



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: April 13, 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 March 9, 2017, meeting minutes [*ACTION*] 3
4. Approval of agenda
Approval of the April 13, 2017, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ #17-11 – Leoni Township rezoning [*ACTION*]..... 5
 - (2) CZ #17-12 – Napoleon Township rezoning [*ACTION*]..... 19
 - (3) CZ #17-13 – Napoleon Township text amendment [*ACTION*] 35
 - b. Consideration of master plan(s) – *None*
 - (1) MP #17-01 – Waterloo Township [*ACTION*]..... 42
 - c. Farmland and Open Space Preservation Program (PA116) application(s) - *None*
6. Other business
 - a. Unfinished business - *None*
 - b. New business – *None*
7. Public comment [*2 MINUTE LIMIT*]
8. Commissioner comment
9. Adjournment

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Jackson County Planning Commission

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

MEETING MINUTES

March 9, 2017

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; and Jim Videto, Agriculture

Members Absent: Jennifer Morris, At Large, and Jared Vickers, At Large

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: Whitney L. Briggs, E.I.T., AR Engineering, and Dr. A.J. Balaze

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** Chair Torres introduced Dr. A.J. Balaze who attended the meeting as a requirement of the Jackson Leadership Academy course he is taking. Commissioners welcomed him to the meeting. At the request of Commissioners, Dr. Balaze spoke briefly about the Jackson Leadership Academy.

Item 3. **Approval of Minutes.** A motion was made by Commissioner Videto, and seconded by Commissioner Polaczyk, to **approve** the minutes of the February 9, 2017, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Staff informed the Commission that Item #5.a.(2) is located on page 16, rather than page 12, of the agenda packet. A motion was made by Commissioner Videto, and seconded by Commissioner Hilleary, to **approve** the February 9, 2017, agenda as corrected. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation**

a. **Consideration of Township Zoning Amendment(s).**

(1) **CZ #17-09 – Rezoning in Section 5 (T2S-R1W) of Blackman Township**

Staff summarized its report regarding the proposed rezoning of a property from Agricultural (AG-1) to General Commercial (C-2), advising County Planning Commissioners to recommend approval with comments of the rezoning to C-2. The comment made by staff was: "The Township should consider the adjustments to the future land use map suggested in the preceding paragraph of [the staff] report" (please see the staff report).

Commissioner Hawley—along with other Commissioners—voiced her concern regarding run-off to the pond and adjacent wetland. Ms. Whitney L. Briggs, E.I.T., from AR Engineering and representing the applicant, spoke in favor of the rezoning and stated that runoff will be contained onsite with a slow release. Staff suggested that the Planning Commission could add to the staff comment by stating the following: "Run-off to the pond and adjacent wetlands should be addressed in the Site Plan

Review (SPR) process, if required.” Commissioner Hilleary voiced his concern regarding the effect that the proposed development of the property could have on the Canada Geese that gather around the pond. Commissioner Hawley also voiced her concern about the completeness of the Zoning Amendment Form submitted by the Township.

A motion was made by Commissioner Polaczyk, and seconded by Commissioner Burns, to recommend **approval with comments** by staff and the Planning Commission of the rezoning to C-2 (please see the staff report and above). *The motion was approved unanimously.*

(2) **CZ #17-10 – Rezoning in Section 36 (T3S-R1E) of Napoleon Township**

Staff summarized its report regarding the proposed rezoning of a property from General Commercial (C-2) to Light Industrial (LI), advising County Planning Commissioners to recommend approval with comments of the rezoning to LI. The comment made by staff was: “The Township should consider the adjustments to the future land use and zoning maps suggested in the preceding paragraph of [the staff] report” (please see the staff report).

A motion was made by Commissioner Burns, and seconded by Commissioner Videto, to recommend **approval with comments** of the rezoning to LI as advised by staff (please see the staff report and above). *The motion was approved unanimously.*

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

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business**

a. **Unfinished Business.** None.

b. **New Business.** None.

Item 7. **Public Comment.** There was no public comment.

Item 8. **Commissioner Comment.** There was no Commissioner comment.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 6:50 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary



Jackson County Planning Commission

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COORDINATED ZONING REPORT | #17-11

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: April 13, 2017

Proposal: The rezoning of property from Community Commercial (B-2) to Single-Family Residential (R-1) or High Density Residence and Office (R-4) in the Northwest Quarter of Section 9 (T3S-R1E) of Leoni Township

Purpose

The applicant wants to rezone the subject property to R-1 (Single-Family Residential) or R-4 (High Density Residence and Office) in order to allow for a residence with in-home daycare (e.g., most likely a Family or Group Daycare Home).^{1,2}

Location and Size of the Property

The subject property (ID# 000-14-09-105-012-00) is 0.23 acres and fronts on Grand Street. The subject property is located in the Northwest Quarter of Section 9 (T3S-R1E) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – A residence is located on the subject property, apparently a legally nonconforming use. Commercial properties are located to the north, across Grand Street, and residences are located to the northeast. Michigan Center Bible Church is located to the east, with residences on the other side of 6th Street. Commercial properties are located to the south and west, on both sides of 5th Street. The Keicher Elementary School campus is located further to the south, on the other side of Broad Street (see Figures 1 and 5 and the background information).

Future Land Use – The future land use map in the *Leoni Township Master Plan* places the subject property in a small area recommended for Moderate-Density Residential uses, as are properties in larger areas to the northeast and further to the east. Public and Quasi-Public uses are recommended for the property directly to the east and other properties to the southeast. Commercial uses are recommended

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.

² Subsections 3 and 4 of Section 206 of the Michigan Zoning Enabling Act (MCL 125.3206(3) and (4)) state that for a township: (3) 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 and (4) 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 . . . [the] standards listed in the remainder of that subsection. Subsections iii and iv of Subsection h of Section 1 of Child Care Organizations (MCL 722.111(1)(h)) states that: (iii) "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 . . . and (iv) "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. . . .

for properties to the west, on both sides of 5th Street (see Figure 2). The countywide future land use map in the *Jackson Community Comprehensive Plan* places the subject property in the midst of an area recommended for Commercial uses. However, the subject property is not far from an area recommended for Residential uses (see Figure 3).

Current Zoning – The current zoning of the subject property is B-2 (Community Commercial), as are the campuses of the Michigan Center Bible Church and the Keicher Elementary School (partial) to the east and southeast, respectively. Properties further to the east are zoned R-1 (Single-Family Residential) (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer service is available to the subject property. It is unknown when municipal water service will be provided (see the Rezoning Worksheet Form).

Public Road/Street Access – Grand Street is a subdivision street—a type of county local road—which provides direct access to the subject property (see the *Jackson County 2008 Road Map*).

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

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission was asked to recommend the rezoning of the subject property to either R-1 (Single-Family Residential) or R-4 (High Density Residence and Office). The Planning Commission chose to consider rezoning the property to R-4. The Commission recommends *disapproval* of the proposed rezoning to R-4 due to a tie vote (see the Zoning Amendment Form and other background information).

Staff Analysis – Leoni 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 property in an area recommended for Moderate-Density Residential uses, as are properties to the northeast and further to the east. Furthermore, the campuses of the Michigan Center Bible Church and the Keicher Elementary School, currently recommended for Public/Quasi-Public uses, would likely be placed in an area recommended for Moderate-Density Residential uses if those institutions were not there. The Zoning Plan equates Moderate-Density Residential uses to the R-1 (Single-Family Residential), RS (Suburban Residential), and PR-1 (Planned Residential) zoning districts. The R-4 (High Density Residence and Office) district is equated to High-Density Residential uses.

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

Yes. The subject property is currently used for residential uses. A Family Daycare Home is a permitted use in the R-1 and R-4 districts. Finally, a Group Daycare Home and the adjacent Church are allowed as conditional uses in the R-1 and R-4 districts.

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

No. The subject property should not adversely impact existing public services and facilities.

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 Single-Family Residence and a Family or Group Daycare Home will have less impact on the adjacent B-2 (Community Commercial) district than another commercial business.

The Township should consider rezoning the property to R-1 (One-Family Residential) rather than R-4 (High Density Residence and Office). Moderate-Density Residential uses would most likely be recommended if those institutions were not there. The Zoning Plan equates the R-1 (Single-Family Residential) district to Moderate-Density Residential uses while the R-4 (High Density Residence and Office) district equates to High-Density Residential uses. Furthermore, the campuses of the Michigan Center Bible Church and the Keicher Elementary School are permitted as conditional uses in the R-1 district, according to the Township's zoning ordinance. The Township should consider rezoning those institutional properties to R-1 in—and the residential properties west of 6th Street—order to bridge the gap between the subject property and the R-1 district located further to the east. The Township should also consider converting the Public/Quasi-Public category in the Master Plan to an overlay category with an underlying Moderate-Density Residential category (at that location).

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 R-1 (Single-Family Residential). Please see the above paragraph for those comments. The Township should also consider conferring with its Attorney to determine if the request needs to go back to Township's Planning Commission for rehearing if the recommendation to R-1 is followed rather than the failed recommendation to R-4 (High Density Residence and Office).

Suggested Actions:

