



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: February 9, 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 January 12, 2017, meeting minutes [*ACTION*] 3
4. Approval of agenda
Approval of the February 9, 2017, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ #17-07 – Summit Township text amendments [*ACTION*] 7
 - (2) CZ #17-08 – Henrietta Township text amendments [*ACTION*] 21
 - b. Consideration of master plan(s) - *None*
 - c. Farmland and Open Space Preservation Program (PA116) application(s) - *None*
6. Other business
 - a. Unfinished business - *None*
 - b. New business – *None*
 - (1) Jackson County Conservation District Tree and native Plant Sales 36
 - (2) Public Invited to Share Ideas on Proposed Water Trail for the Upper Grand River 40
7. Public comment [*2 MINUTE LIMIT*]
8. Commissioner comment
9. Adjournment

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MEETING MINUTES

January 12, 2017

Jackson County Tower Building • Jackson, Michigan

Members Present: Timothy Burns, At Large; Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; Jennifer Morris, At Large; John Polaczyk, Jackson County Board of Commissioners; Amy Torres, Industry and Economics;

Members Absent: Jared Vickers, At Large, and Jim Videto, Agriculture

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: Daniel Sandoval, Wade Vanden Bosch, Julie De Maertelieve, Andrea Britten, and Dan Decker

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 Burns, and seconded by Commissioner Morris, to **approve** the minutes of the December 8, 2016, meeting. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.**

The Election of Officers was added to the agenda under Item 6.b(1)

A motion was made by Commissioner Polaczyk, and seconded by Commissioner Hilleary, to **approve** the January 12, 2017, agenda as amended. *The motion was approved unanimously.*

Item 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**

Staff summarized its report regarding the proposed rezoning of a property from Agricultural (AG-1) to Highway Service Commercial (C-3), advising County Planning Commissioners to recommend approval with comments of the rezoning to C-3. The zoning map discrepancy mentioned in the staff report needs to be addressed.

A motion was made by Commissioner Morris, and seconded by Commissioner Polaczyk, to concur with the staff advisement recommending **approval with comments** of the rezoning to C-3: the zoning map discrepancy mentioned in the staff report needs to be addressed. *The motion was approved unanimously.*

Commissioner Gaede abstained from the vote because he serves on the Columbia Township Planning Commission.

(2) **CZ #17-02 – Rezoning in Section 32 (T2S, R1W) of Blackman Township**

Staff summarized its report regarding the proposed rezoning of properties from General Commercial (C-2) to Industrial (I-1), advising County Planning Commissioners to recommend approval of the rezoning to I-1. Staff also informed Commissioners that he prepared the initial staff report for Blackman Township.

A motion was made by Commissioner Polaczyk, and seconded by Commissioner Hawley, to recommend **approval** of the rezoning to I-1. *The motion was approved unanimously.*

(3) **CZ #17-03 – Text amendment, Blackman Township**

Staff summarized its report regarding the proposed text amendment regarding off-street parking requirements (i.e., compiling the schedule into a table for easier reading and reference and decreasing the minimum parking space requirement for most uses), advising County Planning Commissioners to recommend approval of the text amendment. Staff also informed Commissioners that he prepared the initial staff report for Blackman Township.

A motion was made by Commissioner Morris, and seconded by Commissioner Burns, to concur with the staff advisement recommending **approval** of the text amendment. *The motion was approved unanimously.*

(4) **CZ #17-04 – Rezoning in Section 35 (T3S, R2E) of Napoleon Township**

Staff summarized its report regarding the proposed rezoning of a property from Local Commercial (LC) to Multiple Family Residential (RM), advising County Planning Commissioners to recommend approval of the rezoning to RM.

Daniel Sandoval spoke in favor of the rezoning request. Commissioner Morris commented that the Township's future land use map should be amended to include all of the properties fronting Foxworth Court in an area recommended for high density residential uses.

A motion was made by Commissioner Morris, and seconded by Commissioner Polaczyk, to recommend **approval with comments** of the rezoning to RM: the Township should consider amending their future land use map to include all of the properties fronting Foxworth Court in an area recommended for high density residential uses. *The motion was approved unanimously.*

(5) **CZ #17-05 – Text amendment, Grass Lake Township**

Staff summarized its report regarding the proposed text amendment regarding open-air businesses and the retail sale of firewood, advising County Planning Commissioners to recommend approval with comments of the text amendment, noting that the Township may want to consider limiting the processing of firewood to the AG (Agricultural) District.

Commissioner Hawley suggested the Township may want to require that the firewood be inspected by the Michigan Department of Agriculture due to the risk posed by the Emerald Ash Borer. Commissioner Morris was concerned about removing the requirement for paved parking, noting the possible rutting of unpaved parking lots by heavy vehicles and the tracking of dirt onto public roads. Removal of the re-

quirement also contradicts the second part of that regulation which requires a permanent, durable, and dustless surface for parking lots. There was consensus to recommend the Township reconsider the language in Sec. 14.07.AA.5 to prevent the contradiction.

A motion was made by Commissioner Torres, and seconded by Commissioner Polaczyk, to recommend **approval with comments** of the text amendment. *The motion was approved unanimously.*

(6) **CZ #17-06 – Rezoning in Section 4 (T4S, R2W) of Hanover Township**

Staff summarized its report regarding the proposed rezoning of properties from Agricultural (AG-1) to General Commercial (C-2), advising County Planning Commissioners to recommend approval of the rezoning to C-2.

Wade Vanden Bosch spoke in favor of the rezoning request.

A motion was made by Commissioner Morris, and seconded by Commissioner Hilleary, to concur with the staff advisement recommending **approval** of the rezoning of the eastern 676.61 feet of the properties to C-2. *The motion was approved unanimously.*

b. **Consideration of Master Plan(s).** None.

c. **Farmland & Open Space Preservation Program (PA 116) application(s).**

(1) **FA #17-01 – Liberty Township**

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

A motion was made by Commissioner Burns, and seconded by Commissioner Morris, to recommend **approval with staff comments**. *The motion was approved unanimously.*

(2) **FA #17-02 – Concord Township**

Staff summarized its report regarding the applications, suggesting the combination of the two applications if possible, and noting a couple of corrections to the application which should be made prior to submission to the Michigan Department of Agriculture (see the staff report).

Commissioner Morris commented that the discrepancy in the acreage of the two sections of the property should be rectified if both applications are maintained.

A motion was made by Commissioner Hawley, and seconded by Commissioner Morris, to recommend **approval with comments**. *The motion was approved unanimously.*

Item 6. **Other Business**

a. **Unfinished Business.** None.

b. **New Business.**

(1) **Election of Officers**

Commissioner Torres currently serves as the Chair of the Commission and Commissioner Morris serves as its Secretary.

A motion was made by Commissioner Morris, and seconded by Commissioner Polaczyk, to retain the current slate of officers. *The motion was approved unanimously.*

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

Item 8. **Commissioner Comment.**

- (1) Commissioner Polaczyk commented that he saw a new Dollar General store in Mio, Michigan, which is landscaped nicely.
- (2) Commissioner Gaede commented that his wife is concerned with the large number of Dollar General stores.
- (3) Commissioner Hawley announced that the Jackson Conservation District's annual meeting will be held on January 24, 2017, at 5:30 pm at the Gene Davis facility.

