



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:

Grant E. Bauman, AICP
R2PC Principal Planner
(517) 768-6711
gbauman@co.jackson.mi.us

DATE: January 12, 2017

TIME: 6:00 p.m.

PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [*3 MINUTE LIMIT*]
3. Approval of minutes
Approval of the December 8, 2016, meeting minutes [*ACTION*]..... 3
4. Approval of agenda
Approval of the January 12, 2017, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ #17-01 – Rezoning in Section 31 (T4S, R2E) of Columbia Township [*ACTION*] 5
 - (2) CZ #17-02 – Rezoning in Section 32 (T2S, R1W) of Blackman Township [*ACTION*] 20
 - (3) CZ #17-03 – text amendment, Blackman Township [*ACTION*]..... 36
 - (4) CZ #17-04 – Rezoning in Section 35 (T3S, R2E) of Napoleon Township [*ACTION*]..... 43
 - (5) CZ #17-05 – text amendment, Grass Lake Township [*ACTION*] 57
 - (6) CZ #17-06 – Rezoning in Section 03 (T4S, R2W) of Hanover Township [*ACTION*] 66
 - b. Consideration of master plan(s) - *None*
 - c. Farmland and Open Space Preservation Program (PA116) application(s)
 - (1) FA #17-01 – Liberty Township [*ACTION*] 87
 - (2) FA #17-02 – Concord Township [*ACTION*]..... 97
6. Other business
 - a. Unfinished business - *None*
 - b. New business - *None*
7. Public comment [*2 MINUTE LIMIT*]
8. Commissioner comment
9. Adjournment

www.co.jackson.mi.us/county_planning_commission

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Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

December 8, 2016

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Timothy Burns, At Large; Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; John Polaczyk, Jackson County Board of Commissioners; Amy Torres, Industry and Economics; Jared Vickers, At Large; and Jim Videto, Agriculture
- Members Absent:** Jennifer Morris, At Large
- Liaisons Present:** Grant Bauman, R2PC Principal Planner
- Others Present:** None.

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chairperson Torres. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2. **Public Comment.** There were no public comments.
- Item 3. **Approval of Minutes.** A motion was made by Commissioner Gaede, and seconded by Commissioner Burns, to **approve** the minutes of the October 13, 2016, meeting with one correction. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Commissioner Vickers, and seconded by Commissioner Videto, to **approve** the December 8, 2016, agenda as presented. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).** None.
 - b. **Consideration of Master Plan(s).**
 - (1) Staff shared Liberty Township's "Notice of Intent to Prepare a Master Plan."
 - c. **Farmland & Open Space Preservation Program (PA 116) application(s).**
 - (1) **FA #16-03 – Pulaski Township**

Staff summarized its report regarding the application, noting several corrections to the application which should be made prior to submission the Michigan Department of Agriculture (see the staff report).

A motion was made by Commissioner Gaede, and seconded by Commissioner Vickers, to approve with staff comments. *The motion was approved unanimously.*

Chairperson Torres introduced John Polaczyk, Jackson County Commissioner, as the newest member of the Jackson County Planning Commission. He represents the Jackson County Board of Commissioners.

(2) FA #16-04 – Tompkins Township

Staff summarized its report regarding the application, noting several corrections to the application which should be made prior to submission the Michigan Department of Agriculture (see the staff report).

A motion was made by Commissioner Videto, and seconded by Commissioner Polaczyk, to approve with staff comments. *The motion was approved unanimously.*

Item 6. **Other Business**

- a. **Unfinished Business.** None.
- b. **New Business.**

(1) 2017 Meeting & Submittal Deadline Schedules

Staff presented the proposed meeting schedule for 2017 and the submittal deadline schedule for ensuring that a request is placed on a particular meeting agenda.

A motion was made by Commissioner Polaczyk, and seconded by Commissioner Gaede, to approve the 2017 meeting and submittal deadline schedules. *The motion was approved unanimously.*

Item 7. **Public Comment.** None.

Item 8. **Commissioner Comment.**

- (1) Commissioner Gaede thanked staff for providing him a color copy of the agenda.
- (2) Commissioner Hawley shared an article advocating that derelict structures be deconstructed and salvaged rather than simply demolished and disposed of in a landfill.

Item 9. **Adjournment.** The meeting was adjourned by Commissioner Torres at 6:30 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #17-01

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: January 12, 2017

Proposal: The rezoning of a portion of a property from Agricultural (AG-1) to Highway Service Commercial (C-3) in Section 31 (T4S-R2E) of Columbia Township

Purpose

The applicant adjusted the property line for the entire property (ID# 000-20-31-101-001-07) and wishes to rezone the new portion (i.e., subject property) to Highway Service Commercial (C-3) in order to allow for “commercial building expansion.”¹

Location and Size of the Property

The entire property fronts on M-50. The subject property is located in the northernmost portion of the entire property; the approximate area is 3 acres. The entire property is located in Section 31 (T4S-R2E) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – The subject property is currently farmed. The remainder of the entire property is utilized for commercial purposes by Dawsar Investments LLP (see Figures 5a & 5b).

Future Land Use – The future land use map in the *Columbia Township Master Plan* places the entire property—and surrounding properties—in a commercial area (see Figure 2). The countywide future land use map in the *Jackson Community Comprehensive Plan* places the entire property in the midst of an industrial area (see Figure 3).

Current Zoning – The subject property is zoned Agricultural (AG-1) (see Figure 4). The remainder of the entire property is zoned Highway Service Commercial (C-3) according to the Township. The land surrounding the subject property to the north, east, and west is zoned AG-1.

Public Facilities and Environmental Constraints

Public Road/Street Access – M-50, a state highway, provides direct access to the entire property.

Environmental Constraints – The subject property does not contain any wetlands according to the applicant who stated that he has documentation from the DNR attesting to that assessment (see the background information).

¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning request.

Analysis and Recommendation

Township Planning Commission Recommendation – The Columbia Township Planning Commission recommends **approval** of the proposed rezoning to C-3 (see the background information).

Staff Analysis – The proposed rezoning simply allows for a 25,000 square foot addition onto the existing building. The future land use map in the *Columbia Township Master Plan* places the entire property in a commercial area.

Columbia Township states that the remainder of the entire property is already zoned C-3. However, the zoning map maintained by Jackson County GIS does not reflect that (see Figure 4).

Staff Recommendation – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the rezoning of the subject property to Highway Service Commercial (C-3). The zoning map discrepancy mentioned under staff analysis needs to be addressed.

Suggested Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

**Figure 1
Location**

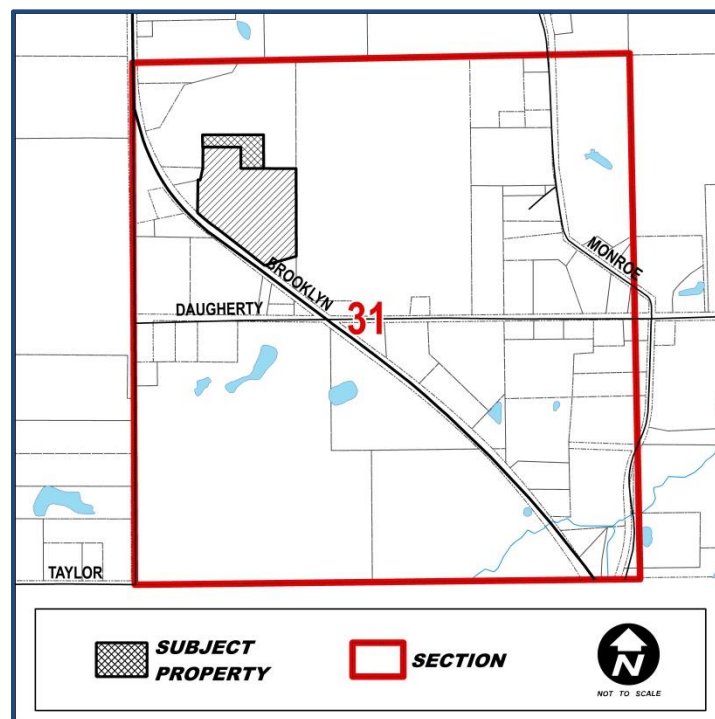


Figure 2
Municipal Future Land Use

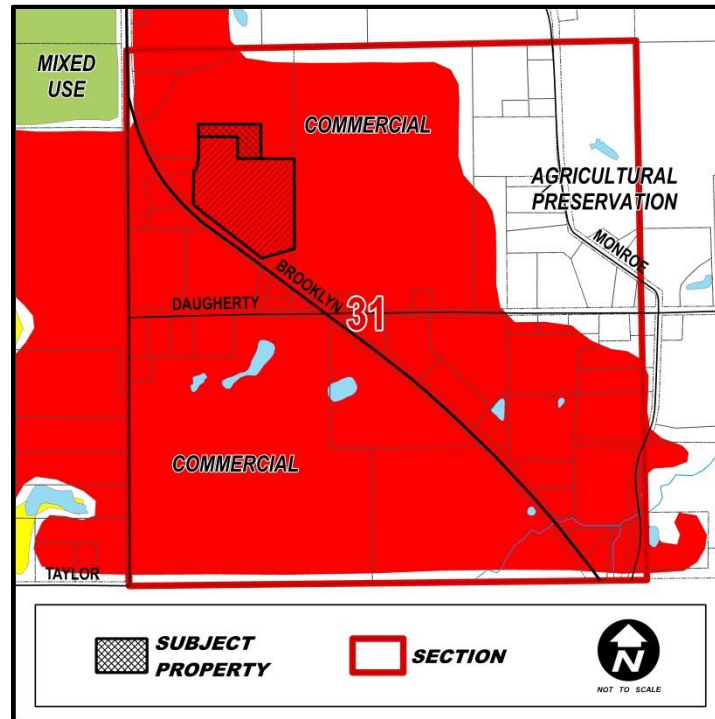


Figure 3
Countywide Future Land Use

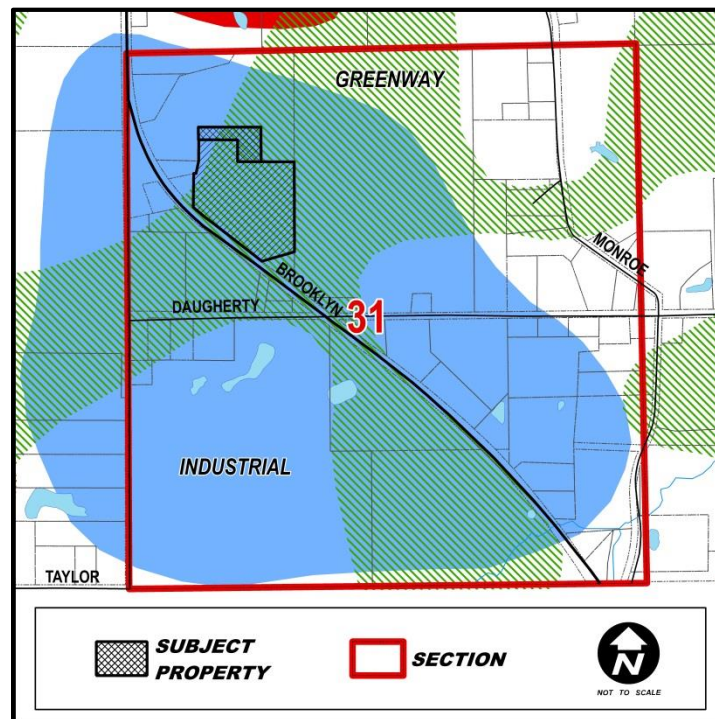
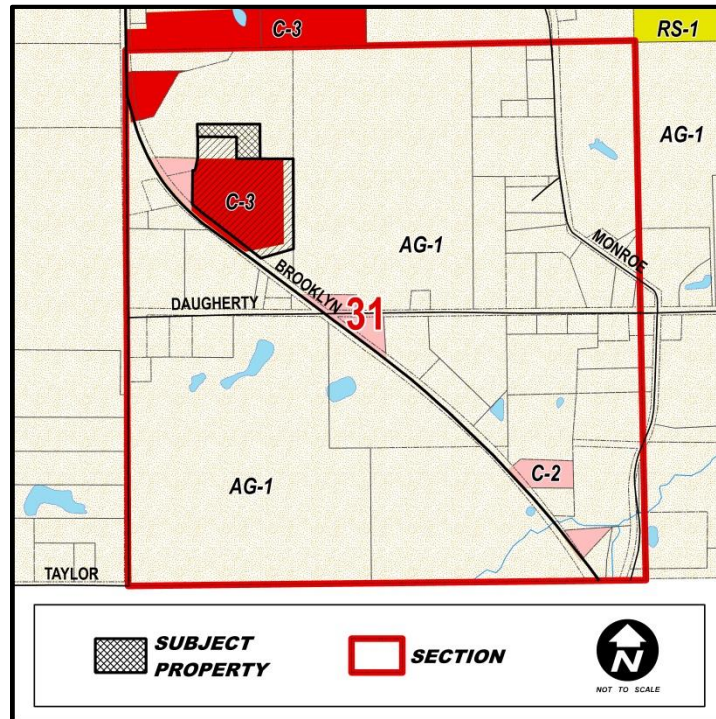
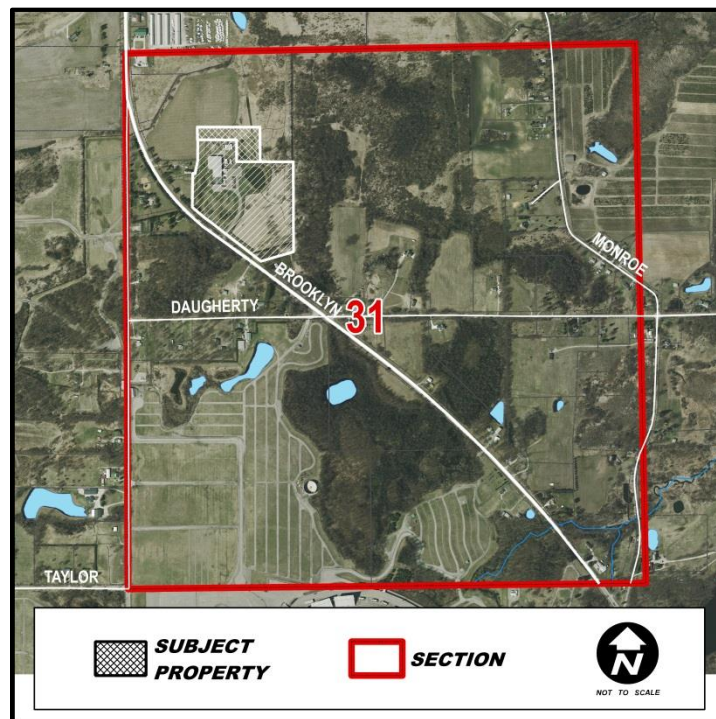
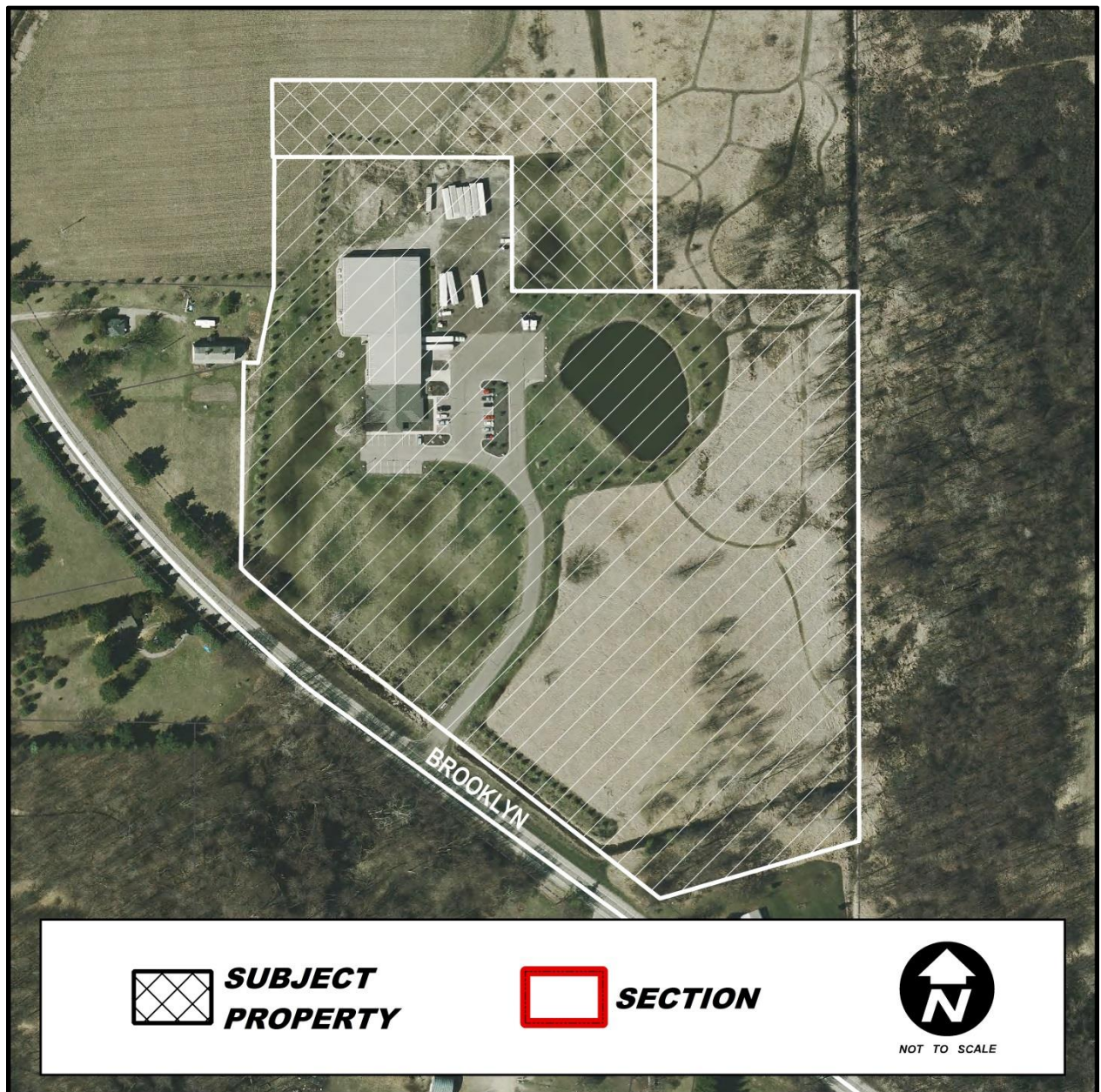