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

**Figure 1
Location**

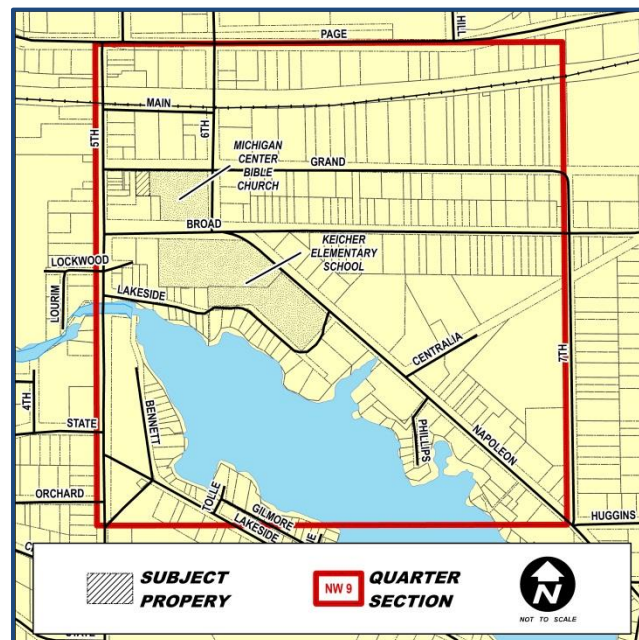


Figure 2
Municipal Future Land Use

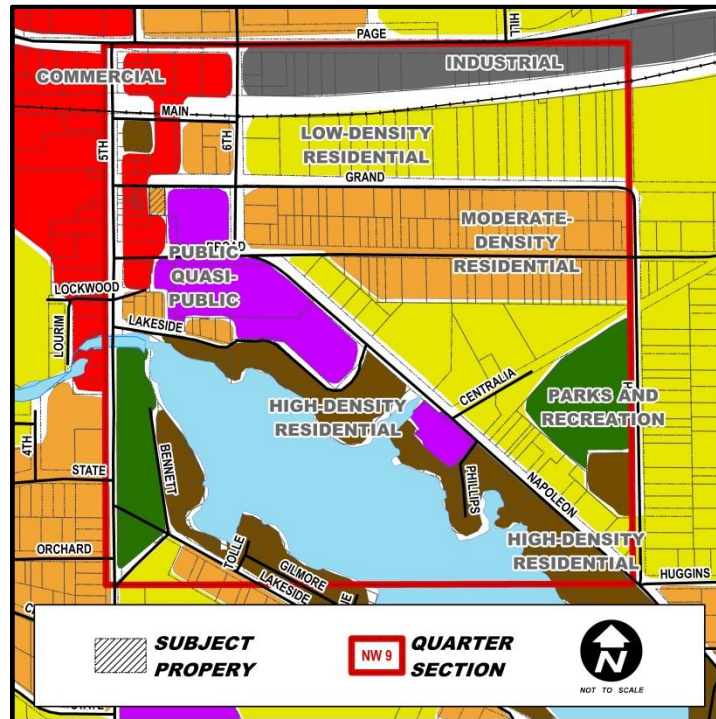


Figure 3
Countywide Future Land Use

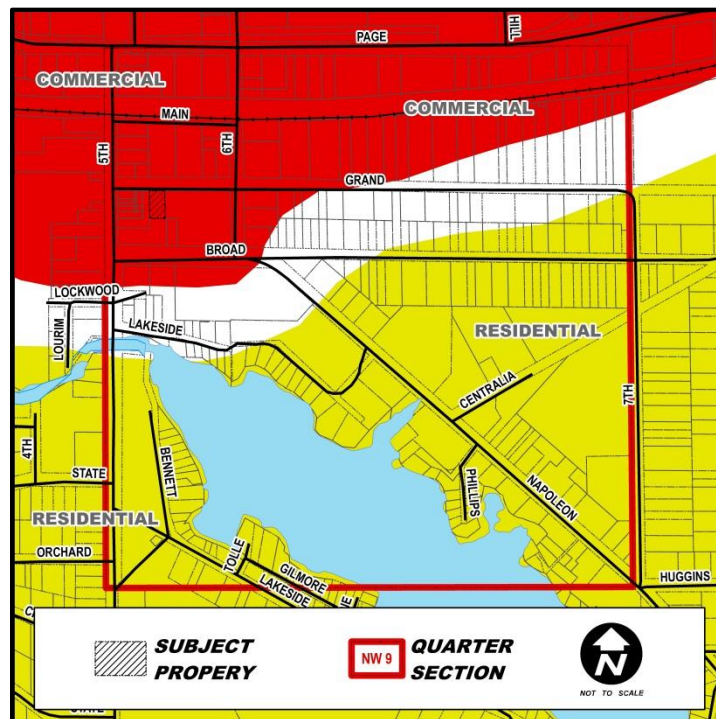


Figure 4
Municipal Zoning

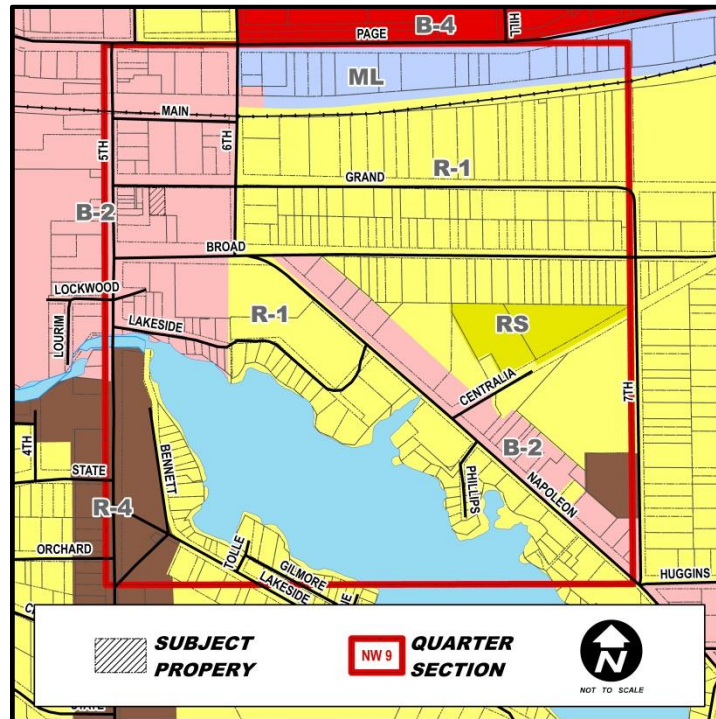
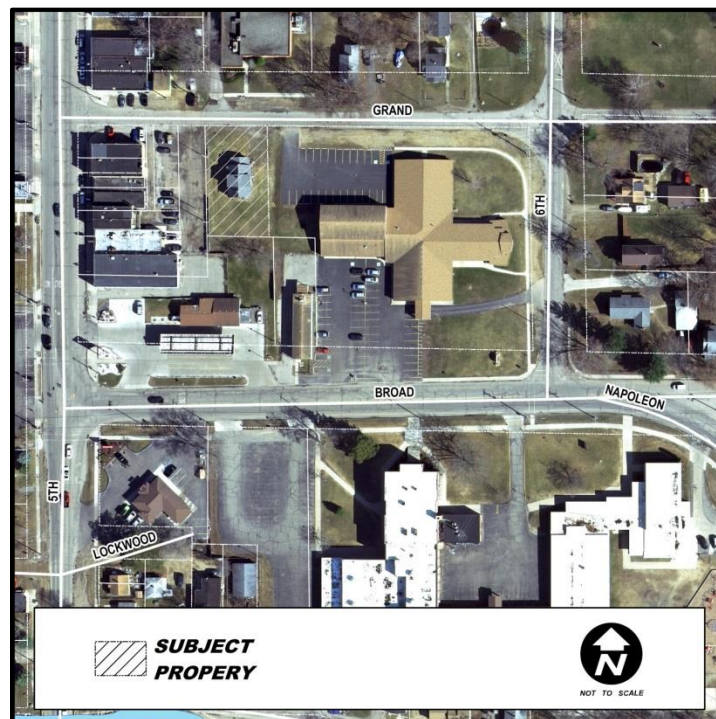


Figure 5
Aerial Photo



JCPC Case #: _____
(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 Leoni 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 B-2 ZONE TO R1 or R4A ZONE.
2. PURPOSE OF PROPOSED CHANGE: Daycare (in home) Residential with a business (Daycare)

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 March day 15th year 2017
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month February day 21st 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 (X) DISAPPROVE. Tie Vote

John Spurr (X) Chair or () Secretary 3 / 15 / 17 (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 #: _____
(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: Leoni Township Case #: _____
Township official we may contact: Michele Manke Phone #: (517) 936-2290
Applicant: Roy Simpkins / Jeff Wyers Phone #: (517) 206-0574
Rezoning Request: From: B-2 () To: R1 or R4 ()
Property Location: Section(s): 09 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"): 1.23 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant single family home

What is the proposed use of the site? Daycare (in home) Residential with a business (Day care)

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

North: Mix of Business & residential
East: Single family

South: Business
West: Business

What are the surrounding Zoning Districts?

North: Community Business (B-2)
East: Community Business (B-2)

South: Community Business (B-2)
West: Community Business (B-2)

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? Unknown

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 Grand

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.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/15/2017 9:56 AM

Parcel: 000-14-09-105-012-00
Owner's Name: WYERS JEFFERY C
Property Address: 119 GRAND ST
MICHIGAN CENTER, MI 49254
Liber/Page: 2066/0555
Split: / /
Public Impr.: Paved Road, Electric
Topography: Level

Current Class: 401.RESIDENTIAL
Previous Class: 401.RESIDENTIAL
Gov. Unit: 07 LEONI TOWNSHIP
MAP #
School: 38120 MICHIGAN CENTER
Neighborhood: 4008 4008 FATIMA BLACK WRIGHTS

Mailing Address:

WYERS JEFFERY C
600 ISLAND HEIGHTS
GRASS LAKE MI 49240

Description:

LOT 13 EXC THE E 56 FT THEREOF AND ENTIRE LOT 14 IN BLK 84 OF VILLAGE OF MICHIGAN CENTER SEC 9 T3S R1E

W 10 ft of Lot 13
Entire Lot 14

Most Recent Sale Information

Sold on 11/18/2015 for 24,365 by LEONI TOWNSHIP.

Terms of Sale: TAX SALE

Liber/Page: 2066/0555

Most Recent Permit Information

Permit 150263 on 11/30/2015 for \$0 category ADDITION.

Physical Property Characteristics

2017 S.E.V.:	Tentative	2017 Taxable:	Tentative	Lot Dimensions:	
2016 S.E.V.:	12,500	2016 Taxable:	12,500	Acreage:	0.23
Zoning:	B-2 COM	Land Value:	Tentative	Frontage:	76.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	132.0

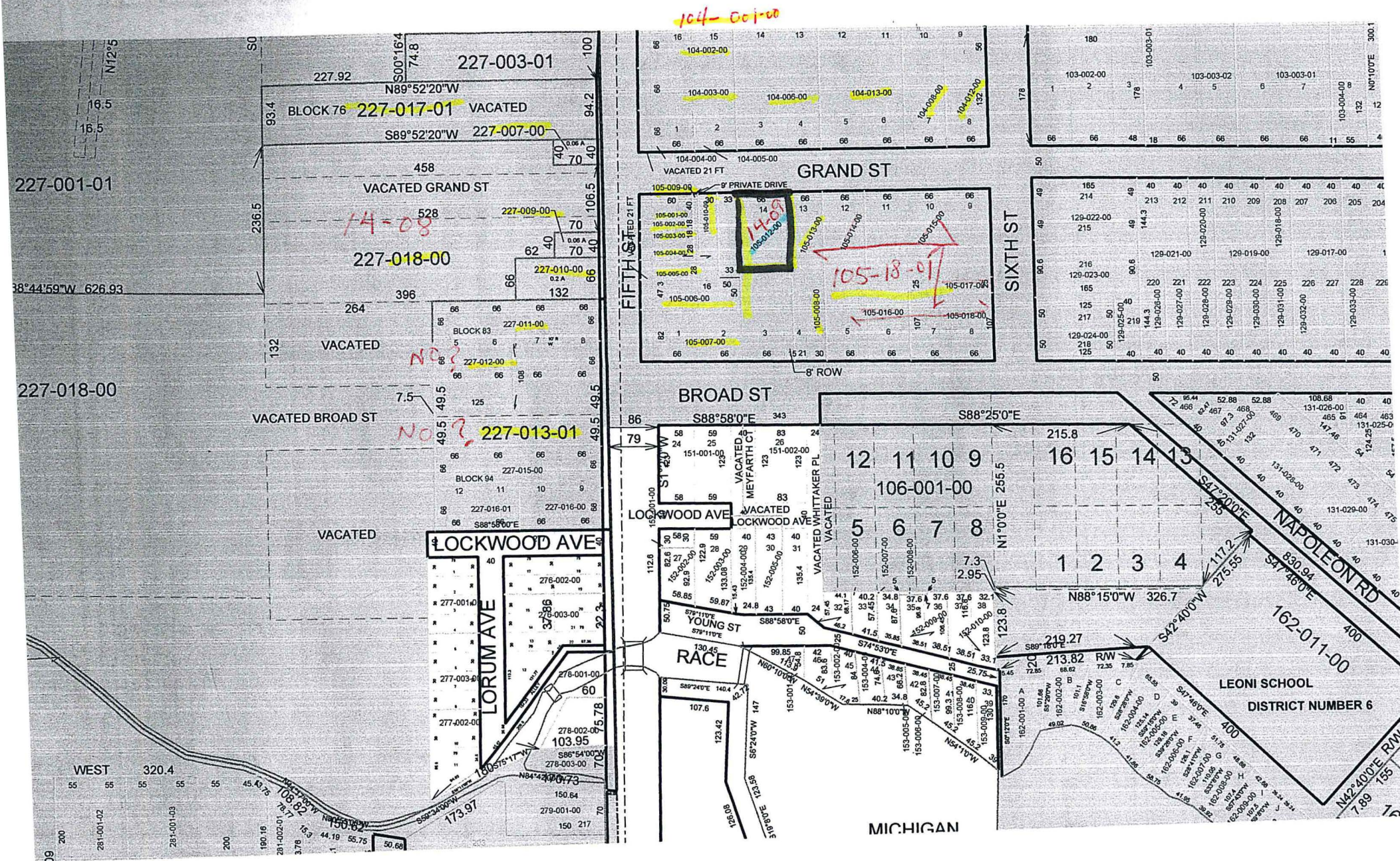
Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: 1.75 STY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,531
Ground Area: 875
Garage Area: 0
Basement Area: 875
Basement Walls: Block
Estimated TCV: Tentative