Item 9. **Adjournment.** The meeting was adjourned by Commissioner Torres at 7:00 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



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COORDINATED ZONING REPORT | #17-07

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: February 9, 2017

Proposal: Various text amendments to Chapter 150 (Zoning) of the *Summit Township Code of Ordinances*

Background Information

The Township Planning Commission was tasked with revising the zoning regulations (see the background information) regarding the following:

- Chickens
- Temporary or Seasonal Use
- Off-Street Parking Area Design and Construction
- Amendment of Approved Site Plan

The Proposed Amendments

Chickens. The Township Planning Commission proposes to add regulations regarding chickens to Sec. 150.153 (Pets). After consulting with the Zoning Administrator, it is recommended that the regulations be added as Sec. 150.153(C); subsections (A) and (B) already exist. The proposed regulations appear reasonable:

- Chickens will be allowed on residential zoned properties containing a single-family residence and at least an acre in size.
- The number of chickens is limited to six and no roosters are allowed.
- The chickens must be provided a covered enclosure which cannot be located closer than 100 feet to any other adjacent residential structure.
- Feed and other items must be stored in such a way that does not attract rodents.
- The keeping of chickens cannot cause a hazard or nuisance to neighboring properties and are also subject to any private restrictions.

It is also recommended that spelling of “principle” in subsection (2) be changed to “principal.”

Temporary or Seasonal Use. The Township Planning Commission proposes to amend regulations regarding temporary or seasonal uses by replacing the existing regulatory paragraph under Sec. 150.173. The new regulations state that: “Circuses, carnivals, flea markets, organized events or other transient enterprises may be permitted in any zoning district upon the written recommendation of the Zoning Administrator and approval of the Township Board.” The proposed regulations appear reasonable. However, subsection (D) makes an exception regarding signage “if the location of the use or event abuts a residential district or if the use or event is proposing promotional advertising beyond the location of the use or

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event, then the signage off-site must comply with the individual sign location on a case-by-case basis.” The requirement under the exception appears to only apply to off-site signs and not “if the location of the use or event abuts a residential district.” It is recommended that “off-site” be removed from the exception. In addition, it is recommended that the word “appropriated” under subsection (B) be changed to “appropriate” and the word “insuring” under subsection (C) be changed to “ensuring.” Finally, the title of Sec. 150.173 is simply “Temporary Use” while the title of the proposed amendment is “Temporary or Seasonal Use.” It is recommended that this inconsistency be addressed.

Off-Street Parking Area Design and Construction. The Township Planning Commission proposes to amend the title of Sec. 150.219 to read “Off-Street Parking Area Design and Construction.” The Commission also proposes to amend subsection (E) to delete the requirement that off-street park areas “be constructed of materials, which will have a dust-free surface resistant to erosion” and to add additional regulations under subsections (H), (I), (J), and (K). However, Sec. 150.219 already contains subsections (H) and (I). Therefore, it is recommended that the new subsections be re-lettered (J), (K), (L), and (M). The proposed regulations appear reasonable:

- Exceptions are provided regarding the required hard-surfacing of parking lots, maneuvering lands, driveways, or loading areas and single- or two-family residences are specifically excluded from that requirement.
- Wheel stops or curbing are required to prevent damage to landscaping or pedestrian walkway encroachment.
- Minimum standards for truck and recreational vehicle parking are provided if such spaces are required by the Planning Commission under Site Plan Review.
- Visible striping/markings of parking spaces is required with a possible exception for temporary parking for temporary uses

It is recommended that subsection (J) be amended as follows: “. . . hard-surfaced with asphalt [or] concrete. [Porous] asphalt or concrete may be used” It is also recommended that the reference to subsection (H) under subsection (M) be changed to (J). Finally, it is further recommended that the exception made for single- and two-family residences in subsection (J) also be made for subsections (K) and (M).

Amendment of Approved Site Plan. The Township Planning Commission proposes to amend Sec. 150.276 by adding subsection (C)(3). Subsection (C)(1) states that “No deed recorded pursuant to an approved site plan may be changed, altered, or amended, nor shall any document recorded pursuant to an approved site plan deviate from the site plan submitted to the Planning Commission by the alteration or changing of the area, size, dimensions, or lot lines of any lot or unit” and subsection (C)(2) states that “All the changes must be re-submitted to the Planning Commission upon application and in accordance with the provisions and the procedures provided in § 150.273 for site plan review, and subject to the costs provided in § 150.281.” Subsection (C)(3) provides the Zoning Administrator the ability to approve a site plan amendment “which alters, or changes, the area, size, dimensions, or lot lines of a lot or unit” under certain circumstances:

- No lots or units have been sold to a third party.
- The changes comply in every respect with all applicable statutes and ordinances.
- The amendment is “consistent with the spirit and intent” of the plan and “will not be injurious to the general health, safety, and welfare of the Township and surrounding neighborhood.”
- The Zoning Administrator files a report with the Township Board.

It is recommended that subsection (3)c) be amended as follows: “ . . . the Zoning Administrator shall specifically determine that the granting of administrative approval is consistent with the spirit and intent [of the original site plan] and will not be injurious”

Analysis and Recommendation

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

Staff Recommendation – The proposed amendments regarding chickens, temporary or seasonal uses, off-street parking area design and construction, and the amendment of an approved site plan appear to be reasonable. However, the citations regarding 2 sets of amendments must be changed and various spelling and grammatical mistakes must be corrected.

Based upon the above analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed amendments, noting the proposed recommendations made throughout the report.

Suggested Actions:

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

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 Summit 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: see attached

B. ZONING ORDINANCE TEXT AMENDMENT:

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

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

see attached

C. PUBLIC HEARING on the above amendment was held on: month January day 17 year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month December day 27 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: Citizen Patriot

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.

Jack Shelby, Recording Secretary Jan. / 17 / 2017 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

- Date of Meeting: month _____ day _____ year _____
- 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:

- Date of Meeting: month _____ day _____ year _____
- 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

SUMMIT TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 17-01-0001

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. Special Use Site Plans forty-five (45) 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) Summit Township Phone 517-788-4113

Address 2121 Ferguson Rd.
Jackson, MI 49203

OWNER INFORMATION

Name(s) Same as Applicant Phone _____

Address _____

PROPERTY INFORMATION

Address or Location 2121 Ferguson Rd, Jackson, MI 49203

Permanent Parcel # 000-13-21-152-034-30

Zone District (Current) C-2 Property Size _____

Attach legal description-also a survey, site drawing and pictures may be required.

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

Amendments to ZD 150.153, 150.173, 150.219, 150.276

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

John Warden for Summit Signature of Applicant 12/27/16 Date

I hereby grant permission for members of the Summit 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 _____

DO NOT WRITE BELOW THIS LINE

Date Received _____ Application ☒
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 N/A Publication/Mailing Fee N/A

APPLICATION ACCEPTED BY: John Warden

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

2/9/17 JCPC Agenda Packet Publication and postage cost charged accordingly over and above filing fees.

White Copy - Township

Yellow Copy - Applicant

Meeting Dates: PC 1/17/17
ZBA _____
CNTY 2/9/17
TWPBD 3/28/17
Publication Dates #1 12/27/16
WEB 12/27/16

Amendment – Chickens 150.153

Chickens: Chickens may be kept on a lot or premises zoned residential and greater than one (1) acre in size except where prohibited by private restrictions on the use of the property. Private restrictions shall remain enforceable and take precedence. Private restrictions include, but are not limited to deed restrictions, neighborhood associations by-laws, master deed, and covenant deeds.

Any person keeping chickens shall be required to file a Zoning and Building Application and be subject to any applicable fees.

