

## Regular Meeting Of Lansing City Council

Tony Benavides Lansing City Council Chambers  
David C. Hollister Lansing City Hall  
124 W. Michigan Avenue, 10<sup>th</sup> Floor  
Lansing, Michigan



Agenda for May 4, 2026 at 7:00 PM

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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. April 20, 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

### 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/dfb2628f-88bd-42ff-8ac5-bd71949f616d@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

2. Re-Adopting the Codified Ordinances (PEND-4438)
3. Fiscal Year 2026-2027 Budget (PEND-4435)

### Council Consideration of Legislative Matters

### Referral of Public Hearings

## **Consent Agenda**

4. Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year 2026-2027, funding allocations (PEND-4424)
5. Reappointments; Board of Fire Commissioners: Krishna Singh; Board of Police Commissioners: Randy Watkins, Samuel Brewster; Board of Review: Sharon Civils; Board of Water & Light: David Price; Board of Zoning Appeals: Kurt Berryman, Heath Lowry, Stephen Robertson; Diversity, Equity, and Inclusion Advisory Board: Emily Sorroche; Downtown Lansing, Inc. Board: Joshua Pugh; Historic District Commission: Melissa Riba; Lansing Entertainment and Public Facilities Authority Board of Commissioners: Patrick Spyke; Next Michigan Development Corporation Board: Kris Klein; Saginaw Street Corridor Improvement Authority Board of Directors: Diane Sanborn, Paul Schmidt; Potter Park Zoo Board: Samantha Harkins; Joint Building Authority Board of Commissioners: Jake Brower; Board of Public Service: Samara Morgan, Hugh McNichol (PEND-4449)
6. Compost Awareness Week 2026 (PEND-4448)

## **Resolutions for Action**

## **Reports from Council Committees**

## **Ordinances for Introduction and Setting of Public Hearings**

## **Ordinances for Passage**

## **Speaker Registration For Public Comment On City Government Related Matters**

## **Reports Of City Officers, Boards, And Commissions; Communications And**

## **Petitions; And Other City Related Matters** (Motion that all items be considered as being read in full and that the proper referrals be made by the President)

### **Item(s) from the City Clerk re:**

7. Minutes of Boards and Commissions placed on file in the Clerk's Office
8. Employment Vacancy Factor Report; Fiscal Year 2025-2026, 3rd Quarter
9. General Fund Status Report, Fiscal Year 2025-2026, 3rd Quarter

### **Item(s) from the Mayor re:**

10. Setting a Public Hearing on Noise Special Permit; Public Service Department request to allow for the Lansing Avenue Pump Station (LAPS) Project (PEND-4453)
11. Noise Special Permit; Public Service Department request to allow for the Lansing Avenue Pump Station (LAPS) Project (PEND-4454)
12. Lawsuit Settlement; Authorization to execute a Participation Agreement for the Opioid Six Remnant Defendants Settlement (PEND-4457)
13. Reappointments; Arts and Culture Commission: Shirley Carter-Powell; Board of Water and Light Board of Commissioners: Beth Graham; Capital Region Airport Authority Board: John Shaski; Income Tax Board of Review: Peter Jones; Lansing Gateway Corridor Improvement Authority Board of Directors: Robert Benstein; Michigan Avenue Corridor Improvement Authority Board of

Directors: Tim Daman; Park Board: Christopher John Greene-Szmadzinski, Joan Lenhard (PEND-4458)

14. Amending Chapter 218 to provide for the creation and semiannual update of a City Tax and Debt Dashboard. (PEND-4463)
15. Setting a Public Hearing on Amending Chapter 218 to provide for the creation and semiannual update of a City Tax and Debt Dashboard. (PEND-4464)
16. Old Town Social District Boundary and Commons Area Extension; Parking Lot 56 and Brenke Fish Ladder Music Park (PEND-4462)

### **Communications and Petitions**

17. Communication from Danielle Raymond in support of funding for the Fenner Nature Center Maple Syrup Building
18. Notice from the Michigan Liquor Control Commission; Shake Shack Michigan LLC, 3106 E. Saginaw St., Ste. A, request for Transfer ownership escrowed 2025 Class C and SDM License with Sunday Sales Permit (PM) for Class C License – spirits and mixed spirit drink, Sunday Sales Permit (AM), Outdoor Service (1 area), Catering Permit, and Dance-Entertainment Permit from KJ Endeavors, LLC; Transfer location from 1938 W Grand River Ave, Okemos to 3106 E Saginaw St, Ste A Lansing; Transfer Governmental Unit under MCL 436.1531(1) from Meridian Township to Lansing City; New Sunday Sales Permit (PM) for SDM License – mixed spirit drink; New Outdoor Service Area; Cancel existing Catering Permit; Cancel existing Outdoor Service (1 area) (RID #RQ- 2602-02000)
19. Three communications from Alison Peeler regarding various City government related issues

### **Motion Of Excused Absence**

### **Remarks By Council Members**

### **Remarks by the Mayor or Executive Assistant**

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

### **Adjournment**



### **Chris Swope, City Clerk 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.



**Official Proceedings of the City Council  
City of Lansing  
April 20, 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 8:31 p.m. by President Spadafore.

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

ABSENT: Council Member Garza

A quorum was present.

Vice President Pehlivanoglu asked people to remember Jaime Torres, 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 March 23, 2026, and April 6, 2026

Motion Carried

**Special Ceremonies**

Amending Chapter 404 to modify metered parking hours of enforcement

Amending Chapter 404 to allow payment of a reduced rate for an expired meter violation until midnight of the day of issuance

Bryan Dryer and Hal King provided details of amending Chapter 404

**Comments by Council Members and the City Clerk**

Council Member Kost spoke about the upcoming Eastside Neighborhood Organization's neighborhood cleanup event.

Council Member Nevarez Martinez spoke about the Second Ward Constituent Contact meeting.

Council Member Hussain spoke about the upcoming Third Ward Constituent Contact meeting. He also announced the Churchill Downs and Colonial Village Neighborhood meetings.

President Spadafore spoke about the Fourth Ward Constituent Contact meeting.

Clerk Swope shared details on the upcoming Special Election and voter registration events for high schoolers.

**Community Event Announcements**

Joanne Galloway spoke about an upcoming Michigan Country event.

**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 spoke about yard waste pick-up. He then thanked those in attendance and who aided in the success of the Neighborhood Resource Summit. Mayor Schor announced that the flowers for the Neighborhood in Bloom will be available soon, upcoming Energy101 workshop and the Open House at the new Public Media Center.

**Show Cause Hearings**

Orders to Make Safe or Demolish to the owners of 108 W. Barnes Ave.

Council Member Hussain gave an overview of the Show Cause Hearing

Comment on Scheduled Show Cause Hearings:

Antone Haddad spoke against the orders to Make Safe or Demolish for 108 W. Barnes Ave.

**Referral of Show Cause Hearings**

Orders to Make Safe or Demolish to the owners of 108 W. Barnes Ave.  
Referred to the Committee on Public Safety

**Public Comment on Legislative Matters**

Legislative Matters included the following public hearings:

Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year 2026-2027, funding allocations

Amending Chapter 404 to modify metered parking hours of enforcement

Amending Chapter 404 to allow payment of a reduced rate for an expired meter violation until midnight of the day of issuance

Vice President Pehlivanoglu and Council Member Carter gave an overview of the public hearings.

Public Comment on Legislative Matters:

Darren spoke about the Community Development Block Grant Funds.

James Lenon spoke in support of the parking amendments to Chapter 404.

Jennifer Estill spoke in support of the parking amendments to Chapter 404.

Paula Simon spoke on the Traffic Control Orders of both Kensington Rd. and Markley Pl.

Josh Pugh spoke in support of placing the Sale of the Lansing Shuffle on the ballot.

William Walker spoke on various legislative matters.

Loretta Stanaway spoke against placing the Sale of the Lansing Shuffle on the ballot.

Lamar Wilson Sr. spoke against placing the Sale of the Lansing Shuffle on the ballot.

Ivan Droste spoke on various legislative matters.

Dave Ware spoke in support of the resolution protecting voting rights.

Donna Mullins spoke in support of the resolution protecting voting rights.

Joanne Galloway spoke on various legislative matters.

Linda Appling spoke on various legislative matters.

Kyle Jones spoke in support of the resolution protecting voting rights.

Shannon Abbott spoke in support of the resolution protecting voting rights.

TyJuan Thirdgill spoke on various legislative matters.

Clerk Swope acknowledged several written communications.

**Referral of Public Hearings**

Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year 2026-2027, funding allocations  
Referred to the Committee of the Whole

Amending Chapter 404 to modify metered parking hours of enforcement  
Referred to the Committee on Ways and Means

Amending Chapter 404 to allow payment of a reduced rate for an expired meter violation until midnight of the day of issuance  
Referred to the Committee on Ways and Means

**Legislative Matters**

**Consent Agenda**

By Vice President Pehlivanoglu to approve items 10-21 on the Consent Agenda.

Motion Carried

**Resolution #2026-120**

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

WHEREAS, the Mayor has recommended the appointment of Brandon List as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026; 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 Development and Planning met on April 20, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Brandon List as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026.

Adopted as part of the Consent Agenda

**Resolution #2026-121**

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

WHEREAS, the Finance Director, Controller, and Chief Strategy Officer met and chose to extend the contract to the current accounting firm to perform an external audit of the City for the fiscal year ending June 30, 2026; and

WHEREAS, Maner Costerisan had the most recent 5-year agreement to conduct external audits for the City, and just completed the audit for fiscal year ending June 30, 2025, which involved both the City and the auditor navigating an entirely new accounting software environment; and

WHEREAS, in light of the challenges associated with conducting the audit in an entirely new accounting software environment, and after a review from the Finance Director, Controller and Chief Strategy Officer, they wish to engage the same auditor for a single year, rather than entering another 5-year agreement for external audits, in order to best understand the factors for evaluating accounting firms at the next request for proposals; and

WHEREAS, Maner Costerisan continues to be highly regarded and capable in the field of external audits for municipalities; and

WHEREAS, the Finance Director is recommending the accounting firm of Maner Costerisan to perform the City's external audit for fiscal year ending June 30, 2026; and

WHEREAS, the Committee on Ways and Means concurs with the Finance Director's recommendation.

NOW, THEREFORE BE IT RESOLVED the Lansing City Council hereby approves the selection of Maner Costerisan as external auditor for the City for the fiscal year ending June 30, 2026.

Adopted as part of the Consent Agenda

**Resolution #2026-122**

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

WHEREAS, the City of Lansing (the "City") and the City of East Lansing ("East Lansing") established a Local Development and Finance Authority (the "LDFA") in 2005, and renewed the same in 2022 pursuant to Act 57 of 2018 (the "Act"); and

WHEREAS the City and East Lansing entered into an Amendment and Restated Agreement Regarding the Operation of the Local Development Finance Authority of the Cities of Lansing and East Lansing (the "Agreement") in 2022; and

WHEREAS, the Agreement, consistent with the Act, requires that the City and East Lansing both approve the annual budget of the LDFA; and

WHEREAS, the on June 23, 2025, the City approved the annual budget of the LDFA for Fiscal Year Ending 2026 by Resolution 2025-161; and

WHEREAS, the LDFA has prepared and preliminarily approved an amended budget for Fiscal Year Ending 2026 (the "Amended Budget") reflecting

additional TIF capture, and submitted it to the City for approval, attached hereto; and

WHEREAS, upon review the Lansing Economic Development Corporation finds that the Amended Budget continues to show no capture of City taxes or use of City funds.

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the adoption of the Amended Budget by the LDFA.

Adopted as part of the Consent Agenda

**Resolution #2026-123**

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

WHEREAS, February 24, 2026, the City of Lansing applied for the Michigan Recycling Coalition’s EPA Community Education Subaward Program Grant to fund recycling education and outreach efforts; and

WHEREAS, on March 19, 2026, the City of Lansing received notification from the Michigan Recycling Coalition that the City has received the grant; and

WHEREAS, The City of Lansing was awarded \$7,500.00 with no matching requirement; and

WHEREAS, the funded work must be completed by August 1, 2026; and

WHEREAS, the funds will be used to promote the City’s recycling and waste diversion programs; and

WHEREAS, the Public Service Department is requesting acceptance of the grant; and

WHEREAS, the Administration and the City Council recognizes the importance of education and outreach efforts as a way to effectively manage the recycling and materials management programs and understands how it relates to the Climate Action and Sustainability Action Plans.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the Michigan Recycling Coalition’s EPA Community Education Subaward Program Grant in the amount of \$7,500.00 for the purposes of funding recycling education and outreach efforts.

BE IT FINALLY RESOLVED, the Administration is authorized to receive the funds, create the necessary accounts, and make necessary transfers for administration in accordance with the requirements of the grantor.

Adopted as part of the Consent Agenda

**Resolution #2026-124**

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 25, 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, April 6, 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 25, 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 25, 2026, through November 14, 2026.

Adopted as part of the Consent Agenda

**Resolution #2026-125**

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

WHEREAS, a public hearing was held on Monday, April 6, 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, 2027; 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.

Adopted as part of the Consent Agenda

**Resolution #2026-126**

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request via City Sourced to prohibit parking along one side of Kensington Road; and

WHEREAS, the Transportation and Non-Motorized Section sent a parking survey to residents along Kensington Road; and

WHEREAS, the parking survey was sent to 47 properties along Kensington Road. The Public Service Department received 13 responses. Of these responses 6 (46%) were in favor of Option 1 – No Change, and 7 (54%) were in favor of Option 2 – Change; and

WHEREAS, based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Kensington Road to better meet the needs of residents / property owners; and

WHEREAS, the Public Service Board concurs with the recommendation of the Public Service Department, and 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 April 9, 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. 24-57, thereby authorizing the Assistant City Engineer to regulate parking along Kensington Road.

BE IT FINALLY RESOLVED that Traffic Control Order No. 24-57 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 #2026-127**

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

WHEREAS, the residential streets east of Washington Avenue and north of Greenlawn Avenue were reconstructed during the recent Combined Sewer Overflow (CSO) construction project. During the street construction some traffic signs were removed; and

WHEREAS, as part of post construction traffic sign review the Transportation and Non-Motorized Section of the Public Service Department sent a parking survey to area residents to determine if the existing parking restrictions are still needed; and

WHEREAS, the parking survey was sent to 11 properties along Markley Place. The Public Service Department received 7 responses. Of these responses, 3 (43%) were in favor of Option 1 – No Change, and 4 (57%) were in favor of Option 2 – Change; and

WHEREAS, based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Markley Place to better meet the needs of residents / property owners; 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 April 9, 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. 24-62, thereby authorizing the Assistant City Engineer to regulate parking along Markley Place.

