



Andy Schor
Mayor

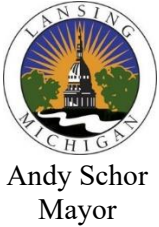
LANSING PLANNING COMMISSION
Regular Meeting
Wednesday, August 5, 2026, 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple St., Lansing, MI 48906

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call**
 - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. Consent Items**
 - (1) Minutes for approval: May 6, 2026 **1**
 - B. Old Business**
 - C. New Business**
 - (1) Act-5-2026, 200 block S Grand Ave, Use of Right-of-Way, Use of Air Rights **2**
 - (2) Act-6-2026, Moores River Dr. culvert easement **3**
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: Tuesday, September 1, 2026

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



Andy Schor
Mayor

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

MINUTES – *DRAFT*

1. OPENING SESSION

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

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

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

3. COMMUNICATIONS

Audrey Whaling, MI Green Building Collaborative, letter in support of Churchill Gardens.

4. PUBLIC HEARINGS & ITEMS FOR ACTION – None

5. COMMENTS FROM THE AUDIENCE

Katherine Durand, spoke on her concerns about stormwater runoff, on buffer space between existing houses and the proposed parking lots, placement of the proposed dumpster, and on environmental impacts of PUD-1-2026.

Sherrice Flemming spoke in opposition to PUD-1-2026.

Gregory Jones spoke in opposition to PUD-1-2026.

Nicole Moody spoke on the need for a microphone at Planning Commission meetings, the MSU student practicum project for Churchill Gardens, her communications with the Planning Commission email, public official's emails, and in opposition to PUD-1-2026.

Cameron Smith, representative for the Tabernacle of David Church Board, spoke on the positives of the Churchill Garden development such as expanding local food options and affordable housing, and in support of PUD-1-2026.

Diana Bartlett, Ingham County Housing Trust Fund Coordinator, stated that the Housing Trust fund has committed \$400,000 in predevelopment funds to Churchill Gardens and spoke in support of PUD-1-2026.

Nancy Andrews spoke on the existing conditions of the single-family neighborhood, neighborhood conditions, and in opposition to PUD-1-2026.

Leann Nash stated her support for the goals of a development like Churchill Gardens but spoke in opposition to the location and site layout of PUD-1-2026.

Matt Moody spoke on existing conditions of the neighborhood, the MSU student practicum project for Churchill Gardens, and in opposition to PUD-1-2026.

Jane Hight spoke on neighborhood traffic and her belief that there were other housing options elsewhere in the City of Lansing.

Roxanne Case, Executive Director of the Ingham County Land Bank, spoke on the need for new housing options within Lansing and in support of PUD-1-2026.

Evalora Johnson spoke on existing conditions of the neighborhood, her belief that there were other affordable housing options elsewhere in the City, on the gaps of the sidewalk network in the neighborhood, and Lansing's history.

Darlene Hall, spoke on her belief that the neighborhood did not have an opportunity to comment on Churchill Gardens, on area wildlife, and in opposition to PUD-1-2026.

Ron McCormick spoke on statements made in the trip generation report and in opposition to PUD-1-2026.

Fred McLaughlin spoke on public engagement and in opposition of the street network and minimum parking requirements.

Larry Wright spoke on the development history of the neighborhood and in opposition to the density and parking lots of Churchill Gardens.

Bruce Gillespie stated his belief that PUD-1-2026 will result in crime and spoke on his opposition to housing for persons making low incomes.

6. RECESS

Mr. Muchmore made a motion, seconded by Mr. Noordhoek to recess at 7:15
The meeting resumed at 7:19

7. BUSINESS

A. Consent Items

- (1) Minutes for approval: April 7, 2026
The minutes from the April 7, 2026, Planning Commission meeting were approved without objection.

B. Old Business

- (1) **PUD-1-2026, 2645 West Holmes Road, Churchill Gardens**

Mr. Klont stated that until comments from the audience were entered into the record that he was not made aware that the applicant would eventually seek a variety of funding and tax credits, including programs overseen by his employer, the Michigan State Housing Development Authority (MSHDA). Mr. Klont requested to recuse himself based on this conflict of interest.

Mr. Muchmore made a motion, seconded by Mr. Noordhoek, to acknowledge Mr. Klont's disclosed conflict of interest and excuse Mr. Klont from participation in the discussion and vote on PUD-1-2026.

Mr. Fedewa briefly reviewed the application for PUD-1-2026 for a mixed-housing development of 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 at 2645 W Holmes Road. At the April 7, 2026 meeting, commission members voted to table the application so that the applicant could provide a trip generation report, estimating the anticipated level of traffic for the proposed development.

Lovejoy Community Services contracted Fleis & Vanderbrink to conduct the trip generation report. This report utilized the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, to estimate the number of daily trips of the development based on the different forms of land use; single-family housing detached and attached, and multi-family housing, as well as the number of trips during the peak morning, evening, and weekend hours. The report estimates the proposed development could have up to 592 trips a day with 50-55 during the peak morning, evening, or weekend hours. The trips would be split between the two entrances, S Catherine St. and Gibson St. which do not connect internally.

Since the subject site could be platted as a single-family subdivision similar to the surrounding neighborhood without any approval processes, the report also estimated the number of trips of an in-fill single-family subdivision within the site. For this use the consultant estimated the subject site could develop 37 dwellings, which could result in up to 564 trips a day and 30-44 trips during the morning, evening, or weekend hours. The report concluded that the proposed development is comparable to a single-family in-fill subdivision and that the existing circulation network has the capacity to accommodate the projected traffic volumes.

Planning and Zoning Office staff stated their continued support of the proposed development and recommend approval of PUD-1-2026.

Mr. O'Dell made a motion, seconded by Mr. Jackson, to approve PUD-1-2026, 2645 West Holmes Road, Churchill Gardens.

Mr. Jackson asked what ownership model would be utilized for the single-family dwellings. Hope Lovell, Lovejoy Community Services, applicant, stated that the six detached dwellings are meant to be homeowner-occupied and the rowhouses could be homeowner-occupied or rent-to-own.

Mr. Muchmore stated that his belief that the estimated traffic level and accessory uses will impact the neighborhood. Brandon Chaney, Nederveld, representative for the applicant, clarified that the report only covers an estimation of daily one-way trips based on the intensity of the proposed land uses. The consultant did not conduct a traffic count to compare to current traffic. Mr. Chaney reiterated that S Catherine and Gibson Streets dead-end into the site, demonstrating that expected traffic will be split between the two entrances, and that the site was always meant to be developed.

Mr. Ruge stated that he understood no resident likes the amount or noise of the traffic on their street, but that he does not believe the proposed development will be excessive compared to what could be developed as single-family residential.

Mr. Muchmore spoke on the parameters of the Planning Commission's land use review as outlined in the Zoning Ordinance. Mr. Muchmore stated he may be personally unfavorable toward the proposed development but that he believed that it met the criteria for recommended approval as outlined in the ordinance.

Mr. Jackson asked for more details about how stormwater runoff would be handled on-site. Mr. Fedewa stated that while the applicant has shared some details about how runoff would be directed on-site through the improved wetland and a retention pond, there are details included in the preliminary concept plan pages. All stormwater, sanitary, and sewer utilities would be permitted during the final site plan review process which is reviewed by the City's Public Service Department in accordance with local, state, and federal regulations.

Mr. O'Dell asked for clarification between the concept plan approval and site plan review processes. Mr. Fedewa stated that the applicant is seeking approval of the concept plan as outlined in the zoning ordinance detailing the proposed land uses, the general housing density and layout, and eligibility and benefits from the owner. If approved by City Council the applicant has up to two years to submit final site plan review, which must align with local, state, and federal standards as enforced by City departments and the Board of Water and Light. The applicant held a preliminary meeting with City staff earlier this year and has already been made aware of some necessary changes such as wider maneuvering aisles and opaque fencing/landscaping between parking lots and driveways within 20 feet of adjacent residential. These type of minor changes would be handled during that final administrative review process.

Donald Lovell, Lovejoy Community Services, stated that they have planned additional community engagement events including a charrette to solicit input on the development's design.

