



LANSING PLANNING COMMISSION
Regular Meeting
April 7, 2026 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI 48906

MINUTES – *Approved 5/6/2026*

1. OPENING SESSION

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

- a. Present: Katie Alexander, Tim Klont, Spencer Lippert, Bob Noordhoek, Ted O’Dell, John Ruge
- b. Absent: Monte Jackson Shane Muchmore (excused)
- c. Staff: Sue Stachowiak, Zoning Administrator; Andy Fedewa, Principal Planner

2. APPROVAL OF AGENDA

Ms. Alexander made a motion, seconded by Mr. O’Dell to move agenda item 8. Report from the Planning & Zoning Office to follow Approval of the Agenda. The agenda was approved by unanimous consent.

8. REPORT FROM PLANNING & ZONING OFFICE

Mr. Fedewa introduced Bob Noordhoek as the new 3rd Ward resident on Planning Commission. Mr. Fedewa thanked Mr. Tony Cox for his dedicated service on Planning Commission since 2009.

Commissioners introduced themselves and welcomed Mr. Noordhoek.

3. COMMUNICATIONS

Cherice Fleming letter in opposition of PUD-1-2026.

Kathlynn Doran letter in opposition of PUD-1-2026.

Jon Iversen letter concerning PUD-1-2026.

State Senator Sarah Antony letter in support of Churchill Gardens.

Mayor Andy Schor letter in support of Churchill Gardens.

City Councilmember Tamera Carter letter in support of Churchill Gardens.

Former City Councilmember Jeffery Brown letter in support of Churchill Gardens.

Ingham County Treasurer Alan Fox letter in support of Churchill Gardens.

Tim Daman, Lansing Regional Chamber of Commerce, letter in support of Churchill Gardens.

Bob Trezise, Lansing Economic Area Partnership, letter in support of Churchill Gardens.

Rawley Van Fossen, Capital Area Housing Partnership, letter in support of Churchill Gardens.

Lori Thomas letter in support of Churchill Gardens.

Katie Brandt, MSU Student Organic Farm, letter in support of Churchill Gardens.

Kere Milow, Lansing School District, letter in support of Churchill Gardens.

Paul Anderson, Southwest Action Group, letter in support of Churchill Gardens.

Jay West, Churchill Downs Community Association, letter in support of Churchill Gardens.

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. PUD-1-2026, 2645 West Holmes Road, Churchill Gardens

Mr. Fedewa presented a request from Lovejoy Community Services, with consent and support of the property owner, to split the subject property at 2645 W Holmes Road to facilitate a planned unit development for six detached single-family homes, 18 attached single-family rowhouse units, 40 attached multi-family rowhouse units, a 14-unit apartment building, a multiuse community building, and accessory urban agricultural farm spaces and buildings.

A planned unit development as defined and outlined in Chapter 1264 is an option for properties within all districts meant to offer an alternative to conventional development by permitting flexibility subject to site features and eligibility criteria.

Churchill Gardens is meant as an ‘agri-hood’ providing for mixed housing types in a more communal setting and blended with local food production. The proposed site features a mini community center, an amphitheater, and walking paths. The proposed layout is meant to preserve as many buffer and internal trees as possible, as opposed to if the site was platted as another subdivision which would likely result in the clear-cutting of the property and much more impervious surface with new streets.

In review of the concept plan, Planning and Zoning Office staff believes Churchill Gardens advances up to seven recognizable benefits out of 13, while only three are required. Staff believes that the proposed development is compatible with adjacent uses. The concept plan has 78 dwelling units and an overall density of 6.09 units per acre. The surrounding neighborhood as platted has a density of 6.05 units per acre while the R-1 Residential district allows up to 8.71 units per acre. The proposal is in-line with that established density while disturbing much less land, and is much less dense than the condominium development to the southeast at approximately 20+ units per acre.

While the Future Land Use Plan of the 2012 *Design Lansing* Comprehensive Plan does not account for multi-family residential in the southwest section of the City, the concept plan advances numerous comprehensive plan goals such as investing in established neighborhoods, infill development, expanding housing choices, ‘green’ neighborhoods (improved energy efficiency, protection of open spaces, links to recreation and transit, low-impact site design, and enhanced stormwater management), encourage healthy lifestyles, and access to locally produced food.

Mr. Fedewa reviewed the other components of Chapter 1264 for PUDs, including permitted uses (Section 1264.04), Height, Area, and Bulk Regulations (Section 1264.05), and Approval Procedure (Section 1264.06), for deviations from the underlying R-1 requirements that must

be approved for the Churchill Gardens plan. The proposed development will still be subject to administrative site plan review by City and BWL staff for compliance with applicable zoning, local, state, and federal regulations. Staff recommends approval of the Churchill Gardens PUD.

Mr. Ruge asked if staff reviewed a traffic study. Mr. Fedewa stated that staff did not request one, but that Planning Commission could request one during their review and the City's Transportation Engineer could request a study during site plan review if deemed necessary.

Donald Lovell, Lovejoy Community Services, spoke on his organization's history, the project's partners, and their development team. Hope Lovell spoke on her organization's history and mission and how the proposal was developed for the subject site. Ms. Lovell emphasized the components of mixed housing types and local food. Ms. Lovell presented on the different housing types and components of the proposed farm.

Mr. O'Dell asked how many parking spaces will be on site. Mr. Lovell stated the zoning ordinance requires 134 spaces for the residential units but 207 spaces will be provided to account for different parts of the site including the place of assembly (community center). There will be 18 bike parking spaces.