BE IT FINALLY RESOLVED that Traffic Control Order No. 24-62 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are removed and installed.

Adopted as part of the Consent Agenda

**Resolution #2026-128**

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

WHEREAS, the Public Service Department received a request from the Parking Services Office to review the parking regulations and implement a load zone along Cascade Boulevard; and

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

WHEREAS, Cascade Boulevard from Michigan Avenue to Red Cedar Parkway is 19 feet wide in the non-parking areas and 35 feet wide within the designated on-street parking areas. Cascade Boulevard has curb and gutter with two-hour time limited parking along both sides of the street within the designated parking areas; and

WHEREAS, the Public Service Department recommends that a no parking load zone be implemented in the parking area along the west side of northbound Cascade Boulevard south of Josephine Way, as depicted in diagrams contained in the staff report; 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 April 9, 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. 25-27, thereby authorizing the Assistant City Engineer to regulate parking along Cascade Boulevard.

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-27 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 #2026-129**

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

WHEREAS, the Public Service Department received a request from the Mayor to change the lane configuration along 100 West Elm Street to create additional long-term on-street parking; and

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

WHEREAS, the 100 block of West Elm Street is approximately 47 feet wide in this area with curb and gutter. Stopping, standing, parking is prohibited along both the north and south sides of Elm Street from Townsend Street to Washington Avenue; and

WHEREAS, the Public Service Department recommends that the 100 block of West Elm Street be altered from 4 lanes to 2 lanes with parking along both the north and south sides of the street; 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 April 9, 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. 26-02, thereby authorizing the Assistant City Engineer to regulate parking along 100 block of West Elm Street.

BE IT FINALLY RESOLVED that Traffic Control Order No. 26-02 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are removed / installed.

Adopted as part of the Consent Agenda

**Resolution #2026-130**

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

**SLU-3-2026, 5200 South Cedar Street, Place of Worship**

WHEREAS, the Islamic Society of Greater Lansing is requesting a Special Land Use permit to utilize a suite in the existing building at 5200 S. Cedar Street for a place of worship; 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 February 3, 2026, at which no comments were received; and

WHEREAS, the Planning Commission, at its February 3, 2026, meeting, voted 6-0 to recommend approval of SLU-3-2026 for a special land use permit to authorize use of rear suite in the building at 5200 S. Cedar Street for a place of worship; and

WHEREAS, the City Council held a public hearing regarding SLU-3-2026 on April 6, 2026; and

WHEREAS, the Committee on Development and Planning met on April 20, 2026, and 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-3-2026 for a special land use permit to authorize use of the rear suite in the building at 5200 S. Cedar Street. for a place of worship.

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 that:

1. The proposed place of worship will be harmonious with the character of the surrounding area.
2. The proposed place of worship will not change the essential character of the area.
3. The proposed place of worship will not interfere with the enjoyment of adjacent properties.
4. The proposed place of worship does represent an improvement to the property.
5. The proposed place of worship will not generate any nuisances or hazardous conditions.
6. The proposed place of worship can be adequately served by public services and utilities.
7. The proposed place of worship will not place any demand on public services and facilities in excess of current capacities.
8. The proposed place of worship is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed use will meet the dimensional requirements of the zoning district.

Adopted as part of the Consent Agenda

**Resolution #2026-131**

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

**Resolution to Establish an Obsolete Property Rehabilitation Act District at 418 Baker Street, Lansing, Michigan**

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

WHEREAS, Ron Holdings, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 418 Baker Street, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

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

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on April 6, 2026.

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

418 Baker Street (Tax Parcel No. 33-01-01-21-429-051):

LOTS 1 & 2 EXC N 53.06 FT OF W 41 FT; BLOCK 1 AMENDED PLAT OF HALL'S SOUTH SIDE ADD; and

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

Adopted as part of the Consent Agenda

**Resolutions**

Council Member Carter requested that she be recused from voting on 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 due to her employee/employer relationship with Mr. Spyke.

By Council Member Kost to recuse Council Member Carter from voting on 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

Motion Carried

**Resolution #2026-132**

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 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 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 April 20, 2026 and 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.

By Vice President Pehlivanoglu

Motion carried with Council Member Carter not voting

**Resolution #2026-133**

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

WHEREAS, Najah Nona sought to eliminate a special assessment of \$345 for grass fees, on the property tax bill for 2215 Greencroft Road, Lansing, MI, 48910 (Tax ID #33-01-01-28-126-091); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on April 9, 2026, and denied the claim in the amount of \$345.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$345 for grass fees on the property tax bill for 2215 Greencroft Road, Lansing, MI 48910 (Tax ID #33-01-01-28-126-091).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

By Vice President Pehlivanoglu

Motion Carried

**Resolution #2026-134**

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

WHEREAS, Charles Haynes sought to eliminate a special assessment of \$550 for trash fees, on the property tax bill for 817 Prospect, Lansing, MI 48912, (Tax ID #33-01-01-15-305-111); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on April 9, 2026, and granted the claim in full in the amount of \$550.

THEREFORE, BE IT RESOLVED, the City Council, hereby grants the claim in full in the amount of \$550 for trash fees on the property tax bill for 817 Prospect, Lansing, MI 48912 (Tax ID #33-01-01-15-305-111).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

By Council Member Pehlivanoglu

Motion Carried with President Spadafore and Council Member Martinez voting nay

**Resolution #2026-135**

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

WHEREAS, Jeremiah Hepner sought to eliminate inspection and registration fees paid, totaling \$840, concerning property located at 800 W. Ionia Street, Lansing MI, (Tax ID #33-01-01-17-277-111); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on April 9, 2026, and denied the claim in the amount of \$840.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$840 for rental registration fees on the property tax bill for 800 W. Ionia Street, Lansing, MI (Tax ID #33-01-01-17-277-111).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

By Council Member Pehlivanoglu

Motion Carried

**Resolution #2026-136**

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, the Property is not necessary for City operations; 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 tabled any action until April 8, 2026. On April 8, 2026, the Parks Board

reviewed the proposal and did not recommend, with a vote of 4-3 and 1 abstaining, placing the sale of the Lansing Shuffle Building on the ballot for consideration by Lansing voters; and

WHEREAS, the Committee of the Whole has reviewed the report and recommendation of the Planning Commission and Parks Board.

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 FORMERLY KNOWN AS THE LANSING CITY MARKET, CURRENTLY KNOWN AS LANSING SHUFFLE BUILDING, LOCATED AT 325 RIVERFRONT DRIVE, ON THE GRAND RIVER ADJACENT TO ROTARY PARK, BEHIND THE LANSING CENTER, BETWEEN SHIAWASSEE STREET AND MICHIGAN AVENUE, 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.

By Council Member Pehlivanoglu

Motion Carried with Council Member Kost voting nay

**Resolution #2026-137**

By Council Member Kost

Resolved by the City Council of the City of Lansing

WHEREAS, Lansing has a strong history of protecting the right to vote and ensuring that voting is safe and accessible for the 89,439 active registered voters residing in the City of Lansing; and

WHEREAS, Michigan voters overwhelmingly passed Ballot Proposal 2 of 2022, a slate of pro-voter reforms that provided voters with access to same-day registration, no-excuse absentee voting, and in-person early voting; and

WHEREAS, Michigan's investment in pro-voter policies and the commitment of our election officials to implement these changes have made our elections a point of national recognition and statewide pride, earning the state an A+ grade from the Institute for Responsive Government's Election Progress Report in both 2023 and 2024; and

WHEREAS, efforts to legally require voters to show a birth certificate or passport when registering to vote and require additional documents when casting one's ballot, would create red tape, increase confusion about the voter registration process, and create cost barriers for the more than 680,000 Michiganders who do not possess or who lack easy access to these documents; and

WHEREAS, similar efforts in other states have stolen the vote from many U.S. citizens, with documentary proof of citizenship laws in Kansas blocking more than 30,000 residents from voting over the course of two years, despite the state's admission that over 99 percent of those blocked from voting were U.S. citizens; and

WHEREAS, requiring voters to show a birth certificate or passport when registering to vote and requiring additional documents when casting one's ballot would disproportionately impact married women, rural voters, people experiencing homelessness, and low-income voters.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council strongly opposes efforts to legally require voters to show a birth certificate or passport when registering to vote and require additional documents when casting one's ballot and urges voters to carefully consider the impacts of such requirements.

By Council Member Kost

Motion Carried

**Ordinances for Passage**

**Passage of Ordinance**

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.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Carter, Hussain, Kost, Martinez, Nevares Martinez, Pehlivanoglu, Spadafore  
Nays: None

**Ordinance #1351**

**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.

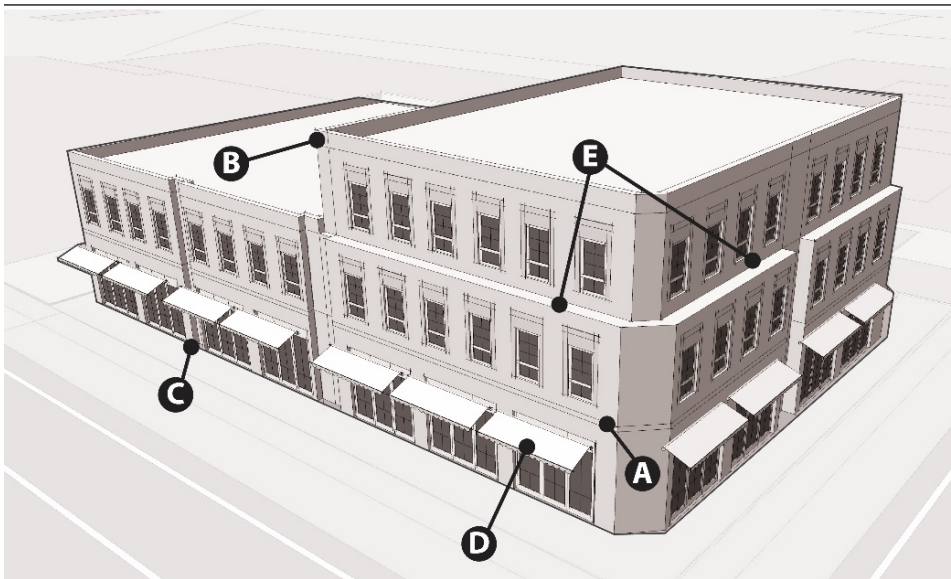
*Animal hospital* means a structure or lot where animals are given medical or surgical care or treatment.

*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.

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

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

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

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

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

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

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

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

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

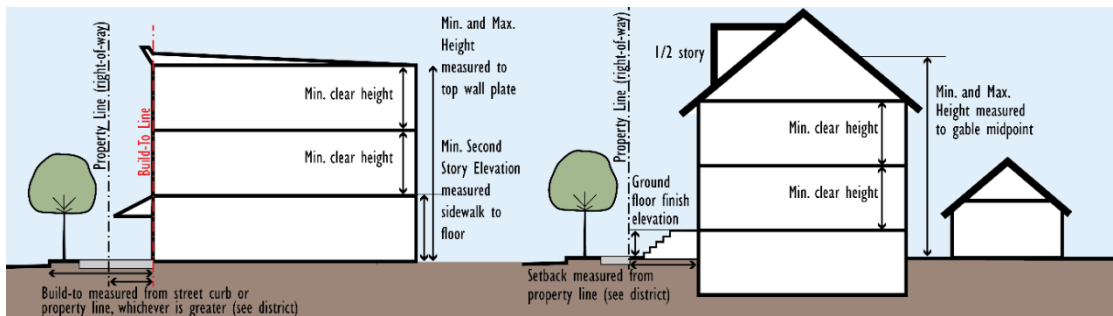
*Building Code* means the Stille-Derosssett-Hale-Single State Construction Code Act, Act 230 of 1972, known as the Michigan Building Code, with amendments, adopted by reference as part of these Codified Ordinances.

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

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

*Build-to line* means the building line to which a building must be constructed as measured from the property line. When a front parking lot is present on site, the build-to line is measured from the rear edge of the parking lot including the sidewalk used to access the building. Similar to setback, a build-to line runs parallel to the right-of-way and is established to create a generally consistent building line along a street. The build-to line designates the specific location or range within which the front building line must be located.

Figure 2



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

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

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

**Child care/residential care facilities** means:

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

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

**Contiguous** means abutting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

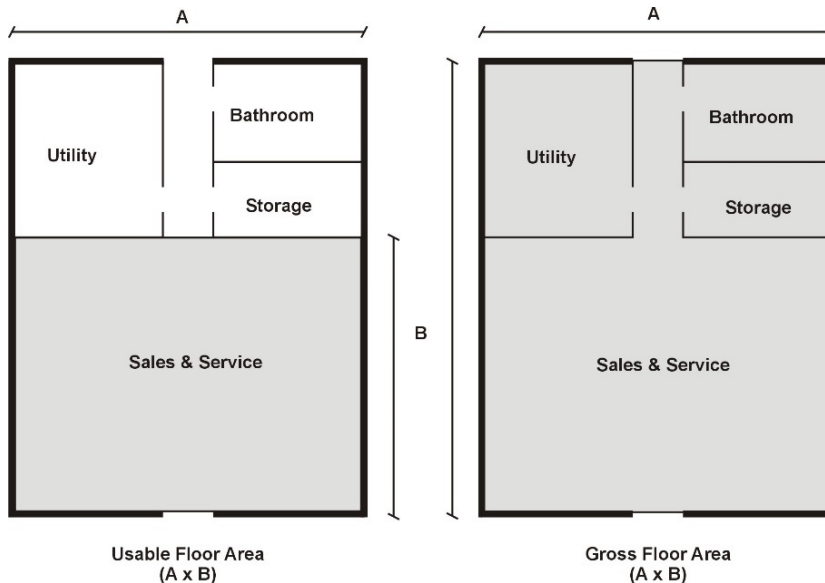
*Fenestration* means openings in the building wall, including windows, doors and open areas. When measuring fenestration, framing elements (such as muntins) with a dimension less than one inch are considered part of the opening.

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

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

*Floor area, usable*, for the purpose of computing parking, means that area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or 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.