Ms. Alexander stated her appreciation for neighborhood feedback but echoed Mr. Muchmore's comments about the parameters of Planning Commission's review as outlined in the Zoning Ordinance.

On a roll call vote, the motion carried unanimously (7-0).

C. New Business – None

8. COMMENTS FROM THE PLANNING AND ZONING OFFICE – None

9. COMMENTS FROM THE CHAIRPERSON

Ms. Alexander thanked those who attended and made public comments, and encouraged residents to consider volunteering for a City board or commission.

10. COMMENTS FROM COMMISSION MEMBERS

Mr. Ruge recommended the book *Escaping the Housing Trap* to Commissioners and the public.

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None**12. ADJOURNMENT – The meeting was adjourned at 7:45 p.m.**

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

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

APPLICANT	New Vision Lansing LLC
PROPOSAL:	Use of right-of-way for building encroachments and use of sky rights for parking deck over S Grand Avenue.
PARCEL(S):	n/a; 200 block South Grand Avenue
CURRENT OWNER(S):	City of Lansing 124 W Michigan Ave. Lansing, MI 48933
EXISTING LAND USE & ZONING:	Use: Street right of way Zoning: n/a
PROPERTY SIZE AND SHAPE:	133.6' x 82.5'
SURROUNDING ZONING & LAND USE	North: DT-3, parking ramp, vacant South: DT-3, office, parking West: DT-3, commercial East: DT-3, New Vision Lansing Grand Tower

ANALYSIS

BACKGROUND:

New Vision Lansing LLC has commenced on the construction of a 28-story skyscraper at 217 S Grand Ave. with an accompanying six-story parking ramp across the street on the 211 S Washington Ave. parcel. The applicant has proposed a parking deck spanning the 200 block of S Grand Ave. right of way to connect the two structures (use of air rights). As proposed, construction of the parking deck will require placing foundation columns within the right of way (use of right of way). The applicant would locate private parking spaces and private residential amenities for use of their tenants and customers within this parking deck space (“amenity deck”).

The amenity deck will start 31 feet above grade and is proposed to have one level of parking, with private residential amenities on the roof top. This will change some aspects of the right of way design at grade level. The foundation columns will result in 8.8' to 9'8' wide sidewalks at the narrowest points, which is narrower than the preferred 10 feet, but more than the standard seven feet or ADA compliant five feet. Three street tree planting wells will be removed. The trees they would have must be replanted in the nearby vicinity, as determined by the Forestry Division. I recommend that the applicant be required to install red bricks within the sidewalk to match the

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

pattern installed Downtown. To maintain clear pedestrian travel, traditional street lights are not recommended for installation in the sidewalk area, but on the walls and ceiling of the parking ramp and amenity deck. A photometric plan will be reviewed and approved by Lansing Board of Water and Light (BWL) and City staff. I recommend that the applicant install dynamic lighting sensors to control lighter light levels during the day and brighter light levels at night to assist visibility, with BWL and City staff approval.

For street design, there will be two travel lanes (one north, one south) and one turn lane. It is the City's goal to have space for bike lanes within the ROW. The current proposed configuration would not result in the removal of any on-street parking spaces from the S Grand Ave. ROW or the E Washtenaw St. ROW. Final street design is subject to Public Service Department approval. Per previous statements made to City Council, no off-street parking spaces will be permitted for public parking, unless otherwise renegotiated by the City.

Miscellaneous:

- The amenity deck will be required to be inspected by a third party on a regular basis, to be determined. Inspection reports will be submitted to the City.
- The applicant shall be responsible for all upkeep and maintenance of the amenity deck for life of amenity deck and those costs associated with street closure, if ever required for such maintenance or repairs.
- The City and BWL shall be allowed to close S Grand Ave. access to the parking ramp or Grand Tower entrances if street/utility work is ever required
- The City shall maintain any current utilities or other easements in the ROW, and shall be allowed to enter into any other utility, license, or easement agreement within the subject ROW, with any provider during the life of the amenity deck.
- Any fenestration in the amenity deck architecture shall be enclosed or otherwise screened by damage-resistant materials so that items cannot be thrown or dropped onto the street.
- The City will require a one-time fee to permit the use of the ROW and the use of air rights as determined by the square footage of the amenity deck's floor area. These fees will be reviewed by City Council.
- The amenity deck will be included in the assessment of the 211 S Washington Ave. property for property tax purposes.
- I recommend prohibition of any signage, advertisement, or other branding on the amenity deck except for any reasonable wayfinding sign or required City of Lansing or other traffic control signs. The applicant shall be responsible for the installation of any required traffic or governmental sign.

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

- The agreement shall include a reverter clause returning all use rights of the right-of-way back to the City in the event of removal of the foundation columns or amenity deck.

Although skywalks are generally discouraged as an urban planning practice because they can divert pedestrian activity from street level and reduce visibility for ground-floor businesses, the context of this proposal is distinguishable. The proposed amenity deck is in an area with substantial surface parking lots immediately to the north and south. The 100, 200, and 300 blocks of South Grand Avenue do not have any active commercial storefronts that would be adversely affected by the elevated connection. The amenity deck will serve the residents of New Vision Lansing units, rather than office workers or visitors as is typical for other skywalks where travel to a singular destination competes with local retail and service. These everyday residents will still likely visit Downtown businesses as a matter of course.

Unlike other communities with extensive skywalk networks, Lansing has only one other skywalk (Lansing Center), thus this proposal is not anticipated to contribute to a broader system that shifts pedestrian activity away from the public realm. Given the site's existing conditions, the proposed skywalk is unlikely to have a measurable adverse impact on street-level commercial activity or the vitality of the surrounding area. The residential scope of New Vision Lansing will result in hundreds of new residents downtown that will support Washington Avenue businesses.

LOCATION:

Use of right of way: four foundation columns will be located ~1.34' to 5.17' into the west side of the S Grand Ave. right of way. These columns will still be at least 8.8' to 9.8' from the street curbs allowing for ADA compliant sidewalks. See Exhibit A.

Five corresponding columns will be along east of S Grand Ave. but within the applicant's property – not within the right-of-way, and thus not part of this request.

Use of air rights: This section of right of way stretches 133.6 feet along the 200 block of S Grand Ave.

See Aerial.

CHARACTER:

The proposed amenity deck would span 133.6' x 82.5', 31 feet over S Grand Ave. with one level of parking and a roof-top level with amenities for the residents of New Vision Lansing properties. The City will approve the architecture of the amenity deck during site plan review.

EXTENT:

The use of right of way will extend 133.6 feet along S Grand Ave. and 82.5 feet in width. The use of air rights will extend 285 feet in height from grade.

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- Comments not received in time for Planning Commission. BWL is aware of proposal and utility/lighting needs.

Public Service Department:

[Dan Danke, Engineer]

- There are four columns whose foundations will encroach between 4.80' and 5.29' into the ROW.
 - The columns above ground will encroach 3.05' into the ROW (typ., from the site plan).
- There is an encroachment of 1.33 into the ROW for foundation purposes.
- The proposed development does not change the width and grade of the existing roadway. The drop off/parking lane on the east side was approved in the site for the 23-floor tower.
- The column encroachments will impact the pedestrian access route. This may require adjustments in the brickscape to allow a 7-foot wide, 2% cross-slope, smooth route. Revisions in the streetscape will be reviewed and approved in the site plan process.
- The bottom of the parking/amenity deck will be approximately 31 feet over the road surface.
- There are numerous sanitary and storm leads that service the properties where the parking deck is to be built. They shall be properly capped off.
- The developer shall verify there are no utilities within the encroachments. It is recommended that Planning Department notify the utilities of the proposed encroachment. Per State law, utilities have a right to be in the public ROW, but the City can direct their location.
- It is recommended that the developer mill and resurface Grand Avenue between Allegan Street and Washtenaw Street upon completion of the amenity deck. This would include new pavement markings. This should be done under a Letter of Intent.
- The 4" curb and gutter in front of the former Hacks Key shop (222 S Grand) shall be replaced with full-height (6") curb and gutter.
- The parking/amenity deck shall be inspected, at a maximum, every two years. This matches the federal and state requirements for bridge inspection. Any recommendations and action items identified shall be corrected promptly.
 - If the structure becomes unsafe, the owner shall be responsible for its removal.
- A reverter clause should be included if the ROW is no longer being used for parking/amenity deck.

