

Regular Meeting Of Lansing City Council

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



Agenda for March 9, 2026 at 7:00 PM

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

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

Roll Call

Meditation and Pledge of Allegiance

Approval of Printed Council Proceedings

1. February 23, 2026

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

Tabled Items

Special Ceremonies and Presentations

2. Appointment; Caitlin O'Rourke as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027 (PEND-4362)
3. Tribute; in recognition of 2026 Pastors Salute (PEND-4405)

Comments by Council Members and the City Clerk

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

Speaker Registration for Public Comment on Legislative Matters

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

Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 6:30 p.m. using the following link: <https://events.gcc.teams.microsoft.com/event/7fd90179-262b-4c86-a72a-775098719155@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-2-2025; Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church (PEND-4279)
5. Noise Special Permit; Hoffman Bros. Inc. request to allow for the Combined Sewer Overflow (CSO) Cherry/Pine/Kalamazoo Project within the project area (PEND-4349)

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

6. Appointment; Caitlin O'Rourke as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027 (PEND-4362)
7. Tribute; in recognition of 2026 Pastors Salute (PEND-4405)
8. Tribute; in recognition of Habitat for Humanity Capital Region's Valencia Boulevard Development (PEND-4412)
9. Nonprofit Recognition; Lansing Everett High School Band Boosters (PEND-4392)
10. Fireworks Display License; Pyrotecnico Fireworks Inc. for the City's Independence Day Celebration, July 4, 2026 (PEND-4378)
11. Setting a Public Hearing on Special Assessment; Glenburne Commons, Trash & Grass Abatement (PEND-4372)
12. Setting a Public Hearing on Special Assessment; Principal Shopping District 2026 Roll (PEND-4384)
13. Act-3-2026; 300 block of E. Kalamazoo St., State of Michigan and City of Lansing easements (PEND-4357)
14. Setting a Public Hearing on SLU-3-2026, 5200 S. Cedar St., Unit 5206, to authorize use of the rear suite as a place of worship (PEND-4369)
15. Grant Application; Michigan Department of Transportation (MDOT) Local Bridge Program (PEND-4389)
16. Grant Application; Michigan Natural Resources Trust Fund (MNRTF), Waverly S. River Trail extension (PEND-4358)
17. Grant Application; Michigan Natural Resources Trust Fund (MNRTF), Letts tennis court expansion (PEND-4359)
18. Grant Application; Michigan Natural Resources Land and Water Conservation Fund, Letts tennis court expansion (PEND-4360)
19. Grant Application; Michigan Natural Resources Trust Fund (MNRTF), Jolly Road land acquisition (PEND-4361)
20. Grant Application; Michigan Natural Resources Department Recreation Passport Grant Funding, Gier BMX track improvements (PEND-4371)
21. Operating Agreement; Lansing Entertainment and Public Facilities Authority (PEND-4088)

22. Designation of Baker Tilly as Board of Water and Light External Auditor (PEND-4354)

Resolutions for Action

23. Rescind Resolution 2025-070; Orders to Make Safe or Demolish to the owners of 308 E. Cesar E. Chavez Ave. (PEND-4422)
24. Orders to Make Safe or Demolish to the owners of 3126 Maloney St. (PEND-4337)
25. Orders to Make Safe or Demolish to the owners of 2112 N. High St. (PEND-4333)
26. Act-1-2026, license for use of right-of-way, 3119 Stoneleigh Dr., Lansing School District for a bus lane (PEND-4313)
27. Act-2-2026, license for use of right-of-way, 2000 Lewton Pl., Lansing School District for a bus lane (PEND-4314)
28. Brownfield Plan #90; Capitol Walk Apartments, S. Chestnut St. on the 500 block (PEND-4327)
29. Budget Amendment; Fiscal Year 2025-2026 second quarter (PEND-4379)
30. Setting a Public Hearing on Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St., 2nd hearing (PEND-4421)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

31. Z-3-2026; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4416)
32. Amending Chapter 1243, Table 1243.03 to add Liquor Store to the Commercial Mixed-Use Districts Allowable Use Table (PEND-4374)
33. Amending Chapter 1245, Table 1245.03 to add Liquor Store to the Special Districts Allowable Use Table (PEND-4376)
34. An Ordinance to Amend Chapter 1240, Section 1240.04 to define the term "liquor store" within the Zoning Code (PEND-4151)
35. An Ordinance to Amend Chapter 1250 to add Subsection 1250.02.13 to provide for a limitation on proximity of liquor stores to each other (PEND-4155)

Ordinances for Passage

36. Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code (PEND-4292)
37. Adding Section 1460.05 to establish a unified system of violation notices (PEND-4294)
38. Z-1-2026; 500 S. Martin Luther King Jr. Blvd., Rezoning from "DT-1" Downtown Edge to "DT-2" Urban Flex (PEND-4309)

Resolutions for Action

39. SLU-1-2026; Special Land Use Permit, 500 S. Martin Luther King Jr. Blvd. to allow for a sheltered care facility in "DT-2" Urban Flex (PEND-4311)

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:

40. Minutes of Boards and Commissions placed on file in the Clerk's Office
41. Buy-Sell Agreement, 229 S. Cedar St., Deep Green Technologies USA LLC, updated February 21, 2026
42. City of Lansing 2025 Annual Report

Item(s) from the Mayor re:

43. Appointment; Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027 (PEND-4394)
44. Appointment; Robert Noordhoek as the 3rd Ward member of the Planning Commission for a term to expire June 30, 2027 (PEND-4397)
45. Appointment; Paul Schmidt as a member of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026 (PEND-4414)
46. Appointment; Patrick Spyke as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term to expire June 30, 2026 (PEND-4413)
47. Collective Bargaining Agreement; Capitol City Labor Program (CCLP) Supervisory Unit for the period covering July 1, 2022, through June 30, 2026 (PEND-4404)
48. Setting a Public Hearing on Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St., 2nd hearing (PEND-4421)
49. Setting a Public Hearing on Z-3-2026; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4416)
50. Z-3-2026; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4415)
51. Ballot Proposal; Act-4-2026, Sale of Lansing Shuffle Building, 325 Riverfront Dr. (PEND-4417)
52. Noise Special Permit; Michigan Paving and Materials Company request to allow for major reconstruction on Pennsylvania Ave., Mt. Hope Ave., and Jolly Rd. (PEND-4407)

53. Setting a Public Hearing on Noise Special Permit; Michigan Paving and Materials Company request to allow for major reconstruction on Pennsylvania Ave., Mt. Hope Ave., and Jolly Rd. (PEND-4406)
54. Noise Special Permit; Granger Construction request to allow for the Tecumseh River Road Pump Station (TRRPS) Project (PEND-4396)
55. Setting a Public Hearing on Noise Special Permit; Granger Construction request to allow for the Tecumseh River Road Pump Station (TRRPS) Project (PEND-4395)
56. Amending Chapter 404 to modify metered parking hours of enforcement (PEND-4285)
57. Setting a Public Hearing on Amending Chapter 404 to modify metered parking hours of operation (PEND-4284)
58. Amending Chapter 404 to allow payment of a reduced rate for an expired meter violation until midnight of the day of issuance (PEND-4287)
59. Setting a Public Hearing on Amending Chapter 404 to allow payment of a reduced rate for an expired meter violation until midnight of the day of issuance (PEND-4286)
60. Fines: expired parking meter violations (PEND-4283)
61. Fees; on-street paid parking rate restructuring (PEND-4419)
62. Donation Acceptance; East Lansing Crossfit, 2025 Community Service Project for Capital Area Response Effort (CARE) Unit (PEND-4403)
63. Emergency Purchase; Public Service Department notification of Professional Pump as the vendor for the emergency repair of Waste Water Treatment Plant Clarifier #21

Communications and Petitions

64. 14 communications from Alison Peeler on various City related topics
65. Communication from Cole Blankenship in support of the Deep Green data center project

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

Items from the Committee on Public Safety



Chris Swope, City Clerk MMC/MiPMC level 3

Persons with disabilities who need an accommodation to fully participate in this meeting can complete a request form available online at <https://www.lansingmi.gov/1369/Request-for-Reasonable-Accommodations> or call the City Clerk's Office at (517) 483-4131 (TTY 711). Advance notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

LANSING CITY COUNCIL MEETING

DATE & TIME: 3/9/2026 7:00 PM

Starting Time 7:00

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
CARTER	☒	☐	_____
GARZA	☒	☐	_____
HUSSAIN	☒	☐	_____
KOST	☐	☒	_____
MARTINEZ	☒	☐	_____
NEVAREZ MARTINEZ	☒	☐	_____
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
February 23, 2026**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

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

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

ABSENT: None

A quorum was present.

Council Member Kost asked people to keep in their thoughts Council Member Hussain's mother and other Americans, who are attempting to travel home from Mexico. Vice President Pehlivanoglu asked people to remember Marcos Rey Zamora, 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 Spadafore.

Approval of Printed Council Proceedings

By Vice President Pehlivanoglu

To approve the printed Council Proceedings of February 9, 2026

Motion Carried

Special Ceremonies

Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code
Adding Section 1460.05 to establish a unified system of violation notices
Amending Chapter 1460 to clarify and update the regulation and certification of rental properties

President Spadafore recognized Rawley Van Fossen and Matt Staples who spoke described the three proposed ordinances.

Appointment; Florenso Hernandez as the 1st Ward member of the Board of Police Commissioners for a term to expire June 30, 2029

Resolution #2026-044

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

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

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

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

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

By Council Member Hussain

Motion Carried, with Council Member Hussain and Kost voted no

City Clerk Swope administered the Oath of Office to Florenso Hernandez as a member of the Board of Police Commissioners.

Brownfield Plan #90; Capitol Walk Apartments, S. Chestnut St. on the 500 block

President Spadafore recognized Kris Klein, Julie Lawton Essa, and Eric Helzer who gave details of the Brownfield Plan.

Comments by Council Members and the City Clerk

Council Member Hussain recognized the passing of Civil Rights activist Rev. Jessie Jackson. He also thanked those in attendance at the 3rd Ward

Constituent Contact meeting, recognized the record high graduation rates of the Lansing Public Schools, and reminded businesses of the Facade Grant Application.

Council Member Nevarez Martinez gave an update on the 2nd Ward Constituent Contact meeting and thanked Loretta Stanaway and Bert Tanner for their help.

Community Event Announcements

Nick Zande spoke about the upcoming Old Everett Neighborhood Association meeting.

Linda Appling spoke about the upcoming American Legion Oratorical Contest.

Speaker Registration for Public Comment on Legislative Matters

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

Mayor's Comments

Mayor Schor congratulated the US Men's and Women's Hockey teams for their Gold Medal wins; he thanked the volunteers at the Mobile Food Pantry. He announced that the Combined Sewer Overflow construction meeting for the Cherry/Pine/Kalamazoo area has been rescheduled., and he reminded people of the Spring Resource Summit and announced the details for the upcoming State of the City.

Human Relations and Community Services (HRCS) Department's Delvata Moses and Mayor Schor recognized Maurer's Cleaners and Capital Area Transportation Authority for their contributions to help HRCS serve the community.

Show Cause Hearings (delete if no hearing)

Orders to Make Safe or Demolish to the owners of 3126 Maloney St.

Orders to Make Safe or Demolish to the owners of 904 E. Kalamazoo St.

Orders to Make Safe or Demolish to the owners of 408 Sawyer Rd.

Orders to Make Safe or Demolish to the owners of 408 Norman Rd.

Orders to Make Safe or Demolish to the owners of 2112 N. High St.

Orders to Make Safe or Demolish to the owners of 1004 Cady Ct.

Council Member Hussan gave an overview of the six Show Cause Hearings

Comment on Scheduled Show Cause Hearings:

Austin Birt spoke in support of the Orders to Make Safe or Demolish to the owners of 1004 Cady Ct as a neighbor of the property.

Referral of Show Cause Hearings

Orders to Make Safe or Demolish to the owners of 3126 Maloney St.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 904 E. Kalamazoo St.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 408 Sawyer Rd.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 408 Norman Rd.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 2112 N. High St.
Referred to the Committee on Public Safety

Orders to Make Safe or Demolish to the owners of 1004 Cady Ct.
Referred to the Committee on Public Safety

Public Comment on Legislative Matters

Legislative Matters

Legislative Matters included the following public hearings:

Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code

Adding Section 1460.05 to establish a unified system of violation notices

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

Brownfield #90; Capitol Walk Apartments, S. Chestnut St. on the 500 block

SLU-1-2026; Special Land Use Permit, 500 S. Martin Luther King Jr. Blvd. to allow for a sheltered care facility in "DT-2" Urban Flex

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

Operating Agreement; Lansing Entertainment and Public Facilities Authority

Council Member Hussain, Council Member Garza, and Vice President Pehlivanoglu gave overviews of the public hearings.

Public Comment on Legislative Matters:

Deborah Mulcahey spoke on various legislative matters.

Joe Neller spoke about the proposed rental property ordinances.

Carver spoke about the proposed rental property ordinances.

Nicklas Zande spoke on various legislative Matters

Clerk Swope acknowledged several written communications.

Consent Agenda

By Vice President Pehlivanoglu to approve items 19 to 34 on the Consent Agenda.

Motion Carried

Resolution #2026-044

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

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

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

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

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

Adopted as part of the Consent Agenda

Resolution #2026-045

By Council Member Spadafore
Resolved by the City Council of the City of Lansing

WHEREAS, the 4th Ward Council Member Peter Spadafore has recommended the appointment of Ryan Wier to the 4th Ward Member position on the Board of Ethics with a term to expire June 30, 2028; and

WHEREAS, the recommendation has been vetted and meets all Charter Requirements.

NOW, THEREFORE BE IT RESOLVED the Lansing City Council, hereby, appoints Ryan Wier as the 4th Ward Member on the Board of Ethics with a term to expire June 30, 2028.

Adopted as part of the Consent Agenda

Resolution #2026-046

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

WHEREAS, Capital Area Literacy Coalition 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.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes Capital Area Literacy Coalition 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 Area Literacy Coalition of 1028 E. Saginaw St.

Adopted as part of the Consent Agenda

Resolution #2026-047

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 City Licenses, which have 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 multiple fireworks display licenses;

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

FIREWORKS DISPLAY LICENSE:

Pyrotecnico Fireworks Inc. for public displays of fireworks in the City of Lansing at Jackson Field to be held on the following dates:
May 15, May 30, June 12, June 13, June 26, June 27, July 17, July 18, July 24, July 25, August 7, August 8, August 21, August 22,
September 5, and rain dates of May 29 and September 4.

Adopted as part of the Consent Agenda

Resolution #2026-048

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

WHEREAS, City Clerk Chris Swope has been notified by the Lansing School District that some school buildings normally used as polling places will be unavailable for the May 5, 2026 Special Election because school will be in session; and

WHEREAS, Post Oak School is the Polling Place for Ward 1, Precinct 3; and

WHEREAS, Cavanaugh School is the Polling Place for Ward 2, Precinct 13; and

WHEREAS, Dwight Rich School is the Polling Place for Ward 3, Precinct 23; and

WHEREAS, City Clerk Chris Swope recommends the following temporary polling place relocations for the May 5, 2026 Special Election:

- Ward 1, Precinct 3 be temporarily relocated to Don Johnson Fieldhouse;
- Ward 2, Precinct 13 be temporarily relocated to Parker Memorial Baptist Church;
- Ward 3, Precinct 23 be temporarily relocated to Tabernacle of David Church;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, makes the following temporary polling place assignments for the May 5, 2026 Special Election:

- Ward 1, Precinct 3 be temporarily relocated to Don Johnson Fieldhouse;
- Ward 2, Precinct 13 be temporarily relocated to Parker Memorial Baptist Church;
- Ward 3, Precinct 23 be temporarily relocated to Tabernacle of David Church;

BE IT FURTHER RESOLVED that the City Clerk shall notify the registered electors of impacted precincts of the temporary relocations.

BE IT FINALLY RESOLVED, that City Clerk Chris Swope shall work to ensure proper signage, to assist relocated voters in finding their temporary polling places.

Adopted as part of the Consent Agenda

Resolution #2026-049

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

Acceptance of Transportation Asset Management Plan

WHEREAS, Michigan Public Act 325 of 2018 requires local road agencies to develop and submit an asset management plan to the Transportation Asset Management Council (TAMC) including an asset inventory, performance goals, risk of failure analysis, anticipated revenues and expenses and performance outcomes to be submitted to TAMC; and

WHEREAS, local road agencies responsible for 100 or more certified miles of road, based on the 2017 PA 51 Mileage Certification, including all 83 Michigan counties and 39 Michigan cities are required to submit their completed asset management plans in designated phases beginning October 1, 2020; and

WHEREAS, the City of Lansing Public Service Department has completed a Transportation Asset Management Plan containing the required information; and

WHEREAS, the City of Lansing Public Service Department has updated the Transportation Asset Management Plan in 2025; and

WHEREAS, the TAMC requires a resolution accepting the updated Asset Management Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby accepts the 2025 Transportation Asset Management Plan; and

BE IT FINALLY RESOLVED that a copy of this resolution be added to the Transportation Asset Management Plan before submittal to the TAMC.

Adopted as part of the Consent Agenda

Resolution #2026-050

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

WHEREAS, the City of Lansing and Teamsters Local 243 Clerical, Technical, and Professional Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering February 1, 2026 through January 31, 2029, which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on February 19, 2026, and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Clerical, Technical, and Professional Unit for the period covering February 1, 2026 through January 31, 2029.

Adopted as part of the Consent Agenda

Resolution #2026-051

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

WHEREAS, the City of Lansing and Teamsters Local 243 Supervisory Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering February 1, 2026 through January 31, 2029, which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on February 19, 2026, and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 243 Supervisory Unit for the period covering February 1, 2026 through January 31, 2029.

Adopted as part of the Consent Agenda

Resolution #2026-052

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

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

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

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

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

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

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

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

Adopted as part of the Consent Agenda

Resolution #2026-053

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

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

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

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

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

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

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

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

Adopted as part of the Consent Agenda

Resolution #2026-054

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

WHEREAS, the City of Lansing Department of Public Service and the Lansing Board of Water & Light are partnering to construct the utility and infrastructure improvements associated with the Combined Sewer Overflow (CSO) Cherry/Pine/Kalamazoo Project, a project area generally bounded by Kalamazoo Street on the northside, S Pine Street on the westside, St. Joseph Street on the southside, and Cherry Street on the eastside, including the contractor's staging yards at the northwest corner of W. Kalamazoo Street and S Butler Blvd and at the north part of Cherry Hill Park near the intersection of E Lenawee Street and River Street; and

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

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area and on major streets, W. Kalamazoo Street, S. Capitol Avenue and S. Pine Street; and

WHEREAS, for the period of April 4, 2026, through November 28, 2026 the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

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

- ensure that work near the new City Hall at Cherry Street and E. Lenawee Street is completed prior to the anticipated opening date;
- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, March 9, 2026, at 7:00 PM in the City of Lansing Council Chambers, 124

W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance to Hoffman Bros. Inc., while the company is conducting work as part of the CSO Cherry/Pine/Kalamazoo Project on Saturdays from 8:00 AM to 4:30 PM for the period of April 4, 2026, through November 28, 2026.

Adopted as part of the Consent Agenda

Resolution #2026-055

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

WHEREAS, the City of Lansing was selected on December 16, 2025 to receive Children's Savings Account (CSA) Innovation Projects grant from the Community Economic Development Association of Michigan (CEDAM) for an additional \$75,500; and

WHEREAS, the City of Lansing's Office of Financial Empowerment was originally granted \$60,000 from CEDAM on May 22, 2025; and

WHEREAS, the City of Lansing's Office of Financial Empowerment, which is part of the Department of Economic Development & Planning, applied for a grant to expand the Youth Intern and Youth Board stipends into SAVE (Student Accounts Valuing Education) accounts, SAVE incentives for internship completion for students, and SAVE deposits for student whose parent/guardian attends financial coaching with the Office of Financial Empowerment; and

WHEREAS, the CSA Innovation Projects Grant was the result of a competitive proposal process, and the proposal was submitted by the Office of Financial Empowerment on December 14, 2025, approved on December 16, 2025, and will be received upon approval by Council and signed agreement; and

WHEREAS, the award for \$75,500.00 does not require a local match; and

WHEREAS, the award contract will be a contract amendment to the existing CEDAM contract referenced above.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the CEDAM CSA Innovation Projects grant in the additional amount of \$75,500, for the grant period beginning on the date of Council approval for the City of Lansing and ending on August 31, 2026.

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

Adopted as part of the Consent Agenda

Resolution #2026-056

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

WHEREAS, the City of Lansing's Office of Financial Empowerment, which is part of the Department of Economic Development and Planning, has been contracted by the State of Michigan / Michigan Department of Corrections to deliver the OS Reentry program (formerly Offender Success program) under contract 230000001360; and

WHEREAS, the contract includes bonuses and credits for key performance measures, and the City was awarded a Year 2 bonus of \$13,780.33 on September 13, 2025; and

WHEREAS, there is no required match, and there are no requirements or guidelines to how the dollars may be spent.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Offender Success Contract Bonus in the total amount of \$13,780.33.

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

Adopted as part of the Consent Agenda

Resolution #2026-057

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

WHEREAS, the City received a request from businesses along Josephine Way to change parking regulations along the street to better align with the needs of these businesses. The request was to change the time limit (currently two hours) and prohibit parking overnight to assist with maintenance operations; and

WHEREAS, the Public Service Department conducted a field investigation of this area; and

WHEREAS, Josephine Way is a one block local street between Dori Lane to Cascade Boulevard that provides access the Hyatt House and AC Hotels and associated businesses. The street provides angled parking and varies from approximately 40 feet wide (parking on one side) to 58 feet wide (parking on both sides). Parking is currently limited to two hours between 8 AM and 8 PM; and

WHEREAS, under an agreement with the City of Lansing, the property owners in the Red Cedar development area provide all maintenance of the public streets in this area. The agreement was made because the commercial properties wanted to provide a higher level of maintenance, especially winter maintenance, than the City provides for local streets. The request for the overnight parking prohibition was made so maintenance activities could be performed overnight to make sure the parking spaces were available during the day; and

WHEREAS, based on the parking change request, the Public Service Department sent a parking survey to property owners along Josephine Way. All properties were in favor of changing the existing two-hour time limit to three hours and prohibiting parking overnight from 12 midnight to 6 AM; and

WHEREAS, based on the survey results and the maintenance agreement between the City and property owners, the Public Service Department recommends that the existing time limit be changed from 2 hours to 3 hours and parking be prohibited overnight between 12 midnight and 6 AM to facilitate street maintenance activities; and

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

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

WHEREAS, the Committee on City Operations met on February 12, 2026, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-26, thereby authorizing the Assistant City Engineer to regulate parking along Josephine Way.

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-26 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

Adopted as part of the Consent Agenda

Resolution #2026-058

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

2030 Lake Lansing & 2320 Wood, LBWL Drain Easement to Lansing MI Ventures, LLC

WHEREAS, the Lansing Board of Water and Light (LBWL) Board of Commissioners, by its Resolution #2026-01-01, recommends that Lansing City Council grant a permanent, non-exclusive drainage easement to Lansing MI Ventures, LLC, which will be located on property purchased with ratepayer funds, and occupied and maintained by the LBWL; and

WHEREAS, the drainage easement would be located along the south side of 2030 Lake Lansing Road and the north side of 2320 Wood Street, both parcels being LBWL property in Lansing Charter Township, as depicted on Exhibit B to this Resolution, to the benefit of the neighboring parcel located at 2110 Lake Lansing Road, also in Lansing Charter Township, owned by Lansing MI Ventures, LLC; and

WHEREAS, the LBWL has confirmed that if granted this drainage easement will not interfere with its occupation or use of the subject LBWL parcels; and

WHEREAS, the Committee on City Operations met on February 12, 2026, and has reviewed the recommendation and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the granting of the proposed permanent, non-exclusive drainage easement to Lansing MI Ventures, LLC, said easement being 20 feet wide and running east-west along the southern portion of parcel 33-21-01-02-302-003, and approximately 30 feet south of the northern boundary of parcel 33-21-01-02-302-008, and more fully depicted in Exhibit B to this Resolution, for the sum of \$25,000.00.

BE IT FURTHER RESOLVED, that upon closing of the easement, all net proceeds from the transaction may be retained by LBWL.

BE IT FINALLY 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.

Adopted as part of the Consent Agenda

Resolution #2026-059

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

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

WHEREAS, with the upcoming relocation of City Hall, Rule 44 Council Parking is being amended so as to require that each Councilmember will have a secured parking space.

NOW THEREFORE, BE IT RESOLVED that the City Council amends the City Council Rule 44. Council Parking:

Each member of Council shall have a permanently assigned parking space **either** in the basement of **the David C. Hollister Lansing City Hall, located at 124 W. Michigan Avenue, or in the secured gated parking area adjacent to the new David C. Hollister Lansing City Hall,**

located at 425 S. Grand Avenue. These parking bays spaces shall be non-assignable reserved 24 hours a day, seven days a week, and shall be used exclusively by the Council Members unless prior approval has been given by the Council member.

Adopted as part of the Consent Agenda

Resolution #2026-060

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

WHEREAS, pursuant to the request of the City of Lansing Joint Employees' Retirement System and Police and Fire Retirement System Boards, the City Attorney recommends the approval of Robbins Geller Rudman and Dowd, LLP ("Robbins Geller") for the limited purpose of representing the Retirement Systems in a securities litigation case against F5, Inc., wherein the City's Retirement Systems intend to seek lead plaintiff status in the matter; and

WHEREAS, City Attorney, in consultation with Aaron Castle and VMT Law, recommends that the Retirement Systems engage in this specific litigation and seek lead plaintiff status; and

WHEREAS, the City Attorney recommends the approval of Robbins Geller to the City's list of outside counsels for the above purpose.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Charter Sec. 4-304.6, the City Council hereby approves the addition of Robbins Geller Rudman and Dowd, LLP to the City's list of approved law firms for the purpose of representation of the Retirement Systems in the securities litigation involving F5, Inc.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2026-061

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, March 23, 2026, at 7 p.m. in City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning, and the special land use permit for a Sheltered Care Facility:

Z-2-2026: 332 Townsend St., Rezoning from "DT-3" Downtown Core to 'R-AR' Residential Adaptive Reuse

SLU-2-2026: 332 Townsend St., Special Land Use for a Sheltered Care Facility

By Council Member Garza

Motion Carried

Ordinances for Introduction

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.

Z-2-2026: 332 Townsend Street, Rezoning from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse

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

Resolution #2026-062

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, March 23, 2026, at 7 p.m. in City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning, and the special land use permit for a Sheltered Care Facility:

Z-2-2026: 332 Townsend St., Rezoning from "DT-3" Downtown Core to 'R-AR' Residential Adaptive Reuse

SLU-2-2026: 332 Townsend St., Special Land Use for a Sheltered Care Facility

By Council Member Garza

Motion Carried

Speaker Registration for Public Comment on City Government Related Matters

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

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

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

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

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

Fireworks Display License; Pyrotecnico Fireworks Inc. for the City's Independence Day Celebration, July 4, 2026
Referred to the Committee on City Operations

Nonprofit Recognition; Lansing Everett High School Band Boosters
Referred to the Committee on City Operations

Boards and Commissions Term Expirations Report
Referred to the Committee of the Whole

Item(s) from the Mayor re:

Special Assessment; Glenburne Commons, Trash and Grass Abatement
Referred to the Committee on City Operations

SLU-3-2026, 5200 S. Cedar St., Unit 5206, to authorize use of the rear suite as a place of worship
Referred to the Committee on Development and Planning

Setting a Public Hearing on SLU-3-2026, 5200 S. Cedar St., Unit 5206, to authorize use of the rear suite as a place of worship
Referred to the Committee on Development and Planning

Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker St., Ron Holdings LLC
Referred to the Committee on Development and Planning

Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker St., Ron Holdings LLC
Referred to the Committee on Development and Planning

Special Assessment; Principal Shopping District 2026 Roll
Referred to the Committee on City Operations

Setting a Public Hearing on Special Assessment; Principal Shopping District 2026 Roll
Referred to the Committee on City Operations

Grant Application; Michigan Natural Resources Trust Fund (MNRTF), Waverly S. River Trail Extension
Referred to the Committee on Ways and Means

Grant Application; Michigan Natural Resources Trust Fund (MNRTF), Letts tennis court expansion
Referred to the Committee on Ways and Means

Grant Application; Michigan Natural Resources Land and Water Conservation Fund, Letts tennis court expansion
Referred to the Committee on Ways and Means

Grant Application; Michigan Natural Resources Trust Fund (MNRTF), Jolly Road land acquisition
Referred to the Committee on Ways and Means

Grant Application; Michigan Natural Resources Department Recreation Passport Grant Funding, Gier BMX track improvements
Referred to the Committee on Ways and Means

Grant Application; Michigan Department of Transportation (MDOT) Local Bridge Program
Referred to the Committee on Ways and Means

Act-3-2026; 300 block of E. Kalamazoo St., State of Michigan and City of Lansing easements
Referred to the Committee on Development and Planning

Budget Amendment; Fiscal Year 2025-2026 Second Quarter
Referred to the Committee of the Whole

Outside Legal Counsel; Robbins Geller Rudman and Dowd, LLP to represent the Retirement Systems in the securities litigation case involving F5, Inc.
Placed on file

Setting a Public Hearing on Special Assessment; Glenburne Commons, Trash & Grass Abatement
Referred to the Committee on City Operations

- Communications and Petitions, and Other City Related Matters:

Multiple communications from Alison Peeler on various City Matters
Placed on file

Public Comment on City Government Related Matters

Rich Howard spoke about creating ordinances related to cryptocurrency.

William Walker spoke about various housing/rental concerns.

Ivan Droste spoke on various City matters.

Linda Appling spoke about ensuring access to voting.

Nicklas Zande spoke on various City Matters

Adjourned Time 9:17 P.M.

Chris Swope, City Clerk

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on Legislative Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Legislative Matters. In order to facilitate public input, you **MUST** complete this sheet and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

*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*.*

Agenda Item Number(s) or Description(s) HEY 38

Name (print) Deborah M. Luby E-Mail (optional) _____

Address (street, city, zip) _____

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

Signature _____ Pronouns _____

- 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.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

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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Agenda Item Number(s) or Description(s) 13 + 30 + 31

Name (print) Loretta Stanaway E-Mail (optional) sos wop@aol.com

Address (street, city, zip) 546 Armstrong

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

Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) 30, 31 - Data Center

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

Address (street, city, zip) 2018 Rossiter Pl. Lansing, MI 48911

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

Signature Ivan Droste Pronouns He/Him

- 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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Agenda Item Number(s) or Description(s) Data Center

Name (print) Jerry Norris E-Mail (optional) jerry@thefledge.com

Address (street, city, zip) 1300 Eureka 48912

Company or organization represented, etc. (if applicable) The Fledge

Signature [Signature] Pronouns He/Him

- 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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Agenda Item Number(s) or Description(s) Re Zoning Deep Green

Name (print) Frank Siemon E-Mail (optional) _____

Address (street, city, zip) 2825 Lafayette Ave

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

Signature Frank Siemon Pronouns _____

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Public Comment on Legislative Matters Registration

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Agenda Item Number(s) or Description(s) Data Center

Name (print) Alec Garza E-Mail (optional) _____

Address (street, city, zip) 2413 Kuerbitz Drive Lansing MI

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

Signature [Signature] Pronouns _____

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Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

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.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**4220 S. Martin Luther King, Jr. Boulevard
Special Land Use Permit – Church**

The Lansing City Council will hold a public hearing on Monday, March 9, 2026, at 7:00 p.m. in 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 church at 4220 S. Martin Luther King, Jr. Boulevard.

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, March 9, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

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

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



Andy Schor, Mayor

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

SLU-2-2025, Special Land Use Permit – Church 4220 S. Martin Luther King, Jr. Boulevard

SLU-2-2025 is a request by Abel Izaguiurre for a Special Land Use permit to utilize the existing building at 4220 S. Martin Luther King, Jr. Boulevard for a church.

No comments were received at the public hearing held by the Planning Commission at its December 2, 2025, meeting. Following the hearing, the Commission voted unanimously to recommend that the City Council approve SLU-2-2025 based upon compliance with the criteria set forth in the Zoning Ordinance for evaluating requests for special land use permits.