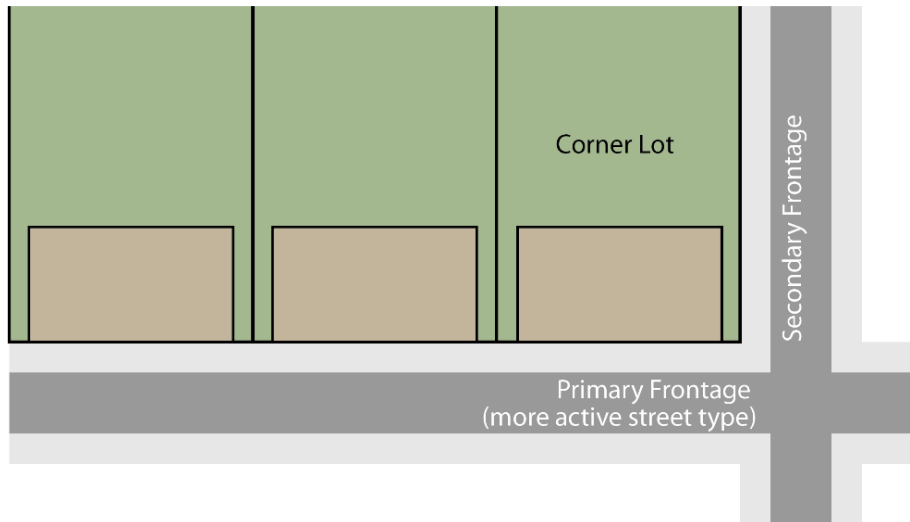
*Frontage, primary* means the primary frontage applies to parcels that front on more than one street. The primary frontage shall be considered

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

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

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

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

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

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

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

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

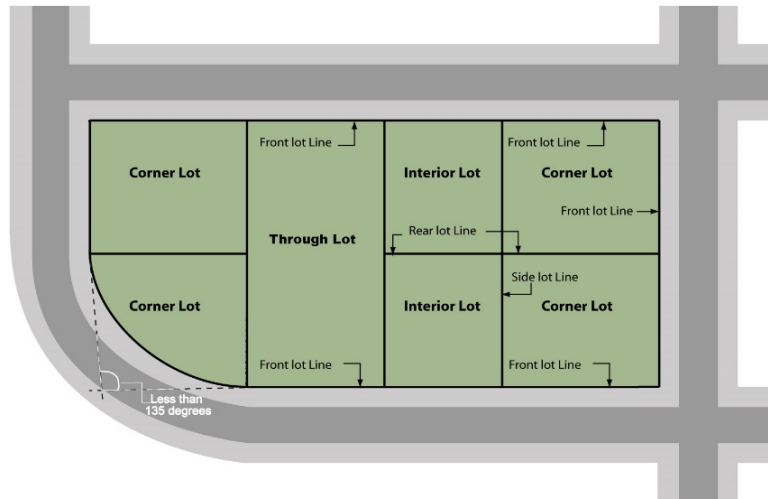
*Lot* means a parcel of land consisting of one or more lots of record occupied or intended to be occupied by a principal structure or use and any accessory structure or by any other use or activity permitted on the parcel of land. Lot includes the open spaces and yards required under this Zoning Code 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



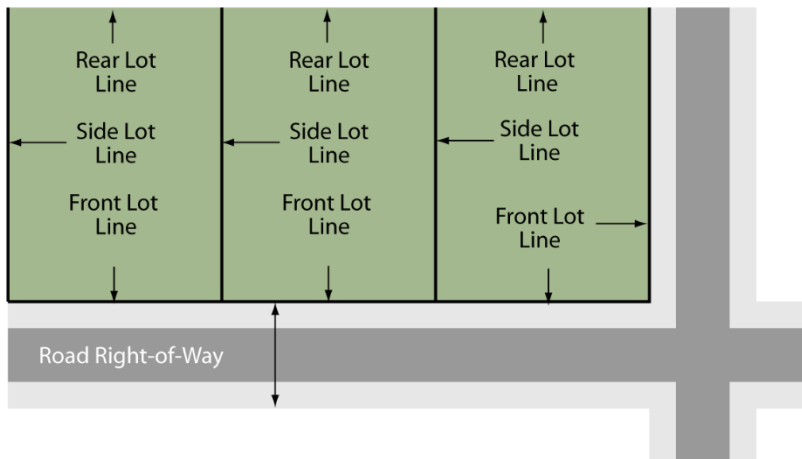
*Lot area* means the total horizontal area within the lot lines of the lot.

*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.

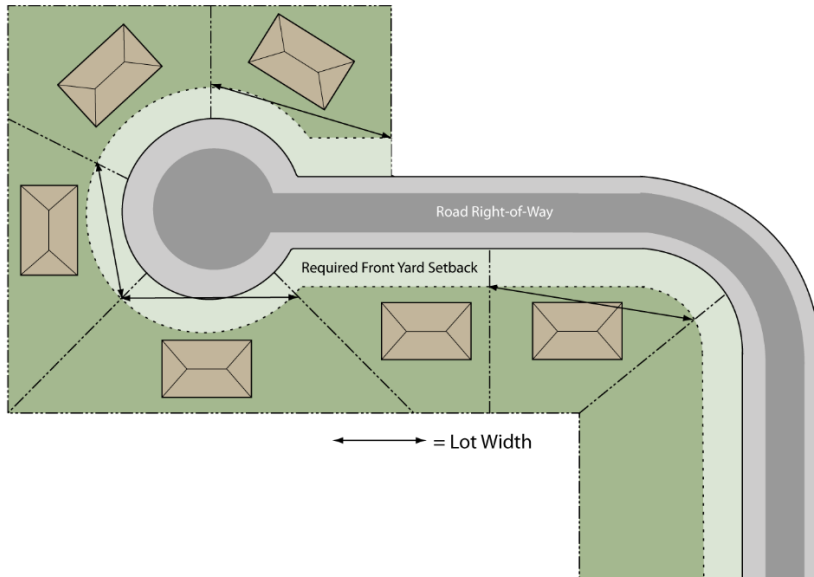
*Lot line, rear* means a lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall be only one rear lot line. In the case of a lot converging toward the rear, the rear lot line shall be an imaginary line parallel 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



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

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

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

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

- (1) *Mixed-use, horizontal.* Horizontal mixed-use refers to development patterns where uses within a development site or along a block are mixed along the extent of the building and/or development. Horizontal mixed-use can be combined with vertical mixed-use.
- (2) *Mixed-use, vertical.* Vertical mixed-use refers to development patterns where uses within a building are mixed, often with retail or active commercial uses on the ground and lower floors, and office or residential uses on the upper floors.

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

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

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

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

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

*Motor vehicle service station* means a use for supplying gasoline, oil and minor 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.

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

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

*Open space* means the ground area, and the space above such ground area, which is unimpeded from the ground to the sky by any structure, except that the area may be used for landscaping, gardening or recreational purposes such as swimming, shuffleboard, tennis or similar uses. Parking

lots and storage areas for vehicles and material shall not be considered as open space.

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

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

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

*Panelized structure* means a structure consisting of preconstructed units for walls, roofs, and floors, which may include structural framing, windows, doors, exterior finishes, interior wall finishes, installed wiring, plumbing and insulation, which is brought on-site and erected thereon on a permanent foundation.

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

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

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

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

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

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

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

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

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

*Porch.* See "Frontage type."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

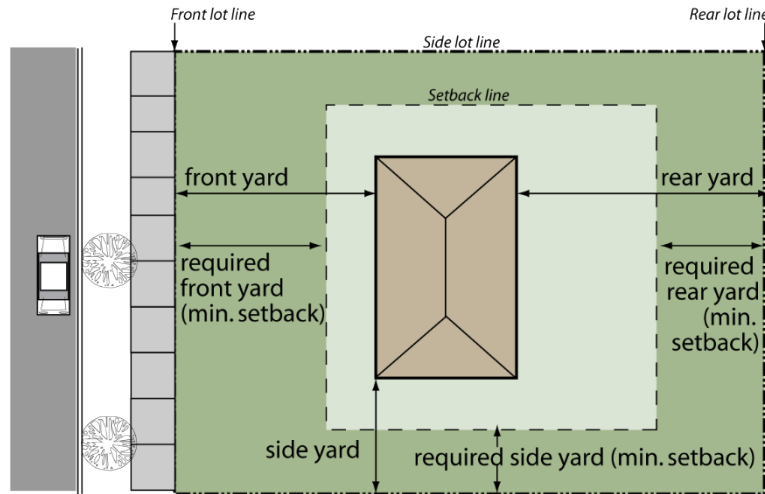
*Resumption* means to begin the use of a nonconformity after it has been previously discontinued from use.

*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



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

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

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

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

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

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

*Stoop.* See "Frontage types."

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

*Storefront.* See "Frontage types."

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

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

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

- (1) *Expressway.* Restricted access divided Interstate and U.S. highways for motor vehicle use only that are typically under the jurisdiction of the State of Michigan or the Federal Highway Administration.
- (2) *Non-local streets:*
  - a. *Activity corridor.* An arterial or major street that traverses an area that typically is designed to promote a multi-modal balance between vehicle, pedestrian and bicycle travel. Such streets may have more frequent traffic signals, a higher level of service of public transit, on-street parking, and more abundant locations for pedestrian crossings to encourage activity along the sidewalks.

- b. *Prime connector.* Major collector streets that link higher class streets with local streets. Prime connector typically traverse residential districts and are designed for moderate traffic speeds and volumes, often with special design features to bicyclists.
  - c. *Suburban corridor.* A class of arterial or major streets that are similar in traffic function as arterial corridors, but typically are lined with more suburban style auto-oriented development with lower density and deeper setbacks.
  - d. *Arterial corridor.* Major streets that, compared to most other types of streets, are designed accommodate higher volumes of vehicle traffic and 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."

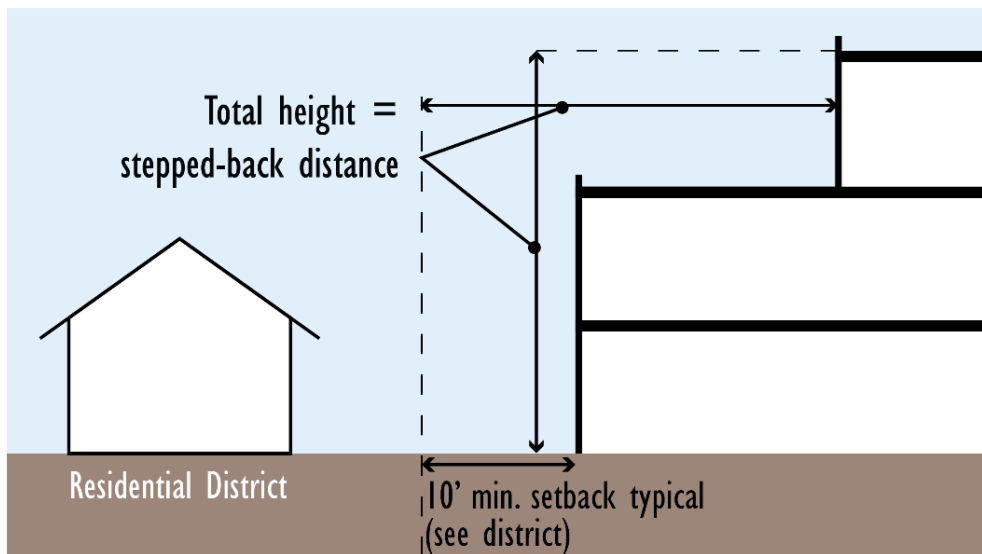
*Temporary use* means any use that is not permitted as a principal use, accessory use or a conditional use in a zoning district, and which is limited in its duration.

*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 setbacks, 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:

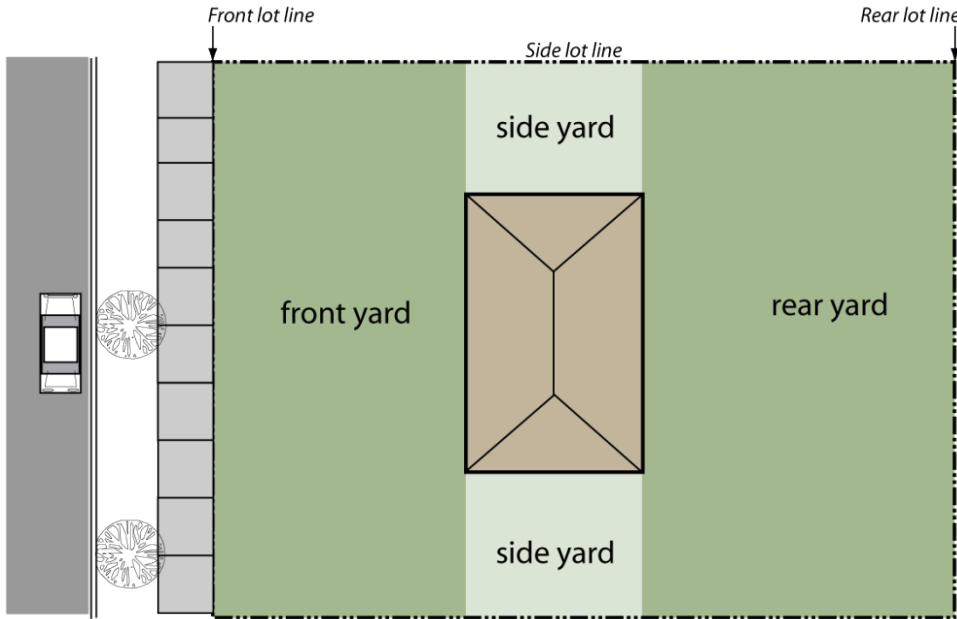
- (1) Any purpose for which a structure or lot may be designed, arranged, intended, maintained or occupied; or
- (2) Any activity, occupation, business or operation carried on in a structure or on a lot.

*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



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

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

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

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

**Passage of Ordinance**

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.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Carter, Hussain, Kost, Martinez, Nevares Martinez, Pehlivanoglu, Spadafore

Nays: None

**Ordinance #1352**

**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.

**Passage of Ordinance**

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.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Carter, Hussain, Kost, Martinez, Nevares Martinez, Pehlivanoglu, Spadafore  
 Nays: None

**Ordinance #1353**

**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	
<b>Liquor Store</b>	<b>P</b>	<b>S</b>	<b>P</b>		<b>P</b>	<b>S</b>	<b>See Section 1250.02.13</b> <b>1. Outdoor Seating shall not be installed.</b>
Lodging Facility	P	P	P	S	P	P	
Mobile Food Vending (Food trucks and carts)	C	C	C		C		See Section 1250.02.10
Nursery, commercial greenhouse	C				C		1. The outdoor storage of landscape materials, other than plants, shall be screened from view of all public rights-of-way and residential parcels of land by a six (6) foot high opaque wood or vinyl fence, decorative screen wall or landscaped berm.