Figure 4
Municipal Zoning



Figures 5a & 5b
Aerial Photos





ZONING AMENDMENT FORM**JACKSON COUNTY RESOLUTIONS AND LEGISLATIVE COMMITTEE
(COORDINATING ZONING)**

RECEIVED

DEC 05 2016

Per _____

Return all copies to: Region 2 Planning Commission, County Building, Jackson, Michigan 49201

(Please include a legal description or survey on rezoning requests of the Planning Commission minutes with this form. Form to be submitted in quadruplet. Use separate set of forms for each proposed zoning change.)

THE TOWNSHIP ZONING BOARD OF Columbia TOWNSHIP submits the following proposed zoning change to the Jackson County Resolutions and Coordinating Committee for the Committee's recommendations:

ANSWER EITHER A AND/OR B

- A. PROPERTY DESCRIPTION AND LOCATION: (use this space for legal and popular property description and number of acres, attach additional sheets if more space is needed and attach copy of map showing all changes and additions)

attached 000-20-31-101-001-07

1. The above described property is a zoning Change FROM A9-1 (a portion) ZONE TO C-3 Highway Service ZONE.

2. PURPOSE OF CHANGE: adding to existing structure on 12475 m-50.

- B. Proposed change is a change in the text of the Zoning Ordinance. The following Article and Section is amended or altered:

ARTICLE _____ SECTION _____

The NEW SECTION reads as follows: _____

- C. PUBLIC HEARING on the above amendment was held: month _____ day _____ year _____

- D. NOTICE OF PUBLIC HEARING was published the following two days:

month _____ day _____ year _____ month _____ day _____ year _____

(first notice to be printed not more than 30 days nor less than 20 days; the second notice to be printed not more than 8 days before date of hearing)

- E. NEWSPAPER, having general circulation in township, carrying NOTICE OF HEARING: Brooklyn Exponent (name of newspaper)

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Zoning Board and shall be forwarded to the Township Board with a recommendation to **(APPROVE)** **(DISAPPROVE)**.

A. B. Everett Chairman Allen L. Boyd Secretary 11-19-2016 Date

COUNTY COMMITTEE ACTION: As Per Minutes

1. Date of Meeting: month _____ day _____ year _____

2. The Committee herewith certifies receipt of the proposed amendment, and on the above date:

- ☐ Recommends APPROVAL of the zoning change.
☐ Recommends DISAPPROVAL of the zoning change for reasons stated in the enclosed letter.
☐ Recommends APPROVAL with modifications for reasons stated in the enclosed letter.
☐ Takes NO ACTION.

Chairman Member Member
Member Member

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The _____ Township Board herewith certifies that at a legally constituted meeting held on the above date ☐ PASSED, ☐ DID NOT PASS, ☐ REFERRED ANEW to the Township Zoning Board the recommended change contained herein.

Township Clerk

Application for Zoning Change

Township of Columbia
Jackson County, Michigan

ownerI (We) Dawson Investments LLP1008 Tompkins Rd, Cement City, MI 49233Consultant

Name

Address

AE Design Solutions, LLC

Name

2797 Spring Arbor Rd, Suite B, Jackson 1

Address

49203

hereby file an application with the Columbia Township Clerk's Office to:
re-zone the described property to another classification
from AG-1 Agricultural zoning district
to C-3 Highway Service zoning district

1. Give legal description of property (lot, block and/or metes and bounds).

See Attached Map of Property AdjustmentADP No. 100-20-31-101-001-06 (Part of)

2. The property is situated (give street address, alleys, crossroads, etc.):

12475 M-50Brooklyn MI 49230

3. Give reasons for requesting zoning change, including intended use of buildings, structures or land.

Commercial Building Expansion

4. Submit map, drawn to scale, in sufficient detail to adequately describe the proposed changes in zoning district boundaries. (Scale 1/4" = 1")

5. Fee \$400.00 (eff 3-1-08)

Date 10-6-16Rec. No. AL # 1257

Signature of Applicant(s)

(For Office Use Only)

Date Application referred to Planning Commission Nov. 29, 2016Public Hearing Notice Published: 1st Date Oct. 25, 2016 Nov. 1, 20162nd Date Nov. 22, 2016

Public Hearing Notices Mailed: Date

Planning Commission action: Date 11.29.16Recommends: Adoption ☒Denial ☐Approval with Modifications ☐

Date Application referred to County Zoning Coordinating Committee

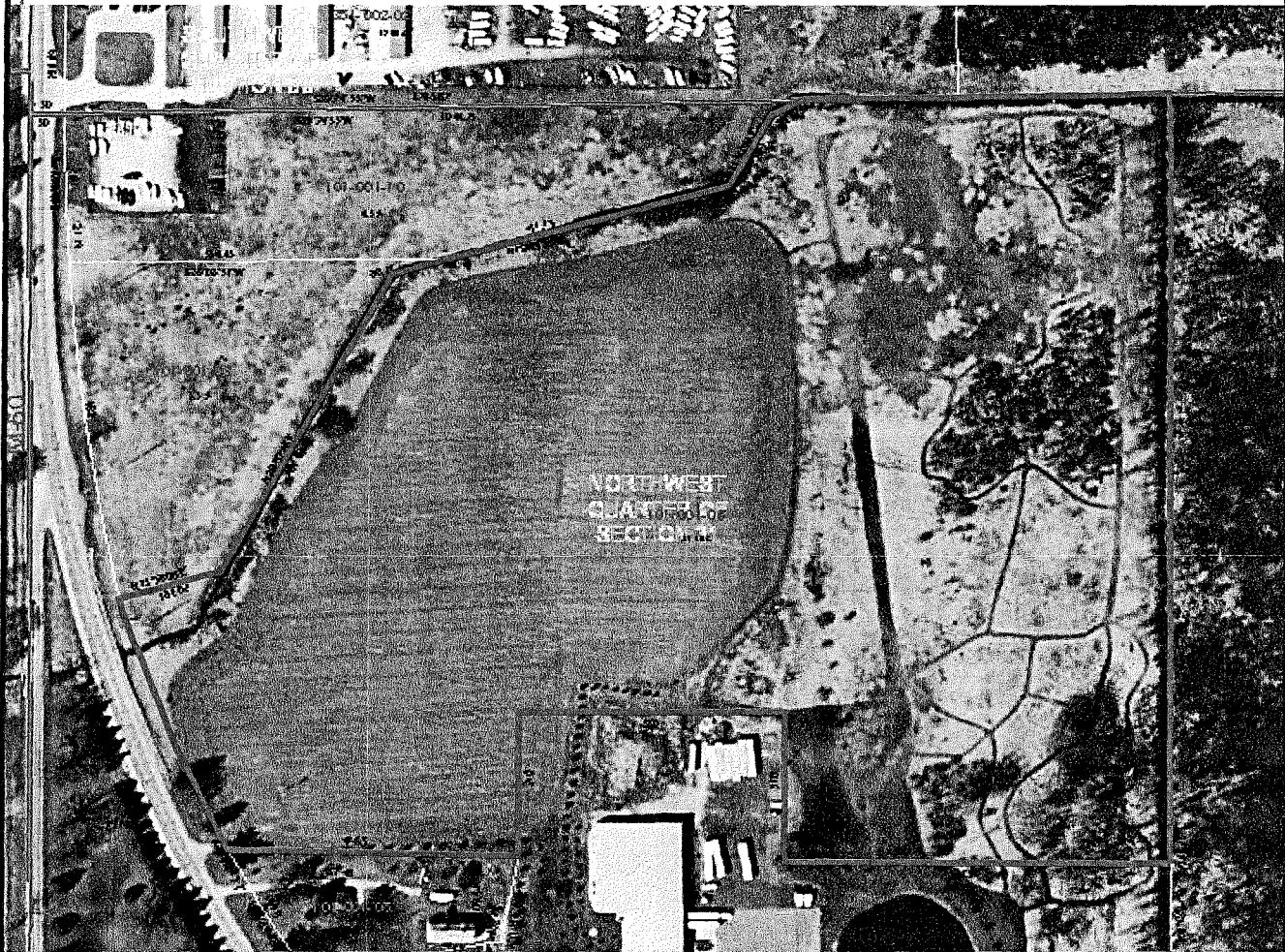
County Zoning Coordinating Committee Action: Date:

Recommends: Adoption ☐Denial ☐Approval with Modifications ☐

Township Board Action: Date:

Adoption ☐Denial ☐Approval with Modifications ☐

PARCEL DATA SHEET - PARCEL ID: 000-20-31-101-001-06



OWNER NAME DAWSAR INVESTMENTS LLC
 OWNER ADDRESS 12475 M-50
 BROOKLYN MI 49230
 HOMESTEAD 0%
 PARCEL ADDRESS BROOKLYN RD
 BROOKLYN MI 49230
 PROPERTY CLASS 602 - DEVELOPMENTAL VACANT
 STATUS Active
 ACREAGE 30.43 Acres
 GOVT UNIT Columbia
 TAX UNIT Columbia
 SCHOOL DISTRICT COLUMBIA SCHOOL
 LIBER/PAGE 2073-0851

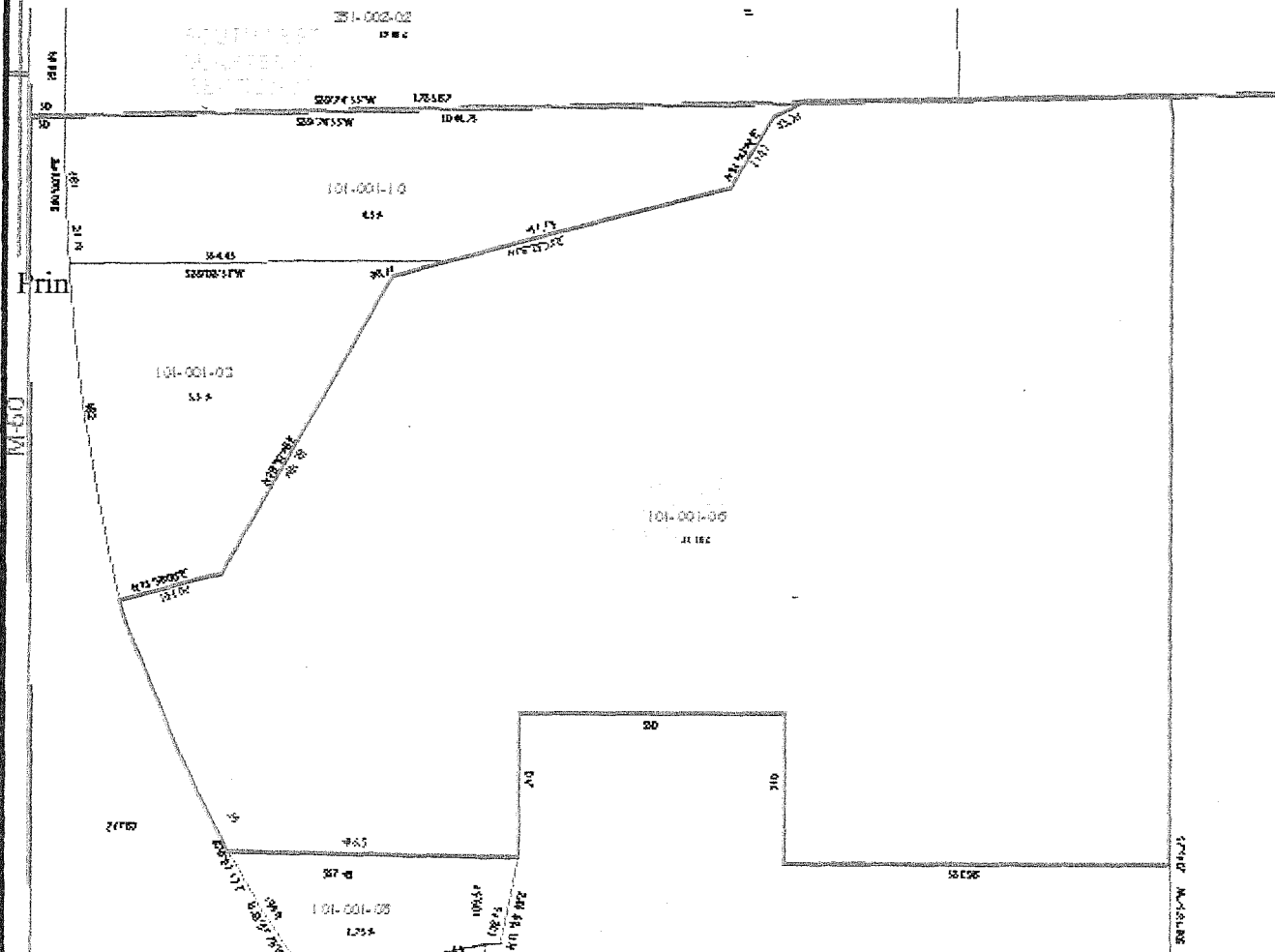
	2014	2015	2016
TAXABLE VALUE	\$54,221	\$55,088	\$55,253
ASSESSED VALUE	\$83,500	\$77,800	\$77,800
TAX DESCRIPTION	COM AT S1/4 COR SEC 30 TH S89°24'33"W 682.89 FT TO POB, TH S01°38'56"W 1097.95 FT, TH N89°57'14"W 587.96 FT, TH N00°00'00"E 210 FT, TH S90°00'00"W 380 FT, TH S00°00'00"W 210 FT, TH S90° 00'00"W 413.5 FT, TH NWLY ALG AN 1857.89 FT RADIUS CURVE TO THE RT AND ARC DISTANCE OF 412.03 FT CHORD BEARING N22° 23'03"W A DISTANCE OF 411.19 FT, TH N73°58'08"E 161.82 FT, TH N29°37'45"E 491.28 FT, TH N75°25'33"E 497.86 FT, TH N31°43'47"E 114.7 FT, TH N62°34'46"E 35.32 FT, TH N89°24'33"E 241.39 FT TO BEG. 41.19 A SEC 31 T4S R2E BOUNDARY ADJUSTMENT 2-23-06 PER TOWNSHIP		



This generated map is provided to allow easy access and visual display of governmental information and services, as well as to information from other sources. Every reasonable effort has been made to ensure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The burden of determining the accuracy, timeliness, completeness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on October 04, 2016.