GENERAL INFORMATION

APPLICANT: Abel Izaguiurre
5685 Lochwoode Court
Holt, MI 48842

OWNER: Guaranty Holdings of California, Inc.
1407 Mitchell Road
Modesto, CA 95351

REQUESTED ACTION: Special Land Use Permit for a church

EXISTING LAND USE: Vacant Advance Auto Parts retail store building

EXISTING ZONING: “R-1” Residential District

PROPERTY SIZE: 49,570 869 square feet

SURROUNDING LAND USE: N: Munchies Restaurant & Multiple Family Residential,
S: Church, Single Family Residential & Starbucks café
E: Vacant Commercial Buildings
W: Multiple Family Residential

SURROUNDING ZONING: N: “MX-C” Mixed-Use Urban Corridor
S: “MX-C” Mixed-Use Urban Corridor
E: “MX-C” Mixed Use Urban Corridor
W: “MFR” Multiple Family Residential

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as “Urban Mixed-Use Corridor”. S. M.L King is designated as an “activity connector”.

APPLICANT’S REQUEST

This is a request for a special land use permit a church at 4220 S. Martin Luther King, Jr. Boulevard. Churches are permitted in all zoning districts with approval of a Special Land Use permit by the Lansing City Council, following review and a recommendation by the Planning Commission.

SPECIAL LAND USE PERMIT

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

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

The proposed church will be harmonious with the area in which it is located which is characterized by a mix of commercial uses, residential uses and churches. 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 to the west. If the special land use permit is not approved, the building could continue to remain vacant and deteriorate over time, which would have a negative impact on the area.

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

The proposed church will not change the essential character of the area. There are already three properties in the immediate vicinity of the subject property that are used for churches, including one on the adjoining property to the south. The primary concern with churches in commercial areas is that they generate very little traffic on a daily basis. Most of the time the sites are a hole of little activity in what may otherwise be a vibrant commercial district. In this case, however, there are already several churches along and near the 4000 block of S. ML King and thus, use of the subject property for a church will be consistent with the established land use pattern and the character of the area. While there will likely be very little activity on the site the majority of the time, it will be in use and will eliminate a vacant building which is positive for the area and from a planning standpoint in general.

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

The proposed church will not interfere with the enjoyment of adjacent properties. It will be a low impact use that will preserve the quality of life for the residents of the adjoining multiple family residential property to the west from certain commercial uses that could generate noise and a level of activity that may be disruptive.

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

No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impact on the natural environment. The proposed church will represent an improvement to the use and character of site and the surrounding area in general as it will allow for reuse of a vacant building. Vacant buildings deteriorate over time and can become a blight on the areas in which they are located.

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

The proposed church will produce very little traffic and no smoke, odors, fumes, glare or anything else that would be detrimental or disruptive to the surrounding neighborhood.

Furthermore, it is not anticipated that the church 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 adequately served by all necessary public facilities.

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

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

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

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

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

Since this request does not involve any new construction, the only dimensional requirement that applies is the required number of parking spaces. Section 1254.01.03 of the Zoning Ordinance requires 1 parking space for each 3 seats or 6 linear feet of pew/bench in the main sanctuary. Since there are 35 parking spaces on the site, the maximum allowable occupancy will be limited to 105 people unless a lower number is established by the City Fire Marshal.

SUMMARY

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

RECOMMENDATION

Staff recommends approval of SLU-2-2025, for a special land use permit to allow church at 4220 S. M. L. King Jr. Boulevard.

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:

4220 S. Martin Luther King Blvd. Jr. Lansing, MI 48910

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

Legal
description:

N 153.5 FT LOT 15 EXC W 66 FT, AND E 85 FT OF W 151 FT LOT 15 EXC N
153.5 FT BRIERLEY HILL

Applicant: Abel Izaguirre

Address (including zip code): 5685 Lochwoode Ct. Holt, MI 48842

Phone number(s): 5102093416

Name of owner(s): Ron Roberts-GUARANTY HOLDINGS OF CALIFORNIA INC

Owner address (including zip code): 1407 Michelle Rd. Modesto, CA 95351

Owner phone number(s): 904-481-7122

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: Office for LPFM community radio, Community Church

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

Zoning of the property: MX-C

Size of Parcel:

Width: 263 ft. Length: 304 ft. Area: 49570 Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

**Please describe
your proposal:**

This permit is essential for our plan to establish and operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station. (please see attached letter)

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: Abel Izaguirre

For assistance, please contact:

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

REVIVAL GENERATION CHURCH - RADIO GVN

Abel Izaguirre-Senior Pastor
Church Generacion Avivamiento and Radio
October 21, 2025

Dear Susan Stachowiak,

Following our conversations, I want to formally present to you our Community Church and Radio plan.

- **Property Use:** Our church and FCC-approved radio station will operate in the building.
- **Operations:** Our congregation is under 100 members.
- **Employees:** We are a small, volunteer-based Church
- **Urgency:** Currently we are under contract and plan to close by the 5th of December of 2025r.
- **Key Action:** We would like to discuss the feasibility of beginning radio station and church office operations before rezoning is complete.
- **Reunions:** Small groups for prayer and bible studies.
- **Parking:** There are 35 parking spaces available.
- **Radio Antenna:** I will be attaching a photo on how the Radio antenna will look on the back of the building.
- **Bathrooms:** The building has 2 bathrooms.

Thank you Susan for your help in this process.

Best regards,



Pastor Abel and Alyakira Izaguirre

October 20, 2025

Pastor Abel Izaguirre
Revival Generation Church
916-919-9491
generacionaviva@icloud.com

3525 S. Martin Luther King.
Blvd. Jr. Lansing. MI 48910

www.mgvn.org

To the Honorable Mayor and City Council,
City of Lansing
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Petition for a Special Land Use Permit for Revival Generation Church and FM
Radio Generacion Vino Nuevo.

Dear Honorable Mayor and Members of the City Council,

We are writing to formally petition for your approval of a Special Land Use Permit for our property located at 4320 S. Martin Luther King Blvd. Jr. Lansing, MI 48910. This permit is essential for our plan to establish and continue to operate our community Church Revival Generation and Radio Generacion Vino Nuevo, a new non-commercial, educational low-power FM (LPFM) community radio station.

Our ministry has proudly served Lansing and the surrounding areas since September 2023. Our bilingual church welcomes both English and Spanish speaking members, and our online radio station has helped us connect with the community since 2021. With our recent FCC construction permit, we are now preparing to build the region's first Spanish language LPFM radio station, a milestone that will greatly expand our outreach and benefit significantly the community for years to come.

We are dedicated to educating and supporting the Lansing community. Through sermons, classes, and community resources, the Church and its radio station serve both the congregation and the wider public. The station aims to advance this mission by broadcasting sermons and discussions, sharing information about available resources, and strengthening the sense of regional identity.

The Church and radio station will be operated mainly by volunteers, most of whom are current members of the congregation. We do not expect a noticeable increase in traffic or parking needs. The radio studio is located inside the existing church building, and the antenna will be installed discreetly to blend in with the structure. We also do not anticipate any increase in noise pollution.

We are confident that this community radio station will be a valuable asset to Lansing, enriching the lives of residents and strengthening our community as a whole. We have completed all required steps with the Federal Communications

Commission (FCC) and are now eager to move forward with this final stage of local approval.

Thank you for your time and consideration.

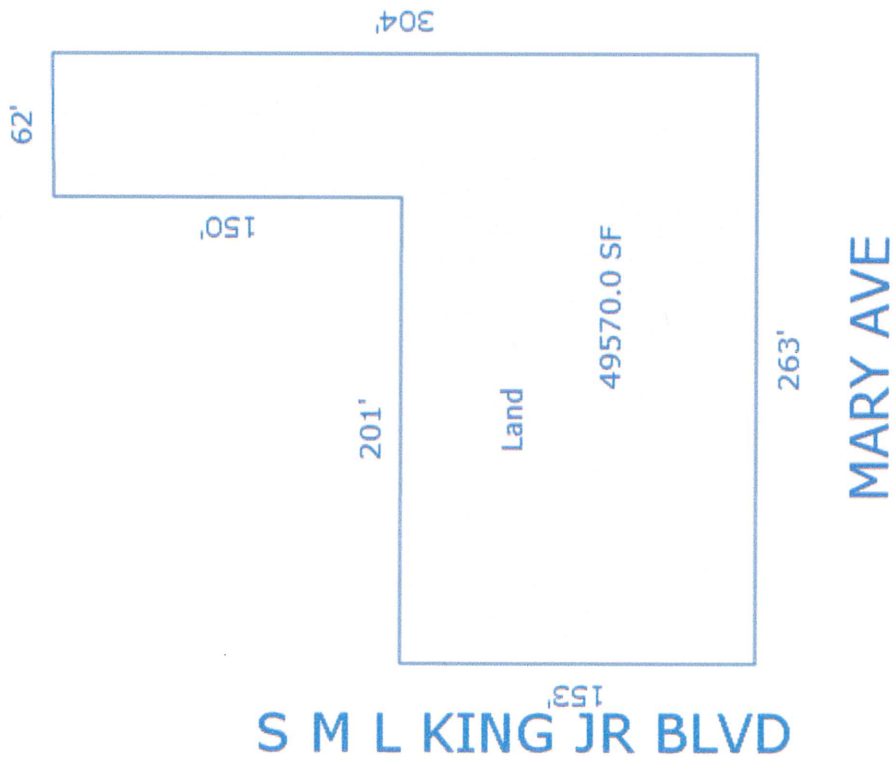
God bless you,



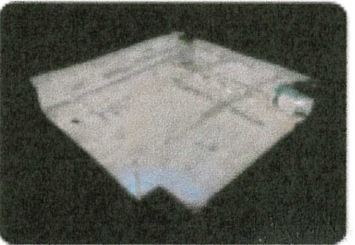
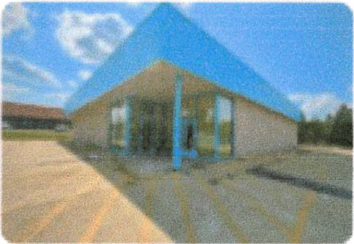
Abel Izaguirre Lopez
Senior Pastor

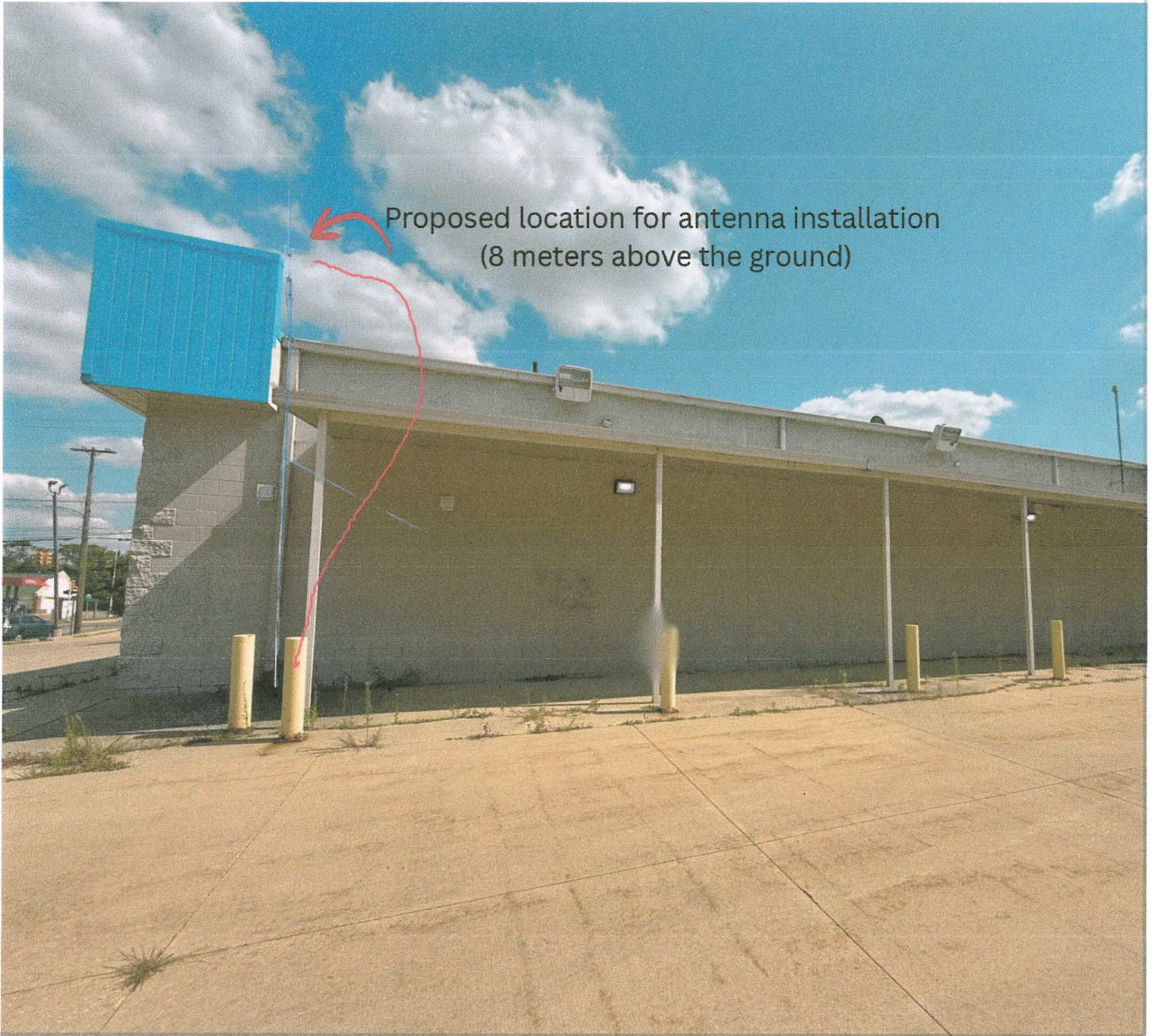
1 TIMOTHY 2:4





Property Photos

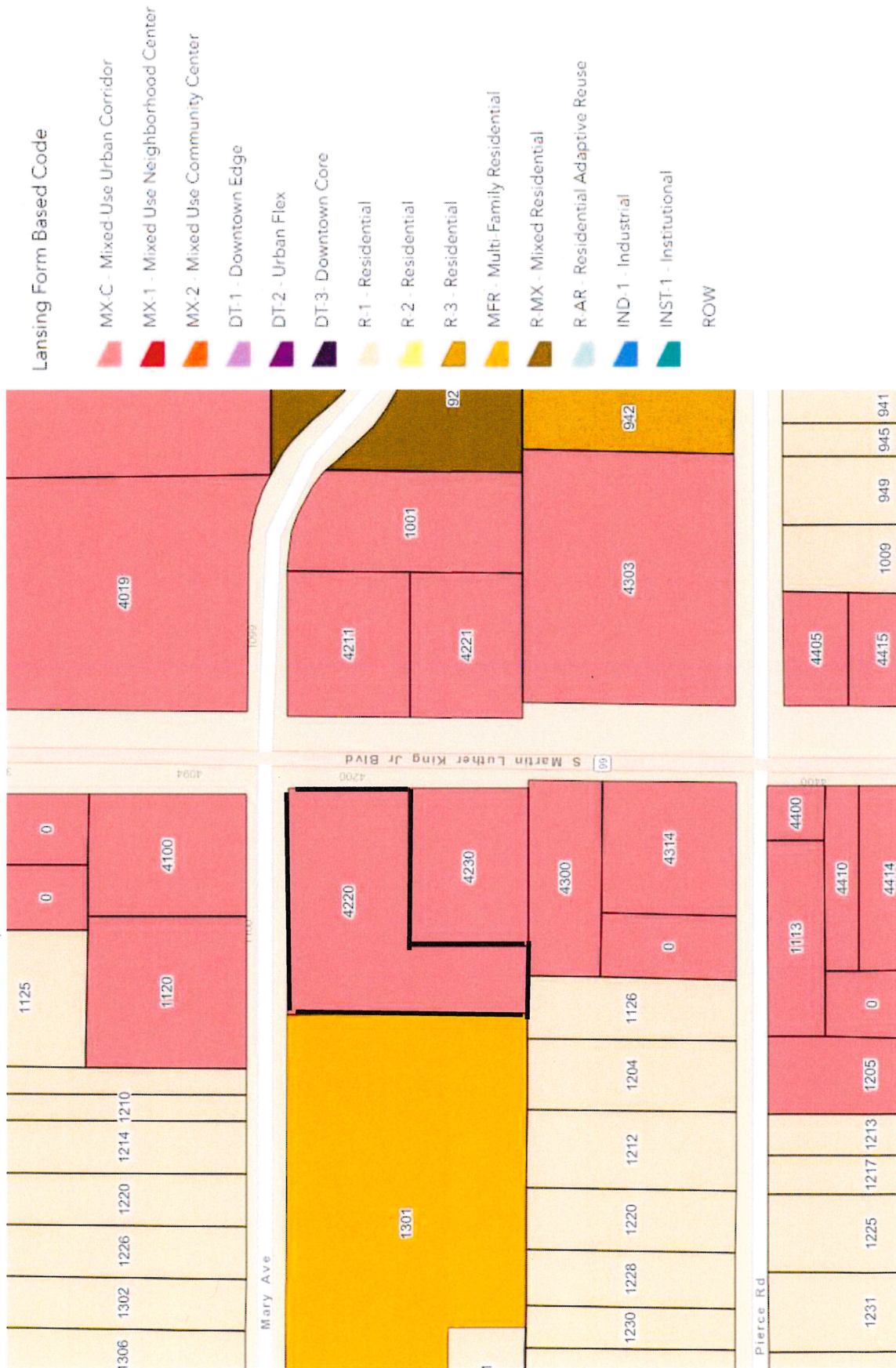








Zoning Map



AFFIDAVIT OF PUBLICATION

I, Michael Ellis, am a resident of East 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#26-047 - City of Lansing Notice of Public Hearing, Special Land Use Permit** – was published Wednesday, February 18, 2026, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 18th day of February 2026

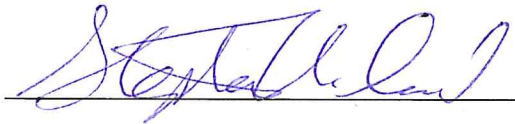


Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on February 18, 2026

By Michael Ellis



Stephen Underwood, Notary Public

My commission expires December 30, 2032

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**4220 S. Martin Luther King, Jr. Boulevard
Special Land Use Permit – Church**

The Lansing City Council will hold a public hearing on Monday, March 9, 2026, at 7:00 p.m. in 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 church at 4220 S. Martin Luther King, Jr. Boulevard.

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, March 9, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

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

CP#26-047

**CITY OF LANSING
NOTICE OF PUBLIC HEARING
Noise Special Permit**

March 9th, 2026, at 7 p.m. Predominantly impacted streets include

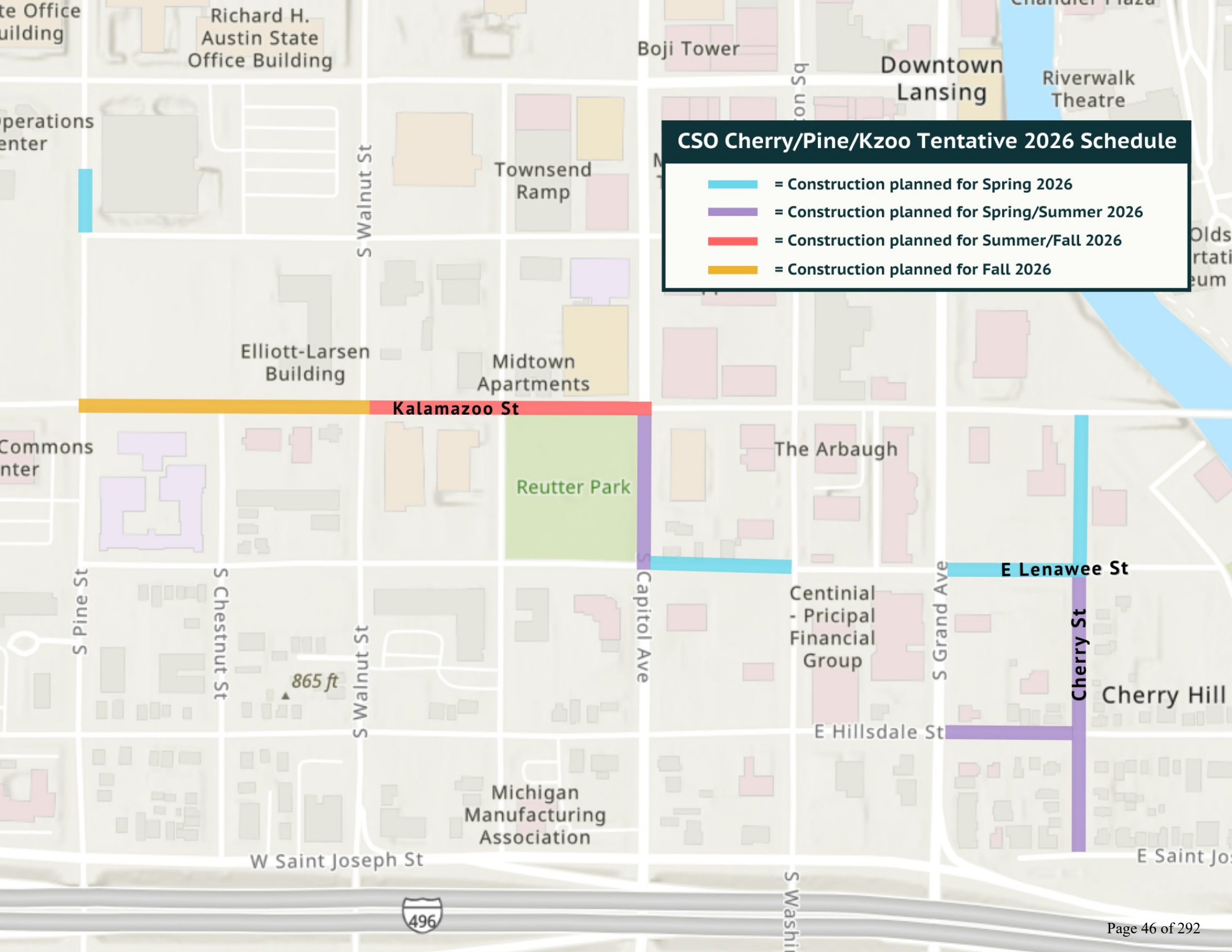
W. Kalamazoo St., S. Capitol Ave., and S. Pine St.

The Lansing City Council will hold a public hearing on Monday March 9th, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a Noise Special Permit in accordance with the provisions of Chapter 654 of the Code of Ordinances, filed by the City of Lansing Department of Public Service, while Hoffman Bros. Inc., is conducting work as part of the Combined Sewer Overflow (CSO) Cherry/Pine/Kalamazoo Project on Saturdays from 8:00 AM to 4:30 PM for the period of April 4, 2026, through November 28, 2026 . **The project area is generally bounded by Kalamazoo St., S. Pine St., St. Joseph St., and Cherry St., including the contractor's staging yards at the northwest corner of W. Kalamazoo St. and S Butler Blvd. and at the north part of Cherry Hill Park near the intersection of E. Lenawee St. and River St.**

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



Resolution #2026-063
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for appointment of Caitlin O'Rourke as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027; and

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

WHEREAS, the Committee of the Whole met on March 9, 2026 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Caitlin O'Rourke as an At-Large member of the Elected Officers Compensation Commission for a term to expire October 1, 2027.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-064

By Council Members Carter, Garza, Hussain, Kost, Martinez,
Nevarrez Martinez, Pehlivanoglu, Spadafore
Resolved by the City Council of the City of Lansing

WHEREAS, today more than ever, our religious leaders play a critical role in keeping the community nurtured and motivated to take on everyday challenges and to celebrate the community's triumphs; and

WHEREAS, on Saturday, March 21, 2026, The Divine Connection celebrates their Annual Event, The Pastors Salute, not only celebrating spiritual leaders but also reinforcing the bonds that hold communities together; and

WHEREAS, The Pastors Salute, a tradition deeply cherished, serves as a testament to Divine Connection's commitment to recognizing and honoring over 200 exemplary pastors in Lansing and neighboring communities; and

WHEREAS, having made a positive impact on the community, the Pastors will receive letters from their members, and a plaque to publicly observe and applaud their contributions and showcase their good works in the community; and

WHEREAS, this year in 2026, the Kattie M. Wills Trailblazer Scholarship Award will be honoring graduating seniors. Kattie M. Wills was not only the church mother at Lansing Church of God in Christ for 55 years, but also a single mother who raised 5 children that became either a Nurse, Professor, Teacher, or Educator.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby, wish to recognize the 2026 Pastors Salute in honoring Lansing Pastors for their dedication to the community. We celebrate their triumphs as leaders, mentors, and motivators. Congratulations Pastors, we wish you continued success in your efforts.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-065

By Council Members Carter, Garza, Hussain, Kost, Martinez,
Nevarrez Martinez, Pehlivanoglu, Spadafore
Resolved by the City Council of the City of Lansing

**SUPPORT OF HABITAT FOR HUMANITY CAPITAL REGION'S
VALENCIA BOULEVARD AFFORDABLE HOMEOWNERSHIP DEVELOPMENT**

WHEREAS, Habitat for Humanity Capital Region is a nonprofit organization dedicated to building strength, stability, and self-reliance through affordable homeownership opportunities; and

WHEREAS, Habitat for Humanity Capital Region proposes the development of ten (10) single-family homes on the 5600 block of Valencia Boulevard in south Lansing, County of Ingham, Michigan, as an urban infill affordable homeownership initiative (the "Valencia Boulevard Development"); and

WHEREAS, the Valencia Boulevard Development will provide safe, energy-efficient, and permanently affordable housing opportunities for low- to moderate-income families, strengthening neighborhood stability and long-term community investment; and

WHEREAS, the project aligns with the goals and priorities of the Michigan Statewide Housing Plan, including increasing housing supply, promoting homeownership, supporting infill development, and revitalizing existing neighborhoods; and

WHEREAS, the City of Lansing recognizes that affordable homeownership is essential to workforce retention, economic vitality, educational attainment, and overall quality of life; and

WHEREAS, the Valencia Boulevard Development will leverage public, private, and philanthropic investment to maximize community impact while expanding the local tax base and encouraging neighborhood revitalization; and

WHEREAS, the City of Lansing values partnerships with mission-driven organizations that advance equitable access to housing and community development.

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing City Council expresses its strong support for Habitat for Humanity Capital Region's Valencia Boulevard Development located on the 5600 block of Valencia Boulevard in south Lansing, Ingham County, Michigan.

BE IT FURTHER RESOLVED, the City of Lansing City Council recognizes the project as a critical investment in neighborhood stabilization, housing equity, and long-term community prosperity.

BE IT FURTHER RESOLVED, that the Lansing City Council encourages collaboration among municipal departments, community partners, and funding agencies to facilitate the successful completion of this development and acknowledges and supports Habitat for Humanity Capital Region's efforts to pursue local, state, federal, and private funding for the Valencia Boulevard Development, consistent with applicable processes and approvals.

BE IT FINALLY RESOLVED, the City of Lansing City Council continues to be committed to advancing affordable housing and homeownership opportunities in Lansing.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-082

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

WHEREAS, Lansing Everett High School Band Boosters 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;

WHEREAS, the Lansing Everett High School Band Boosters arouses and maintains interest in the Band Program at Everett High School

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes Lansing Everett High School Band Boosters 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 Lansing Everett High School Band Boosters of 3900 Stabler St.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-066

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 City Licenses, which have 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 multiple fireworks display licenses;

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

FIREWORKS DISPLAY LICENSE:

Pyrotecnico Fireworks Inc. for a public display of fireworks in the City of Lansing at East Shiawassee Street Bridge to be held on July 4, 2026 with a rain date of July 5, 2026.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-067

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

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries set by Resolutions 2016-202 and 2017-047; and

WHEREAS, the City of Lansing has reviewed the services provided within those boundaries and the cost incurred between March 31, 2025 and November 30, 2025, by the City totals \$26,220.00.

NOW, THEREFORE, BE IT RESOLVED, that the Glenburne Commons special assessment district is hereby confirmed by City Council to include all of the parcels within these subdivisions, excluding unoccupied units:

Glenburne Subdivision

Glenburne Subdivision No. 2

Glenburne Subdivision No. 3

Glenburne Subdivision No. 4

Glenburne Subdivision No. 5

Part of the North ½ and South East ¼ of Section 36, T4N, R3W

City of Lansing, Eaton County, Michigan

BE IT FURTHER RESOLVED, that the Glenburne Commons improvement be supported by a special assessment of improvement costs against the properties which are especially benefitted as follows: \$57.37 per occupied parcel for the 2025 maintenance costs;

BE IT FURTHER RESOLVED, that the cost and expense of plans and assessments incidental to this preparation of the assessment and the roll, and for providing notices shall be included in the expense of the assessment; and

BE IT FURTHER RESOLVED, that the Glenburne Commons assessment roll No. GB-2026, compiled by the City Assessor is attached and incorporated herein, and, presented and accepted by City Council with this resolution; and

BE IT FURTHER RESOLVED, that a public hearing be held Monday, March 23, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, to consider the establishment of the Glenburne Commons District Special Assessment Roll GB-2026.

BE IT FINALLY RESOLVED, that notice to the affected owners of the properties in said district be given in accordance with Chapter 1026 of the Lansing Code of Ordinances.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-068

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

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefited as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services.

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: 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, 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 CSX railway right-of-way, south along the 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.

The Principal Shopping District, as described herein, shall contain zones as described below:

Zone A: Beginning at the intersection of the center-line of W. Shiawassee Street and the centerline 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 Avenue center-line to the center-line of W. Lenawee Street, west along the W. Lenawee Street center-line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the centerline of W. Washtenaw Street to the centerline of Townsend Street, north along the centerline of Townsend Street to the centerline of W. Allegan Street, then east along the W. Allegan Street center-line of W. Allegan Street to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the Point of Beginning –A.

Zone B means the area of the Principal Shopping District, commonly known as "Old Town," Zone B: Beginning at the intersection of the center line N. Capitol Avenue and the center line of W. Saginaw Street (the "Point of Beginning - B"), proceeding west along the center line of W. Saginaw Street 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 the Saginaw Avenue centerline to the point of beginning - B.

Zone C -North: 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 centerline of W. Saginaw Street, east along the W. Saginaw Street center-line 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, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center line of W. Lenawee Street (the "Point of Beginning - C South"), proceeding east along the W. Lenawee Street center line to the center line of Grand Avenue, north along Grand Avenue center line to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center of the Grand River, northwesterly along the center line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center line of Museum Drive, southeasterly along the center line of Museum Drive to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center line of S. Cedar Street, north along the Cedar Street center line to the center line of E. Michigan Avenue, east along the E. Michigan Avenue center line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line 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, west along the E. Kalamazoo Street center line to the center line of S. Larch Street, 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 west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the point of beginning - C South.

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements

and services be supported by a special assessment of these costs against the properties especially benefited as follows:

Rates for 2026								
	1st Floor	2nd floor & above	Parking Structure, 1st level	Parking Structure, 2nd level and above	Surface Parking Lots	Vacant Lots	Industrial	Industrial Upper levels
Zone A	0.165437	0.075504	0.059654	0.030045	0.082718	0.021855	0.030045	0.014853
Zone B	0.105549	0.03955	0.052769	0.026385	0.052769	0.021855	0.030045	0.014853
Zone C	0.052769	0.019775	0.026332	0.013113	0.026332	0.021855	0.030045	0.014853

BE IT FURTHER RESOLVED, that the cost and expense of making estimates, plans and assessments incidental to the preparation of the assessment and the role, and providing notices shall be included in the expense of the assessment.

BE IT FURTHER RESOLVED, that these rates shall increase by 3% from collection year 2025, consistent with Resolution 2024-254.

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvement and services be financed by a special assessment of these costs against the properties especially benefited as contained in the assessment Roll No. **PSD26**, compiled by the City Assessor and presented to Council with this resolution.