Parking facility	S	S	S	S	S	S	<ol style="list-style-type: none"> <li>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.</li> <li>2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage.</li> <li>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</li> <li>4. New parking structures shall be designed with an upper story minimum clear height of 9’.</li> <li>5. Parking Facilities shall conform with the requirements of Chapter 1252.</li> </ol>
Place of Assembly	C	C	C	S	C	C	<ol style="list-style-type: none"> <li>1. At least one property line abutting a non-local street.</li> <li>2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.</li> </ol>
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		<ol style="list-style-type: none"> <li>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.</li> <li>2. No parking is allowed in the front yard.</li> <li>3. The drive-through window shall be on the side or rear of the building.</li> <li>4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required.</li> <li>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.</li> <li>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.</li> </ol>
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		<ol style="list-style-type: none"> <li>1. Must be the principal residence of the owner and the owner shall live on the premises when in operation.</li> <li>2. Must provide one surfaced off-street parking spot per guest room in addition to standard parking for residence.</li> </ol> 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		<ol style="list-style-type: none"> <li>1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space.</li> <li>2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use.</li> <li>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.</li> <li>4. No change occurs in the outside appearance of the dwelling.</li> <li>5. No signs are permitted.</li> <li>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.</li> </ol>
Sheltered Care Facility	S				S		<ol style="list-style-type: none"> <li>1. At least one property line abutting a Major Arterial street type</li> <li>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.</li> </ol>
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	<ol style="list-style-type: none"> <li>1. At least one property line abutting a non-local street.</li> <li>2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.</li> </ol>
Logistics Terminal, Wholesale and Warehouse uses	S				S		<ol style="list-style-type: none"> <li>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.</li> <li>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</li> </ol>
Industrial: Assembly, Fabrication, Manufacturing, Production, and Recycling	C				C		<ol style="list-style-type: none"> <li>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.</li> <li>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</li> </ol>
Non-Hazardous Assembly, Fabrication, Production, and Manufacturing of consumer goods, with retail sales	C	C	C		C	C	
Motor vehicle repair station	C				S		<ol style="list-style-type: none"> <li>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.</li> <li>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</li> <li>3. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.</li> </ol>

Vehicle sales, vehicle leasing, and other outdoor sales facility	C		S		S		<ol style="list-style-type: none"> <li>1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete.</li> <li>2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets.</li> <li>3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed building.</li> <li>4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way.</li> <li>5. Lighting shall be confined within and directed onto the parking area only.</li> <li>6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08.</li> <li>7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.</li> </ol>
Motor vehicle service station	C	C	C		C		<ol style="list-style-type: none"> <li>1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district.</li> <li>2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line.</li> <li>3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'.</li> <li>4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels.</li> <li>5. Vehicle sales or leasing shall not be accessory to the principal use.</li> <li>6. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.</li> </ol>
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		<ol style="list-style-type: none"> <li>1. Permitted on non-local streets.</li> <li>2. All activities conducted, and materials stored shall be within an enclosed structure.</li> <li>3. Storage operations shall not exceed 50% of the principal building's gross floor area.</li> <li>4. No storage activities or floor area shall be located along the primary frontage.</li> <li>5. No storage activities, operations, or storage pods may be located on the exterior of the parcel.</li> </ol>

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.

**Passage of Ordinance**

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.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Carter, Hussain, Kost, Martinez, Nevares Martinez, Pehlivanoglu, Spadafore  
 Nays: None

**Ordinance #1354**

**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. 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,

Sales and leasing of: commercial or industrial vehicles, equipment, and machinery; recreational vehicles and equipment	C		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. 3. No parking exists in the front yard. 4. No accessory structure is located in the front yard.
Library	C	P	
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	
<b>Liquor Store</b>	<b>P</b>		<b>See Section 1250.02.13</b> <b>1. Outdoor Seating shall not be installed.</b>
Lodging Facility	P	C	Permitted on non-local streets
Mobile Food Vending (Food trucks and carts)	C	C	See Section 1250.02.10
Nursery, commercial greenhouse	P		

Parking facility	S	S	<ol style="list-style-type: none"> <li>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.</li> <li>2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage.</li> <li>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</li> <li>4. New parking structures shall be designed with an upper story minimum clear height of 9'.</li> <li>5. Parking facilities shall conform with Chapter 1252.</li> </ol>
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		<ol style="list-style-type: none"> <li>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</li> <li>2. No parking is allowed in the front yard.</li> <li>3. The drive-through window shall be on the side or rear of the building.</li> <li>4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required.</li> <li>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.</li> <li>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.</li> </ol>
Accessory Uses			
Solar Energy Systems	P	P	
Solar Energy Systems Storage	P	P	
Urban Agriculture	P	P	

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

**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 from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk’s Office

Placed on File

Items from the Mayor re:

Compost Awareness Week 2026

Referred to the Committee on City Operations

Reappointments; Board of Fire Commissioners: Krishna Singh; Board of Police Commissioners: Randy Watkins, Samuel Brewster; Board of Review: Sharon Civils; Board of Water & Light: David Price; Board of Zoning Appeals: Kurt Berryman, Heath Lowry, Stephen Robertson; Diversity, Equity, and Inclusion Advisory Board: Emily Sorroche; Downtown Lansing, Inc. Board: Joshua Pugh; Historic District Commission: Melissa Riba; Lansing Entertainment and Public Facilities Authority Board of Commissioners: Patrick Spyke; Next Michigan Development Corporation Board Kris Klein; Saginaw Street Corridor Improvement Authority Board of Directors: Diane Sanborn, Paul Schmidt; Potter Park Zoo Board: Samantha Harkins; Joint Building Authority Board of Commissioners: Jake Brower; Board of Public Service: Samara Morgan, Hugh McNochol

Referred to the Committee of the Whole

Items from Council Member Kost re:

Amending Chapter 878, temporary moratorium on new Data Centers

Referred to the Committee on Development and Planning

Setting a Public Hearing on Amending Chapter 878, temporary moratorium on new Data Centers

Referred to the Committee on Development and Planning

• Communications and Petitions, and Other City Related Matters:

Fifteen communications from Alison Peeler regarding various City government related issues

Placed on file

Claim Appeal; Claim #2223, Brian and Karen Holmes for \$502 in red tag fees at 420 Sawyer Rd.

Referred to the Committee on City Operations

Claim Appeal; Claim #2227, Alexandra Leonard for \$310 in grass violation fees at 425 N. Foster Ave.

Referred to the Committee on City Operations

Notice from the Michigan Liquor Control Commission; Morning Post Downtown, LLC, 637 E Michigan Ave Ste B, request for Transfer Ownership escrowed 2025 Class C& SDM license with Sunday Sales Permit (AM & PM), Sunday Sales Permit (PM) SDM – Mixed Spirit Drink and Outdoor Service Area from Cur, LLC; new Dance-Entertainment Permit

Referred to the Committee on City Operations

**Motion of Excused Absence**

By Council Member Hussain to excuse Council Member Garza from tonight's proceedings

Motion Carried

**Remarks by the Mayor**

Mayor Schor thanked Council for the passage of the Ordinances about Liquor Stores.

**Public Comment on City Government Related Matters**

Kit Farran spoke about the experience of unhoused people.

Ivan Droste spoke about the experience of unhoused people.

Darren spoke about the experience of unhoused people.

TyJuan Thirdgill spoke about various city government related matters.

Mike Gorishek spoke about the experience of unhoused people.

Maximilian Huckleberry spoke about the experience of unhoused people.

William Walker spoke on the role of City Council.

**Adjourned Time 10:27 P.M.**

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**Chris Swope, City Clerk**

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, May 4, 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 to consider an Ordinance of the City of Lansing, Michigan, Re-Adopting the Codified Ordinances of The City Of Lansing.

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., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

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

**ORDINANCE No. \_\_\_\_\_**

1  
2 **An Ordinance of the City of Lansing, Michigan, Re-Adopting the Codified Ordinances of the**  
3 **City of Lansing.**

4 THE CITY OF LANSING ORDAINS:

5 SECTION 1. **That the Code of Ordinances of the City of Lansing, Michigan, as amended**  
6 **and republished by municipal code corporation through Supplement 64, and all general and**  
7 **permanent legislation of the City from the date of entry through December 31, 2025, except**  
8 **any ordinance repealed as provided by law, as revised, codified, arranged, numbered, edited,**  
9 **and consolidated into component codes, titles, chapters, and sections are hereby approved**  
10 **and readopted as the Codified Ordinances of Lansing, Michigan 2025, complete to December**  
11 **31, 2025.**

12 SECTION 2. **The readoption of Codified Ordinances shall not be construed to affect a right**  
13 **or liability accrued or incurred under any legislative provision prior to the effective date of**  
14 **such readoption or an action or proceeding for the enforcement of such right or liability.**  
15 **Such readoption shall not be construed to relieve any person from punishment for an act**  
16 **committed in violation of any such legislative provision, nor to affect an indictment or**  
17 **prosecution thereof. For such purposes, any such legislative provision shall continue in full**  
18 **force notwithstanding its repeal for the purpose of revision and codification.**

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

22 Section 4. All ordinance or parts of ordinances in conflict with any of the provisions of this  
23 ordinance are hereby repealed.

24 Section 5. This ordinance shall take effect on the 14th day after enactment unless given  
25 immediate effect by City Council.

\*\*\*\*\*PLEASE NOTE THAT THE BOLDED LANGUAGE MUST APPEAR  
IN 11 POINT BOLD FACE TYPE\*\*\*\*\*

NOTICE OF PUBLIC HEARING ON THE  
CITY OF LANSING'S PROPOSED FISCAL YEAR 2026/2027 BUDGET

The City Council of the City of Lansing will conduct a Public Hearing on Monday, May 4, 2027, at 7:00 p.m. in the City Council Chambers on the 10th Floor of Lansing City Hall located at 124 W. Michigan Ave., on the proposed City of Lansing budget and capital improvements. **The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.**

The proposed budget is available for public inspection on weekdays, in the City Clerk's Office, 9<sup>th</sup> floor City Hall, between 8:00 a.m. and 5:00 p.m.

All persons desiring to express an opinion about the proposed city budget, the tax rate, or proposed capital improvements are invited to attend this public hearing or submit written comments.

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

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



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Chris Swope  
Lansing City Clerk

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April 30, 2026

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

Dear President and Council Members:

In regards to the public hearing, the Fiscal Year 2026-2027 Budget is available for review at on the Finance Department Web Page <https://mi-lansing3.civicplus.pro/452/Accounting-Budget> and at the Clerk's Office

Sincerely,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, MMC/MiPMC  
Lansing City Clerk

By the Committee \_\_\_\_\_  
Resolved by the City Council of the City of Lansing

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the City of Lansing submits the Annual Action Plan in order to receive Community Development fund resources, including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) program funds, for the upcoming fiscal year 2026-2027; and

WHEREAS, the CDBG (\$1,966,941), HOME (\$649,926.71) and ESG (\$174,205) entitlement amount allocated to Lansing for the upcoming fiscal year is \$2,791,072.71; and

WHEREAS, the City of Lansing anticipates that there will be some program income (PI) and previous year (PY) funding available for CDBG in the amounts of \$75,000 (PI) and \$1,780,671.49 (PY) and \$50,000 (PI) and \$262,001.44 (PY) for the HOME program; and

WHEREAS, the total amount of federal funding allocations including program income and previous year funding equals \$4,958,745.64; and

WHEREAS, pursuant to program requirements, the city has conducted a citizen participation and open review process which has included meetings and public hearings; and

WHEREAS, the City has further promoted participation, input and review in the process by conducting two (2) separate advertised public hearings before the Lansing Planning Commission, one on December 2, 2025, regarding housing and community development needs, four people spoke, two in support of the federal funded programs and two spoke regarding the proposed pods for the homeless population; another hearing on March 3, 2026, regarding the proposed Annual Action Plan program objectives and projected use of Federal entitlement and formula program funds and there were no comments during this hearing; and

WHEREAS, the Planning Commission recommended to City Council the approval to submit the Annual Action Plan contingent that all proposed activities budgets will be proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts; and

WHEREAS, the City also initiated and carried out the required thirty (30) day public comment period on the proposed 2026-27 Annual Action Plan by publishing a notice of the availability of the plan in the Lansing City Pulse on March 11, 2026, with a comment period of March 12, 2026 – April 13, 2026; and

WHEREAS, a public hearing was held before the Lansing City Council on April 20, 2026, to again receive citizen comments and recommendations and to give final review to the Annual Action Plan, and there were two comments, one inquired about the use of CDBG funds to provide ADA accessibility in rental and owner-occupied homes, another person talked about the use of CDBG funds supporting housing the homeless persons; and

WHEREAS, Federal regulations require the City to make certain certifications and assurances to HUD as a part of the City's application and Annual Action Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing adopts the Annual Action Plan for the City of Lansing that includes housing and community development goals, objectives, strategies, and budget for the use of community development fund resources for fiscal year 2026-2027 as proposed by the Committee of the Whole; and

BE IT FURTHER RESOLVED that the Mayor, as the City's Chief Executive Officer, or his designee is hereby authorized to sign the Annual Action Plan and application for FY 2026-2027, including all understandings, assurances and certifications contained therein, and to submit the grant application to the Department of Housing and Urban Development; and

BE IT FINALLY RESOLVED that the Mayor or his designee is authorized, as the official representative of the City of Lansing, to set-up budget line items, provide any and all information, to act in connection with the Annual Action Plan application and to execute all agreements, contracts and legal documents, including the agreement between the City and the Department of Housing and Urban Development, to secure CDBG, HOME and ESG funding and implement the Annual Action Plan programs.