PARCEL DATA SHEET - PARCEL ID: 000-20-31-101-001-06



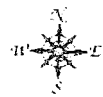
OWNER NAME DAWSTAR INVESTMENTS LLC
 OWNER ADDRESS 12475 M-50
 HOMESTEAD BROOKLYN MI 49230
 PARCEL ADDRESS 0%
 PROPERTY CLASS BROOKLYN RD
 STATUS 602 - DEVELOPMENTAL VACANT
 ACREAGE Active
 GOV'T UNIT 30.43 Acres
 TAX UNIT Columbia
 SCHOOL DISTRICT Columbia School
 LIBER/PAGE 2073-0851

	2014	2015	2016
TAXABLE VALUE	\$54,221	\$55,088	\$55,253
ASSESSED VALUE	\$83,500	\$77,800	\$77,800

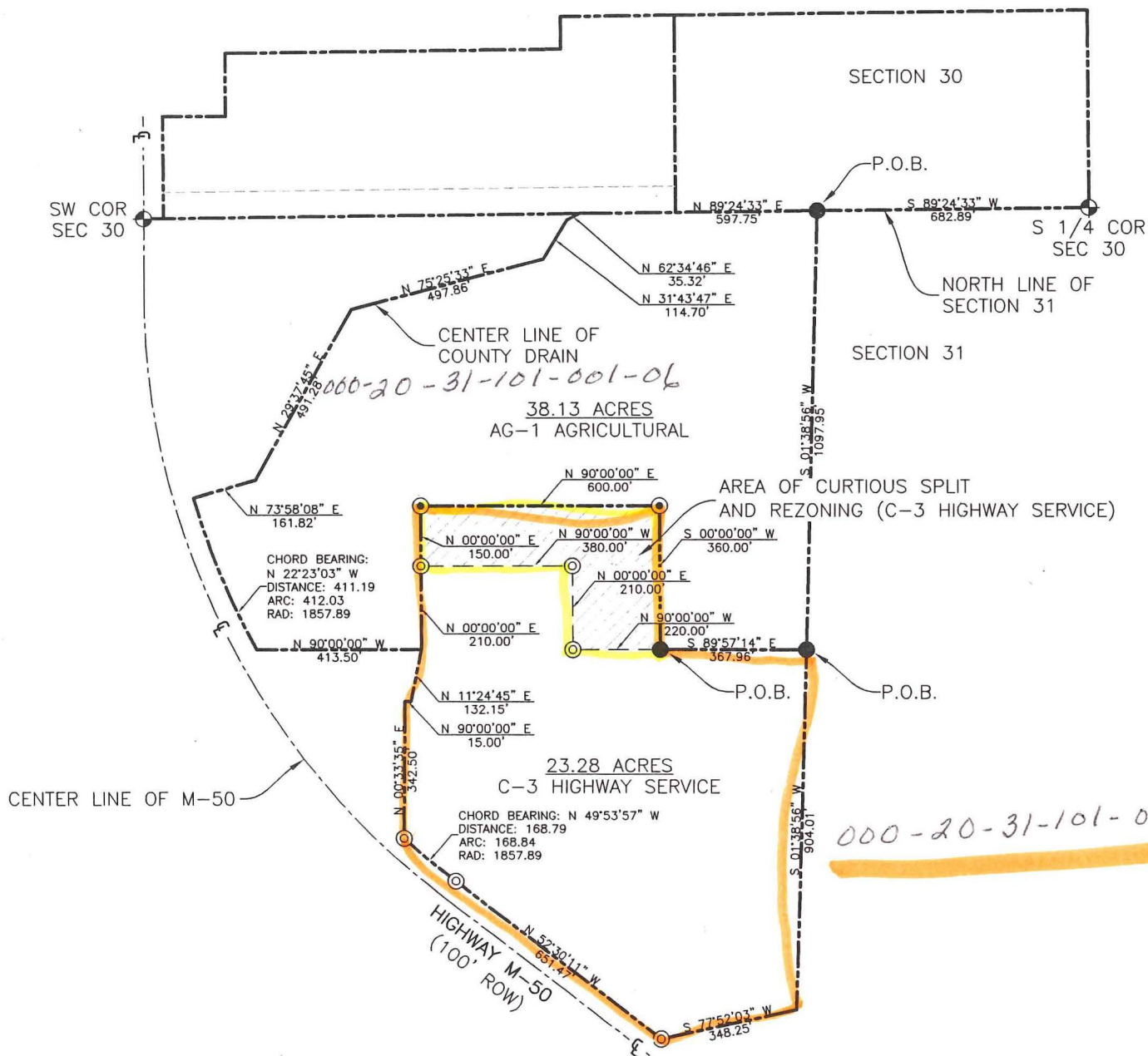
TAX DESCRIPTION
 COM AT S1/4 COR SEC 30 TH S89°24'33"W 682.89 FT TO POB, TH S01°38'56"W 1097.95 FT, TH N89°57'14"W 587.96 FT, TH N00°00'00"E 210 FT, TH S90°00'00"W 380 FT, TH S00°00'00"W 210 FT, TH S90° 00'00"W 413.5 FT, TH NWLY ALG AN 1857.89 FT RADIUS CURVE TO THE RT AND ARC DISTANCE OF 412.03 FT CHORD BEARING N22° 23'03"W A DISTANCE OF 411.19 FT, TH N73°58'08"E 161.82 FT, TH N29°37'45"E 491.28 FT, TH N75°25'33"E 497.86 FT, TH N31°43'47"E 114.7 FT, TH N62°34'46"E 35.32 FT, TH N89°24'33"E 241.39 FT TO BEG. 41.19 A SEC 31 T4S R2E BOUNDARY ADJUSTMENT 2-23-06 PER TOWNSHIP



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MAP OF PROPERTY ADJUSTMENT
PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST FRACTIONAL
1/4 OF SECTION 30 AND A PART OF THE NORTHWEST 1/4 OF
SECTION 31, TOWN 2 SOUTH, RANGE 2 EAST
COLUMBIA TOWNSHIP, JACKSON COUNTY, STATE OF MICHIGAN



- LEGEND
- SECTION CORNER
 - SET P/C #53088
 - FOUND P/C
 - FOUND PINCH PIPE
 - POINT OF BEGINNING

SCALE: N.T.S.

DATE: 15 SEPT 2016

DRAWN BY: BPS

PROJECT NO.: 2016-00096

PAGE: 1 OF 3



BASIS OF BEARING & DRAWING
BASIS OF BEARING N 89°24'33" E
NORTH LINE OF SECTION 30
PER WALTER E. FRAZIER & ASSOC., INC.
JOB NO. 7810663 OF NOVEMBER, 1979

SHEPARD PROFESSIONAL SURVEYING, P.C.
639 GOLDEN AVENUE
BATTLE CREEK, MI 49014

JACK A. SHEPARD, P.S. #53088

MAP OF PROPERTY ADJUSTMENT **PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST FRACTIONAL** **1/4 OF SECTION 30 AND A PART OF THE NORTHWEST 1/4 OF** **SECTION 31, TOWN 2 SOUTH, RANGE 2 EAST** **COLUMBIA TOWNSHIP, JACKSON COUNTY, STATE OF MICHIGAN**

LAND LOCATED IN THE TOWNSHIP OF COLUMBIA, JACKSON COUNTY, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE COLUMBIA TOWNSHIP, JACKSON COUNTY, MICHIGAN. BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30 AND A PART OF THE NORTHWEST ¼ OF SECTION 31 ALL IN TOWN 4 SOUTH, RANGE 2 EAST, BEING DESCRIBED AS COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 30, RUNNING THENCE SOUTH 89°24'33" WEST ALONG THE SOUTH LINE OF SAID SECTION 30 AND BEING THE NORTH LINE OF SECTION 31, 682.89 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 01°38'56" WEST 2001.96 FEET; THENCE SOUTH 77°52'03" WEST 348.25 FEET TO THE NORTHERLY RIGHT OF WAY OF HIGHWAY M-50; THENCE NORTH 52°30'11" WEST ALONG SAID RIGHT OF WAY LINE 651.47 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON A 1857.89 FOOT RADIUS CURVE RIGHT AND ARC DISTANCE OF 168.84 FEET (CHORD BEARING AND DISTANCE BEING NORTH 49°53'57" WEST 168.79 FEET); THENCE NORTH 0°33'35" EAST 342.50 FEET; THENCE EAST 15.0 FEET; THENCE NORTH 11°24'45" EAST 132.15 FEET; THENCE WEST 413.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY M-50; THENCE NORTHWESTERLY ALONG A 1857.89 FOOT RADIUS CURVE RIGHT AND ARC DISTANCE OF 412.03 FEET (CHORD BEARING AND DISTANCE BEING NORTH 22°23'03" WEST 411.19 FEET); THENCE NORTH 73°58'08" EAST 161.82 FEET; THENCE NORTH 29°37'45" EAST 491.28 FEET ALONG THE CENTERLINE OF A DRAIN; THENCE NORTH 75°25'33" EAST ALONG SAID LINE 497.86 FEET; THENCE NORTH 31°43'47" EAST ALONG THE CENTERLINE OF SAID DRAIN 114.70 FEET; THENCE NORTH 62°34'46" EAST ALONG SAID CENTERLINE 35.32 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH 89°24'33" EAST 597.75 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM LAND SITUATED IN COLUMBIA TOWNSHIP, JACKSON COUNTY, MICHIGAN, BEING A PART OF THE NORTHWEST ¼ OF SECTION 31, TOWN 4 SOUTH, RANGE 2 EAST, DESCRIBED AS : COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 31: THENCE SOUTH 89°24'33" WEST 682.89 FEET; THENCE SOUTH 01°38'56" WEST 1097.95 FEET FOR A FURTHER POINT OF BEGINNING OF THIS EXCEPTION: THENCE SOUTH 01°38'56" WEST 904.01 FEET; THENCE SOUTH 77°52'03" WEST 348.25 TO THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY M-50: THENCE NORTH 52°30'11" WEST ALONG SAID RIGHT OF WAY LINE 651.47 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON A 1857.89 FOOT RADIUS CURVE RIGHT AN ARC DISTANCE OF 168.84 FEET (CHORD BEARING AND DISTANCE BEING NORTH 49°53'57" WEST 168.79 FEET) THENCE NORTH 00°33'35" EAST 342.50 FEET; THENCE EAST 15.0 FEET; THENCE NORTH 11°24'45" EAST 132.15 FEET; THENCE NORTH 360.00 FEET; THENCE EAST 600.00 FEET; THENCE SOUTH 360.00 FEET; THENCE SOUTH 89°57'14" EAST 367.96 FEET TO THE FURTHER POINT OF BEGINNING.

SCALE:	N.T.S		
DATE:	15 SEPT 2016		
DRAWN BY:	BPS		
PROJECT NO.:	2016-00096		
PAGE:	2 OF 3		
SHEPARD PROFESSIONAL SURVEYING, P.C. 639 GOLDEN AVENUE BATTLE CREEK, MI 49014		JACK A. SHEPARD, P.S. #53088	

DESCRIPTION OF AREA OF COURTEOUS SPLIT

LAND LOCATED IN THE TOWNSHIP OF COLUMBIA, JACKSON COUNTY, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

LAND SITUATED IN COLUMBIA TOWNSHIP, JACKSON COUNTY, MICHIGAN, BEING A PART OF THE NORTHWEST ¼ OF SECTION 31, TOWN 4 SOUTH, RANGE 2 EAST, DESCRIBED AS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 31; THENCE SOUTH 89°24'33" WEST 682.89 FEET; THENCE SOUTH 01°38'56" WEST 1097.95 FEET; THENCE SOUTH 89°57'14" EAST 367.96 FEET TO THE POINT OF BEGINNING OF THE COURTEOUS SPLIT DESCRIPTION: THENCE WEST 220.00 FEET; THENCE NORTH 210.00 FEET; THENCE WEST 380.00 FEET; THENCE NORTH 150.00 FEET; THENCE EAST 600.00 FEET; THENCE SOUTH 360.00 FEET TO THE POINT OF BEGINNING.

SCALE: N.T.S			
DATE: 15 SEPT 2016			
DRAWN BY: BPS			
PROJECT NO.: 2016-00096			
PAGE: 3 OF 3			
SHEPARD PROFESSIONAL SURVEYING, P.C. 639 GOLDEN AVENUE BATTLE CREEK, MI 49014		JACK A. SHEPARD, P.S. #53088	

**Columbia Township
Planning Commission Meeting Minutes
November 29, 2016**

RECEIVED

DEC 05 2016

For _____

- 1) Meeting called to order at 7:05 by Chairman Gaede.
Chairman explained the procedures for the meeting.
- 2) Roll Call McKay, Gaede, Reynolds Willerer present absent Jarvis, Mahr and Jeffreys absent.
Guests Jeff Simpson.
- 3) Approve Agenda Chairman Gaede requested to change the agenda with the following changes, add 3a Public Comments, 5a Close Public Hearing, 5b Site Plan Review Dawsar Investments. Motion by Reynolds to accept changes to agenda, seconded by McKay . Vote taken Ayes All Motion Passed.
- 4) Approve minutes of September 6, 2016. Motion by Willerer to approve the minutes of September 6, 2016 with the addition of his name as present, seconded by Reynolds. Vote taken Ayes All Motion Passed.

5) Dawsar Investments Re-Zone additional property from AG-1 to C-3.
Willerer informed applicant that they could reschedule meeting due to not have a full board present. Applicant declined to do so.

Chris Chrisenbary explained why zoning was required to put a 25,000 sqft addition on to the existing building. Owner owns all property involved in the propertyline readjustment.

Gaede questioned owner. Has the land been restaked by the DNR? Owner stated he has the approval of the DNR and a paper stating there are no wet lands in that area. Reynolds pointed out that the Topography Map shows the area elevation is 980ft and the land to the south is at 977ft not a problem.

Public Comments on Rezoning. Darwin Honeywell spoke against the rezoning due to wet lands in the area, flooding on his property to the south, how the land had been tiled many years ago and is now flooding due to broken tiles and why was pilings installed during the original construction. Questioned what can be put in C-3 zoning. McKay explained what can go in C-3 zoning. Reynolds explained that the property surrounding the new lot is already zoned C-3.

Darwin questioned the Water Purification Designation that the DNR had put on his property years ago.

Gaede explained that there is no Water Purification Designation for wet lands that he knows of.

Engineer explained No pilings have been used on the previous builds nor on the proposed new building.