Image



JACKSON CITY SUBDIVISION



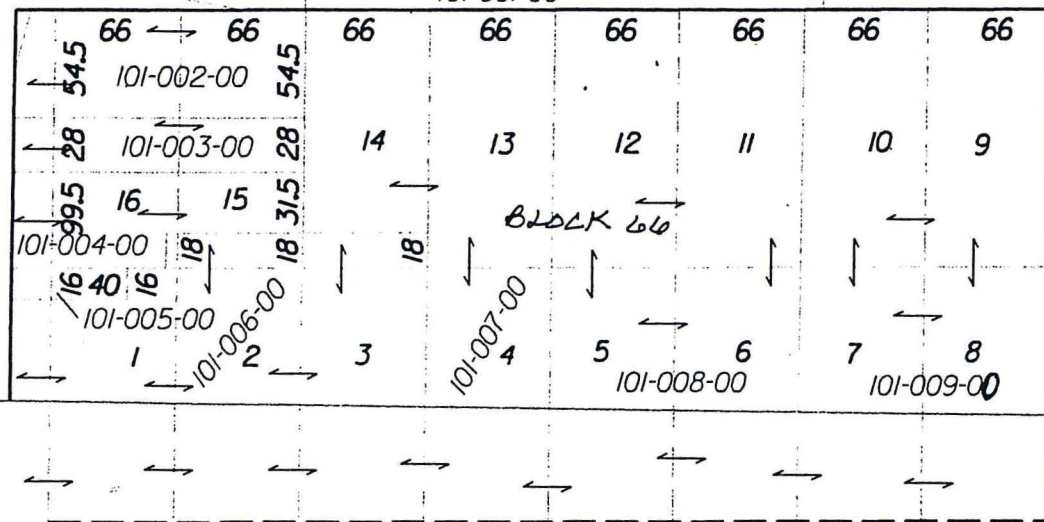
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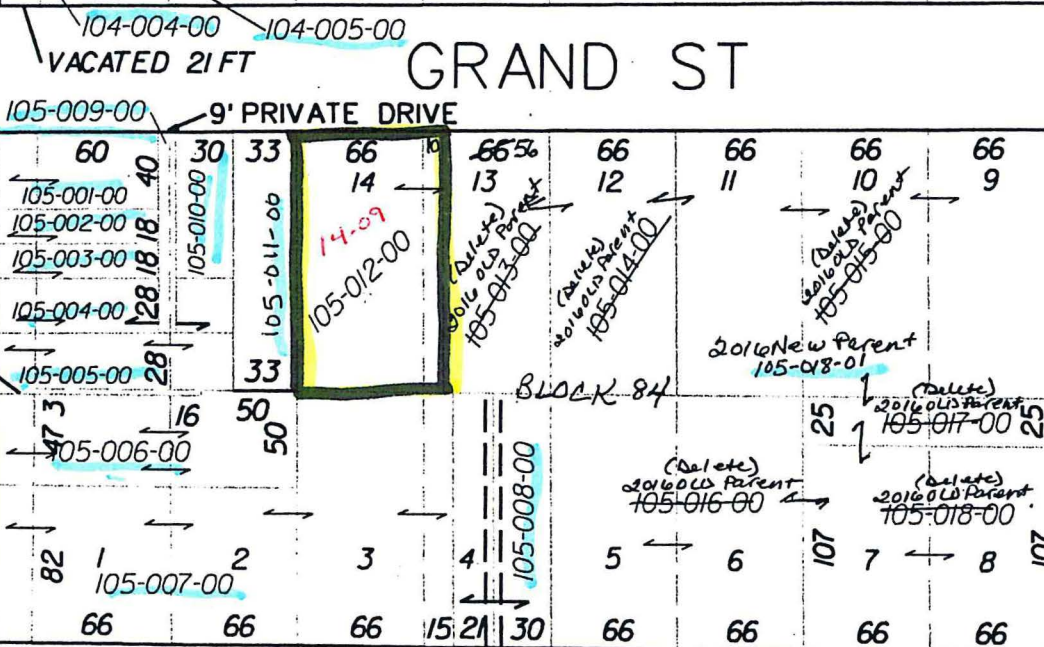
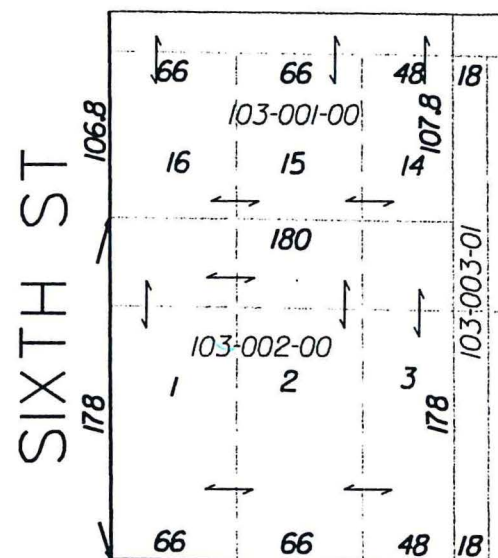
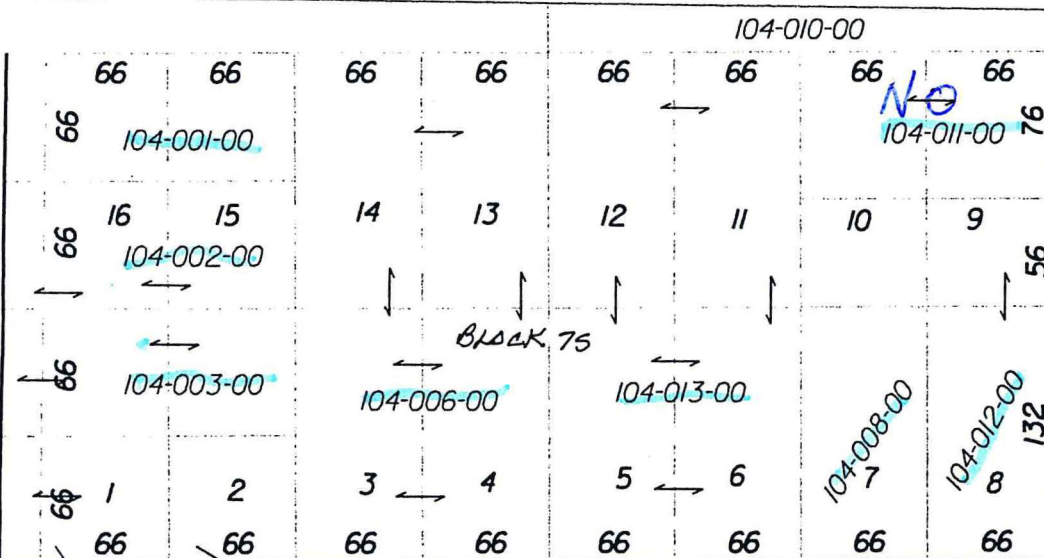
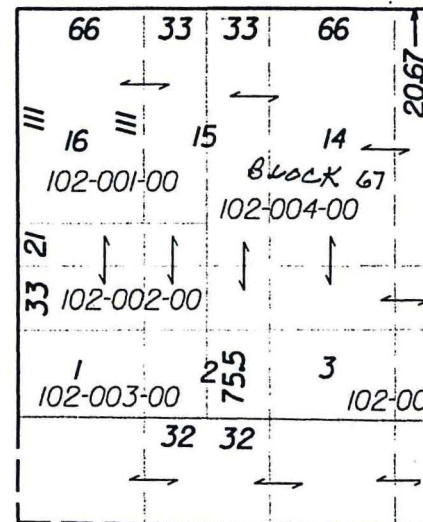
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101-001-00



M.C.R.R.



GRAND ST

BROAD ST

CENTRAL

NAP

350.00

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1106

DATE OF APPLICATION: _____

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

LEONI TOWNSHIP
P A I D

FEB 15 2017

Don: 11 x

TO: PLANNING COMMISSION, LEONI TOWNSHIP

I (We) Hereby make application with the Township of Leoni to:

- ☐ Add to or change the text of the Ordinance.
- ☐ Change the district boundaries.
- ☒ Re-Zone the property to another classification.
- ☐ Conditional Use.
- ☐ Home Occupation.
- ☐ Extending Residential Non-Conforming Use.

1. Applicants Name: Roy Simpson Phone: 517 246-0574
2. Address of Property Involved: 119 GRAND ST
3. Legal Description of Property: 00-14-09-105-012-00
4. The above property is presently zoned: B-2
5. I wish the zoning to be changed from: B-2 to: R-1 OR R-4
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: single family with daycare

NOTE: Attach an **ACCURATE SURVEY DRAWING** of said property drawn to scale showing existing and proposed building and structures, the type thereof and their uses, and the distances from property lines.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OF THE PROPERTY.

I GRANT PERMISSION FOR MEMEBERS OF THE LEONI TOWNSHIP PLANNING COMMISSION AND/OR TOWNSHIP BOARD TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.

FEE: 350

[Signature]
SIGNATURE OF OWNER APPLICANT

PLANNING COMMISSION RECOMMENDATION: Having review the submitted data, hereby recommend the Township Board
() Approve (X) Disapprove the Application for the following reasons (or with these restrictions) Tie Vote

DATE: 3/15/17

CHAIRMAN: [Signature]

SIGNATURE

TOWNSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby () APPROVE () DISAPPROVE the application for the following reasons: _____

DATE: _____

CLERK: _____

SIGNATURE

LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1380 FAX

NOT I CE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, March 15th, 2017, at 6:30 p.m. in the Leoni Township Meeting hall, 913 Fifth St., Michigan Center, Michigan 49254 to hear a request from Roy Simpkins, to re-zone the property located at 119 Grand Street, Michigan Center, MI, 49254, from Business to Residential.

LOT 13 EXC THE E 56 FT THEREOF AND ENTIRE LOT 14 IN BLK 84
OF VILLAGE OF MICHIGAN CENTER SEC 9 T3S R1E

Michele Manke, Clerk

Leoni Township Office
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1380
Leonitownship.com

PLANNING COMMISSION MINUTES

March 15, 2017

The Leoni Township Planning Commission held a meeting Wednesday, March 1, 2017,
@ 6 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan

Members Present: J. Spencer, L. Maurer, J. Kruse, J. Southworth, V. Beckwith & B. Lester

Members absent: K. Cole

Persons in attendance: 16

Public Comment: Open at 6:33 pm.

James Cannon – has met with Howard regarding his farm at 5067 Page Avenue, current charges against him. Asked if the Planning Commission can recommend any way to help his keep his farm intact. States he has owned and run the farm since May of 1964. Has a meeting with Mr. Linnabary and Mr. Roe next week.

Public Comment: Closed at 6:37 pm.

Purpose of Planning Commission read by Spencer.

Motion by Beckwith, supported by Maurer, to approve of the agenda as presented.

Motion carried by voice vote.

Motion by Kruse, supported by Spencer, to approve the minutes of March 1, 2017.

Motion carried by voice vote.

Public Hearing:

Roy Simpkins/Jeff Wyers, 119 Grand Street

Mr. Simpkins stated he would like to rezone in order to live in and run a daycare business out of the home, and, with the property being zoned business, he cannot get a loan.

Mr. Wyers is the current owner and is ok with the rezone.

Mrs. Southworth spoke with Mr. Bauman at Jackson County Region 2. They don't like spot zoning. She also cited the Master Plan as concurring with Region 2.

Mr. Spencer went on record as being for mixed use zoning and doesn't see a problem with rezoning; recommends R-4.

Nora Sharpe-McGee, a realtor located on Fifth Street, stated that it appears that the zoning on this property has been changed back and forth several times and agrees it should be rezoned R-4.

Keith VanPoperin compared Mr. Cannon's and Mr. Wyers' situation regarding rezoning.

Mr. Cannon feels he should be grandfathered in.

Mr. Kruse asked if this would open up to other homes in B-2 to rezone.

Mr. Spencer feels there could be conditions, if necessary, but stated that the property would be more attractive to potential buyers in the future if it is zoned R-4.

Motion by Spencer, supported by Beckwith, to recommend changing 119 Grand Street to R-4.

Tie Vote-Motion Defeated: Ayes; Spencer, Lester and Kruse. Nays; Southworth, Maurer and Beckwith.

Discussion: New Business: None

Discussion: Old Business

Blight – The ride-alongs have not started yet, but Mr. Linnabary stated Mr. Cole and himself plan to go with the City Inspectors over the next 2-3 months.

Mr. Kruse recommended not having the blight issue on the agenda until they get more information.

Public Comment: Open at 7:16 pm.

Mr. Cannon stated that he owns a house on Fifth Street and had heard the Township wants to put a strip mall where the three houses sit immediately south of the railroad tracks.

Public Comment: Closed at 7:18 pm.

Discussion: Mrs. Southworth and Mr. Kruse spoke about attending the Site Plan Seminar that they attended at Napoleon Township on March 8th, along with Mrs. Maurer, Mr. Cole and Mr. Linnabary. They felt that it was very informative.

Adjournment: 7:19 pm.

Dorothy Dickinson, secretary

Next meeting: April 5th, 2017



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 | #17-12

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: April 13, 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 wishes to convert the four existing office units on the subject property into four multi-family dwelling units (see the background information).¹

Location and Size of the Property

The subject property (ID# 000-14-35-276-001-02) is currently accessed from Gillis Drive—but is also adjacent to Brooklyn Road (M-50)—and has an overall area of 1.77 acres. It is located in Section 35 (T3S-R1E) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – The subject property's current use is offices. Farmland is located to the north. Residential uses are located to the east and south. The Brooklyn Road Veterinary Clinic is located to the west and a vacant property is located to the southwest (see the Zoning Worksheet Form and Figure 5b).