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

STAFF RECOMMENDATION

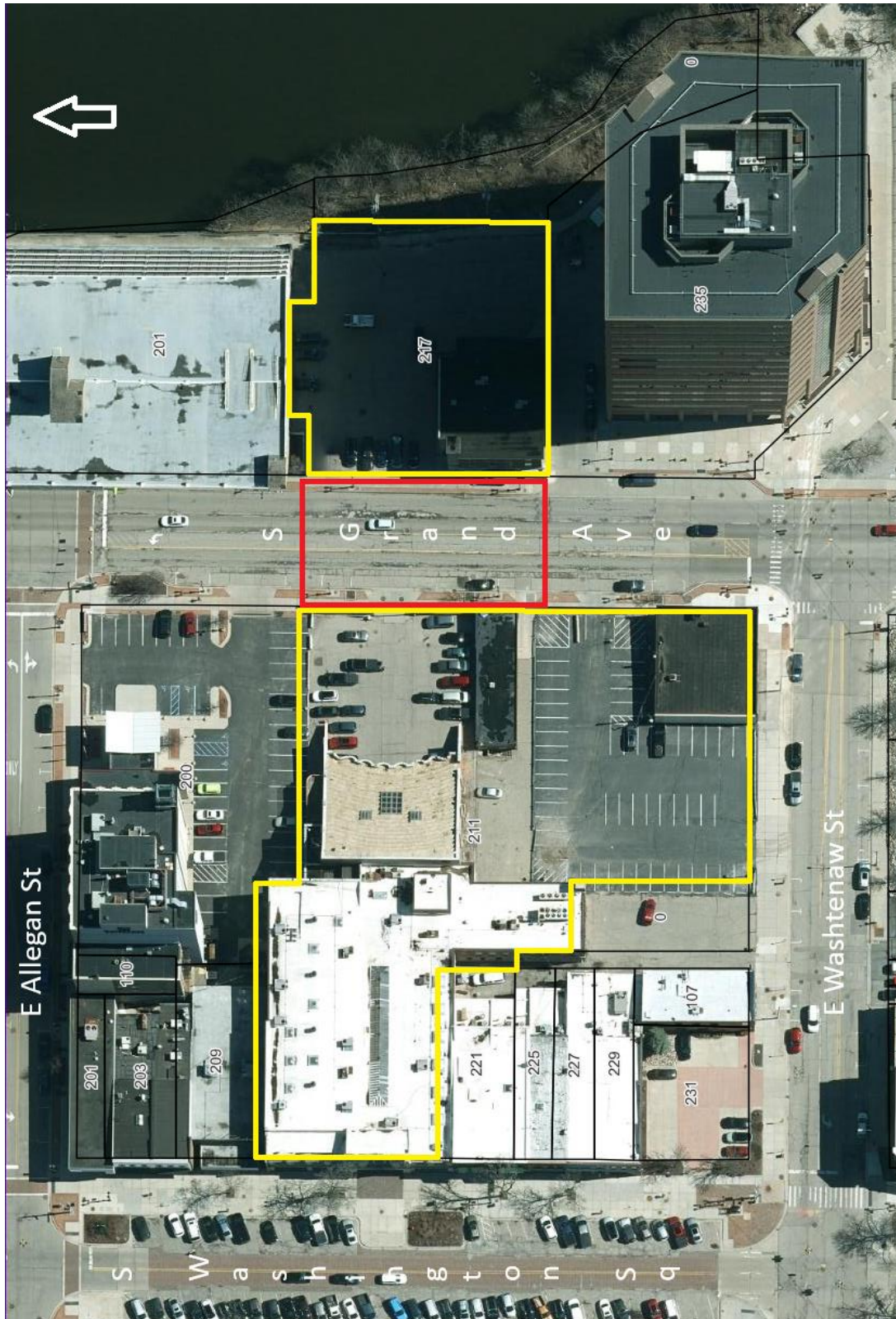
Staff recommends approval of Act-5-2026, on the basis that the amenity deck is not expected to draw potential customers away from Downtown businesses, negatively impact the pedestrian experience, or negatively impact the street design of S Grand Ave. All fees, requirements, and terms will be negotiated with the Administration.

Respectfully submitted,

Andy Fedewa, Planner

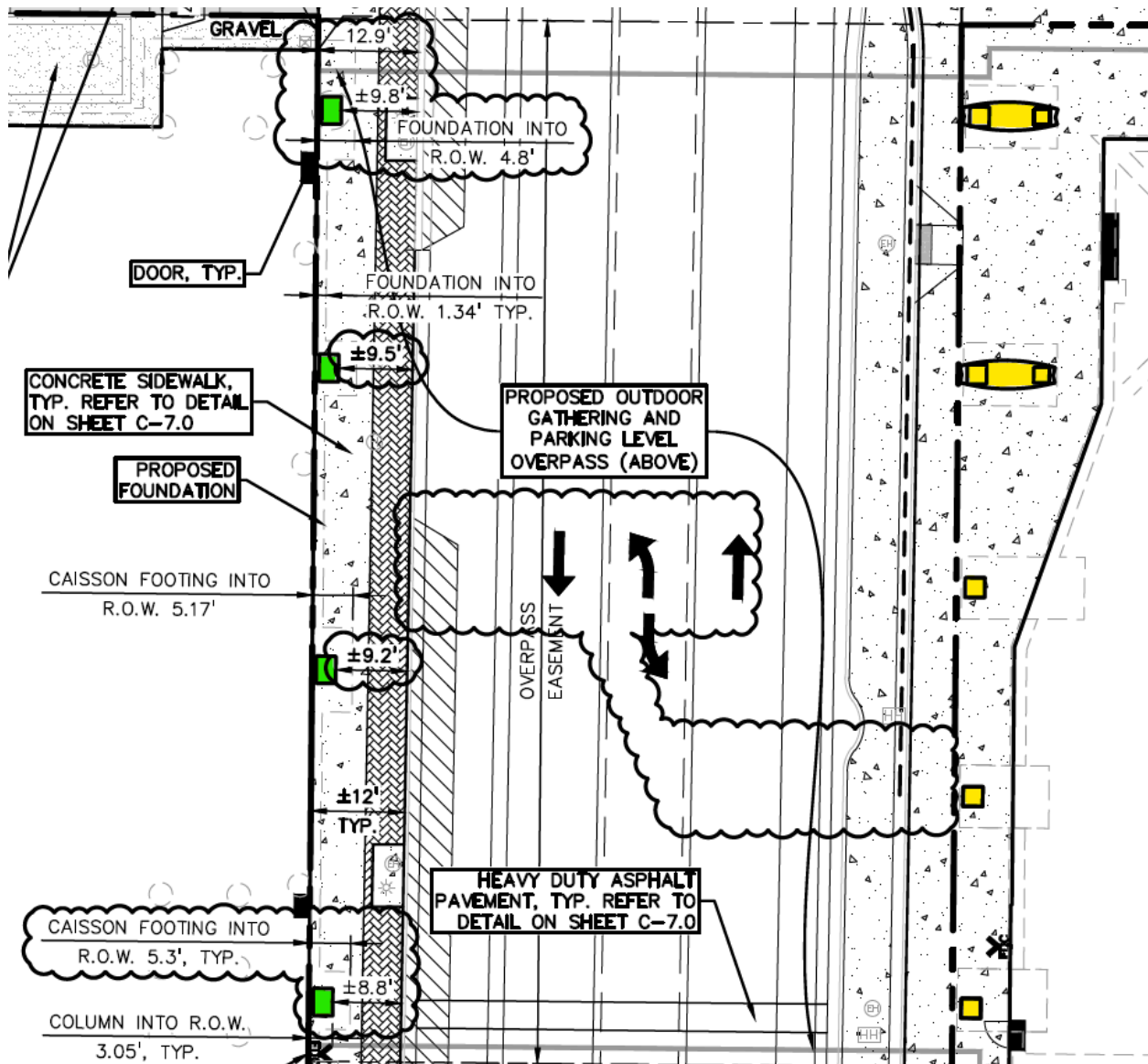
Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT

Aerial:



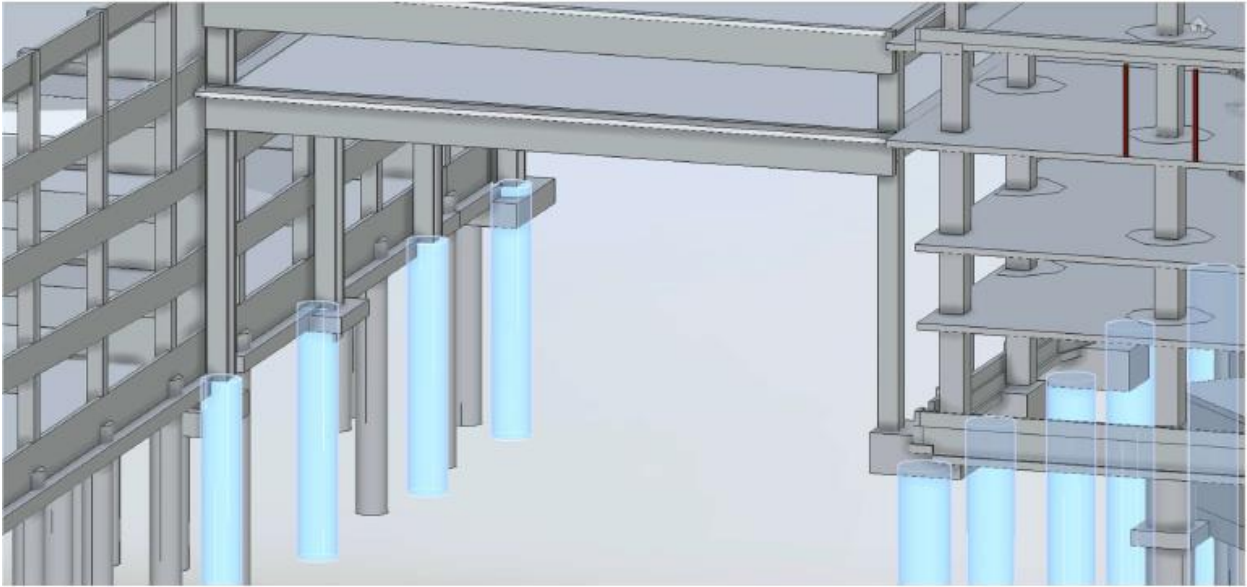
Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT

Exhibit A



**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

Exhibit B:



**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

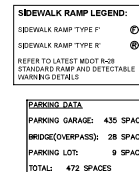
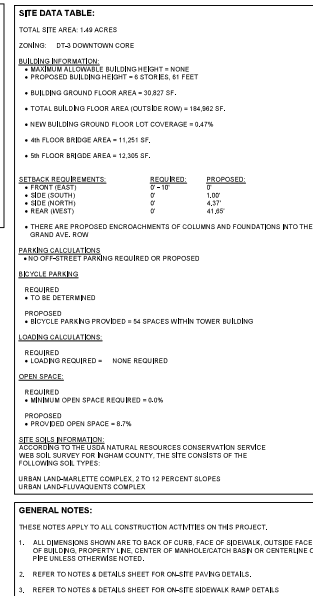
Exhibit C:



Note: Some adjacent structures removed for clarity.

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**





CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

DRAWING NUMBER:
C-3.1

EXHIBIT "B"
EASEMENT DESCRIPTION
BUILDING FOUNDATION EASEMENT

BUILDING FOUNDATION EASEMENT

A Building Foundation Easement, being located over that part of S. Grand Avenue, adjacent to the East line of Block 114, Original Plat of the Town of Michigan (Now City of Lansing), according to the plat there of, as recorded in Liber 2 of Plats, Page 36, described as COMMENCING at the Southeast corner of Lot 6, said Block 114; thence North 00 degrees 32 minutes 52 seconds East, 1.33 feet along the East line of said Block 114 to the POINT-OF-BEGINNING; thence continuing North 00 degrees 32 minutes 54 seconds East, 259.31 feet along said East line; thence South 89 degrees 27 minutes 06 seconds East, 4.80 feet, perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 15.30 feet; parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.46 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 23.21 feet parallel with said East line; thence South 89 degrees 27 minutes 06 seconds East, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 7.00 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 29.73 feet parallel with said East line; thence South 89 degrees 27 minutes 06 seconds East, 3.83 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 10.83 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.83 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 33.22 feet parallel with said East line; thence South 89 degrees 27 minutes 06 seconds East, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 7.43 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 132.58 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 1.33 feet perpendicular to said East line to the POINT-OF-BEGINNING. Containing 499 square feet, more or less.

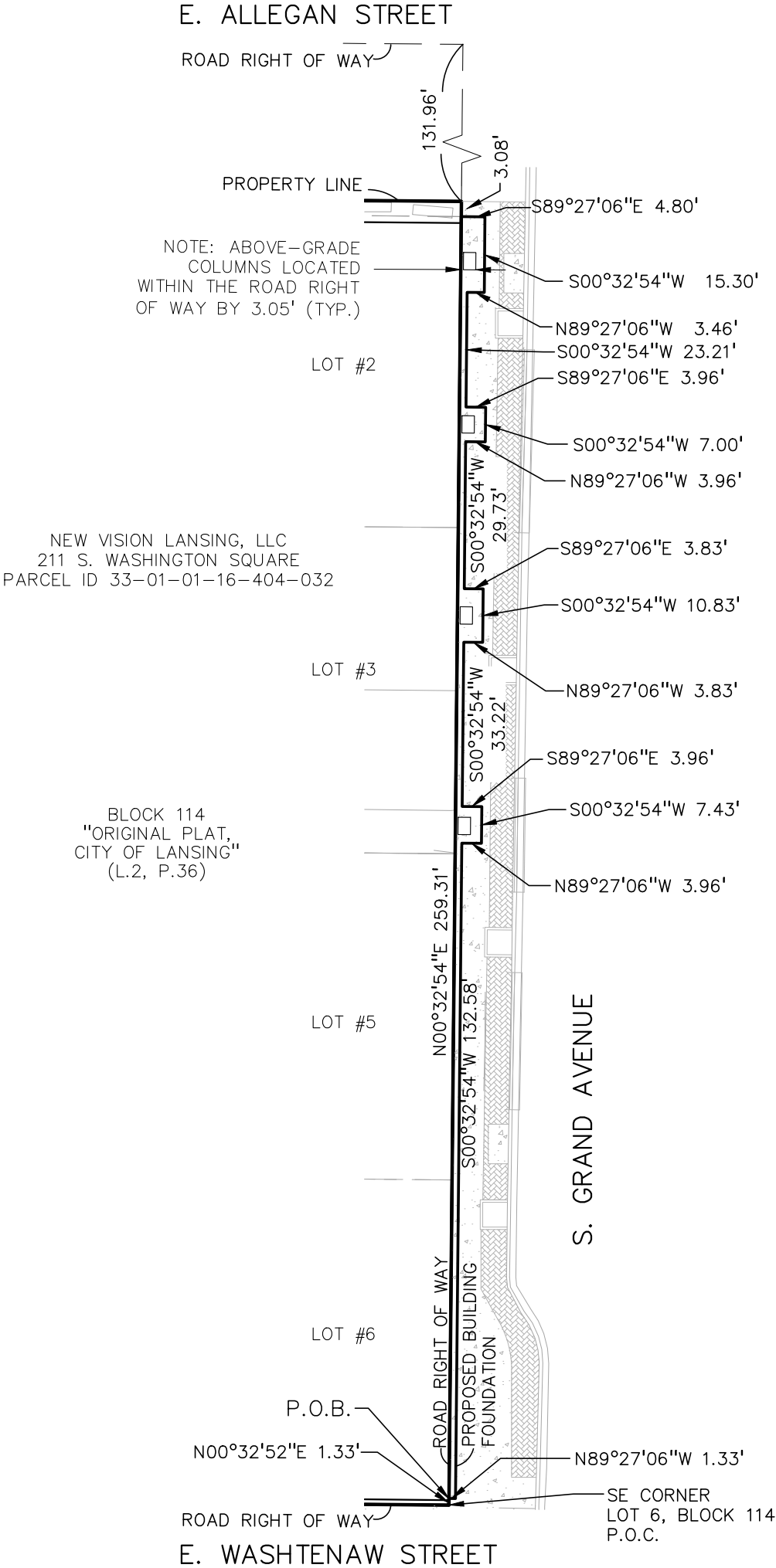


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www.peagroup.com

**NEW VISION
LANSING, LLC**
201 N. WASHINGTON
SQUARE, SUITE 900
LANSING, MICHIGAN

SHEET 1 OF 2
MAY 19, 2026
24-1279

EXHIBIT "B"
EASEMENT SKETCH
BUILDING FOUNDATION EASEMENT



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LANSING, MICHIGAN

SHEET 2 OF 2
MAY 19, 2026
24-1279


NORTH

0 15 30

SCALE: 1" = 30'

