across multiple shifts on the site when it is operating at full capacity. The proposed driveways will be located away from the major intersections with Kalamazoo St. There is a proposed loading dock internal to the site and not in conflict with the circulation network. The proposed traffic, therefore, will be minimal and less than what is generated by the existing City-owned parking lots.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative site plan review and approval in accordance with applicable City, State and Federal standards and rules, during which a stormwater management plan and the adequacy of the utility systems necessary to serve the data center will be evaluated.

ENVIRONMENTAL IMPACT:

City staff’s review of environmental impacts of a rezoning request are preliminary and basic in practice, focused on site development of allowable land uses. Staff evaluates the historical use of a property and the historical development of the site only. Staff does not conduct, nor does the City require, a Phase I or Phase II Environmental Site Assessment reports for a rezoning application.

The subject properties have historically had motor vehicle service stations, a motel, and a taxi-cab headquarters. The only existing building is vacant and was historically a motor vehicle repair station. The sites have been developed for decades. The majority of each parcel is covered by impervious surface except for landscaping setback areas and the vacant parcel (Parcel D) which is grass lawn.

No parcel is part of a wetland and none are within the 100-year floodplain. There are no historical woodlands on site.

Staff's research of Lot 49 and 49a has shown that underground storage tanks have been removed and remediated. If any additional materials are discovered during construction, Deep Green is obligated to address them and take any legally required actions.

The construction of the proposed data center will not impact the physical environment as the site has been developed. There will be very little site disturbance of the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

A conditional rezoning request is unique and not expected to set a negative precedent for future requests to rezone property in the area for industrial purposes. The condition for the rezoning limits the allowable use of the property to the proposed data center and accessory infrastructure. The proposed use is low impact and will result in architectural improvements to the site that will bring it further into compliance with the intent and purpose of the comprehensive plan and the zoning ordinance as described in this staff report.

OTHER

The four parcels that comprise the site must be combined into one parcel before any permits can be issued for new construction. This is an administrative process that can be approved once all four parcels are under the exact same ownership.

The conditional rezoning request will need to be put into proper format and signed and notarized before final approval of the rezoning. The Planning and Zoning Office will provide a template.

SUMMARY

This is a request to rezone four contiguous parcels located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street from "DT-3" Downtown Core to "IND-1" Industrial, with the condition that use of subject properties will be restricted to the proposed data center as described in the attachments provided by the applicant.

The purpose of the rezoning is to permit a 24-megawatt data center that combines computing capacity with an approach to carbon-neutral heat recovery for sustainable technology and clean energy innovation. The Board of Water & Light will be providing power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL's hot water system, reducing natural gas demand for the system and carbon emissions.

The findings of fact as described in this staff report support a positive recommendation for the request. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. In addition, the proposed data center will be compatible with the surrounding land uses and will be consistent with the intent and purpose of the zoning ordinance and the comprehensive plan.

RECOMMENDATION

Staff recommends approval of Z-3-2026, to conditionally rezone the following properties:

Parcel A	220 S Larch St. –	PID # 33-01-01-16-427-192;
Parcel B	(501) 0 E Kalamazoo St. -	PID # 33-01-01-16-427-122;
Parcel C	(229) 0 S Cedar St. -	PID # 33-01-01-16-427-082; and
Parcel D	0 S Cedar St. -	PID # 33-01-01-16-427-051,

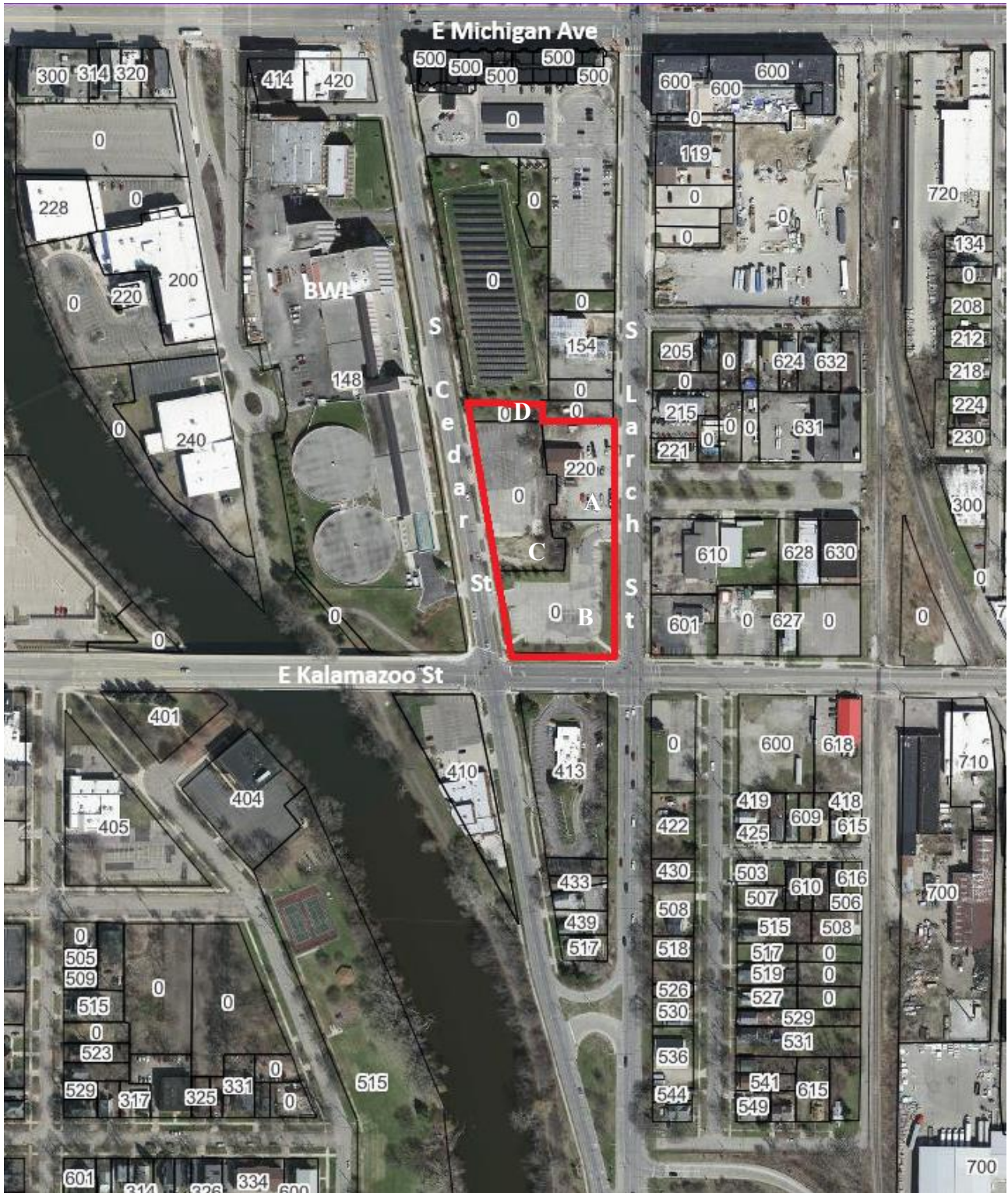
From DT-3 Downtown Core to IND-1 Industrial, with the following conditions:

1. The parcels will not be used for any purpose other than data center operations and supporting facilities;
2. Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
3. All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