5a) Public Hearing Comments Closed.

Some Board discussion followed.

Motion by Willerer to rezone the additional area as described and shown on the survey by Shepard Professional Surveying, P.C. dated September 15, 2016 (attached) to C-3 from AG-1 to be added to the 23.8 acres zoned C-3.

Motion seconded by McKay. Vote taken Ayes All Motion Passed.

5b) Site Plan Review for Dawsar Investments.

Chris Chrisenbary described the new addition of 25,000sqft. This is the third expansion to the bldg. since 1982. The bldg. will have approx. 12,000 sqft for packing of produce, additional new coolers, bathrooms, lunch room and loading unloading docks. All cooler equipment will be on the east end of the building away from neighbors and out of sight. Additional truck parking will be added. New driveways and traffic flow will be added. Letter from Drain Commission is being sent was supposed to be here already. All water run off from roofs and drives is going into the retention pond to the south and will be metered out to the county drain.

Gaude questioned the mud mat. It was stated that it is for construction to keep any mud from going onto the roadway.

Willerer questioned the owner Does he have any knowledge of any damage to any drain tile in the area of his property during the original construction? Owner stated he had No knowledge of damage to any tile on his property.

Willerer questioned equipment pad and what's on it. Chris stated refrigeration equipment.

McKay question is this the Preliminary Site Plan or Final Site Plan? Chris asked that this be the Preliminary and Final Site Plan Review. McKay stated if this is Preliminary and Final Site Plan you need to follow and add to the drawings All Items in Section 6.5 to 6.8 that apply.

Wet Land approval letter must be included with plan.
McKay also stated that the buildings and grounds always look good.

Gaede questioned do you change fifth wheel, are you connected with NAFTA and what employment increase do you expect?

Owner stated they will not be changing fifth wheel locations because they load and unload their own trucks and know location. They will be having approx. 10 trucks per day no loading or unloading will be done at night. The drivers will pull trucks in and park and go home. They expect to hire an additional 15 employees.

Discussion held concerning time lines and can the Final Site Plan be completed prior to the December 6, 2016 meeting. Chris Chrisenbary stated that he would have them completed.

McKay made motion to Approve the Preliminary Site Plan with the inclusion of all items in 6.5 to 6.8 to be included on the Final Site Plan for the December 6, 2016 Planning Commission Meeting seconded by Willerer.
Roll Call Vote McKay Yes, Gaede Yes, Reynolds Yes, Willerer Yes Motion Passed.

6) Public Comments None

7) Next Meeting December 6, 2016 at 7:00pm

8) Future Meetings None

9) Adjournment Motion by McKay to Adjourn seconded by Reynolds Vote taken Ayes All Motion Passed Adjourned at 8:30 pm.

Respectfully Submitted



Philip Reynolds



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #17-02

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: January 12, 2017

Proposal: The rezoning of properties from General Commercial (C-2) to Industrial (I-1) in Section 32 (T2S-R1W) of Blackman Township

Purpose

The applicant wants to rezone the properties to I-1 (Light Industrial) because “auto retail has proved to be unlikely.”¹

Location and Size of the Property

Subject property A (ID# 000-08-32-327-007-04) is 6.015 acres and subject property B (ID# 000-08-32-001-03) is 5.220 acres. Both properties front Michigan Avenue and subject property A also fronts Oak Grove Avenue. The subject properties are located in Section 32 (T2S-R1W) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – The subject properties comprise a vacant car dealership. The property directly to the east is Miller Warehousing Services and the next property to the east and southeast is Andy’s Airport Auto (a salvage yard). The property directly to the south is vacant and a multiple-family residential development is located further to the south. The property to the west is the Jim Winter Buick GMC car dealership. An active railroad is located on the north side of Michigan Avenue. The Jackson County Airport—Reynolds Field is located further to the north.

Future Land Use – The future land use map in the *Blackman Charter Township Master Plan* places the subject properties in areas recommended for General Commercial and Light Industrial uses, respectively (see Figure 2). The countywide future land use map in the *Jackson Community Comprehensive Plan* places the subject properties at the edge of an area recommended for Commercial uses, with an area recommended for Industrial uses located to the east (see Figure 3).

Current Zoning – The current zoning of the subject properties is C-2 (General Commercial). The property to the east and southeast is zoned I-2 (Heavy Industrial). The property to the south is zoned RM-1 (Multiple-Family Residential). Properties to the west are zoned C-2 (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services appear to be available to the

¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning request.

subject properties, according to the *Blackman Charter Township Master Plan*.²

Public Road/Street Access – Michigan Avenue is an arterial roadway, and Orange Grove Avenue is a local roadway, according to the *Blackman Charter Township Master Plan*.³

Environmental Constraints – The subject properties are not located in a floodplain or wetland, according to the Blackman Charter Township Master Plan. Nor do the properties contain hydric or productive agricultural soils. However, it is a groundwater recharge area.⁴

Analysis and Recommendation

Township Planning Commission Recommendation – The Blackman Township Planning Commission recommends **approval** of the proposed rezoning to I-1 (see the Zoning Amendment Form and other background information).

Staff Analysis – Blackman Township’s Zoning Plan contains the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**

Yes. The Master Plan places the subject properties in a transitional zone for areas recommended for general commercial and light industrial uses, respectively.

2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

Yes. Properties zoned I-2 are located to the east and southeast. However, parcels zoned RM-1 are located south of the subject properties.

3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

No. The proposed I-1 zoning should have no greater impact on the available water and sewer services than the existing car dealership.

4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

Yes. The proposed rezoning will simply extend existing industrial uses westward along Michigan Avenue to Orange Grove Avenue.

Suggested Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

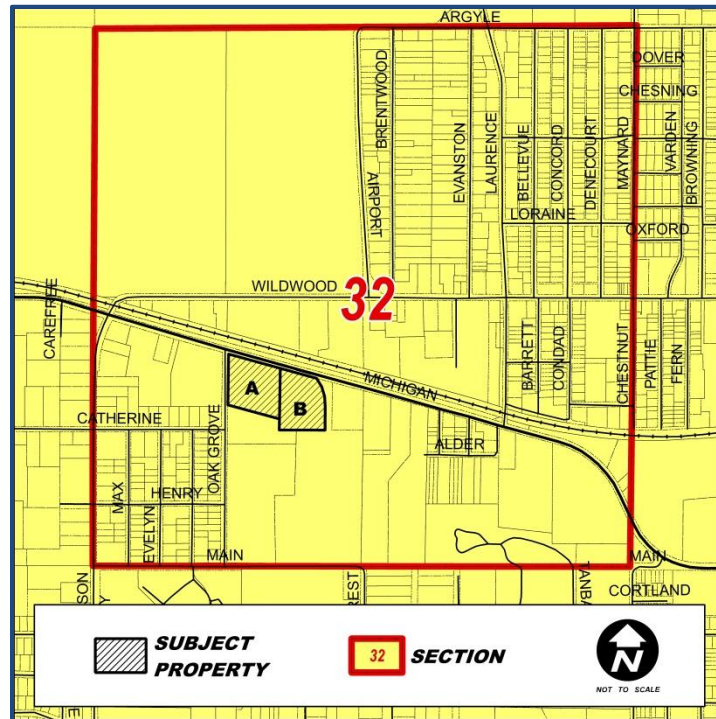
Staff Recommendation – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the rezoning of the subject properties to Light Industrial (I-1).

² See Maps A16 and A17 of the *Blackman Charter Township Master Plan*, respectively.

³ See Map A13 of the *Blackman Charter Township Master Plan*.

⁴ See Maps A7, A12, A4, A6, and A5 of the *Blackman Charter Township Master Plan*, respectively.

**Figure 1
Location**



**Figure 2
Municipal Future Land Use**

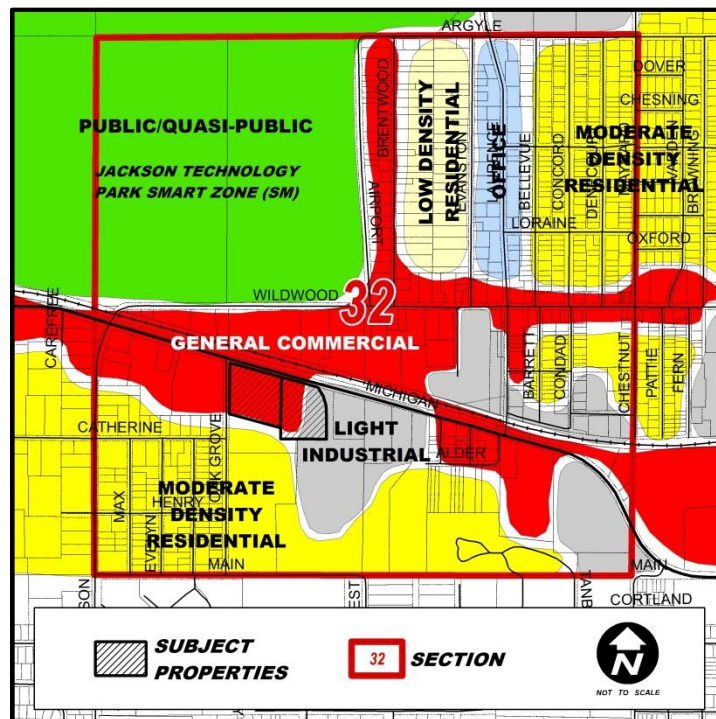


Figure 3
Countywide Future Land Use

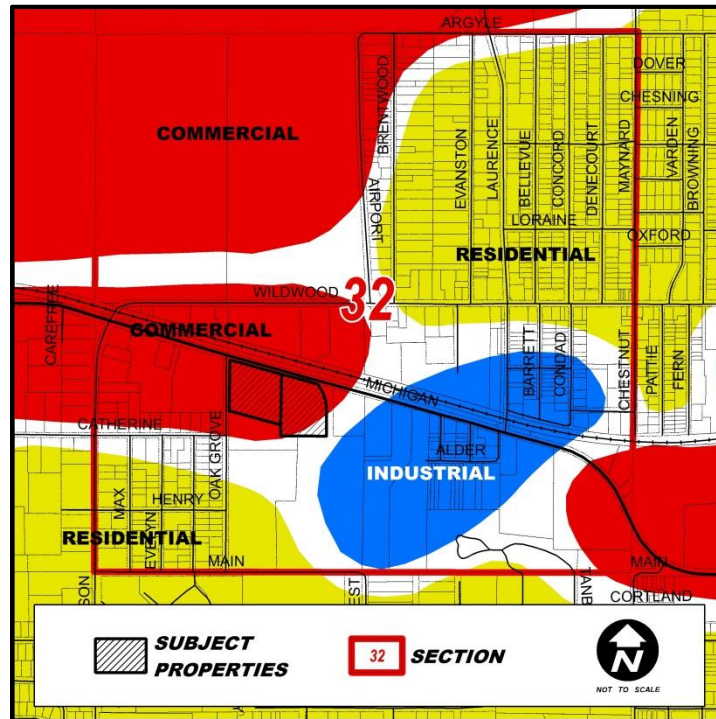


Figure 4
Municipal Zoning

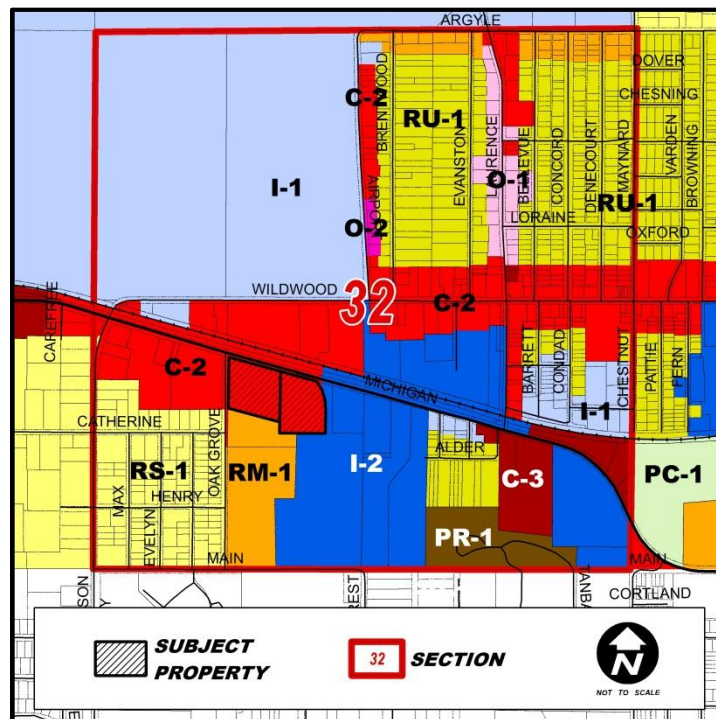
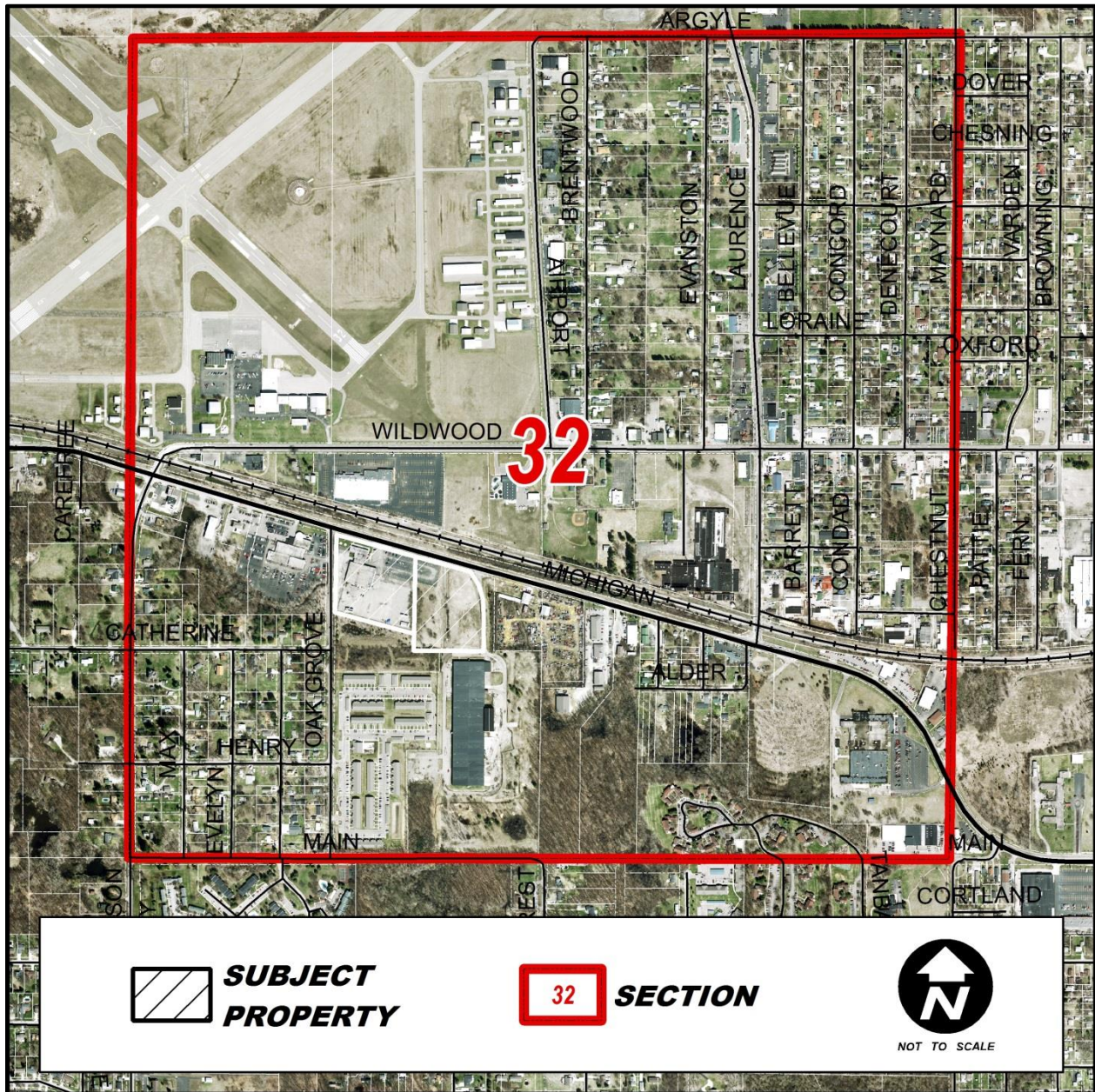


Figure 5
Aerial Photo



JCPC Case #: 17-02
(For JCPC Use Only)

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the JCPC recommendation will be mailed back to the Clerk, who will return a copy to the JCPC with the Township Board Action.