BE IT FURTHER RESOLVED, that the maximum assessment shall be \$10,000 plus inflation since 1994 pursuant to MCL 125.985.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity that is tax exempt on the current assessment roll under any section other than 211.7l, m or n or under 211.71g according to the General Property Tax Act shall have their property assessment capped at 75% of the proposed assessment rate; property exempt under 211.7l, 211.7m, 211.7n or 211.71g shall be 100% exempt from this assessment.

BE IT FURTHER RESOLVED, that Property owned by the federal, a state, or a local unit of government where property is exempt from the collection of taxes under the general property tax act, is exempt from this special assessment.

BE IT FURTHER RESOLVED that properties classified as residential, according to MCL 211.34c are excluded from this assessment. Properties that are classified as commercial include apartments with more than 4 units, and commercial properties are included in this assessment.

BE IT FURTHER RESOLVED, that a public hearing be held on March 23, 2026, at 7:00 pm in the Tony Benavides Lansing City Council Chambers, 124 W Michigan Avenue, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll.

BE IT FURTHER RESOLVED, that the City Clerk publish notice of the hearing to confirm the special assessment roll in a newspaper of general circulation at least 10 (ten) days prior to the date of the hearing.

BE IT FINALLY RESOLVED, that the notice to the affected owners of the properties in said district be given in accordance with Chapter 1026 of the Lansing Code of Ordinances.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-069

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

Act-3-2026, 300 block East Kalamazoo Street, City of Lansing – State of Michigan Easements

WHEREAS, the City of Lansing Public Service Department has requested an appurtenant easement, along the east property line of 307 East Kalamazoo Street, Parcel Identification Number 33-01-01-16-406-003, for the continued use of the Lansing River Trail on State of Michigan owned property; and

WHEREAS, the State of Michigan Department of Technology, Management & Budget has requested an appurtenant easement of three areas within two pieces of real property owned by the City of Lansing, Parcel Identification Number 33-01-01-16-402-063 and Parcel Identification Number 33-01-01-16-406-004, for the continued use of building and infrastructure improvements crossing over onto City property; and

WHEREAS, the terms of the easements allow the City of Lansing and the State of Michigan to add other infrastructure in their respective easement areas; and

WHEREAS, the City of Lansing and the State of Michigan are solely responsible for ongoing operation, maintenance, repair, replacement and management of infrastructure in their respective easement areas; and

WHEREAS, on February 3, 2026, 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-3-2026, 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 grant three appurtenant easement areas to the State of Michigan legally described as:

1. Part of Kalamazoo Street, part of vacated River Street, part of vacated Kalamazoo Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Beginning at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 89 degrees 50 minutes 00 seconds East, along the north line of said Kalamazoo Street and south line of State of Michigan property, 393.82 feet; thence North 00 degrees 10 minutes 00 seconds West, along easterly line of State of Michigan property, 20.00 feet; thence North 89 degrees 50 minutes 00 seconds East, along southerly line of State of Michigan property 102.08 feet to the southeasterly most corner of state of Michigan property; thence South 00 degrees 10 minutes 00 seconds East, 23.00 feet; thence South 89°50'00" West 495.92 feet; thence North 00°00'00" East 3.00 feet to the point of beginning. Contains 0.08 acres of land, more or less.

2. Part of vacated Kalamazoo Street and part of Block 131 of the Original Plat of the City of Lansing, Ingham County, Michigan and further described as: Commencing at the Southwest corner of said Block 130, being the intersection of the North line of Kalamazoo Street and the East line of Grand Avenue; thence North 89 degrees 50 minutes 00 seconds East, along the north line of said Kalamazoo Street and south line of State of Michigan property, 393.82 feet; thence North 00 degrees 10 minutes 00 seconds West, along easterly line of State of Michigan property, 20.00 feet; thence North 89 degrees 50 minutes 00 seconds East, along southerly line of State of Michigan property, 102.08 feet to the southeasterly most corner of state of Michigan property; thence North 40 degrees 53 minutes 29 seconds West, along the easterly line of State of Michigan property, 38.68 feet to the point of beginning; continuing North 40°53'29" West 20.33 feet; thence North 49°06'31" East 17.80 feet; thence South 00°18'38" West 27.03 feet to the point of beginning. Contains 0.004 acres of land, more or less.

3. A part of lots #5 & #6, Block 113, Original Plat of the City of Lansing, Ingham County, Michigan, commencing at the southwest corner of said lot #6; thence N00°00'00"E 95.02 feet, on the west line of said lot #5 & #6 to a point 37.00 feet south of the northwest corner of said lot #5; thence N89°58'38"E 145.00 feet to the point of beginning of this easement; thence N46°24'00"W 6.36 feet; thence N43°33'21"E 9.93 feet; thence S45°00'16" E 44.79 feet; Thence N43°04'59"E 16.00 feet; thence S45°00'16"E 10.01'; thence S43°04'59"W 16.00 feet; thence S45°00'16"E 12.38 feet; thence S00°00'00"W 11.46 feet; thence N46°23'57"W 68.69 feet to the point of beginning. Easement contains 804 square feet or 0.018 acres of land, more or less.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves the request to obtain an appurtenant easement area from the State of Michigan legally described as:

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

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

BE IT FINALLY RESOLVED, that the City Clerk shall record the Easements with the Ingham County Register of Deeds, and provide the State of Michigan with a copy of the Easements after recording them.

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

Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-070

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, April 6, 2026, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the request for a special land use permit:

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



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-071

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

**RESOLUTION APPROVING APPLICATION TO MICHIGAN DEPARTMENT OF
TRANSPORTATION FOR LOCAL BRIDGE PROGRAM FUNDING**

WHEREAS the Michigan Department of Transportation (MDOT) is currently soliciting applications for candidate projects for the Local Bridge Program to be funded in the 2029 fiscal year; and

WHEREAS April 1, 2026 is the deadline for submitting the applications; and

WHEREAS up to three funding applications per agency for bridge projects can be submitted in accordance with the MDOT Call for Projects; and

WHEREAS multiple preventative maintenance projects can be bundled together as one application; and

WHEREAS the City of Lansing, Public Service Department, intends to submit Local Bridge Program funding applications to MDOT for the following three projects listed in the order of priority and funding category:

<u>Priority</u>	<u>Project</u>	<u>Funding Category</u>
1.	Pennsylvania Avenue over Red Cedar River	Preventative Maintenance
2.	Mt Hope Avenue over Sycamore Creek	Preventative Maintenance
3.	Aurelius Road over Red Cedar River	Preventative Maintenance

WHEREAS, if successful, the City would receive state or federal funding to finance 95% of construction cost, and the City would fund 5% of the construction and 100% of the engineering costs for any bridge project selected; and

WHEREAS the estimated construction cost of the above listed projects and City's share of construction and engineering costs are tabulated below; and

#	Project	Estimated Construction Cost	City's Share		
			Match 5%	Engineering 25%	TOTAL
1	Pennsylvania Ave over Red Cedar River	\$1,635,000	\$81,750	\$408,750	\$490,500
2	Mt Hope Avenue over Sycamore Creek	\$428,000	\$21,400	\$107,000	\$128,400
3	Aurelius Road over Red Cedar River	\$154,000	\$7,700	\$38,500	\$46,200

WHEREAS, any one or any combination of the above three projects could be approved for 2029 funding: and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the submittal of the FY 2029 funding applications for the MDOT's Local Bridge Program as listed in the priority above.

BE IT FURTHER RESOLVED that upon grant award, the Mayor is authorized through the Public Service Director to administratively appropriate the necessary accounts for City costs associated with any bridge project selected, which will be budgeted with Act 51 funds.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-072
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 is applying for grant funding through Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2026; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the applications, acknowledging the required match and committing to the amount and source of match that are specified in the applications; and

WHEREAS, the Parks Board at its January 14, 2026 meeting approved the submission of the grant; and

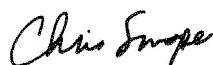
WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding for the following project:

TF26-0017 Waverly S. Lansing River Trail Extension \$400,000

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of the grant application to the Michigan Natural Resources Trust Fund for the above project; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the 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 project during the project period and to provide funding with a minimum of twenty-six percent (26%) to match the grant authorized by the department.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the department for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.


Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-073
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 is applying for grant funding through Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2026; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the applications, acknowledging the required match and committing to the amount and source of match that are specified in the applications; and

WHEREAS, the Parks Board at its January 14, 2026 meeting approved the submission of the grant; and

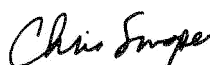
WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding for the following project:

TF26-0018 Letts CC Tennis Court Expansion \$400,000

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of the grant application to the Michigan Natural Resources Trust Fund for the above project.

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the 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 project during the project period and to provide funding with a minimum forty-one percent (41%) to match the grant authorized by the department.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the department for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-074
By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

**Authorizing Michigan Department of Natural Resources Land and Water
Conservation Fund Grant Funding**

WHEREAS, the Parks and Recreation Department is applying for grant funding through Michigan Department of Natural Resources (DNR) Land and Water Conservation Fund; and

WHEREAS, DNR will be accepting grant applications for the next grant cycle no later than April 1, 2026; and

WHEREAS, DNR requires a resolution from the governing body of the applicant supporting the applications, acknowledging the required match and committing to the amount and source of match that are specified in the applications; and

WHEREAS, this project was approved by Park Board on January 14, 2026. The Parks and Recreation Director is recommending the City apply for grant funding for the following project:

Land and Water Conservation Fund for Tennis at Letts	\$500,000
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NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of this grant application to the Michigan Department of Natural Resources Land and Water Conservation Fund for the above project; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the 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 project during the project period and to provide funding with 50% on the \$500,000 Land and Water Conservation Fund Grant authorized by the department.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the department for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.


Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-075
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 is applying for grant funding through Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2026; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the applications, acknowledging the required match and committing to the amount and source of match that are specified in the applications; and

WHEREAS, the Parks Board at its February 11, 2026 meeting approved the submission of the grant; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding for the following project:

TF26-0019 Jolly Road Acquisitions \$300,000

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of the grant application to the Michigan Natural Resources Trust Fund for the above project; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the 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 project during the project period and to provide funding with a minimum twenty-six percent (26%) to match the grant authorized by the department.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the department for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.


Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-076
By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

Authorizing Michigan Natural Resources Department Recreation Passport Grant Funding

WHEREAS, the Parks and Recreation Department is applying for grant funding through Michigan Natural Resources Department Recreation Passport Grant; and

WHEREAS, DNR will be accepting grant applications for the next grant cycle no later than April 1, 2026; and

WHEREAS, DNR requires a resolution from the governing body of the applicant supporting the applications, acknowledging the required match and committing to the amount and source of match that are specified in the applications; and

WHEREAS, the Parks Board at its January 14, 2026 meeting approved the submission of the grant; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding for the following project:

RP26-0006 Gier BMX Track Improvements	\$150,000
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NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of the grant application to the Michigan Natural Resources Trust Fund for the above project; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the 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 project during the project period and to provide funding with a minimum twenty-six percent (26%) to match the grant authorized by the department.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the department for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.


Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-077
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing and the Lansing Entertainment and Public Facilities Authority ("LEPFA") entered into a certain Agreement for Operating Downtown Facilities Agreement on October 19, 2016, that provided for the management and operation of City-owned facilities by LEPFA; and

WHEREAS, the original term of the Agreement is set to expire on October 19, 2026; and

WHEREAS, LEPFA has approved a contract with a third-party management company called ASM-GLOBAL, (now Legends Global) which has requested an extension of the Agreement as part of entering into a five-year management agreement with LEPFA; and

WHEREAS, in addition to an extension of the Agreement, the City and LEPFA desire to make additional changes to the Agreement; and

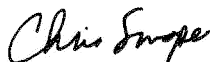
WHEREAS, a certain First Amendment to and Extension of the Agreement ("Amendment") has been presented for approval; and

WHEREAS, the Amendment was placed on file with the City Clerk on May 23, 2025, for public inspection and has remained on file for the period of time required by the City Charter and Codified Ordinances; and

WHEREAS, a public hearing was duly noticed and held on June 23, 2025, during which the public was presented with the opportunity to address the City Council and comment on the Amendment;

NOW THEREFORE, BE IT RESOLVED that the Amendment is hereby approved, contingent upon an eventual contract between LEPFA and ASM-GLOBAL (now Legends Global).

BE IT FURTHER RESOLVED that subsequent to a duly executed contract between LEPFA and ASM-GLOBAL (now Legends Global), the Mayor and City Clerk are authorized to execute the Amendment on behalf of the City of Lansing.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-078
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, Lansing City Charter Section 7-604 requires an independent audit of all accounts of the City government, including the Board of Water and Light (BWL), at the close of each fiscal year, and all such audits shall be made by a Certified Public Accountant designated by the City Council; and

WHEREAS, BWL staff engaged in its normal public procurement process for the purpose of soliciting and evaluating proposals from a variety of independent public accounting firms that have municipal utility audit experience to perform an audit of the BWL as required by Lansing City Charter Section 7-604 for fiscal years ending June 30 on the following respective years: 2026, 2027, 2028, 2029, and 2030; and

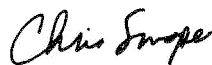
WHEREAS, based on the public procurement evaluation of the proposals received, the BWL staff recommends the firm of Baker Tilly to perform these BWL audits; and

WHEREAS, since Baker Tilly has been the auditor for the most recent contract period, Baker Tilly is required to replace their current principal auditor for the new contract period; and

WHEREAS, the BWL Board of Commissioners supports BWL staff's recommendation; and

WHEREAS, the BWL Board of Commissioners recommended that Lansing City Council approve and designate Baker Tilly to perform the annual financial audit for each of the fiscal years ending June 30 on the following respective years: 2026, 2027, 2028, 2029, and 2030;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby designates Baker Tilly to perform the BWL annual financial audit for each of the fiscal years ending June 30 on the following respective years: 2026, 2027, 2028, 2029, and 2030.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-079

By Council Members Carter, Garza, Hussain, Kost, Martinez,
Nevarrez Martinez, Pehlivanoglu, Spadafore
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at 308 E. Cesar E. Chavez, 33-01-01-09-404-031, E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1&2 BLOCK 13 ORIG PLAT, 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 December 12, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on October 25, 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 November 26, 2024 and

WHEREAS, because the property was not demolished or made safe by November 26, 2024, the City Council held a public show cause hearing on February 24, 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

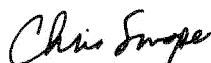
WHEREAS, this Council by Resolution 2025-070, directed the owner(s) of 308 E. Cesar E. Chavez, as legally described above, to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of Resolution 2025-070, March 10, 2025; and

WHEREAS, pursuant to state law, due to the owner(s)' continued non-payment of property taxes, 308 E. Cesar E. Chavez, as legally described above, reverted to the ownership of the Ingham County Treasurer on April 1, 2025, and pursuant to state law, ownership is being transferred to the City of Lansing; and

WHEREAS, the City of Lansing in coordination with the Lansing Economic Development Authority has identified the construction work necessary to stabilize the building located at 308 E. Cesar E. Chavez, as legally described above, as well as the source of funding necessary to pay for that work;

NOW, THEREFORE, BE IT RESOLVED that the City of Lansing, as owner of 308 E. Cesar E. Chavez, as legally described above, has shown good cause to set aside the order to demolish or otherwise make safe the building located at 308 E. Cesar E. Chavez.

BE IT FINALLY RESOLVED that resolution 2025-070, directing the owner(s) of 308 E. Cesar E. Chavez, 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, March 10, 2025, be and is hereby RESCINDED.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-080
By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at , 3126 Maloney Street, 33-01-01-30-476-401, Lot 386 Pleasant Grove Sub No, 1 City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on MARCH 26TH, 2025; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 24TH, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by DECEMBER 29TH, 2025 and

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

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

WHEREAS, the City Council held a public show cause hearing on February 23, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 3126 Maloney Street, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 9, 2026.

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

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

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

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



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-081
By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at , 2112 N. High St, 33-01-01-03-376-171, Lots 59 & 60 Park Manor Heights, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JULY 22ND, 2019; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 24TH, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by DECEMBER 29TH, 2025 and

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

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

WHEREAS, the City Council held a public show cause hearing on February 23, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 2112 N. High Street, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 9, 2026.

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

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

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

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



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-083
By the Committee on City Operations
Resolved by the City Council of the City of Lansing

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

WHEREAS, Spalding DeDecker, on behalf of the Lansing School District, has requested to license the use of the public street right-of-way along the east side of the 3100 block of Stoneleigh Drive for a bus lane to help the school's on-site circulation and to provide additional space for buses; and

WHEREAS, the use of right of way will extend approximately 10 feet wide by 282 feet long; and

WHEREAS, the proposed bus lane is not expected to negatively impact the circulation network or city operations; and

WHEREAS, the Lansing School District will provide an easement to the City of Lansing for the public sidewalk to be relocated onto the property at 3119 Stoneleigh Drive; and

WHEREAS, on January 6, 2026, the Planning Commission reviewed the location, character, and extent of the proposal for the use of the right of way in accordance with its Act 33 review procedures and voted unanimously (7-0) to recommend approval of Act-1-2026, as proposed; and

WHEREAS, the Committee on City Operations met on February 26, 2026, 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 license the use of the public right of way along 3119 Stoneleigh Drive to the Lansing School District, legally described as:

PART OF THE SOUTH 1/2 OF SECTION 26, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, LEAWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 21 OF PLATS, PAGE 30, AND SAID SOUTHWEST CORNER OF LOT 30 BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (60 FEET WIDE); THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 210.29 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF "LEAWOOD SCHOOL PROPERTY" AS DEPICTED ON LEAWOOD SUBDIVISION) TO THE POINT OF BEGINNING OF THE AREA DESCRIBED HEREIN; THENCE CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF "LEAWOOD SCHOOL PROPERTY" AS DEPICTED ON LEAWOOD SUBDIVISION) SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 271.80 FEET; THENCE SOUTH 58 DEGREES 15 MINUTES 11 SECONDS WEST 17.06 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST 289.84 FEET PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF

STONELEIGH DRIVE; THENCE SOUTH 57 DEGREES 58 MINUTES 11 SECONDS EAST 17.09 FEET TO THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF "LEAWOOD SCHOOL PROPERTY" AS DEPICTED ON LEAWOOD SUBDIVISION) AND THE POINT OF BEGINNING. CONTAINING 4071 SQUARE FEET OF LAND, MORE OR LESS.

With the following conditions:

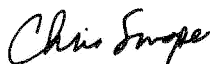
1. The Lansing School District shall be responsible for all maintenance of the bus lane, including winter maintenance, for the length of the license agreement.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves the request to obtain an easement area from the Lansing School District legally described as:

PART OF THE SOUTH 1/2 OF SECTION 26, TOWN 4 NORTH RANGE 2 WEST CITY OF LANSING INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 30, LEAWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 21 OF PLATS, PAGE 30, AND SAID SOUTHWEST CORNER OF LOT 30 BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (60 FEET WIDE); THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 195.62 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF "LEAWOOD SCHOOL PROPERTY" AS DEPICTED ON LEAWOOD SUBDIVISION) TO THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREIN; THENCE SOUTH 19 DEGREES 32 MINUTES 44 SECONDS EAST 13.71 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 47 SECONDS WEST 274.52 FEET PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE; THENCE SOUTH 25 DEGREES 24 MINUTES 55 SECONDS WEST 10.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF STONELEIGH DRIVE (ALSO BEING THE WEST LINE OF "LEAWOOD SCHOOL PROPERTY" AS DEPICTED ON LEAWOOD SUBDIVISION); THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST 297.14 FEET ALONG THE EAST RIGHT OF WAY LINE OF STONELEIGH DRIVE TO THE POINT OF BEGINNING. CONTAINING 1315 SQUARE FEET OF LAND, MORE OR LESS.

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



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council

Resolution #2026-084
By the Committee on City Operations
Resolved by the City Council of the City of Lansing

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

WHEREAS, Spalding DeDecker, on behalf of the Lansing School District, has requested to license the use of the public street right-of-way along the west side of the 2000 block of Lewton Place for a bus lane to help the school's on-site circulation and to provide additional space for buses; and

WHEREAS, the use of right of way will extend approximately 11 feet wide by 250 feet long; and

WHEREAS, the proposed bus lane is not expected to negatively impact the circulation network or city operations; and

WHEREAS, the Lansing School District will provide an easement to the City of Lansing for the public sidewalk to be relocated onto the property at 2000 Lewton Place; and

WHEREAS, on January 6, 2026, the Planning Commission reviewed the location, character, and extent of the proposal for the use of the right of way in accordance with its Act 33 review procedures and voted unanimously (7-0) to recommend approval of Act-2-2026, as proposed; and

WHEREAS, the Committee on City Operations met on February 26, 2026, 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 license the use of the public right of way along 2000 Lewton Place to the Lansing School District, legally described as:

PART OF OUTLOT "A" OF ETON DOWNS AS RECORDED IN LIBER 20 OF PLATS, PAGES 9-10, AND BEING PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 50.00 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHWEST CORNER OF SAID OUTLOT "A" BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF MT. HOPE AVENUE; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 560.00 FEET ALONG THE NORTH LINE OF OUTLOT "A" (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MT. HOPE AVENUE) PARALLEL WITH AND 50.00 FEET SOUTH (PERPENDICULAR MEASURE) OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHEAST CORNER OF OUTLOT "A" BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 150.26 FEET ALONG THE EAST LINE OF OUTLOT "A" (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) TO THE POINT OF BEGINNING OF THE AREA

DESCRIBED HEREIN; THENCE NORTH 40 DEGREES 11 MINUTES 06 SECONDS EAST 26.52 FEET; THENCE PARALLEL WITH THE EAST LINE OF OUTLOT "A" (ALSO BEING PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) FOR THE FOLLOWING TWO COURSES; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 93.30 FEET; THENCE 166.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 577.59 FEET, A CENTRAL ANGLE OF 16 DEGREES 33 MINUTES 29 SECONDS, AND A CHORD WHICH BEARS SOUTH 08 DEGREES 16 MINUTES 45 SECONDS WEST 166.34 FEET; THENCE NORTH 24 DEGREES 14 MINUTES 55 SECONDS WEST 26.74 FEET TO THE EAST LINE OF OUTLOT "A" (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE); THENCE ALONG THE EAST LINE OF OUTLOT "A" (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) FOR THE FOLLOWING TWO COURSES; THENCE 141.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 560.48 FEET, A CENTRAL ANGLE OF 14 DEGREES 29 MINUTES 19 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 14 MINUTES 40 SECONDS EAST 141.35 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 73.04 FEET TO THE POINT OF BEGINNING. CONTAINING 4065 SQUARE FEET OF LAND, MORE OR LESS.

With the following conditions:

1. The Lansing School District shall be responsible for all maintenance of the bus lane, including winter maintenance, for the length of the license agreement.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves the request to obtain an easement area from the Lansing School District legally described as:

PART OF OUTLOT "A" OF ETON DOWNS AS RECORDED IN LIBER 20 OF PLATS PAGES 9-10, AND BEING PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWN 4 NORTH RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 50.00 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHWEST CORNER OF SAID OUTLOT "A" BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF MT HOPE AVENUE THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 560.00 FEET ALONG THE NORTH LINE OF OUTLOT "A" (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MT HOPE AVENUE PARALLEL WITH AND 50.00 FEET SOUTH (PERPENDICULAR MEASURE OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30 TO THE NORTHEAST CORNER OF OUTLOT "A" BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 107.7 4 FEET ALONG THE EAST LINE OF OUTLOT "A" (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) TO THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREIN; THENCE CONTINUE ALONG THE EAST LINE OF OUTLOT "A" (ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LEWTON PLACE) FOR THE FOLLOWING TWO COURSES; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 115.5 6 FEET; THENCE 155.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 560.48 FEET A

CENTRAL ANGLE OF 15 DEGREES 54 MINUTES 14 SECONDS AND A CHORD WHICH BEARS SOUTH 07 DEGREES 57 MINUTES 07 SECONDS WEST 155.08 FEET; THENCE NORTH 08 DEGREES 18 MINUTES 51 SECONDS WEST 14.27 FEET; THENCE 140.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND BEING PARALLEL WITH THE EAST LINE OF OUTLOT "A", SAID CURVE HAVING A RADIUS OF 554.78 FEET, A CENTRAL ANGLE OF 14 DEGREES 33 MINUTES 36 SECONDS AND A CHORD WHICH BEARS NORTH 07 DEGREES 16 MINUTES 48 SECONDS EAST 140.60 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 115.56 FEET PARALLEL WITH THE EAST LINE OF OUTLOT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 5.70 FEET TO THE POINT OF BEGINNING. CONTAINING 1504 SQUARE FEET OF LAND, MORE OR LESS.

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



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-085

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

**RESOLUTION APPROVING BROWNFIELD PLAN #90
CAPITOL WALK APARTMENTS REDEVELOPMENT**

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #90 – Capitol Walk Apartments Redevelopment (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on February 23, 2026, and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on February 23, 2026, reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$38.8M,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on December 5, 2025, recommended approval of the Plan, for this Project; and

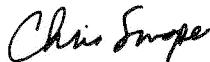
WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further

finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #90 – Capitol Walk Apartments Redevelopment'.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-086
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

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

WHEREAS, with the completion of the FY 2025 audit, and based on historical and year-to-date reports from the City Treasury and accounting systems, the City anticipates additional revenues from Income Taxes and Interest earnings, and reduced revenues from Charges for Services in the current fiscal year, and additional resources available to appropriate for Opioid remediation strategies; and,

WHEREAS, the State of Michigan's January Consensus Revenue Estimating Conference, along with further guidance from the Michigan Department of Treasury, offers quantifiable insight for General Fund Revenue Sharing, Major and Local Street Act 51 Funding, an anticipated three years of Public Safety Revenue Sharing, and other State funded distributions; and,

WHEREAS, the Department of Justice has awarded the City federal dollars to be utilized in the amount of \$750,000 for the purpose of hiring six officers for a period of at least four years, for which the City intends to leverage its three years of Public Safety Revenue Sharing and increasing contributions from the General Fund to extend and gradually incorporate its full funding into General Fund operations over six years; and,

WHEREAS, the Public Safety Revenue Sharing and matching City dollars above will further support the City's Office of Neighborhood Safety and gun violence intervention programs as part of a combined public approach to also be fully reincorporated into the General Fund over the same period; and,

WHEREAS, actuarial analysis of the City's required pension contributions for Police and Fire require an additional million in funding above budgeted estimates, with fringe benefits otherwise on track with budgeted projections for FY 2026; and,

WHEREAS; the City's Firefighter training initiative included costs for paramedic training determined to be ineligible for reimbursement from its originally intended source, and only partial reimbursement of emergency weather responses resulting in a smaller contingency balance for these emergency needs; and,

WHEREAS, authorized carryforwards for remaining Basic Human Needs funding of \$700,775, and Opioid Settlement Funding in the amount of \$560,690 has been processed this past quarter as authorized by City Council budget policies, with additional

carryforwards requested by City Council and the Mayor's Office, a partial carryforward for final Charter Commission expenditures; and,

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the Department of Justice Grant for the purposes of funding the six police officers as part of its strategy leveraging Federal, State, and Local funding to address public safety needs of the City; and,

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

Appropriation	Description	Amount
General Fund	Income Taxes	\$3,500,000
General Fund	State Grants	(\$560,000)
General Fund	Charges for Services	(\$200,000)
General Fund	Interest & Rent	\$300,000
General Fund	Appropriation of Fund Balance	(\$1,413,261)
Total General Fund Revenue Appropriation		<u>\$1,626,739</u>
City Council	Operating	\$31,600
Mayor's Office	Operating	\$11,800
Police	Personnel (Pension)	\$550,000
Fire	Personnel (Pension)	\$450,000
Fire	Operating	\$123,339
Basic Human Services	Operating	\$40,000
City Supported Agencies	Operating	(\$230,000)
Non-Departmental	Net Transfers	\$650,000
Total General Fund Expenditure Appropriation		<u>\$1,626,739</u>
Public Safety Revenue Sharing	State Grants	(\$980,000)
Public Safety Revenue Sharing	Federal Grants	\$250,000
Public Safety Revenue Sharing	Transfers In	\$550,000
Public Safety Revenue Sharing	Appropriation of Fund Balance	(\$392,000)
Total Public Safety Revenue Sharing Revenue Appropriation		<u>(\$572,000)</u>
Public Safety Revenue Sharing	Personnel	(\$592,000)
Public Safety Revenue Sharing	Operating	\$20,000
Total Public Safety Revenue Sharing Expenditure Appropriation		<u>(\$572,000)</u>
Major Streets Fund	State Grants	\$2,000,000
Major Streets Fund	Appropriation of Fund Balance	(\$2,000,000)
Total Major Streets Fund Revenue Appropriation		<u>\$0</u>
Local Streets Fund	State Grants	\$600,000
Local Streets Fund	Appropriation of Fund Balance	(\$600,000)
Total Local Streets Fund Revenue Appropriation		<u>\$0</u>

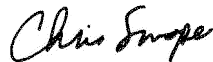
Opioid Settlement Fund	Appropriation of Fund Balance	\$95,000
Total Opioid Settlement Fund Revenue Appropriation		<u>\$95,000</u>

Opioid Settlement Fund	Operating	\$95,000
Total Opioid Settlement Fund Expenditure Appropriation		<u>\$95,000</u>

Disaster Contingency Fund	Interfund Transfers In	\$100,000
Total Disaster Contingency Fund Revenue Appropriation		<u>\$100,000</u>

Disaster Contingency Fund	Operating	\$100,000
Total Disaster Contingency Fund Expenditure Appropriation		<u>\$100,000</u>

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



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-087
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City Council previously held a public hearing for considering the proposed sale of Parking Lot #49/49A; three parcels (33-01-01-16-427-082, 33-01-01-16-427-122, 33-01-01-16-427-051) of City property to Deep Green Technologies USA LLC, as described in a Buy-Sell Agreement placed on file with the City Clerk on November 14, 2025; and

WHEREAS, an updated Buy-Sell Agreement has been placed on file with the City Clerk on February 21, 2026, containing additional terms and conditions related to the obligations of Deep Green Technologies USA LLC;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, March 23, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of considering the proposed sale of Parking Lot #49/49A; three parcels (33-01-01-16-427-082, 33-01-01-16-427-122, 33-01-01-16-427-051) of City property to Deep Green Technologies USA LLC:

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



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

INTRODUCTION OF ORDINANCE

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

Z-3-2026 Parcel #s 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from “DT-3” Urban Core to “IND-1” Industrial with the conditions that 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, which shall run with the land and be binding upon all future owners thereof.

Was read a first time by its title and referred to the Committee of the Whole.

Resolution #2026-088

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, April 6, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-3-2026 Parcel #s 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from “DT-3” Urban Core to “IND-1” Industrial with the conditions that 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, which shall run with the land and be binding upon all future owners thereof.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-051
Addresses: 0 S Cedar St.
Legal Descriptions: S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-082
Addresses: 0 S Cedar St.
Legal Descriptions: LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-122
Addresses: 0 E Kalamazoo St.
Legal Descriptions: S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-192
Addresses: 220 S Larch St.
Legal Descriptions: S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S 57.75 FT, W 17.18 FT, NW'LY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

With the conditions that 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, which shall run with the land and be binding upon all future owners thereof.

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

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

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

INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

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

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

Resolution #2026-089

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 April 6, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Table 1243.03 of the Lansing Codified Ordinances to add 'Liquor Store' to the Allowable Use Table.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

ORDINANCE NO. _____

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

THE CITY OF LANSING ORDAINS:

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

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

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

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

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

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

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 14th day after enactment, at any later date specified or unless given immediate effect by City Council.

INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

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

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

Resolution #2026-090

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 April 6, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Table 1245.03 of the Lansing Codified Ordinances to add 'Liquor Store' to the Allowable Use Table.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

ORDINANCE NO. _____

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

THE CITY OF LANSING ORDAINS:

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

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

Motor Vehicle sales, vehicle leasing, and other outdoor sales facility; general	C		1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete. 2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets. 3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed structure. 4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way. 5. Lighting shall be confined within and directed onto the parking area only.
Sales and leasing of: commercial or industrial vehicles, equipment, and machinery; recreational vehicles and equipment	C		6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08. 7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.
Motor Vehicle Service Station	C		1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district. 2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line. 3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'. 4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels. 5. Vehicle sales or leasing shall not be accessory to the principal use. 6. Materials, junk, or junk vehicles shall be stored on-site and shall be within an enclosed building or on a hard surface in the rear yard and screened by a 6' opaque fence.
Power plants, Solar Array	P		
Research laboratory	P	P	
Salvage Yards / Junk Yards / Open Storage; Lumber Yard, Vehicle Towing and Storage	C		1. The materials shall be enclosed by a structure or a fence, not less than eight feet in height, that obstructs vision from all property lines. 2. The materials stored within 30 feet of the fence shall not exceed the height of the fence. 3. A plan is submitted to and approved by the Zoning Administrator, which shows the type and location of the fence. 4. No outdoor burning occurs on the lot on which the salvage yard is located. 5. No objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare shall extend past the subject property lines.
Sanitary land fill	S		
Self-Storage Rental	P		
Tool, die, and machine shops	P		
Infrastructure	P	S	

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

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

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

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

6 Section 4. This ordinance shall take effect on the 14th day after enactment, at any later
7 date specified or unless given immediate effect by City Council.

8

INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

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

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

Resolution #2026-091

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, April 6, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

ORDINANCE NO. _____

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

THE CITY OF LANSING ORDAINS:

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

1240.04.02. Definitions.

As used in this Zoning Ordinance, unless otherwise provided:

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

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

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

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

Adult care facilities means:

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

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

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

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

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

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

supervision, personal care, and protection in addition to room and board, for 24

hours a day, five or more days a week, and for two or more consecutive weeks for

compensation. This may include adult day care for 12 or fewer adults.

(6) *Adult congregate care facility.* A private home with the approved capacity to

receive more than 20 adults for 24 hours a day, five or more days a week, and for

two or more consecutive weeks.

(7) *Convalescent or nursing home.* A structure with sleeping rooms, where persons

are housed or lodged and are furnished with meals, nursing and limited medical

care.

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

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

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

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

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

(1) Belt courses;

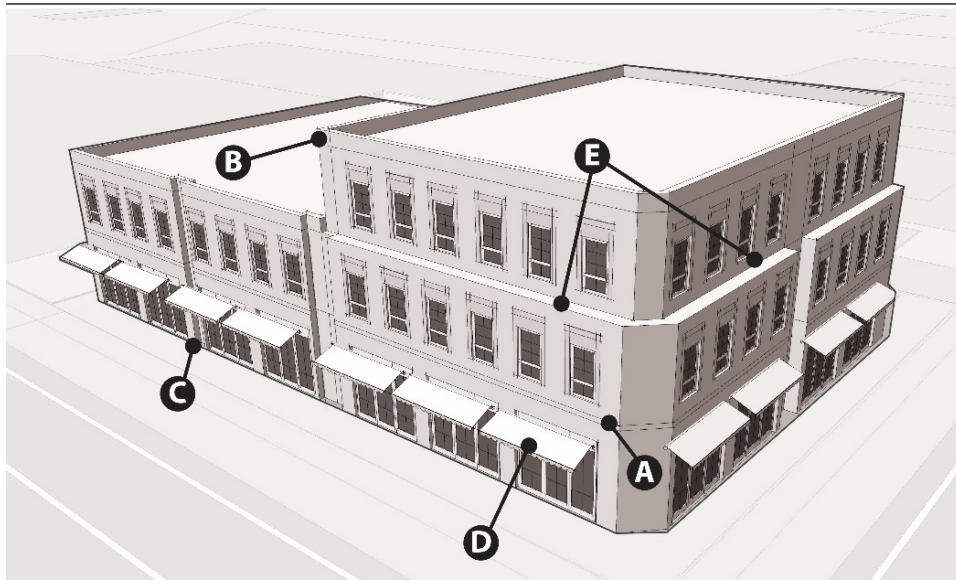
(2) Cornices/moldings;

(3) Columns or recesses;

(4) Awnings/canopies; and

(5) Step-backs; as depicted below.

Figure 1



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

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

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

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

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

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

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

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

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

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

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

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

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

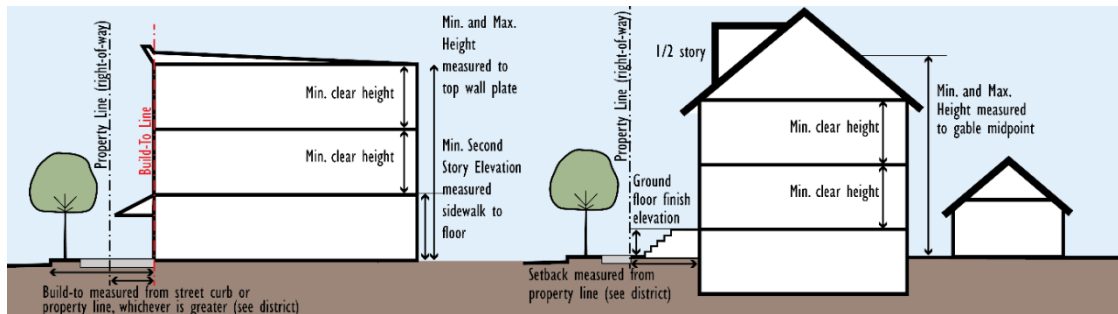
12 *Building frontage* means the percentage of the building facade that adjoins the front
13 setback or build-to line.

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

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

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

3 Figure 2



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

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

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

15 *Child care/residential care facilities* means:

- 16 (1) Child care facility. A facility for the care of children under 18 years of age, as
17 licensed and regulated by the State under Michigan Public Act 116 of 1973 and
18 the associated rules promulgated by the State Department of Human Services.
- 19 (2) Child care centers, nursery schools, and day nurseries. A facility, other than a
20 private residence, receiving pre-school or school age children for group care for
21 periods of less than 24 hours a day, and where the parents or guardians are not
22 immediately available to the child. It includes a facility which provides care for

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

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

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

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

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

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

Church. See "Places of assembly."

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

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

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

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

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

15 *Contiguous* means abutting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19 (1) An individual;

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

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

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

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

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

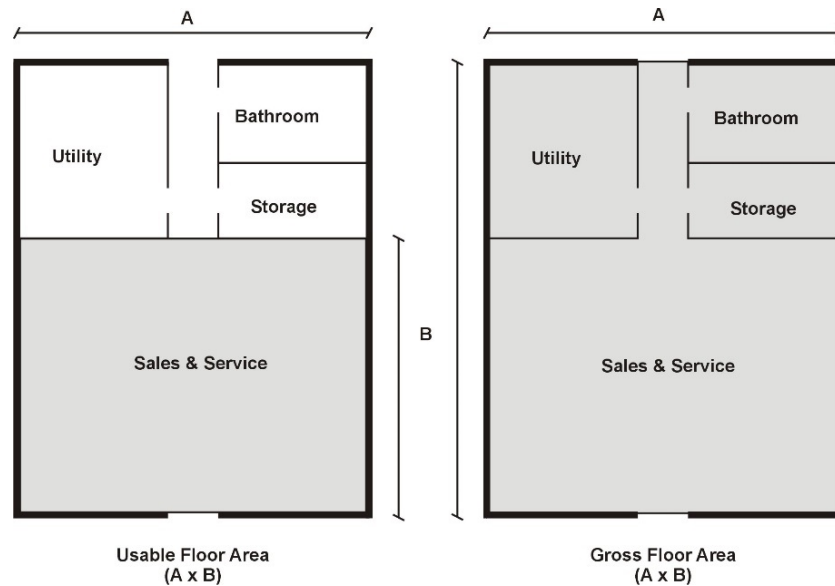
16 *Filling* means the permanent depositing or dumping of any matter onto or into the
17 ground, except for agricultural purposes, ground care or landscaping.

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

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

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

Figure 3



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

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

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

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

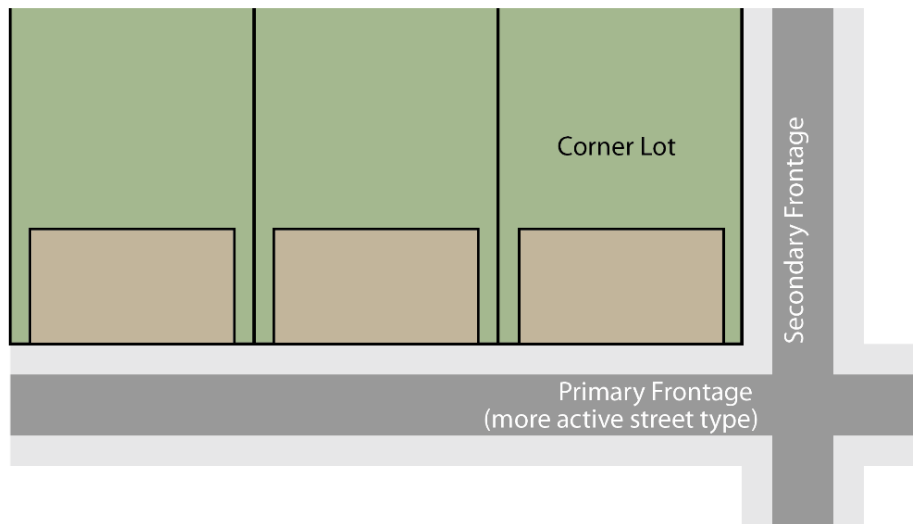
types"). In these cases the primary frontage should be considered the more active

street type per the list in Section 1242.03.

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

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

Figure 4



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

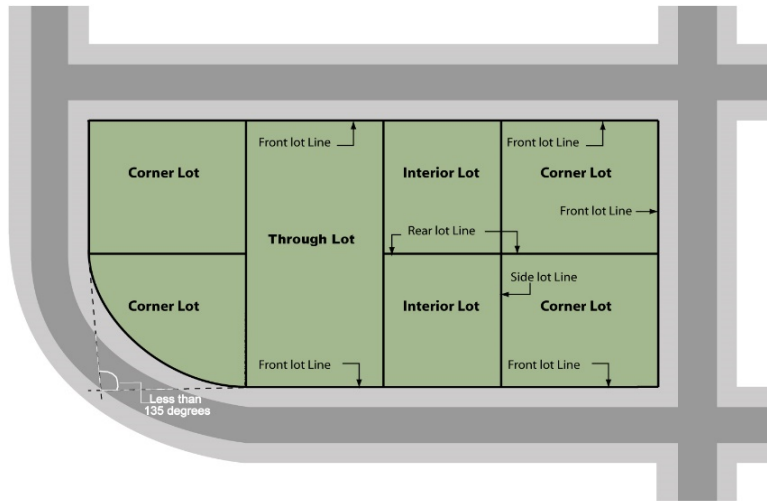
Lodging facility means building(s) or part of a building, where by prearrangement transient or extended-stay guests are provided a sleeping room and a bathroom in return for payment. A lodging facility has staff on-site or on-call 24 hours a day and may include, but is not limited to, a boarding or rooming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

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

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

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

Figure 5



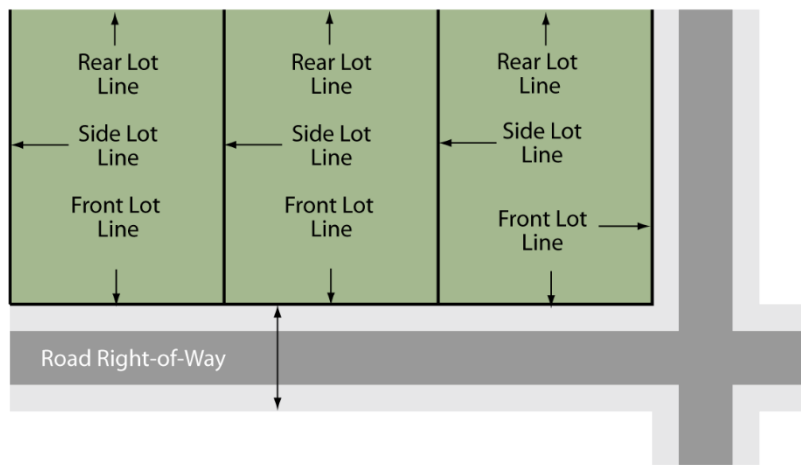
Lot area means the total horizontal area within the lot lines of the lot.

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

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

Lot line means any of the lines bounding a lot.

Figure 6



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

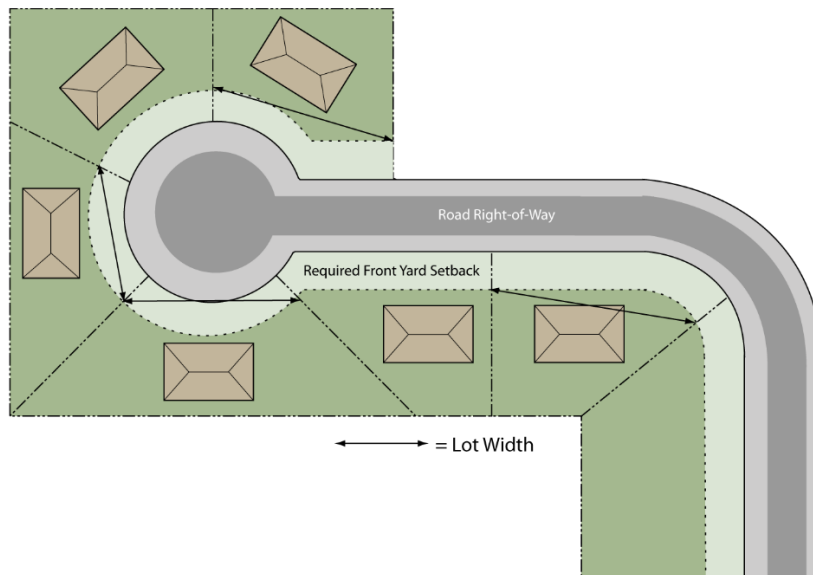
Lot line, rear means a lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall be only one rear lot line. In the case of a lot converging toward the rear, the rear lot line shall be an imaginary line parallel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

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

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

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

Figure 7



1
2 *Low impact development* means land development that uses nature, through preserving or
3 recreating natural landscape features and minimizing effective imperviousness, to reduce, reuse
4 and/or manage stormwater thereby protecting water quality.

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

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

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

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

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

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

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

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

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

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

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

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

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

Nonresidential use means any use not a residential use.

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

Nursing home. See "Adult care facilities."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3 *Porch*. See "Frontage type."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5 (1) *Restaurants with outdoor seating.* A use that involves the sale or delivery of any
6 prepared food or beverage for consumption in a defined area on premises but
7 outside of the building in which it is prepared. Examples of defined areas include
8 an external deck, patio, mall, garden, balcony or sidewalk.

9 (2) *Carry-out restaurant.* A use that involves the sale of food, beverages, and/or
10 desserts in disposable or edible containers or wrappers in a ready-to-consume
11 state for consumption mainly off the premises. A carry out restaurant differs from
12 a drive through restaurant in that a customer must park and walk up to the
13 restaurant or an employee must exit the restaurant and deliver the food to a
14 customer in a parked car.

15 (3) *Drive-in restaurant.* A use that involves delivery of prepared food so as to allow
16 its consumption within a motor vehicle while parked on the premise.

17 (4) *Drive-through restaurant.* A use that involves the delivery of prepared food to the
18 customer within a vehicle, typically passing through a pass-through window, for
19 consumption off of the premises.

20 (5) *Standard restaurant.* A standard restaurant is a use that involves either of the
21 following:

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

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

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

Restoration means to put back into original or historic condition.

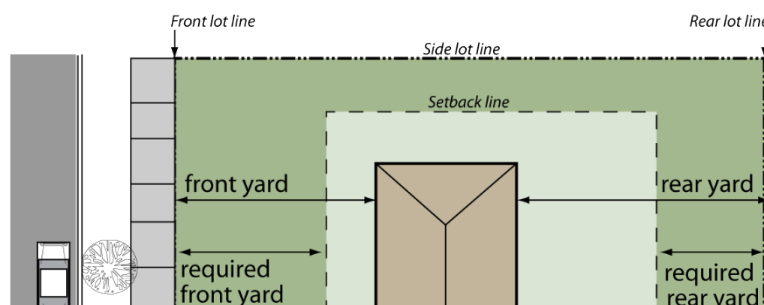
Resumption means to begin the use of a nonconformity after it has been previously discontinued from use.

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

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

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

Figure 8



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4
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6 *Shared parking* means a parking facility that serves two or more parcels of land or
7 multiple uses under different ownership. A recorded shared parking agreement is generally used.

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

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

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

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

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

7 *Stoop*. See "Frontage types."

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

10 *Storefront*. See "Frontage types."

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

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

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

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

4 (2) *Non-local streets*:

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

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

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

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

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

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

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

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

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

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

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

Substitution means to put in place of another.

Tavern. See "Restaurant: Bar/tavern."

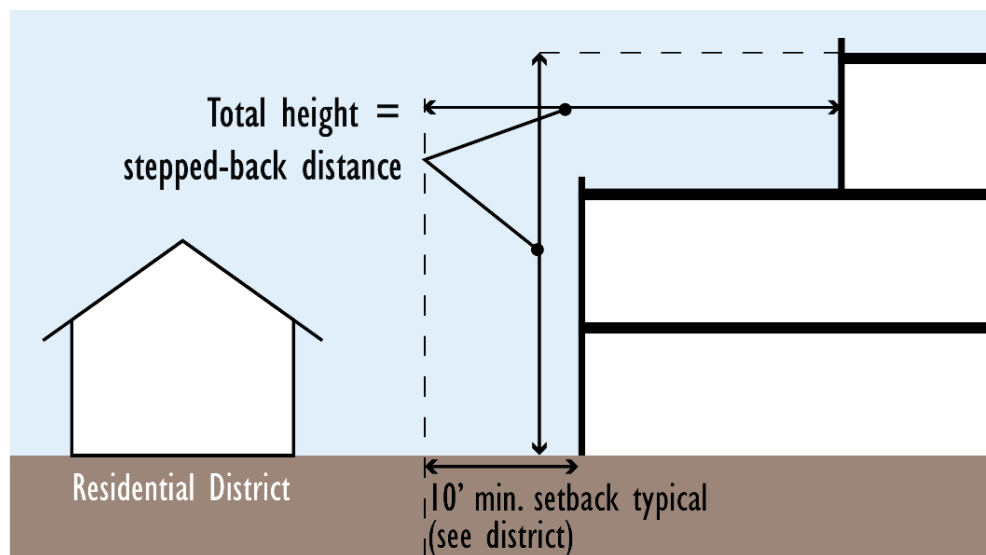
Temporary use means any use that is not permitted as a principal use, accessory use or a conditional use in a zoning district, and which is limited in its duration.

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

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

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

Figure 9



Use means:

- (1) Any purpose for which a structure or lot may be designed, arranged, intended, maintained or occupied; or
- (2) Any activity, occupation, business or operation carried on in a structure or on a lot.

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

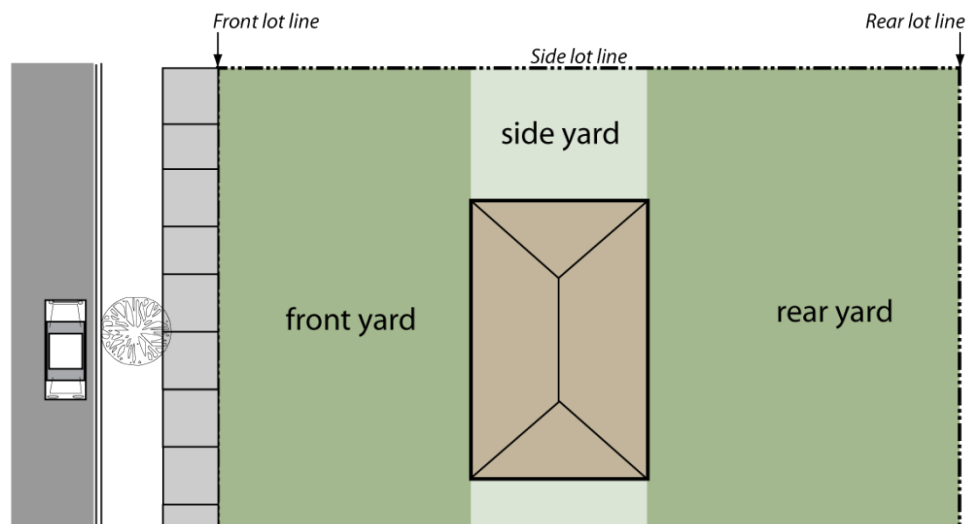
Yard means a space on a lot with a structure, which space is unobstructed and unoccupied from the ground upward, except as occupied or obstructed as permitted in this Zoning Code.

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

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

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

Figure 10



Section 4. This ordinance shall take effect on the 14th day after enactment, at any later date specified or unless given immediate effect by City Council.

Dated: _____

ORDINANCE NO. _____

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

THE CITY OF LANSING ORDAINS:

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

1250.02.13. -Liquor stores.

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

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

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

Section 4. This ordinance shall take effect on the 14th day after enactment, at any later date specified or unless given immediate effect by City Council.

Approved as to form:

City Attorney

1
2

DRAFT #3
DATE: August 15, 2025

Dated: _____

INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

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

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

Resolution #2026-092

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 April 6, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.



The City of
LANSING
City Council

Legislative Analyst
City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517.438.4037 | C: 517.897.4459
lansingmi.gov/council

Legislative Summary of Council Action Item

Item: PEND-4292, 4294, and 4296

Short Title: Updates to the Property Maintenance Code, PMC Violation Notices, and Rental
Certifications

Date Completed: 03.05.2026

Background:

In the City of Lansing, the Property Maintenance Code, is used to ensure the safety and habitability of all properties. The code that is outlined in the Codified ordinances is set by the State of Michigan, which has recently adopted the 2021 version of the International Property Maintenance Code (IMPC), as it State Code. As a result, PEND-4292 adopts the IMPC as Lansing's Property Maintenance Code to ensure that our requirements are up to date. Next, under current statute, when a property is found to be in violation of the maintenance code or to have failed their rental inspection, they would receive a red placard (for unsafe or not habitable properties) and pink placard (for uncertified rental units). PEND-4294 would add three new placards that better fit the tagging and inspection process and provide greater clarity for both code officials and residents. PEND-4296 would clarify what properties could receive a three-year or two-year rental certification.

Content:

PEND-4292: Adoption of the 2021 IPMC:

In this ordinance change, the City would adopt the 2021 version of the International Property Maintenance Code into the Codified Ordinances as the City's property maintenance code. This new code would not make any major changes to the current code, however it would codify a waiver for red tag monitoring fees. This waiver would be permitted if the applicant has shown that they are working to remedy the cause for the red tag, which can be done through pulling a permit for work to be done on the property. The applicant would need to apply on a monthly basis, in the month prior to when they would like to have the fee waived.

PEND-4294: Regulations and Certifications of Rental Properties:

Currently, there are two placards that are used when a rental property is found to not be in compliance with City Codes: Red and Pink. Red is used for any property that is considered unsafe for habitation, which can mean that the property has had their water shut off or that the home is slated for demolition. Pink means that the property is not in compliance with the requirements to be a certified rental unit. This ordinance would create three new color placards:

White: Means that the unit has not been certified by the city

Yellow: Signifies that a rental unit has failed the City rental inspection and is no longer certified and that the unit cannot be leased or advertised to any new tenants

Red: Means that the property is not fit for human occupancy and is required to be vacated

Black: A structure is a hazard to the health and safety and qualifies for make safe or demolish order.



The City of
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City Council

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PEND-4296: Would amend how long a certification would last for certain rental units and properties. Under current ordinances, a newly built property will automatically get a certification that is valid for three years if they pass occupancy inspections. After three years, if the property passes then they will be allowed another three year certification. This is the case most often with single family buildings, however it is common for multifamily units to fail the first inspection after the initial three years. This results in them receiving a two year certification, after they fix the violations that were initially found. This change would make it so that any property that has more than three units will only get a two year cert at most, and that any property that has received one or more violation during or between inspections shall also receive a two year certificate. 1-2 family units are eligible for three year certificates, provided that they pass their inspections.

Council Action:

- 01.05.2026: Was referred to the Committee on Public Safety
- 02.05.2026: Heard testimony in the Committee and set a public hearing for 02.23.2026
- 02.23.2026: A public hearing was held in front of the full Council and the items were sent to the Committee on Public Safety for a final time
- 03.05.2026: Items were before the Committee on Public Safety. All items but PEND-4296, which was tabled to further consideration at a later committee meeting, were advanced to full Council for action
- 03.09.2026: Slated for action before the Council

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

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

COUNCIL MEMBER	YEA	NAY
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
TOTAL	_____	_____
☐ ADOPTED	☐ FAILED	
Immediate Effect	☐ Yes	☐ No

Ordinance #1348

An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

THE CITY OF LANSING ORDAINS:

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

1460.01. Property Maintenance Code.

For the purpose of regulating and governing the conditions and maintenance of all premises and any structures thereon; providing standards for supplied utilities and facilities, other physical aspects of structures, and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing a mechanism for condemnation of structures unfit for occupancy and use and the demolition of such structures, the ~~2015~~**2021** International Property Maintenance Code ("IPMC") is hereby adopted as if fully set forth herein, with the following additions, deletions, and alterations:

(a) When used in the IPMC:

- (1) "[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."
- (2) "International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."
- (3) "International Mechanical Code" is replaced with "the Mechanical Code, as adopted in Chapter 1426 of the Lansing Codified Ordinances."
- (4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter 1424 of the Lansing Codified Ordinances."
- (5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part Twelve of the Lansing Codified Ordinances."
- (6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter 1610 of the Lansing Codified Ordinances."
- (7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted in Chapter 1422 of the Lansing Codified Ordinances."
- (8) "~~Department of Property Maintenance Inspection~~" **[Insert name of department]** and "Department" are replaced with "Office of Code Compliance."
- (9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and "legal counsel of the jurisdiction" are replaced with "City Attorney."
- (10) "Appointing authority" and "Chief Appointing Authority" are replaced with "Mayor."
- (11) "Appeals Board" is replaced with "Building Board of Appeals."
- (12) "Claims Review Committee" is added as created by Resolution 1987-0253 and amended by Resolution 2014-045, consisting of a representative from the following offices: City Attorney, Mayor, and City Council, and shall act as the appeal body for violations of Section 308.

- (13) ~~"Manager of the Office of Code Compliance" is added and shall be the final arbiter of any appeal for violations of Section 302.4.~~
- (b) The following language is added to Section 402.6 **102.7** after the word "designated": By the Federal, State, or local government.
- (c) Section 103.2 is deleted. **replaced with the following: The Code Official shall be the individual appointed by the Mayor to be the director, or acting director, of the department within which the Office of Code Compliance is located.**
- (d) The text of Section 103.3 is replaced with the following: ~~The Code Official has the authority to appoint Code Compliance Officers, and to delegate to any of them any of his or her duties or functions under this Code.~~ **"Deputies" In accordance with the prescribed procedures of this jurisdiction, the code official shall have the authority to designate one or more deputy code officials, code officers, premise officers, other related technical officers, inspectors, and other employees. Such employees shall have powers as delegated by the code official. Any reference in this code to "Code Compliance Officer" shall be understood to mean any subordinate employee as designated by the Code Official.**
- (e) The text of Section 403.5 **104.1** is replaced with the following: The fees for services performed by the Office of Code Compliance under this Code shall be established by Council Resolution.
- (f) **The Code Official, or their designee, shall be the final arbiter of any appeal for violations of section 302.4**
- (g) **Section 104.2 is deleted.**
- (f-h) The following language is added to the end of Section 404.4 **105.1**: The Office of Code Compliance is responsible for enforcing this Code and acts as the Local Health Department under Part 24 of the Public Health Code, PA 368 of 1978. The Office of Code Compliance may also enforce any provision of the Housing Law of Michigan, PA 167 of 1917.
- (g-i) The following language is added to the end of Section 406.4 **109.1**: Unless otherwise provided, a property's owner is responsible for violations of this Code occurring on the property, even where this Code imposes an additional duty on the occupant, or where the owner has imposed responsibility on the occupant by agreement.
- (h-j) The text of Section 406.3 **109.3** is replaced with the following: The Code Official, and all Code Compliance Officers **such employees as designated by the Code Official**, are hereby designated as authorized City Officials for the purpose of issuing municipal civil infraction notices directing alleged violators to appear at the City of Lansing Municipal Ordinance Violations Bureau or a local court of competent jurisdiction. Unless otherwise provided in this Code or by State law, any person in violation of any provision of this Code is responsible for a municipal civil infraction and subject to a \$500.00 fine and all other penalties and remedies allowed by law. Any person in violation of Section 408.4. **111.7.1** or Section 408.5 **111.8**, as provided in Subsection (o)(m) of this section, is responsible for a misdemeanor and subject to the penalties provided in Section 202.99(b) of the Lansing Codified Ordinances and all other penalties and

remedies allowed by law. If a violation of this Code is not corrected as required by the notice of violation given pursuant to Section ~~107~~**111.4**, the Code Official, **or their designee**, may institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation; or to require the removal or termination of any unlawful occupancy of the structure. With the exception of the 30 days within which a vacant structure must be closed pursuant to Section ~~108.2~~ **111.2**, the Code Official, **or their designee**, has the authority to grant an extension of the time specified in the notice of violation, upon request by the person responsible for the violation, provided that the person agrees to correct the violation within the extended time period to be granted and the Code Official, **or their designee**, determines that a condition dangerous to life or property will not be created or perpetuated by granting such extension. No such extension of time for the correction of a violation will extend the time for filing an appeal.

(i-k) Section ~~106.6~~ **109.6** is added, to read as follows: Violations of Section 302.4, prohibiting weeds and long grass, and violations of Section 308, prohibiting the accumulation of trash and garbage, are hereby declared to be nuisances and must be corrected or abated within the time allotted and as directed in the Section ~~107~~ **111.4** notice or as determined in an appeal taken under subsection (k). However, if the owner or party in interest whose name appears on the City's real property tax assessment records fails or neglects to comply with the notice or appeal determination, the City may enter the property and take all necessary actions to cause the abatement of the nuisance, including the incurring of costs. The cost of abating the nuisance includes, but is not limited to, costs of any title search or real property commitment used to determine the parties in interest in the subject property, recording fees for notices and liens filed with the county Register of Deeds, contractor fees, transportation and dumping charges, administrative service fee to defray administrative expenses and costs of the collection of the charges authorized under this section. The cost of abating the nuisance incurred by the City shall be reimbursed to the City by the owner or party in interest in whose name the property appears on the City's real property tax assessment records. The owner, or party in interest, whose name the property appears upon the last local tax assessment records shall be notified by the Assessor of the amount of the cost of the nuisance abatement by first class mail at the address shown on the records. Any cost remaining unpaid after 30 days shall be placed by the Assessor on the next tax roll of the City and impose a lien against the property on which the nuisance was located, as permitted by State law.