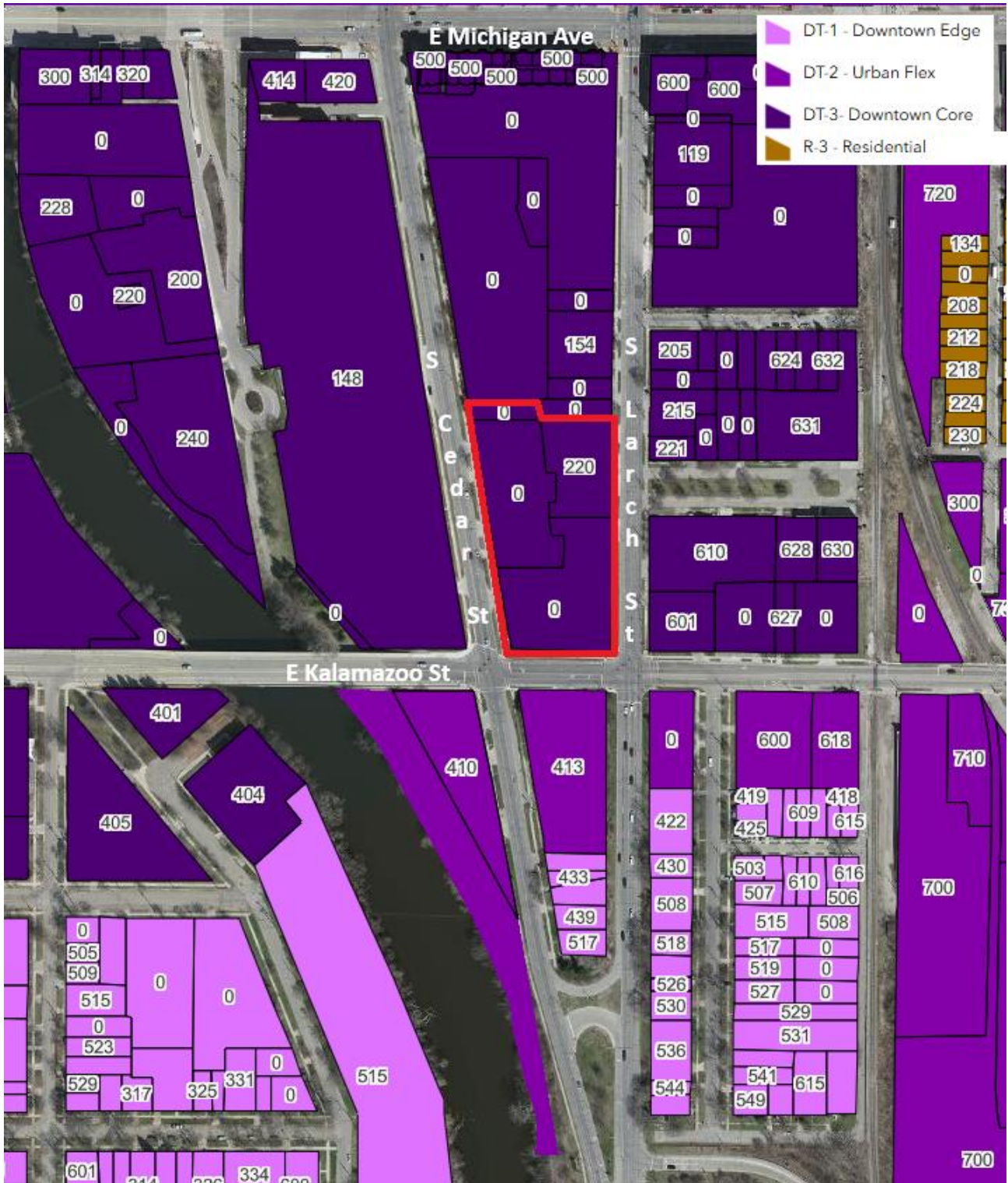
Respectfully Submitted,

**Andy Fedewa
Planner**

Aerial:



Zoning:

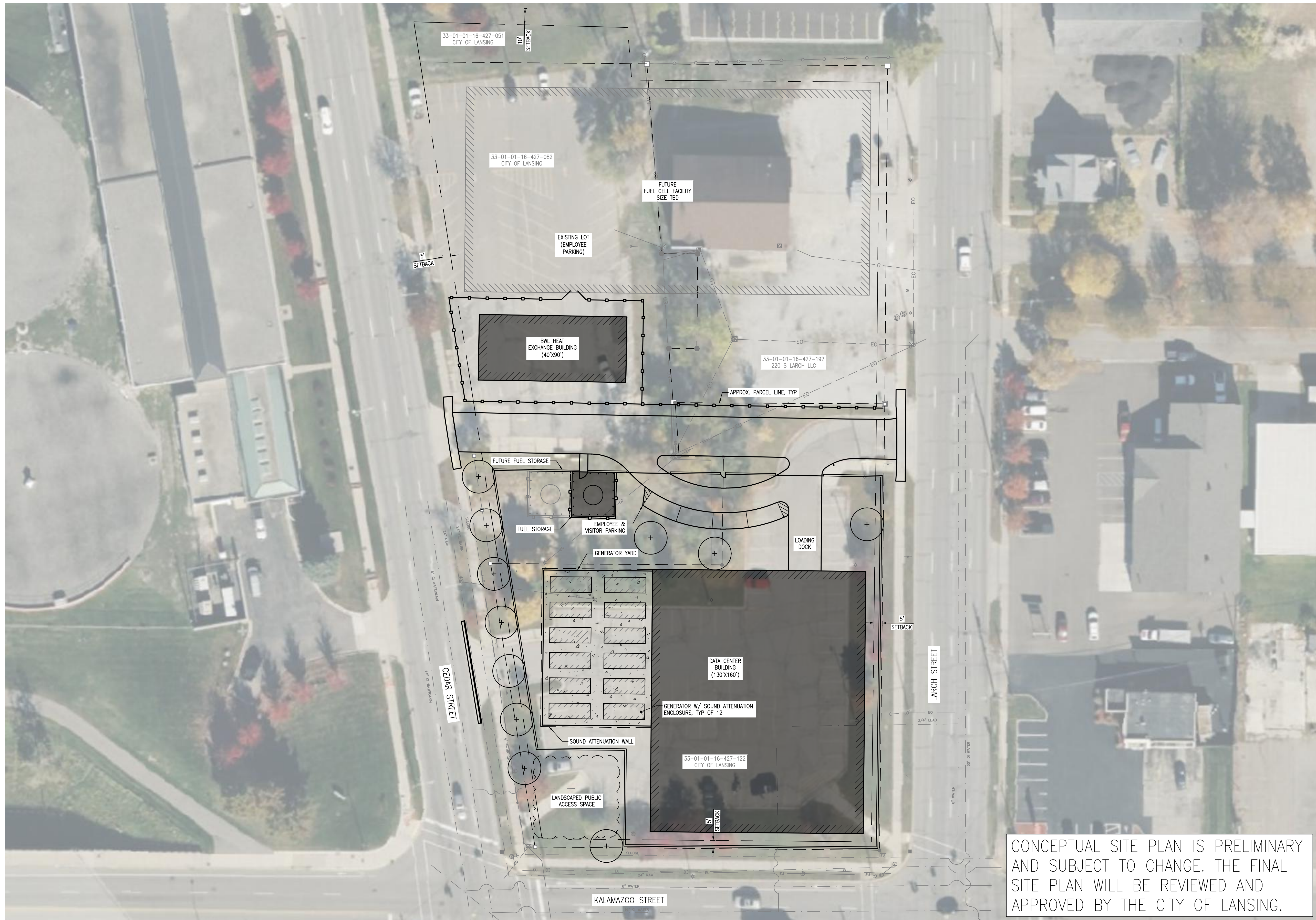


Streetview: (looking northwest, July 2025)



(looking east, February 2026)





CONCEPTUAL SITE PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. THE FINAL SITE PLAN WILL BE REVIEWED AND APPROVED BY THE CITY OF LANSING.