EXHIBIT "A"
EASEMENT DESCRIPTION
GRAND AVENUE AERIAL BUILDING EASEMENT

GRAND AVENUE AERIAL BUILDING EASEMENT

An Aerial Building Easement, being located over that part of Grand Avenue lying between Block 113 & Block 114, Original Plat, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Rounds. This easement is vertically located between its lower limit of at an elevation of 865.00 feet and its upper limit at an elevation of 1150.00 feet, noted elevations are referenced to the North American Vertical Datum of 1988 (NAVD88); Said easement is further described as: BEGINNING at the Southwest corner of Lot 2, of said Block 113; thence South 00 degrees 32 minutes 54 seconds West, along the Westerly line of said block 133 and the Easterly line of Grand Avenue, 133.60 feet; thence North 89 degrees 27 minutes 06 seconds West, 82.50 feet to the Easterly line of said Block 114 and the Westerly line of Grand Avenue; thence North 00 degrees 32 minutes 54 seconds East, along said Easterly line of said Block 114 and Westerly line of Grand Avenue, 133.60 feet; thence South 89 degrees 27 minutes 06 seconds East, 82.50 feet to the POINT-OF-BEGINNING.



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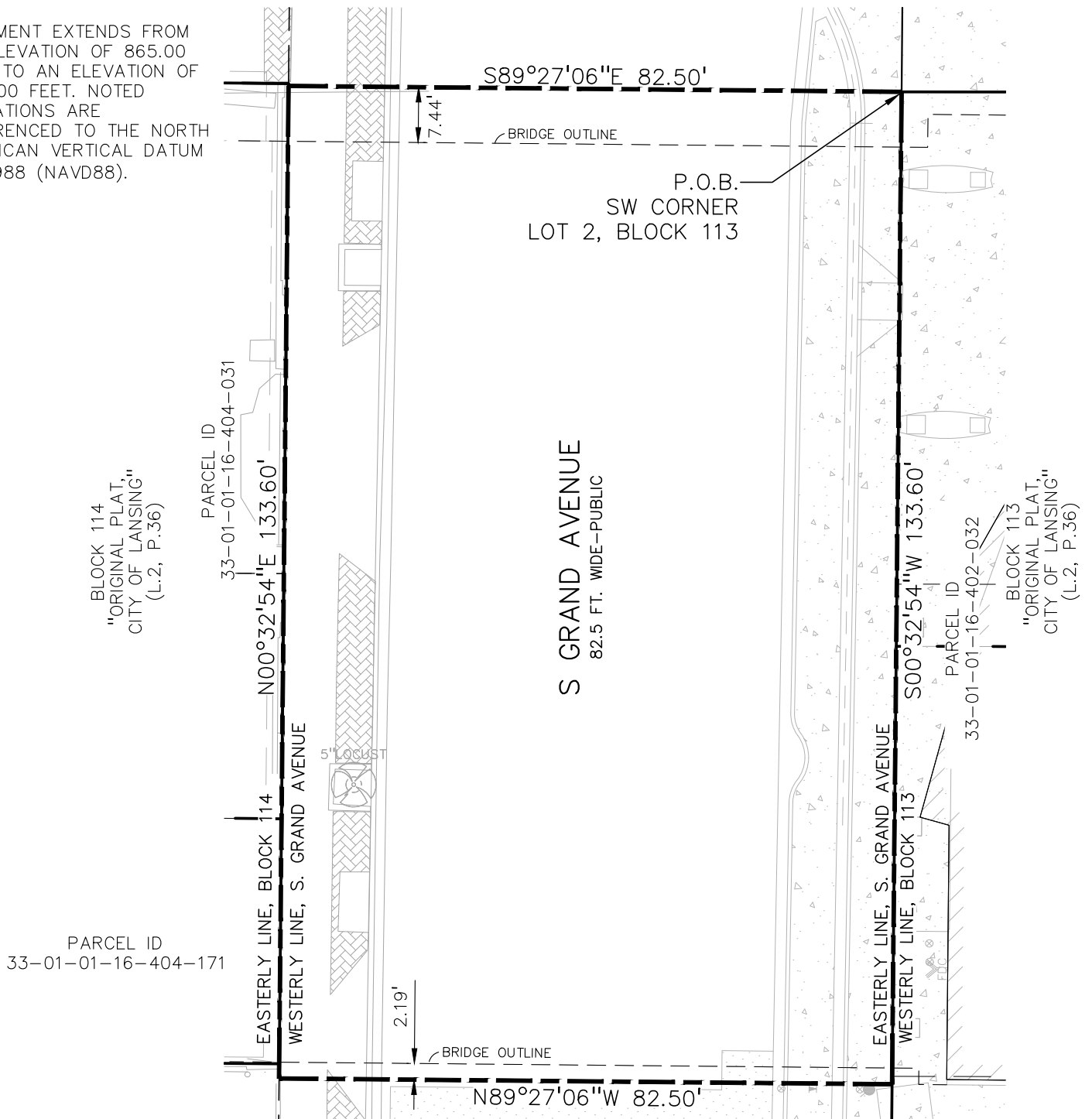
SHEET 1 OF 2
MAY 7, 2025
2024-1279

EXHIBIT "A"

EASEMENT SKETCH

GRAND AVENUE AERIAL BUILDING EASEMENT

NOTE:
EASEMENT EXTENDS FROM
AN ELEVATION OF 865.00
FEET TO AN ELEVATION OF
1150.00 FEET. NOTED
ELEVATIONS ARE
REFERENCED TO THE NORTH
AMERICAN VERTICAL DATUM
OF 1988 (NAVD88).

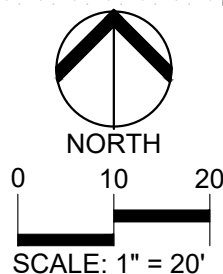


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LANSING, LLC**
201 N. WASHINGTON
SQUARE, SUITE 900
LANSING, MICHIGAN

SHEET 2 OF 2
MAY 7, 2025
2024-1279



Act-6-2026, Moores River Dr. Drain Easement - STAFF REPORT

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

APPLICANT	City of Lansing Public Service Department
PROPOSAL:	Permanent easement for creek drain infrastructure
PARCEL(S):	2100 Moores River Dr. PID # 33-01-01-20-151-051 2200 Moores River Dr. PID # 33-01-01-20-301-003
CURRENT OWNER(S):	-051 Thaddeus Owen & Brian Shedd -003 Country Club of Lansing
EXISTING LAND USE & ZONING:	Use: Residential, Golf Course Zoning: R-1 Residential
PROPERTY SIZE AND SHAPE:	Irregular, 0.84 acres, 36,585 square feet. Irregular, 144.5 acres
SURROUNDING ZONING & LAND USE	North: Grand River South: R-1, residential West: R-1, residential East: R-1, residential

ANALYSIS

BACKGROUND:

The City of Lansing Public Service Department has requested to obtain permanent easements to facilitate the rebuilding of a 78-inch culvert and drain infrastructure along Moores River Dr. A title search for 2100 Moores River Drive did not find an easement for the culvert encroachment. Although the City has certain rights under common drain law to maintain the culvert, it is best practice to obtain a permanent easement for property records.