A person who keeps or houses chickens on his or her property shall comply with the following requirements:

- 1. Keep no more than six (6) chickens.**
- 2. The principle use of the person's property is for a single-family dwelling.**
- 3. No person shall keep any roosters.**
- 4. The chickens shall be provided a covered enclosure at all times. Fenced enclosures are subject to all provisions of 150.172 of the Ordinance and shall require a permit.**
- 5. A person shall not keep chickens in any location on property other than the backyard and subject to the setback provisions of 150.146. For purposes of this section, "backyard" means that portion of a lot enclosed by the property's rear lot line and side lot lines to the points where the side lot lines intersect with an imaginary line established by the rear of the single-family structure and extending to the side lot line.**
- 6. No covered enclosure or fenced enclosure shall be located closer than 100 feet to any residential structure on an adjacent property.**
- 7. The covered enclosure or fenced enclosure shall be kept in good repair.**
- 8. All feed and other items associated with the keeping of chickens that are likely to attract rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access.**
- 9. The keeping of chickens shall not cause a hazard or nuisance to neighboring properties.**

Temporary or Seasonal Use 150.173

Delete paragraph and replace with the following

Circuses, carnivals, flea markets, organized special events or other transient enterprises may be permitted in any district upon written recommendation of the Zoning Administrator and approval of the Summit Township Board subject to the following:

- A. The applicant for this use or event shall submit a preliminary site plan, and in writing, describe the event or use, its duration, proposed traffic flow, describe how refuse and sanitation will be handled, indicate parking requirements, identify any nuisances or public safety issues this may create and how it will be mitigated.**
- B. If the use will require the assistance of the Summit Sheriff Detachment and/or Fire Department, or any other Township services, the applicant must obtain a Special Event Permit from the Township for which there will be an appropriated charge.**
- C. In the interest of insuring compliance with the Zoning Ordinance provisions, protecting the natural resources and health, safety, and welfare of the residents, paying for Township facilities and assistance, and returning the site to its original condition, the applicant may be required to deposit a performance guarantee in an amount determined by the Township Board.**
- D. Proposed signage shall conform to the provisions of the district in which the use or event is located, as set forth in 150.190 (Signs), except if the location of the use or event abuts a residential district or if the use or event is proposing promotional advertising beyond the location of the use or event, then the signage off-site must comply with the individual sign location on a case-by-case basis.**
- E. Any owner, possessor or occupier or any person, firm or corporation having charge of this use or event that violates any provision or shall fail to comply with any requirement of the Township Board shall be responsible for a penalty under 150.999.**

150.219

OFF-STREET PARKING AREA DESIGN

150.219

(ADD) AND CONSTRUCTION

SUBSECTION (E)

All off-street areas shall be drained so as to prevent drainage to abutting properties. ~~and shall be constructed of materials, which will have a dust-free surface resistant to erosion.~~

Add (H) All parking lots, maneuvering lanes, driveways, or loading areas required for uses other than single - or - two-family residences shall be hard-surfaced with asphalt, concrete. Porus asphalt or concrete may be used if storm water run-off can be minimized or is recommended by the Jackson County Drain Commissioner allowing the reduction in area of retention or detention ponds. The Planning Commission shall have the discretion of waving certain hard surface paving requirements allowing the use of millings or gravel provided the following conditions are met:

- 1. The proposed driveways, loading, turn-around areas will receive only limited use and are not used for employee parking, customer parking, or primary access.***
- 2. Millings or gravel surfacing and potential problems arising from dust or scattered gravel shall not impact neighboring properties.***
- 3. Hard surfacing will significantly increase storm water run-off and create potential flooding and/or soil erosion.***

Add (I) Wheel stops or curbing shall be provided to prevent any vehicle from encroaching upon pedestrian walkways or damaging required landscaping.

Add (J) Truck and Recreational Vehicle Parking – In addition to parking required for passenger vehicles, set forth in 150.222, off-street parking for buses, trucks, and recreational vehicles at

restaurants, service stations, and similar establishments, shall be of sufficient size to adequately serve such space and shall not be less than ten (10) feet in width and fifty-five (55) feet in length. Upon review of the site plan, the Planning Commission shall determine if separate truck and recreational vehicle parking is required for the proposed use.

Add (K) All parking spaces shall be delineated with visible striping/ marking of the parking spaces with paint or other acceptable materials. Temporary parking for uses allowed in 150.173

Temporary Uses may be waived by the Township Board if requested by an applicant for such use. The requirements for striping may be waived by the Planning Commission under provisions of 150.219 (H).

Section 150.276 Sub-section (C) add (3)

(3) Notwithstanding the foregoing, the Zoning Administrator, at his or her sound discretion, may approve an amendment to an approved site plan which alters, or changes, the area, size, dimensions, or lot lines of a lot or unit but only in the following circumstances:

- a) No lots or units in the development have been sold to a third party by the developer;**
- b) The proposed alterations or changes may only be approved if the resulting lots or units comply in every respect with the requirements of all statutes and ordinances which apply, including, but not limited to, ordinance requirements which pertain to width, frontage, area, access, setback, and the like; and**
- c) In consideration whether to exercise the discretion granted the Zoning Administrator pursuant to this sub-section to approve a proposed change without Planning Commission approval, the Zoning Administrator shall specifically determine that the granting of administrative approval is consistent with the spirit and intent and will not be injurious to the general health, safety and welfare of the Township and surrounding neighborhood.**
- d) To the extent that the Zoning Administrator exercises discretion granted under subsection 150.276 the Zoning Administrator will file a report with the Township Board.**

Summit Township Planning Commission

January 17, 2017

Members Present: Raymond McQuillan; Chairman, Jack Shelby; Secretary, Stephen Artz, Richard Erhardt, George Gancsos Jr., Allan Hooper, Thomas Biela, and John Worden; Summit Township Zoning Administrator.

Members Absent: Todd Emmons, Township Board Liaison; and Laurie Cunningham

The meeting was called to order by Raymond McQuillan; Chairman, on January 17, 2017 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Rd.

A Motion was made by George Gancsos Jr, supported by Stephen Artz to approve the minutes of the Tuesday, October 18, 2016 Planning Commission Meeting. The motion carried unanimously.

A Motion was made by Richard Erhardt, supported by Thomas Biela to elect the current Board of officers for the 2017 year. The motion carried unanimously.

A motion was made by Allan Hooper, supported by George Gancsos Jr. to adopt the Meeting Calendar for 2017 & 2018, as presented by John Worden. The motion carried unanimously.

Amendments to the Zoning Ordinance

Chickens 150.153

James and Robin VerCande, 2323 Kibby Rd. asked to look at the amendment to the Ordinance. They stated their neighbor has no objections to their having chickens commented on the number of 5 chickens allowed stating that when purchasing chicks you have to buy 6 at a time.

A Hooper asked where the Napoleon chicken amendment to their Zoning Ordinance originated.

J. Worden replied that he was not sure where the language came from.

T. Biela asked in what districts, will chickens be allowed.

J. Worden replied chickens will be allowed in all residential districts if they meet the requirements of the Ordinance.

T. Biela asked if the amendment, should have language concerning the humane treatment of animals.

R. McQuillan, Chairman, stated that the humane treatment of animals should be implied and applies to all animals.

J. Worden replied that if a complaint is received on the treatment of animals it is forwarded to Jackson County Animal Control.

T. Biela discussed the number of chickens and life span.

A. Hooper stated that he felt five chickens is adequate

J. VerCande reiterated that six chickens is a good number because when purchasing chickens most are sold in lots of six.

R. Erhardt asked how many residents currently have chickens.

J. Worden stated he was not sure but would guess 10 or more.

General discussion on the 100 feet requirement to any residential structure and if chickens be allowed in all zoned areas. As long as the property owner has a minimum of 1 acre it would be allowed except where prohibited by private restrictions on the use of property, and it would have to meet the requirements outlined in the Ordinance. The Planning Commission would not be the ones enforcing. If a complaint were brought up it would go to the Township Ordinance Enforcement Officer.

John Worden informed the VerCande's that amendment would go to the Jackson County Planning, 2nd Thursday in February and then to the Summit Township Board meeting, 4th Tuesday in March.

A Motion made by Allan Hooper, supported by Tom Biela to approve the Amendment (Chickens) 150.153, with the change of item #1 of five (5) chickens allowed to six (6) chickens. The motion was carried unanimously.