(j) ~~When used in Section 107.1, "person" is replaced with "person(s)."~~

(kl) In Section ~~107.2~~ **111.4** is modified as follows:

- (1) The following language is added to the end of Section ~~107.2~~ **111.4.1(4)**: For violations of Section 302.4, the notice shall require correction within ~~7~~**10** days.
- (2) **The following is added to Section 111.4.2(1): or by posting to the property itself.**
- (3) **Section 111.4.2(2) is replaced by the following: A copy is sent via first class mail addressed to the last known address.**

(2)(4) The following is added as new Section 107.7 **111.4.3: Appeals.**

- (i) When a notice has been issued under this section 107 **111.4**, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order as follows: (a) appeals under Section 302.4 shall be filed in writing to the ~~Manager of the Office of Code Compliance~~ **the Code Official or their designee**, (b) appeals under Section 308 shall be filed in writing to the Office of the City Attorney, (c) appeals of any other violation are addressed under subsection (h) and (q). The Appeal must be received not more than 3 days after the compliance date ordered as set forth in the notice. Appeals of costs assessed incurred due to abatement by the City of Lansing will **be** handled in accordance with ~~the~~ process adopted by the Claims Review Committee and Resolution 2014-045.
- (ii) Except as provided in subsection (vii), the Office of the City Attorney shall transmit the appeal to the Claims Review Committee and schedule the appeal to be heard at the next available meeting of the Claims Review Committee. Notice of the appeal hearing date, time, and place shall be given in the same manner as provided for in Section ~~107.3~~ **111.4.1**, or, in the alternative, by First Class mail addressed to the Appellant's address provided with the appeal, if any.
- (iii) Failure to file an appeal within the required time shall constitute a waiver of the right to contest the notice and compliance order, and, waive a hearing or adjudication of the notice and order, or any portion thereof.
- (iv) Only those matters or issues specifically raised by the Appellant in a written appeal shall be considered in the hearing on the appeal.
- (v) The enforcement of the notice violation and compliance order timely appealed shall be stayed during the pendency of the appeal.
- (vi) At the appeal hearing, the Appellant shall be given the opportunity to show cause why the notice violation and compliance order should not be enforced. The Claims Review Committee shall hear and decide the issues raised in the appeal and shall either approve, disapprove, or modify the compliance order. If the Claims Review Committee approves or modifies the compliance order, it shall determine a new date by which the order of compliance shall be completed.
- (vii) If the appeal under subsection (i) is made to contest a grass or weed violation of Section 302.4, the written appeal shall be reviewed and determined within 5 days of receipt by the ~~Manager of Code Compliance~~ **Code Official**, or the ~~Manager's designee~~ **Code Official's designee**, except that the designee shall not be the ~~Code Official~~ **same person** who issued the notice. In addition to any other information contained in the written appeal, for the appeal to be effective, it must also contain an electronic address or telephone number where the results of the appeal determination can be transmitted to the appellant or the appellant's agent in message form. ~~The Manager~~ **Code Official**, or designee, shall consider the grounds, information and explanation

contained in the written appeal and based thereon, shall either affirm, modify or rescind the notice and order of compliance; and may grant an extension of time, not to exceed 7 days from the date of determination, for compliance. The determination shall be transmitted forthwith in message form to the appellant. Failure of the Appellant or Appellant's agent to personally receive the determination of the appeal shall not affect the time for compliance nor affect the City's ability to abate the violation as provided in Section 1460.01(i).

- (lm) ~~The following language is added to the end of Section 108.1.1: Any structure that is a "dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is also an unsafe structure. Section 111.1.5 is replaced with the following: "Dangerous Structure or premises" A Dangerous Structure or premises shall be defined by reference to the definition of a Dangerous Building as established by the Housing Law of Michigan, MCL 125.539.~~
- (n) **The Following is added to the end of Section 111.7: Placard shall be defined as a public notice issued pursuant to City of Lansing Ordinance 1460.05(c) or (d). Placards under this section shall be consistent with the requirements established by City of Lansing Ordinance 1460.05(c) and (d).**
- (m o) Any occupied structure condemned and placarded by the Code Official, **or their designee**, shall be vacated as ordered by the Code Official, **or their designee**. No person shall occupy a placarded structure or operate placarded equipment. Any other person, including, but not limited to, any Owner, Owner's agent, or person responsible for the structure, who allows anyone to occupy a placarded structure or operate placarded equipment, shall be in violation of this section. No person shall allow any domestic animal to occupy any such structure. Repairs required by a correction order may be made during the hours of 8:00 a.m. and 5:00 p.m. on Mondays through Fridays or at other times for which the Code Compliance Office has granted permission in writing. The Code Compliance Office shall grant written permission for repairs to be made at other reasonable times set by Department policy if the person seeking permission has obtained all permits necessary for the work to be done and provides documentation indicating that the work cannot be performed between 8:00 a.m. and 5:00 p.m. on Mondays through Fridays. **If permission is granted for repair activities outside of the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, a copy of the hours allowed shall be posted to the property in a conspicuous location.**
- (n p) ~~Section 108.8~~ **111.10** is added, to read as follows: **"Placard Monitoring Fee"**
- (1) The owner of any structure placarded for more than 90 days pursuant to Section 108.4 **111.7** is responsible for paying a monthly, non-refundable, administrative fee while the placard remains on the structure. The administrative fee shall be established by Council resolution in an amount sufficient to defray the cost incurred by the City to monitor the structure for the purpose of preventing public safety hazards. The owner or party in interest whose name appears on the City's real property tax assessment records shall be notified of the amount owed by first class mail at the address

shown on the City's real property tax assessment records. After 30 days, any unpaid amount shall be **deemed a default to the City of Lansing**, reported to the City Assessor for placement on the next tax roll of the City and imposition of a lien against the property, as permitted by State law. **City Treasurer, and is collectable as allowed by law.**

(2) Waiver of the Placard Monitoring Fee:

- a. **The Placard Monitoring Fee may be waived at the discretion of the Code Official and consistent with the requirements of this section.**
- b. **A property owner may request the Placard Monitoring Fee be waived. Such application for a waiver must: be made in writing to the Office of Code Compliance; establish that the owner is taking appropriate corrective actions; and be made for each and every calendar month for which the owner is requesting a waiver.**
- c. **The Code Official shall respond to a request pursuant to section (b) in writing within 10 days of the request.**
- d. **Examples of appropriate corrective action include, but are not limited to: having licensed contractors pull permits, scheduling trade inspections, passing trade inspections, securing the property against entry, and making such necessary repairs as listed in the inspection reports and/or notices issued pursuant to this code.**
- e. **Any such waiver issued pursuant to this section shall be valid only for a single calendar month per application, to begin on the first of the next full month following approval.**
- f. **All applications for a waiver for the next month must be submitted on or before the 15th of the current month. Any waiver applications received after the 15th of the current month shall be considered for the following waiver cycle.**

(e q) Section ~~408.9~~ **111.11** is added, to read as follows: The Code Official, **or their designee**, may request permission to inspect any structure intended to be used as a dwelling when that structure has remained vacant for 180 days. If permission to inspect is denied, the Code Official, **or their designee**, may seek a warrant from a court of competent jurisdiction.

(p r) Section ~~440~~ **113** is deleted. In its place, MCL 125.538-125.542, with the exception of MCL 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917, are hereby adopted by reference. Pursuant to MCL 125.534(6), regardless of whether or not the cost of repair of a structure exceeds its state equalized value, the Code Official may bring ~~an court~~ action to remove **the structure** or **to enjoin the property owner to** rehabilitate it if (1) it is an unsafe structure pursuant to Section ~~408.1.4~~ **111.1.5**, (2) it remains vacant or boarded, and (3) a significant attempt has not been made to rehabilitate it for a period of 24 consecutive months.

(q s) Section ~~441.4~~ **107.1** is replaced with the following: Appeal of a decision that a structure is a dangerous building pursuant to MCL 125.542 shall follow the procedures described in the Housing Law of Michigan, PA 167 of 1917, and

adopted in subsection ~~(p)~~(r). Except for appeals as provided under subsection ~~(k)(2)(l)(4)~~, any person directly affected by any other decision of the Code Official or notice or order issued under this Code may appeal to the Building Board of Appeals. The Code Official shall be an ex-officio member of the Building Board of Appeals when it hears appeals brought under this Code, but the Code Official shall have no vote on any matter before the Board. Written application for an appeal must be filed within 20 days of service of the decision, notice, or order being appealed. An application for appeal must be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this Code's requirements are adequately fulfilled by other means.

(f t) Sections 111.2—111.8 **107.2-107.4** are deleted.

(u) **Section 108 is deleted.**

(s v) The following definition replaces that provided in Section 202:

Person. Any legal entity.

(t w) The definitions of "cost of such demolition or emergency repairs," "inoperable motor vehicle," and "operator" are deleted.

(u x) The following definitions are added to Section 202:

Absentee landlord. Any owner of rental property whose principal residence is located more than forty miles from the corporate limits of the City.

Code Compliance Officer. Any duly authorized representative of the Code Official.

***Cultivated Flowers.* Any flowering plant, apart from noxious weeds, kept, grown, and specifically cultivated and maintained.**

Dwelling. Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of 1917.

***Garden.* An area on any premises deliberately separated from the yard or other areas and maintained for the specific purpose of the cultivation of one or more types of decorative, native, flowering, or edible plants, except for noxious weeds.**

Junk. Any object that is worn-out, unusable because it is deteriorated, broken or incomplete, or that has been discarded, or is inoperable, and any parts thereof, including, but not limited to, items such as stoves, refrigerators, appliances, fixtures, boats, campers, inoperable or unregistered motor vehicles as defined in this Subsection (u x) of this section, household goods, furniture, tires, mattresses, batteries, machinery, broken toys and bicycles, broken lawn furniture, remnants of wood and building materials, and equipment.

Leasehold. Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of 1917.

Motor vehicle. Any "motor vehicle" as defined in the Michigan Vehicle Code, PA 300 of 1949.

***Noxious weeds.* Any plant defined as a noxious weed by MCL 247.62**

Nuisance. Any public nuisance, known as such at common law or in equity jurisprudence, or that has been included as a nuisance by statutes of the State of Michigan, and whatever is dangerous to human life or detrimental to health. Further, nuisance means any condition or activity which is unwholesome,

dangerous, offensive or unhealthy, which constitutes a menace to the health and safety of the public, or any structure which, due to a structural defect or dilapidation, has become dangerous to life or property.

Rental property. Any premises, dwelling, dwelling unit, or rooming unit which is not occupied on a daily basis by the owner(s), and which is offered to let, to hire, or to assign for a period of more than 30 days to any person(s) for any or no consideration.

Trash. Any accumulation of junk, debris, **garbage**, or rubbish as defined in Section 202.

- (v y) The following language is added to the end of Section 302.1: No mattresses or indoor furniture shall be kept on exterior property or premises.
- (w z) ~~The first paragraph of Section 302.4 is replaced with the following: All premises shall be maintained free of weeds and of grass eight inches or more in height.~~ **When used in Section 302.4 [JURISDICTION TO INSERT HIGHT IN INCHES] is replaced with 8 inches.**
- (x aa) The text of Section 302.8 is replaced with the following: No motor vehicle that is inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may be kept on any exterior premises. Motor vehicles may be removed from private property in accordance with the towing regulations established by the State as the "special anti-theft laws" sections of Division II of the Michigan Vehicle Code, MCL 257.252—MCL 257.254.
- (y bb) When used in Section 304.14, "during the period from [date] to [date]" is replaced with "between May and October."
- (z cc) In Sections 602.3 and 602.4, "during the period from [date] to [date]" is deleted.
- (dd) **Section 308 is modified as follows:**
 - (i) **"Approved container"** as used in section 308, shall be defined as an exterior container for the disposal of garbage, rubbish, junk, debris, or trash, provided or approved by the City of Lansing or other Waste Hauler licensed as such by the City of Lansing.
 - (ii) **"Appropriate garbage receptacle"** as used in section 308, shall be defined as any commercially available, leakproof container designed and marketed for the storage of garbage.
 - (iii) **Section 308.1 is amended to read "Accumulation of trash"** Exterior property and premises, and the interior of every structure, shall be free from any accumulation of trash.
 - (iv) **Section 308.2 is replaced by the following: "Junk"** Junk shall not be discarded, abandoned, or stored on any exterior property or premises.
 - (v) **Section 308.3 is amended to read: "Disposal of Garbage"** Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an appropriate garbage receptacle. The owner of any structure, dwelling, or premises is required to ensure that the premises has proper garbage, rubbish, trash, and/or junk removal services.

- (vi) **Section 308.3.1 is amended to read: “Garbage facilities” All structures are required to have at least one approved container for the exterior storage of garbage, in addition to any additional approved containers as required by Lansing City Ordinance.**
- (vii) **Section 308.3.2 is deleted.**

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 14th day after enactment, at any later date specified or unless given immediate effect by City Council.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

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

COUNCIL MEMBER	YEA	NAY
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
TOTAL	_____	_____
☐ ADOPTED	☐ FAILED	
Immediate Effect	☐ Yes	☐ No

Ordinance #1349

An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 05, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1460.05 Posted Notices.

(a) Any dwelling, or portion thereof, that is being used as a residential rental and does not have a valid Certificate of Compliance pursuant to this Chapter shall be marked with a white notice titled “Uncertified Rental Property” which must contain, at a minimum, the following information:

- (1) The owner has failed to properly register the property as a rental pursuant to Lansing Ordinance 1460.44, or a prior certificate has lapsed.**
- (2) The property does not have a valid Certificate of Compliance.**
- (3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General’s Office, or the City of Lansing Housing Ombudsman.**
- (4) It is unlawful for any vacant unit to be reoccupied or re-rented.**
- (5) This notice shall not be removed until a valid Certificate of Compliance has been granted.**
- (6) The registered owner or an agent of the Owner must register the property and apply for the issuance of a Certificate of Compliance.**
- (7) If the property has not been registered and a Certificate of Compliance applied for, including the payment of registration and inspection fees, within 30 days, each and every day after is a separate municipal civil infraction, with a fine in the amount of \$500 per day until the inspection is scheduled.**
- (8) A current and valid phone number and email for the Office of Code Compliance.**

(b) Any property inspected pursuant to this chapter that contains one or more violations of this chapter that are not remedied pursuant to the required notice of violations, but is not a structure unfit for human occupancy as defined in 1460.01(M) or a dangerous building as defined in section 1460.01(M), shall be marked with a yellow notice entitled “Failed Rental Inspection” which must contain, at a minimum, the following information:

- (1) The property is in violation of the IPMC as adopted by the City of Lansing, Chapter 1460.01**

(2) Due to the violations of the IPMC, the property does not have a valid current Certificate of Compliance.

(3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General's Office, or the City of Lansing Housing Ombudsman.

(4) It is unlawful for any vacant unit to be reoccupied or rented.

(5) This notice shall not be removed until a valid certificate of compliance has been granted.

(6) The registered owner, registered agent, or occupant may arrange for a certification inspection.

(7) If a certification inspection has not been scheduled, including the payment of registration and inspection fees, within 30 days, each and every day after is a separate municipal civil infraction, with a fine in the amount of \$500 per day until the inspection is scheduled.

(8) A current and valid phone number and email for the Office of Code Compliance.

(c) Any property that is a structure unfit for human occupancy, as defined by this Code and the IPMC, shall be marked with a red placard entitled "Unfit for Human Occupancy" which must contain, at a minimum, the following information:

(1) The structure is condemned as being unfit for human occupancy.

(2) The structure must be vacated immediately.

(3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General's Office, or the City of Lansing Housing Ombudsman.

(4) Failure to vacate the structure is a misdemeanor violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a \$500 fine.

(5) Allowing or encouraging another to occupy the structure is a misdemeanor violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a \$500 fine.

(6) Removing the placard is a violation of Section 111.7.1 of the IPMC, as adopted by Ordinance 1460.01(j) and is a misdemeanor punishable by 90 days in jail and/or a \$500 fine.

(7) The hours individuals may be inside the structure for the purpose of making necessary repairs.

(8) A current and valid phone number and email for the Office of Code Compliance.

(d) Any property that is a dangerous building, as defined in MCL 125.539, shall be marked with a black placard titled "Dangerous Building" which must contain, at a minimum, the following information:

(1) The property is condemned as a dangerous building.

(2) The structure must be vacated immediately.

(3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General's Office, or the City of Lansing Housing Ombudsman.

(4) Failure to vacate the structure is a misdemeanor violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a \$500 fine.

(5) Allowing or encouraging another to occupy the structure is a misdemeanor violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a \$500 fine.

(6) Removing the placard is a violation of City of Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a \$500 fine.

(7) The property will be entered into the make safe or demolish process pursuant to the Housing Law of Michigan, as adopted by the City of Lansing Ordinance 1460.01(R).

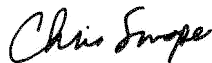
(8) A current and valid phone number and email for the Office of Code Compliance.

(e) Removal of a notice pursuant to sections (a) or (b) of this Chapter is a municipal civil infraction, punishable by a fine of \$500. Removal of a notice under sections (a) or (b) for the purpose of repair shall not be a defense unless the owner or occupant first contacts the Office of Code Compliance to inform them of the necessity of removal and replacement of the notice is scheduled.

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 14th day after enactment, at any later date specified or unless given immediate effect by City Council.



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.



The City of
LANSING
City Council

Legislative Analyst
City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517.438.4037 | C: 517.897.4459
lansingmi.gov/council

Legislative Summary of Council Action Item

Item: Z-1-2026 & SLU-1-2026

Short Title: Rezoning and Special Land Use for 500 MLK Jr Blvd. for Sheltered Care Facility

Date Completed: 02.09.2026

Content:

These two pieces of legislation would allow the Church located at 550 S. Martin Luther King Jr. Blvd, to be able to operate a shelter care facility. Z-1-2026 would redesignate the parcel from a DT-1, Downtown Urban Core to a DT-2, Downtown Urban Flex zone. SLU-1-2026 would provide the necessary Special Land Use permit to be able to operate in a DT-2 zone.

Background:

Currently, at 500 Martin Luther King Jr. Blvd, is the Union Missionary Baptist Church, which is looking to begin operating as an overnight shelter for about 50 people, also called a Shelter Care Facility. A Shelter Care Facility is defined as “A governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six (6) adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation.” Currently, the parcel is zoned as DT-1, Downtown Urban Core. This zoning type does not allow Shelter Care Facilities to operate; however, they can operate under the DT-2 Downtown Urban Flex zoning area with a special land use permit. As a result, the Union Missionary Baptist Church is looking to rezone their parcel and obtain the required Special Land Use permit to be able to operate a sheltered care facility.

The Church has already been using the space as a warming center without the proper rezoning and permits to be an overnight shelter and has received no complaints from the neighboring residents. Additionally, it is not anticipated that allowing this shelter to continue to operate would result in any impact on the surrounding physical area of day-to-day operations of the surrounding community. Staff from the Zoning Department have recommended that the requested zoning change and special land use permit be approved.

Council Action:

- 01.26.2026: Hearing in the Committee of the Whole
- 02.23.2026: Public Hearing held in front of the full Council and was referred back to the Committee on Development and Planning
- 03.02.2026: Hearing in the Committee on Development and Planning
- 03.09.2026: Taken up for action in front of the full Council

PASSAGE OF ORDINANCE

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

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

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

COUNCIL MEMBER	YEAS	NAYS
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
☐ ADOPTED	☐ FAILED	

Ordinance #2637

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

The City of Lansing ordains:

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

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

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

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

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

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



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.

Resolution #2026-093
By the Committee of the Whole
Resolved by the City Council of the City of Lansing

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

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

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

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

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

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

WHEREAS, the Committee on Development and Planning met on March 2, 2026, and has reviewed the report and recommendation of the Planning Commission and concurs therewith.

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

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

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

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

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



Chris Swope, CMMC/MMC
Lansing City Clerk

I hereby certify that the foregoing is true
and is a complete copy of the action
adopted by the Lansing City Council.



Chris Swope

Lansing City Clerk

March 5, 2026

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

Election Commission	December 15, 2025
Human Relations and Community Services Board	January 27, 2026
Lansing Tax Increment Finance Authority	February 6, 2026
Lansing Brownfield Redevelopment Authority	February 6, 2026
Economic Development Corporation	February 6, 2026
Diversity Equity and Inclusion Advisory Board	January 6, 2026
Planning Commission	February 3, 2026

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

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131
www.lansingmi.gov/clerk □ city.clerk@lansingmi.gov



Chris Swope

Lansing City Clerk

March 6, 2026

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

Dear Councilmembers:

Pursuant to Article 8, Chapter 4, Section 8-403.3 of the Lansing City Charter, on February 21, 2026, the Mayor's Office placed on file in my office a Purchase Agreement for the property listed below:

[City Land Sale Agreement, 229 South Cedar St, Deep Green Technologies USA LLC](#)

Under the Charter, a public hearing may be held on this matter on or after March 23, 2026

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



Chris Swope
Lansing City Clerk

March 4, 2026

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:

[City of Lansing 2025 Annual Report](#)

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

Resolution #2026-###

By the Committee _____

Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027; and

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

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027.

Resolution #2026-###

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

WHEREAS, the Mayor has made the appointment of Robert Noordhoek as the 3rd Ward member of the Planning Commission for a term to expire June 30, 2027; and

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

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Robert Noordhoek as the 3rd Ward member of the Planning Commission for a term to expire June 30, 2027.

Resolution #2026-###

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

WHEREAS, the Mayor has made the appointment of Paul Schmidt as a member of the Saginaw St. Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Paul Schmidt as a member of the Saginaw St. Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026.

Resolution #2026-###

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

WHEREAS, the Mayor has made the appointment of Patrick Spyke as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term to expire June 30, 2026; and

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

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Patrick Spyke as an At-Large member of the Lansing Entertainment and Public Facilities Authority Board of Commissioners for a term to expire June 30, 2026.

Resolution #2026-###

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

WHEREAS, the City of Lansing and Capitol City Labor Program Supervisory Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering July 1, 2022, through June 30, 2026, specifically a wage reopener which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on February 22, 2026, and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Capitol City Labor Program for the period covering July 1, 2022, through June 30, 2026.

Resolution #2026-

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

WHEREAS, the City Council previously held a public hearing for considering the proposed sale of Parking Lot #49/49A; three parcels (33-01-01-16-427-082, 33-01-01-16-427-122, 33-01-01-16-427-051) of City property to Deep Green Technologies USA LLC, as described in a Buy-Sell Agreement placed on file with the City Clerk on November 14, 2025; and

WHEREAS, an updated Buy-Sell Agreement has been placed on file with the City Clerk on February 21, 2026, containing additional terms and conditions related to the obligations of Deep Green Technologies USA LLC;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, March 23, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of considering the proposed sale of Parking Lot #49/49A; three parcels (33-01-01-16-427-082, 33-01-01-16-427-122, 33-01-01-16-427-051) of City property to Deep Green Technologies USA LLC:

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

Resolution #2026-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-3-2026 Parcel #s 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from “DT-3” Urban Core to “IND-1” Industrial with the conditions that 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, which shall run with the land and be binding upon all future owners thereof.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

**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**

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-3-2026 a request to rezone parcel #'s 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from “DT-3” Urban Core to “IND-1” Industrial with the conditions that 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, which shall run with the land and be binding upon all future owners thereof.

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, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-051
Addresses: 0 S Cedar St.
Legal Descriptions: S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-082
Addresses: 0 S Cedar St.
Legal Descriptions: LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-122
Addresses: 0 E Kalamazoo St.
Legal Descriptions: S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-192
Addresses: 220 S Larch St.
Legal Descriptions: S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S 57.75 FT, W 17.18 FT, NW'LY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

With the conditions that 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, which shall run with the land and be binding upon all future owners thereof.

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

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

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

**Z-3-2026, 200 block S Cedar St., 500 block E Kalamazoo St., & 220 S. Larch Street.
Rezoning from DT-3 “Downtown Core” to IND-1 “Industrial”**

This is a request to rezone the following parcels, owned by the City of Lansing:

33-01-01-16-427-122;
33-01-01-16-427-082; and
33-01-01-16-427-051.

And the following parcel, owned by 220 S Larch LLC:

33-01-01-16-427-192,

Located on the north side of E. Kalamazoo Street, and between S. Cedar Street and S. Larch Street from “DT-3” Urban Core to “IND-1” Industrial with the following conditions, as voluntarily offered by both property owners and consented to by the prospective buyer of all four parcels:

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.

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.

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.

City Planning and Zoning Office staff recommended approval of the rezoning based upon a finding that the proposed data center will be consistent with statements made in the Comprehensive Plan, that light industrial uses may continue in the area east of the Grand River envisioned for mixed-use redevelopment so long as external impacts are minimized. Efforts to minimize potential nuisances are being advanced in conditions of the rezoning and sale agreement. The intent and regulations of the Form Based Zoning Ordinance are being implemented by the condition that the future site plan must conform with the DT-3 district, requiring a building site at the main frontages,

that the building be designed as a common commercial/mixed-use type building, and parking and loading docks be placed in the rear.

At the public hearing held by the Planning Commission on March 3, 2026, five individuals spoke in support, and six individuals spoke in opposition of the request.

At the same meeting, a motion to approve the request was carried by a vote of 5-2.

Commissioners Tony Cox and Katie Alexander cast the dissenting votes.

GENERAL INFORMATION

APPLICANT:	Deep Green Technologies, LLC 1007 N. Orange Street, 4 th Floor, Suite 1382 Wilmington, DE 19801		
OWNERS:	<u>E Kalamazoo Parcel & S Cedar Parcels (aka Lot 49, Lot 49a):</u> City of Lansing 124 W. Michigan Avenue Lansing, MI 48933 <u>220 S. Larch Street:</u>		

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,

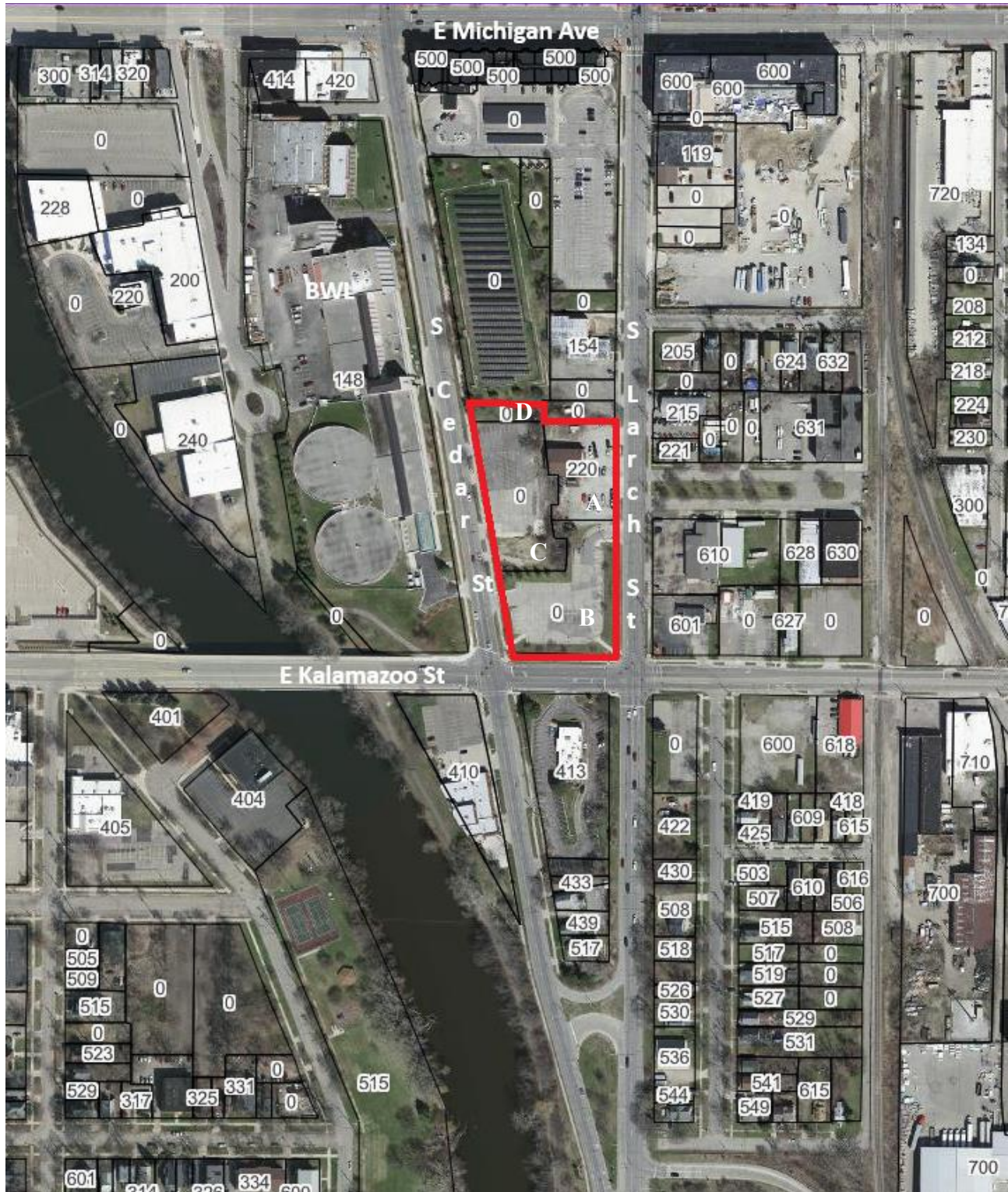
From DT-3 Downtown Core to IND-1 Industrial, with the following conditions:

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.

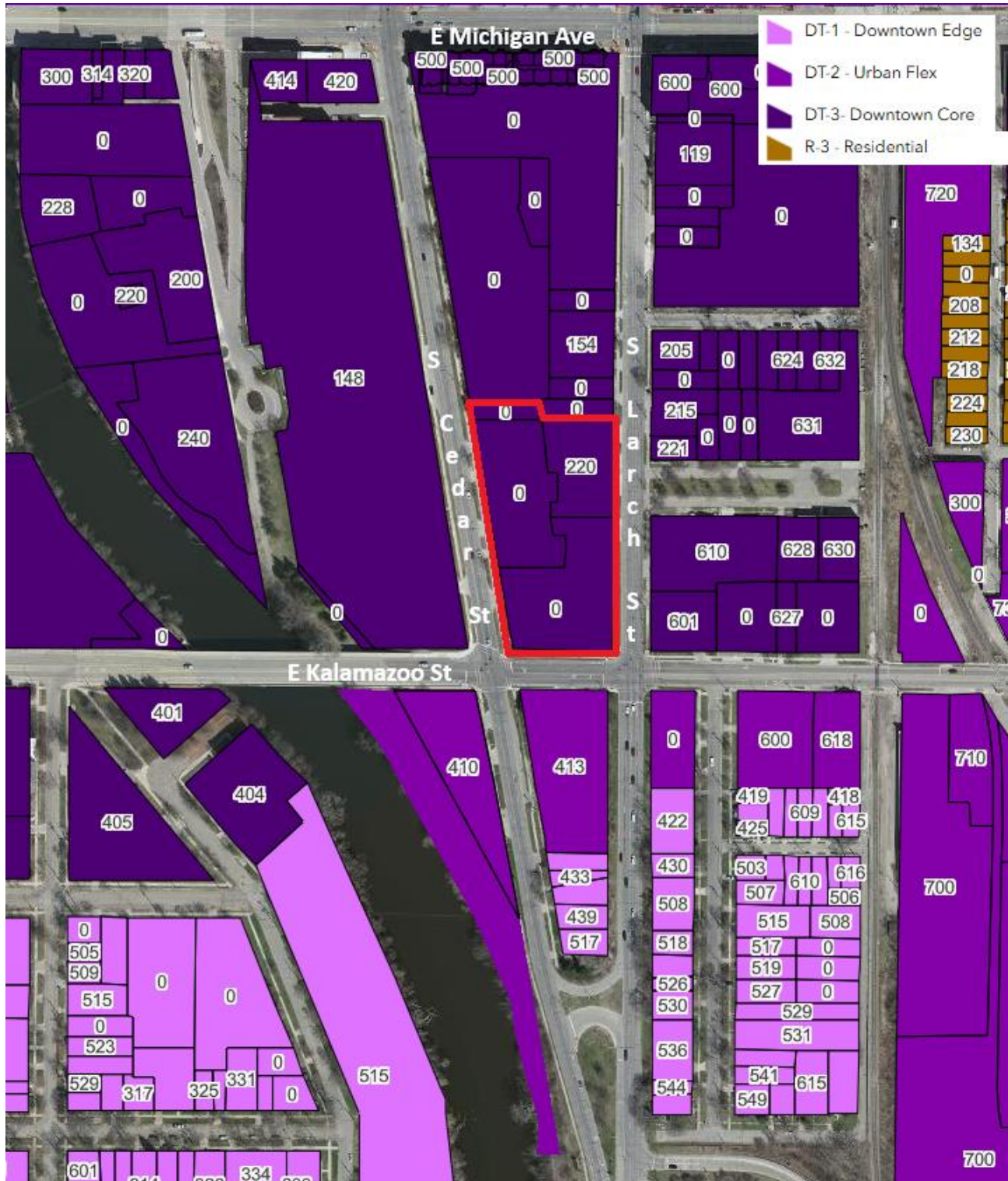
Respectfully Submitted,

**Andy Fedewa
Planner**

Aerial:



Zoning:



Streetview: (looking northwest, July 2025)



(looking east, February 2026)



Proposed Site Plan:





Andy Schor, Mayor

PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: _____

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.

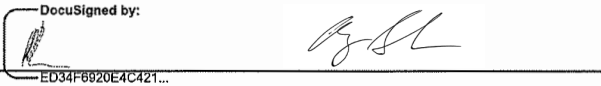
If exhibits are to be furnished late, please indicate date of submittal: _____

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:  _____

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,

A handwritten signature in black ink, appearing to read "A. Schor", is written over a horizontal line.