**Resolution #2026-###**

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

WHEREAS, the mayor made the recommendation for the reappointments to various Boards as stated below:

Board of Fire Commissioners:

Krishna Singh as an At-Large Member for a term to expire June 30, 2030;

Board of Police Commissioners:

Randy Watkins as an At-Large Member for a term to expire June 30, 2030;

Samuel Brewster as the 2<sup>nd</sup> Ward Member for a term to expire June 30, 2030;

Board of Review:

Sharon Civils as an At-Large Member for a term to expire June 30, 2029;

Board of Water & Light:

David Price as an At-Large Member for a term to expire June 30, 2030;

Board of Zoning Appeals:

Kurt Berryman as an At-Large Member for a term to expire June 30, 2029;

Heath Lowry as an At-Large Member for a term to expire June 30, 2029;

Stephen Robertson as an At-Large Member for a term to expire June 30, 2029;

Diversity, Equity, and Inclusion Advisory Board:

Emily Sorroche as an At-Large Member with a term to expire June 30, 2030;

Downtown Lansing, Inc. Board:

Joshua Pugh as an Adjacent Neighborhood Resident for a term to expire June 30, 2030;

Historic District Commission:

Melissa Riba as an At-Large Member for a term to expire June 30, 2029;

Lansing Entertainment and Public Facilities Authority Board of Commissioners:

Patrick Spyke as an At-Large Member for a term to expire June 30, 2029;

Next Michigan Development Corporation Board:

Kris Klein as an At-Large Member for a term to expire April 15, 2028;

Saginaw Street Corridor Improvement Authority Board of Directors:

Diane Sanborn as a Member for a term to expire June 30, 2030;

Paul Schmidt as a Member for a term to expire June 30, 2030;

Potter Park Zoo Board:

Samantha Harkins as a City of Lansing Member for a term to expire December 31, 2029;

Joint Building Authority Board of Commissioners:

Jake Brower as City of Lansing Appointee for a term to expire June 30, 2030;

Board of Public Service:

Samara Morgan as an At -Large Member for a term to expire June 30, 2030;

Hugh McNichol as the 2<sup>nd</sup> Ward Member for a term to expire June 30, 2030;

WHEREAS, the Mayor's office has confirmed with this resolution they have verified that the nominees have been vetted and meet the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on May 4, 2026 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to various Boards as stated below:

Board of Fire Commissioners:

Krishna Singh as an At-Large Member for a term to expire June 30, 2030;

Board of Police Commissioners:

Randy Watkins as an At-Large Member for a term to expire June 30, 2030;

Samuel Brewster as the 2<sup>nd</sup> Ward Member for a term to expire June 30, 2030;

Board of Review:

Sharon Civils as an At-Large Member for a term to expire June 30, 2029;

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Kurt Berryman as an At-Large Member for a term to expire June 30, 2029;

Heath Lowry as an At-Large Member for a term to expire June 30, 2029;

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Board of Public Service:

Samara Morgan as an At -Large Member for a term to expire June 30, 2030;

Hugh McNichol as the 2<sup>nd</sup> Ward Member for a term to expire June 30, 2030.

**Resolution #2026-###**

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

**Compost Awareness Week Resolution (May 3–9, 2026)**

WHEREAS, composting returns valuable organic materials to the soil, improving soil health, enhancing water retention, and reducing runoff and nonpoint source pollution, while also decreasing reliance on chemical fertilizers and mitigating erosion; and

WHEREAS, organic materials—including food scraps, yard trimmings, and other compostable materials—continue to comprise a significant portion of the municipal solid waste stream, and composting remains a critical strategy for communities working to reduce landfill use and meet waste diversion and sustainability goals; and

WHEREAS, composting organic materials such as leaves, grass clippings, food scraps, biosolids, and agricultural byproducts, when properly managed, produces a beneficial soil amendment that supports landscaping, agriculture, and green infrastructure; and

WHEREAS, the City of Lansing is providing vital public services such yard waste and food waste collection opportunities at the curb and at local drop-off sites to assure that residents have meaningful access to programming that also advances compost availability and use in municipal operations, infrastructure projects, and community programs, contributing to improved water quality, reduced greenhouse gas emissions, and climate resilience; and

WHEREAS, composting supports the goals of the MI Healthy Climate Plan by reducing methane emissions from landfills, strengthening local economies, protecting natural resources, and promoting sustainable materials management; and

WHEREAS, the 2026 International Compost Awareness Week theme, “Sustainable Communities Begin with Compost,” highlights the importance of composting at all scales—from backyard and community composting to regional facilities—and recognizes its role in building circular economies, creating local jobs, and fostering environmental stewardship; and

WHEREAS, the City recognizes and appreciates the efforts of organizations such as the Michigan Organics Council, along with extension services, conservation districts, residents, businesses, farmers, and public employees who contribute to advancing composting practices and education.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby recognizes and supports composting as a responsible and effective method for managing organic materials and advancing the City’s sustainability and climate goals.

BE IT FURTHER RESOLVED, that the City encourages residents, businesses, and institutions to participate in composting and organics diversion programs.

BE IT FINALLY RESOLVED, that this resolution be presented at a public City Council meeting and shared with the community as a demonstration of Lansing's commitment to environmental stewardship and sustainable resource management.

NOW, THEREFORE, the Lansing City Council does hereby proclaim May 3–9, 2026, as Compost Awareness Week in Lansing, Michigan.



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**Chris Swope**  
Lansing City Clerk

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April 30, 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 \(lansingmi.gov\)](https://www.lansingmi.gov)

**BOARD NAME**

**DATE OF MEETING**

Park Board

March 11, 2026

Police & Fire Retirement System

March 17, 2026

Employee Retirement System

March 17, 2026

Board of Police Commissioners

April 21, 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



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Chris Swope  
Lansing City Clerk

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May 1, 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:

[Employment Vacancy Factor Report; Fiscal Year 2025-2026, 3rd Quarter](#)

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,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, MMC/MiPMC Level 3  
Lansing City Clerk



# Vacancy Factor Report

Quarter Ending March 31, 2026

Department	PCN	Position Description	Bargaining Unit	FTE	Vacancy	Status	Vacancy Factor
<b>Non-General Fund Vacancies</b>							
ED&P/BUILDING SAFETY	CLERK	CLERK	T243CTP	1.00	10/10/2025		8,951
ED&P/BUILDING SAFETY	ELCINSPC	ELECTRICAL INSPECTOR	T243CTP	1.00	2/25/2025	Posted Continuously	13,047
ED&P/BUILDING SAFETY	MECINSPC	MECHANICAL INSPECTOR	T243CTP	1.00	3/29/2025	Posted Continuously	14,347
ED&P/BUILDING SAFETY	PEMTEFOF	PERMIT ENFORCEMENT OFFICER	T243CTP	1.00	8/25/2025		14,347
ED&P/CDBG	NEW	ASSISTANT DEVELOPMENT MGR	T214SUPV	1.00	7/1/2024		17,484
ED&P/CDBG	HSREHAGT	HOUSING REHAB AGENT	T243CTP	1.00	6/22/2024		13,047
INFORMATION TECHNOLOGY	SPROAN34	SENIOR PROGRAMMER ANALYST	T243CTP	1.00	3/13/2026	Reorg in process	2,778
INFORMATION TECHNOLOGY	DATANLST	DATA ANALYST/APPS TEAM LEAD	T243CTP	1.00	7/1/2024	Reorg in process	16,658
INFORMATION TECHNOLOGY	DATCOMSP	HELP DESK SUPERVISOR	T243SUPV	1.00	1/31/2026	Reorg in process	12,672
PUBLIC SERVICE/ENGINEERING	TRANSENG	ASSISTANT CITY ENGINEER	NBSUPV	1.00	1/1/2020		21,177
PUBLIC SERVICE/ENGINEERING	ENGINRIII	ENGINEER III	T214NS	1.00	1/26/2023	Posted	18,249
PUBLIC SERVICE/ENGINEERING	ENGINRIII	ENGINEER III	T214NS	1.00	6/6/2019	Posted	18,249
PUBLIC SERVICE/FLEET	ATGARSUP	GARAGE SUPERVISOR	T243SUP	1.00	7/1/2017	Ongoing Hiring Process	16,658
PUBLIC SERVICE/FLEET	VEHWKR04	VEHICLE MAINTENANCE WORKER 400	UAW	1.00	7/21/2025	Filled	12,236
PUBLIC SERVICE/FLEET	SRVCSPEC	SERVICE SPECIALIST	T243CTP	1.00	9/20/2019		10,303
PUBLIC SERVICE/FLEET	MECHANIC	MECHANIC	UAW	1.00	2/19/2024	Posted Continuously	14,245
PUBLIC SERVICE/FLEET	MECHANIC	MECHANIC	UAW	1.00	4/1/2024	Posted Continuously	14,245
PUBLIC SERVICE/FLEET	MECHANIC	MECHANIC	UAW	1.00	6/4/2022	Posted Continuously	14,245
PUBLIC SERVICE/FLEET	MECHANIC	MECHANIC	UAW	1.00	7/21/2021	Posted Continuously	14,245
PUBLIC SERVICE/FLEET	MECHANIC	MECHANIC	UAW	1.00	5/13/2019	Posted Continuously	14,245
PUBLIC SERVICE/FLEET	MECHANIC	MECHANIC	UAW	1.00	8/17/2019	Posted Continuously	14,245
PUBLIC SERVICE/FLEET	MECHANIC	MECHANIC	UAW	1.00	10/28/2023	Posted Continuously	14,245
PUBLIC SERVICE/GROUNDS	PUBWKSUP	PUBLIC WORKS SUPERVISOR	T243SUPV	1.00	5/9/2025	Ongoing Hiring Process	13,674
PUBLIC SERVICE/O&M	FRSTWKR6	ARBORIST600	UAW	1.00	1/31/2026	Filled	9,349
PUBLIC SERVICE/O&M	EQPOPWK4	EQUIPMENT OPERATOR	UAW	1.00	7/1/2024		13,230
PUBLIC SERVICE/O&M	EQPOPWK5	EQUIPMENT OPERATOR	UAW	1.00	9/24/2022		14,245
PUBLIC SERVICE/O&M	MANTWKR4	MAINTENANCE WORKER 400	UAW	1.00	2/7/2026	Posted	7,074
PUBLIC SERVICE/O&M	MANTWKR4	MAINTENANCE WORKER 400	UAW	1.00	2/19/2018	Posted	12,236
PUBLIC SERVICE/O&M	MANTWKR4	MAINTENANCE WORKER 400	UAW	1.00	10/18/2024	Posted	12,236
PUBLIC SERVICE/O&M	MANTWKR4	MAINTENANCE WORKER 400	UAW	1.00	2/7/2026	Posted	7,074
PUBLIC SERVICE/O&M	MANTWKR5	MAINTENANCE WORKER 500	UAW	1.00	2/7/2026		7,649
PUBLIC SERVICE/O&M	PUBWKSUP	PUBLIC WORKS SUPERVISOR	T243SUPV	1.00	12/4/2021		15,087
PUBLIC SERVICE/O&M	SRMANSUP	SENIOR MAINTENANCE SUPERVISOR	T243SUPV	1.00	12/31/2025		15,842
PUBLIC SERVICE/O&M	SOLWASOP	SOLID WASTE OPERATOR	UAW	1.00	4/10/2025	Posted	13,230
PUBLIC SERVICE/O&M	SOLWASUP	SOLID WASTE SUPERVISOR	T243SUPV	1.00	8/15/2020		15,087
PUBLIC SERVICE/WWTP	INSTRTEC	INSTRUMENTATION TECH	T243CTP	1.00	3/2/2024	Conditional Offer Accepted	13,047
PUBLIC SERVICE/WWTP	PLTMASUP	PLANT MAINTENANCE SUPERVISOR	T243SUPV	1.00	12/15/2025		14,347
PUBLIC SERVICE/WWTP	PUBWKSUP	PUBLIC WORKS SUPERVISOR	T243SUPV	1.00	2/5/2024		15,087
PUBLIC SERVICE/WWTP	WWWMATWK4	WASTEWATER MAINTENANCE WORKER 400	UAW	1.00	10/18/2025	Conditional Offer Accepted	12,236
PUBLIC SERVICE/WWTP	WWWMATWK6	WASTEWATER MAINTENANCE WORKER 600	UAW	1.00	10/3/2025	Posted	14,245
PUBLIC SERVICE/WWTP	WWWMATWK6	WASTEWATER MAINTENANCE WORKER 600	UAW	1.00	6/25/2025	Posted	14,245
PUBLIC SERVICE/WWTP	WWPLTLBR	WASTEWATER PLANT LABORER	UAW	1.00	7/12/2019		13,230
PUBLIC SERVICE/WWTP	WWPLTOP5	WASTERWATER PLANT OPERATOR 500	UAW	1.00	7/1/2025		13,230
PUBLIC SERVICE/WWTP	WWSYSANL	WASTEWATER SYSTEMS ANALYST	T243CTP	1.00	10/23/2015		14,347
PUBLIC SERVICE/WWTP	FIELDTEC	FIELD TECHNICIAN	T243CTP	1.00	10/26/2024	Filled	13,674
PUBLIC SERVICE/WWTP	UTMATWK6	UTILITY MAINTENANCE WORKER	UAW	1.00	10/31/2025	Posted	14,245
DISTRICT COURT	ASTCTADM	ASST. COURT ADMINISTRATOR	DCTNB	1.00	2/23/2026	District Court Hiring	13,321
DISTRICT COURT	CFPROBOF	CHIEF PROBATION OFFICER	DCTNB	1.00	3/4/2026	District Court Hiring	7,099
<b>Estimated Non-General Fund Vacancies (Out of 350 Full-Time Positions):</b>				<b>48.00</b>			<b>638,289</b>

<b>Total March 31, 2026 Vacancies (Out of 965 Full-Time Positions):</b>	<b>88.00</b>	<b>1,160,918</b>
-------------------------------------------------------------------------	--------------	------------------

<b>December 31, 2025 Vacancies:</b>	<b>87.00</b>	<b>1,154,439</b>
<b>September 30, 2025 Vacancies:</b>	<b>103.50</b>	<b>1,352,546</b>
<b>March 31, 2025 Vacancies:</b>	<b>128.00</b>	<b>1,522,924</b>
<b>December 31, 2024 Vacancies:</b>	<b>138.00</b>	<b>1,708,250</b>

<sup>1</sup>Grant funded positions, including COPS Grant/Public Safety Revenue Sharing are not included in vacancy counts (multiple year-funding plan).