Future Land Use – The future land use map in the *Napoleon Township Master Plan* places the subject property—and properties to the east and west along M-50—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 property in the midst of a residential area (see Figure 3).

Current Zoning – The subject property is zoned Local Commercial (LC). A large property on the north side of M-50 is zoned Agricultural (AG). Adjacent properties to the east and south are zoned Single-Family Residential (R-1). The property to the west is zoned General Commercial (GC) while the property to the southwest is zoned as a Planned Unit Development (PUD) (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer and water are not available nor are there plans to make them available (see the Zoning Worksheet Form).

Public Road/Street Access – Gillis Drive is a subdivision street—a type of county local road—which provides direct access to the subject property (see the *Jackson County 2008 Road Map*).

Environmental Constraints – The subject property has no environmental constraints according to the Township (see the Zoning Worksheet Form).

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 – Due to a tie vote, the Napoleon Township Planning Commission recommends **disapproval** of the proposed rezoning to RM (see the Zoning Amendment Form and other background information).

Past Jackson County Planning Commission (JCPC) Recommendation – The rezoning of the subject property also came before the JCPC (CZ #16-09) in June of 2016. The staff advisement was to approve the rezoning. However, it was the unanimous vote of the JCPC to recommend **disapproval** of the proposed rezoning to RM (see the June 9, 2016, meeting minutes of the JCPC).

Staff Analysis – Napoleon 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 Plan places the subject property in an area along M-50 recommended for Commercial uses which equate to Local Commercial (LC), General Commercial (GC), or PUD (Planned Unit Development) zoning. However, several nearby properties along Foxworth Court have already been rezoned Multiple-Family Residential (RM). The property is in the same general area recommended for Commercial uses. The latest rezoning to RM in this area was recommended by the JCPC in January of 2017. It should also be noted that at least one parcel along Gillis Drive that is recommended for Commercial uses is a residential property.

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

Yes. Rezoning of the property to RM will provide the Gillis Drive neighborhood a buffer from the adjacent veterinary clinic.

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

No. The proposed rezoning should not significantly impact available public services and facilities.

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. Given the presence of RM zoning in the general area of the subject property, uses allowed in the RM District will be equally or better suited as the existing LC zoning.

Rezoning along this stretch of M-50 to Multiple-Family Residential (RM) indicate that too large of an area was recommended for Commercial uses in the vicinity of Section 35 (T3S-R1E) of the Township. Therefore, the proposed rezoning conforms to similar zoning requests in the general area. It also makes sense to reduce the size of the Commercial area when the *Napoleon Township Master Plan* is updated—the Township has asked for a cost estimate from the R2PC to prepare a new edition of the document.

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 Multiple-Family Residential (RM). Please see the above paragraph for those comments.

Suggested Actions:

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

Figure 1
Location

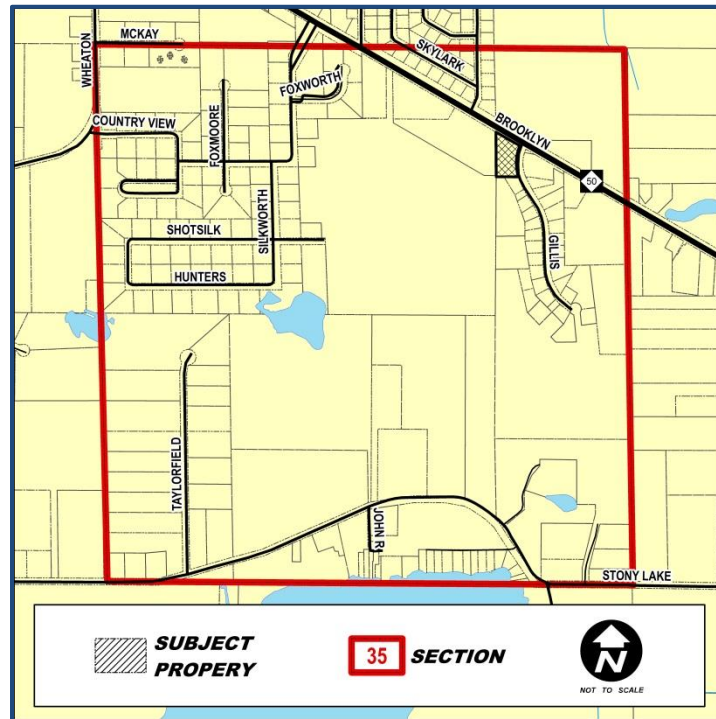


Figure 2
Municipal Future Land Use

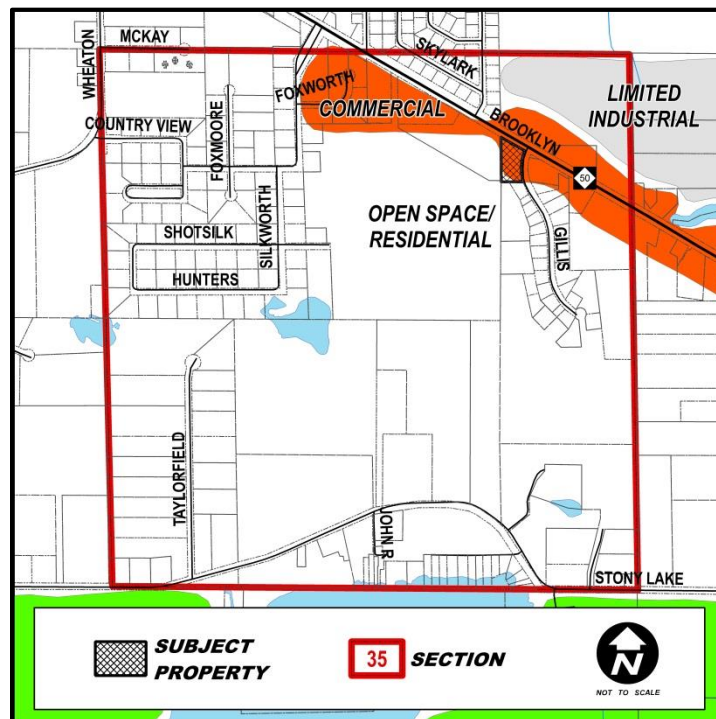


Figure 3
Countywide Future Land Use

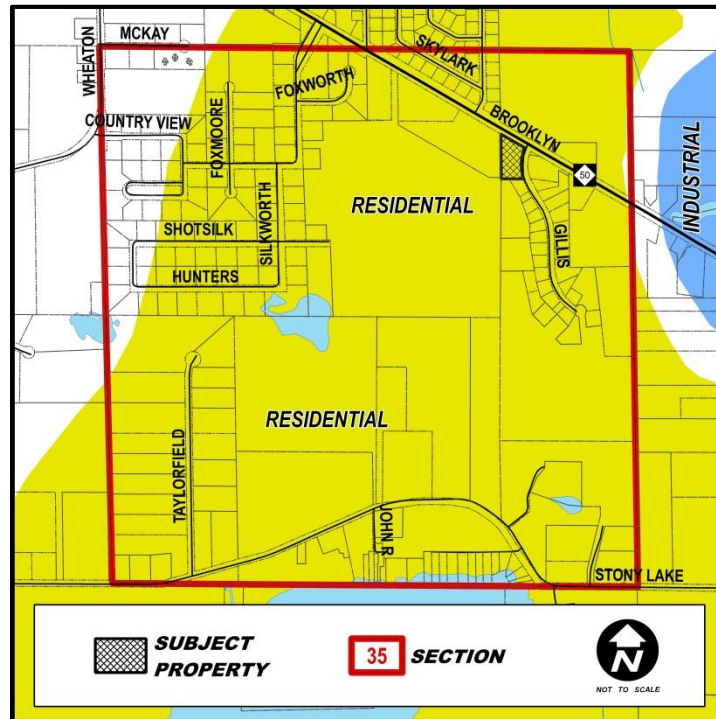
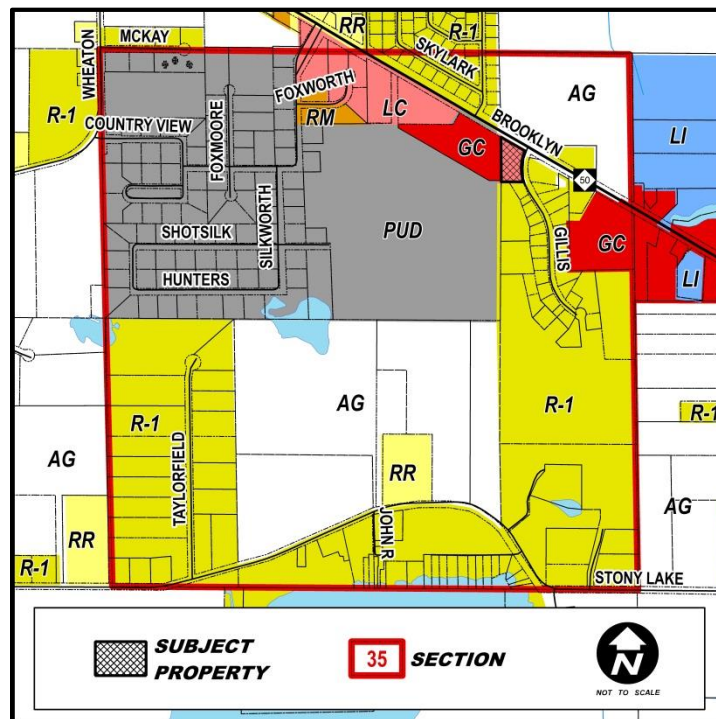
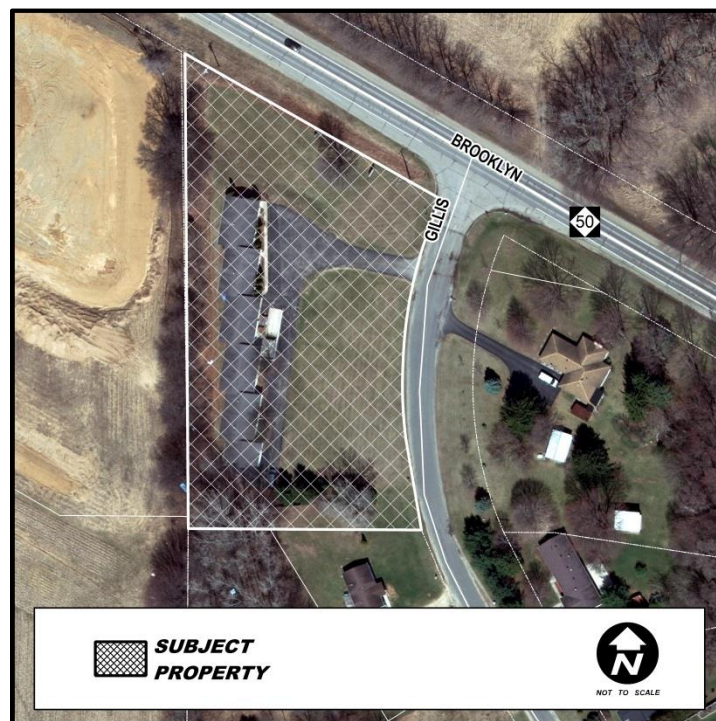
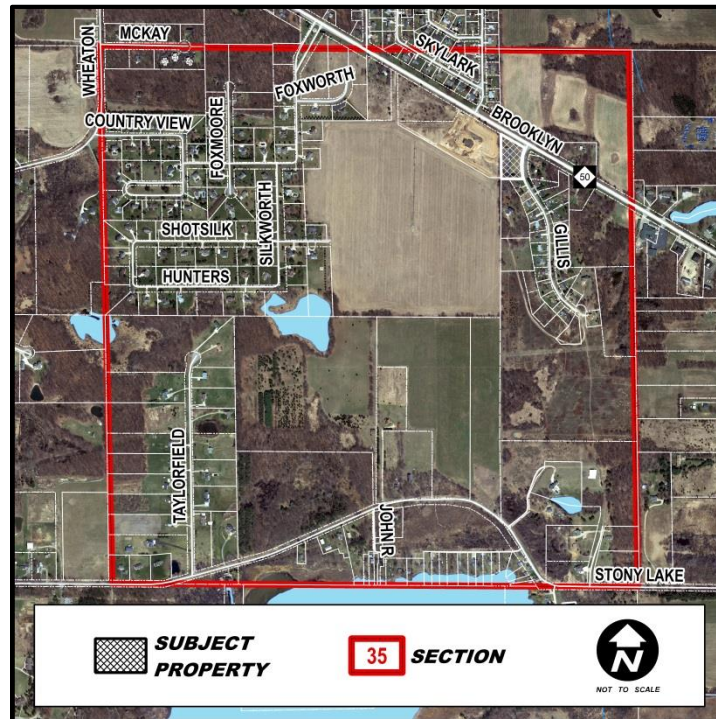


Figure 4
Municipal Zoning



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.)

see attached - 000-14-35-276-001-02 - 1.77 acres

- The above described property has a proposed zoning change FROM Local Commercial (LC) ZONE TO Multi Family (RM) ZONE.
- PURPOSE OF PROPOSED CHANGE: Change 4 units from Offices to a 4 unit Multi Family

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.)