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:

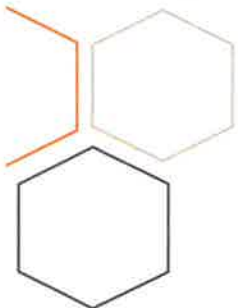
On behalf of 220 S Larch, LLC, as its Manager, I offer the following conditions to the request to amend the zoning for parcel 33-01-01-16-427-192, currently owned by 220 S Larch LLC, and under contract for purchase by Deep Green Technologies USA, LLC, from DT-3 Commercial to IND-1 Industrial:

- 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 over a horizontal line.

Mark Lee



DEEP
GREEN

Powering Progress.
Supporting Community.

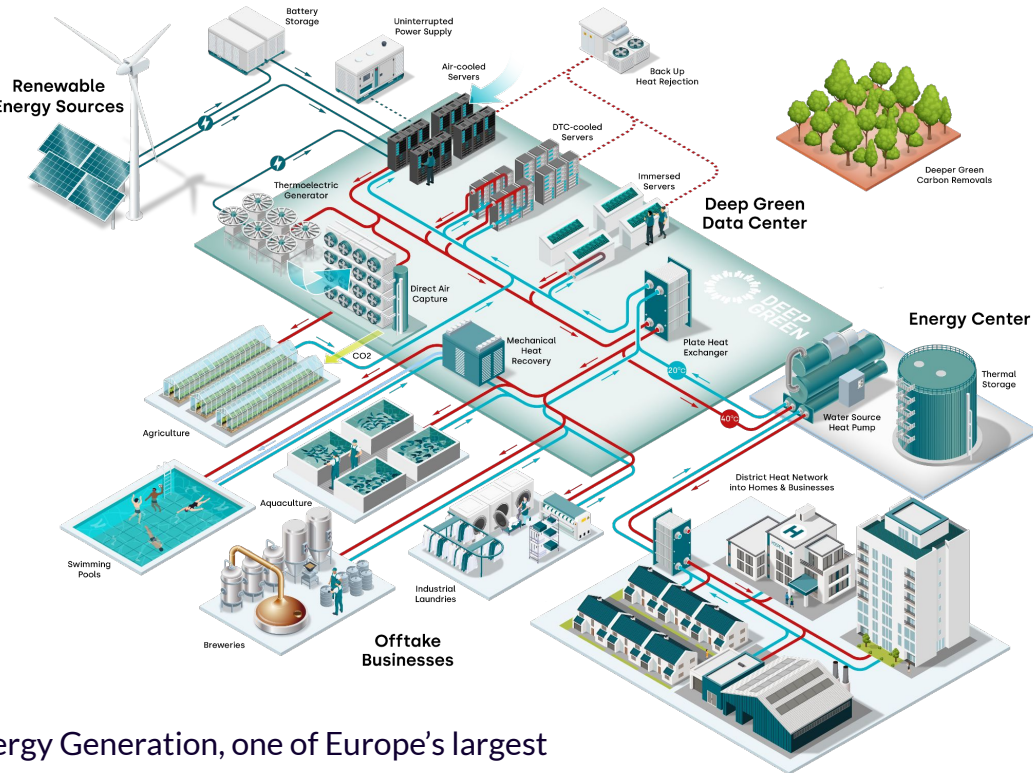


**WE'RE READY TO
SERVE LANSING**

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



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 in a
downtown environment

Don't
create jobs

Our Vision: Lansing as a standard

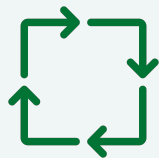
Combining sustainable computing and heating to align with Lansing's climate and innovation goals.

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.

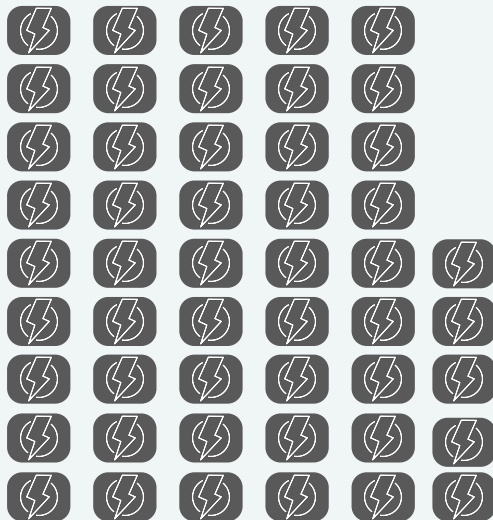


DEEP GREEN

DEEP GREEN

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

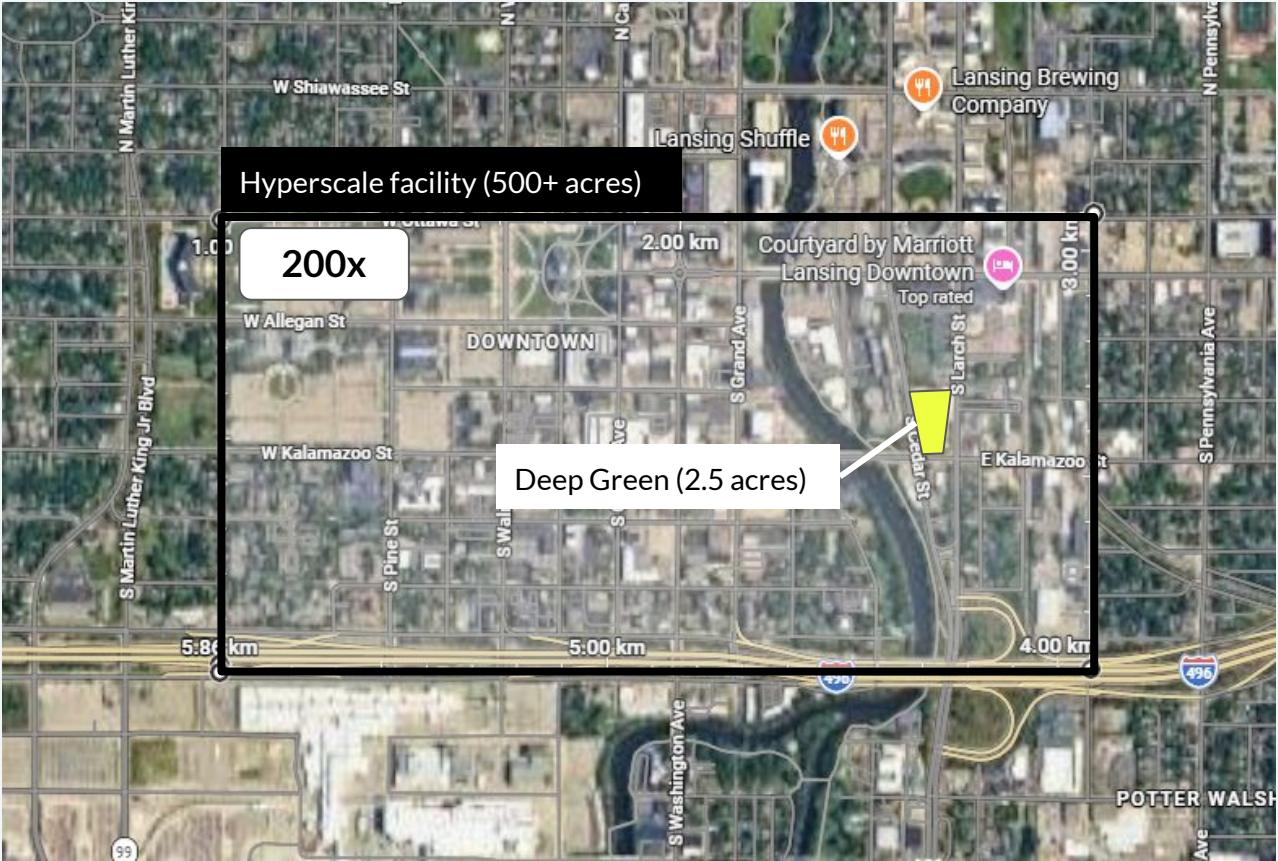
50x



24 MW

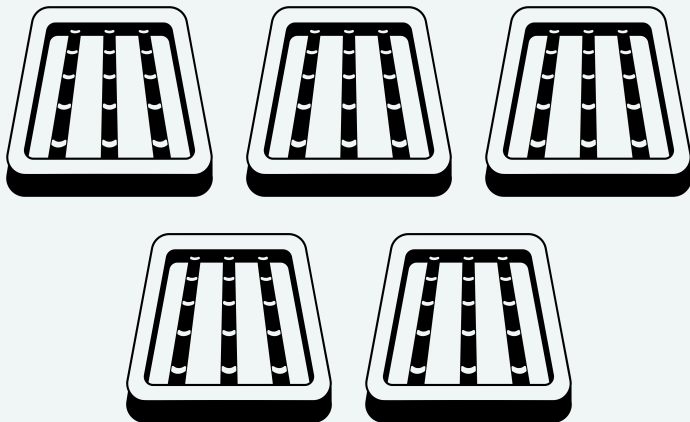
Existing capacity on the grid + on-site
fuel cell technology

A different kind of data center: Land use



A different kind of data center: Water use

Hyperscale data center



250,000,000 gallons a year

Equivalent to City of Lansing's water consumption
or 5 olympic swimming pools a day

500x



<500,000 gallons a year

Equivalent to 10 residential homes or a small
restaurant

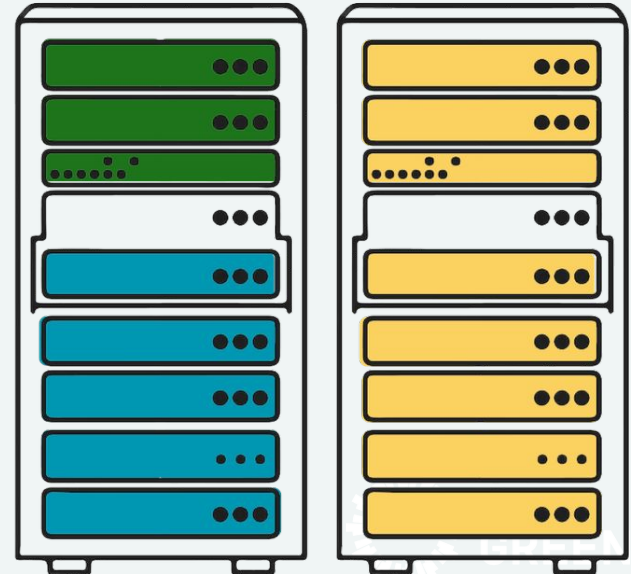
A different kind of data center: Colocation for regional clients

- 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.

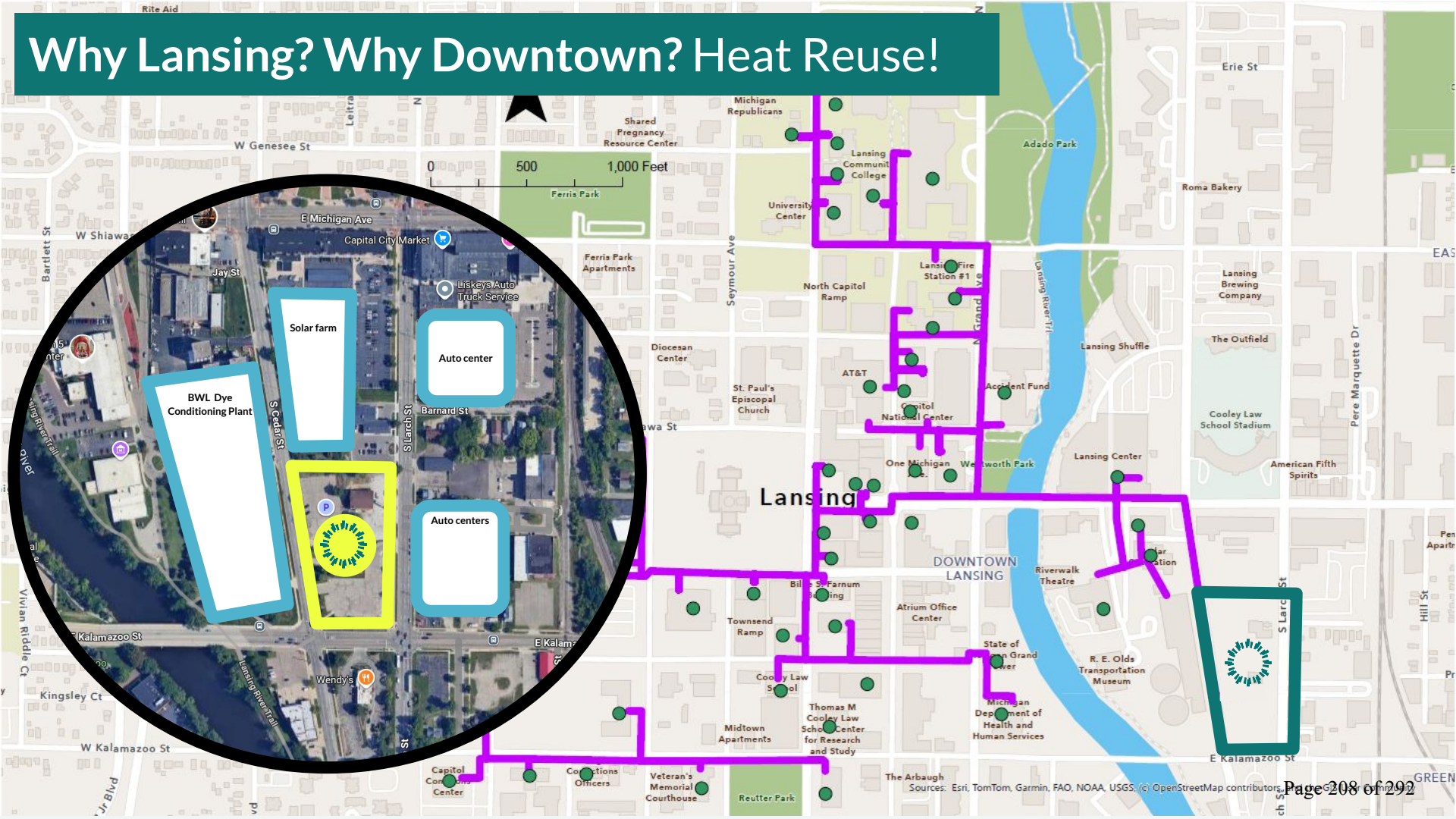
University research

AI/HPC native applications

Blue chip corporations running
their HPC functions



Why Lansing? Why Downtown? Heat Reuse!



Design Aesthetics



Sound & water

Negligible impact on the local environment

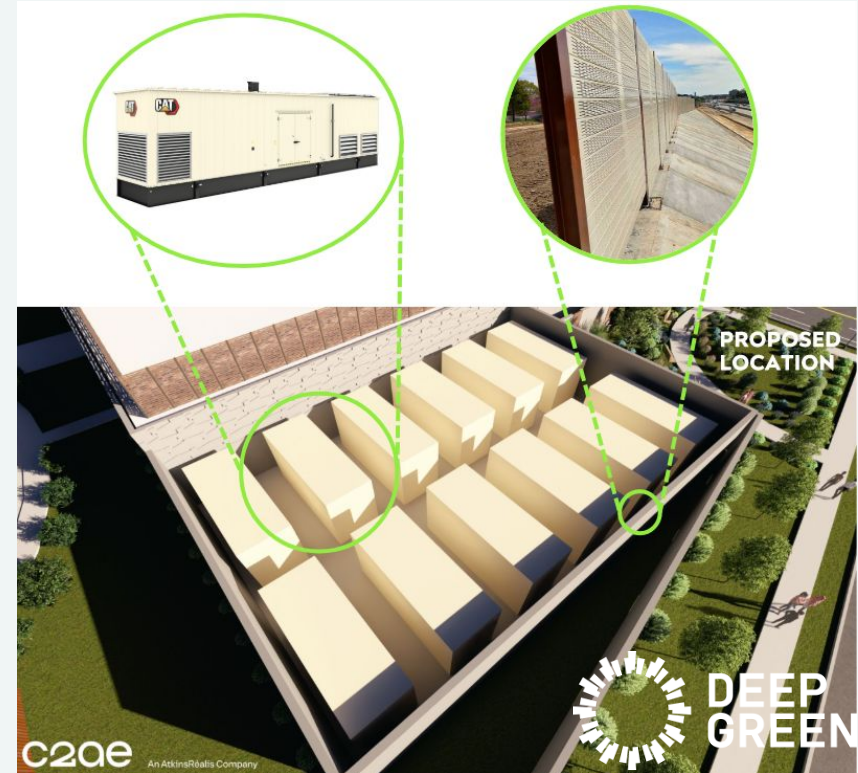
Sound

- 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.

© 2025 Deep Green



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.

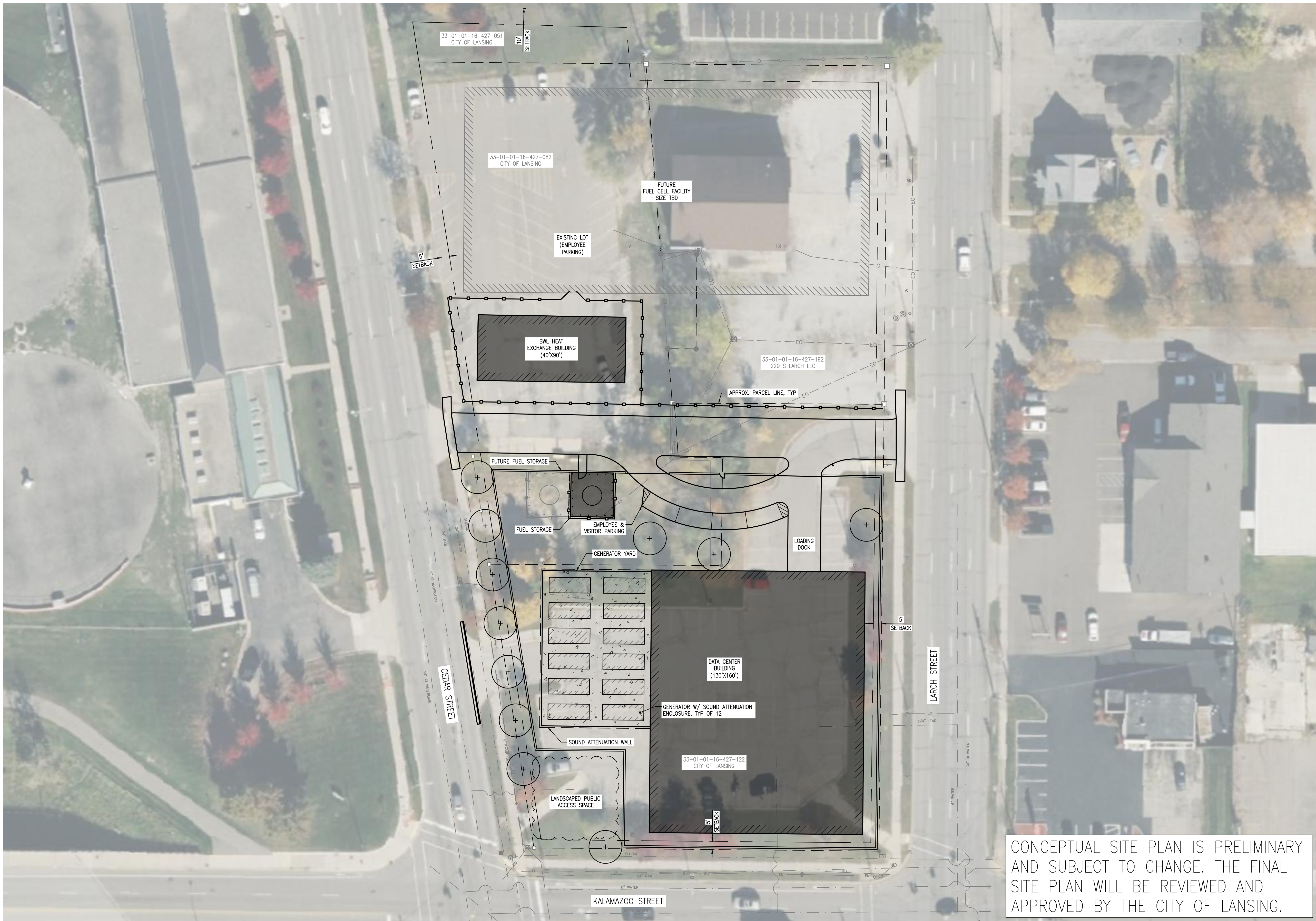
Following Best Practices



- ✓ **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?





From: Mitch Rice <ricem1957@gmail.com>
Sent: Tuesday, March 3, 2026 11:17 AM
To: Fedewa, Andrew <Andrew.Fedewa@lansingmi.gov>
Subject: [EXTERNAL] Planning Commission meeting3-3

Dear Planning Commission members:

I am supportive of this rezone

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.

This change in zoning is an appropriate use of the property and its location. It borders the downtown core but does not appear to be the best zoning for this area. It has not been used for anything but parking in recent years. It is unlikely any retail, service or housing development would ever be viable on these parcels.

I am supportive of the sale of the following property.

C. Act-4-2026, 325 Riverfront Dr., Lansing Shuffle, Sale of Property

Mitch Rice

Ward 2 resident



March 3, 2026

Lansing City Planning Commission
Neighborhood Empowerment Center
600 W Maple Street
Lansing, MI 48906

RE: Support for Item 4.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

Dear Chair and Members of the Planning Commission:

On behalf of the Lansing Regional Chamber of Commerce, we write once again to express our strong and unwavering support for Item 4.B. Z-3-2026, the request to conditionally rezone the property located in the 200 blocks of South Cedar Street and South Larch Street, including 229 S. Larch St., from DT-3 Downtown Core to IND-1 Industrial.

As you may recall, the Chamber previously submitted a letter of support for this project in November 2025. While this item was subsequently required to be refiled, our support has never wavered. We continue to believe this conditional rezoning represents a strategic and forward-looking opportunity for the City of Lansing.

As the leading voice for the business community and a long-standing partner in Lansing's economic growth, we are committed to advancing opportunities that strengthen our economy, create jobs, and support the continued vitality of our capital city. Deep Green's proposed development represents a significant private investment in Lansing's future and aligns directly with our region's focus on innovation, sustainability, and advanced technology infrastructure.

This approximately 120-million-dollar project would transform underutilized, city owned land into a productive, revenue generating, high value use that supports long term economic growth. Property that currently functions as a surface parking lot generating no property tax revenue would become a world class data center facility bringing meaningful economic activity, local business opportunities, and new jobs to our region.

The proposed use is compatible with adjacent properties, including the Lansing Board of Water and Light water conditioning plant located across the street. Existing surrounding uses such as the solar array and nearby vehicle service centers establish an appropriate context for this type of development. Importantly, this is a conditional rezoning request. If the property were ever to





change ownership, the only permitted use would remain a data center and supporting facilities. This provides long term certainty and alignment with the intended vision for the corridor.

Deep Green's sustainable model, including the potential to reuse waste heat to support nearby buildings, reflects one of the most forward thinking and environmentally responsible data center approaches in the country. This development builds on the Lansing Board of Water and Light's legacy of innovative energy investment and complements ongoing corridor revitalization efforts extending from REO Town into the Stadium District and downtown core.

Communities that lead in digital infrastructure, energy innovation, and sustainable technology will be best positioned to attract the next generation of employers and talent. This project strengthens Lansing's competitive position, supports continued corridor investment, and signals that our community is open to responsible, high tech economic development.

For these reasons, we respectfully and strongly encourage the Planning Commission to approve Item 4.B. Z-3-2026. This conditional rezoning advances our shared goal of building a strong, vibrant, and innovative regional economy.

Thank you for your continued service to the City of Lansing and for your thoughtful consideration of this important action item.

Sincerely,

A handwritten signature in black ink that reads 'Tim Daman'.

Tim Daman
President & CEO
Lansing Regional Chamber of Commerce



ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-051
Addresses: 0 S Cedar St.
Legal Descriptions: S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-082
Addresses: 0 S Cedar St.
Legal Descriptions: LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-122
Addresses: 0 E Kalamazoo St.
Legal Descriptions: S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number: Z-3-2026
Parcel Number: 33-01-01-16-427-192
Addresses: 220 S Larch St.
Legal Descriptions: S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S 57.75 FT, W 17.18 FT, NW'LY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

With the conditions that 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, which shall run with the land and be binding upon all future owners thereof.

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

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

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

Resolution #2026-###

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

Act-4-2026, 325 Riverfront Drive, Sale of Lansing Shuffle Building, Placement on August 4, 2026 Ballot

WHEREAS, the City of Lansing is the owner of a parcel of real property at 325 Riverfront Drive, commonly known as 'Rotary Park' and 'Lansing Shuffle' and legally described as:

PID # 33-01-01-16-427-122

COM 360 FT W OF NE COR LOT 1, TH S 00DEG 05MIN 21SCD W 323 FT, S 32DEG 43MIN 09SCD E 212.85 FT, SE'LY ON 451.57 FT RAD CURVE TO RT CHORD BEARING S 25DEG 08MIN 02SCD W 480.55 FT, S 07DEG 00MIN 46SCD E 12.59 FT, N 24DEG 26MIN 12SCD W 37.25 FT, N 89DEG 58MIN 20SCD W 140.91 FT TO GRAND RIVER, N'LY ALONG RIVER TO S R/W LINE OF SHIAWASSEE ST, S 89DEG 58MIN 20SCD E 167.38 FT TO BEG; BLOCK 245 ORIG PLAT; and

WHEREAS, terms of the Lease Agreement between the City of Lansing and Lansing Shuffle LL LLC allow Lansing Shuffle LL LLC to request that the City of Lansing begin the process of placing the sale of the Lansing Shuffle building on a general or special election ballot; and

WHEREAS, the City of Lansing proposes to sell a portion of 325 Riverfront Drive, including the building known as 'Lansing Shuffle' (the "Property") and adjacent land, and legally described as:

COMMENCING 360.00 FEET N89°58'20"W (RECORDED AS WEST) OF THE NORTHEAST CORNER OF LOT 1, AND S00°05'21"W 323.00 FEET AND S32°43'09"E 16.03 FEET TO THE POINT OF BEGINNING; THENCE S32°43'09"E 215.67 FEET; THENCE SOUTHWESTERLY 145.26 FEET ALONG A 451.57 FEET RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING S48°08'54"W 144.64 FEET; THENCE N51°09'02"W 34.34 FEET; THENCE N22°35'39"W 105.32 FEET; THENCE N22°14'57"W 105.61 FEET; THENCE N57°54'54"E 115.92 FEET TO THE POINT OF BEGINNING; BLOCK 245, ORIGINAL PLAT OF THE TOWN OF MICHIGAN, NOW CITY OF LANSING, CONTAINING 0.70 ACRES OF LAND, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD; and

WHEREAS, sale of the Property is in the best interest of the City, the Property is not necessary for City operations, and the City will no longer incur the expenses associated with maintenance of the property; and

WHEREAS, the Property is dedicated park land and Section 8-403.6 of the Lansing City Charter and Ordinance 208.10 require sale of park land be approved by the voters of the City of Lansing; and

WHEREAS, on March 3, 2026, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted 7-0 to recommend approval of Act-4-2026, 325 Riverfront Drive, Sale of Lansing Shuffle Building, Placement on August 4, 2026 Ballot, as proposed; and

WHEREAS, on March 11, 2026, the Parks Board, reviewed the proposal and approved recommending placing the sale of the Lansing Shuffle Building on the ballot for consideration by Lansing voters; 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-4-2026, and authorizes the proposal to sell the Lansing Shuffle Building to be submitted to the electors of the City of Lansing for approval as required by Section 8-403.6 of the Lansing City Charter at the election to be held on August 4, 2026.

BE IT FURTHER RESOLVED that said proposal be submitted to the electors of the City in manner and form substantially as follows:

SHALL THE CITY OF LANSING BE AUTHORIZED TO SELL THE PROPERTY KNOWN AS LANSING SHUFFLE BUILDING, LEGALLY DESCRIBED AS:

COMMENCING 360.00 FEET N89°58'20"W (RECORDED AS WEST) OF THE NORTHEAST CORNER OF LOT 1, AND S00°05'21"W 323.00 FEET AND S32°43'09"E 16.03 FEET TO THE POINT OF BEGINNING; THENCE S32°43'09"E 215.67 FEET; THENCE SOUTHWESTERLY 145.26 FEET ALONG A 451.57 FEET RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING S48°08'54"W 144.64 FEET; THENCE N51°09'02"W 34.34 FEET; THENCE N22°35'39"W 105.32 FEET; THENCE N22°14'57"W 105.61 FEET; THENCE N57°54'54"E 115.92 FEET TO THE POINT OF BEGINNING; BLOCK 245, ORIGINAL PLAT OF THE TOWN OF MICHIGAN, NOW CITY OF LANSING, CONTAINING 0.70 ACRES OF LAND, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD

YES ____

NO ____

BE IT FURTHER RESOLVED that the votes cast upon the proposal shall be counted, canvassed, and returned, and the results determined in the same manner as required for other electoral questions as prescribed by law.

BE IT FURTHER RESOLVED that the City Clerk is required to provide sufficient notice of the placement of this ballot proposal, in conformance with state election law, including to the County Clerk and is hereby authorized to take appropriate steps for the placement on the August 4, 2026 ballot.

BE IT FINALLY RESOLVED that if the sale of the Property is approved by the voters of the City of Lansing, and if the Administration subsequently negotiates an agreement for that purpose, that such sale, and appropriation of net proceeds, shall be returned to the Lansing City Council for final approval.

**Act-4-2026, 325 Riverfront Drive, Lansing Shuffle.
Sale of Property**

This is a request to place the question of sale of the building known as Lansing Shuffle, at 325 Riverfront Drive on the August 4, 2026 election ballot and to review the proposed sale of City-owned real property.

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 Lansing Shuffleboard LL LLC requested to purchase the property, as outlined in the signed lease agreement, the City is obligated to begin the process to place the question of selling the property on the August 4, 2026 primary election ballot.

The parcel must be split prior to sale to separate the building and the park property. 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.

During agency referral various comments were made regarding utilities, various easements, and the public use of the building. These items will have to be determined during the sale agreement process.

City departments have stated that the building is not necessary for any City event, programming, function, operation, or storage, there is no public need for the building.

Following the August 4, 2026 election, the City and the applicant will enter into a sale agreement that will be subject to a public hearing at the City Council and a final vote of City Council.

City Planning and Zoning Office staff recommended approval of placing the question of the sale on the August 4, 2026 ballot and in support of the sale of the building known as Lansing Shuffle at 325 Riverfront Dr. 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.

At the public hearing held by the Planning Commission on March 3, 2026, one individual, general manager for Lansing Shuffle spoke in support, and one individual spoke in opposition of the request.

At the same meeting, a motion to approve the request was carried unanimously by a vote of 7-0.

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, 2026 meeting. Planning Commission is reviewing the question of the sale as part of the established Act 33 review process.