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Chris Swope  
Lansing City Clerk

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May 1, 2026

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

Dear President and Council Members:

Pursuant to Article 7, Chapter 1, Section 7-110 of the Lansing City Charter, on April 30<sup>th</sup>, the General Fund Status Quarterly Report was placed on file with my office:

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,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, MMC/MiPMC Level 3  
Lansing City Clerk

# General Fund Status Report – FY 2026 3rd Quarter

## General Fund Summary

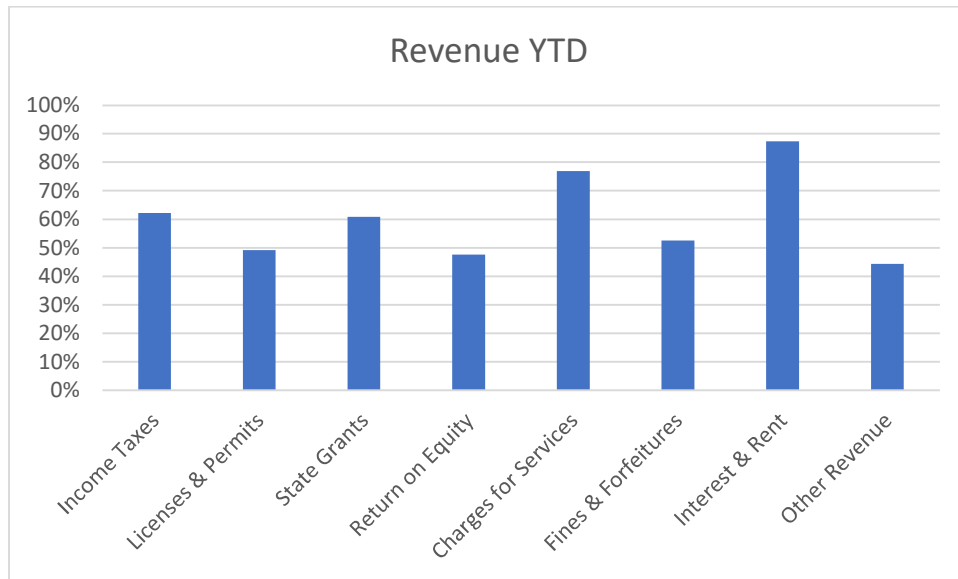
For FY26, the City adopted a General Fund budget of \$173.3 million. Council amendments utilized \$67,000 from available reserves in the adopted budget, later authorizing budget amendments for an amended budget of \$176.2 million.

The General Fund ended FY 2025 with an unassigned fund balance of \$20.97 million and a total fund balance of \$29.99 million.

The administration continues to monitor expenditures and seek necessary savings to maintain vital services while also making strategic investments to grow the City’s economy and strengthen the quality of life for residents, workers, business owners, and visitors.

The general fund budget report is presented in several formats for informational value as follows. After a separate revenue summary, the City’s general fund is presented as formally adopted in appropriation detail showing personnel vs. operating expenditures.

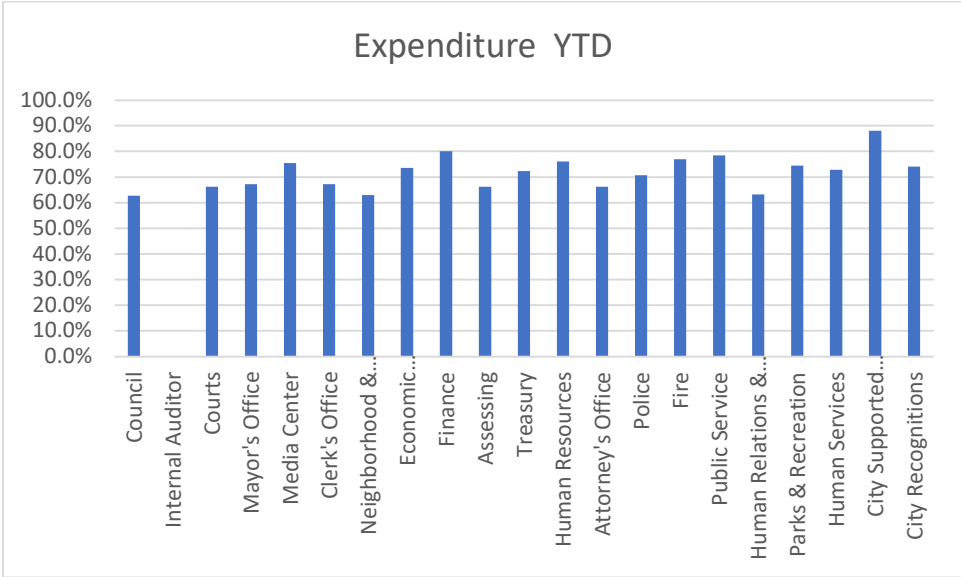
## Revenue Summary



General Fund revenue collected through the third quarter of fiscal year 2025-2026 was \$128M, 72.6% of the budget.

- **Property Taxes (32.3% of GF revenue budget)** are largely collected at the beginning of the fiscal year. They were initially estimated to be \$57M. Final numbers will include exact LBRA and TIFA tax captures and any other adjustments for the fiscal year.
- **Income Tax (26.9% of GF revenue budget)** collections were \$29.5M (62.2% of its budgeted \$47.5M). The Treasury department is hard at work processing annual tax returns, and final amounts will include any revenues collected within 45 days after fiscal-year end.
- **Licenses and Permits (1% of GF revenue budget)** are estimated to be \$1.8M. Current receipts are 49.2% of the budgeted amount slightly under previous, driven largely by trends in cable franchise fees and medical marijuana licensing factored more conservatively in the FY 2027 proposal.
- **State Grants (14.5% of GF revenue budget)** are budgeted to be \$25.5M in revenue. Changes adopted with the State's FY 2026 budget to constitutional revenue sharing related to sales taxes are began with the February 2026 payment and have only a partial year impact. The City also received the first payment of its Capital City Services allocation and will be receiving a final payment for personal property tax reimbursements in May.
- **Return on Equity (ROE) (16.9% of GF revenue budget)** represents payment to the City from the Board of Water & Light (BWL). The contract is 6% of operating revenues from BWL and with the City receiving payment in allotments based on the timing of budgeted BWL revenues. Any excess revenue will be included in the final quarter payment.
- **Charges for Services (6.4% of GF revenue budget)** are trending with the three-year average for the third quarter. Strong code compliance revenues are currently offsetting lower year-to-date revenues in ambulance transport fees partially attributable to accounting and timing changes.
- **Fines and Forfeitures (1% of GF revenue budget)** are budgeted to be about \$1.8M. Quarter-to-date, receipts are \$929k with a significant portion of revenues tending to occur in the final quarter.
- **Interest and Rents (0.6% of GF revenue budget)** are budgeted to be \$1.1M in FY26 as of the second quarter amendment. Quarter to date amounts are over 961k.
- **Other Revenues (0.2% of GF revenue budget)** amount to a small percentage of the budget with significant variability due to the timing of generally one-time miscellaneous revenues.

**Expenditure Summary**



The city has spent almost \$131.0M of its FY26 budget, which amounts to 74.3% YTD.

**General Fund Revenues**  
**FY2026 Q3 YTD**  
**January 1, 2026 - March 31, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Amended Budget</b>	<b>FY 2026 Q3 YTD</b>	<b>FY26 Q3 Percent YTD</b>	<b>3 Year Q3 Percent Average</b>
<b><u>Property Taxes</u></b>					
Non-Dedicated	42,885,000	42,885,000	42,909,000		
Dedicated - Police	4,237,500	4,237,500	4,237,500		
Dedicated - Fire	4,237,500	4,237,500	4,237,500		
Dedicated - Roads	2,825,000	2,825,000	2,825,000		
Dedicated - Parks	2,825,000	2,825,000	2,825,000		
Total	57,010,000	57,010,000	57,034,000	100.0%	98.5%
<b><u>Income Taxes</u></b>					
City Income Tax	43,990,000	47,490,000	29,535,400		
Total	43,990,000	47,490,000	29,535,400	62.2%	65.3%
<b><u>Licenses &amp; Permits</u></b>					
Business Licenses	112,880	112,880	78,750		
Cable Franchise Fees	800,000	800,000	325,584		
Medical Marijuana Licenses	824,000	824,000	435,000		
Non-Business Licenses	34,620	34,620	34,157		
Buildings Licenses & Permits	31,000	31,000	12,843		
Total	1,802,500	1,802,500	886,334	49.2%	58.0%
<b><u>State Grants</u></b>					
Public Safety	2,560,000	2,635,000	2,635,367		
Other State Grants	1,520,000	1,520,000	1,464,338		
Reimbursements	1,800,000	1,775,000	1,077,217		
Revenue Sharing	19,200,000	18,590,000	9,553,602		
Capital City Allocation	1,000,000	1,000,000	793,120		
Total	26,080,000	25,520,000	15,523,644	60.8%	61.2%
<b><u>Return on Equity</u></b>					
Board of Water and Light	29,500,000	29,500,000	14,187,223		
Sewage Disposal System	300,000	300,000	-		
Total	29,800,000	29,800,000	14,187,223	47.6%	49.3%

**General Fund Revenues**  
**FY2026 Q3 YTD**  
**January 1, 2026 - March 31, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Amended Budget</b>	<b>FY 2026 Q3 YTD</b>	<b>FY26 Q3 Percent YTD</b>	<b>3 Year Q3 Percent Average</b>
<b><u>Charges for Services</u></b>					
Fees	89,700	89,700	51,918		
Services Rendered	2,255,700	2,255,700	2,297,828		
Building Inspection Fees	2,178,500	2,178,500	2,468,733		
Services To Others	64,400	64,400	31,100		
Central Stores/Notary	2,000	2,000	300		
Public Safety Services	184,900	184,900	106,506		
Ambulance Transport Fees	5,980,000	5,780,000	3,169,761		
Sales	2,200	2,200	55		
Use & Admission Fees	678,600	678,600	514,062		
Total	11,436,000	11,236,000	8,640,262	76.9%	83.4%
<b><u>Fines &amp; Forfeitures</u></b>					
Fines & Forfeitures	1,768,000	1,768,000	929,137		
Total	1,768,000	1,768,000	929,137	52.6%	58.9%
<b><u>Interest &amp; Rent</u></b>					
Interest Income	585,000	885,000	900,000		
Rental Income	215,000	215,000	61,070		
Total	800,000	1,100,000	961,070	87.4%	96.5%
<b><u>Other Revenue</u></b>					
Donations & Contributions	136,000	136,000	85,611		
Miscellaneous	157,500	157,500	94,884		
Sale of Capital Assets	120,000	120,000	2,775		
Total	413,500	413,500	183,270	44.3%	101.0%
<b><u>Interfund Transfers In</u></b>					
Interfund Transfers In	100,000	100,000	100,000		
Total	100,000	100,000	100,000	100.0%	100.0%
<b><u>Use of Fund Balance</u></b>					
Unassigned	67,000	-			
Total	67,000	-			
<b><u>Total General Fund Revenues</u></b>	<b>173,267,000</b>	<b>176,240,000</b>	<b>127,980,340</b>	<b>72.6%</b>	<b>72.7%</b>

**General Fund Expenditures**  
**FY2026 Q3 YTD**  
**January 1, 2026 - March 31, 2026**

<u>Appropriations</u>	<u>FY 2026</u> <u>Adopted</u> <u>Budget</u>	<u>FY 2026</u> <u>Amended</u> <u>Budget</u>	<u>FY 2026</u> <u>Q3 YTD</u>	<u>FY26 Q3</u> <u>Percent</u> <u>YTD</u>	<u>3 Year</u> <u>Q3 Percent</u> <u>Average</u>
<u>Council</u>					
Personnel	697,481	697,481	434,234		
Operating	214,919	246,519	157,180		
<b>Total</b>	<b>912,400</b>	<b>944,000</b>	<b>591,414</b>	<b>62.6%</b>	<b>64.8%</b>
<u>Internal Auditor</u>					
Personnel	238,452	238,452	-		
Operating	10,176	10,176	-		
<b>Total</b>	<b>248,628</b>	<b>248,628</b>	<b>-</b>	<b>0.0%</b>	<b>53.2%</b>
<u>Courts</u>					
Personnel	5,005,773	5,005,773	3,496,611		
Operating	1,651,227	1,651,227	905,844		
<b>Total</b>	<b>6,657,000</b>	<b>6,657,000</b>	<b>4,402,455</b>	<b>66.1%</b>	<b>66.4%</b>
<u>Mayor's Office</u>					
Personnel	1,073,330	1,073,330	740,956		
Operating	297,828	309,628	188,184		
<b>Total</b>	<b>1,371,158</b>	<b>1,382,958</b>	<b>929,140</b>	<b>67.2%</b>	<b>70.7%</b>
<u>Media Center</u>					
Personnel	664,016	664,016	504,025		
Operating	107,511	107,511	78,382		
<b>Total</b>	<b>771,527</b>	<b>771,527</b>	<b>582,407</b>	<b>75.5%</b>	<b>68.2%</b>
<u>Clerk's Office</u>					
Personnel	1,122,559	1,122,559	771,725		
Operating	691,832	691,832	447,733		
<b>Total</b>	<b>1,814,391</b>	<b>1,814,391</b>	<b>1,219,458</b>	<b>67.2%</b>	<b>72.3%</b>
<u>Neighborhood &amp; Citizen Engagement</u>					
Personnel	530,319	530,319	386,893		
Operating	210,722	210,722	79,176		
<b>Total</b>	<b>741,041</b>	<b>741,041</b>	<b>466,069</b>	<b>62.9%</b>	<b>57.5%</b>
<u>Economic Development &amp; Planning</u>					
Personnel	4,837,516	4,837,516	3,624,120		
Operating	3,580,033	3,580,033	2,570,177		
<b>Total</b>	<b>8,417,549</b>	<b>8,417,549</b>	<b>6,194,297</b>	<b>73.6%</b>	<b>73.2%</b>
<u>Finance</u>					
Personnel	1,908,500	1,908,500	1,457,911		
Operating	566,648	566,648	524,884		
<b>Total</b>	<b>2,475,148</b>	<b>2,475,148</b>	<b>1,982,794</b>	<b>80.1%</b>	<b>74.5%</b>
<u>Assessing</u>					
Personnel	1,604,176	1,604,176	1,033,200		
Operating	251,268	251,268	193,986		
<b>Total</b>	<b>1,855,444</b>	<b>1,855,444</b>	<b>1,227,186</b>	<b>66.1%</b>	<b>55.3%</b>
<u>Treasury</u>					
Personnel	2,079,026	2,079,026	1,520,952		
Operating	1,008,574	1,008,574	713,541		
<b>Total</b>	<b>3,087,600</b>	<b>3,087,600</b>	<b>2,234,494</b>	<b>72.4%</b>	<b>68.5%</b>
<u>Human Resources</u>					
Personnel	2,063,930	2,063,930	1,585,476		
Operating	648,348	648,348	478,801		
<b>Total</b>	<b>2,712,278</b>	<b>2,712,278</b>	<b>2,064,277</b>	<b>76.1%</b>	<b>61.1%</b>