THE Blackman Charter TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson County Planning Commission for its review, comment, and recommendation.

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

Parcel A- 000-08-32-327-001-04 6.015 Acres & Parcel B-000-08-32-001-03 5.220 Acres

Property descriptions are attached

1. The above described property has a proposed zoning change FROM General Commercial District (C-2)
ZONE TO Industrial (I-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: To make the property more marketable for sale

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION _____

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) _____

- C. PUBLIC HEARING on the above amendment was held on: month 12 day 20 year 2016
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 02 year 2016
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Jackson Citizen Patriot 12/4/2016

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or ☐ DISAPPROVE.

[Signature] (Chair or ☐ Secretary 12 / 20 / 2016 (enter date))

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:
☐ Recommends APPROVAL of the zoning change
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
☐ Takes NO ACTION.

(Chair or ☐ Secretary _____ / _____ / _____ (enter date))

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

Township Clerk

JCPC Case #: 17-02
(For JCPC Use Only)

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: BLACKMAN CHARTER TOWNSHIP Township Case #: 1465
Township official we may contact: DAN GOUGH Phone #: (517) 812 - 1962
Applicant: LES STANFORD Phone #: (517) 206 - 3123
Rezoning Request: From: General Commercial District (C-2) To: Light Industrial District (I-1)
Property Location: Section(s): 32 Quarter Section(s): ☐ NW ☐ NE ☒ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): A-000-08-32-327-001-04 IS 6.015 ACERS WEST PARCEL
B-000-08-32-327-001-03 IS 5.220 ACERS EAST PARCEL

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? VACANT PROPERTY WAS A AUTOMOBILE DEALERSHIP

What is the proposed use of the site? FOR SALE

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: RAIL ROAD TRACKS

South: VACANT PROPERTY

East: AUTO SALVAGE YARD

West: AUTOMOBILE DEALERSHIP

What are the surrounding Zoning Districts?

North: General Commercial District (C-2)

South: Multiple-Family Residential District (RM-1)

East: Heavy Industrial District (I-2)

West: General Commercial District (C-2)

What is the suggested use of the site on the Township's Land Use Plan map? General Commercial District (C-2)

Is municipal water currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Is municipal sewer currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name MICHIGAN AVE, & OAK GROVE

Are there any known environmental constraints on the site? ☐ Yes ☒ No

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)

☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

☐ Yes, the minutes are attached.

☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☐ Yes, copies of documentation are attached.

☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached.

☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

MEMORANDUM

To: Blackman Charter Township Planning Commission

From: Grant E. Bauman, AICP
Principal Planner

Date: December 9, 2016

Subject: **Case #1465 Rezoning
Recommendation**

Location. The subject properties (ID# 000-08-32-327-001-04 & 000-08-32-327-001-03) are bordered by Michigan Avenue to the north and Oak Grove Avenue to the west in Section 32 (T2S,R1W) of the Township (see Figure 1).

Request. The applicant wants the properties rezoned to I-1 (Light Industrial) as “auto retail has proved to be unlikely.”¹

Applicant Les Stanford is the owner of the properties which comprise the old Les Stanford Pontiac-Cadillac car dealership (please see the attached background information).

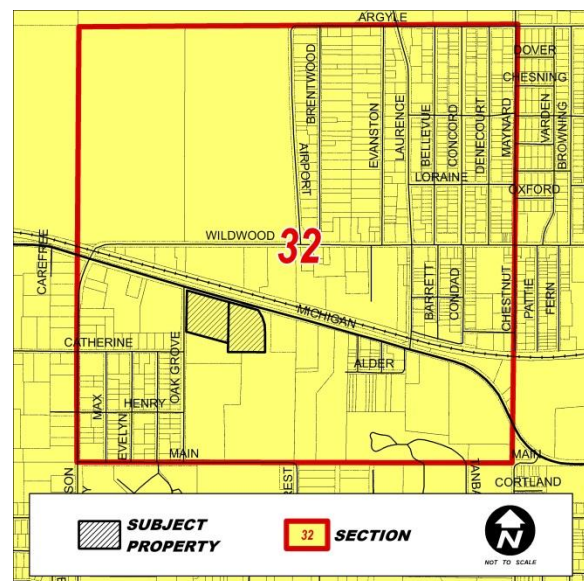
Staff Findings

Land Use and Zoning

Existing Land Use – The subject properties comprise a vacant car dealership. The property directly to the east is Miller Warehousing Services and the next property to the east and southeast is Andy’s Airport Auto (a salvage yard). The property directly to the south is vacant and a multiple-family residential development is located further to the south. The property to the west is the Jim Winter Buick GMC car dealership. An active railroad is located on the north side of Michigan Avenue. The Jackson County Airport—Reynolds Field is located further to the north.

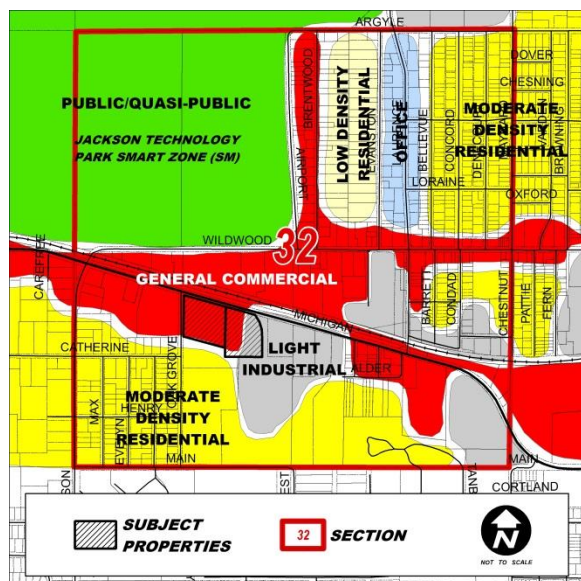
Future Land Use – The future land use map in the *Blackman Charter Township Master Plan* places the subject properties in areas recommended for General Commercial and Light Industrial uses, respectively (see Figure 2). The countywide future land use map in the *Jackson Community Comprehensive Plan* places the subject properties at the edge of an area recommended for Commercial uses, with an area recommended for Industrial uses located to the east (see Figure 3).

**Figure 1
Location**

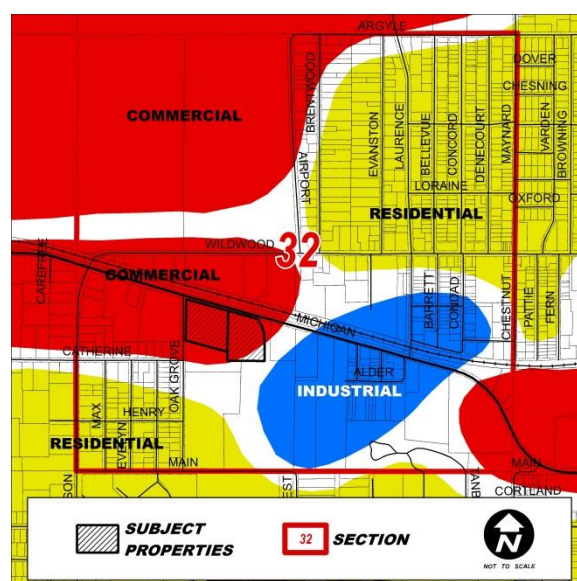


¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning request.

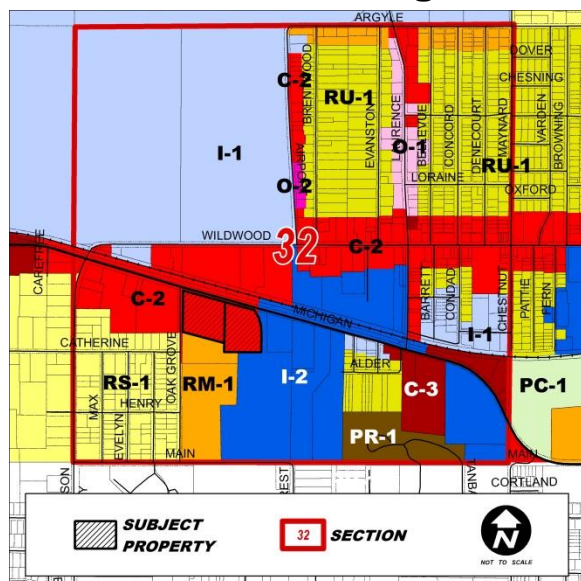
**Figure 2
Township Future Land Use**



**Figure 3
Countywide Future Land Use**



**Figure 4
Current Zoning**



Current Zoning – The current zoning of the subject properties is C-2 (General Commercial). The property to the east and southeast is zoned I-2 (Heavy Industrial). The property to the south is zoned RM-1 (Multiple-Family Residential). Properties to the west are zoned C-2 (see Figure 4).

Proposed Zoning – The applicant wants to rezone the subject properties to I-1 (Light Industrial).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services appear to be available to the subject properties, according to the *Blackman Charter Township Master Plan*.²

Public Road/Street Access – Michigan Avenue is an arterial roadway, and Orange Grove Avenue is a local roadway, according to the *Blackman Charter Township Master Plan*.³

Environmental Constraints – The subject properties are not located in a floodplain or wetland, according to the *Blackman Charter Township Master Plan*. Nor do the properties contain hydric or productive agricultural soils. However, it is a groundwater recharge area.⁴

² See Maps A16 and A17 of the *Blackman Charter Township Master Plan*, respectively.

³ See Map A13 of the *Blackman Charter Township Master Plan*.

⁴ See Maps A7, A12, A4, A6, and A5 of the *Blackman Charter Township Master Plan*, respectively.

Analysis of Findings and Recommendation

Blackman Township's Zoning Plan contains the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**

Yes. The Master Plan places the subject properties in a transitional zone for areas recommended for general commercial and light industrial uses, respectively.

2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

Yes. Properties zoned I-2 are located to the east and southeast. However, parcels zoned RM-1 are located south of the subject properties.

3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

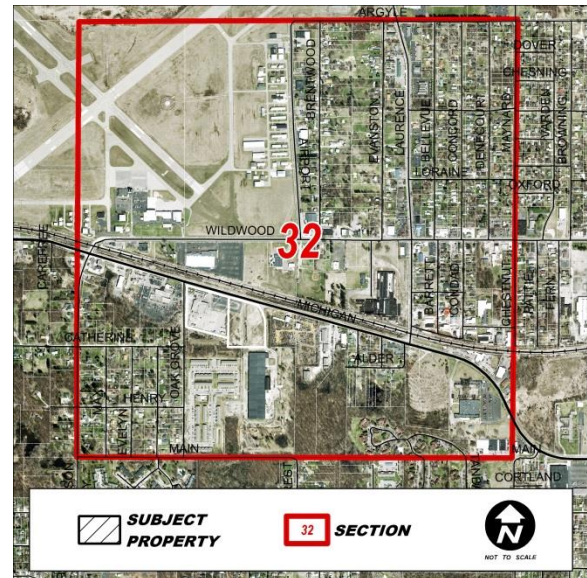
No. The proposed I-1 zoning should have no greater impact on the available water and sewer services than the existing car dealership.

4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

Yes. The proposed rezoning will simply extend existing industrial uses westward along Michigan Avenue to Orange Grove Avenue.

Staff Recommendation – Based upon this analysis, staff advises the Blackman Charter Township Planning Commission to recommend **APPROVAL** of the rezoning of the subject parcels to Light Industrial (I-1):

Figure 6
Aerial Photograph



Suggested Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

BLACKMAN TOWNSHIP ZONING APPLICATION

Print or Type

Case#

CASE # 1465

APPLICATION FOR

☒ Rezoning**
☐ Planned Developments
☐ Variance**
☐ Conditional Use**

☐ Site Plan Review
☐ Home Occupation**
☐ Site Plan Change/Renewal
☐ Administrative Site Plan

This application will not be processed if incomplete. **All required materials must be submitted at least twenty-one (21) days prior to the Next Planning Commission or Zoning Board of Appeals meeting. Site Plans with all documentation twenty-one (21) days prior to the next Planning Commission meeting.

APPLICANT INFORMATION (if different than owner, a letter of authorization from the owner must be attached)

Name(s) LES STANFORD Phone (517) 206-3123
Address 3201 W MICHIGAN AVE
JACKSON MI 49203

OWNER INFORMATION

Name(s) LES STANFORD Phone (517) 206-3123
Address 3501 HERBERT DR.
FRANKLIN TN 37067

PROPERTY INFORMATION

Address or Location 3201 W MICHIGAN AVE JACKSON MI.
Permanent Parcel # 38 000 08 32 327 001 04
Zone District (Current) RETAIL Property Size 8 1/2 ACRES.
Attach legal description – also a survey, site drawing and pictures may be required.

NARRATIVE DESCRIPTION OF PROPOSED USE/REQUEST (attach additional pages as needed)

CHANGE TO INDUSTRIAL - AUTO RETAIL HAS PROVED TO BE
UNLAWFUL - REZONE C-2 TO I-1

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Signature of Applicant

Signature of Applicant

Date

11-19-16

I hereby grant permission for members of the Blackman Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

Signature of Applicant

Signature of Applicant

Date

11-19-16

****APPLICANT OR APPOINTED REPRESENTATIVE MUST BE PRESENT AT THE MEETING.**

*****DO NOT WRITE BELOW THIS LINE*****

Date Received 11/11/16 Fee Paid \$400.00 Meeting Date 12/20/16

Submitted Materials: ☐ Site Plan ☐ # of Copies ☐ Application ☐ Site Plan Checklist
Required Letters: ☐ Legal Description ☐ Survey ☐ Pictures
Application Accepted by _____

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets.