DEEP
GREEN

Powering Progress.
Supporting Community.

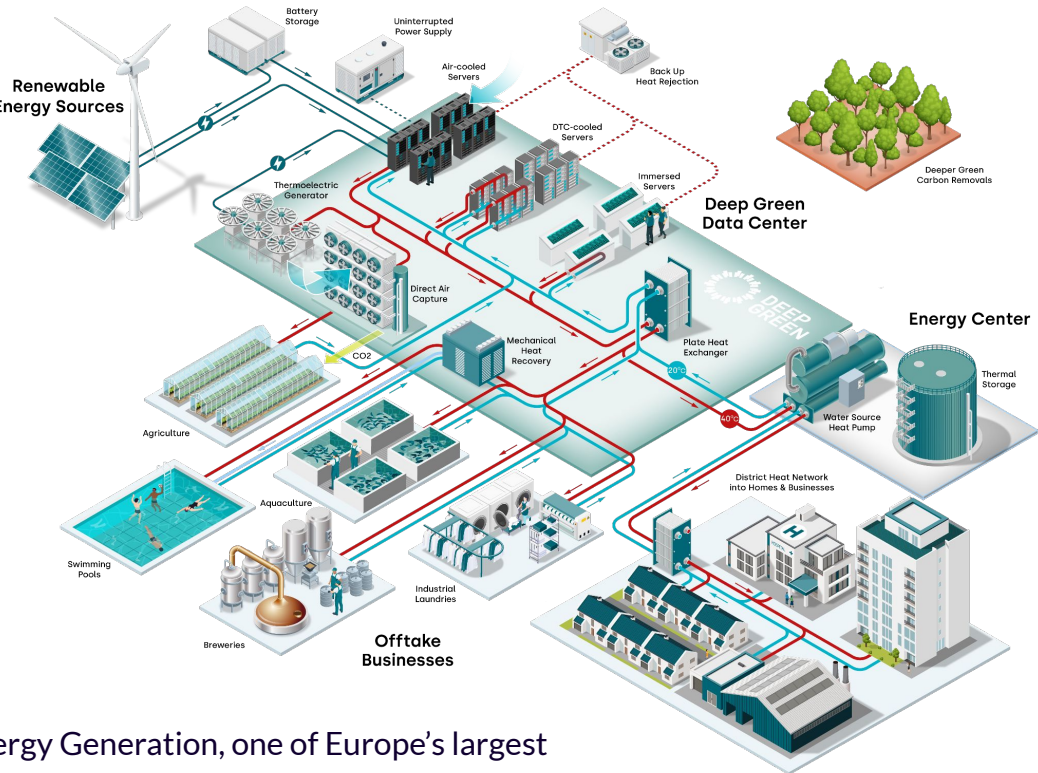


WE'RE READY TO
SERVE LANSING

About Deep Green

Deep Green is a data center developer, doing things differently:

- Free heat
- Compact & hyper energy efficient
- Negligible water use & zero extraction or pollution
- Community investment
- Co-location for regional tech



octopus energy
generation

Funded by Octopus Energy Generation, one of Europe's largest renewable energy infrastructure investors.



Community feedback on data centers:

Increase local utility rates

Consume an enormous amount of water

Displace acres of farmland

Are a fire risk

Help grow generative AI

Are ugly and don't fit in a downtown environment

Don't create jobs



Our Vision: Lansing as a standard

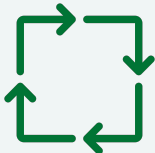
Combining sustainable computing and heating to align with Lansing's climate and innovation goals.

24_{MW}

Urban data center to power the local tech-economy.



Heat reuse to reduce natural gas demand and carbon impact.



Closed-loop water - glycol cooling to minimize water usage.

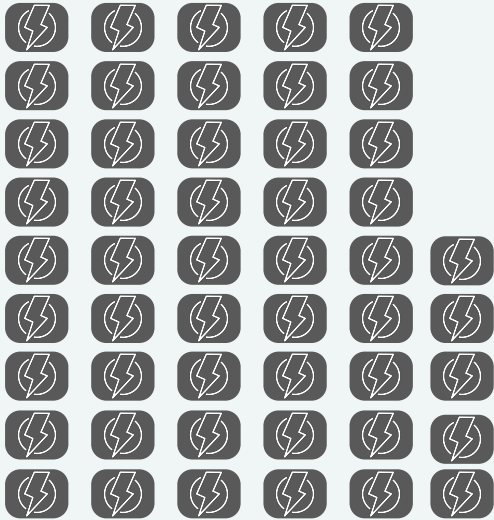


Long-term economic impact as well as local high wage jobs.



A different kind of data center: Power use

Hyperscale data center



500MW - 1GW+

Equivalent to twice the power demand of Lansing and the surrounding areas

50x



24 MW

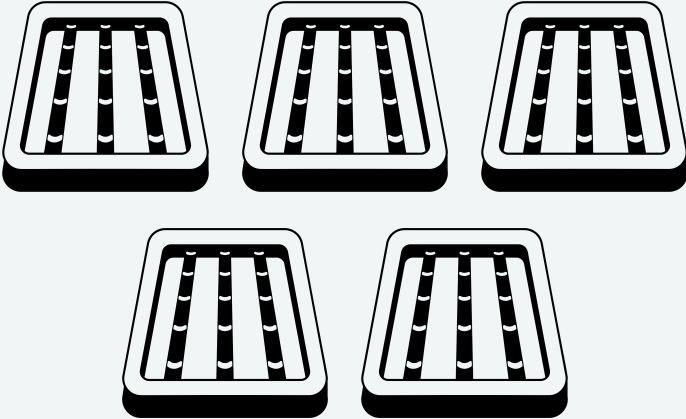
Existing capacity on the grid + on-site fuel cell technology

A different kind of data center: Land use



A different kind of data center: Water use

Hyperscale data center



500x



250,000,000 gallons a year
Equivalent to City of Lansing's water consumption
or 5 olympic swimming pools a day

<500,000 gallons a year
Equivalent to 10 residential homes or a small
restaurant



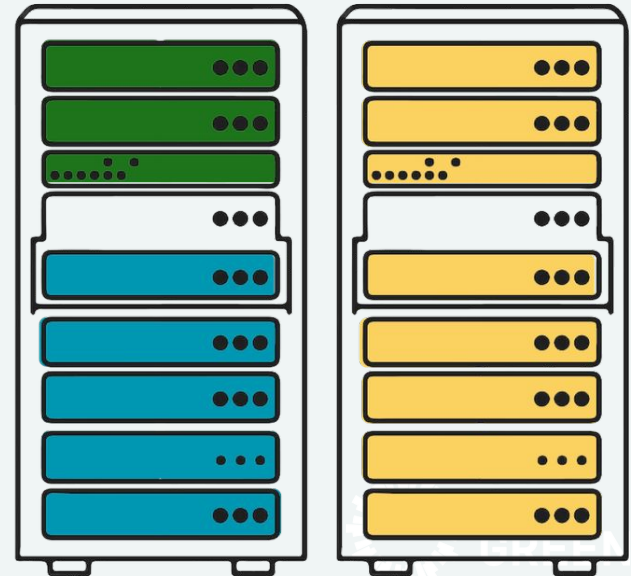
A different kind of data center: Colocation for regional clients

- Deep Green builds 'Colocation' data centers (multiple clients per site).
- The small size of Deep Green sites means we are **not** suitable for Generative AI, military or law enforcement operations. This is a facility for regional **businesses** and **universities**.
- Putting Lansing on the map for cutting edge sustainable digital infrastructure and encouraging technology businesses to come to the City.