Change 4 units from Offices to a 4 unit Multi Family

- C. **PUBLIC HEARING** on the above amendment was held on: month March day 23 year 2017
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month March day 7 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: 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. Tie vote

Julie Wilson Julie Wilson, Recording Secretary March / 23 / 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

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: Napoleon Township Case #: 17-03-0006

Township official we may contact: John Worden Phone #: (517) 536 - 8694

Applicant: JRP Home Solutions LLC Phone #: (517) 414 - 5477

Rezoning Request: From: Local Commercial (LC) To: Multi Family (RM)

Property Location: Section(s): 35 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"): 1.77 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Offices

What is the proposed use of the site? Multi Family

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

North: Vacant Farm Land

South: Residential

East: Residential

West: General Commercial

What are the surrounding Zoning Districts?

North: Agricultural (AG)

South: Residential (R-1)

East: Agricultural (AG)

West: General Commercial (GC)

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

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 Gillis Road

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.

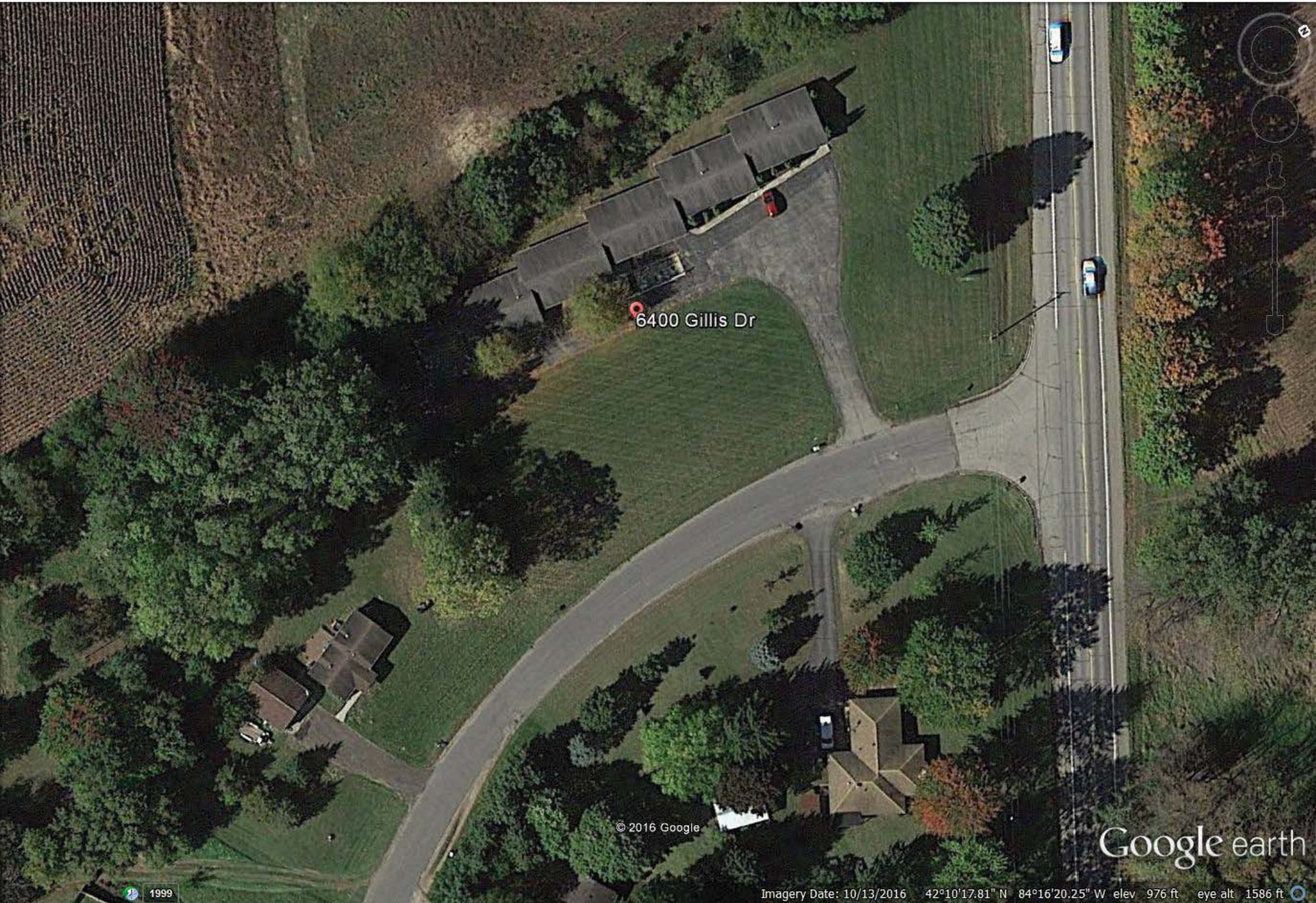
Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ 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.



6400 Gillis Dr

© 2016 Google

Google earth

1999

Imagery Date: 10/13/2016 42°10'17.81" N 84°16'20.25" W elev 976 ft eye alt 1586 ft

Case#17-03-0006-6400 Gillis Dr.-Rezoning-LC to RM
Applicant JRP Home Solutions LLC-Owner Bob Richards



Minutes of the Meeting of the
Napoleon Planning Commission
March 23, 2017

Call to Order: 6:00 pm

Commission Members Present:	Eric Maes	Doug Lammers
	Julie Wilson	Scott Miles
	Jeff Kirkpatrick	David Conlon

Also Present: John Worden, Napoleon Township Zoning Administrator

Minutes of February 23, 2017 Meeting: Motion by Lammers and supported by Maes to approve the meeting minutes. All Ayes. Motion passed.

Case #17-03-0006– Rezoning from Local Commercial (LC) to Multi-Family Residential (RM) – 6400 Gillis Road – JRP Home Solutions, Applicant; Bob Richards, Owner

Present at the meeting was Tony Pinson, applicant and owner of JRP Home Solutions. Pinson stated the building is 5500 square feet and will have 4-5 luxury apartments in it when completed, ranging in size of 800 to 1000 square feet each. The garage doors will be removed to create a residential façade and the parking lot will be enlarged to accommodate the renter's vehicles. The property currently has 2 septic's and 2 wells. There will be an enclosed garbage area on the south end of the building and an enclosed recreational area on the north side with a nature path along the back side of the building.

Several neighbors spoke who were opposed to the rezoning, Karen Glass, 6437 Gillis; Brad Deranek, 6555 Brooklyn Road; Chris Lehman, 6420 Gillis Road. The neighbors were concerned about noise, trash, traffic and property values.

The Jackson County Planning Commission completed a Coordinated Zoning Report on June 9, 2016. Based on their analysis of the rezoning of 6400 Gillis Road, they recommended approval of the rezoning to Multi-Family Residential (RM).

A motion was made by Miles and supported by Kirkpatrick to recommend to the Township Board rezoning of 6400 Gillis Road from LC to RM. Miles, Kirkpatrick and Conlon voted Aye. Wilson, Maes and Lammers voted Nay. Motion did not pass.

Case #17-03-0007 – Amendments to Section 4.11.2, Type Two Home Occupation

The Planning Commission was asked by the Township Board to revisit Article 4.11.2 of the Napoleon Township Zoning Ordinance. The Planning Commission was asked to specifically revisit the current zoning text to address the type of Conditional Use in areas zoned Agricultural (AG) due to the request to issue a Conditional Use Permit to 3859 Hoyer Road (details of which can be read in the December 22, 2016 Planning Commission meeting minutes).

The proposed amendments to 4.11.2 were reviewed by the Planning Commission. It was noted that the proposed amendments were not being made in order to approve or disapprove the Conditional Use Permit for 3859 Hoyer Road.

Present and representing neighbors, Mathew and Maria Miller, 3917 Hoyer Road, was Jeffrey Gallatin. Gallatin requested the Board consider adding verbiage to 4.11.2 which would allow the Planning Commission to hire an Independent Professional Zoning and Planning Consultant to do a feasibility study, if it deems necessary, where it is a non-traditional Type Two Home Business Conditional Use. Worden stated that Region 2 Planning Commission would prepare special reports when requested. Kirkpatrick suggested adding a section to all Conditional Use sections of the Zoning Ordinance requiring a feasibility study, when needed, from an approved professional.

It was decided to add to Section D of 4.11.2, Type Two Home Occupation, the following verbiage: The Planning Commission may require a feasibility study from an approved zoning and planning consultant selected by the Napoleon Township Zoning Administrator. The cost of such study will be the responsibility of the applicant.

Miles made a motion, which was supported by Maes, for the Planning Commission to recommend to the Napoleon Township Board the proposed amendments to 4.11.2, Type 2 Home Occupation, including the addition to Section D. Maes, Wilson, Miles, Kirkpatrick and Conlon voted Aye. Lammers voted Nay. Motion passed.

Meeting Adjourned: 7:54

Julie Wilson, Secretary

Minutes of the Meeting of the
Napoleon Planning Commission
May 19, 2016

Call to Order: 7:00 pm

Commission Members Present: Steve Doerr Steve Smoyer
Julie Wilson Scott Miles
Bob Hirschman

Minutes of April 21, 2016 Meeting: Motion by Doerr and supported by Smoyer to approve the meeting minutes. All Ayes. Motion passed.

Case #16-05-0007 – Rezoning 6400 Gillis Road from Local Commercial (LC) to Multi Family (RM) –
Allowing Commercial Units to become Living Units – Ryan Wallace / Applicant

Ryan Wallace stated there will be four units with each having one bedroom and a one car garage. The health department has approved the drain field. The properties will not have public sewer and water. Charles Richards, 6800 Wheaton Road, is the current owner. He noted that the building is approximately 5400 square feet. Parking is sufficient.

Brad Darenek, 6553 Brooklyn Road spoke against it being changed.

Chris Lehman, 6420 Gillis Road spoke against.

Andy Fassett, 6425 Gillis Road spoke against.

Karen Glass, 6437 Gillis Road spoke against.

The residents are concerned about noise, traffic, trash and the fact that there is no back yard.

Section 9.11.19 of the Zoning Ordinance, Residential Living Units in Commercially Zoned Districts, does not apply.

Hirschman moved and Wilson supported the motion to recommend denying the rezoning of 6400 Gillis Road from Local Commercial (LC) to Multi Family (RM). Hirschman, Doerr and Wilson voted yes. Smoyer and Miles voted no. Motion to deny the rezoning passed.

Case #16-05-0008 – Rezoning 3.41 Acres of 4240 Hoyer Road from Agricultural (AG) to Rural Residential (RR) – Jim and Karon Thomas / applicants – Joe Perez / Owner

Jim and Karon Thomas, 5491 Clark Lake Road, were present at the meeting. They would like to do a land split of the 40 acres and rezone 3.41 acres to RR. Doerr read Section 3.12.1 Schedule of Regulations, Expanded; Minimum Lot Width. Although it is an irregular shaped lot the board decided the minimum lot width as it meets Hoyer Road is being met.

Doerr moved and Hirschman supported the motion to recommend the rezoning of 3.41 Acres of 4240 Hoyer Road from AG to RR in as much as the facts regarding minimum lot width align to Article 3.12.1. All Ayes. Motion passed.

Doerr, as requested by the Napoleon Township Zoning Board of Appeals, discussed possibly amending Section 4.5.1 C, Sizes for Accessory Structures Based on Lot Area of the Zoning Ordinance.

The Board discussed changing meeting dates and time. New member, Lammers, cannot meet on the third Thursday of the month due to a conflict. Worden requested the meetings be changed in order to shorten the process for applicants.