Zoning Board of Appeals APPROVE/DENY request. Chairman _____ Date _____
Planning Commission recommends APPROVE/DENY. Chairman _____ Date _____
Blackman Charter Township Board of Trustees APPROVE/DENY the Conditional Use or Zone Change as requested by
Applicant. Clerk _____ Date _____

White Copy – Township

Yellow Copy-Township

Pink Copy-Applicant

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/20/2016 5:03 PM

Parcel: 000-08-32-327-001-04
Owner's Name: LES STANFORD PONTIAC-CADILLAC
Property Address: 3201 W MICHIGAN AVE

Current Class: 201.COMMERCIAL
Previous Class: 201.COMMERCIAL
Gov. Unit: 01 BLACKMAN TOWNSHIP
MAP #
School: 38010 WESTERN
Neighborhood: 32 SECTION 32-300 &400

Liber/Page: L1920/P879 **Created:** 06/28/2005

Split: / / **Active:** Active

Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level

Mailing Address:

LES STANFORD PONTIAC-CADILLAC
3501 HERBERT DR
FRANKLIN TN 37067-8177

Description:

BEG AT S 1/4 POST OF SEC 32 TH W 1317.05 FT ALG S LN OF SEC 32 TO THE E LN OF OAK GROVE RD AND THE E LN OF THE RECORDED PLAT OF H J CROUCH SUBDIVISION TH N 0 DEG 07'40"E 1210 FT ALG E LN OF OAK GROVE RD TO A PT FOR PL OF BEG OF THIS DESCN TH N 0 DEG 07'40"E 917.08 FT ALG E LN OF OAK GROVE RD TO CEN LN OF MICHIGAN AVE TH S 74 DEG 38'E 504.63 FT ALG CEN LN OF MICHIGAN AVE TH S 0 DEG 27'45"E 644.38 FT TO A PT TH N 89 DEG 59'41"E 166.05 FT TH S 00 DEG 17'48"W 139 FT TH N 90 DEG 00'00"W PARALLEL WITH THE S LN OF SD SEC 32 AND THE CEN LN OF MAIN ST 659.17 FT TO THE POB OF THIS DESCN EXC BEG AT THE S 1/4 POST OF SEC 32 TH N 90 DEG 00'00"W ALG THE S LN OF SD SEC AND THE CEN LN OF MAIN ST 1317.05 FT TO THE E LN OF OAK GROVE AND THE E LN OF THE RECORDED PLAT OF H J CROUCH SUBDIVISION TH N 00 DEG 07'40"E ALG SD E LN OF H J CROUCH SUB AND THE E LN OF OAK GROVE AVE 1210 FT TO THE POB OF THIS DESCN TH CONTINUING N 00 DEG 07'40"E ALG SD E LN OF H J CROUCH SUB AND THE E LN OF OAK GROVE 379.65 FT TH S 75 DEG 04'54"E 509.27 FT TH S 00 DEG 27'45"E 109.55 FT TH N 89 DEG 59'41"E 166.05 FT TH S 00 DEG 17'48"W 139 FT TH N 90 DEG 00'00"W PAR WITH THE S LN OF SD SEC 32 & THE CEN LN OF MAIN ST 659.1

Most Recent Sale Information

Sold on 04/22/2009 for 42,671 by JACKSON COUNTY TREASURER.

Terms of Sale: CERT OF REDEMPTION

Liber/Page: L1920/P879

Most Recent Permit Information

Permit PS10010 on 03/05/2010 for \$0 category SIGN.

Physical Property Characteristics

2017 S.E.V.: 901,500

2017 Taxable: 626,862

Lot Dimensions:

2016 S.E.V.: 891,094

2016 Taxable: 621,271

Acreage: 6.02

Zoning: C-2

Land Value: 755,183

Frontage: 0.0

PRE: 0.000

Land Impr. Value: 220,150

Average Depth: 0.0

Improvement Data

of Commercial Buildings: 3

Type: Automobile Showroom

Desc: GLASS/BRICK

Class: C

Quality: Average

Built: 1978 Remodeled: 1986

Overall Building Height: 12

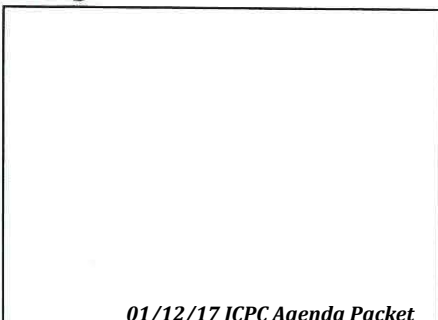
Floor Area: 31,579

Sale Price/Floor Area: 1.35

Estimated TCV: 827,629

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/20/2016 5:04 PM

Parcel: 000-08-32-327-001-03
Owner's Name: LES STANFORD PONTIAC-CADILLAC
Property Address: W MICHIGAN AVE

Current Class: 202.COMMERCIAL-VACANT
Previous Class: 202.COMMERCIAL-VACANT
Gov. Unit: 01 BLACKMAN TOWNSHIP
MAP #
School: 38010 WESTERN
Neighborhood: 32 SECTION 32-300 &400

Liber/Page: L1920/P868

Created: / /

Split: / /

Active: Active

Public Impr.: None

Topography: None

Mailing Address:

LES STANFORD PONTIAC-CADILLAC
3501 HERBERT DR
FRANKLIN TN 37067-8177

Description:

BEG AT S 1/4 POST OF SEC 32 TH W 857.84 FT TH N 700 FT TH E 200 FT TH N 0 DEG 17'48"W 649.01 FT TO A PT FOR PL OF BEG OF THIS DESCN TH W 166.04 FT TH N 0 DEG 27'45"W 644.38 FT TO CEN LN OF MICHIGAN AVE TH S 74 DEG 38'E 320.41 FT TH S 42 DEG 59'10"E 62.89 FT TH S 30 DEG 56'10"E 95.14 FT TH S 16 DEG 50'E 100 FT TH S 3 DEG 26'20"E 100 FT TH S 0 DEG 49'20"E 100.5 FT TH SLY 133.39 FT ON THE ARC OF A 922.64 FT RADIUS CURVE TO THE LEFT THE CHORD OF WH BEARS S 4 DEG 57'50"E 133.27 FT CENTRAL ANGLE 8 DEG 17', TH S 9 DEG 6'20"E 3.07 FT TH W 277.91 FT TO BEG. SEC 32 T2S R1W

Most Recent Sale Information

Sold on 04/22/2009 for 5,653 by JACKSON COUNTY TREASURER.

Terms of Sale: CERT OF REDEMPTION

Liber/Page: L1920/P868

Most Recent Permit Information

None Found

Physical Property Characteristics

2017 S.E.V.: 188,600

2017 Taxable: 94,758

Lot Dimensions:

2016 S.E.V.: 188,573

2016 Taxable: 93,913

Acreage: 5.22

Zoning: C-2

Land Value: 377,145

Frontage: 0.0

PRE: 0.000

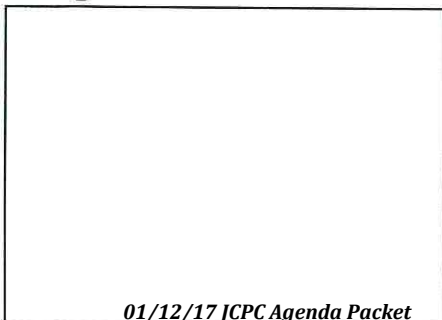
Land Impr. Value: 0

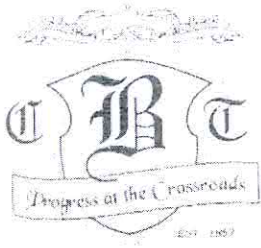
Average Depth: 0.0

Improvement Data

None

Image





BLACKMAN CHARTER TOWNSHIP

1990 W. Parnall Road • Jackson, Michigan 49201-8612 • Phone (517) 788-4345 • Fax (517) 788-4689

NOTICE BLACKMAN CHARTER TOWNSHIP

Notice is hereby given that the Blackman Charter Township Planning Commission, located at 1990 West Parnall Road, will hold a Public Hearing at 6:00 p.m. on **TUESDAY – DECEMBER 20, 2016** to consider the following:

ZONE CHANGE: CASE # 1465

3201 W MICHIGAN AVE

PARCELS # 000-08-32-327-001-04 & 000-08-32-327-001-03

FROM: General Commercial District (C-2)

TO: Light Industrial District (I-1)

at which time any person interested in the Township or their duly appointed will be heard. Requested by: **LES STANFORD**

BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION

BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION

Kim Ambs, Deputy Clerk

MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
TUESDAY DECEMBER 20, 2016
6:00PM

Members Present: Decker, Bachus, Best, Williams
Members Absent: Gorney

Sign-in list of names present: In file.

MINUTES APPROVAL: October 4 and December 6, 2016 Meetings

Minutes for the Planning Commission meetings held 10/4/16 and 12/6/16 were approved.
Roll Call: Ayes 4, Nays 0. Motion Carried.

SITE PLAN REVIEW: Boston's Pizza & Sports Bar – 2115 Bondsteel Drive

PARCEL # 000-08-21-451-003-01 - Zoned C-2.
Requested by: One North LLC, Consultant Steve Hayward on behalf of owner Michael Eyde.
Motion by: **Bachus**, Supported by: **Best** to approve the site plan, as proposed.
Roll Call: Ayes 4, Nays 0. Motion Carried.

CASE# 1465 – ZONE CHANGE: 3201 W. Michigan Avenue

Parcels #000-08-32-327-001-04 and #000-08-32-327-001-03. Change from General Commercial (C-2) to Light Industrial (I-1). Requested by: Les Stanford (Alex Perlos representing).
Motion by: **Bachus**, supported by: **Best** to recommend approval of the zone change from C-2 to I-1, as recommended by Region 2 Planning.
Roll Call: Ayes 4, Nays 0. Motion Carried.

CASE# 1466 – PUBLIC HEARING: Amendments to Section 5.3 Off-Street Parking Requirements

Following discussions and input from Region 2 Planning Commission to amend parking requirements.
Motion by: **Best**, supported by: **Decker** to recommend approval of the modifications to Zoning Ordinance Section 5.4 for Off-Street Parking Requirements, as recommended by Region 2. No members of public present at meeting.
Roll Call: Ayes 3 (Bachus absent for vote), Nays 0. Motion Carried.

PUBLIC COMMENT: None

TRUSTEE REPORT: At the 12/19/16 Board of Trustees meeting, the Twp. Board approved a liquor license for Boston's Pizza & Sports Bar and the conditional use permit for Huff's used car sales (case #1461). The conditional use permit for a lawn care business (case #1462) was removed from the agenda at the applicant's request, as he had not completed the purchase of the property.

ZBA REPORT: Variances approved for front yard setback on Whitlock and a side yard setback on Van Horn.

ADJOURNMENT: Meeting adjourned at 7:10 pm.



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #17-03

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: January 12, 2017

Proposal: Text amendments to the *Blackman Charter Township Zoning Ordinance* regarding off-street parking requirements

Background Information

The Township Planning Commission was tasked with revising the schedule of off-street parking requirements located in Sec. 5.3.1(b)(6) of the *Blackman Charter Township Zoning Ordinance*.

The Proposed Amendments

The schedule of off-street parking requirements was compiled into a table for easier reading and reference (see the background information). The minimum parking space requirement for most uses was also decreased. For example, the required number of parking spaces required for 'hospitals' is currently:

"One per each administrative, professional and staff member, plus one per each three beds."

The proposed revision decreases that requirement to:

USE	PARKING SPACES	
	MINIMUM	MEASUREMENT
...		
2. <u>Institutional Uses</u>		
...		
c. <i>Hospitals</i>	1.00	per each administrative, professional and staff member on maximum shift; plus
	1.00	per each 4 beds
...		

Analysis and Recommendation

Township Planning Commission Recommendation – The Blackman Township Planning Commission recommends **approval** of the proposed amendments (see the attached Zoning Amendment Form and other background information).

Staff Recommendation – Reduced parking requirements recognize that current regulations may be too stringent. The reduced requirements may also lead to decreased amounts of impervious surface, an environmental benefit.

Based upon the above analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the proposed amendments.

Suggested Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

www.co.jackson.mi.us/county_planning_commission

JCPC Case #: 17-03
(For JCPC Use Only)

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the JCPC recommendation will be mailed back to the Clerk, who will return a copy to the JCPC with the Township Board Action.

THE Blackman Charter TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

1. The above described property has a proposed zoning change FROM _____ ZONE TO _____ ZONE.
2. PURPOSE OF PROPOSED CHANGE: To make the property more marketable for sale

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE Off Street Parking Req. SECTION 5.3

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

CASE # 1466

SEE ATTACHED COPIES

- C. PUBLIC HEARING on the above amendment was held on: month 12 day 20 year 2016
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 02 year 2016

(Notice must be provided at least fifteen days prior to the public hearing.)

- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Jackson Citizen Patriot 12/4/2016

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or ☐ DISAPPROVE.

[Signature] (☒ Chair or ☐ Secretary 12 / 20 / 2016 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:
- () Recommends APPROVAL of the zoning change
- () Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- () Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- () Takes NO ACTION.
- _____ () Chair or () Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment () PASSED, () DID NOT PASS, or was () REFERRED ANEW to the Township Planning Commission.

Township Clerk

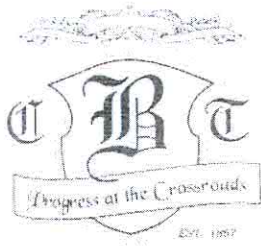
Blackman Township Off-Street Parking Standards Revision

6. Schedule Off-Street Parking Requirements

USE	PARKING SPACES	
	MINIMUM	MEASUREMENT
1. Residential Uses		
a. One or two Family Dwellings	2.00	per each dwelling unit
b. Multiple-Family Dwellings	2.00	per each dwelling unit; plus
	1.00	per 6 dwelling units
c. Senior Citizen Housing	1.50	per each dwelling unit
d. Mobile Home Park	2.00	per each mobile home site (per the Mich. Admin Code r. 125.1925); plus
	1.00	per each 5 dwelling units (per the Mich. Admin Code r. 125.1926)
2. Institutional Uses		
a. Churches	1.00	per each 4 seats based on maximum seating capacity in the main place of assembly therein
b. Private Clubs and Lodges	1.00	per each 4 individual members allowed within the maximum occupancy load as established by fire and/or building codes
c. Hospitals	1.00	per each administrative, professional and staff member on maximum shift; plus
	1.00	per each 4 beds
d. Convalescent Homes, Homes for the Aged, Nursing Homes, Children's Homes	1.00	per each administrative, professional and staff member on maximum shift; plus
	1.00	per each 6 beds
e. Trade Schools, Colleges and Universities	1.00	per each administrative and staff member on maximum shift; plus
	7.00	per each classroom
f. High Schools	1.00	per each administrative and staff member on maximum shift; plus
	6.00	per each classroom
g. Elementary and Middle/Junior High Schools	1.00	per each administrative and staff member on maximum shift, plus
	1.50	per each classroom
h. Child Care, Group Day Care Homes and Nursery Schools	1.00	per each administrative and staff member on maximum shift; plus
	1.00	per each 5 students of licensed capacity
i. Stadiums, Sports Arenas & Auditoriums	1.00	per each 5 seats based on maximum seating capacity
j. Libraries and Museums	1.00	per each 250 square feet of floor area; plus
	1.00	per each employee on maximum shift.