The title search also did not turn up an easement for the cross-lot sanitary sewer on the south half of the 2100 Moores River Dr. property. The trench for the replacement of the 15-inch sanitary sewer under the north side sidewalk will encroach on 2100 Moores River Dr. An easement is needed to facilitate this construction. The City would like to note that the house at 2100 Moores River Dr. was constructed over the City's sanitary sewer. Public Service is in discussions with the property owner on this issue.

The new headwall for the south inlet of the culvert will encroach 10 feet onto property owned by the Country Club of Lansing. An additional 25 feet is sought for a temporary easement to facilitate

Act-6-2026, Moores River Dr. Drain Easement - STAFF REPORT

construction. The Country Club has consented to the easement since the area impacted is not used by the Country Club.

Construction of the culvert is tentatively scheduled for July of 2027. Please see attached drawings for more details. Construction plans are subject to revision.

LOCATION:

2100 Moores River Dr. is in the Moores River Drive neighborhood, directly north of the Country Club of Lansing. The topography here forms a mini-bay along the Grand River. Please see Aerial.

CHARACTER:

The (unnamed) creek drain infrastructure is being built where it currently exists, to contemporary standards.

EXTENT:

The extent of the infrastructure is within the current area of the (unnamed) creek and drains.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- n/a

STAFF RECOMMENDATION

Staff recommends approval of Act-6-2026 as proposed.

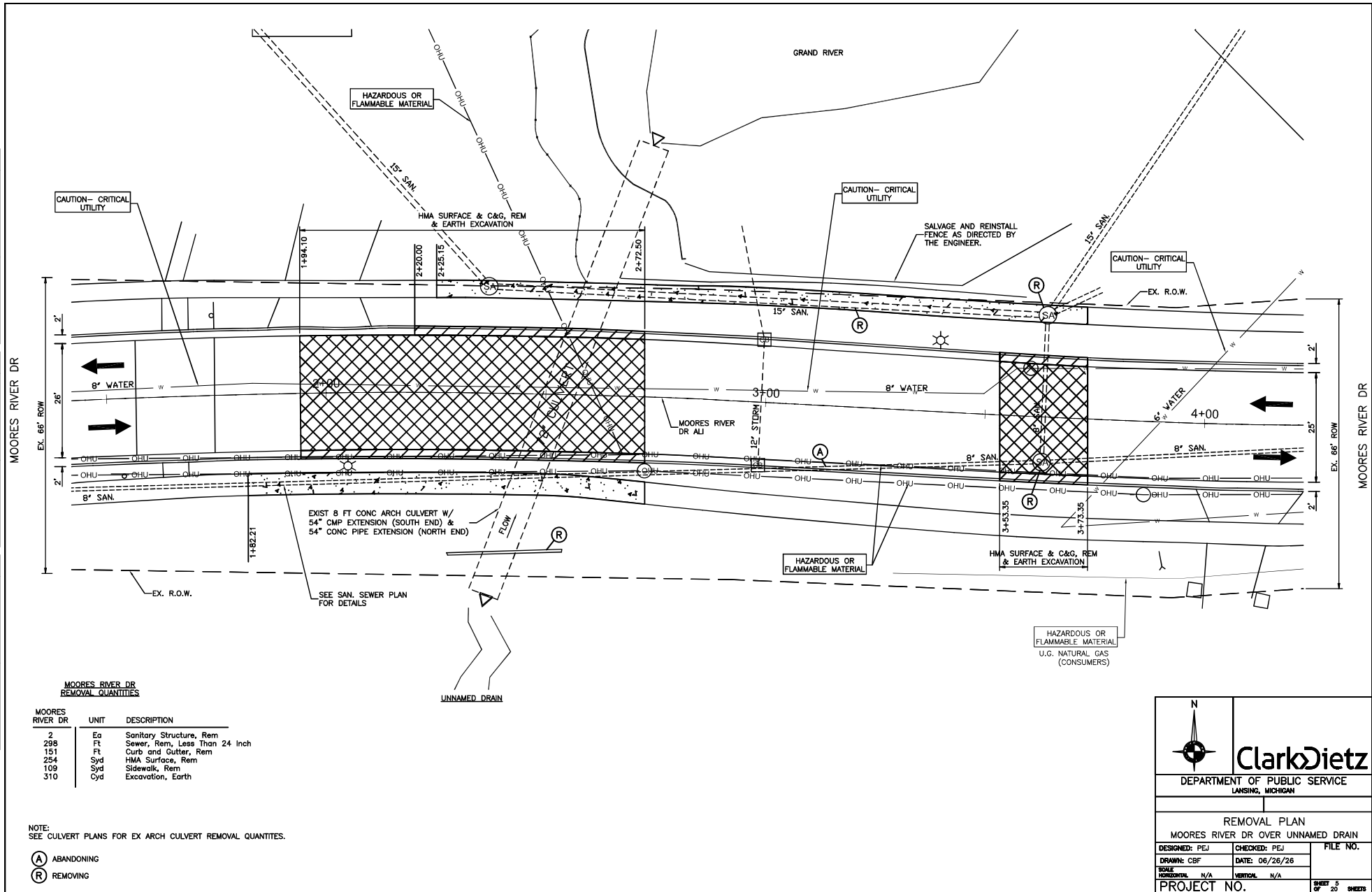
Respectfully submitted,
Andy Fedewa, Planner

Act-6-2026, Moores River Dr. Drain Easement - STAFF REPORT

Aerial:



DATE	BY	DESCRIPTION
06/26/26	PEJ	DESIGNED
06/26/26	CBF	CHECKED
06/26/26	PEJ	APPROVED
06/26/26	PEJ	PROJECT MANAGER
06/26/26	PEJ	PROJECT ENGINEER
06/26/26	PEJ	PROJECT SUPERVISOR
06/26/26	PEJ	PROJECT ASSISTANT
06/26/26	PEJ	PROJECT CLERK
06/26/26	PEJ	PROJECT OFFICE
06/26/26	PEJ	PROJECT MATERIALS
06/26/26	PEJ	PROJECT EQUIPMENT
06/26/26	PEJ	PROJECT SAFETY
06/26/26	PEJ	PROJECT TRAFFIC
06/26/26	PEJ	PROJECT COMMUNITY
06/26/26	PEJ	PROJECT ENVIRONMENT
06/26/26	PEJ	PROJECT HISTORY
06/26/26	PEJ	PROJECT LEGAL
06/26/26	PEJ	PROJECT FINANCIAL
06/26/26	PEJ	PROJECT POLITICAL
06/26/26	PEJ	PROJECT SOCIAL
06/26/26	PEJ	PROJECT CULTURAL
06/26/26	PEJ	PROJECT ECONOMIC
06/26/26	PEJ	PROJECT TECHNICAL
06/26/26	PEJ	PROJECT OPERATIONAL
06/26/26	PEJ	PROJECT MAINTENANCE
06/26/26	PEJ	PROJECT REPAIR
06/26/26	PEJ	PROJECT REPLACEMENT
06/26/26	PEJ	PROJECT UPGRADE
06/26/26	PEJ	PROJECT MODIFICATION
06/26/26	PEJ	PROJECT DEMOLITION
06/26/26	PEJ	PROJECT CONSTRUCTION
06/26/26	PEJ	PROJECT COMPLETION





MOORES FURN DR	UNIT	DESCRIPTION
140	Cyd	Embankment, CIP
3	Ea	Sanitary Structure, 48 inch Dia
64	Ea	Sanitary Structure Cover, Type Q
127	Ft	Sanitary Sewer, Conc, 8" Tr Det B1
127	Ft	Sanitary Sewer, DI, 12" Tr Det B1
151	Ft	Curb and Gutter, Conc, Det C4
109	Sft	Sidewalk, Conc, 4 inch
350	Syd	Aggregate Base, 8 Inch
49	Ton	HMA, 5EML
33	Ton	HMA, 5EML
25	Ton	HMA, 5EML