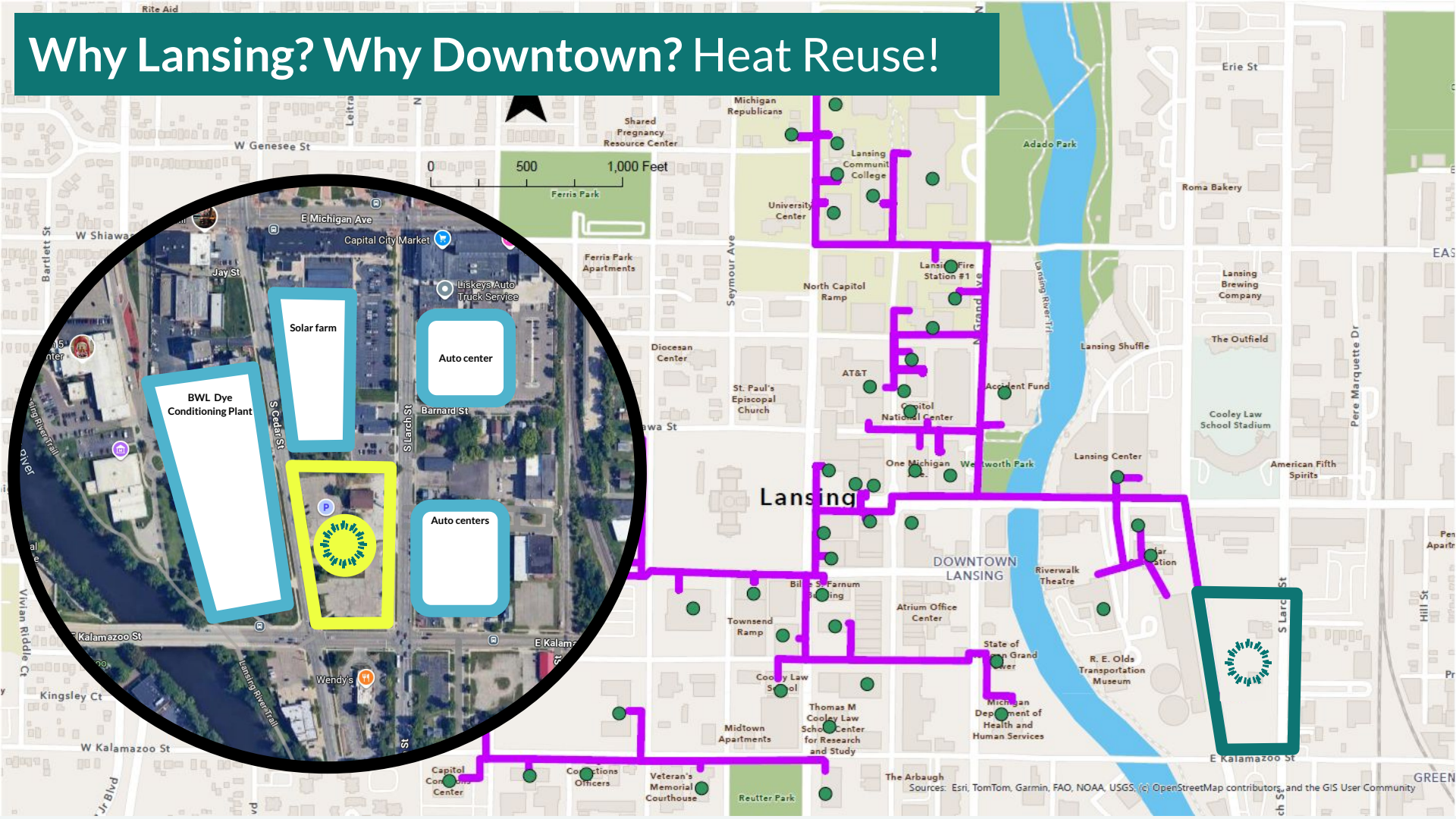
University research

AI/HPC native applications

Blue chip corporations running
their HPC functions



Why Lansing? Why Downtown? Heat Reuse!



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS. (c) OpenStreetMap contributors, and the GIS User Community

Design Aesthetics



Sound & water

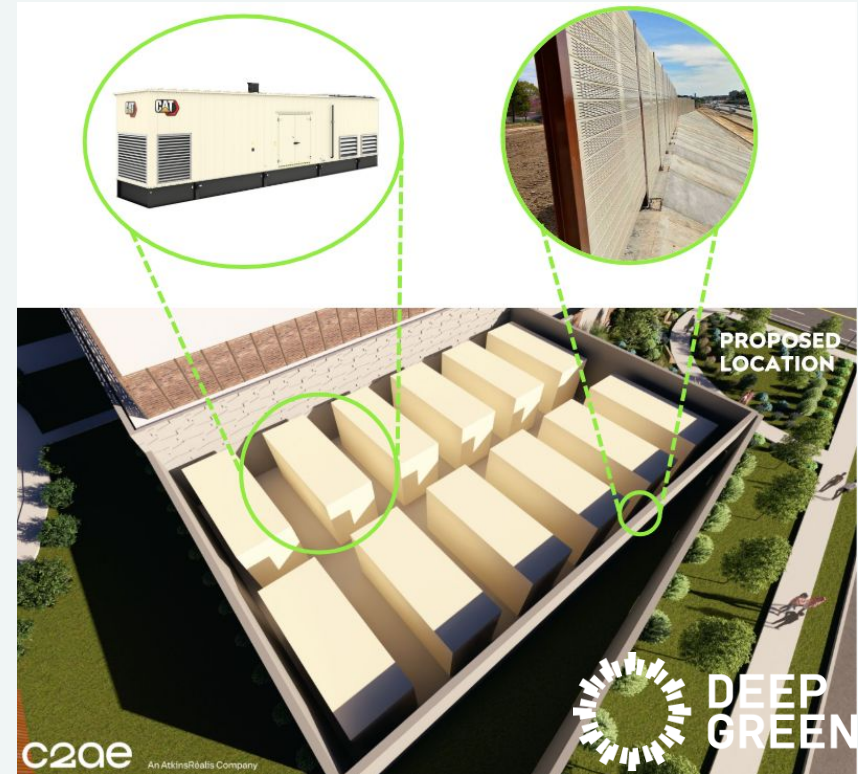
Negligible impact on the local environment

Sound

- Generators will only be run every 2 weeks for an hour. This will be scheduled to minimise disruption.
- Generator enclosures and sound attenuation walls used to achieve current legal noise limits for downtown zoning.

Water

- Closed loop liquid based cooling system means no incremental water from BWL used in data center cooling system and no discharge to the local environment.
- Glycol mix used which is replaced every 5-15 years, processed per EGLE standards.



Power

Power will be supplied by BWL via an 8MW grid supply + 16MW on-site fuel cell facility

Benefits of fuel cells:

- Reduced impact on grid
- Quiet (chemical reaction to produce power)
- Cleaner & highly efficient (NOX & SO₂ reduced by 95.5% and CO₂ reduced by nearly 50%)

BWL will not be responsible for any capital costs related to this project - Deep Green is paying all infrastructure costs including the hot water connection.

Electric Rules & Regulations



Section 3.4: All new customers must pay for their required infrastructure and energy. Costs cannot be passed on to existing customers.