USE	PARKING SPACES	
	MINIMUM	MEASUREMENT
3. General Commercial Uses:		
a. Retail stores, except as otherwise specified herein	1.00	per 150 square feet of floor area
b. Supermarkets, Drugstores and other self-serve retail establishments	1.00	per 200 square feet of floor area
c. Convenience Stores	1.00	per 200 square feet of floor area
d. Planned Shopping Center	1.00	per 150 square feet of floor area for the first 15,000 square feet; plus
	1.00	per 200 square feet of floor area in excess of 15,000 square feet
e. Furniture, Appliances, Hardware and Household Equipment Sales	1.00	per each 350 square feet of floor area
f. Motels and Hotels, Lodging Houses and Boarding Houses	1.25	per each guest bedroom, plus the amount required for accessory uses such as taverns and cocktail lounges
g. Fast Food Restaurants	1.00	per each 100 square feet of floor area
h. Sit-Down Restaurants	1.00	per each 3 seats, based on maximum seating capacity
i. Taverns and Cocktail Lounges (other than fast food restaurants)	1.00	per each 3 persons allowed within maximum occupancy load as established by fire and/or building codes
j. Garden Stores, Building Material Sales, and Open Air Businesses	1.00	per each 500 square feet of building floor area devoted to sales and display; plus
	1.00	per each 2,000 square feet of warehouse floor area; plus
	1.00	per each 1,500 square feet of lot area used for open air display and sales
k. Movie Theaters	1.00	per each 2 seats based on the maximum seating capacity
4. Automotive Uses:		
a. Auto Sales	1.00	per each 200 square feet of showroom floor; plus
	2.50	per each service stall
b. Automobile Repair, Facilities including Collision and Bump Shops	2.50	per each service stall; plus
	1.00	per each service vehicle
c. Automobile Service Stations	1.00	per pump unit; plus
	2.50	per service stall; plus the amount required for accessory uses such as convenience stores
d. Automobile Washes (self-serve)	1.00	per every 2 stalls; plus
	1.00	per each vacuum station; plus see Section 5.3.4
e. Automobile Washes (automatic)	1.00	per 250 square feet of floor area of customer waiting and service area; plus
	1.00	per each vacuum station

USE	PARKING SPACES	
	MINIMUM	MEASUREMENT
5. Office and Service Uses:		
a. Medical and Dental Offices	1.00	per each 200 square feet of floor area
b. Business and professional Offices	1.00	per each 250 square feet of floor area
c. Banks	1.00	per each 250 square feet of floor area
d. Barber and Beauty Shops	2.50	per each chair
e. Funeral Homes	1.00	per each 4 persons allowed with maximum occupancy load as established by fire and/or building codes
6. Recreational Uses:		
a. Bowling Alleys	3.50	per bowling lane, plus The amount required for accessory uses such as taverns and cocktail lounges
b. Private Tennis, Swim or Golf Clubs, or Other Similar Uses	1.00	per each 4 persons allowed with maximum occupancy load as established by fire and/or building codes
c. Golf Course	4.50	per each hole, plus required for accessory uses such as a restaurant or cocktail lounge
d. Equestrian Training Facilities	1.00	per each 3 stalls plus
	1.00	per each employee
e. Assembly Halls other than Schools	1.00	per each 5 seats
7. Industrial Uses:		
a. Industrial, Manufacturing or Research Establishments	1.00	per 250 square feet of office floor area, plus
	1.00	per each 2 persons on maximum shift
b. Warehouses and Wholesale Establishments	1.00	per each 250 square feet of office floor area, plus
	1.00	per each 2 persons on maximum shift
c. Contractor's Office	1.00	per 250 square feet of office floor area, plus
	1.00	per each 2 persons on maximum shift, plus
	1.00	per each contractor's vehicle or item of equipment stored outside of the building



BLACKMAN CHARTER TOWNSHIP

1990 W. Parnall Road • Jackson, Michigan 49201-8612 • Phone (517) 788-4345 • Fax (517) 788-4689

NOTICE BLACKMAN CHARTER TOWNSHIP

Notice is hereby given that the Blackman Charter Township Planning Commission, located at 1990 West Parnall Road, will hold a Public Hearing at 6:00 p.m. on **TUESDAY – DECEMBER 20, 2016** to consider the following:

PUBLIC HEARING: CASE # 1466


AMENDMENTS TO SECTION 5.3
OFF-STREET PARKING REQUIREMENTS

**Amended Parking Requirements can be read at the Blackman Township Office
or at the Blackman Township Web Site (blackmantwp.com)**

at which time any person interested in the Township or their duly appointed will be heard.

BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION

BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION



Kim Ambbs, Deputy Clerk

STATE OF MICHIGAN)
County of Jackson

ss Dawn Suttrop

Being duly sworn deposes and say he/she is Principal Clerk of



JACKSON CITIZEN PATRIOT DAILY EDITION

a newspaper published and circulated in the County of Jackson and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(day(s)) _____

December 4 A.D. 20 16

Sworn to and subscribed before me this 5th day of December 20 16

MARIETTA FOLEY
Notary Public, State of Michigan
County of Kent
My Commission Expires: December 23, 2016





Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

COORDINATED ZONING REPORT | #17-04

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: January 12, 2017

Proposal: The rezoning of a property from Local Commercial (LC) to Multiple Family Residential (RM) in Section 35 (T3S-R1E) of Napoleon Township

Purpose

The applicant wants to rezone the property to RM (Multiple Family Residential) in order to “allow a duplex residential.”¹

Location and Size of the Property

The subject property (ID# 089-14-35-100-006-00) is 1.119 acres. The property fronts Foxworth Court. The subject property is located in Section 35 (T3S-R1E) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – A vacant office/commercial building is located on the subject property. The property directly to the west of the subject property contains a duplex (see the background information). Properties to the north are vacant as is the southern two-thirds of the property to the east. The property to the south is agricultural.

Future Land Use – The future land use map in the *Napoleon Township Master Plan* places the subject properties in an area recommended for Commercial uses (see Figure 2). The countywide future land use map in the *Jackson Community Comprehensive Plan* places the subject properties in an area recommended for Residential uses (see Figure 3).

Current Zoning – The current zoning of the subject property is LC (Local Commercial). The properties to the west and northwest are zoned RM (Multiple Family Residential). The property to the south is zoned PUD (Planned Unit Development). Properties to the north and east are zoned LC (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services are not available to the subject property (see the Rezoning Worksheet Form).

Public Road/Street Access – Foxworth Court, a subdivision street, provides direct access to the subject property. Brooklyn Road (M-50), a state highway, can be accessed via Silkworth Boulevard, a subdivision street.

¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning request.

Environmental Constraints – There are no known environmental constraints on the subject property (see the Rezoning Worksheet Form).

Analysis and Recommendation

Township Planning Commission Recommendation – The Napoleon Township Planning Commission recommends **approval** of the proposed rezoning to RM (see the Zoning Amendment Form and other background information).

Staff Analysis – Blackman Township’s Zoning Plan contains the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**

No. The Master Plan places the subject property in an area recommended for commercial uses.

2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**

Yes. Two properties to the west and northwest are already zoned RM. Those properties were rezoned RM, with the recommendation of the Jackson County Coordinating Zoning Committee in 2008.

3. **Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?**

No. The proposed RM zoning should not adversely impact public services.

4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

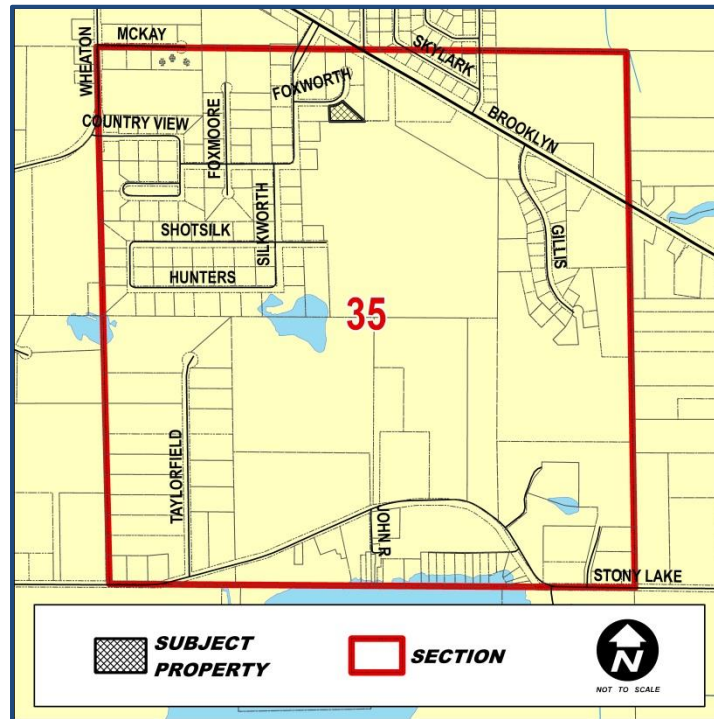
Yes. Only one commercial building was built on Foxworth Court. That building, located on the subject property, is proposed for conversion into a duplex.

Staff Recommendation – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the rezoning of the subject property to Multiple Family Residential (RM).

Suggested Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

**Figure 1
Location**



**Figure 2
Municipal Future Land Use**

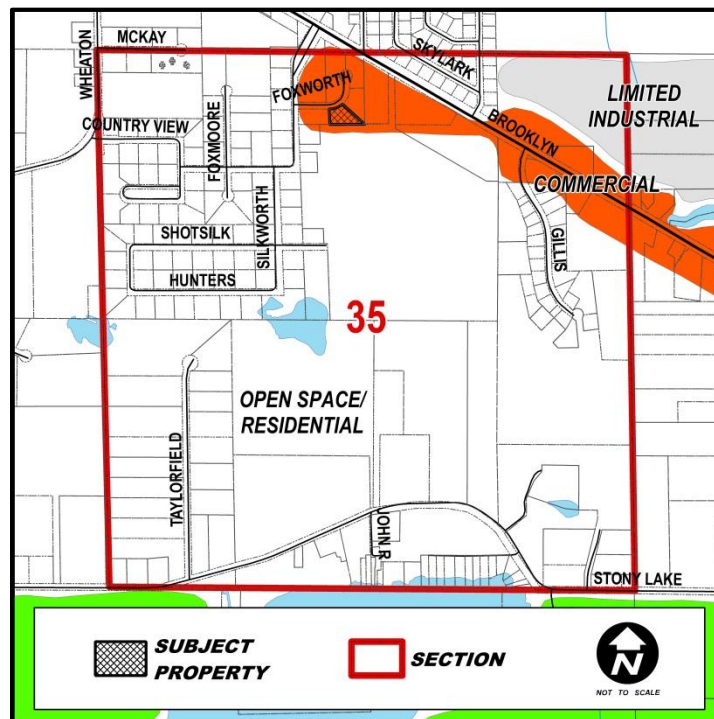


Figure 3
Countywide Future Land Use

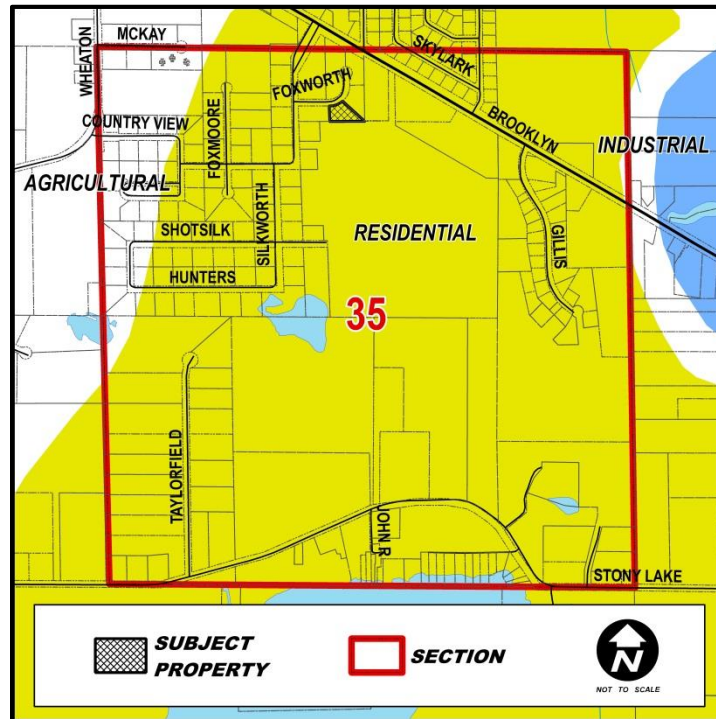
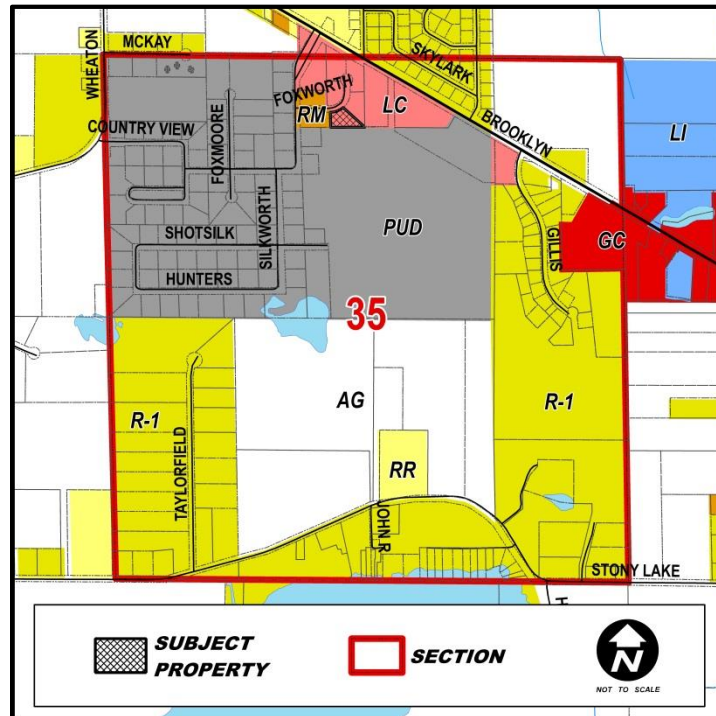
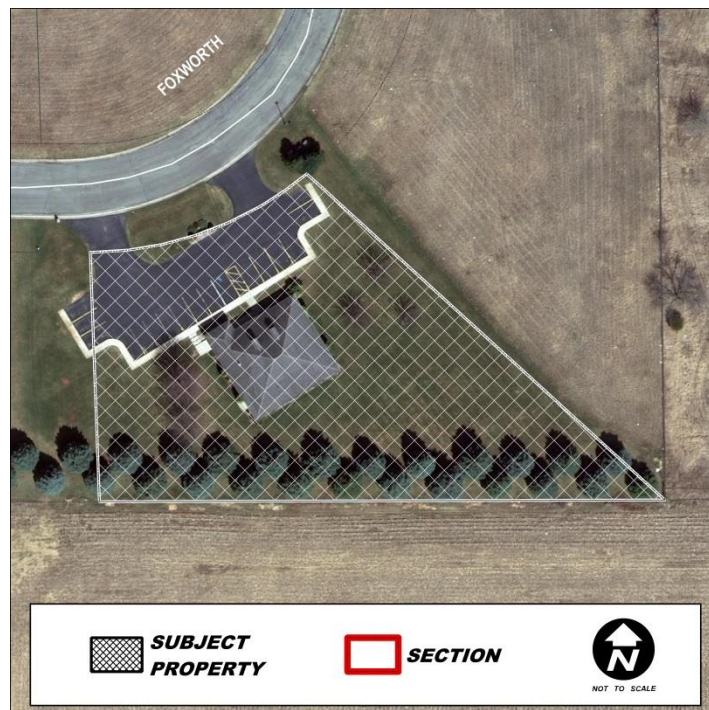
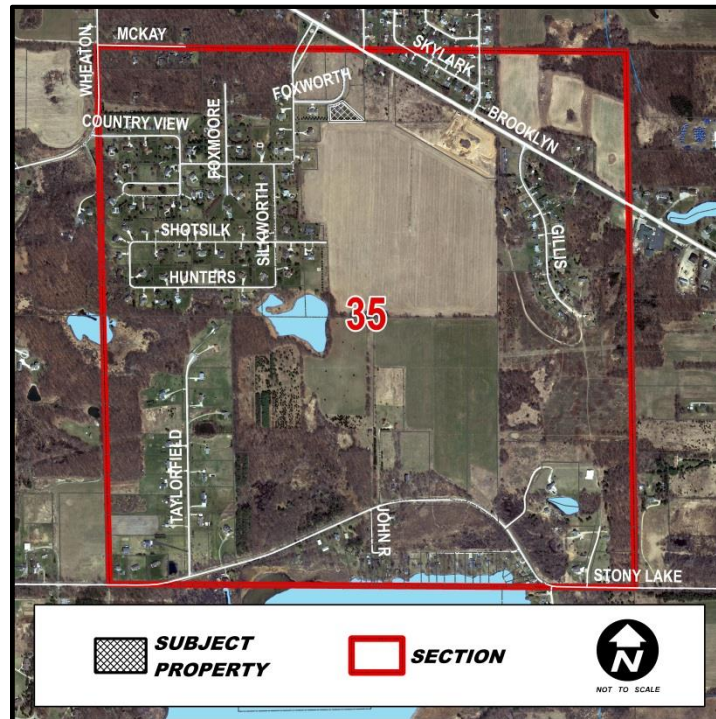


Figure 4
Municipal Zoning



**Figures 5a & 5b
Aerial Photos**



ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the JCPC recommendation will be mailed back to the Clerk, who will return a copy to the JCPC with the Township Board Action.