1. SEE CULVERT PLANS FOR DETAILS AND QUANTITIES.
2. SEE NOTE SHEET FOR SOIL EROSION QUANTITIES.

		
	DEPARTMENT OF PUBLIC SERVICE LANSING, MICHIGAN	
CONSTRUCTION PLAN MOORES RIVER DR OVER UNNAMED DRAIN		
DESIGNED: PEJ DRAWN: JMG SCALE: HORIZONTAL N/A PROJECT NO.	CHECKED: PEJ DATE: 06/26/26 SCALE: VERTICAL N/A	FILE NO. SHEET 6 OF 6 SHEET

PROPOSED EASEMENT EXHIBIT

LEGEND



SECTION CORNER



FOUND IRON



PROPOSED SANITARY & CULVERT EASEMENT

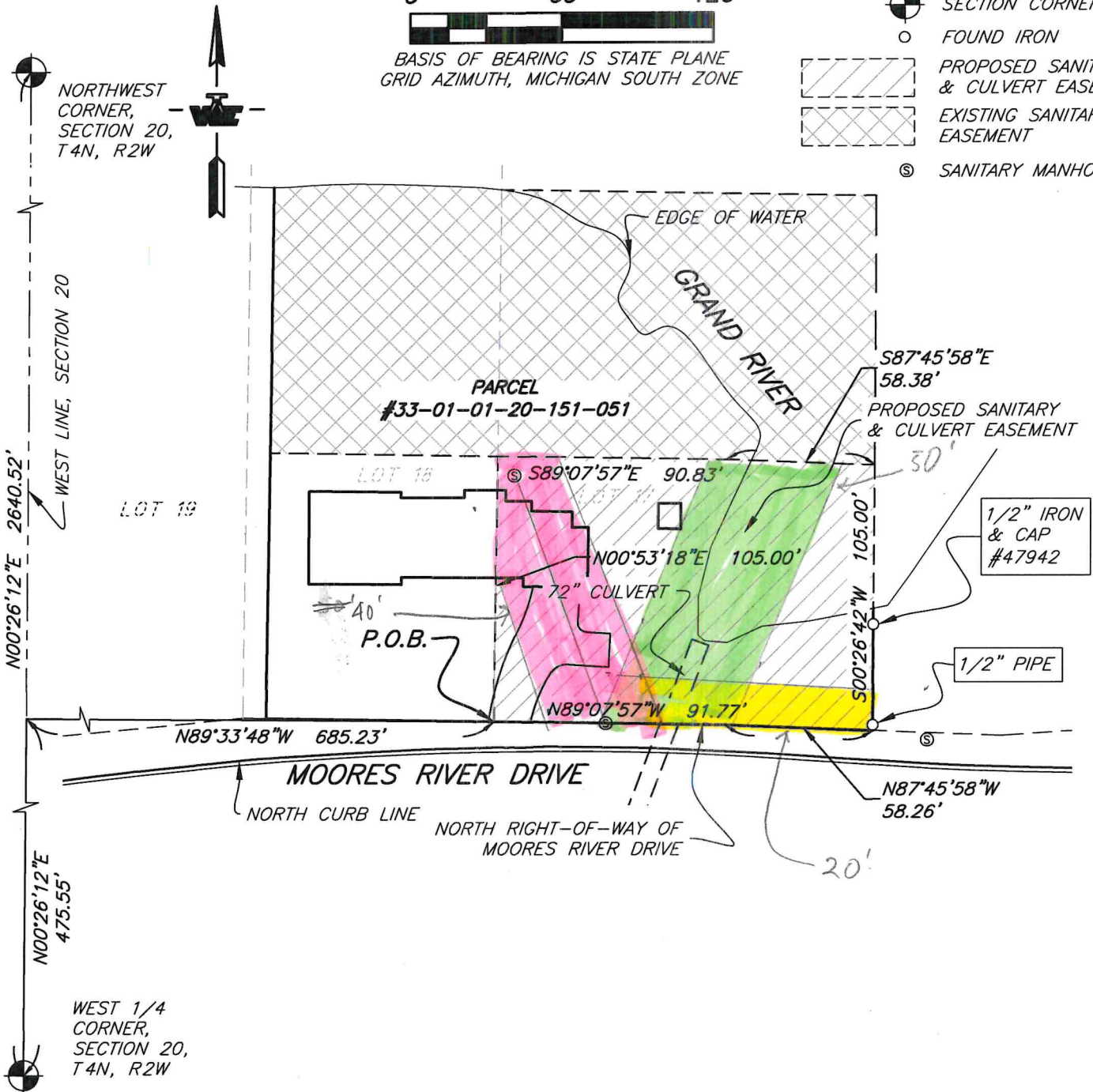


EXISTING SANITARY EASEMENT



SANITARY MANHOLE

0 60 120
BASIS OF BEARING IS STATE PLANE
GRID AZIMUTH, MICHIGAN SOUTH ZONE



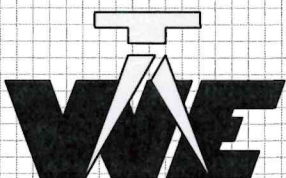
LEGAL DESCRIPTIONS

PARCEL #33-01-01-20-151-051 TAX DESCRIPTION

W 150 FT LOT 17 & E 90 FT LOT 18 J H MOORES SUB

LEGAL DESCRIPTION, PROPOSED SANITARY & CULVERT EASEMENT

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN; THENCE NORTH 00°26'12" EAST 475.55 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 89°33'48" EAST 685.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°53'18" EAST 105.00 FEET; THENCE SOUTH 89°07'57" EAST 90.83 FEET; THENCE SOUTH 87°45'58" EAST 58.38 FEET; THENCE SOUTH 00°26'42" WEST 105.00 FEET TO THE NORTH RIGHT-OF-WAY OF MOORES RIVER DRIVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 87°45'58" WEST 58.26 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89°07'57" WEST 91.77 FEET TO THE POINT OF BEGINNING.



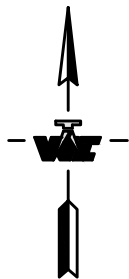
WOLVERINE
Engineers & Surveyors, Inc.

312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
<http://www.wolveng.com>