The community benefits

- Heat made available to BWL's hot water system.
- \$1.4 million purchase of parking lots deemed obsolete by a 2023 city-commissioned study.
- \$120+ million investment in Lansing.
- 50+ jobs during construction and operations.
- Long-term skilled employment: technicians, engineers, administrators working and paying taxes in Lansing.

When fully operational / occupied:

\$873k

Annual property tax revenue for local gov't, schools, libraries, etc.

\$1M

Estimated annual BWL revenues returned to the City of Lansing

\$120k

Per year toward the BWL "Pennies for Power" program to help customers in need

310k_{MCF}

Projected reduction in annual natural gas demand for BWL

Our design pledge to Lansing

- ✓ We will implement a closed loop, liquid based cooling system to minimise water consumption. There will be zero water discharge into the river from the data center's cooling loop.
- ✓ We will have consultation with the planning department and provide opportunity to feedback on the proposed design and aesthetics.
- ✓ We will prioritise local and regional compute demand in our sales efforts.
- ✓ We will make all heat generated by the site available to BWL to utilise within their hot water system.
- ✓ We will use union labor and use local Lansing contractors wherever possible.
- ✗ We will not cause increased utility rates for Lansing residents and businesses. We will pay in full for all power infrastructure and pay market rate for the power we consume.
- ✗ We will not build another data center in Lansing or expand the current project past the existing plots limits.
- ✗ We will not seek any discounts or incentives for local or city taxes or levies.

Mark Lee

Mark Lee
Chief Executive Officer

Legally Binding Commitments

Buy-Sell Agreement

- ✓ We will adhere to downtown noise limits.
- ✓ The city will have input on the site plan and all design aesthetics, including walkability and green space.
- ✓ The city has the right to buy back the land if the project doesn't commence within 24 months.
- ✓ No local tax incentives or abatements

BWL Contract

- ✓ We will pay for all required power infrastructure up front.
- ✓ We will pay market rate for our energy needs and guarantee the projected \$1M BWL return on equity to the city.
- ✓ We will implement a closed-loop, liquid-based cooling system to minimize water consumption.
- ✓ We will make all heat generated by the site available to BWL - for free.
- ✓ We will contribute \$120,000 per year to Pennies for Power or other local charities designated by the city.

Labor Contracts

- ✓ We will enter into a project labor agreement (PLA) with the local trade unions council to ensure union labor for the construction of our facility.

Following Best Practices



- ✓ **Consider whether your industrial zone is appropriate for data centers** – Lansing is doing that through this rezoning process
- ✓ **Include quality-of-life impacts in industrial zoning regulation** – potential impacts and their mitigation have been prominently featured throughout this process
- ✓ **Get commitments in writing** – DONE
- ✓ **Request a Property Tax Guarantee** – DONE
- ✓ **Explore data center integration with other industrial infrastructure** – DONE (heat reuse)

Questions?





Andy Schor, Mayor

PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: Z-3-2026

DATE SUBMITTED: 2.26.26

To the Honorable Mayor and City Council:

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

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

From DT-3 district to IND-1 district.

Legal description:

229 S. CEDAR: S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT.
220 S. LARCH STREET: S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S. 57.75 FT., W. 17.18 FT., NWLY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT

Applicant: Deep Green Technologies USA, LLC (Purchaser), City of Lansing (Owner)

Address (including zip code): 1007 N. Orange Street, 4th Floor, Suite 1382, Wilmington, DE 19801

Phone number(s): (248) 727-1617

Fax number: (248) 351-3082 Email:

Name of owner: City of Lansing (229 S. Cedar)/220 S. Larch, LLC (220 S. Larch)

Address (including zip code): 219 N. Grand Ave., Lansing, MI 48933-1307/330 Marshall Street, Suite 100, Lansing, MI 48912

Phone number: (517) 483-4320/ (517) 319-9262

Interest in Property (please check one):

- Option to buy
Owner
Lessee
Represent owner
Other (please specify):

Applicant has a Buy-Sell Agreement with the City of Lansing, pending court approval, and a Buy-Sell Agreement with 220 S. Larch LLC to purchase the subject parcels.

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

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

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

The proposed use for the subject property is a data center with 24 MW of electric power provided by the Lansing Board of Water & Light (LBWL).

Please answer the following:

Check here if residential

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

of accessible onsite parking spaces: _____

Check here if non-residential

Number of employees (largest shift): TBD

Number of accessible onsite parking spaces: TBD

Hours and days / week of operation: The data center will have continuous 24/7 operations.

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

The Project will include the new construction and operation of a data center. The current DT-3 zoning designation of the subject property does not expressly permit this use. The proposed rezoning designation of IND-1 allows power plants as a principal permitted use.

Comment on other circumstances which justify the amendment:

A key component of this Project is the reuse by the LBWL of the "waste" heat that will be produced by the proposed data center. LBWL's hot water loop is currently limited to a narrow geographic area in and around downtown Lansing. The subject parcels are ideally situated to both benefit from their proximity to the hot water loop, and to provide immeasurable benefits to the LBWL and the citizens and businesses served by LBWL from the LBWL's efficient reuse of the "waste" heat. The requested rezoning will allow the Project to be constructed in accordance with certain desirable features of the DT-3 designation, while providing the flexibility of the required, expanded use of the IND-1 zoning designation.

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

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


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

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

FEES:

Consolidated Rate: \$1,100.00

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

Signature of applicant:  DocuSigned by:
ED34F6920E4C421...

Name: Mark Lee Andy Schor, Mayor

For assistance, please contact:

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

Andy Schor
Mayor



City Hall - 9th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
PH: 517.483.4141 – FAX: 517.483.6066
Lansing.Mayor@lansingmi.gov

Andy Schor, Mayor

OFFICE OF THE MAYOR
CITY OF LANSING, MICHIGAN

February 26, 2026

To Whom It May Concern:

On behalf of the City of Lansing, as the manager of real property, I offer the following conditions to the request to amend the zoning for parcels 33-01-01-16-427-122, 33-01-0116-427-082, and 33-01-01-16-427-051, currently owned and managed by the City of Lansing, and proposed for sale to Deep Green Technologies USA, LLC, from DT-3 Commercial to IND-1 Industrial:

- The parcels will not be used for any purpose other than data center operations and supporting facilities;
- Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
- All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

Sincerely,

Andy Schor
Mayor



City of Lansing
Attn: Planning and zoning office
316 N. Capitol Avenue
Suite D-1
Lansing, MI 48933

Re: Conditions to amend zoning of 220 S. Larch Street, Lansing, MI 48912

To Whom it may concern:

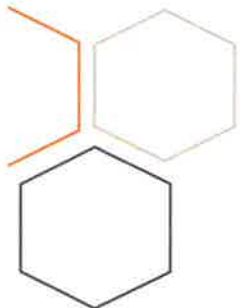
On behalf of 220 S Larch, LLC, as its Manager, I offer the following conditions to the request to amend the zoning for parcel 33-01-01-16-427-192, currently owned by 220 S Larch LLC, and under contract for purchase by Deep Green Technologies USA, LLC, from DT-3 Commercial to IND-1 Industrial:

- The parcels will not be used for any purpose other than data center operations and supporting facilities.
- Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
- All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

Sincerely,



Patrick K. Gillespie
pgillespie@gillespie-group.com





Mark Lee (Deep Green, CEO)
Conditional Zoning for 229 S. Cedar, Lansing, MI and 220 S. Larch, Lansing, MI

Date: 27th February 2026

The undersigned, Mark Lee, on behalf of Deep Green Technologies USA, LLC, being the prospective purchasers of parcels 33-01-01-16-427-122, 33-01-0116-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, and the applicants for a request to amend the zoning of said parcels from "DT-3" Commercial district to "IND-1" Industrial district, agrees and consents to the conditions offered by the current property owners:

- The parcels will not be used for any purpose other than data center operations and supporting facilities;
- Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
- All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use;

and understands that if the requested zoning amendment is approved by the Lansing City Council the conditions shall run with the land and be binding upon the successor owners of the land.