THE Napoleon TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

7415 Foxworth Ct., 089-14-35-100-006-00, 1.119 acres, Section 35 NW

1. The above described property has a proposed zoning change FROM Local Commercial (LC)
ZONE TO Multi-Family (RM) ZONE.

2. PURPOSE OF PROPOSED CHANGE: allow a duplex residential

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION _____
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

allow a duplex residential

C. **PUBLIC HEARING** on the above amendment was held on: month December day 22nd year 2016

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month December day 6th year 2016
(Notice must be provided at least fifteen days prior to the public hearing.)

E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Exponent

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to (☒) APPROVE or (☐) DISAPPROVE.

Julie Wilson, Recording Secretary 12/22/16 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:

- (☐) Recommends APPROVAL of the zoning change
(☐) Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
(☐) Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
(☐) Takes NO ACTION.

_____, (☐) Chair or (☐) Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment (☐) PASSED, (☐) DID NOT PASS, or was (☐) REFERRED ANEW to the Township Planning Commission.

Township Clerk

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: _____ Township Case #: _____

Township official we may contact: _____ Phone #: (____) ____ - _____

Applicant: _____ Phone #: (____) ____ - _____

Rezoning Request: From: _____ (____) To: _____ (____)

Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE

Legal Description and/or Survey Map/Tax Map (please attach) ☐ Yes ☐ No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): _____

Please attach location map ☐ Yes ☐ No

What is the existing use of the site? _____

What is the proposed use of the site? _____

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: _____ South: _____

East: _____ West: _____

What are the surrounding Zoning Districts?

North: _____ (____) South: _____ (____)

East: _____ (____) West: _____ (____)

What is the suggested use of the site on the Township's Land Use Plan map? _____

Is municipal water currently available? ☐ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Is municipal sewer currently available? ☐ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Does the site have access to a public street or road? ☐ Yes ☐ No If yes, name _____

Are there any known environmental constraints on the site? ☐ Yes ☐ No

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)

☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

☐ Yes, the minutes are attached. ☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

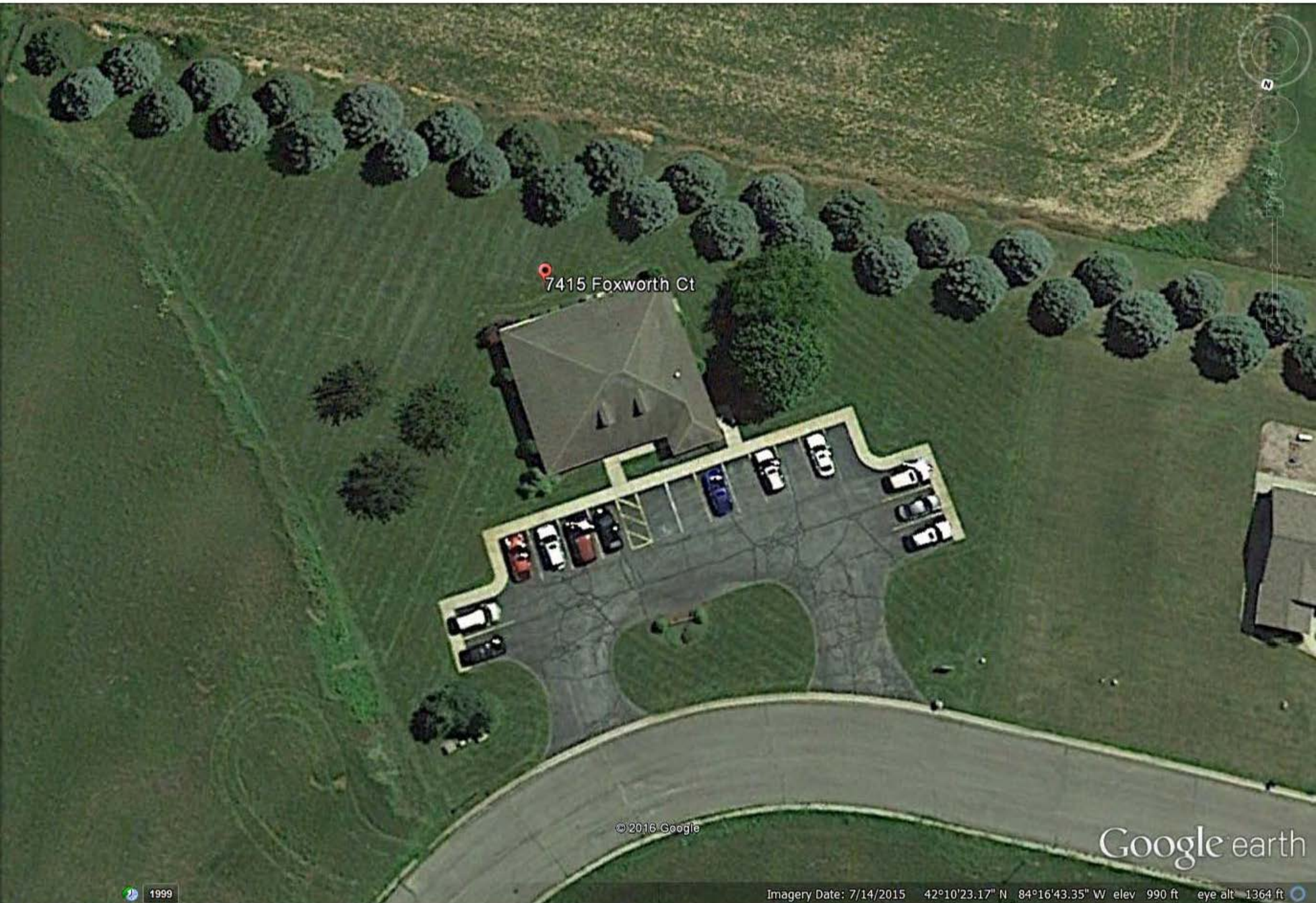
☐ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☐ No, public comments are not attached.

Case#16-12-0027-Rezoning LC to RM 7415 Foxworth Ct.
Daniel & Gale Sandoval Applicants





7415 Foxworth Ct

© 2016 Google

Google earth

1999

01/12/17 JCPC Agenda Packet

Imagery Date: 7/14/2015 42°10'23.17" N 84°16'43.35" W elev 990 ft eye alt 1364 ft

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NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # Case # 16-12 0027

This application will not be processed if incomplete. **All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation thirty (30) days prior to the next Planning Commission meeting.

◆All required materials must be submitted at least thirty (30) days prior to the next Zoning Board of Appeals meeting.

APPLICATION FOR

- ☐ Rezoning **
☐ Site Plan Review
☐ Planned Developments
☐ Special Land Use
☐ Amendments

- ☐ Variance ◆
☐ Conditional Use **
☐ Home Occupation **
☐ Site Plan Change/Renewal
☐ Administrative Site Plan
☐ Other

APPLICANT INFORMATION (If different than owner, a letter of authorization from the owner must be attached)

Name(s) Same as Owner Phone _____
 Address _____

OWNER INFORMATION

Name(s) DANIEL & GALE SANDOVAL Phone 517-262-6910
517-262-3536
 Address 3 CORONADO DR.
JACKSON, MI 49201

PROPERTY INFORMATION

Address or Location 7415 FOX WORTH CT
 Permanent Parcel # 089-14-35-100-006-00
 Zone District (Current) _____ Property Size 1 ACRE
 Attach legal description-also a survey, site drawing and pictures may be required. ATTACHED INFO

NARRATIVE DESCRIPTION OF PROPOSED USE/REQUEST (attach additional pages as needed)

REQUEST TO REZONE-CURRENTLY COMMERCIAL TO MULTI-FAMILY

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Daniel Sandoval Gale Sandoval Nov 22, 2016
 Signature of Applicant Signature of Applicant Date

I hereby grant permission for members of the Napoleon Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

Daniel Sandoval Gale Sandoval Nov 22, 2016
 Signature of Applicant Signature of Applicant Date

DO NOT WRITE BELOW THIS LINE

Date Received 11-22-16 Application ☒ E-mail or CD/PDF ☐
 Submitted Materials: Site plan ☐ # of copies 24 x 36 ☐ 11 x 17 ☐ CD/PDF ☐
 Site plan checklist ☐ Environmental checklist ☐ Pictures\ Video ☐
 Survey: Stake ☐ Mortgage ☐
 Letters: JCRC ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ DEQ ☐ FIRE ☐
 Application Fee 350.00 Publication/Mailing Fee _____

Meeting Dates: PC 12/22/16
 ZBA _____
 CNTY 11/13/17
 TWPBD 2/13/17
 Publication Dates #1 12/6/16
 WEB 12/6/16

APPLICATION ACCEPTED BY: Don Taylor

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets.

01/12/17 JCPA Agenda Packet Publication and postage cost charged accordingly over and above filing fees.

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White Copy - Township

Yellow Copy - Applicant

NOTICE

The Napoleon Township Planning Commission will hold a public hearing December 22, 2016 at 6:00 p.m. in the Township Hall, 6775 Napoleon Road, Napoleon, MI 49261.

At this time all interested parties will be heard on the request of Daniel and Gale Sandoval of 3 Coronado Dr. Jackson 49201 to rezone property located at 7415 Foxworth Ct. from local commercial (LC) to Multi-Family (RM). The property and request are more particularly described and on exhibit at the Township Office. Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. John Worden, Zoning Administrator

The property is currently zoned Local Commercial (LC)

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 536-8694 Extension 209. Napoleon Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days written notice to the Township. John Worden, Zoning Administrator

The Exponent
Insertion Date: December 6, 2016

Copy to Liz Hampton, Clerk

TOWNSHIP OF NAPOLEON

6755 Brooklyn Road
P.O. Box 385
Napoleon, Michigan 49261
(517) 536-8694

Napoleon Township
County of Jackson, STATE OF MICHIGAN

AFFIDAVIT OF MAILING OF NOTICE

I, Liz Hampton being first duly sworn, depose and say that on the 6th day of December, 2016, I mailed a true and correct copy of the attached Notice of Public Hearing and Meeting of the Planning Commission for December 22, 2017, to the owners of each property proposed for Rezoning(s) in said Notice, to the applicant (s) for said Rezoning(s), to all persons to whom any real property is assessed within three hundred (300) feet of any property proposed in said Notice for Rezoning(s) as shown on the last assessment role of the Township, and to the occupants of all single-family and two-family dwellings located within three hundred (300) feet of any property therein proposed for Rezoning(s), all as shown on the attached list, by properly addressing an envelope to each person or to "occupant" where a tenant's name was not known, placing a copy of the Notice in each envelope, and sealing the envelopes and mailing the same, First Class Mail, with postage fully prepaid, from a United States Post Office box in Jackson, Michigan, all in accordance with MCLA 125.284.

(Signature) _____

Liz Hampton, Clerk

Subscribed and sworn to before me on _____, 2016

(Signature) _____

Terri L. Shouse, Notary Public

Jackson County, Michigan

Expiration of Commission: November 29, 2019

Name: Sandoval

Mailings: 17

AFFIDAVIT.doc

Minutes of the Meeting of the
Napoleon Planning Commission
December 22, 2016

Call to Order: 6:19 pm

Commission Members Present: Doug Lammers Jeff Kirkpatrick
Julie Wilson, Secretary Scott Miles

Minutes of October 27, 2016 Meeting: Motion by Kirkpatrick and supported by Miles to approve the meeting minutes. All Ayes. Motion passed.

Case #12-12-0027 – Rezoning from Local Commercial (LC) to Multi-Family (RM) – 7415 Foxworth Court – Daniel & Gale Sandoval, Applicants

Daniel Sandoval, 3 Coronado Drive, Jackson, was present at the meeting. Sandoval stated that the basement and the main level will both be converted to residences and he will be occupying the main level. The building was originally built for commercial use but the inside was never completed. The nearby property is zoned Multi-Family.

A motion was made by Wilson and supported by Kirkpatrick to recommend to the Napoleon Township Board approval of rezoning 7415 Foxworth Court from LC to RM. All Ayes. Motion passed.

Case #16-12-0028 – Conditional Use Permit – Fitness Class Center – 3859 Hoyer Road – Robert Mark Baker, Applicant

Robert Mark Baker, 3859 Hoyer Road, was present at the meeting. Baker stated the property composes about 22 acres and is zoned Agricultural (AG). The pole barn has already been constructed for the fitness facility and the fitness class business, Get Fit, has been in operation since October 2016. The building sets back about 200 yards from the road. It is equipped with water and electric and has a gravel area for parking.

A note was received from neighbors, Bud and Cindy Owen, in support of the Conditional Use Permit for the business.

Neighbors, C.J. Holmes, 380 Hoyer, was present at the meeting. Holmes has no concerns other than an increase in traffic and would like to request that no business sign be installed. Baker assured that no sign would be installed.

Neighbor, Tim Horsch, 3909 Hoyer, was present at the meeting and stated that he owns property on three sides of the Baker property and has no issues or concerns with the Conditional Use Permit for the property.

Neighbor, Ralph Kluk, 3845 Hoyer, was present at the meeting and had no objections or concerns.

Lammers reviewed Article 4.11.2, Type Two Home Occupation, of the Napoleon Township Zoning Ordinance. The Board expressed concern over Section F, Clients or Customers, which states “no more than two clients or customers shall be received at any one time”. Baker stated he would have up to 25 at one time. Also, a concern of the Board is the fact that the property is not zoned Commercial yet is being used commercially. No permits were applied for until after construction was completed and the business, Get Fit, was operating.

Present and representing neighbors, Mathew and Maria Miller, 3917 Hoyer Road was Jeffrey Gallatin, 409 Division, Ann Arbor, MI. Gallatin requested the Board deny the Conditional Use Permit. The Millers bought their home in 2007 to raise their family and like the peace and quiet of the area. They are concerned with the noise and traffic the business brings, along with safety concerns from traffic. The Millers object to the correct process not being followed to obtain the permits required. Gallatin pointed out that Type Two Home Occupation allows two clients at a time and he presented photos of several cars parked around the building on one particular date in November. Most importantly, according to Gallatin, the property is zoned AG, the zoning should not be ignored as it would set a precedent for others to do the same.

Horsch stated that the Millers are his neighbors and the Miller property does not but up to the Baker property. Horsch stated that he sees no safety concern. Kluk again stated that he has no concerns.

Gallatin stated that Horsch was the builder of the pole barn and is biased. He again stated that zoning does not allow it.

Wilson pointed out that the builder was on the Napoleon Township Board for many years and should have followed the correct process. Horsch stated that he was building a hobby barn.

Lammers and Kirkpatrick discussed the fact that the building is not zoned for Commercial use. Also, the fact that density could play a role in the decision. The area of the building is not densely populated as a residential neighborhood would be. Perhaps in the future the zoning requirements could be looked at to allow such a business in less densely populated areas, however it is not allowed as the current Zoning Ordinance stands. Miles and Wilson agreed that the zoning was not correct and did not agree with the lack of going through the proper process.

A motion was made by Miles and supported by Kirkpatrick to recommend denial of the Conditional use Permit for 3859 Hoyer Road to the Napoleon Township Board based on the fact that it does not fit current zoning. The Planning Commission would ask the Napoleon Township Board to ask the Planning Commission to revisit the current zoning text to address this type of Conditional Use in areas zoned AG.

Meeting Adjourned: 7:55

Julie Wilson, Secretary