Temporary or Seasonal Use 150.173

John Worden informed the Board the need of this amendment. Currently, for a person to have a temporary/seasonal stand they would have to go before the Zoning Board of Appeals. It is a long process and expensive, and in most instances the event would be over by the time they went through the process.

A motion was made by Stephen Artz, supported by George Gancsos Jr. to approve the Amendment Temporary or Seasonal use 150.173 as written. The motion was carried unanimously.

Off Street Parking 150.219 subsection (E)

John Worden informed Board the main area of addition to this amendment is proper draining to abutting properties and addition of allowing milling or gravel at the discretion of the Planning Commission during the site plan process. Porous asphalt or concrete will also be allowed if recommended by the Jackson County Drain Commissioner, Adding Items H, I, J, K.

A motion was made by Allan Hooper, supported by Richard Erhardt to approve the amendment as written. The motion was carried unanimously.

Condominiums 150.276 Subsection (C) add (3)

The Zoning Administrator may approve an amendment to an approved site plan which alters, or changes, the area, size dimensions or lot lines of a lot or unit but only in the following circumstances as enumerated in the amendment. Board discussion: Question about granting Zoning Administrator authority. If not qualified that could be a problem.

Board has concerns about changes not being recorded. John Worden stated condo documents have to be filed with the assessor, the Jackson County Register of Deeds, and the amended Master Deed filed with the State. R. McQuillan suggests if Zoning Administrator approves an amendment without site plan approval a written record should be made by Zoning Administrator.

A motion was made by Stephen Artz, supported by George Gancsos Jr. to approve the Amendment with the following language to be added as (d), To the extent that the Zoning Administrator exercises discretion granted under subsection 150-276 the Zoning Administrator will file a report with the Township Board. The motion carried unanimously.

General Board Discussion

John Worden informed the Board of future presentation for a contract zoning request on Spring Arbor Rd: 2 story condo a mixed-use building.

There will be a site plan review class at Napoleon Township, March 8, 2017 5:30 – 9:00 pm. Anyone interested in attending let John Worden know. The class is \$85.00 and the Township would cover the cost. Chairman McQuillan and Allan Hooper would both be gone in February.

Adjournment:

Motion by Richard Erhardt, supported by Stephen Artz to Adjourn at 8:06. The motion carried unanimously.

Respectfully submitted,

Jack Shelby, Secretary

Summit Township Planning Commission

NOTICE

The Summit Township Planning Commission will hold a public hearing January 17, 2017 at 7:00 p.m. in the Township Hall Meeting Room at 2121 Ferguson Road. At this time all interested parties will be heard on the proposed amendment (s) to the Summit Township Zoning Ordinance.

Chapter 150 Zoning Code, Subchapter 150.153 to allow under certain conditions chickens in residential districts with lots greater than one acre. Subchapter 150.173 Temporary or Seasonal Use in any district upon recommendation of the Zoning Administrator and approval of the Township Board. Subchapter 150.219 Off-Street Parking Area Design and Construction further defining design and construction of parking areas and allowing the Planning Commission discretion of waving certain hard surface paving requirements. Section 150.276 Subsection (C) add (3) to allow the Zoning Administrator discretion to approve under certain circumstances changes to an approved site plan which alters, or changes, the area, size, dimensions, or lot lines of a unit.

Summit Township Office is open weekdays from 8:00 a.m. to 5:00 p.m. 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) 788-4113 Extension 240. Summit 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, 2121 Ferguson Rd., Jackson, MI 49203.

John Worden
Zoning Administrator

Jackson Citizen Patriot
Insertion Date: December 27, 2016

Affidavit requested. Please call C. Brown at 788-4113 Ext. 221 with cost

Copy to Meghan Dobben, Clerk



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 | #17-08

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: February 9, 2017

Proposal: Various text amendments to the *Henrietta Township Zoning Ordinances*

Background Information

The Township Planning Commission was tasked with revising the zoning regulations (see the background information) regarding:

- Adult and Child Foster Care and Child Care Facilities
- Mobile Homes in the Mobile Home Park District (MHP-1)

The Proposed Amendments

Adult and Child Foster Care and Child Care Facilities. The Township Planning Commission proposes to add:

- “Adult Foster Care Family Homes, Adult Foster Care Small Group Homes (serving six (6) or less adults), Child Foster Family Homes, and Child Foster Family Group Homes” as permitted uses in the R-1 Residential District (Sec. 501.11).
- “Adult Foster Care Small Group Homes (serving more than six (6) adults) and Adult Foster Care Large Group Homes” as conditional uses in the R-1 Residential District (Sec. 502.5).

The Township Planning Commission proposes to delete:

- “Daycare – more than 6” as a conditional use in the R-1 Residential District (Sec. 502).

Section 206(1) of the Michigan Zoning Enabling Act—MZEA—(MCL 125.3206(1)) states that:

“Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.”

Sec. 102(t) of the MZEA (MCL 125.3102(t)) states that a:

“‘State licensed residential facility’ means a structure constructed for residential purposes that is licensed by the state under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737, or [child care organizations (also known as the child care licensing act),] 1973 PA 116, MCL 722.111 to 722.128, and provides residential services for 6 or fewer individuals under 24-hour supervision or care.”

Sec. 3 of the Adult Foster Care Facility Licensing Act (MCL 400.703) defines the following:

www.co.jackson.mi.us/county_planning_commission

"Adult foster care family home' means a private residence with the approved capacity to receive 6 or fewer adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence" (Subsection 5).

"Adult foster care small group home' means an adult foster care facility with the approved capacity to receive 12 or fewer adults to be provided with foster care" (Subsection 7).

"Adult foster care large group home' means an adult foster care facility with the approved capacity to receive at least 13 but not more than 20 adults to be provided with foster care" (Subsection 6).

Sec. 1(i) of the Child Care Licensing Act (MCL 722.111(i)) defines the following:

"Foster family home' means a private home in which 1 but not more than 4 minor children, who are not related to an adult member of the household by blood or marriage, or who are not placed in the household under the Michigan adoption code, chapter X of the probate code of 1939, 1939 PA 288, MCL 710.21 to 710.70, are given care and supervision for 24 hours a day, for 4 or more days a week, for 2 or more consecutive weeks, unattended by a parent, legal guardian, or legal custodian" (Subsection (i)).

"Foster family group home' means a private home in which more than 4 but fewer than 7 minor children, who are not related to an adult member of the household by blood or marriage, or who are not placed in the household under the Michigan adoption code, chapter X of the probate code of 1939, 1939 PA 288, MCL 710.21 to 710.70, are provided care for 24 hours a day, for 4 or more days a week, for 2 or more consecutive weeks, unattended by a parent, legal guardian, or legal custodian" (Subsection (ii)).

Section 206(3) of the MZEA (MCL 125.3206(3)) states that:

"For a county or township, a family child care home is considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone."

Section 206(4) of the MZEA (MCL 125.3206(4)) states that:

"For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

- (a) Is located not closer than 1,500 feet to any of the following:
 - (i) Another licensed group child care home.
 - (ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.
 - (iii) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.
 - (iv) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.

- (b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.
- (c) Maintains the property consistent with the visible characteristics of the neighborhood.
- (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
- (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
- (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees."

Sec. 102(j) of the MZEA (MCL 125.3102(j)) states that a:

"Family child care home' and "group child care home" mean those terms as defined in section 1 of 1973 PA 116, MCL 722.111, and only apply to the bona fide private residence of the operator of the family or group child care home."