A handwritten signature in black ink, appearing to be "Mark Lee", written in a cursive style.

Mark Lee

Act-4-2026, 325 Riverfront Dr., Sale of Real 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: Lansing Shuffleboard LL LLC
- PROPOSAL: Sale of Real Property, dedicated park land
- PARCEL(S): 325 Riverfront Dr. PID # 33-01-01-16-253-002
- CURRENT OWNER(S): City of Lansing, Parks and Recreation Department
124 W Michigan Ave.
Lansing, MI 48933
- EXISTING LAND USE & ZONING: Use: Park land, food hall restaurant (Lansing Shuffle)
Zoning: DT-3 Downtown Core
- PROPERTY SIZE AND SHAPE: Irregular, 3.74 acres total
Building: 11,120 square feet
Proposed property for sale: 28,750 square feet, 0.66 acres
- SURROUNDING ZONING & LAND USE: North: DT-2; multi-family apartment
East: DT-3; multi-family apartment
South: DT-3; convention center, Lansing Center
West: DT-3; Grand River, offices

ANALYSIS

BACKGROUND:

The City of Lansing proposes to sell a portion of the property at 325 Riverfront Dr. which currently hosts the building known as ‘Lansing Shuffle’. The current existing parcel includes Rotary Park in addition to the building, but the park is not part of the sale. The subject parcel is dedicated park land. As such, the question to sell must be decided by the electors of Lansing during a general or special election. Because the applicant requested to purchase the property (detailed herein), the City is obligated to begin the process to place the question of selling the property on the August 4, 2026 primary election ballot.

Charter and Ordinance language require voter authorization of selling any park property. Voter approval of the ballot question does not obligate the City to any specific buyer or any specific deal.

The Parks Board is scheduled to review the question of placing the proposal on the ballot at their March 11, 20206 meeting. Planning Commission is reviewing the question of the sale as part of the established Act 33 review process.

Act-4-2026, 325 Riverfront Dr., Sale of Real Property - STAFF REPORT

In the mid-late 1970s the land was cleared and greenspace established. The current building opened in January 2010, replacing the original Lansing City Market that was at the southwest corner of E Shiawassee St. and N Cedar St. While originally serving as a farmer's market with tens of merchants, the building closed in 2019 and the site was transitioned to a food court with dedicated restaurant vendors and shuffleboard courts over the course of 2021-2022 with a grand opening in January 2023. Before Lansing Shuffle came, the building was managed by the Lansing Entertainment and Public Facilities Authority (LEPFA), and operated at a loss since its opening, necessitating a general fund subsidy.

Terms of the lease agreement, first signed in 2021, state that the lessee has the option to request the City to initiate Charter and Ordinance processes to sell the building and premises (area as defined in the agreement as amended. See aerial) "after taxes have been captured to repay all eligible activities described in subsection 6.(a) of the agreement and subsequently listed in Exhibit B and as depicted in Exhibit C of the lease agreement, but in no event prior to the third full year of the Lease Term".

These eligible activities covered the necessary construction and kitchen work to convert the building into the Lansing Shuffle.

The final sale price is determined by an appraisal of the building and premises prior to the improvements detailed in the agreement, and increasing by the total contribution of public funds either in the form of City payments or captured tax dollars with return on equity.

25 parking spaces immediately west of the building will remain with the park property and be subject to normal parking fares. An easement of the portion of parking lot north and east of the building shall be granted to the City as part of the Fourth Amendment to the Lease Agreement in 2022.

With a stable business tenant established, the Administration supports the sale of the building to Lansing Shuffle. As the building is not necessary for any City event, programming, function, operation, or storage, there is no public need for the building.

LOCATION:

The proposed parcel of the subject property is along the north of Riverfront Dr. east of the Grand River and west of N Cedar St. This area is part of the Stadium District. The area was designated as the DT-3 Downtown Core zoning district to permit redevelopment with the greatest density and mix of uses. The building as part of the proposed parcel conforms with all zoning requirements of the zoning ordinance and will not be made legally nonconforming by a split, if approved. There is no parking requirement in the DT-3 district.

CHARACTER:

The Lansing Shuffle building is essentially commercial in character and not connected to a typical parks or City function/operation.

The proposed parcel of the subject property is approximately 0.66 acres, or 28,750 square feet, of which the building covers 11,120 square feet. The area includes the new addition used for shuffleboard courts and the patio area immediately west of the building. A portion of the driveway and pavement east of the building is included, for which an easement will be retained by the city for access as required.

EXTENT:

The extent of the proposed sale is a portion of 325 Riverfront Dr., covering only that section of the Lansing Shuffle building and adjacent land, totaling 0.66 acres. If the question to sell the land is approved by Lansing voters, the City will enter into sale agreement with Lansing Shuffle which will be subject to a public hearing at City Council and ultimately voted on by Council.

The parcel must be split prior to sale. If approved, the property will return to the tax rolls with the more productive land use captured. An estimate by the City Assessor predicts that the annual property tax will exceed the current annual rent paid by the applicant.

Parks operations and an existing agreement with River Town Adventures will not be impacted by the proposed sale.

Due to the proposed boundary of the proposed parcel an easement will have to be created so that the Lansing Shuffle is not inadvertently land-locked by the existing boundary of the park property,

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

(Andy Kilpatrick, Director)

- Any utilities in the building that serve City assets would need to be addressed by new owner. These could include electric that feeds signs or lighting in the trail/park area, gas for the outdoor fireplace, communications for cameras, etc.
- Riverfront Drive is now an Act 51 local street, which should resolve the issue surrounding the parcel being land locked, however, an access agreement would be needed for the EV charging station at the north end of the parking lot, or this would need to be removed.
- New owner would also need a maintenance easement from the City to maintain the retaining wall on the west side of the property, and possibly a permanent easement for the foundation of this wall, if it crosses the proposed property line.

Act-4-2026, 325 Riverfront Dr., Sale of Real Property - STAFF REPORT

(Brian Hight, Engineer)

- An Easement or license agreement would be needed for the sanitary sewer connection from the building to the City sanitary sewer.
- The City has a 24” stormwater main that runs west from Cedar Street and near the south side of the building, which will require an easement. Note the screenshot included below taken from CityWorks.
- Roof and surface drains of the Lansing Shuffle building run to a City-owned storm sewer, which may require an easement.
- Any redevelopment of the property would result in a review of the site stormwater plan and design.

Lansing Assessor’s Office

(Jennifer Czeiszperger, Director)

- The estimated taxable value would be \$360,000 which results in approximately \$28,900 in annual taxes.

Parks and Recreation Department

(Brett Kaschinske, Director)

- The sale of this property would be supported by Parks [Parks and Recreation Department].
- Parks and Recreation has had a good relationship with Lansing Shuffle and the programs and events there have helped to activate Rotary Park and the Lansing River Trail.
- We would need to negotiate utilities that for Rotary Park are still connected to the building. Having restrooms that are accessible to the public year-round in the building would also be a request.

EDP – Building Safety Office

- *(Jon Snyder, Manager)* No objection.