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

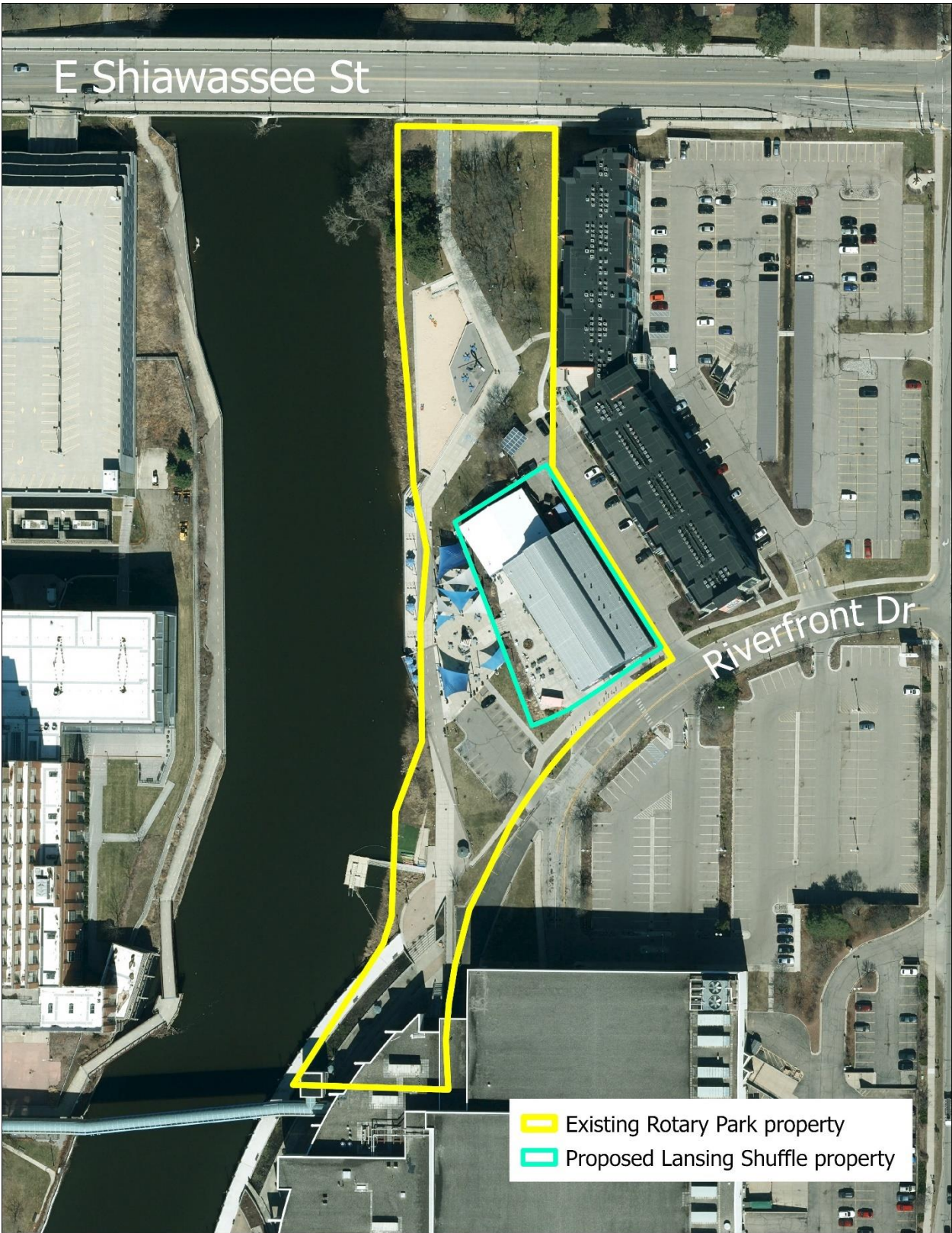
- *(Erin Buitendorp, Manager)* No objection.

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:



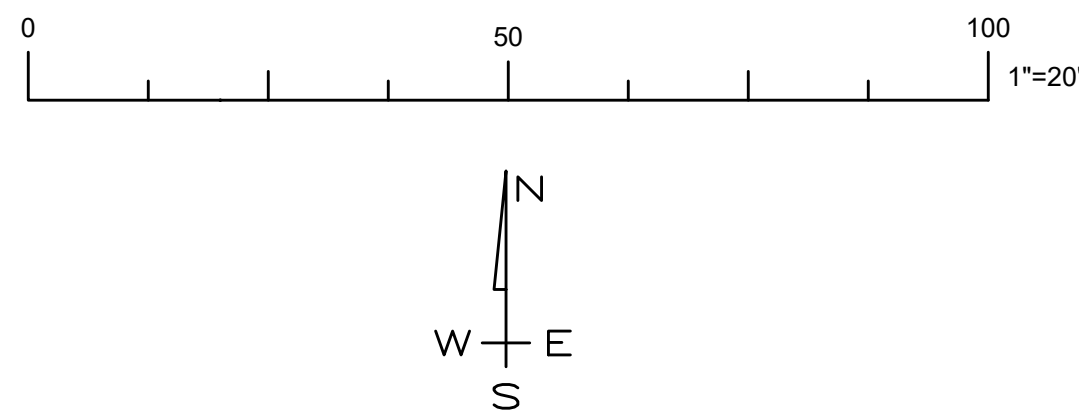
Act-4-2026, 325 Riverfront Dr., Sale of Real Property - STAFF REPORT

Streetview: (looking northeast, February 2026)

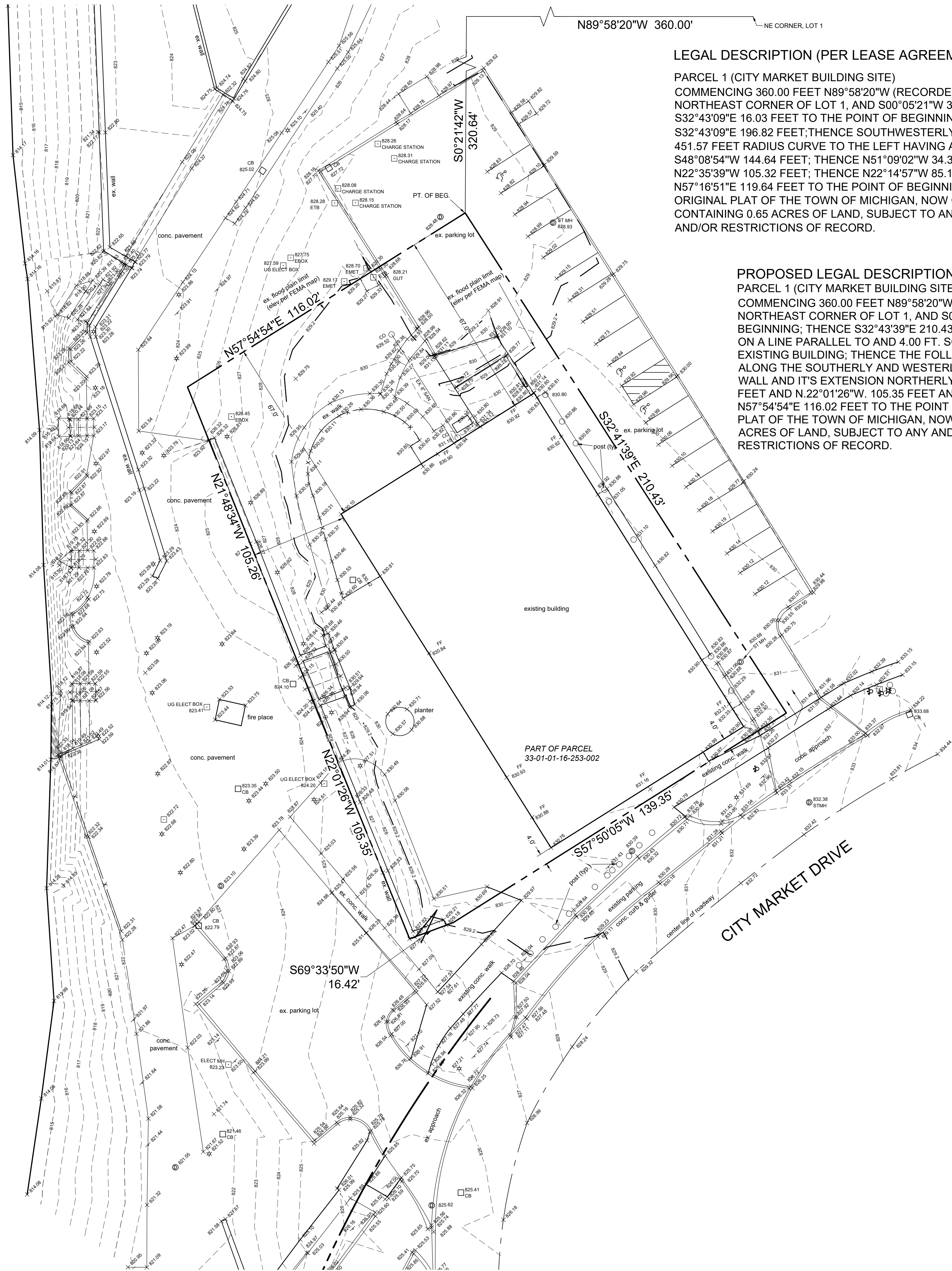


Interior:





GRAND RIVER



LEGAL DESCRIPTION (PER LEASE AGREEMENT)

PARCEL 1 (CITY MARKET BUILDING SITE)
COMMENCING 360.00 FEET N89°58'20"W (RECORDED AS WEST) OF THE
NORTHEAST CORNER OF LOT 1, AND S00°05'21"W 323.00 FEET AND
S32°43'09"E 16.03 FEET TO THE POINT OF BEGINNING; THENCE
S32°43'09"E 196.82 FEET; THENCE SOUTHWESTERLY 145.26 FEET ALONG A
451.57 FEET RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING
S48°08'54"W 144.64 FEET; THENCE N51°09'02"W 34.34 FEET; THENCE
N22°35'39"W 105.32 FEET; THENCE N22°14'57"W 85.13 FEET; THENCE
N57°16'51"E 119.64 FEET TO THE POINT OF BEGINNING; BLOCK 245,
ORIGINAL PLAT OF THE TOWN OF MICHIGAN, NOW CITY OF LANSING,
CONTAINING 0.65 ACRES OF LAND, SUBJECT TO ANY AND ALL EASEMENTS
AND/OR RESTRICTIONS OF RECORD.

PROPOSED LEGAL DESCRIPTION

PARCEL 1 (CITY MARKET BUILDING SITE)
COMMENCING 360.00 FEET N89°58'20"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 IT'S EXTENSION NORTHERLY AND EASTERLY: S.69°33'50"W. 16.42
FEET AND N.22°01'26"W. 105.35 FEET AND N. 21°48'34"W. 105.26 FEET; THENCE
N57°54'54"E 116.02 FEET TO THE POINT OF BEGINNING; BLOCK 245, ORIGINAL
PLAT OF THE TOWN OF MICHIGAN, NOW CITY OF LANSING, CONTAINING 0.66
ACRES OF LAND, SUBJECT TO ANY AND ALL EASEMENTS AND/OR
RESTRICTIONS OF RECORD.

CIVIL & SURVEY
Mason Browns Associates
2708 Brule Road
Bloomfield Hills, MI 48304

EXISTING CONDITIONS

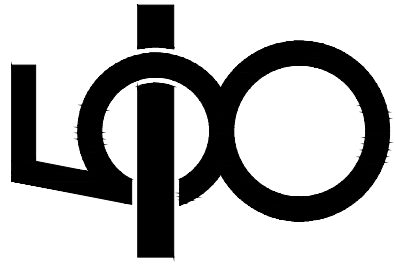
PERMIT DRAWINGS - PHASE 1

LANSING SHUFFLE

325 CITY MARKET DRIVE - LANSING - MICHIGAN -
48912

FIVE - EIGHTHS

2321 WOLCOTT STREET
FERNDALE - MI -
48220
313 - 936 - 0835
INFO@FIVE-EIGHTHS.COM



PROJECT ISSUE DATE:
SITE PLAN REVIEW:
10 / 12 / 2021

PERMIT DRAWINGS - PHASE 1:
11 / 24 / 2021

LEASE AREA REV. - PHASE 1:
03 / 07 / 2022

C/
1.00



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

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 380.00 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°32'05"W 18.42'

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:

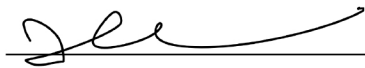
- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

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

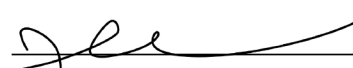
FEES:

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

-----Original Message-----

From: Ali Peeler <alipeeler@icloud.com>

Sent: Monday, February 23, 2026 11:24 AM

To: Clerk, City <City.Clerk@lansingmi.gov>; CityAtty <CityAtty@lansingmi.gov>; City Council

<City.Council@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>

Subject: [EXTERNAL] 325 Riverfront Rezoning Clarification and Guardrails Request

Mayor and Council Members,

I am writing regarding the zoning status of 325 Riverfront, the location of Lansing Shuffle.

If the intended and represented use is a food hall, bar, brewery, or production kitchen, that is a commercial hospitality function. If industrial zoning is being applied or considered, I request clear clarification on the following:

1. What is the current zoning designation of 325 Riverfront.
2. Is a rezoning proposed or pending for this parcel.
3. If industrial classification is involved, which specific district applies.
4. What uses are permitted by right under that designation.

Riverfront property adjacent to public space warrants heightened scrutiny. Industrial zoning allows a broad range of uses beyond hospitality. Zoning defines what is legally permitted regardless of current ownership or stated intent.

If industrial classification is necessary to accommodate brewing or production equipment, that should be narrowly justified and clearly documented. I request confirmation as to whether binding limitations, overlay protections, or deed restrictions will be implemented to prevent incompatible industrial activity on this parcel now and in the future.

Public confidence depends on enforceable guardrails, not assumptions.

Please provide written clarification so residents understand exactly what is permitted at 325 Riverfront under current and proposed zoning.

Respectfully,

Alison Peeler

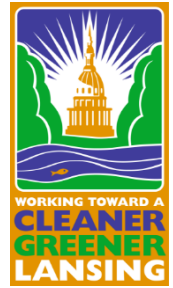
Sent from my iPhone



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

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



To: Andy Schor, Mayor

From: Scott D. Cook, Assistant City Engineer 

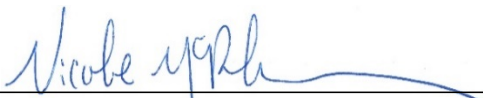
Date: February 27, 2026

Subject: Major Street Project: Pennsylvania Ave – Mt Hope Ave – Jolly Rd
Reconstruction and Rehabilitation JN's 215549, 215992, 215995
Contractor Request for a Noise Waiver

Michigan Paving and Materials Company, the Contractor for the Major Streets Reconstruction and Rehabilitation project, has requested a noise waiver for the project. This project is for the reconstruction of Pennsylvania Avenue from Mt Hope Avenue to Fayette Street, the rehabilitation of Mt Hope Avenue from Pennsylvania Avenue to Aurelius Road, and reconstruction and rehabilitation of Jolly Road from Cedar Street to Pennsylvania Avenue. The noise waiver would allow the contractor to work on Saturdays between 8:00 am and 5:00 pm from April 1, 2026, through November 14, 2026. The noise waiver would assist in limiting the amount of time that vehicle traffic will be detoured, limit the duration businesses along Pennsylvania, Mt Hope, and Jolly would be directly impacted during construction and keep the project on schedule with the uncertainty of weather impacts. The sewer and roadway Contractor (Sub) is planning to work M-F, although they are requesting the ability to work Saturdays to maintain the schedule, if weather delays occur. The paving Contractor (Prime) is requesting the ability to pave on Saturdays, if needed to maintain the schedule, if weather delays occur.

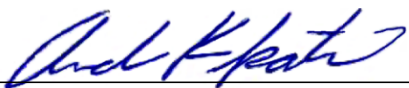
The Public Service Department recommends the Contractor be granted the requested noise waiver.

If you have any questions, please let me know.



Nicole McPherson, PE, City Engineer

Date: 2-27-26



Andy Kilpatrick, PE, Director of Public Service

Date: 3-2-26

Resolution #2026-###

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

WHEREAS, the City of Lansing Department of Public Service is planning to reconstruct Pennsylvania Avenue from Mt Hope Avenue to Fayette Street, rehabilitate Mt Hope Avenue from Pennsylvania Avenue to Aurelius Road, and reconstruct and rehabilitate Jolly Road from Cedar Street to Pennsylvania Avenue (collectively the "Project"); and

WHEREAS, this project includes underground sewer work on all 3 roadway segments and water main work on the Mt Hope Avenue segment; and

WHEREAS, from April 1, 2026 through November 14, 2026, Michigan Paving and Materials, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

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

- Limit the amount of time that vehicle traffic will be detoured; and
- Limit the duration businesses along Pennsylvania Avenue, Mt Hope Avenue, and Jolly Road would be directly impacted during construction; and
- Keep the project on-schedule with uncertainty of weather impacts; and

WHEREAS, a public hearing was held on Monday, _____, 2026, in consideration of the request by Michigan Paving and Materials Company, for issuance of a waiver of the noise ordinance in the Project area on Saturdays from 8:00 AM to 5:00 PM from April 1, 2026 through November 14, 2026; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period;

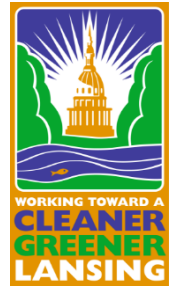
NOW THEREFORE BE IT RESOLVED that the City Council grants a waiver of the noise ordinance for construction noise in the Project area on Saturdays from 8:00 AM to 5:00 PM from April 1, 2026, through November 14, 2026.



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

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



To: Andy Schor, Mayor

From: Scott D. Cook, Assistant City Engineer 

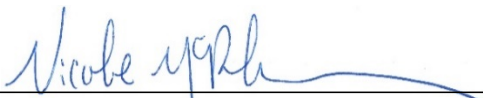
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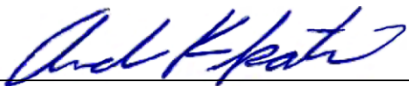
The Public Service Department recommends the Contractor be granted the requested noise waiver.

If you have any questions, please let me know.



Nicole McPherson, PE, City Engineer

Date: 2-27-26



Andy Kilpatrick, PE, Director of Public Service

Date: 3-2-26

Resolution #2026-###

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

WHEREAS, the City of Lansing Department of Public Service is planning to reconstruct Pennsylvania Avenue from Mt Hope Avenue to Fayette Street, rehabilitate Mt Hope Avenue from Pennsylvania Avenue to Aurelius Road, and reconstruct and rehabilitate Jolly Road from Cedar Street to Pennsylvania Avenue (collectively the "Project"); and

WHEREAS, this Project includes underground sewer work on all 3 roadway segments and water main work on the Mt Hope Avenue segment; and

WHEREAS, from April 1, 2026 through November 14, 2026, Michigan Paving and Materials, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

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

- Limit the amount of time that vehicle traffic will be detoured; and
- Limit the duration businesses along Pennsylvania Avenue, Mt Hope Avenue, and Jolly Road would be directly impacted during construction; and
- Keep the project on-schedule with uncertainty of weather impacts.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, _____, 2026, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance for the Project on Saturdays from 8:00 AM to 5:00 PM until project completion in the fall of 2026.

Resolution #2026-

Resolved by the City Council of the City of Lansing

WHEREAS, a public hearing was held on Monday, **March 23, 2026**, in consideration of the request by Granger Construction., the construction contractor for the Tecumseh River Road Pump Station (TRRPS) Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the period of April 11, 2026 through October 31, 2026; and

WHEREAS, the waiver is requested for a project area generally bounded by Tecumseh River Park on the northside, Tecumseh River Park and the Lansing Wastewater Treatment Plant on the westside, Willow Street on the southside, and Sunset Drive on the eastside; and

WHEREAS, the large amount of construction required for this project will encompass all of the 2026 and 2027 construction season; and

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area; and

WHEREAS, for the period of April 11, 2026, through October 31, 2027 the construction contractor, Granger Construction., has requested a waiver of the noise ordinance on Saturdays from 7:00 AM to 3:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver for selected Saturday work during critical path activities in order to:

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work some Saturdays when necessary for completion of critical work activities; and
- Keep the project on-schedule based on weather days.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Granger Construction while the company is conducting work as part of the Tecumseh River Road Pump Station (TRRPS) Project on Saturdays from 7:00 AM to 3:30 PM for the period of April 11, 2026, through October 31, 2027.

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Resolution #2026-###

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

WHEREAS, the City of Lansing Department of Public Service is constructing the utility and infrastructure improvements associated with the Tecumseh River Road Pump Station (TRRPS), a project area generally bounded by Tecumseh River Park on the northside, Tecumseh River Park and the Lansing Wastewater Treatment Plant on westside, Willow Street on the southside, and Sunset Drive on the east side; and

WHEREAS, the large amount of construction required for this project will encompass all of the 2026 construction season and all of the 2027 construction season; and

WHEREAS, this project includes a significant amount of utility work and other improvements on the local neighborhood streets within the project area; and

WHEREAS, for the periods April 11, 2026, through October 30, 2027, the construction contractor, Granger. Inc., has requested a waiver of the noise ordinance on Saturdays from 7:00 AM to 3:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver for selected Saturdays during critical path activities in order to:

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

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, March 23, 2026, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance to Granger Construction., while the company is conducting work as part of the Tecumseh River Road Pump Station Project on Saturdays from 7:00 AM to 3:30 PM for the periods April 11, 2026, through October 31, 2027.



MEMORANDUM

To: Mayor Andy Schor and City Council

From: Parking Services Office

Date: 03/04/2026

Subject: Proposed Legislation for Parking Services

The City of Lansing Department of Economic Development and Planning has proposed four (4) separate but related pieces of legislation for Council's consideration. These items have been drafted to address system needs identified by Walker Consultants in December 2023, as part of their comprehensive study of parking services, assets, and policies within the City of Lansing.

1. The **Metered Parking Hours of Operation Ordinance** seeks to amend the existing hours of enforcement for metered parking with the intention of better aligning enforcement with motorist use patterns and local commercial activities, as documented in the parking study noted above. The new proposed enforcement hours would be 9:00 am – 6:00 pm, Monday through Friday. The current enforcement hours for metered parking are 8:00 am – 6:00 pm.
2. The **Metered Parking Reduced Payment Rate Ordinance** seeks to amend the time during which an expired meter violation can be paid at a reduced rate with the intention of establishing more reasonable and consistent administrative policies for violations. The proposed amendment would allow an expired meter violation to be paid at a reduced rate until midnight on the day the violation was issued. The current ordinance allows for this reduced rate only if the fine is paid within two hours of the violation being issued.

This proposed amendment also strikes language that requires violations to be paid “in person at the parking violations bureau”, in recognition of virtual payment options that are made available on the Parking Services website.

3. The **Expired Meter Fines Resolution** seeks to increase the fine structure for expired meter violations with the intention of encouraging motorist compliance with maximum daily parking rates and discouraging overall expired meter violations. The new fine structure is proposed below and also incorporates the amended time to pay a violation at a reduced rate as noted in Item 2 above.

Payment by Midnight on Day of Issuance:	\$25.00
Standard Fine, paid from 12:01AM on day after issuance up to 14 th day:	\$35.00
Payment made from 12:01AM on 15 th day after issuance up to 28 th day:	\$45.00
Payment made from 12:01AM on 29 th day after issuance up to 42 nd day:	\$55.00

The current fine structure for expired meter violations is set at \$15.00 (same day), \$25.00 (up to 14th day), \$35.00 (up to 28th day), and \$45.00 (up to 42nd day).

4. The **Progressive Rate Structure Resolution** seeks to increase the parking fee structure for extended (typically full day) use of on-street parking spaces within the City. The resolution's intention is to encourage motorists to utilize parking ramp assets for extended use, leaving a higher proportion of on-street spaces available for visitors and patrons seeking parking for a limited time. The new fee structure is proposed below and also incorporates the amended time that parking enforcement will begin as noted in Item 1 above

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances Section 404.01(e) to modify Uniform Traffic Code parking regulation Rule 141 to provide that the operating hours of time and location regulated parking in the Lansing Municipal Parking System shall be between 9:00 a.m. to 6:00 p.m., Monday through Friday.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404, Section 404.01, Subsection (e) of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

(e) The following language is added to the end of Rule 141:

The operating hours for all metered parking in the Lansing Municipal Parking System are ~~8:00~~ **9:00** a.m. through 6:00 p.m., Monday through Friday.

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 14th day after enactment, unless given immediate effect by City Council.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Code of Ordinances of the City of Lansing by amending Section 404.01(e) to modify Uniform Traffic Code parking regulation Rule 141 to provide that the operating hours of time and location regulated parking in the Lansing Municipal Parking System shall be between 9:00 a.m. to 6:00 p.m., Monday through Friday.

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

Resolution #2026-###

By the Committee on City Operations
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, 2026**, 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 to amend Chapter 404 of the Code of Ordinances of the City of Lansing by amending Section 404.01(e) to modify Uniform Traffic Code parking regulation Rule 141 to provide that the operating hours of time and location regulated parking in the Lansing Municipal Parking System shall be between 9:00 a.m. to 6:00 p.m., Monday through Friday.

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances Section 404.03 to allow payment of a reduced rate for an expired meter violation until midnight of the day of issuance.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404, Section 404.03, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

404.03. - Fines for parking violations.

(a) Subject to subsections (b), (c), and (d), fines for parking violations shall be set by council resolution. The fines set by council resolution shall include a rate for fines paid within 14 days of issuance of the citation, an increased rate for fines paid within 28 days of the issuance of the citation, and an additionally increased rate for fines paid within 42 days of issuance of the citation.

(b) Any person paying a fine for an expired meter violation ~~in person at the parking violations bureau~~ **before midnight on the day the citation was issued** shall pay a reduced rate set by council resolution ~~during the first two hours after the ticket was issued.~~

(c) Failure to pay the prescribed fee for parking in a city parking facility upon exiting the parking facility shall carry a fine set by council resolution in addition to the unpaid parking fee.

1 (d) Any person who fails to pay a fine set pursuant to this section within 42 days from the
2 date of issuance of the ticket shall be responsible for a civil infraction punishable as
3 provided by law.

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

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

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

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by amending Section 404.03 for the purposes of allowing payment at a reduced rate for an expired meter violation until midnight of the day of issuance.

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

Resolution #2026-###

By the Committee on City Operations
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, , 2026**, 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 for amending Chapter 404 of the Lansing Codified Ordinances Section 404.03 to allow payment of a reduced rate for an expired meter violation until midnight of the day of issuance.

Resolution #2026-###

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

WHEREAS, currently, citations for an expired meter violation are \$15.00 if paid by midnight on the day of issuance, \$25.00 the following day, \$35.00 if paid within 14 days, and \$45.00 if paid within 28 days; and

WHEREAS, the proposed updates to parking meter policies, including the ability for motorists to continue paying throughout the day, necessitate a review and adjustment of expired meter fines; and

WHEREAS, the current fine structure may incentivize motorists to receive a citation rather than pay the maximum daily parking rate, creating unintended consequences for the city's parking management; and

WHEREAS, increasing fines for expired meter violations would encourage compliance and ensure that fines exceed the maximum daily parking rate, thereby discouraging violations; and

WHEREAS, pursuant to City of Lansing Ordinance 404.03, parking fines are set by Council resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves the following fines for expired meter violations:

Payment by Midnight on Day of Issuance:	\$25.00
Standard Fine, paid from 12:01AM on day after issuance up to 14 th day:	\$35.00
Payment made from 12:01AM on 15 th day after issuance up to 28 th day:	\$45.00
Payment made from 12:01AM on 29 th day after issuance up to 42 nd day:	\$55.00

Resolution #2026-###

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

WHEREAS, currently, hourly rates for on-street parking locations within the City of Lansing increase consistently by \$1.50 per hour, to a maximum daily charge of \$15.00, which is equivalent to the maximum daily parking rates in parking ramps owned and maintained by the City; and

WHEREAS, the current rate structure may incentivize motorists to utilize on-street parking locations for extended visits rather than pay the maximum daily parking rate in parking ramps, creating unintended consequences for motorists seeking parking solutions for short-term visits; and

WHEREAS, progressively increasing rates for on-street parking locations would encourage motorists to make use of parking ramps for extended visits by increasing the relative value of the maximum daily parking rates in parking ramps; and

WHEREAS, pursuant to City of Lansing Ordinance 404.03, parking rates are set by Council resolution.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the following hourly rates for on-street parking:

Total Hours	Amount/Hour	Total Charge	Example Parking Duration
0 minutes to 1 hour	\$1.50	\$1.50	9A-10A
1 hour to 2 hours	\$1.50	\$3.00	9A-11A
2 hours to 3 hours	\$2.00	\$5.00	9A-12P
3 hours to 4 hours	\$3.00	\$8.00	9A-1P
4 hours to 5 hours	\$3.00	\$11.00	9A-2P
5 hours to 6 hours	\$3.00	\$14.00	9A-3P
6 hours to 7 hours	\$4.00	\$18.00	9A-4P
7 hours to 8 hours	\$4.00	\$22.00	9A-5P
8 hours to 9 hours	\$4.00	\$26.00	9A-6P

Resolution #2026-###

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

WHEREAS, East Lansing Crossfit designated a 2025 Community Service Project Donation in support of the C.A.R.E. unit for Domestic Violence efforts and;

WHEREAS, ELCF donated \$744.00 to the LPD CARE Unit; and

WHEREAS, the donation is not specifically designated for use and will therefore be used for CARE Unit client needs; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the donations to the LPD CARE Unit, a division of Patrol totaling \$744.00; and

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



Andy Schor, Mayor

CITY OF LANSING
Purchasing Office
124 W. Michigan Ave 3rd Floor
Lansing, Michigan 48933
(517) 483-4128

TO: Andy Schor, Mayor

February 19, 2026

FROM: Stephanie Robinson, Senior Buyer

SUBJECT: Emergency Purchase Order – WWTP Clarifier #21 Emergency Rehabilitation

Please include this Emergency Purchase packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.04.

In summary, the Purchasing Office processed the following Emergency Purchase transaction:

Department: Public Service – WWTP

Vendor: Professional Pump, Belleville, Mi

Item Purchased: Emergency repair on WWTP Clarifier #21

Dollar Amount: \$570,175.00

Information pertaining to this Emergency Purchase is attached for your information

This letter is filed in accordance with the Purchasing Ordinance Section 206.04 (a) and (b)

sr



CITY OF LANSING
124 W. Michigan Ave
Lansing, MI 48933
(517) 483-4128

TO: CRN TOPCO LLC
PROFESSIONAL PUMP
41743 HAGGERTY CIRCLE
CANTON, MI 48188
WEB@PROFESSIONALPUMP.COM

PURCHASE ORDER	
P.O. NUMBER	P093779
DATE	02/19/2026
VENDOR I.D.	V051481
FOB	DELIVERED
REQUISITION NO	PR023281
OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE	

DELIVER ITEMS TO:
PUBLIC SERVICE WASTEWATER TREATMENT 1625 SUNSET ST LANSING, MI 48917 ATTN JANETTE TATE

SEND INVOICE TO:
PUBLIC SERVICE WASTEWATER TREATMENT 1625 SUNSET ST LANSING 48917

Item No.	QTY	Description	Unit Price	Extended Price
1	570,175.00	REHAB OF FINAL CLARIFIER #21 590-933610-972000-20188 \$570,175.00	\$1.00	\$570,175.00
Total:				\$570,175.00
EMERGENCY REPAIR OF THE CLARIFIER #21 WWTP				

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Goods other than those specified on this order must not be substituted or prices changed without authorization.
2. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.

Federal Tax ID: 38-6004628

Date
Printed: 02/19/2026

AUTHORIZED SIGNATURE

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 24, 2026 9:45 AM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Cc: LPDinternalaffairs
Subject: [EXTERNAL] Formal Communication for the Public Record

Formal Communication for the Public Record

To: Chris Swope, Lansing City Clerk

Cc: Lansing City Council Members

From: Alison Peeler

Date: February 24, 2026

Subject: Formal Correction of Public Record Regarding Neighbor Dispute and Judicial Findings

Dear Clerk Swope and Honorable Council Members,

I am submitting this written communication to ensure that the City of Lansing's historical records accurately reflect the verified judicial

outcomes of a multi-year neighborhood dispute involving myself and a former resident of Paris Avenue, Diane Petryk.

Public narratives currently circulating online and within the City of Lansing records omit critical legal facts. To maintain the integrity of the public record, I wish to formally enter the following findings from the Ingham County Circuit and Probate Courts into the city archives:

1. **Denial of All Petryk Petitions:** Between 2022 and 2024, Diane Petryk filed **six (6)** separate petitions for Personal Protection Orders (PPOs) against me. In every instance, the court reviewed the evidence and **DENIED** the petitions, finding no basis for claims of harassment or stalking.
2. **Granting of Protection to Peeler:** In contrast to the denials above, the court found sufficient cause to **GRANT a Personal Protection Order to me** against Diane Petryk to ensure my safety and the security of my property.
3. **Judicial Probable Cause (Case 23-000191-MI-P33):** The mental health transport order issued by Judge Richard Garcia for Diane Petryk was a lawful judicial mandate based on probable cause established in court, refuting claims of private or "predatory" interference.