Meeting Adjourned: 9:05

Julie Wilson, 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

MEETING MINUTES

June 9, 2016

Jackson County Tower Building • Jackson, Michigan

Members Present: Timothy Burns, At Large; Roger Gaede, Environment; Nancy Hawley, At Large; Jennifer Morris, At Large; Amy Torres, Industry and Economics; Carl Rice, Jr., Jackson County Board of Commissioners; Jared Vickers, At Large; and Jim Videto, Agriculture

Members Absent: Ted Hilleary, Education

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: Andrew Fassett; Brad Geranek; Karen Glass; Chris Lehman; Charles (Bob) Richardson; and Witney Ricks

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.** Public comments were not requested.

Item 3. **Approval of Minutes.** A motion was made by Commissioner Rice, and seconded by Commissioner Morris, to **approve** the minutes of the May 12, 2016, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Commissioner Videto, and seconded by Commissioner Morris, to **approve** the June 9, 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).**

(1) **CZ #16-09 – Rezoning in Section 35 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. There were questions from the Commissioners about the proposed rezoning and some scrivener's errors made by staff were resolved. Commissioner Morris stated that the master plan was updated recently and should be followed. Commissioner Hawley felt that RM fits into the area.

Charles (Bob) Richardson, the seller, spoke in favor of the request. Several people from the neighborhood spoke against the proposed rezoning. Karen Glass spoke about the size of the apartment, the number of parking spaces that will be needed, and that there is no place to locate trash at the rear of the properties. Andrew Fassett cited the condition of other multiple-family developments in the general area. Chris Lehman was concerned about incoming traffic and that the 4 units will expand to six. She also stated that she likes the 8:00 am to 5:00 pm nature of the offices.

Brad Geranek was concerned about riff-raff moving into the area and that everything will be located in the front yard.

Commissioner Torres pointed out that any commercial uses will be allowed on the site if the LC zoning remains. Commissioner Rice said that the decision should be based on factual information rather than innuendo (i.e., riff-raff).

A motion was made by Commissioner Morris and seconded by Commissioner Rice, to recommend **disapproval** of the rezoning. *The motion was approved unanimously.*

(2) **CZ #16-10 – Rezoning in Section 20 of Napoleon Township**

Staff summarized its report regarding the proposed rezoning of a portion of a property from Agricultural (AG) to Rural Residential (R-1), advising County Planning Commissioners to recommend approval of the rezoning to R-1. Commissioner Morris voiced her concern over the creation of a 66-foot right-of-way into the interior of the parent property.

A motion was made by Commissioner Hawley, and seconded by Commissioner Burns, to recommend **approval** of the rezoning, as advised by staff (see the staff report). *The motion was approved 7-1 (Gaede).*

(3) **CZ #16-11 – Rezoning in Section 16 of Henrietta Township**

Staff summarized its report regarding the proposed rezoning of a property from Agricultural (AG) to Commercial (C-1), advising County Planning Commissioners to recommend approval of the rezoning to C-1. Commissioner Rice asked what the proposed use of the property is. Witney Ricks stated general retail.

A motion was made by Commissioner Morris, and seconded by Commissioner Rice, to recommend **approval** of the rezoning, as advised by staff (see the staff report). *The motion was approved unanimously, with Commissioner Hawley abstaining.*

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

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business**

a. **Unfinished Business.** None.

b. **New Business.** None.

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

Item 8. **Commissioner Comment.** Commissioner Gaede stated that he voted against Case #16-10 because the motion could have been altered. Commissioner Videto stated that the Commission needs to “stay on track” and thanked Commissioner Rice for his comments. Commissioner Gaede voiced his concern that nobody represented the Townships.

Item 9. **Adjournment.** The meeting was adjourned by Commissioner Torres at 7:15 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

NOTICE

The Napoleon Township Planning Commission will hold a public hearing March 23, 2017, at 7:00 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 JRP Home Solutions 744 W. Michigan Ave. Jackson, MI 49201 Applicant to rezone property located at 6400 Gillis Rd. and owned by Bob Richards from Local Commercial (LC) to Multi Family (RM) to allow current commercial units to become living units. 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: March 7, 2017

Copy to Liz Hampton, 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 | #17-13

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: April 13, 2017

Proposal: Text amendments to the *Napoleon Township Zoning Ordinance* regarding Type Two Home Occupations

Background Information

The Township Planning Commission was tasked with revising the zoning regulations regarding Type Two Home Occupations (see the background information).

The Proposed Amendments

The Township Planning Commission proposes the Amendment of Sec. 4.11.2 to:

- Limit the size of a detached structure used for a home occupation and cites the location standards for such structures located in Section 4.5.1 C of the Ordinance (Subsection B).
- Increase the number of nonresident employees at the discretion of the Commission based upon the location and size of the property and buffering from surrounding residences (Subsection C).
- Empower the Commission to require an impact study of a proposed home occupation on the Township's Commercial Districts (Subsection D).
- Allow the Commission to determine the number of clients/customers that can be received at any one time based upon the location and size of the property, buffering from surrounding residences, and overall density of the surrounding area (Subsection F).
- Permit an additional directional sign if the location of the home occupation building cannot be seen from the road (Subsection G).

Analysis and Recommendation

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

Staff Recommendation – The revised standards will provide the Township's Planning Commission greater flexibility in the granting of conditional use permits for Type Two Home Occupations while continuing to ensure that such home occupations are suitable for the subject property and the surrounding area. However the Zoning Ordinance Section cited in Subsection B should be 'Section 4.5.1 C'.

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

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 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.)

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 4 SECTION 4.11.2

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 March day 23 year 2017

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month March day 7 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: 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 (X) APPROVE or () DISAPPROVE.

Julie Wilson Julie Wilson, Recording Secretary March / 23 / 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.

_____() 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

4.11.2. Type Two Home Occupation:

A. Type Two Home Business Requires Conditional Use Approval - The home business request shall be processed by the Planning Commission under the provisions of this Ordinance.

B. Location - The home occupation shall be carried on within the dwelling or within a building accessory thereto *and a detached structure used for a home occupation shall not exceed the maximum aggregate area for a detached accessory building in a residentially zoned district and shall comply with Section 4.5 C of this Ordinance.*

C. Employees and Volunteers - No more than one (1) person (employee or volunteer) may be employed who is not a resident of the premises. Off street parking shall be provided for said employee or volunteer on the premises to which the home occupation is conducted. *The Planning Commission may allow additional persons as employees or volunteers depending on the property location, size of the property, buffering from surrounding residential living units and overall density of the surrounding area.*

D. Impact on Commercial Districts - In addition to meeting the Conditional Use standards for approval, it shall be demonstrated that the home business will not be detrimental to the commercial viability of the Township's commercially zoned districts. *The Planning Commission may require a feasibility study from an approved zoning and planning consultant selected by the Napoleon Township Administrator. The cost of such study will be the responsibility of the applicant.*

E. Hours of Operation - As set by the Conditional Use Permit.

F. Clients or Customers - ~~No more than two (2) clients or customers shall be received at any one time.~~ *The number of clients or customers that can be received at any one time shall be determined by the Planning Commission based on location, size of the property, buffering from surrounding residential living units and overall density of the surrounding area.*

G. Sign - One (1) non-illuminated identification sign, not to exceed three (3) square feet, may be erected. Said sign shall be attached to the residence or may be placed in a window. *Additionally a home occupation located where the building cannot be seen from the road may have a directional sign showing the address and name of the business not to exceed three (3) square feet and setback in accordance with Section 5.2 F of this Ordinance.*

H. Noise - The home occupation shall not generate noise, which is audible beyond the property lines of the dwelling.

I. Equipment or Process - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal human senses beyond the property lines of the dwelling in which the home occupation is conducted.

J. Exterior Alterations - There shall be no exterior alteration in the residential character of the premises in connection with such home occupation and no more than thirty percent (30%) of the living area of the dwelling shall be devoted to such home occupation.

K. Display of Merchandise - No merchandise or articles for sale shall be displayed for advertising purposes so as to be viewable from outside the dwelling and no sign or device relative to the sale of such merchandise shall be displayed on the premises.

L. Storage - All articles or materials used in connection with such home occupation shall be stored in the main and permitted accessory buildings. No outside storage is permitted. The storage of materials and merchandise shall not represent a safety hazard to the dwelling, dwelling occupants, or adjoining properties and occupants, nor shall said storage result in a change to the fire rating of the dwelling and accessory building in which said storage may be conducted.

M. Traffic and Parking - Customers shall not generate excessive traffic or monopolize on-street parking. There shall be no more than two (2) deliveries per week to the residence by suppliers, except that delivery of mail and small packages by the United States Postal Service or by alternative private delivery services shall not be included as supplier deliveries.

N. Sale of Products - There shall be no sale of products or services except as are produced on the premises by such home occupation, except that products not produced on the premises that are incidental to services being performed as a part of the home occupation may be sold in limited quantities.

O. Exemptions from Home Occupations - These following uses are exempt from the provisions of this Section. However, said uses are subject to other applicable sections of this Ordinance.

1. Garage sales
2. The sale of produce grown on the premises

P. Prohibited Uses - The following uses are not allowable as a home occupation in any residential district:

1. Outdoor automobile, truck, and heavy equipment repair.
2. Auto bodywork.
3. Auto body painting.
4. Parking and storage of heavy equipment.

Minutes of the Meeting of the
Napoleon Planning Commission
March 23, 2017

Call to Order: 6:00 pm

Commission Members Present:	Eric Maes	Doug Lammers
	Julie Wilson	Scott Miles
	Jeff Kirkpatrick	David Conlon

Also Present: John Worden, Napoleon Township Zoning Administrator

Minutes of February 23, 2017 Meeting: Motion by Lammers and supported by Maes to approve the meeting minutes. All Ayes. Motion passed.

Case #17-03-0006– Rezoning from Local Commercial (LC) to Multi-Family Residential (RM) – 6400 Gillis Road – JRP Home Solutions, Applicant; Bob Richards, Owner

Present at the meeting was Tony Pinson, applicant and owner of JRP Home Solutions. Pinson stated the building is 5500 square feet and will have 4-5 luxury apartments in it when completed, ranging in size of 800 to 1000 square feet each. The garage doors will be removed to create a residential façade and the parking lot will be enlarged to accommodate the renter's vehicles. The property currently has 2 septic's and 2 wells. There will be an enclosed garbage area on the south end of the building and an enclosed recreational area on the north side with a nature path along the back side of the building.

Several neighbors spoke who were opposed to the rezoning, Karen Glass, 6437 Gillis; Brad Deranek, 6555 Brooklyn Road; Chris Lehman, 6420 Gillis Road. The neighbors were concerned about noise, trash, traffic and property values.

The Jackson County Planning Commission completed a Coordinated Zoning Report on June 9, 2016. Based on their analysis of the rezoning of 6400 Gillis Road, they recommended approval of the rezoning to Multi-Family Residential (RM).

A motion was made by Miles and supported by Kirkpatrick to recommend to the Township Board rezoning of 6400 Gillis Road from LC to RM. Miles, Kirkpatrick and Conlon voted Aye. Wilson, Maes and Lammers voted Nay. Motion did not pass.

Case #17-03-0007 – Amendments to Section 4.11.2, Type Two Home Occupation

The Planning Commission was asked by the Township Board to revisit Article 4.11.2 of the Napoleon Township Zoning Ordinance. The Planning Commission was asked to specifically revisit the current zoning text to address the type of Conditional Use in areas zoned Agricultural (AG) due to the request to issue a Conditional Use Permit to 3859 Hoyer Road (details of which can be read in the December 22, 2016 Planning Commission meeting minutes).

The proposed amendments to 4.11.2 were reviewed by the Planning Commission. It was noted that the proposed amendments were not being made in order to approve or disapprove the Conditional Use Permit for 3859 Hoyer Road.

Present and representing neighbors, Mathew and Maria Miller, 3917 Hoyer Road, was Jeffrey Gallatin. Gallatin requested the Board consider adding verbiage to 4.11.2 which would allow the Planning Commission to hire an Independent Professional Zoning and Planning Consultant to do a feasibility study, if it deems necessary, where it is a non-traditional Type Two Home Business Conditional Use. Worden stated that Region 2 Planning Commission would prepare special reports when requested. Kirkpatrick suggested adding a section to all Conditional Use sections of the Zoning Ordinance requiring a feasibility study, when needed, from an approved professional.

It was decided to add to Section D of 4.11.2, Type Two Home Occupation, the following verbiage: The Planning Commission may require a feasibility study from an approved zoning and planning consultant selected by the Napoleon Township Zoning Administrator. The cost of such study will be the responsibility of the applicant.