EDP – Development Office

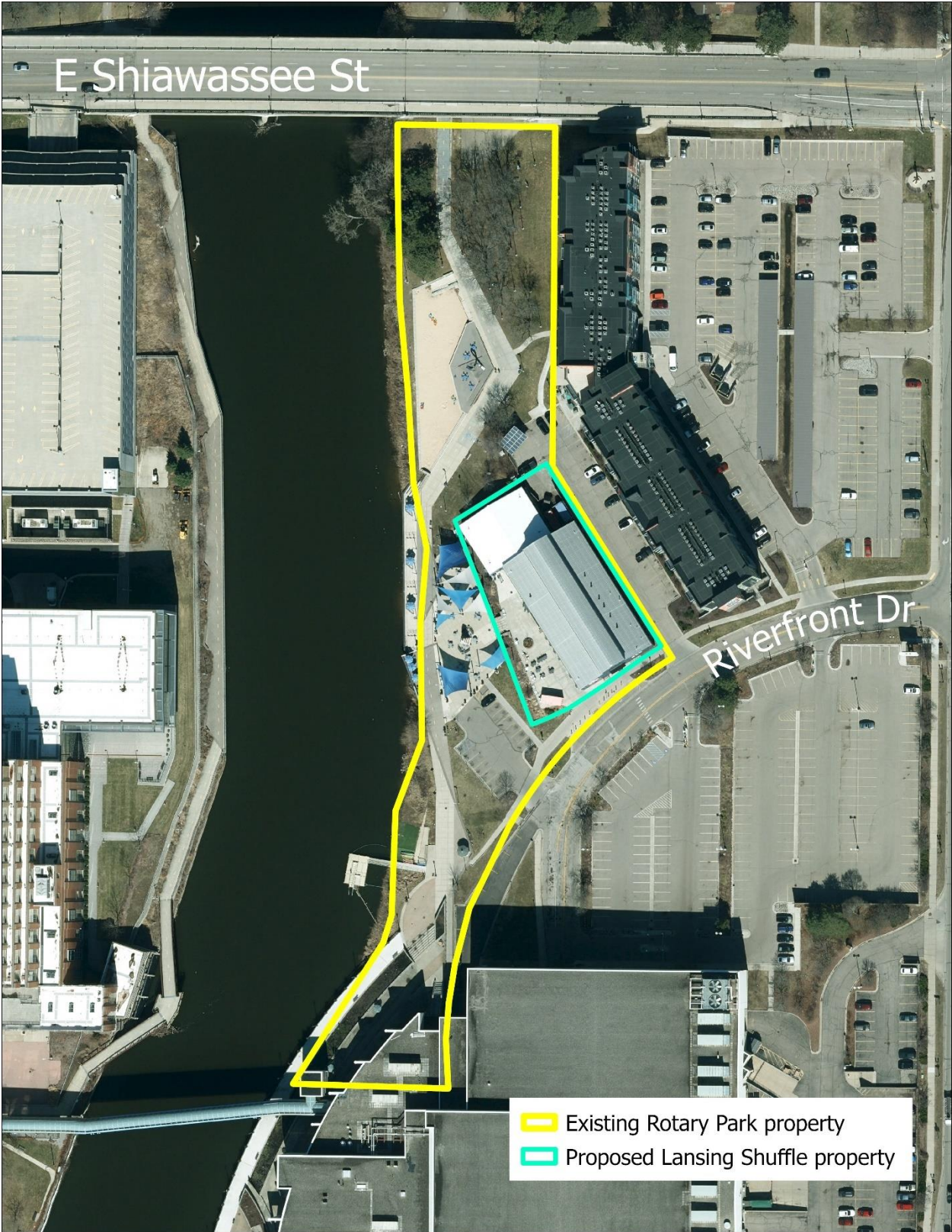
- *(Erin Buitendorp, Manager)* No objection.

STAFF RECOMMENDATION

Staff recommends approval of Act-4-2026, as proposed, on the basis that the proposed parcel is not necessary for city operations and to return City-owned property back to the tax rolls and to reduce the financial expenses of the City.

**Respectfully submitted,
Andy Fedewa, Planner**

Aerial:



Act-4-2026, 325 Riverfront Dr., Sale of Real Property - STAFF REPORT

Streetview: (looking northeast, February 2026)



Interior:





ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-4-2026

DATE SUBMITTED: 2/13/2026

Applicant: Lansing Shuffleboard LL LLC

Address (including zip code): 31196 Churchill Dr, Beverly Hills 48025 (check registered address)

Phone number: 248-854-8005

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): City of Lansing

Address (including zip code): 124 W Michigan Ave, Lansing MI 48933

Phone number(s): 517-483-4066

Fax number: 517-483-6036

Email:

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): 325 Riverfront Dr, Lansing MI 48933

Location description: Lansing Shuffle, former Lansing City Market building

Permanent parcel #: 33-01-01-16-253-002

Legal description (see note below):

PARCEL 1 (CITY MARKET BUILDING SITE) COMMENCING 360.00 FEET N89°58'00"W (RECORDED AS WEST) OF THE NORTHEAST CORNER OF LOT 1, AND S00°21'42"W 320.64 FEET TO THE POINT OF BEGINNING; THENCE S32°43'39"E 210.43 FEET; THENCE S 57°50'05"W 139.35 FEET ON A LINE PARALLEL TO AND 4.00 FT. SOUTH OF THE SOUTH FACE OF THE EXISTING BUILDING; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE SOUTHERLY AND WESTERLY FACE OF A CONCRETE RETAINING WALL AND ITS EXTENSION NORTHERLY AND EASTERLY: S 60°33'00"W 16.42

Applicant's proposal:

To purchase the property.

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?

for the owner, we will have a Lowered annual debt payments, Strengthening the business. Thus, allowing for financial security.
For the city, this will uncap the tax on the property.

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

Debt structures for Leased property have accelerated amortization schedules. this has put a strain on cash flow. purchasing the property opens the business up to more sustainable terms allowing for long term success on the riverfront.

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

selling the property will open the property up to property taxes, which is a net positive to the city. It will be an increase to costs to the buyer, however, it will result in a net saving against the decreased debt service.

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:

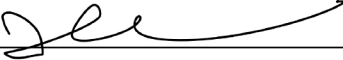
- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

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


FEES:


Consolidated Rate: \$650.00

Signature of applicant:


_____/ 2/19/2026
Date

Signature of owner(s):


_____/ 2/19/2026
Date


_____/ 2/19/2026
Date

_____/ 2/19/2026
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



Andy Schor
Mayor

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

MINUTES – DRAFT

1. OPENING SESSION

Mr. Klont called the meeting to order at 6:35 p.m.

- a. Present: Katie Alexander, Tony Cox (arrived at 6:36), Monte Jackson, Tim Klont, Spencer Lippert, Shane Muchmore (arrived at 6:35)
- b. Absent: Ted O'Dell (excused), John Ruge (excused)
- c. Staff: Sue Stachowiak, Zoning Administrator; Andy Fedewa, Planner

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

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. SLU-3-2026, 5200 S Cedar Street, Special Land Use Permit for a Place of Worship

Ms. Stachowiak presented the request from the Islamic Society of Greater Lansing for a special land use permit to establish a place of worship in one of the suites of the shopping plaza at 5200 S Cedar St. Historically, there has been concern about places of worship affecting the tax base and economic vitality when locating in commercial areas. The proposed place of worship would occupy a suite that was most recently used as an event center, or 'place of assembly', surrounded by other commercial suites and detached commercial buildings. Because of the adjacent level of activity, the place of worship is not expected to impact the surrounding area. Since the place of worship would occupy an existing suite, no building or property alterations are proposed. There are large parking lots at the rear and front of the building and there appears to be more than enough spaces to accommodate the place of worship weather services/activities are once a week or seven days a week.