4. **Validity of Code Enforcement Reports:** My communications with City Code Enforcement regarding 218 Paris Avenue were documented as legitimate concerns regarding **mold, flooding, and structural blight** which posed a health hazard to the surrounding properties.

I request that this letter be included in the "**Communications**" section of the next available City Council meeting agenda (scheduled for **March 9, 2026**) and permanently filed with the City Clerk's office.

Thank you for your assistance in ensuring the accuracy of Lansing's public records.

Sincerely,
Alison Peeler Lansing Resident & Community Advocate

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, February 23, 2026 11:17 PM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: [EXTERNAL] Neighborhood Stability and Noise Ordinance Reform Proposal for Immediate Consideration

Dear Council President and Members of Council,

I am submitting for your review the attached policy framework titled "Neighborhood Stability, Modern Enforcement, and Structured Resolution."

This proposal is informed not only by recent Council action adopting the 2021 International Property Maintenance Code and the unified violation notice system, but also by direct lived experience within Lansing's complaint, enforcement, and court processes. Several members of Council are familiar with portions of that history, including the prolonged neighborhood dispute that involved code enforcement complaints, noise ordinance issues, police reports, and related court filings.

The documented procedural outcomes of that dispute underscore a structural gap in how Lansing manages escalation, enforces nuisance violations, and communicates complaint dispositions. The experience demonstrated how quickly repeated filings and cross complaints can harden conflict when early structured intervention is not activated.

The current noise ordinance contains a significant enforcement barrier requiring officer witness of a violation. Because noise complaints are and should remain lower priority than emergency calls, this requirement makes consistent enforcement impractical. A revised ordinance removing the strict witness requirement, while preserving due process protections and establishing clear evidentiary standards, is necessary to protect neighborhood stability.

In addition, this proposal recommends:

- Measurable enforcement performance standards and public reporting
- A formal mediation referral partnership with the Resolution Services Center of Central Michigan
- A supervisory escalation review protocol for repeated cross complaint cycles
- Clear complaint lifecycle transparency

These reforms are not theoretical. They arise from real experience navigating Lansing's current system and observing where escalation could have been prevented through clearer standards and structured intervention.

I respectfully request agenda consideration for discussion of a revised noise ordinance and related implementation measures. I am available to meet and discuss draft language or implementation pathways at your convenience.

Neighborhood stability depends on enforceable standards, protected reporting, measurable accountability, and structured resolution. The work can begin now.

Respectfully,

Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, February 23, 2026 1:16 PM
To: Clerk, City; CityAtty; City Council; Lansing Mayor; Moses, Delvata R.; CoC Ingham County; Lansing Mayor
Subject: [EXTERNAL] Housing Application Reform and Centralized Match Proposal

Dear Council President and Members of Council,

I am writing to raise a structural concern regarding the current housing application process as it affects unhoused residents.

Many housing applications require prior rental history with landlord references and lease documentation. Applicants who are currently homeless, living in hotels, staying with family, or who have not held a formal lease for years are often unable to complete these applications without entering inaccurate information or abandoning the process entirely.

If housing status is not intended to disqualify someone, the application itself should not functionally require stable housing history in order to proceed.

This creates a measurable barrier for the very population our housing programs are designed to assist.

I am requesting that Council direct HRCS to review and reform the application process with the following changes:

1. Single Universal Application

Create one standardized housing application accepted by all landlords participating in city supported housing programs. Applicants complete it once. No duplicate forms. No repetitive data entry.

2. Centralized Housing Match Events

Host structured housing match sessions where registered landlords with verified vacancies meet pre screened applicants in one setting. Income verification and eligibility screening would be completed in advance. Landlords could issue conditional approvals on site. This converts weeks of uncertainty into structured decision making and reduces application fatigue.

3. Alternative Housing History Pathway Add clear options for housing status such as homeless, living in hotel, living with family, or no formal lease history. Allow alternative documentation including service provider references, hotel receipts, or self certification. The system should allow submission when traditional rental history does not exist.

4. Application Fee Reform

Prohibit multiple application fees across participating landlords and evaluate elimination or caps for verified unhoused applicants. If risk mitigation is a concern, the City should explore a limited landlord risk pool rather than shifting repeated financial burden onto applicants.

5. Transparency in Screening Standards Publish clear income thresholds, background screening criteria, decision timelines, and appeal processes. Uncertainty and repeated rejection without explanation contribute directly to instability.

Application fatigue is real. Repeated fees, repeated paperwork, and prolonged uncertainty create cognitive overload for residents already under significant stress. A system intended to reduce homelessness should not require maximum executive function from those experiencing housing instability.

I am requesting that this matter be referred to HRCS for review with a public report back to Council outlining current barriers, abandonment rates, denial reasons, and recommended corrective action.

Respectfully,

Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, February 23, 2026 11:24 AM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: [EXTERNAL] 325 Riverfront Rezoning Clarification and Guardrails Request

Mayor and Council Members,

I am writing regarding the zoning status of 325 Riverfront, the location of Lansing Shuffle.

If the intended and represented use is a food hall, bar, brewery, or production kitchen, that is a commercial hospitality function. If industrial zoning is being applied or considered, I request clear clarification on the following:

1. What is the current zoning designation of 325 Riverfront.
2. Is a rezoning proposed or pending for this parcel.
3. If industrial classification is involved, which specific district applies.
4. What uses are permitted by right under that designation.

Riverfront property adjacent to public space warrants heightened scrutiny. Industrial zoning allows a broad range of uses beyond hospitality. Zoning defines what is legally permitted regardless of current ownership or stated intent.

If industrial classification is necessary to accommodate brewing or production equipment, that should be narrowly justified and clearly documented. I request confirmation as to whether binding limitations, overlay protections, or deed restrictions will be implemented to prevent incompatible industrial activity on this parcel now and in the future.

Public confidence depends on enforceable guardrails, not assumptions.

Please provide written clarification so residents understand exactly what is permitted at 325 Riverfront under current and proposed zoning.

Respectfully,

Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, February 22, 2026 10:30 AM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: [EXTERNAL] Public Comment Questions Voucher Leasing Barriers and Landlord Practices

Mayor and Councilmembers,

I am requesting clarification regarding barriers to Housing Choice Voucher lease up in our community.

What percentage of issued vouchers successfully lease within the allotted search term?

How many vouchers expire unused each year and what are the documented reasons?

How many complaints have been filed regarding application fees, repeated denials, or landlords collecting screening fees without leasing?

Do we track how many applications a voucher household must submit before securing housing?

Are application fees capped or monitored for participating landlords?

Are there landlords with unusually high denial rates or repeated inspection failures who continue to receive voucher disbursements?

If data exists, will Council commit to public reporting on voucher lease up rates, landlord participation patterns, and complaint trends?

If data does not exist, will Council direct staff to begin collecting and reporting these metrics within twelve months?

Voucher households and taxpayers both deserve transparency on whether structural barriers exist in the leasing process.

Thank you.

Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Saturday, February 21, 2026 6:14 PM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: [EXTERNAL] Single Family Rental Conversion and Voucher Impact Review

Mayor and Members of Council,

I am submitting this communication to request a focused public review of single family rental conversion trends and their interaction with Housing Choice Voucher payment standards.

On my block, several small single family starter homes built between 1918 and 1930 have been acquired by LLCs at purchase prices ranging from approximately 11678 to 88000 over the past several years. Those same homes are now positioned at rents of approximately 1500 per month. Several accept Housing Choice Vouchers.

Rehabilitation of red tagged properties is positive. Voucher access is important. Investment is necessary.

The question before us is structural.

When voucher payment standards support rents at 1500 and multiple investor owned homes price directly to that ceiling, the ceiling can become the neighborhood rent anchor. Over time, starter homes convert into long term rental inventory, entry level ownership opportunities narrow, and public subsidy stabilizes portfolios without building resident equity.

For comparison, our home was purchased in 2021 for 72000 and carries a mortgage under 550 per month. That is attainable ownership. When similar homes rent for nearly three times that amount, the ownership ladder becomes harder to reach.

I respectfully request that Council direct the appropriate departments to provide a public report addressing:

The percentage of single family homes that are non homestead and LLC owned.

Investor ownership concentration by neighborhood.

The number of voucher participating single family rentals and average approved rent levels.

Owner occupancy trends over the past five years.

This is not a call to halt development. It is a call for transparent data and balanced oversight so rehabilitation, affordability, and ownership opportunity remain aligned.

Respectfully,

Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, February 20, 2026 1:23 PM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: [EXTERNAL] Request for Publication of Street and Sidewalk Cleaning Standards Following Michigan Avenue Corridor Preparation

February 20, 2026

Mayor and Members of Lansing City Council
124 W. Michigan Avenue
Lansing, Michigan 48933

Re: Street and Sidewalk Cleaning Standards and Schedule Transparency

Mayor and Council Members,

In advance of the Mayor's scheduled coffee meeting with the Governor of Michigan at Strange Matter Coffee on Michigan Avenue, Public Service crews reportedly cleaned sidewalks and swept streets within a two block radius of the event location.

The City's ability to mobilize quickly and deliver visible results confirms that awareness is not the issue. Capacity is not the issue.

Consistency is.

Residents across Lansing deserve clarity on whether this level of service is systematic or event driven.

To promote transparency and equitable service delivery, I respectfully request that the following be publicly released:

1. The current street sweeping and sidewalk cleaning schedule, including route maps.
2. The criteria used to prioritize corridors and neighborhoods.
3. The service frequency for each neighborhood.
4. The performance measures used to verify completion and quality.

Basic municipal services should be predictable, measurable, and consistently delivered across all neighborhoods, not concentrated around high profile visits.

Publishing the standard and the schedule would provide residents with clear expectations and restore confidence in equitable service delivery.

I look forward to your response.

Sincerely,

Alison Peeler
Lansing, Michigan

Sent from my iPhone

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 24, 2026 1:51 PM
To: Records Center LANSING MI; FOIA Request; Venker, Gregory; Clerk, City; City Council; Lansing Mayor
Subject: RE: [EXTERNAL] [Records Center] City - FOIA Request :: C048613-011226

To the FOIA Coordinator:

I am in receipt of the automated notice indicating that the above referenced request has been placed in “Waiting for Acceptance of Charges” status and may be administratively closed if I do not respond.

This is a developing pattern of potential intentional non production under the Michigan Freedom of Information Act.

Please consider this correspondence a formal response preserving the request.

First, I request a detailed itemized written fee calculation in compliance with MCL 15.234, including:

- Identification of each employee whose labor is being assessed
- The hourly wage rate used
- The specific task attributed to each labor charge
- The estimated time per task
- Confirmation that labor charges reflect actual incremental cost and not general overhead

Second, please confirm whether the estimate includes charges for review, redaction, or separation of exempt material. If so, identify the statutory basis for each anticipated exemption.

Third, if the estimate includes search time, please identify the custodians and systems anticipated to be searched.

This request concerns the selection of City Council leadership and committee assignments for the 2026 term, a matter of clear public interest involving elected officials and internal governance decisions. I therefore renew my request for a public interest fee waiver under MCL 15.234(1) and request a written determination if the waiver is denied.

Please note that the City is on notice of potential litigation arising from the matters underlying this request, and this FOIA seeks records directly relevant to that notice.

To avoid unnecessary labor expense, I am willing to confer regarding reasonable narrowing focused on summary level or system generated records. However, the request should not be administratively closed absent statutory grounds.

Please confirm in writing that this request will remain open pending resolution of the fee calculation and waiver determination.

Sincerely,

Alison Peeler

Sent from my iPhone

On Feb 24, 2026, at 1:24 PM, LANSING MI Records Center <lansingmi@govqa.us> wrote:



Dear Ali Peeler,

In regards to the City - FOIA Request received on 1/13/2026 requesting records, the records have been in "Waiting for Acceptance of Charges" status for 21 days. The City of Lansing will consider this request closed if you do not respond within the next 24 days. Thank you for using the FOIA Records Center.

Request Details:

Reference # C048613-011226

Description of Records Requested: Pursuant to the Michigan Freedom of Information Act, I request copies of all records, including but not limited to emails, text messages, memoranda, calendars, and draft documents, related to the selection of the Lansing City Council President for the 2026 term.

This request includes communications between City Council members, Council leadership, the Mayor's Office, the City Clerk, and the City Attorney from [date range].

I further request records related to the creation, discussion, or assignment of City Council committee positions during this same period.

This request also includes communications between City Council members and representatives of external organizations regarding council leadership or committee assignments.

This request is made for the purpose of public transparency.

Alison Peeler
517-708-7779

To view the full details of this request please log into the [FOIA Records Center](#).

This is an auto-generated email and has originated from an unmonitored email account. Please DO NOT REPLY



Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Tuesday, February 24, 2026 5:20 PM
To: Records Center LANSING MI; FOIA Request; Spadafore, Peter; Clerk, City
Subject: RE: [EXTERNAL] [Records Center] City - FOIA Request :: C049443-020526

Peter Spadafore
President, Lansing City Council
City of Lansing

Re: Appeal of FOIA Denial
Reference No. C049443-020526

Dear President Spadafore,

Pursuant to MCL 15.240, I hereby appeal the denial issued by the Office of the City Attorney on February 24, 2026, regarding FOIA Request C049443-020526.

The denial asserts that my request “is not a request for a public record” because it seeks identification of the existence of instruments rather than their substantive contents. This interpretation is inconsistent with the Michigan Freedom of Information Act.

My request sought records sufficient to identify whether specific writings exist, including the type of instrument, date created, responsible department, custodians, reporting pathways, and record systems. These are writings that, if they exist, are necessarily “prepared, owned, used, in the possession of, or retained by” the City within the meaning of MCL 15.232(i).

A request for records sufficient to identify existence is still a request for writings. Michigan FOIA does not require a requester to demand substantive content in order for a writing to qualify as a public record. Nor does it permit a public body to deny a request by characterizing it as abstract when it plainly seeks identifiable writings.

Further, the denial asserts that the request is overbroad and insufficiently descriptive. The request was limited to:

- A defined time frame of January 1, 2022 to present
- Specific subject areas: community policing, trust, legitimacy, accountability, healing division or reconciliation
- Identification level records only
- Named departments and offices
- Specific custodial and system identification

That is not vague. It is narrowly structured and intentionally fee disciplined.

The response directing me to publicly available websites does not cure the denial. None of the cited links identify whether formal tracking instruments, frameworks, dashboards, directives, or reporting

structures exist responsive to the defined subject matter. If responsive records exist within those repositories, the City is obligated to identify them with reasonable specificity.

If no responsive records exist, the City must provide a written certification of nonexistence identifying the departments, custodians, and systems searched, as required by MCL 15.235(5)(b). The denial does not state that no records exist. It instead attempts to avoid making that representation.

Please note that the City is on notice of potential litigation arising from the matters underlying this request, and this FOIA seeks records directly relevant to that notice.

I again request a waiver of all fees under MCL 15.234. This request seeks only identification level records, requires minimal search effort, and does not require substantive review or redaction. If a fee waiver is denied, please provide a written determination as required by statute.

I respectfully request that this denial be reversed and that the City either:

1. Produce records sufficient to identify the existence and custodial structure of the requested instruments, or
2. Provide the required certification of nonexistence identifying the departments, custodians, systems, and search methodology used.

Please provide a written determination within the time period required by MCL 15.240.

Sincerely,

Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779

Sent from my iPhone

On Feb 24, 2026, at 4:11 PM, LANSING MI Records Center <lansingmi@govqa.us> wrote:

--- Please respond above this line ---



RE: PUBLIC RECORDS REQUEST of February 06, 2026, Reference # C049443-020526

Dear Ali Peeler,

The City of Lansing received a public information request from you on February 06, 2026. Your request was stated as:

“Dear FOIA Coordinator,

Pursuant to the Michigan Freedom of Information Act, MCL 15.231 et seq., I request access to and copies of public records sufficient to identify whether the City of Lansing has formally documented, tracked, evaluated, or reported on commitments related to trust building, accountability, healing division, or community policing during the period specified below.

Please note that the City is on notice of potential litigation arising from the matters underlying this request, and this FOIA seeks records directly relevant to that notice.

This request is intentionally limited to identification and process-level records only. It does not seek correspondence, deliberative communications, surveys, datasets, or narrative evaluations.

Records Requested

Existence of Formal Records or Frameworks

Records sufficient to identify whether, from January 1, 2022 to present, the City of Lansing, Mayor’s Office, or Lansing Police Department created or maintained any formal record, framework, policy, directive, reporting mechanism, or tracking structure intended to document, evaluate, or report on commitments related to:

- community policing**
- trust or legitimacy**
- accountability**
- healing division or reconciliation**

Identification of Instruments

If such records exist, records sufficient to identify:

- a. the type of instrument (for example: policy document, framework, report, dashboard, briefing memo, directive, or presentation)**
- b. the date created or finalized**
- c. the department or office responsible for maintaining the record**

This request does not seek the substantive contents of any instrument, only identification of its existence.

Reporting or Review Pathways

Records sufficient to identify whether any such instruments were:

- a. reported to City Council**
- b. reviewed by the Mayor’s Office**
- c. incorporated into any formal reporting, budgeting, or performance review process**

Custodial and System Identification

Records sufficient to identify:

- a. the primary custodians responsible for maintaining records described above**

b. the record systems in which such instruments are maintained

Certification of Nonexistence

If no records exist responsive to Items 1 through 3, please provide a written certification of nonexistence identifying the departments, custodians, and systems searched, as required by MCL 15.235(5)(b).

Scope and Format

- **Time period: January 1, 2022 to present**
- **Format: Electronic**
- **This request seeks existing records only and does not require creation of new documents**
- **This request does not require substantive review or redaction**

Fees

I request a waiver of all fees associated with this request. This request seeks identification-level records only, requires minimal search effort, and is structured to avoid substantive review or redaction.

If fees are nonetheless assessed, please provide a detailed, itemized estimate limited to actual incremental costs prior to processing.

If clarification is needed to process this request, please contact me prior to narrowing or denying any portion of this request.

Thank you for your attention.

Sincerely,

**Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779"**

The City of Lansing has reviewed your request and determined it is not a request for a public record as defined by MCL 15.232(i) and is not a proper Freedom of Information Act Request as required by MCL 15.233(1). Particularly, your request states that it "does not seek the substantive contents of any instrument, only identification of its existence." Thus, this request does not seek "a writing prepared, owned, used, in the possession of, or retained by" the City of Lansing. Further, even if this portion of the request were ignored, the remainder of the request is overbroad and does not describe a public record sufficiently to enable the City of Lansing to determine which records may be potentially responsive in order to search for and produce such potentially responsive records. Accordingly, your request is denied.

Given the City's desire to provide records where possible, and to the extent it may be responsive to your request, given the vague nature and extreme breadth of your request, the following records, if they are responsive, may be found online pursuant to MCL 15.234(5):

The current and previous Charters are available online at:
<https://www.lansingmi.gov/242/Municipal-Code-Ordinances>

The ordinances of the City of Lansing are available at:

https://library.municode.com/mi/lansing/codes/code_of_ordinances

Meeting materials and minutes of the Lansing City Council, one of its committees, or of any board of commission of the City of Lansing can be found at: <https://www.lansingmi.gov/728/Agendas-Minutes>

Public notices and documents on file with the Lansing City Clerk can be found at:

<https://www.lansingmi.gov/227/Public-Notices-Documents-on-File>

Polices, procedures, reports, data, and information made available by the Lansing Police Department can be found here: <https://www.lansingmi.gov/505/Transparency>

Executive directives of the Mayor of the City of Lansing can be found at:

<https://www.lansingmi.gov/284/Executive-Directives>

Executive orders of the Mayor of the City of Lansing, those can be found at:

<https://www.lansingmi.gov/285/Executive-Orders>

Annual reports of the City of Lansing can be found here: <https://www.lansingmi.gov/279/Annual-Reports>

Communications to the public by the City of Lansing can be found here:

<https://www.lansingmi.gov/1132/Communications>

Please be advised that the City has adopted Procedures and Guidelines and a Written Public Summary, both of which are available on the City's website at:

<https://content.civicplus.com/api/assets/1985f4c2-169d-460d-98af-b83deb9adb95>

Appeal of denial of records. You are entitled under the Michigan Freedom of Information Act, MCL 15.240, to appeal this denial to the President of City Council or to commence an action in the Circuit Court within 180 days after the City's final determination to deny a request, to compel disclosure of the requested records if you believe they were wrongfully withheld from disclosure. If, after judicial review, the court determines that the City has not complied with MCL 15.235 in making this denial and orders disclosure of all or a portion of a public record, you have the right to receive attorneys' fees and damages as provided in MCL 15.240. If the court determines in an action commenced under this section that the public body has arbitrarily and capriciously violated this act by refusal or delay in disclosing or providing copies of a public record, the court shall order the public body to pay a civil fine of \$1,000.00, which shall be deposited into the general fund of the state treasury. The court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of \$1,000.00 to the person seeking the right to inspect or receive a copy of a public record.

Appeal of excessive fee. You are entitled under the Michigan Freedom of Information Act, MCL 15.240a, to appeal a FOIA fee that you believe exceeds the amount permitted under the City's written Procedures and Guidelines to the President of City Council or to commence an action in the Circuit Court for a fee reduction within 45 days after receiving the notice of the required fee or a determination of an appeal to the President of City Council. If a civil action is commenced in court, the City is not obligated to compete

processing the request until the court resolves the fee dispute. If the court determines that the City required a fee that exceeded the permitted amount, the court shall reduce the fee to a permissible amount.

If you have any questions or wish to discuss this further, you may contact my office at 517 483-4320.

Sincerely,

Daniel DuChene
Deputy City Attorney
Office of the City Attorney

To monitor the progress or update this request please log into the [FOIA Records Center](#)



Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, February 25, 2026 2:32 PM
To: Staples, Matthew; Venker, Gregory; Clerk, City; City Council; Lansing Mayor
Subject: [EXTERNAL] Pre-Litigation Notice – Pattern of FOIA Noncompliance and Reference C049366-020326

Dear Mr. Staples and Members of Council,

This correspondence serves as formal pre litigation notice regarding FOIA Reference C049366-020326 and the broader pattern of FOIA handling reflected across multiple recent requests.

I raise the following issues collectively because they demonstrate recurring statutory noncompliance rather than an isolated disagreement.

I. Overbreadth and Mischaracterization of Defined Requests

The February 25 denial asserts that my request is vague and overbroad because responding would require gathering essentially every record generated by the City. That characterization materially misstates the defined subject matter and time frame of the request.

The Michigan Supreme Court has made clear that the Freedom of Information Act is a pro disclosure statute and must be interpreted broadly in favor of disclosure. *Herald Co v Bay City*, 463 Mich 111 2000.

A request satisfies MCL 15.233(1) when it describes the records sought sufficiently to enable the public body to locate them. Absolute precision is not required. *Detroit Free Press v Southfield*, 269 Mich App 275 2005.

A public body may not deny a request merely because responsive records may be located in multiple departments or require review of decentralized files. Burden of search is not a statutory basis for denial. *Coblentz v City of Novi*, 475 Mich 558 2006.

Reframing a defined subject matter request as a demand for every document in the City's possession in order to justify denial is inconsistent with these authorities.

II. Failure to Engage in Good Faith Clarification

The Act contemplates good faith assistance where clarification is needed. Summary denial without meaningful effort to clarify scope undermines the pro disclosure mandate recognized in *Herald Co*.

III. Delay and Constructive Denial Posture

Repeated use of extended "waiting for acceptance of charges" status and delay mechanisms, particularly where fee determinations are unresolved, raises concerns under controlling authority.

Failure to comply with statutory response requirements may constitute constructive denial subject to judicial review. *Local Area Watch v City of Grand Rapids*, 262 Mich App 136 2004.

IV. Fee Practices and Waiver Noncompliance

Multiple requests have included explicit fee waiver language grounded in MCL 15.234(8), asserting public interest and noncommercial purpose. In several instances, waiver requests have not been substantively addressed.

The Act requires that fees be limited to actual incremental costs and be itemized. MCL 15.234(1) and (4).

Strict adherence to statutory fee limitations is required. *Coblentz v City of Novi*, 475 Mich 558 2006.

Fee calculations must be reasonable and fact based. *Mich Federation of Teachers v Univ of Michigan*, 481 Mich 657 2008.

Failure to exercise statutory discretion regarding waiver requests, or conditioning access to records on unsupported fee assessments, is inconsistent with the statute.

V. Arbitrary and Capricious Exposure

Where refusal or delay is arbitrary and capricious, the statute authorizes punitive damages and civil fines. *Thomas v New Baltimore*, 254 Mich App 196 2002.

The cumulative effect of overbreadth characterizations, denial without clarification, delay posture, and unaddressed fee waiver determinations will be preserved as part of the record should judicial review become necessary.

This correspondence is intended to provide an opportunity to correct course prior to circuit court intervention.

If governance level records responsive to FOIA Reference C049366-020326 exist, they must be produced. If they do not exist, certification of nonexistence identifying departments searched is required under MCL 15.235(5)(b).

Future responses should expressly address fee waiver determinations and comply strictly with statutory fee calculation requirements.

Please note that the City is on notice of potential litigation arising from the matters underlying this request, and this FOIA seeks records directly relevant to that notice.

I request written confirmation that a reasonable search consistent with statutory obligations will be conducted and that the denial will be reconsidered.

Sincerely,

Alison Peeler
Lansing, Michigan
alipeeler@icloud.com
517 708 7779

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, February 27, 2026 9:35 AM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: [EXTERNAL] Public Interest Relevance of Oversight Records Requests

Subject: Public Interest Relevance of Oversight Records Requests

I am writing to place into the record recent reporting concerning the City of Lansing's internal investigation into a former Lansing Police Department lieutenant involving misuse of City resources and financial controls.

Recent independent reporting has documented significant failures in financial oversight and internal controls, including prolonged improper overtime reporting and the use of City credit cards without effective monitoring. The reporting further indicates that weaknesses in financial oversight may have allowed misconduct to persist for an extended period.

Several of my pending Freedom of Information Act requests seek records directly related to City reporting requirements, administrative oversight systems, internal controls, and departmental monitoring processes. These requests include records identifying reporting structures, financial oversight mechanisms, and internal review procedures.

The issues described in the recent reporting demonstrate that these requests are directly connected to matters of substantial public interest and municipal accountability.

The Michigan Freedom of Information Act requires that fee waivers be granted when disclosure of public records is in the public interest because it contributes significantly to public understanding of government operations and activities under MCL 15.234.

The documented oversight failures described above confirm that the requested records are not speculative inquiries but relate to real and documented governance issues affecting the City of Lansing.

This correspondence is intended to supplement the record for my pending FOIA requests and appeals, including previously submitted fee waiver requests.

Please note that the City is on notice of potential litigation arising from the matters underlying these requests, and these FOIA requests seek records directly relevant to that notice.

Sincerely,

Alison Peeler
517 708 7779

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, March 1, 2026 10:33 AM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: [EXTERNAL] Governance Principle Regarding Public Scrutiny

Subject: Governance Principle Regarding Public Scrutiny

Members of the Lansing City Council,

I am writing to address a matter of governance principle that deserves clear understanding and discussion.

During a recent FOIA appeal determination, the Council President described the City's position as needing to shield itself from what was characterized as a "constant threat of public scrutiny."

Public scrutiny is not a threat to government. It is a fundamental feature of accountable public service. Residents rely on transparency and access to information in order to understand how decisions are made and how public resources are used.

Because this statement reflects an important question about governance philosophy, I believe it is appropriate to seek clarification at the Council level rather than treating this as a matter involving any single individual.

Do members of this Council view public scrutiny as a threat to the City, or as a necessary and expected part of democratic governance?

A clear understanding of Council's position on transparency and public access will help establish shared expectations between residents and their elected representatives.

Respectfully,

Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, March 1, 2026 10:35 AM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: [EXTERNAL] Public Comment

Good evening Council,

I want to speak briefly about a matter of governance principle.

During a recent FOIA appeal determination, the Council President stated that the City must be protected from what was described as a "constant threat of public scrutiny."

Public scrutiny is not a threat to government. It is a basic requirement of accountable government.

Residents depend on transparency and access to public records to understand how decisions are made and how public money is used. Public oversight is part of the job of government, not something government needs protection from.

This is not about any one request or any one person. It is about governance philosophy.

I am asking this Council to make clear whether public scrutiny is viewed as a threat to the City, or as a necessary and expected part of democratic government.

Clarity on this principle would strengthen public trust and establish clear expectations between residents and their elected representatives.

Thank you.

Sent from my iPhone

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, March 1, 2026 4:07 PM
To: Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: [EXTERNAL] Formal Inquiry for the Record

To the City Attorney and Members of Council:

I am submitting this formal inquiry following public remarks made by the Council President, which stated that the City has a "supreme interest" in conducting communications and exploring "new ideas" without the "constant threat of public scrutiny."

As a resident, I am concerned that this leadership philosophy directly conflicts with the **Lansing City Charter (2026)** and Michigan's **Open Meetings Act (OMA)**. I request a formal response or clarification on the following points:

1. **Charter Section 1-301:** The Charter states that City records "shall be public." Does the City Attorney's office recognize any "supreme interest" that allows the City to circumvent this mandate for the purpose of avoiding public scrutiny?
2. **Council Rule 43:** This rule restricts closed sessions to those permitted by the OMA. Can the City provide assurance that "exploring new ideas" or "frank communications" will not be used as a justification for non-public deliberations that do not fall under the strict exemptions of the OMA?

3. Definition of "Internal Matters": Please clarify which categories of city governance are currently considered "internal" and therefore, in the President's view, exempt from public scrutiny.

The residents of Lansing view public scrutiny not as a "threat," but as a Charter-protected right. I ask that this inquiry be included in the official correspondence for the next Council session.

Respectfully,

Ali Peeler
517-708-7779

Sent from my iPhone

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Cole Blankenship
<mailagent@thesoftedge.com>
Sent: Wednesday, February 18, 2026 7:36 PM
To: Clerk, City
Subject: [EXTERNAL] Deep Green data center is a win for Lansing

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Cole Blankenship
325 e main st
Rives Junction, MI 49277-9708

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Public Comment on City Government Matters Registration

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Topic(s) to be addressed Caruseway Bay Hotel Eviction

Name (print) Carver E-Mail (optional) _____

Address (street, city, zip) Homeless

Company or organization represented, etc. (if applicable) Rent is too damn High

Signature Carver Pronouns They/Them

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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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Topic(s) to be addressed people being wrongly evicted from the Casanova Bay Hotel
Name (print) Shantel Spears E-Mail (optional) shantelkristine4@gmail.com
Address (street, city, zip) 519 S Pine Apt 311 Lansing, MI 48933
Company or organization represented, etc. (if applicable) Rent is Too Damn High
Signature Shantel Spears Pronouns she/her

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Topic(s) to be addressed Causeway Bay Hotel Eviction

Name (print) Shawn Brock E-Mail (optional) _____

cp
Address (street, city, zip) _____

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

Signature Shawn Brock Pronouns He/Him

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Topic(s) to be addressed Causeway Bay Hotel

Name (print) Anuja Sudarshan E-Mail (optional) _____

cp
Address (street, city, zip) 213 S. Pennsylvania Ave Apt 3

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

Signature Anuja Sudarshan Pronouns she/her

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Topic(s) to be addressed

Name (print)

E-Mail (optional)

Address (street, city, zip)

Company or organization represented, etc. (if applicable)

Signature

Pronouns

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Topic(s) to be addressed Lansing urban planning

Name (print) Karen M. B. [unclear] E-Mail (optional) _____

cp _____

Address (street, city, zip) 1407 W. Holmes Rd, Lansing MI 48906

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

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Lansing

Name (print) Jody Washington 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 Data Center/Power Plant

Name (print) Jerry Norris E-Mail (optional) jerry@thefledge.com

Address (street, city, zip) 1300 Eureka

Company or organization represented, etc. (if applicable) The Fledge

Signature [Handwritten Signature] Pronouns He/Him

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Topic(s) to be addressed Data Center

Name (print) Michael Mercer E-Mail (optional) MichaelMercer824@G-Mail.com

Address (street, city, zip) 4530 Sycamore St. Holt, Mi. 48842

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

Signature Michael Mercer 3-9-2016 Pronouns _____

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Topic(s) to be addressed _____ (Refused)

Name (print) David Hokenson E-Mail (optional) _____

Address (street, city, zip) _____

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

Signature [Signature] Pronouns _____

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