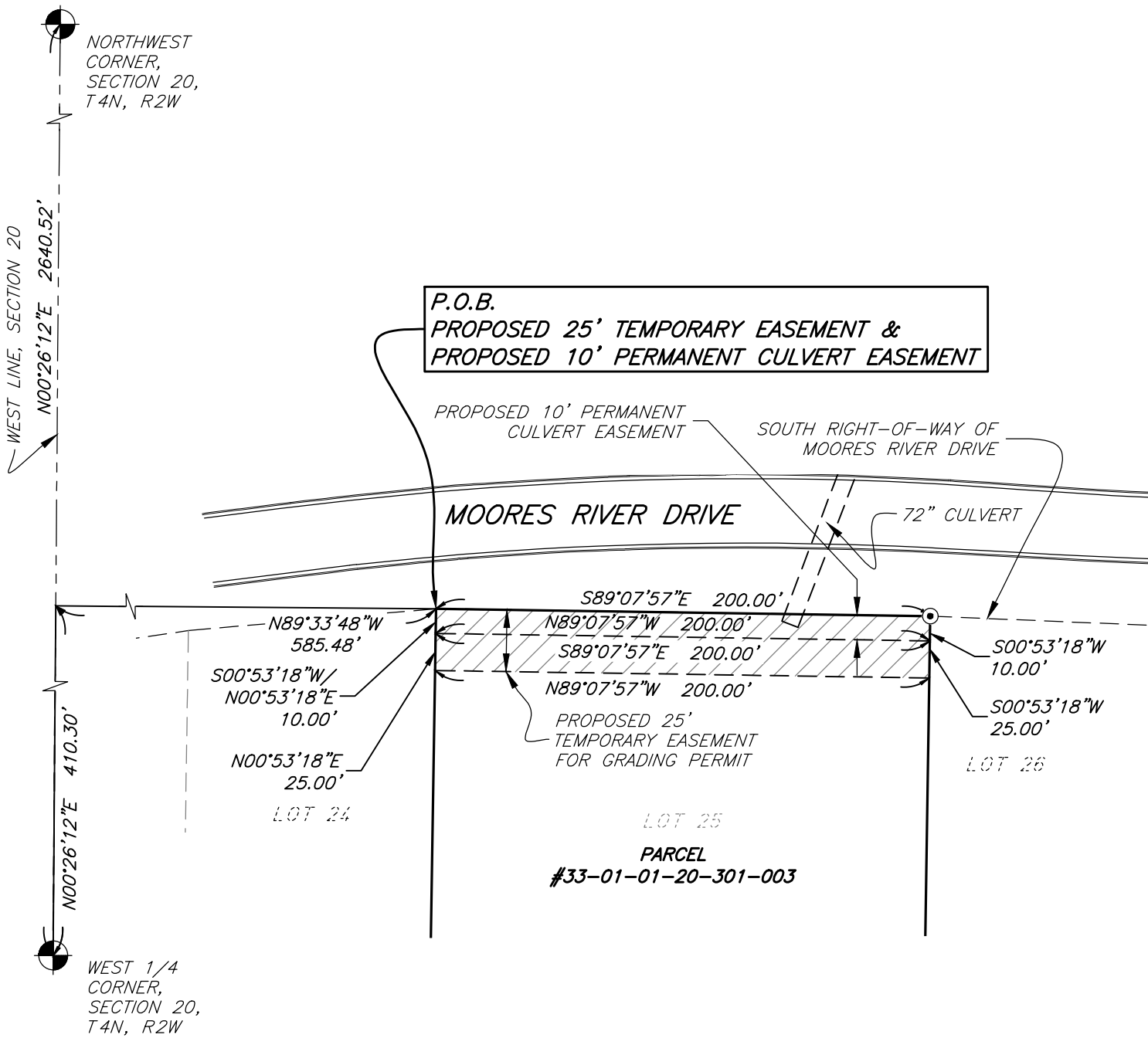
CITY OF LANSING
SECTION 20, T4N, R2W, CITY OF LANSING
INGHAM COUNTY, MICHIGAN

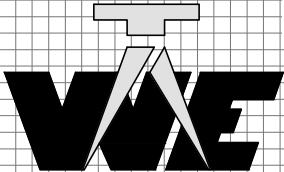
SCALE: 1" = 60'	DATE: 5/20/26	SHEET: 1 OF 1
DRAWN: DLD	FIELD: TY & JY	JOB: 25-0469

PROPOSED EASEMENT EXHIBIT



- LEGEND
- SECTION CORNER
 - FOUND CONC. MONUMENT
 - PROPOSED EASEMENTS



 WOLVERINE Engineers & Surveyors, Inc. 312 North Street Mason, Michigan 48854 Ph: 517-676-9200 Fx: 517-676-9396 http://www.wolveng.com	CITY OF LANSING SECTION 20, T4N, R2W, CITY OF LANSING INGHAM COUNTY, MICHIGAN		
	SCALE: 1" = 60'	DATE: 5/11/2026	SHEET: 1 OF 2
	DRAWN: DLD	FIELD: TY & JY	JOB: 25-0469

CERTIFICATE OF SURVEY

LEGAL DESCRIPTIONS

PARCEL #33-01-01-20-301-003, TAX DESCRIPTION:

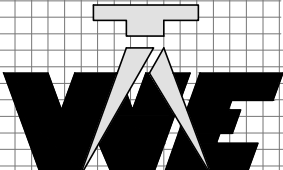
LOT 25, S 239 FT LOTS 22, 23 & 24, ALSO OUTLOT B EXC COM NE COR THEREOF, TH S TO N LINE OF S 239 FT SAID OUTLOT, W 40 FT, N TO S LINE MOORES RIVER DR, SE'LY TO BEG, J H MOORES SUB; ALSO LOTS 1 THRU 5 FRANCES PARK SUB AND THE E 1/2 OF SE 1/4 SEC 19 T4N R2W EXC PARTS PLATTED IN RIVERSIDE HOMES CO'S SUB; ALSO W 1/2 OF SW 1/4 SEC 20 T4N R2W EXCEPT: A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 19; T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND PART OF LOT 21 CAMBRIDGE DOWNS SUBDIVISION AS RECORDED IN LIBER 16 OF PLATS, PAGE 23, INGHAM COUNTY RECORDS,, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N89°51'34"W ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 1319.39 FEET TO THE EAST LINE. OF SAID CAMBRIDGE DOWNS SUBDIVISION; THENCE N00°02'52"E ALONG SAID EAST LINE 1253.38 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CAMBRIDGE DOWNS SUBDIVISION AND THE SOUTHWEST CORNER OF RIVERSIDE HOMES COMPANY'S SUBDIVISION NO. 1 AS RECORDED IN LIBER 7 OF PLATS, PAGE 24, INGHAM COUNTY RECORDS AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SOUTH LINE OF SAID RIVERSIDE HOMES COMPANY'S SUBDIVISION THE FOLLOWING TWO COURSES: S89°33'29"E 32.89 FEET TO THE EAST LINE OF CUMERLAND ROAD AND THE SOUTHWEST CORNER OF LOT 17 AS RECORDED IN SAID RIVERSIDE HOMES COMPANY'S SUBDIVISION AND S89°51'47"E 148.41 FEET TO THE SOUTHEAST CORNER OF SAID RIVERSIDE HOMES COMPANY'S SUBDIVISION; THENCE S42°25'32"W 174.62 FEET; THENCE N81°54'44"W 64.23 FEET TO A POINT ON THE EAST LINE OF SAID CAMBRIDGE DOWNS SUBDIVISION; THENCE N00°02'52"E ALONG SAID EAST LINE 50.09 FEET; THENCE N56°48'16"W THROUGH SOLD LOT 21, 41.63 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 21; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE 59.20 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 214.35 FEET, A DELTA ANGLE OF J5°49'25" AND A CHORD OF 59.01 FEET BEARING N36°15'13" TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 0.37 ACRE MORE OR LESS; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY ALSO EXCEPT: A PARCEL OF LAND DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N89°51'34"W ALONG THE SOUTH LINE OF SAID SECTION. 19 A DISTANCE OF 1319.39 FEET TO THE EAST LINE OF SAID CAMBRIDGE DOWNS SUBDIVISION; THENCE N00°02'52"E ALONG SAID EAST LINE 1057.12 FEET THE SOUTHEAST CORNER OF LOT 21 OF SAID CAMBRIDGE DOWNS AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°02'52"E CONTINUING ALONG SAID EAST LINE 75.79 FEET; THENCE S81°54'44"E 64.23 FEET; THENCE S43°38'16"W 92.24 FEET TO THE POINT OF BEGINNING.

PROPOSED PERMANENT CULVERT EASEMENT:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN; THENCE NORTH 00°26'12" EAST 410.30 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 89°33'48" EAST 585.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°07'57" EAST 200.00 FEET ALONG THE SOUTH RIGHT-OF-WAY OF MOORES RIVER DRIVE; THENCE SOUTH 00°53'18" WEST 10.00 FEET ALONG THE EAST LINE OF LOT 25, J.H. MOORES SUBDIVISION; THENCE NORTH 89°07'57" WEST 200.00 FEET; THENCE NORTH 00°53'18" EAST 10.00 FEET ALONG THE WEST OF SAID LOT 25 TO THE POINT OF BEGINNING.

PROPOSED TEMPORARY EASEMENT FOR GRADING PERMIT:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN; THENCE NORTH 00°26'12" EAST 410.30 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 89°33'48" EAST 585.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°07'57" EAST 200.00 FEET ALONG THE SOUTH RIGHT-OF-WAY OF MOORES RIVER DRIVE; THENCE SOUTH 00°53'18" WEST 25.00 FEET ALONG THE EAST LINE OF LOT 25, J.H. MOORES SUBDIVISION; THENCE NORTH 89°07'57" WEST 200.00 FEET; THENCE NORTH 00°53'18" EAST 25.00 FEET ALONG THE WEST OF LOT 25, J.H. MOORES SUBDIVISION TO THE POINT OF BEGINNING.



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CITY OF LANSING

SECTION 20, T4N, R2W, CITY OF LANSING

INGHAM COUNTY, MICHIGAN

SCALE:	N/A	DATE:	5/11/2026	SHEET:	2 OF 2
DRAWN:	DLD	FIELD:	TY & JY	JOB:	25-0469