**General Fund Expenditures**  
**FY2026 Q3 YTD**  
**January 1, 2026 - March 31, 2026**

<u>Appropriations</u>	<u>FY 2026</u> <u>Adopted</u> <u>Budget</u>	<u>FY 2026</u> <u>Amended</u> <u>Budget</u>	<u>FY 2026</u> <u>Q3 YTD</u>	<u>FY26 Q3</u> <u>Percent</u> <u>YTD</u>	<u>3 Year</u> <u>Q3 Percent</u> <u>Average</u>
<u>Attorney's Office</u>					
Personnel	2,707,215	2,707,215	1,722,426		
Operating	331,037	331,037	289,083		
<b>Total</b>	<b>3,038,252</b>	<b>3,038,252</b>	<b>2,011,508</b>	<b>66.2%</b>	<b>64.3%</b>
<u>Police</u>					
Personnel	49,644,398	50,194,398	35,532,175		
Operating	9,200,925	9,200,925	6,426,105		
<b>Total</b>	<b>58,845,323</b>	<b>59,395,323</b>	<b>41,958,280</b>	<b>70.6%</b>	<b>71.8%</b>
<u>Fire</u>					
Personnel	38,540,084	38,990,084	30,418,113		
Operating	6,722,028	6,845,367	4,839,633		
<b>Total</b>	<b>45,262,112</b>	<b>45,835,451</b>	<b>35,257,746</b>	<b>76.9%</b>	<b>74.0%</b>
<u>Public Service</u>					
Personnel	3,151,767	3,151,767	2,401,824		
Operating	10,613,390	10,613,390	8,395,734		
<b>Total</b>	<b>13,765,157</b>	<b>13,765,157</b>	<b>10,797,558</b>	<b>78.4%</b>	<b>68.6%</b>
<u>Human Relations &amp; Community Service</u>					
Personnel	2,270,323	2,270,323	1,414,800		
Operating	320,665	320,665	221,435		
<b>Total</b>	<b>2,590,988</b>	<b>2,590,988</b>	<b>1,636,235</b>	<b>63.2%</b>	<b>62.5%</b>
<u>Parks &amp; Recreation</u>					
Personnel	6,045,037	6,045,037	4,345,066		
Operating	3,844,296	3,844,296	3,015,369		
<b>Total</b>	<b>9,889,333</b>	<b>9,889,333</b>	<b>7,360,436</b>	<b>74.4%</b>	<b>69.2%</b>
<u>Human Services</u>					
Operating	2,307,000	3,693,261	2,688,373		
<b>Total</b>	<b>2,307,000</b>	<b>3,693,261</b>	<b>2,688,373</b>	<b>72.8%</b>	<b>68.3%</b>
<u>City Supported Agencies</u>					
Operating	537,500	307,500	270,776		
<b>Total</b>	<b>537,500</b>	<b>307,500</b>	<b>270,776</b>	<b>88.1%</b>	<b>34.3%</b>
<u>City Recognitions</u>					
Operating	10,000	10,000	7,409		
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>7,409</b>	<b>74.1%</b>	<b>9.7%</b>
<u>Non-Departmental</u>					
Vacancy Factor	(1,500,000)	(1,500,000)	-	0.0%	
South Lansing Distric Library	150,000	150,000	104,235	69.5%	85.9%
Debt Service	987,171	987,171	-	0.0%	17.1%
Net Transfers	6,320,000	6,970,000	6,970,000	100.0%	100.0%
<b>Total</b>	<b>5,957,171</b>	<b>6,607,171</b>	<b>7,074,235</b>		
<b>General Fund Total Expenditures</b>	<b>173,267,000</b>	<b>176,240,000</b>	<b>130,956,548</b>	<b>74.3%</b>	<b>72.4%</b>

**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 Lansing Avenue Pump Station (LAPS) Project at 1701/1711 Lansing Avenue; and

WHEREAS, the project location is at or on Lansing Avenue between the Grand River and Greenwood Avenue, in the City of Lansing, and

WHEREAS, from May 29, 2026 through May 30, 2027, the Public Service Department, 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:

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work Saturdays when necessary to recover and accelerate the project schedule, as delays have been caused by severe weather events and existing infrastructure challenges.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on **Monday, May x 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 construction noise at 1701 Lansing Avenue, between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 5:00 PM from May 29, 2026 through May 29, 2027.

BE IT FINALLY RESOLVED that the City Clerk shall provide notice of the public hearing to all residents living within 500 feet of the real property line of the noise emitter.

**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 Lansing Avenue Pump Station (LAPS) Project at 1701 Lansing Avenue; and

WHEREAS, the project location is at or on Lansing Avenue between the Grand River and Greenwood Avenue, in the City of Lansing, and

WHEREAS, from May 29, 2026 through May 30, 2027, the Public Service Department, 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:

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work Saturdays when necessary to recover and accelerate the project schedule, as delays have been caused by severe weather events and existing infrastructure challenges.

and

WHEREAS, a public hearing was held on **Monday, May xx 2026**, in consideration of the request by the Public Service Department, for issuance of a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue and Lansing Avenue between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 5:00 PM from May 29, 2026 through May 30, 2027.; 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 the City Council grants a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue and on Lansing Avenue between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 4:30 PM from May 29, 2026 through May 30, 2027.

**Resolution #2026-###**

By the Committee \_\_\_\_\_  
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing filed a lawsuit to address the public nuisance that is the Opioid Epidemic; and

WHEREAS Associated Pharmacies, Inc.; J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; United Natural Foods, Inc.; and their subsidiaries (“Six Remnant Defendants”) have negotiated a proposed settlement agreement (“Proposed Settlement”) for Eligible Entities; and

WHEREAS the Proposed Settlement contains an agreement for the Six Remnant Defendants to pay a combined \$97,625,000.00 in cash to resolve pending opioid-related litigation; and

WHEREAS the City of Lansing previously executed Participation Agreements for the Distributor and Janssen Settlements, as well as the Teva, Allergan, CVS, Walmart, Walgreens, and Kroger Settlements, which have conferred and continue to confer valuable benefits; and

NOW THEREFORE BE IT RESOLVED, the City of Lansing authorizes the execution of a Participation Agreement for the Six Remnant Defendants Settlement.

**Resolution #2026-###**

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

WHEREAS, the mayor made the reappointments to the various Boards and Commissions as stated below:

Arts and Culture Commission:

Shirley Carter-Powell as an At-Large Member for a term to expire June 30, 2030;

Board of Water and Light Board of Commissioners:

Beth Graham as the 2<sup>nd</sup> Ward Member for a term to expire June 30, 2030;

Capital Region Airport Authority Board:

John Shaski as a City of Lansing Member for a term to expire June 30, 2030;

Income Tax Board of Review:

Peter Jones as an At-Large Member for a term to expire June 30, 2030;

Lansing Gateway Corridor Improvement Authority Board of Directors (North Grand River);

Robert Benstein as a Member for a term to expire June 30, 2030;

Michigan Avenue Corridor Improvement Authority Board of Directors:

Tim Daman as a Member for a term to expire June 30, 2030;

Park Board:

Christopher John Greene-Szmadzinski as the 2<sup>nd</sup> Ward Member for a term to expire June 30, 2030;

Joan Lenhard as an At-Large Member for a term to expire June 30, 2030;

WHEREAS, the mayor's office has verified that the nominees have been vetted and meet the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to the various Boards and Commissions as stated below:

Arts and Culture Commission:

Shirley Carter-Powell as an At-Large Member for a term to expire June 30, 2030;

Board of Water and Light Board of Commissioners:

Beth Graham as the 2<sup>nd</sup> Ward Member for a term to expire June 30, 2030;

Capital Region Airport Authority Board:

John Shaski as a City of Lansing Member for a term to expire June 30, 2030;

Income Tax Board of Review:

Peter Jones as an At-Large Member for a term to expire June 30, 2030;

Lansing Gateway Corridor Improvement Authority Board of Directors (North Grand River);

Robert Benstein as a Member for a term to expire June 30, 2030;

Michigan Avenue Corridor Improvement Authority Board of Directors:

Tim Daman as a Member for a term to expire June 30, 2030;

Park Board:

Christopher John Greene-Szmadzinski as the 2<sup>nd</sup> Ward Member for a term to expire June 30, 2030;

Joan Lenhard as an At-Large Member for a term to expire June 30, 2030.

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

April 30, 2026

Peter Spadafore, President  
Lansing City Council  
124 W Michigan Ave. 10<sup>th</sup> Floor  
Lansing, MI 48933

Dear President Spadafore:

Attached for Council's consideration is the draft ordinance establishing a Tax and Debt Dashboard prepared pursuant to Charter 7-501.1. I have also submitted this for receipt by Council at the May 4, 2026 meeting.

Please contact my office if you have any questions.

Respectfully,

Andy Schor  
Mayor



1 interest rate, debt service payment amount, and current debt payment  
2 schedule.

3 (2) The Tax and Debt Dashboard shall be updated with the most current version of  
4 the information required in 218.06(1) semiannually, on or before August 1 and February 1  
5 of each year, to be first published on August 1, 2026. Should either August 1 or February 1  
6 fall on a weekend or holiday, the Tax and Debt Dashboard shall be updated on the next  
7 regular business day thereafter.

8 (3) The Tax and Debt Dashboard is for informational purposes only. Nothing  
9 contained on the webpage shall alter, amend, refute, or otherwise change or modify any  
10 legal obligation of the City, its debtors, or its creditors. Nothing in this Section, nor any  
11 information published pursuant to this Section, shall be construed to create any affirmative  
12 obligation or cause of action, apart from the requirement of publishing a public webpage as  
13 described in this Section. Failure to publish the updated Tax and Debt Dashboard on the  
14 dates established in 218.06(2) does not modify, excuse, or change any legal obligation of the  
15 City, its debtors, or its creditors.

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

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

21 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
22 immediate effect by City Council.

**PASSAGE OF ORDINANCE**

An ordinance of the City of Lansing, Michigan to conform the Lansing Codified Ordinances to the 2026 revised Lansing City Charter by amending Chapter 218, adding Section 218.06 to provide for the creation and semiannual update of a City Tax and Debt Dashboard.

Is read a second time by its title. The Ordinance was reported from the Committee \_\_\_\_\_ and is on the order of immediate passage.

<b>COUNCIL MEMBER</b>	<b>YEA</b>	<b>NAY</b>
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	
Immediate Effect	<input type="checkbox"/> Yes	<input type="checkbox"/> No

## **INTRODUCTION OF ORDINANCE**

An ordinance of the City of Lansing, Michigan to conform the Lansing Codified Ordinances to the 2026 revised Lansing City Charter by amending Chapter 218, adding Section 218.06 to provide for the creation and semiannual update of a City Tax and Debt Dashboard.

The Ordinance is read a first time by its title and referred to the Committee

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**Resolution #2026-###**

By the Committee \_\_\_\_\_

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 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an Ordinance of the City of Lansing, Michigan to conform the Lansing Codified Ordinances to the 2026 revised Lansing City Charter by amending Chapter 218, adding Section 218.06 to provide for the creation and semiannual update of a City Tax and Debt Dashboard.

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, \_\_\_\_\_, 2026, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan for the purpose of considering:

An Ordinance of the City of Lansing, Michigan to conform the Lansing Codified Ordinances to the 2026 revised Lansing City Charter by amending Chapter 218, adding Section 218.06 to provide for the creation and semiannual update of a City Tax and Debt Dashboard.

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

For more information, please call 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., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

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

**Resolution #2026-###**

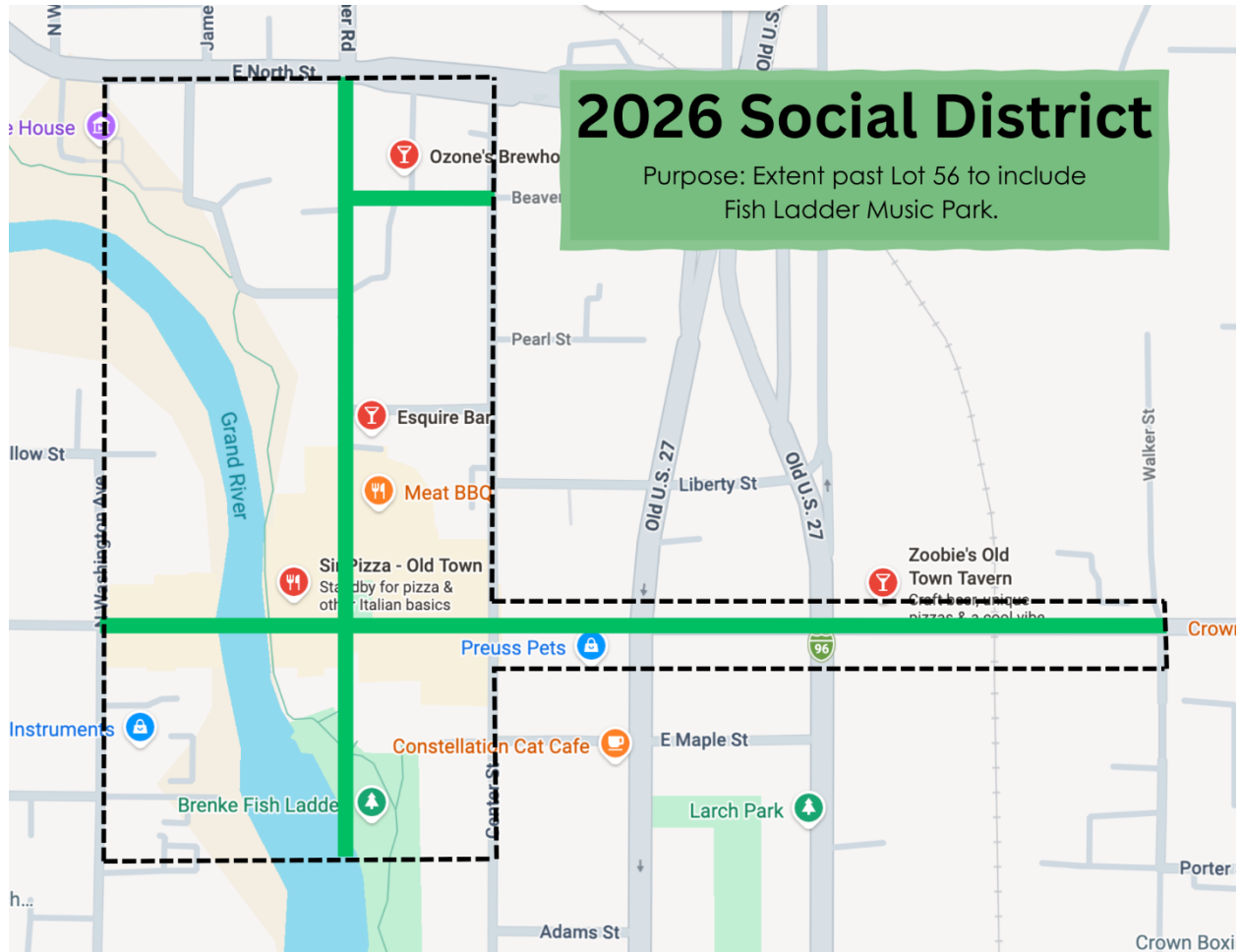
By the Committee on City Operations  
Resolved by the City Council of the City of Lansing

WHEREAS, in Resolution 2021-093, the City of Lansing established three Social Districts within the City, the Downtown Social District, the REO Town Social District, and the Old Town Social District; and

WHEREAS, the City of Lansing wishes to extend the social district boundary and commons area of the Old Town Social District to include the City of Lansing’s Parking Lot 56, and Brenke Fish Ladder Music Park, as depicted in the attached Lansing Social Districts Updated Package; and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approves the expansion of the Old Town Social District and commons area to the limits shown on the attached Old Town Social Districts map.