Sec. 1(i) of the Child Care Licensing Act (MCL 722.111(i)) defines the following:

"Family child care home' means a private home in which 1 but fewer than 7 minor children are received for care and supervision for compensation for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family child care home includes a home in which care is given to an unrelated minor child for more than 4 weeks during a calendar year. A family child care home does not include an individual providing babysitting services for another individual. As used in this subparagraph, "providing babysitting services" means caring for a child on behalf of the child's parent or guardian when the annual compensation for providing those services does not equal or exceed \$600.00 or an amount that would according to the internal revenue code of 1986 obligate the child's parent or guardian to provide a form 1099-MISC to the individual for compensation paid during the calendar year for those services" (Subsection (iii)).

"Group child care home' means a private home in which more than 6 but not more than 12 minor children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group child care home includes a home in which care is given to an unrelated minor child for more than 4 weeks during a calendar year" (Subsection (iv)).

Based upon the above citations, The Township Planning Commission proposal should be amended as follows:

- "Adult Foster Care Family Homes, Adult Foster Care Small Group Homes (serving six (6) or less adults), ~~Child-Foster Family Homes, and Child-Foster Family Group Homes~~[, and Family Child Care Homes]" as permitted uses in the R-1 Residential District (Sec. 501.11).
- "Adult Foster Care Small Group Homes (serving more than six (6) adults) ~~and Adult Foster Care Large Group Homes~~[, and Group Child Care Homes]" as conditional uses in the R-1 Residential District (Sec. 502.5).

The ending to those proposals should be amended as follows:

. . . pursuant to [Sec. 206 of] the Michigan Zoning Enabling Act [(PA 110 of 2006, Section [MCL] 125.3206[])] ~~Residential use of property, adult foster care facilities, family or group day care homes.~~ And [and] subject to other requirements in accordance with the applicable State standards.

The Township may also want to consider referencing all of the various definitions listed above. Some of the other conditional uses need to be renumbered.

Finally, similar amendments should be made to the other zoning districts which allow “single family dwellings” as a permitted use.

Mobile Homes in the Mobile Home Park District (MHP-1). The Township Planning Commission proposes to amend Sec. 802.1 as follows:

The following Permits must be obtained and approved from Henrietta Township Building Inspector before any Mobile Home, ~~1976~~ [fifteen (15) years] or newer, is placed and/or occupied:

- a. Building
- b. Electrical
- c. Sewer

Analysis and Recommendation

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

Staff Recommendation – The proposed amendments regarding adult and child foster care and child care facilities are required by the MZEA. However, various changes to the listings of permitted and conditional uses in the R-1 Residential District are needed. The proposed amendment regarding mobile homes in the Mobile Home Park District (MHP-1) appears to be reasonable.

Based upon the above analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed amendments, noting the proposed recommendations made throughout the report.

Suggested Actions:

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

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 Henrietta 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: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE V, VII SECTION 501 & 502, 802
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) - attached

- C. **PUBLIC HEARING** on the above amendment was held on: month 1 day 24 year 2017
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 1 day 1 year 2017
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Salesman

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.

Sherry Hardy ☒ Chair or ☐ Secretary 1/24/2017 (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.
- _____, Recording 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

Summary of Mobile Home Text Updates and Addition of Adult/Child Care Homes Text

January 2017

Mobile Home Text:

The Henrietta Township Planning Commission was assigned to review text definition inconsistencies and clarifications for the Mobile Home District. This was due to some migratory workers leasing lots with hookup for RV's from a licensed mobile home park. The Ordinance(s) use of the archaic terms Trailer Coach and Automobile Trailer led to questioning the intent of being a mobile home or possibly a RV. Incongruous wording could weaken Ordinance enforcement efforts.

The Mobile Home District is stated in parts of the Township Zoning Ordinance Article VIII and Section 802, while Trailer Coach Placement is stated in parts of the Township Ordinance #9, Section 713 and Section 804.

View points read the ordinance as mobile home parks are exclusive to mobile homes, while another view considers RV's hooked up to a septic system in a mobile home park healthier than parked off-road without septic facilities. When researching provisions of the 1976 Mobile Home Commission Act. "Mobile home parks" were, pursuant to the provisions of that Act for permanent, non recreational habitation. Sporadic, non-continual, seasonal or recreational purposes were not consistent with a "mobile home park." Also, recreational vehicles are titled and registered as trailer coaches pursuant to the Secretary of State Title and Registration Manual.

When reviewing the Township Zoning Ordinance definition for Mobile Home, the section stated "A detached portable residential dwelling unit with a floor area of at least four hundred (400) square feet, prefabricated on its own chassis and intended for long term occupancy". The 400 square foot floor area requirement differentiates a mobile home residence by size alone compared to other portable dwellings that could be considered as seasonal camper, trailer or RV and licensed for the road.

Removing the word "trailer coach" in the Ordinance and retaining the words "mobile home or portable dwelling" with reference to the Zoning Ordinance definition for Mobile Home, the Ordinance intent is clarified. Other updates involving fees, and Zoning Ordinance text involving mobile home replacement age because of health & safety concerns, were advised.

Adult/Child Care Homes Text:

The addition of Zoning Ordinance text regarding Adult/Child Care Home facilities was necessitated by regulation sections of the Michigan Zoning Enabling Act of 2006. The planning commission reviewed several model ordinance texts. Many texts reiterated the State regulation, definitions, and licensing for such use.

When appraising text updates to the zoning ordinance, wording in reference to State requirements in accordance with the applicable standards. in Section 125.3206 of the Act, was considered sufficient at this time. Adding this text to the Residential (R-1) zoning as a permitted use serving 6 or less, and conditional use serving more than 6, would also cover such uses in Agricultural, and Residential (R-2) zoning as well.

Amendment(s) to the Henrietta Township Zoning Ordinance and Township Ordinance.

Text Amendment Purpose:

The addition of adult/child foster care group/family homes was necessitated by the Michigan Zoning Enabling Act of 2006, Section 125.3206, and is pursuant to those regulations.

ARTICLE V R-1 RESIDENTIAL DISTRICT (One Family)

SECTION 500 – PURPOSE

This district is established to provide suitable areas for single-family dwellings at low densities to preserve a predominately rural character in these areas fit for concentrated residential uses because of the availability of the soil to absorb sewage waste from individual septic tanks.

SECTION 501 – USES PERMITTED

No land shall hereafter be used and no building or structure erected or used for other than one or more of the following uses:

1. Single family dwellings.
2. Public parks, playgrounds, churches, and gardening.
3. No farm animals, as defined in Section 201.42, except fowl and rabbits, limited to not more than ten (10) each maximum or a total of twenty (20), for noncommercial uses, provided: They are kept in facilities that are clean, healthful and inoffensive to adjoining property owners, and not less than ten (10) feet from any property line.
4. Detached garages for the storage only of not more than three (3) motor vehicles.
5. Home Occupation subject to the provisions of Article I, Section 119.
6. A single sign not exceeding four (4) square feet in area which may be illuminated with a shaded lamp, not to exceed one hundred (100) watts intensity, indicating the name and occupation of the occupant, and placed thirty-five (35) feet from the centerline of the street, or on the setback line when such line is less than thirty-five (35) feet from the street centerline.
7. Accessory buildings, structures, and uses customarily incidental to any of the above permitted uses when located on the same parcel of land, and not involving the conduct of any business. Maximum side wall height shall not exceed ten (10) feet. No accessory building shall be permitted on platted subdivision lots as a primary use.

8. Accessory buildings – lakefront property, no accessory building located between a dwelling and the water's edge shall exceed 3' –0" in height.
9. A telecommunication facility no more than 10 feet in height mounted to any existing structure.
10. Outdoor Wood-Fired Boiler subject to the provisions and requirements of Article XXII.
11. **ADD:** Adult Foster Care Family Homes, Adult Foster Care Small Group Homes (serving six (6) or less adults), Child Foster Family Homes, and Child Foster Family Group Homes pursuant to the Michigan Zoning Enabling Act of 2006, Section 125.3206. Residential use of property, adult foster care facilities; family or group day-care homes. And subject to other requirements in accordance with the applicable State standards.