Thasin Sardar, representative for the applicant, spoke on the Islamic Society of Greater Lansing's current operations within their building in East Lansing. Mr. Sardar spoke on the growth of the Muslim community in the Lansing area and the opportunity to address another population need with extra space and major bus route access in the city of Lansing. Mr. Sardar stated that they anticipate occupancy of up to 300 people based on historic use of the suite. They would use the building five times a day, every day of the week with fluctuating attendance.

Ms. Stachowiak stated that the Fire Marshal determines building occupancy outside of any zoning considerations.

Mr. Klont opened the public hearing.

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

Mr. Cox made a motion, seconded by Mr. Jackson, to recommend approval of SLU-3-2026, 5200 S Cedar Street, Special Land Use Permit for a Place of Worship. On a voice vote the motion carried unanimously (6-0).

B. Z-2-2026, 332 Townsend Street, Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse.

Ms. Stachowiak presented the request from the Boji Group on behalf of ‘The Nest’ to rezone 332 Townsend St. from “DT-3” to “R-AR” and for a Special Land Use permit for a ‘Sheltered Care Facility’ in the R-AR district. The existing building on site is vacant and was built for offices. The purpose of the R-AR district is to promote appropriate reuse or redevelopment of former institutional sites that is compatible in scale and intensity with the previous use or character of the area. With the decrease in office use following the Covid-19 pandemic, there is a surplus of buildings available for reuse. There are no proposed changes to the exterior of the site and The Nest will renovate the interior office space into shelter space. The site is largely surrounded by other office users and large parking lots, though there is some residential including an apartment building across the street and the City Rescue Mission which was approved for their new location a year ago. Ms. Stachowiak stated that the downtown core should be reserved for high intensity commercial, retail, and residential uses, and this location is outside of that core along a major bus route, and within walking distance of necessary services and resources.

Shelbi Frayer, president and CEO of Holy Cross Services (HCS), spoke on the recent decision to spin off shelter operations from other Holy Cross Services operations into a new standalone organization, The Nest. HCS has long occupied a five-story building on N Larch St. in the Stadium District. They can only functionally use two stories of the building which is vastly under-utilized but has outsized maintenance and operating costs. This proposal will allow The Nest to move into a newer building suiting their needs after necessary renovations. Ms. Frayer stated that the setup of the building will allow them to create two wings, one for veterans and one for families. Each wing will be accessible by key access to maintain proper security. A day center will be located in the basement garden level of the building, utilizing the existing assembly space, so that the population they serve have some place to go during the day.

Ms. Alexander asked the capacity of the building. Ms. Frayer answered they will have beds for 56 persons. There will be 26 veterans, an increase of four from current capacity, and approximately one dozen families.

Mr. Muchmore asked for a statement concerning the flow of unhoused persons and a possible concentration of facilities along Kalamazoo St. Ms. Frayer stated that there are safety concerns about people traveling so far from their existing site, to various parts of downtown for transit and services and resources. By relocating, the people they serve will be closer to the bus station and other services and resources that they need. Relocating the day center, which is open to everyone in addition to the people they serve, establishes a place for many unhoused individuals to go, likely reducing the number of people travelling around the city.

Mr. Klont asked if The Nest uses the Homeless Management Information System. Ms. Frayer confirmed that they do.

Ms. Alexander asked for a description of other allowable land uses under the R-AR district. Ms. Stachowiak stated that the district mainly allows for residential and office uses. There is a density cap based on lot sizes for new developments.

Mr. Muchmore asked if HCS has a relationship with the Lansing Police Department and asked if concentrating shelter care facilities may effect ongoing developments downtown. Ms. Frayer confirmed that they have a relationship with the police department. Ms. Stachowiak stated that this is actually an advantageous location because it is outside the Downtown core corridor of Washington Ave., and surrounded by institutional users like the State of Michigan, the Ingham County Court and the City of Lansing, which are unlikely to redevelop their parking lots anytime soon.

Mr. Lippert asked what public outreach was done. Staff confirmed that notices were sent out to property owners and occupants within 500' feet of the property, following internal precedent for other sheltered care facilities, and did not receive responses in opposition, in contrast to another sheltered care facility request two years ago. Mr. Lippert stated that the lack of public comment may indicate that some fears about the homeless population have been unfounded.

Mr. Jackson asked about site security. Ms. Frayer answered that they have trained staff and secure access points, as well as internal security features like the separated wings.

Mr. Cox asked if The Nest has a code of conduct and if the organization will have programs to move people out of homelessness. Ms. Frayer stated they do have a code of conduct, and some of the grants they utilize come with conditions, such as a drug-free environment. Each resident has a case management profile depending on their individual needs. A plan is formulated to fulfill needs and achieve goals to move out of the shelter. The Nest requires behavior contracts and has a three-strike policy.

Mr. Muchmore asked if their long-term funding is threatened by federal funds or the lack thereof. Ms. Frayer stated that they are operating within a three-year cycle and do not foresee any issues within the next two years. Mr. Klont informed the Commission that the federal budget was approved that day with a slight increase to some of the funds The Nest may utilize.

Mr. Klont opened the public hearing for both Z-2-2026 and SLU-2-2026.

Kathy Conklin, stated that Cooley Law School may have services and may offer pro bono work to the residents. Ms. Conklin spoke on her concerns about over-concentration of sheltered care facilities along Kalamazoo St. and general safety.

Seeing no one else wishing to speak, Mr. Klont closed the public hearing for both Z-2-2026 and SLU-2-2026.

Ms. Alexander made a motion, seconded by Mr. Cox, to recommend approval of Z-2-2026, 332 Townsend St., Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse.

On a roll call vote the motion carried unanimously (6-0).

- C. **SLU-2-2026, 332 Townsend Street, Special Land Use Permit for a “Sheltered Care Facility” in the “R-AR” district.**

Mr. Cox made a motion, seconded by Mr. Jackson to recommend approval of SLU-2-2026, 332 Townsend St., Special Land Use Permit for a “Sheltered Care Facility” in the “R-AR” district.

On a roll call vote the motion carried unanimously (6-0).

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

- 6. **RECESS – Not taken**

- 7. **BUSINESS**

- A. **Consent Items**

- (1) **Minutes for approval: January 6, 2026**
The minutes from the January 6, 2026, Planning Commission meeting were approved without objection.

- B. **Old Business – None**

- C. **New Business**

- (1) **Act-3-2026, 300 block E Kalamazoo St. City of Lansing-State of Michigan Easements’;**

Mr. Fedewa presented the request from the Lansing Public Service Department to establish three easements for use of City land for the State of Michigan and one easement for use of State land for the City. The State easements would formally recognize building infrastructure that was inadvertently built across vacant city property for the Grand Tower (235 S Grand Ave.) and the Michigan Vital Records Office (307 E Kalamazoo St.). The City easement would allow the City to maintain a portion of the River Trail extending along the east property line of 307 E Kalamazoo St.

Each easement agreement would allow the parties to add, access, and maintain their respective infrastructure. Each party would be responsible for all maintenance of their respective improvements. No fees will be charged for either agreement. Staff recommends approval of the request as proposed.

Ms. Alexander made a motion, seconded by Mr. Cox to approve Act-3-2026, 300 block E Kalamazoo St., City of Lansing – State of Michigan easements.
On a roll call vote the motion carried unanimously (6-0).

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

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

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

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

- 12. **ADJOURNMENT – The meeting was adjourned at 7:30 p.m.**