BE IT FINALLY RESOLVED the City Clerk is requested to notify the Michigan Liquor Control Commission of the action taken.



## Swope, Chris

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**From:** D Ray <danitherayray@gmail.com>  
**Sent:** Monday, April 20, 2026 3:22 PM  
**To:** Clerk, City  
**Subject:** [EXTERNAL] Budget

Please reconsider allotting money in the budget for maintenance on the Fenner Nature Center Maple Syrup building. Fenner improves the lives of Lansing citizens and the Maple Festival and Apple Butter Festival are staples of Lansing.

Thank you for your consideration,

Danielle Raymond



STATE OF MICHIGAN

GRETCHEN WHITMER  
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

Friday, April 17, 2026

J. Patrick Howe  
c/o Shake Shack Michigan LLC (A Delaware Limited Liability Company)  
jphowe@jphowe.com

**RID #** RQ- 2602-02000

**Reference/Transaction:** Transfer ownership escrowed 2025 Class C and SDM License with Sunday Sales Permit (PM) for Class C License – spirits and mixed spirit drink, Sunday Sales Permit (AM), Outdoor Service (1 area), Catering Permit, and Dance-Entertainment Permit from KJ Endeavors, LLC; Transfer location from 1938 W Grand River Ave, Okemos to 3106 E Saginaw St, Ste A Lansing; Transfer Governmental Unit under MCL 436.1531(1) from Meridian Township to Lansing City; New Sunday Sales Permit (PM) for SDM License – mixed spirit drink; New Outdoor Service Area; Cancel existing Catering Permit; Cancel existing Outdoor Service (1 area)

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

**Applicant/Licensee:** Shake Shack Michigan LLC

**Business address and phone number:** 3106 E. Saginaw St., Ste. A, Lansing, MI 48912

**Home address and phone number of partner(s)/subordinates:**  
Shake Shack Enterprises, LLC

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

**Lansing District Office (517) 284-6330**

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

If this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION  
Retail Licensing Division  
(866) 813-0011

AS

cc: Lansing City (city.clerk@lansingmi.gov)  
KJ Endeavors, LLC (joshneely@inspiredcpts.com)

## Swope, Chris

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**From:** Ali Peeler <alipeeler@icloud.com>  
**Sent:** Friday, April 24, 2026 6:00 PM  
**To:** LPDinternalaffairs; Browne, Julie; Police Chief  
**Cc:** Clerk, City; City Council; Lansing Mayor; CityAtty  
**Subject:** [EXTERNAL] FORMAL COMPLAINT - DERELICTION OF DUTY

To: Lansing Police Department – Office of Internal Affairs

Dear Office of Internal Affairs,

I am filing a formal complaint against the responding officers and supervising command staff responsible for the Hillsdale and Chestnut area on Wednesday, April 23, 2026, and during the preceding 14 days.

This complaint alleges a systemic failure to protect the public despite clear notice and a documented pattern of escalating risk.

### 1. Documented Failure of Intervention

Dispatch logs from April 23, 2026 show that at 9:16 PM, officers identified a crowd of approximately 30 to 40 individuals gathering and partying in the roadway. The log noted the gathering may be connected to a prior shooting in the area.

Despite identifying an unpermitted and volatile situation involving alcohol, drugs, and roadway obstruction, officers cleared the scene without dispersing the crowd or maintaining a presence.

At 9:49 PM, only 33 minutes later, a shooting occurred at the exact location, resulting in multiple victims, including a child.

### 2. Pattern of Neglect

This was not an isolated incident.

The same gathering has occurred three consecutive Wednesdays at this location near Pete's Hy-Grade Market. Residents have made approximately 100 calls for service over the past two weeks regarding these gatherings.

Callers warned that lack of enforcement would lead to violence. Those warnings were reportedly met with dismissiveness and annoyance.

This establishes both actual notice and constructive knowledge of an escalating public safety risk.

### 3. Dereliction of Duty

The Lansing Police Department failed to enforce municipal code related to unsanctioned public assemblies and obstruction of the right of way.

By allowing a known, illegal, and escalating environment to persist, the department failed in its duty to protect public safety.

Leaving a scene already identified as connected to prior violence without intervention constitutes gross negligence.

Requested Action

I am requesting a full internal investigation into:

1. CAD logs for all calls for service at this intersection over the last 14 days
2. Identification of officers who cleared the scene at 9:16 PM on April 23
3. Identification of the supervising officer who authorized units to leave
4. Review of dispatcher conduct and handling of resident warnings

The safety of Lansing residents requires proactive enforcement, not response after violence occurs.

Sincerely,

Alison Peeler  
Ward 2 Resident

Sent from my iPhone

## Swope, Chris

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**From:** Ali Peeler <alipeeler@icloud.com>  
**Sent:** Saturday, April 25, 2026 11:31 AM  
**To:** Clerk, City; CityAtty; City Council; Lansing Mayor; Moses, Delvata R.  
**Subject:** [EXTERNAL] Strategic Alternative to NOVA Pod Project: Edgewood Community Hub

To: Lansing City Council / Appropriate Subcommittee

Subject: Strategic Alternative to NOVA Pod Project: Edgewood Community Hub

Dear Members of the Lansing City Council,

I am formally presenting a high-stability, cost-controlled alternative to the NOVA Housing Initiative.

The City's current "Mod Pod" project is facing a projected \$2.15 million funding gap, unresolved site infrastructure requirements, and ongoing delays. In contrast, the No Place Like Lansing Community Hub at 134 E Edgewood Blvd is a ready-to-execute, building-based solution that delivers greater capacity, stability, and accountability at a lower total capital cost.

While the City continues to navigate a \$2.9 million temporary outdoor site, our organization has finalized a locked master budget for a permanent 17,700 square foot indoor facility. Our governing board is fully seated and operational, ensuring immediate oversight, financial controls, and execution readiness.

Strategic Comparison and Fiscal Position:

- **Capital Efficiency:** Total capital cost is locked at \$1,885,000 for a permanent facility. This is approximately \$1 million less than the current projected cost of the City's temporary outdoor infrastructure.
- **Infrastructure Readiness:** The pod model requires trenching, utility buildout, and ongoing outdoor maintenance risk. 134 E Edgewood is a former fitness center with high-capacity plumbing and existing infrastructure already in place, eliminating the primary delays currently affecting the NOVA project.
- **Operational Control:** The Hub operates within a secured indoor environment with structured intake, controlled access, and service flow. This replaces the operational uncertainty of an outdoor campground model.
- **Professional Staffing Model:** The operating plan includes \$1,030,000 in fully burdened payroll supporting 15 full-time staff at \$25 per hour, ensuring consistent security, case management, and daily operations.
- **Service Capacity:** The facility is structured to deliver consistent daily services including meals, hygiene, and stabilization support, with contracted food service and a defined sanitation plan to maintain standards and neighborhood compatibility.

Recommendation:

The City is currently at a decision point.

Continuing the NOVA pod project compounds sunk costs, delays deployment, and increases long-term operational risk. Pivoting now allows Lansing to stabilize the situation with a permanent, scalable solution.

We recommend the following:

1. Stop further expansion of the Mod Pod project and formally evaluate total sunk and projected costs.
2. Liquidate the existing pod inventory through auction or intergovernmental transfer to recover the initial \$640,000 expenditure.
3. Advance the Edgewood Community Hub as the City's primary transitional stabilization site, leveraging an existing structure rather than building temporary outdoor infrastructure.

This is not a conceptual alternative. It is a fully scoped, budget-locked, infrastructure-ready solution. Implementation can begin immediately upon approval.

We request a formal review of the Final Locked Master Budget and an opportunity to present implementation timelines and partnership structure.

Respectfully,  
Alison Peeler  
Founder / Board Chair  
No Place Like Lansing Community Hub

Sent from my iPhone

## Swope, Chris

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**From:** Alison Peeler <alipeeler@icloud.com>  
**Sent:** Tuesday, April 28, 2026 11:36 AM  
**To:** CityAtty; City Council; Clerk, City; Lansing Mayor  
**Subject:** [EXTERNAL] Repeated flooding -220 Paris Ave

Dear Council President and Members of Council,

I need a clear answer to a very simple question:

What did the City know about the flooding at 218 Paris Avenue, where did it come from, and why was it not fixed?

To get that answer, I have been told I must pay \$3,577.37.

This is not a broad or complex request. I did not ask for opinions or new analysis. I asked for existing records that show:

What was investigated  
What was found  
What decisions were made

Instead of those records, I received a bill.

If the City has already investigated this flooding, those records should exist and be accessible. If they do not exist, that raises a different concern about how residential infrastructure issues are handled and documented.

Either way, requiring a resident to pay thousands of dollars just to understand what happened at their own property is not transparency.

It raises a basic question for Council:

Is this how Lansing handles accountability?

I am asking Council to review this situation and provide a clear explanation of:

Why this request requires \$3,577.37 before any work begins  
Why a fee waiver determination was not clearly issued under MCL 15.234  
Whether residents should expect to pay thousands of dollars to understand City decisions affecting their homes

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 is not complicated.

I asked what the City knew and what it did.

The answer should not cost \$3,577.37.

Respectfully,

Alison Peeler  
220 Paris Ave  
Lansing, MI 48910  
517-708-7779  
alipeeler@icloud.com

Sent from my iPhone

Begin forwarded message:

**From:** LANSING MI Records Center <lansingmi@govqa.us>  
**Date:** April 28, 2026 at 11:24:15 AM EDT  
**To:** alipeeler@icloud.com  
**Subject:** [Records Center] Estimate ready for approval :: C051503-040626

**Attachments:**

[INV26-C051503-1.pdf](#)



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RE: FOIA REQUEST of April 07, 2026, Reference # C051503-040626

Dear Ali Peeler,

The City of Lansing received a FOIA request from you on April 07, 2026. Your request mentioned:

“Dear FOIA Coordinator: Under the Michigan Freedom of Information Act, MCL 15.231 et seq., I request public records related to the identification of the root cause of recurring flooding at 218 Paris Avenue, Lansing, Michigan, including determinations that the origin of the condition was associated with a property located on Hodge Street, and any related requests to access or connect to the City drain or stormwater system to remediate that condition. This request specifically includes records created, received, or maintained during the April–May 2023 timeframe, as well as any related records before or after that period necessary to fully identify the application, review, and decision process. This request is limited to existing records sufficient to identify permit applications, investigations, determinations, decisions, and related communications. This request does not require the creation of new records. Phase One Scope (Fee-Proof, Summary Level Records Only): 1. Records sufficient to identify any investigation, assessment, or determination conducted in or around April–May 2023 that identified the origin or contributing source of flooding at 218 Paris Avenue, including any reference to a property

located on Hodge Street. 2. Records sufficient to identify any permit application submitted in or around April–May 2023 to access, connect to, modify, or otherwise interact with the City drain, stormwater, or sewer system related to 218 Paris Avenue. 3. The status and disposition of any such application, including approval, denial, or non-action. 4. Any records reflecting the basis for denial or refusal, including notes, determinations, or decision criteria applied. 5. Records sufficient to identify the department(s), division(s), and personnel involved in: - investigation of the flooding condition - determination of the source of the condition - review or decision of any permit or access request 6. Any communications, internal or external, during or relating to the April–May 2023 timeframe, referencing: - 218 Paris Avenue - Hodge Street (as it relates to drainage or flooding) - flooding, drainage, or water intrusion - requests to access or utilize City drainage infrastructure 7. Any policies, standards, or criteria governing: - private access to or connection with City drain or stormwater systems - City response when a flooding source originates from a separate property or block 8. Any records reflecting whether the identified upstream source (including any property on Hodge Street) and proposed remediation were considered by the City in connection with permit review, denial, or lack of corrective action. This request is limited to system-generated reports, logs, application records, and existing documentation to minimize labor and review time. Please provide records in native electronic format with metadata where available. If any records are withheld, provide a detailed exemption log describing the basis for withholding. If no responsive records exist, provide a written certification identifying the departments, custodians, and systems searched. Fee Waiver Request: This request is made in the public interest to evaluate City actions related to drainage infrastructure, cross-property flooding conditions, residential habitability, and tenant safety. Pursuant to MCL 15.234, fees should be waived or reduced. If denied, provide a written explanation. Silence on this request will be treated as noncompliance. 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.”

Attached is the estimated fees and time needed for the retrieval and production of the records you have requested.

**This is an estimate; actual charges may increase or decrease.**

**Agreement to Pay** – Reply by any of the following methods:

1. Reply to this email – advise that you agree to the estimated charges.
2. Reply by regular mail or in person -  
City of Lansing  
Attn: FOIA Coordinator  
124 W Michigan Avenue  
5th Floor  
Lansing, MI 48933-1603
3. Reply by phone - (517) 483-4320. Please have your request Reference Number available when you call.

**Deposit Requirements:** Per our policy, estimates that cost more than \$50.00 require a fifty percent (50%) paid deposit prior to the production of records. Once we receive your agreement to pay, you will be sent an invoice with instruction on how to pay the Deposit Due.

**No work will begin until we receive agreement to pay and your deposit, if required.**

Please contact us and let us know how you would like to proceed.

Sincerely,

Elizabeth Krochmalny  
Assistant City Attorney  
City Attorney

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