SECTION 502 – CONDITIONAL USES

1. Golf courses, but not including golf driving ranges.
2. Country clubs; public swimming pools; recreation centers; and parks, playgrounds and play fields.
3. Churches and other places of worship.
4. Government or community-owned buildings.
DELETE: Daycare – more than 6.
5. **ADD:** Adult Foster Care Small Group Homes (serving more than six (6) adults) and Adult Foster Care Large Group Homes pursuant to the Michigan Zoning Enabling Act of 2006, Section 125.3206. Residential use of property, adult foster care facilities; family or group day-care homes. And subject to other requirements in accordance with the applicable State standards.
6. Home Occupation subject to the provisions of Article I, Section 119.

1.

SECTION 503 – SIZE OF PREMISES

1. Every parcel of land upon which a dwelling is hereafter erected or altered shall contain not less than twelve thousand (12,000) square feet of area, exclusive of any part lying within the boundaries of a public highway. Such parcel shall be not less than eighty (80) contiguous feet in width for a depth of one hundred fifty (150) feet from the front boundary line, or the highway right-of-way line upon which it fronts. Each parcel of land shall have been duly surveyed and the description thereof recorded at the office of the Jackson County Register of Deeds. A lot occurring in a recorded subdivision shall be deemed to have met this requirement, provided, however, that these requirements shall not apply to a single unit on public record, or platted and

Excerpt: HENRIETTA TOWNSHIP ZONING ORDINANCE

MHP-1 MOBILE HOME PARK DISTRICT

SECTION 800 - PURPOSE

Each Mobile Home Park District shall be located in an area where the soils, drainage, lay of the land and accessibility make the area suitable for a Mobile Home Park. All mobile home parks developed in the MHP-1 District shall comply with the Mobile Home Act of 1987, being Act 96 of 1987.

SECTION 801 - PERMITTED USES

All Mobile Home Park Districts shall be used for no purpose except as sites for residential mobile homes and accessory buildings and including residence for the Mobile Home Park owner and family.

SECTION 802 - PERMITS

1. The following Permits must be obtained and approved from Henrietta Township Building Inspector before any Mobile Home, ~~1976~~ **fifteen (15)** **years** or newer, is placed and/or occupied:
 - a. Building
 - b. Electrical
 - c. Sewer

Backlog down
Info.

5. A Building Permit shall be required for the construction of a fence.
6. LAKE PROPERTY: No fence or plantings to be used as a fence or wall shall exceed three (3) feet – zero (0) inches in height.

SECTION 510 – SATELLITE DISH ANTENNA

One dish antenna will be permitted per parcel

MICHIGAN ZONING ENABLING ACT (EXCERPT) Act 110 of 2006

125.3206 Residential use of property; adult foster care facilities; family or group child care homes.

Sec. 206.

(1) Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(2) Subsection (1) does not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

(3) For a county or township, a family child care home is considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(4) For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

(a) Is located not closer than 1,500 feet to any of the following:

(i) Another licensed group child care home.

(ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

(iii) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.

(iv) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.

(b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

(c) Maintains the property consistent with the visible characteristics of the neighborhood.

(d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.

(e) Meets regulations, if any, governing signs used by a group child care home to identify itself.

(f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

(5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.

(6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with the requirements of this section.

(7) The requirements of this section shall not prevent a local unit of government from inspecting and enforcing a family or group child care home for the home's compliance with the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than as provided under 1973 PA 116, MCL 722.111 to 722.128.

(8) The subsequent establishment of any of the facilities listed under subsection (4)(a) will not affect any subsequent special use permit renewal, conditional use permit renewal, or other similar permit renewal pertaining to the group child care home.

(9) The requirements of this section shall not prevent a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed or registered group child care home that **does not meet the standards listed under subsection (4)**.

(10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

History: 2006, Act 110, Eff. July 1, 2006 ;-- Am. 2007, Act 219, Imd. Eff. Dec. 28, 2007

Henrietta Township Planning Commission
11732 Bunkerhill Rd.
Pleasant Lake, MI 49272
517-769-6925

Public Hearing
1/24/17

Meeting called to order at 7:31 p.m. by Chair. Nancy Hawley.

Members present: Hawley, Draeger, Hoffman, Troman, Duszynski, Faist, Wellington.

The Public Hearing was called to submit updated wording change for Zoning Ordinance V, R-1 Residential District section 501 Permitted Uses – adding Adult/Child Foster Care Facilities, 6 or less, and section 502 Conditional Uses - adding Adult/Child Foster Care Facilities, more than 6.

Motion by Draeger to recommend text change, support by Duszynski.

Motion approved.

Under Zoning Ordinance VIII, section 802, wording was changed for Mobile Homes being replaced from “1976” or newer, to “15 years” or newer.

Motion by Wellington to recommend text change, support by Troman.

Motion approved.

Township Ordinance #9, updated wording to use only “mobile Home or portable dwelling, as defined by the Zoning Ordinance.”

Motion by Duszynski to recommend text change, 2nd by Draeger.

Motion approved

Public Comment: None

Public Hearing adjourned at 7:54p.m.

Respectively submitted by, Cyndi Tripp , recording secretary

HENRIETTA TOWNSHIP PLANNING COMMISSION
11732 BUNKERHILL RD. PLEASANT LAKE, MI. 49272

Public Hearing

January 24, 2017, 7:30PM

Agenda

7:30 Special Planning Commission Meeting

1. Call to Order:

2. Public Comment (please limit comments to three (3) minutes)

3. Public Hearing:

A Special Planning Commission meeting has been called to consider proposed text amendment(s) to the Henrietta Township Zoning Ordinance and Township Ordinance:

- Article V Residential District of the Henrietta Township Zoning Ordinance pertaining to the addition of Adult Foster Care Facilities; family or group care homes to Section 501 & 502.
- Article VIII Mobile Home Park District, of the Henrietta Township Zoning Ordinance pertaining to text update in Section 802.
- Township Ordinance #9 Trailer Coach Mobile Home Placement, pertaining to text update in Section 713 and Section 804.

Procedure: Following a recommendation of proposed text amendments, the planning commission's recommendation is sent to the Jackson County Planning Commission for review, next the recommendation on the request will be presented to the Township Board of Trustees for approval.

4. Public Comments (please limit comments to three (3) minutes)

5. Adjournment of the Public Hearing

6. Begin Regular Planning Commission meeting.

NOTICE OF PUBIC HEARING RESIDENTS OF HENRIETTA TOWNSHIP

Amendment to the Township Zoning Ordinance and Township Ordinance.

A public hearing has been scheduled for
Tuesday January 24, 2017, 7:30p.m.

Henrietta Township Offices
11732 Bunkerhill Road, Pleasant Lake, MI.

The purpose of the public hearing is to accept comments on the Proposed Amendments to update text in:

- Article V Residential District of the Henrietta Township Zoning Ordinance pertaining to the addition of Adult Foster Care Facilities; family or group care homes to Section 501 & 502.
- Article VIII Mobile Home Park District, of the Henrietta Township Zoning Ordinance pertaining to text update in Section 802.
- Township Ordinance #9 Trailer Coach Mobile Home Placement, pertaining to text updates in Section 713 and Section 804.

Copies of the Proposed Amendments to the Henrietta Township Zoning Ordinance are available for public review at the Township Offices.

If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Road, Pleasant Lake, MI 49272 or phone: 517-769-6925.