Ms. Alexander asked if there will be mitigation of nuisances from the farm, if expected, such as runoff from fertilizer. Mr. Lovell spoke on components of the proposed farm area, including a detention pond that will capture runoff and be used for irrigation. The area will be buffered by a strand of trees between the site and the adjacent properties and will have a deer-resistant fence.

Mr. Klont opened the public hearing.

Nicole Moody spoke on her residence next to the proposed development, on the potential effect on floral and fauna, and in opposition of PUD-1-2026.

Sue Colegrove spoke on future traffic impacts and in opposition of PUD-1-2026.

Nancy Andrews spoke on future traffic impacts and the access to the site, in opposition of PUD-1-2026.

Cherice Flemming read her communication letter in opposition of PUD-1-2026.

Matt Moody spoke on the amount of proposed parking spaces, the removal of trees for the development and in opposition of PUD-1-2026.

Gina Hyde spoke on current conditions of the neighborhood and about wildlife in the area, and in opposition of PUD-1-2026.

Gloria Denning spoke on current conditions of the neighborhood and retention of natural areas within the development for wildlife and in support of PUD-1-2026.

Yvonne Walker, spoke on current conditions of the neighborhood and in opposition of PUD-1-2026.

Robin Smith spoke on the potential investment in the neighborhood, the church's and the applicants' ties to the community, and in support of PUD-1-2026.

Reyna Barravino-Cisne spoke on future traffic impacts and about wildlife in the area, and in opposition of PUD-1-2026.

Bruce Gillespie spoke in opposition of PUD-1-2026.

Chandra Rogers spoke on her belief there was limited advanced knowledge about the proposed project and in opposition of PUD-1-2026.

Ethan Slate spoke on his concerns for wildlife and potential runoff from the farm, and in opposition of PUD-1-2026.

Deidra Westfall spoke on her concerns about nearby construction in the area and how the proposed development may intensify those impacts.

Matt Thelen spoke in opposition of PUD-1-2026.

Dee Sickles spoke on parking and in opposition of PUD-1-2026.

Warren Walrath spoke on his concerns about on-street parking, new traffic, and rental housing.

Tricia Struck, spoke on current conditions of the neighborhood, increased density and new area residents, and construction noise, and in opposition of PUD-1-2026.

Vickie Crouch spoke on traffic and in opposition in of PUD-1-2026.

Kathryn Brock spoke on traffic and safety of the circulation network, and in opposition of PUD-1-2026.

Leah Hamilton spoke on the opportunity for new residents in the neighborhood and in support of PUD-1-2026.

Fred McLaughlin spoke on wildlife and on public outreach.

Jeanette Hagland spoke in support of the project but in opposition of the proposed location.

David Hamilton spoke in support of PUD-1-2026.

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

Mr. Ruge made a motion, seconded by Mr. O'Dell, to recommend approval of PUD-1-2026, 2645 W Holmes Rd. Churchill Gardens.

Mr. Ruge requested a trip generation study or traffic impact analysis.

Ms. Alexander stated her support of a traffic impact analysis. Ms. Stachowiak stated that the Planning Commission may request studies to assist their review of PUD applications.

Mr. Noordhoek asked how neighbors were notified of the project and Ms. Alexander asked the applicant about their public engagement efforts. Mr. Lovell reviewed previous efforts as they developed the project proposal including being studied as a Michigan State University Urban and Regional Planning student practicum which included outreach by the students, an event at Tabernacle of David Church, a City of Lansing event, and a mailer sent out by Lovejoy Community Services. Mr. Lovell stated that they see the opportunity for additional engagement with the surrounding area. Ms. Stachowiak stated that staff sent out a notice of the Planning Commission meeting to property owners and occupants within 300 feet of the subject property as is required by State law and City ordinance.

Mr. Ruge made a motion, seconded by Mr. Noordhoek to table PUD-1-2026 and to request a trip generation analysis or other traffic impact study, to the next regularly scheduled meeting May 5, 2026.

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

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS

Ms. Alexander made a motion, seconded by Mr. O’Dell to recess at 8:18.

The meeting resumed at 8:20

7. BUSINESS

A. Consent Items

(1) Minutes for approval: March 3, 2026

The minutes from the March 3, 2026, Planning Commission meeting were approved without objection.

B. Old Business – None

C. New Business

(1) Capital Improvement Plan FY2026 – 2031

Mr. Fedewa presented the Capital Improvement Plan outlining the major proposed projects during the next six years. The Planning Commission is charged with reviewing and making recommendations on the draft of the Capital Improvement Plan prior to its submission to the Mayor and Council. Mr. Fedewa noted that there are not many major projects outlined as the Public Safety Complex, new City Hall, and the Ovation projects are underway, but called attention to the Nova Project for the unhoused community and that the budget for the repair and replacement of sidewalks has tripled to \$1.5 million compared to previous years.

Mr. Ruge made a motion, seconded by Mr. O’Dell to recommend support and approval of the Capital Improvement Plan FY2026 – 2031.

9. COMMENTS FROM THE CHAIRPERSON – None

10. COMMENTS FROM COMMISSION MEMBERS

Mr. Ruge requested that Commission members explain their consideration or anticipated vote on land use matters to help other members understand their point of view and to confirm that decisions that are being made are legally defensible.

Ms. Alexander requested a review of Roberts Rules of Order.

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None**12. ADJOURNMENT – The meeting was adjourned at 8:36 p.m.**