Miles made a motion, which was supported by Maes, for the Planning Commission to recommend to the Napoleon Township Board the proposed amendments to 4.11.2, Type 2 Home Occupation, including the addition to Section D. Maes, Wilson, Miles, Kirkpatrick and Conlon voted Aye. Lammers voted Nay. Motion passed.

Meeting Adjourned: 7:54

Julie Wilson, Secretary

NOTICE

The Napoleon Township Planning Commission will hold a public hearing March 23, 2017 at 6:00 p.m. in the Township Hall, 6775 Brooklyn Road, Napoleon, MI 49261.

At this time all interested parties will be heard on the request of the Napoleon Township Planning Commission 6775 Brooklyn Road, Napoleon, MI 49261 to amend/change the following: Section 4.11.2 Type 2 Home Occupation (B) Location to be carried on within a dwelling or an accessory structure, (C) Employees and Volunteers Planning Commission may under certain criteria allow additional employees, (F) Clients and Customers number that can be received will be determined by Planning Commission, (G) Sign additional sign may be allowed for directional use. The requests are more particularly described and on exhibit at the Township Office. Napoleon Township Office is open Monday - Thursday from 7:00 a.m. to 5:00 p.m. during which time the Zoning Ordinance/Zoning Map may be examined. John Worden, Zoning Administrator

The Exponet
Insertion Date: March 7, 2017

Copy to Liz Hampton, 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

MASTER PLAN REPORT | MP 17-01

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: April 13, 2017

Proposal: Review of the proposed *Waterloo Township Master Plan*

Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that “if the county planning commission . . . that receives a copy of a proposed [municipal] master plan under subsection (2)(e) submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2)(a) or (d).
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan”(MCL 125.3841(3)).

Analysis and Recommendation

Waterloo Township provided a description of the future land use categories included in its Master Plan rather than developing a future land use map. Those descriptions are as follows:¹

- **Waterloo State Proclamation Area**

In 2004 the Department of Natural Resources officially designated expanded boundaries for the Department’s future land use plans which included a significant portion within Waterloo Township. The Proclamation Area includes approximately 53% of Waterloo Township. There are a significant number of privately owned parcels within this boundary (approximately 5,700 acres, 34% of the area). Some of these privately owned parcels are vacant, but most are being farmed and some are residential homes.

Waterloo future plans must acknowledge the Department of Natural Resources and Rural Development’s future plans for the Waterloo Recreation Area at the same time recognizing the current private uses. The Township’s future land use strategy will avoid any intent to plan for development within the Waterloo Recreation Area’s Proclamation Boundaries.

- **Agricultural - Rural Residential Area**

The Agricultural - Rural Residential Area includes the vast majority of the Township not otherwise part of the Waterloo State Recreation Area. This Area is intended to provide opportunities for rural residential lifestyles of comparatively low development density while still providing opportunities for and supporting the continuation of farming activities. This Area is currently composed of primarily large lot residences and agricultural operations.

¹The descriptions were taken directly from the text of the master plan but abridged for brevity.

- **Community Residential Areas**

The Community Residential Areas provide for residential development of a more suburban character than found or planned elsewhere in the Township. These Areas include both existing residential development of a more suburban character as well as vacant land where new residential development of similar character is considered appropriate. A development density of 1 or more dwellings per acre is considered appropriate in these Areas.

- **Village of Waterloo Community Residential Area:** This Area is identified as a Community Residential [Area] because it already reflects residential development patterns and is not considered a residential growth area. The only locations in this Area that may be appropriate to accommodate new residential development are those limited areas where parcels have already been subdivided for higher density development.
- **Clear Lake and Portage Lake Residential Areas:** Clear Lake and Portage Lake Residential Areas are established in recognition of existing development nodes. These areas are characterized by one or more mobile home parks and lakefront residential development on lots of variable size, many of which are less than 10,000 square feet. This Plan supports the continuation of these existing residential settlements but does not support the expansion of these residential areas. The existing densities do not support the Township's interest in protecting the environmental quality of its lake resources and nearby wetlands.
- **Munith Community Residential/Commercial Areas:** The Village of Munith lies mostly within Henrietta Township, but extends [into] Waterloo Township. The current uses are mixed with residential, commercial and light industrial. This area provides the opportunity to designate a mixed use expansion of residential and commercial uses, while enabling separate expansion of an area of light industrial development (see Munith Light Industrial Area below). Future development along Main Street in this area should continue with an integrated commercial and high density residential mix, including portions of buildings for single and multiple family rental housing.

- **Commercial / Industrial Areas**

The Future Land Use Strategy establishes two principal Commercial/Industrial Areas to accommodate future commercial and industrial development. Development in these Areas is intended to address both the local day-to-day needs of local residents and the needs of regional consumers and highway travelers, and provide opportunities for light industrial uses. All future industrial and commercial uses and operations should be compatible with on-site sewage disposal and potable water. Each of these Areas is further discussed below.

- **Munith Commercial/Industrial Area:** The Munith Commercial/Industrial Area is located directly northeast of Munith and is generally bounded by N. Territorial Road to the north, M-106 to the southeast, and Musbach Road to the west including both sides of M-106. This Area is identified as a Commercial/Industrial Area because, in part: 1) M-106 and North Territorial Road provide excellent access infrastructure; 2) the Munith area currently exists as a small commercial/industrial node; and 3) there are existing commercial and industrial uses in this Area. This Area is intended to be compact and not encroach into outlying areas, including further east along M-106.
- **North Commercial/Industrial Area:** The North Commercial/Industrial Area is located along M-52 between N. Territorial and Hill Roads. This Area is identified as a Commercial/Industrial Area because, in part: 1) M-52 provides excellent access infrastructure and

visibility; 2) close proximity to the urban and emergency services of Stockbridge; and 3) there are existing commercial and industrial uses along this segment of M-52. This Area is intended to be compact and not encroach into outlying areas, including further east or west along M-52.

Is the proposed master plan inconsistent with the master plan of any adjacent municipality?

1. **Grass Lake Township.** The land uses proposed along the northern border of Grass Lake Township appear to be compatible with the proposed land uses along Waterloo Township's southern border (see Map 1). Both Townships recognize the presence of the Waterloo Recreation Area.
2. **Leoni Township.** The land uses proposed along the eastern border of Leoni Township appear to be compatible with the proposed land uses along Waterloo Township's western border (see Map 2). Both Townships recognize the presence of the Waterloo Recreation Area.
3. **Henrietta Township.** The land uses proposed along the eastern border of Henrietta Township appear to be compatible with the proposed land uses along Waterloo Township's western border (see Map 3). Both Townships recognize the unincorporated village of Munith and the agricultural/rural land uses found along the majority of their common boundary.

Is the proposed master plan inconsistent with Jackson County's master plan?

The land uses proposed within Waterloo Township appear to be compatible with the proposed land uses from a countywide perspective (see Maps 4a and 4b).

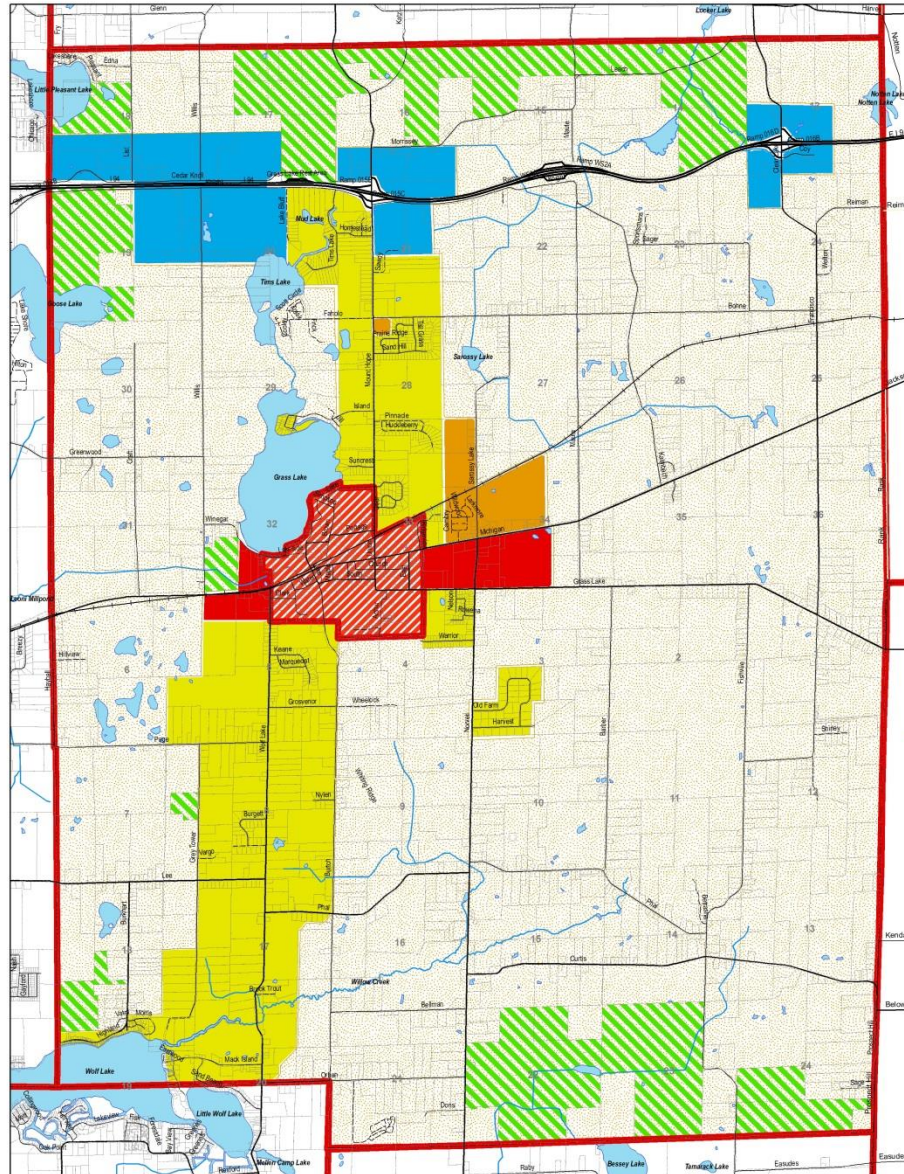
Staff Recommendation – Based upon the above analysis, staff advises the Jackson County Planning Commission to state that, in its opinion, the proposed *Waterloo Township Master Plan* is consistent with:

- The master plans of adjacent Jackson County municipalities.
- The *Jackson Community Comprehensive Plan*.







Staff also advises making the following comments:

- A future land use map should be included in the plan.
- Demographic information is only provided through the 2010 U.S. Census. Demographic estimates are currently available from the U.S. Census Bureau's American Community Survey (ACS) through 2015.
- Population projections are available from the Michigan Department of Transportation.
- The Jackson County Road Commission (JCRC) is now the Jackson County Department of Transportation (JCDOT).