Sally J. Keene, Clerk – Henrietta Township

Publish before January 9, 2017

Salesman

~~SALESMAN: Central, Eastern, Heart O' Lakes & Western~~
~~Michael Maier, Clerk~~

January 1, 2017 • Page 6

~~PROBATE COURT~~
COUNTY OF JACKSON

PUBLICATION OF
NOTICE OF HEARING

FILE NO. 16-1213-NC
FILE NO. 16-1212-NC

In the matter of: JaeSean
Anthony Rowley and Aiyana
Jenae Rowley

TO ALL INTERESTED
PERSONS including: Michael
Mosson whose address(es) are
unknown and whose interest in
the matter may be barred or
affected by the following:

TAKE NOTICE: A hearing
will be held on January 23,
2017 at 11:00 am at 312 S.
Jackson, Jackson MI 49201,
4th floor before Judge Diane
M. Rappleye P48973 for the
following purpose: name
change of minor from JaeSean
Anthony Rowley to JaeSean
Anthony Lyons, name change
of minor from Aiyana Jenae
Rowley to Aiyana Jenae Lyons.

December 28, 2017

Melissa Lyons
413 Linden Ave.
Jackson, MI 49203

NOTICE OF PUBLIC HEARING RESIDENTS OF HENRIETTA TOWNSHIP

Amendment to the Township Zoning Ordinance
and Township Ordinance.

A public hearing has been scheduled for
Tuesday January 24, 2017 at 7:30p.m. Henrietta Township
Offices 11732 Bunkerhill Road, Pleasant Lake, MI.

The purpose of the public hearing is to accept comments on the
Proposed Amendments to update text in:

Article V Residential District, of the Henrietta Township Zoning
Ordinance pertaining to the addition of Adult Foster Care Facili-
ties; family or group care homes to Section 501 & 502.

Article VIII Mobile Home Park District, of the Henrietta Town-
ship Zoning Ordinance pertaining to text update in Section 802.

Township Ordinance #9 ~~Trailer Coach~~ Mobile Home Placement,
pertaining to text update in Section 713 and Section 804.

Copies of the Proposed Amendment to the Henrietta Township
Zoning Ordinance are available for public review at the Town-
ship Offices.

If you cannot attend this meeting and would like your views
known, please mail comments to the Henrietta Township Plan-
ning Commission, 11732 Bunkerhill Road, Pleasant Lake, MI
49272 or phone: 517-769-6925.

Sally J. Keene, Clerk – Henrietta Township

ONLY \$13,995

\$31,500

500



**JACKSON CO. CONSERVATION DISTRICT
ANNUAL TREE SALE AND NATIVE PLANT SALE
ORDER FORMS**



2017 Spring Tree Sale Order Form

ORDERING DEADLINE IS MARCH 22, 2017

CONIFER SEEDLINGS

Species	Size	Age	5 for	10 for	25 for	50 for	100 for	500 for		Quantity	Amount
American Larch	18-30"	2	\$20	\$31	\$50	\$78	\$100	XX			\$
Douglas Fir	9-15"	2-3	\$10	\$16	\$24	\$35	\$48	\$195			\$
Norway Spruce	9-15"	2-3	\$9	\$15	\$22	\$33	\$45	\$190			\$
Red Pine	6-14"	2-3	\$10	\$16	\$24	\$35	\$48	\$195			\$
White Pine	10-16"	3	\$11	\$17	\$26	\$37	\$51	\$205			\$
White Spruce	9-15"	2-3	\$9	\$15	\$22	\$33	\$45	\$190			\$

CONIFER TRANSPLANTS

Species	Size	Age	5 for	10 for	30 for	50 for	80 for	100 for		Quantity	Amount
Blue Spruce	10-18"	3	\$16	\$24	\$56	\$64	\$99	\$116			\$
Concolor Fir	10-18"	4	\$22	\$32	\$64	\$85	\$115	\$130			\$
Norway Spruce	14-18"	3	\$16	\$24	\$56	\$64	\$99	\$116			\$
White Cedar (Am. Arb)	8-15"	3	\$16	\$24	\$56	\$64	\$99	\$116			\$
White Pine	12-18"	3	\$20	\$30	\$60	\$78	\$106	\$120			\$

DECIDUOUS TREE & SHRUB SEEDLINGS

TREES	Size	5 for	10 for	25 for	50 for	100 for			Quantity	Amount
American Sycamore	12-18"	\$14	\$21	\$37	\$51	\$78				\$
Black Walnut	12-18"	\$14	\$21	\$37	\$51	\$78				\$
Bur Oak	12-18"	\$14	\$21	\$37	\$51	\$78				\$
Red Maple	12-18"	\$17	\$28	\$47	\$65	\$98				\$
Shagbark Hickory	12-18"	\$22	\$33	\$53	\$78	\$125				\$
Sugar Maple	12-18"	\$15	\$24	\$42	\$60	\$90				\$
Swamp White Oak	12-18"	\$15	\$24	\$42	\$60	\$90				\$
Tulip Poplar	12-18"	\$17	\$28	\$47	\$65	\$98				\$
White Birch (Paper)	12-18"	\$14	\$21	\$37	\$51	\$78				\$
SHRUBS AND SMALL TREES	Size	5 for	10 for	25 for	50 for	100 for				
American Hazelnut	12-18"	\$17	\$28	\$47	\$65	\$98				\$
Black Elderberry	12-18"	\$14	\$21	\$37	\$51	\$78				\$
Highbush Cranberry	12-18"	\$16	\$26	\$44	\$62	\$94				\$
Red Osier Dogwood	12-18"	\$14	\$21	\$37	\$51	\$78				\$
White Flowering Dogwood	12-18"	\$16	\$26	\$44	\$62	\$94				\$

SMALL FRUIT PLANTS

Species	Description	Price	Quantity	Amount
Blueberry (Earlblue)	2yr old plant, 10-16" tall, season varies	\$7.50 / plant		\$
Raspberry (Mammoth Red—summer)	1st yr plant, cut off at 16", 3/16" caliper	\$3.50 / plant		\$
Strawberry (Everbearing)	1st yr plant, tops cut off, root appearance	\$0.75 / plant		\$

PACKETS

Deer Food Pack	Hazelnut(2), Chinkapin Oak(2), Persimmon(2), Domestic Apple(2) Coralberry-Buckbrush(2), 10trees total, 12-18", native.	\$24		\$
Pollinator Pack	Red Osier Dogwood (2), Choke Cherry (2), American Plum (2), Meadowsweet (2), Pasture Rose (2), 10 trees total, 12-18", native.	\$25		\$