Map 1
Grass Lake Township



**Grass Lake Charter
Township Master Plan**
Future Land Use

-  Public
-  Agricultural
-  Low Density Residential
-  Medium Density Residential
-  General Commercial
-  Commercial/Light Industrial

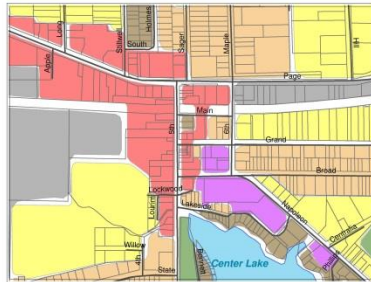
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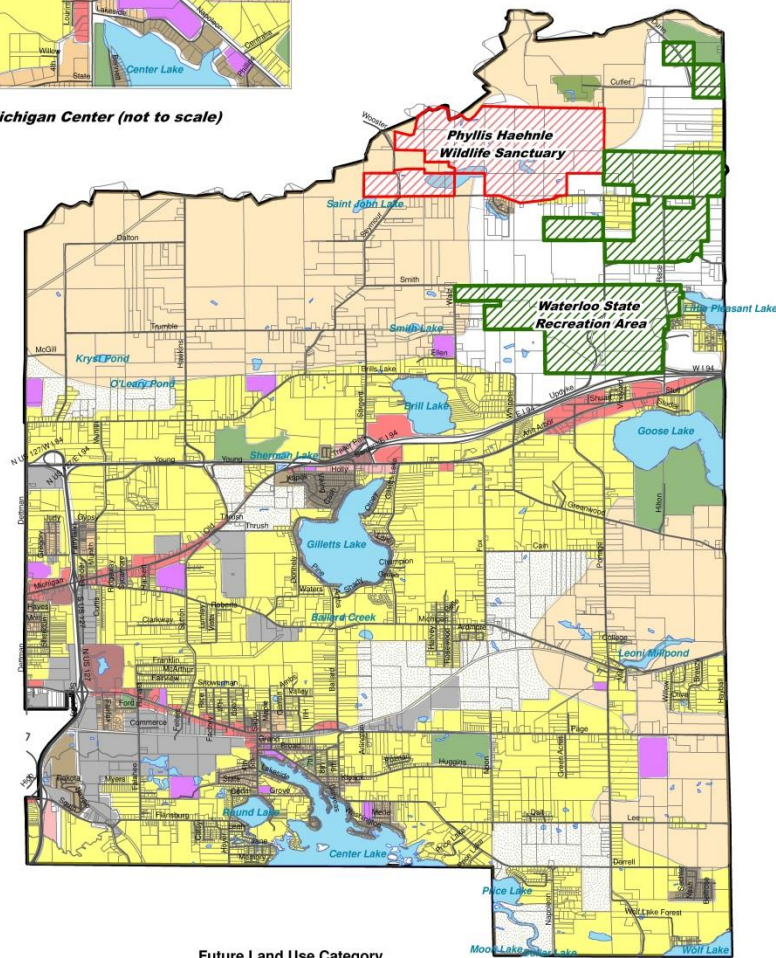
Map 2
Leoni Township

Map 1

Leoni Township
Future Land Use Plan



Michigan Center (not to scale)



Future Land Use Category

Low-Density Residential	Commercial	Agricultural Preservation Areas
Moderate-Density Residential	General Commercial	Parks and Recreation
High-Density Residential	Regional Commercial	Public/Quasi-Public
Agriculture	Industrial	Open Space

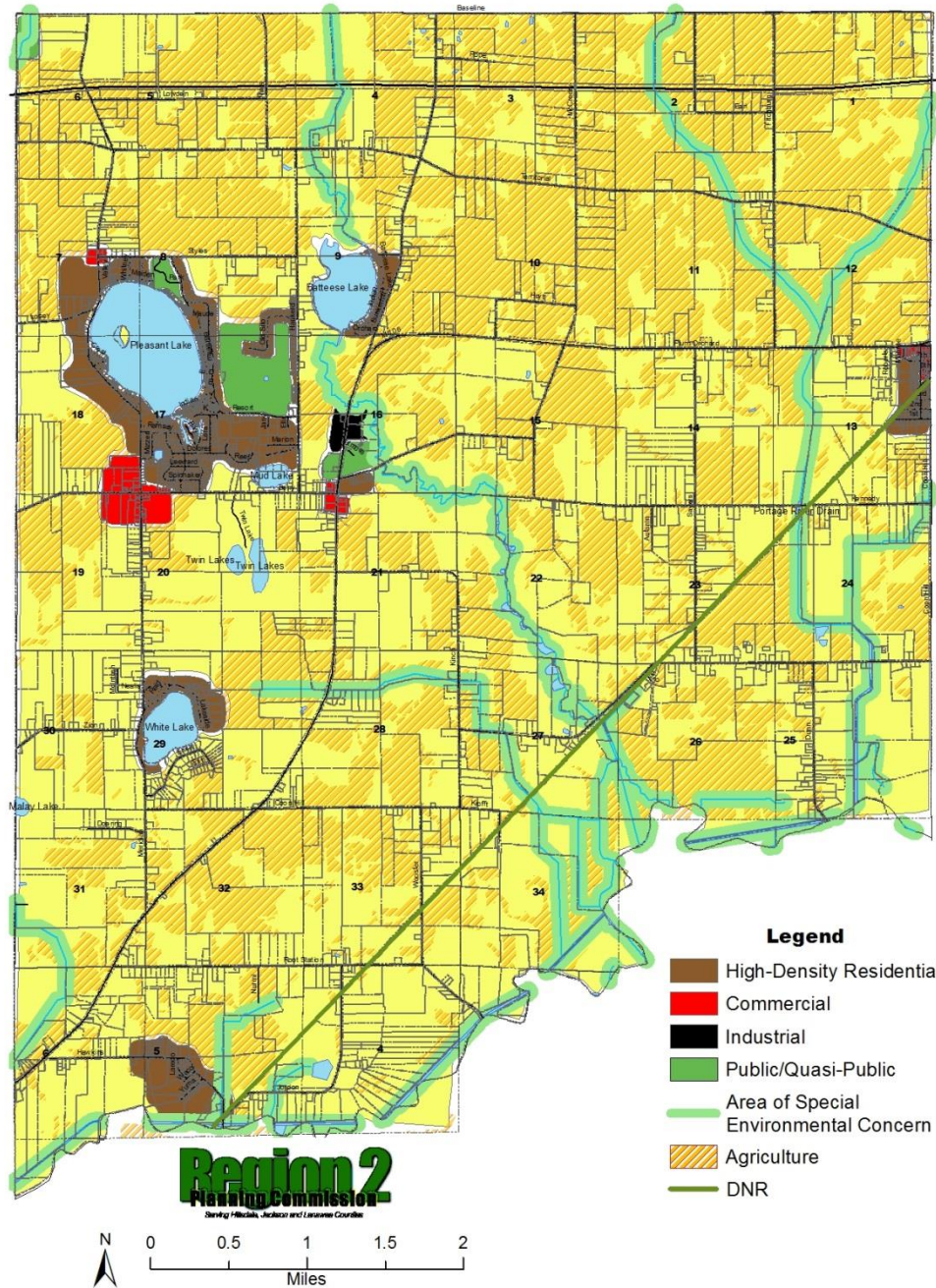
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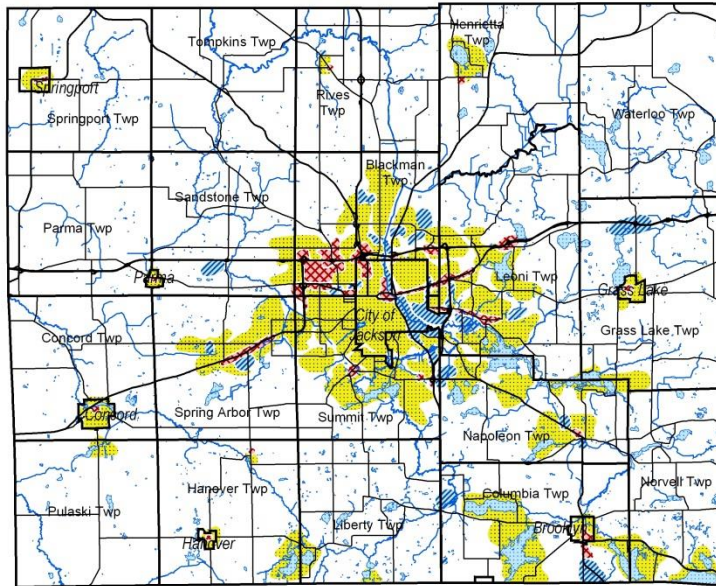
Map Created: December 7, 2011
Revised: January 18, 2012

Map 3 Henrietta Township

Future Land Use



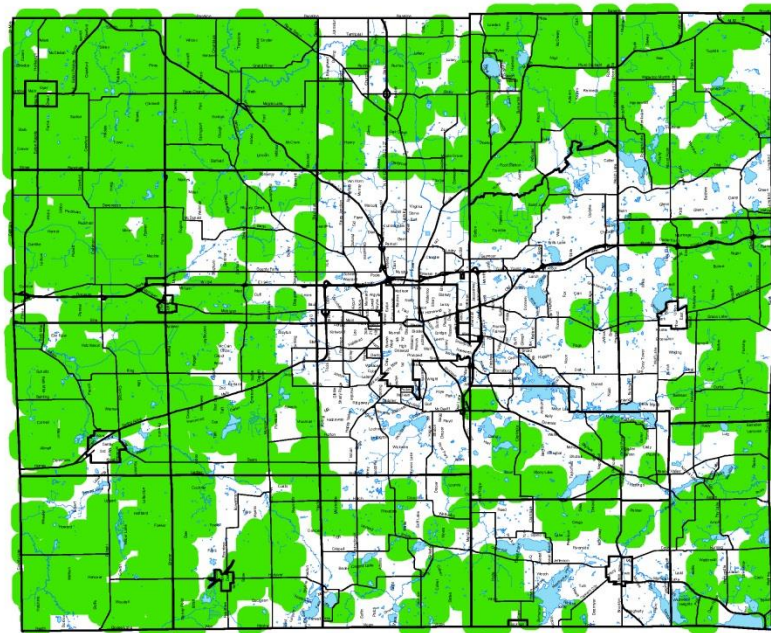
Maps 4a and 4b Jackson County



Jackson Community
Comprehensive Plan
Jackson, Michigan

Map 19
**2025
Jackson County
Land Use Plan**

Legend
 Commercial
 Industrial
 Residential



Jackson Community
Comprehensive Plan
Jackson, Michigan

Map 18a
**Agricultural
Preservation Areas**

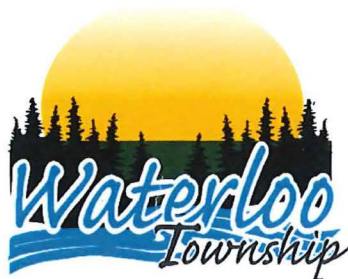
 Preservation Areas

Source:
Jackson County
Natural Resources
Conservation Service



Map Printed 7/22/08
Amended 12-21-2008

MAR 13 2017



Waterloo Township Planning Commission

Ted Beals – Chair
Wesley Schulz – Vice Chair
Ralph Schumacher, Secretary
Lisa Morency – Waterloo Township Board representative
Mark Zweifler

08 March 2017

Jackson County Planning Commission

Attn: Grant Bauman

120 W. Michigan Avenue

Jackson, MI 49201

This is official notification under MCL.125.3839 & 3841 that the Waterloo Planning

MCL.125.3839“

(1) After preparing a proposed master plan, a planning commission shall submit the proposed master plan to the legislative body for review and comment. The process of adopting a master plan shall not proceed further unless the legislative body approves the distribution of the proposed master plan.

(2) If the legislative body approves the distribution of the proposed master plan, it shall notify the secretary of the planning commission, and the secretary of the planning commission shall submit, in the manner provided in section 39(3), a copy of the proposed master plan, for review and comment, to all of the following:

(a) For any local unit of government proposing a master plan, the planning commission, or if there is no planning commission, the legislative body, of each municipality located within or contiguous to the local unit of government.”

.....

“(f) For any local unit of government proposing a master plan, each public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the local unit of government, and any government entity that registers its name and address for this purpose with the secretary of the planning commission. An entity described in this subdivision that receives a copy of a proposed master plan, or of a final master plan as provided in section 43(5), shall reimburse the local unit of government for any copying and postage costs thereby incurred.”

Commission is distributing for review and comment a Draft Master Plan.

Since the previous Master Plan was adopted in 2000, the Planning Commission has conducted a

MCL 125.3841 “(3) An entity described in subsection (2) may submit comments on the proposed master plan to the planning commission in the manner provided in section 39(3) within 63 days after the proposed master plan was submitted to that entity under subsection (2). If the county planning commission or the county board of commissioners that receives a copy of a proposed master plan under subsection (2)(e) submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

(a) A statement whether the county planning commission or county board of commissioners considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2)(a) or (d).

(b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan.

(4) The statements provided for in subsection (3)(a) and (b) are advisory only.

resident/landowner survey, discussed and provided a comprehensive review. The Planning Commission approved the DRAFT Master Plan on January 17, 2017, and the Waterloo Board of Trustees voted on February 28, 2017 to distribute this draft to the appropriate agencies and the public.

A full copy of the Draft Master Plan can be obtained by using the following internet link: **www.waterlootwpmi.com**. The link to the DRAFT Master Plan is on the opening page of our webpage.

If your agency prefers an electronic or printed copy of the draft document, please notify the Township promptly by phoning at 517-596-8200.

You are not being asked to approve or disapprove this draft Master Plan, but you are invited to submit comments. Of specific interest are comments concerning potential conflicts with your own Master Plan along the boundaries between our jurisdictions. Any comments that you have must be received in the Township office by May 15, 2017.

Comments can be electronic submitted to: planningcommission@waterlootwpmi.com

Or mailed to:

Waterloo Planning Commission, 9773 Mt. Hope Rd. Munith, MI 49259.



Ralph Schumacher, Secretary,

Waterloo Planning Commission