SIDE ONE TOTAL

\$

FRUIT TREES (46' tall, 5/8"-3/4" caliper)				
Apples	Require crosspollination (2 different varieties)	Qty	Price	Amount
Aztec Fuji (EMLA 7)	Midlate Oct. Sweet, juicy, crisp texture. (~12 ft. tree)		\$17.50	\$
Gale Gala (EMLA 111)	Midlate Aug. Med size fruit, crisp, juicy, deep red. (~18 ft. tree)		\$17.50	\$
Gibson Golden (EMLA 111)	Midlate Sept. Sweet juicy, smooth skinned golden delicious. (~18')		\$17.50	\$
Honeycrisp (EMLA 26)	Mid-late Sept. Crisp, juicy, subacid flavor. (~10 ft. tree)		\$17.50	\$
Cherry (Mazzard)	Require crosspollination (2 different varieties)			
Bing Cherry	June/July. Sweet, dark, dense, juicy flesh, large, flavorful		\$17.50	\$
Rainier Cherry	July. Sweet, yellow cherry with red blush, superior flavor		\$17.50	\$
Peaches	Self-fertile. Freestone.			
Cresthaven Peach	Mid season. Sweet, firm, juicy, good for canning, freezing		\$17.50	\$
Redstar Peach	Early season. Large, red, juicy, sweet yellow flesh, good for canning, freezing, baking		\$17.50	\$
Pear (OHxF-97)	Require crosspollination (2 different varieties)			
Bartlett Pear	Late Aug/early Sept. Med. fruit, juicy, excellent fresh and for canning		\$17.50	\$
Beurre Danjou Pear	Late Sept. Light green, mild, aromatic flesh, keeps well in cold storage		\$17.50	\$
MISCELLANEOUS ITEMS (page 10)				
CoCo Fiber Tree Collars 17.3"	\$1.50 each		\$1.50	\$
Marking Flags 36" Wire.	20 each 25 for \$4.50 50 for \$8 100 for \$15			\$
Marking Flags 24" PVC.	20 each 25 for \$4.50 50 for \$8 100 for \$15			\$
Mosquito Barrier Mosquito Repellent	1 quart bottle = \$25 1 gallon bottle = \$80		\$25/\$80	\$
Plantskydd (Animal Repellent)- Powder Concentrate	1 lb. = \$27 2.2 lb = \$43		\$27/\$43	\$
Plantskydd (Animal Repellent)- Pre-mixed	1 quart = \$22 or 1.3 gallon = \$58		\$22/\$58	\$
Plantskydd (Animal Repellent)- Granular	1 lb. shaker = \$15 3lb shaker bag = \$27		\$15/\$27	\$
Fertilizer Tablets	each .30 cents or 100 for \$25			\$
Terra Sorb Planting Medium Hydrogel	1 lb. packages = \$15		\$15	\$
Rigid Mesh Tree Bark Protectors	24" and 48"		\$4.50 / \$7	\$
Jackson County Plat Book (2014)			\$30	\$
NATIVE GRASSES				
Big Bluestem Michigan Genotype	\$21.00/lb.		\$21	\$
Little Bluestem Michigan Genotype	\$33.00/lb.		\$33	\$
Indian Grass Michigan Genotype	\$31.00/lb.		\$31	\$
Switchgrass Michigan Genotype	\$16.00/lb.		\$16	\$
ORDER DEADLINE: MARCH 22, 2017 Make checks payable to JCCD Mail to: 211 W. Ganson St., Suite 200, Jackson, MI 49201 Questions: Call 517-3952082 or lori.fitzgibbons@mi.nacdn.net		Side 1 total \$ _____ Side 2 total \$ _____ Subtotal \$ _____ 6% SALES TAX \$ _____ HANDLING \$ 2.00 Native Plant Total \$ _____ Donation \$ _____ TOTAL AMT \$ _____ Don't forget sales tax and handling!! Thank you!		
NAME*: _____ New Customer Y___ N___ ADDRESS*: _____ New Address Y___ N___ CITY*: _____ STATE*: _____ ZIP CODE*: _____ PHONE*: _____ EMAIL: _____ <div style="border: 1px solid black; width: 150px; height: 20px; margin: 5px 0;"></div> Expires _____ 3 digit Code _____		Office Use: CAT017 Invoice #: _____ Amt\$ _____ Cash _____ Ck# _____ diff. _____ Approval Code for CC _____		
THE DISTRICT IS NOT RESPONSIBLE FOR TREES AFTER PICKUP OR FOR ANY TREE MORTALITY.				

NATIVE PLANT SALE PRE-ORDER FORM

(Orders can be picked up at the Community Plant Sale on May 20 at the Herman Gumper Building located at the Jackson County Fairgrounds from 8:00 a.m. to 12:00 p.m.)

NAME _____

ADDRESS _____ City _____ State _____ Zip _____

PHONE _____ EMAIL _____

NATIVE PLANT*	DESCRIPTION	PRICE (includes tax)	QTY	TOTAL
New England Aster	Moist sand, loam, clay, full to part sun.	\$6.50		
Sky Blue Aster	Moist, fertile soil and clay, full sun	\$6.50		
Foxglove Beardtongue	Dry- moist soil, to 4' tall, white flower	\$6.50		
Hairy Beardtongue	Sandy soils, purple flowers, May-July	\$6.50		
Purple Coneflower	Dry- moist soil, sun- part shade, 3-4'	\$6.50		
Showy Coneflower	Moist-med, full-part sun, 20-30"	\$6.50		
Showy Goldenrod	Sandy soil, sun to part shade, yel. flower	\$6.50		
Harebell	Sandy, well drained soil, full sun, 6-18"	\$6.50		
Jack in the Pulpit	Moist loam, clay, sun- part shade, 1.5-3'	\$6.50		
Joe Pye Weed	Moist/wet sand, loam, clay, full sun, 4-6'	\$6.50		
Butterfly Milkweed	Sandy loam, sun-part shade, drought tol.	\$6.50		
Swamp Milkweed	Moist-wet loam or clay, 4-5', pink/prpl	\$6.50		
Prairie Smoke	Med/dry, sand, loam, full sun.	\$6.50		
Trillium	Dry- moist rich soil, shade, white flower	\$6.50		
Wild Ginger	Dry- moist loam, sun-part shade, purple	\$6.50		
Wild Petunia	Dry, well drained soils, full sun, 1-2'	\$6.50		
Rain Garden Kit	<u>38 plant plugs per flat</u>	\$69.00		
Pollinator Kit	Each kit is tailored for each garden type and comes with a design plan.	\$69.00		
Wildflower Kit		\$69.00		
If also ordering trees: Please transfer total amount from this form to the tree sale order form, and detach and submit with tree order.		TOTAL	➡	\$

OFFICE USE:

ORDER # _____

CASH 2/8/17 JCPC

CK# _____

*Due to unforeseen circumstances, some plants may not be available in the quantity requested. Substitutions may be made upon customer approval.

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*Call with other native plant requests! I may be able to find something for you that is not listed!!

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The Upper Grand River Watershed Alliance

120 West Michigan Avenue, 8th Floor ~ Jackson, MI 49201

517-788-4398

www.uppergrandriver.org

Press Release

For Immediate Release

Public Invited to Share Ideas on Proposed Water Trail for the Upper Grand River

DRAFT Water Trail Master Plan Available for Review

Jackson, Mich. – January 31, 2017 – The public is invited to provide ideas and guidance for a proposed water trail on portions of the Upper Grand River. An Open House will be held on **Wednesday, February 15th** at the **Blackman Charter Township Hall, 1990 W. Parnall Road, Jackson**, from **6:00- 7:30 p.m.** Light refreshments will be served.

A draft of the Upper Grand River Water Trail Master Plan is available on the Upper Grand River Watershed Alliance website (uppergrandriver.org) for review and comment. The Water Trail Master Plan provides a framework for future development and long-term sustainability of the proposed water trail. At the Open House, participants will be asked to comment on the proposed access sites and priorities in the Plan, and further identify community assets and linkages along the river.

Water trails are the aquatic equivalent to hiking trails (or greenways), specifically designed for people using kayaks, canoes, stand-up paddleboards, etc. They promote health, showcase Michigan's incredible water resources, help grow local economies through tourism, and help local business attract and retain high quality employees. The Upper Grand River Water Trail would connect with additional trail segments in the Middle and Lower Grand, Michigan's longest river.

Geoff Snyder, Jackson County Drain Commissioner, chaired the ad hoc Upper Grand River Water Trail Planning Committee, which includes the Upper Grand River Watershed Alliance; the Grand River Environmental Action Team; the City of Jackson and Jackson County Parks Departments; the Jackson County Drain Commissioner's Office; Region 2 Planning Commission; the Eaton Rapids Paddle Club; local municipal officials from upstream of Jackson, downstream through Eaton Rapids; and other interested individuals and organizations. "The Grand River can be a recreational jewel. Getting people on the water and increasing public appreciation of the river are key to restoring the Grand River from the Jackson County headwaters to Lake Michigan, Snyder said."

For more information, please contact:

Geoffrey Snyder – Jackson County Drain Commissioner
Phone: (517) 788-4398

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