



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: May 11, 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 April 13, 2017, meeting minutes [*ACTION*] 3
4. Approval of agenda
Approval of the May 11, 2017, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ #17-14 – Grass Lake Township rezoning [*ACTION*] 6
 - (2) CZ #17-15 – Napoleon Township rezoning [*ACTION*]..... 20
 - (3) CZ #17-16 – Napoleon Township rezoning [*ACTION*]..... 42
 - 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*
7. Public comment [*2 MINUTE LIMIT*]
8. Commissioner comment
9. Adjournment

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MEETING MINUTES

April 13, 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; Jared Vickers, At Large; and Jim Videto, Agriculture

Members Absent: Jennifer Morris, At Large

Liaisons Present: Grant Bauman, R2PC Principal Planner

Others Present: Ted and Peggy Beals, Brad Deranek, and Doug Lammers

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 announced the first opportunity for public comment. No public comment was received by the Commission.

Item 3. **Approval of Minutes.** A motion was made by Commissioner Polaczyk, and seconded by Commissioner Hilleary, to **approve** the minutes of the March 9, 2017, 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 Polaczyk, to **approve** the April 13, 2017, agenda as submitted. *The motion was approved unanimously.*

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

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

(1) **CZ #17-11 – Rezoning in Section 9 (T3S-R1E) of Leoni Township**

Staff summarized its report regarding the proposed rezoning of a property from Community Commercial (B-2) to Single-Family Residential (R-1) or High Density Residence and Office (R-4), advising County Planning Commissioners to recommend approval with comments of the rezoning to R-1 (please see the staff report).

Commissioner Videto questioned why the request came before the County Planning Commission when no decision was made by the Leoni Township Planning Commission: *there was a tie vote on the Township's planning commission recommendation to approve the rezoning to R-4, resulting in its disapproval.*

A motion was made by Commissioner Polaczyk, and seconded by Commissioner Vickers, to recommend **approval with comments** by staff of the rezoning to R-1 (please see the staff report). *The motion was approved, with Commissioner Videto voting no.*

(2) CZ #17-12 – Rezoning in Section 35 (T3S-R1E) 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 with comments of the rezoning to RM: *there was a tie vote on Napoleon Township's planning commission recommendation to approve the rezoning to RM, also resulting in its disapproval* (please see the staff report).

Commissioner Polaczyk was concerned about the impact of the rezoning on the neighborhood: *the minutes of the Napoleon Township Planning Commission indicate that several neighbors are concerned about noise, trash, traffic, and property values*. Mr. Brad Duranek, a neighboring property owner/resident, spoke in opposition to the rezoning. He is concerned about parking, playing in the front yard along M-50, and a possible decrease in the State Equalized Value (SEV) of his home.

Chair Torres voiced her concern that the minutes of the March 23, 2017, Napoleon Township Planning Commission meeting stated that the Jackson County Planning Commission (JCPC) recommended approval of the rezoning to Multiple-Family Residential (RM) in June of 2016. Although JCPC staff advised the Commission to recommend approval of the rezoning, it was the unanimous recommendation of the JCPC to recommend disapproval of the proposed rezoning to the Township Board. Commissioner Gaede pointed this out as well. Commissioner Hawley wondered why the applicant did not consider a rezoning request to R-1 (Single-Family Residential).

A motion was made by Commissioner Gaede, and seconded by Commissioner Videto, to recommend **disapproval** of the rezoning to RM (please see above). *The motion was approved unanimously.*

(3) CZ #17-13 – Text Amendments to the Napoleon Township Zoning Ordinance

Staff summarized its report regarding proposed text amendments to the *Napoleon Township Zoning Ordinance*, advising County Planning Commissioners to recommend approval with comments of the proposed amendments to the Type Two Home Occupation standards (Sec. 4.11.2): *the citation to 'Section 4.5 C' in Subsection B should be 'Section 4.5.1 C'* (please see the staff report).

Commissioner Torres noted that Subsection A refers to a 'Home Business' rather than a 'Home Occupation.' There was a discussion regarding if the feasibility study cited in Subsection D was a market study. Staff stated that he thought that was the case. There was further discussion regarding if the maximum size standard of 30% of the living space applied only to in-home occupations. Staff stated that he thought the answer was yes, but that it was ultimately up to the Zoning Administrator.

A motion was made by Commissioner Polaczyk, and seconded by Commissioner Videto, to recommend **approval with comments** of the text amendments regarding Type Two Home Occupations (please see above and the staff report). *The motion was approved unanimously.*

b. Consideration of Master Plan(s).**CZ #17-01 – Waterloo Township Master Plan**

Staff summarized its report regarding the proposed master plan and advised the 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 and the *Jackson Community Comprehensive Plan*. Staff also advised making several comments, including that a future land use map should be included in the plan (please see the staff report).

Commissioner Hawley stated that the Henrietta Township Planning Commission also reviewed the plan. The Commission liked the inclusion of the Federal Emergency Management Agency's (FEMA's) flood insurance rate maps for the Township as well as the illustration of the detriment of strip zoning. The Commission also felt that Waterloo Township did a good job explaining why there is no future land use map.

A motion was made by Commissioner Polaczyk, and seconded by Commissioner Hawley, that the Planning Commission **finds the Waterloo Township Master Plan to be consistent with adjacent municipal plans in Jackson County and the Jackson Community Comprehensive Plan**, with the comments advised by staff (please see the staff report). *The motion was approved unanimously.*

- 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 7:44 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #17-14

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: May 11, 2017

Proposal: The rezoning of a property from Light Industrial (LI) to Residential (R-2) in Section 19 (T2S-R2E) of Grass Lake Township

Purpose

The applicant wishes to rezone a property to Residential (R-2) in order to allow for an expansion of the Holiday Campground, LLC, currently a legally nonconforming use (see the background information).¹

Location and Size of the Property

The subject property (ID# 000-10-19-200-001-02) is accessed from Knight Road—west of Willis Road and directly south of I-94—and has an overall area of 104.57 acres. It is located in Section 19 (T2S-R2E) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – The subject property’s current use is a commercial campground. I-94 is located directly to the north. Residential uses are located directly to the east and industrial uses are located on the east side of Willis Road. Farmland is located to the south and a private campground is the predominant land use to the west (see the Zoning Worksheet Form and Figures 5a and 5b).

Future Land Use – The future land use map in the *Grass Lake Charter Township Master Plan* places the subject property on the western edge of an area recommended for Commercial/Light Industrial uses (see Figure 2). Agricultural uses are recommended for properties to the south and west. An overlay area located directly to the west recommends public uses. The countywide future land use map in the *Jackson Community Comprehensive Plan* places the subject property in the midst of an agricultural preservation area (see Figure 3).

Current Zoning – The subject property is zoned Light Industrial (LI). Agricultural (AG) zoning is located to the northeast although LI zoning predominates along the north side of this “stretch” of I-94. Residential (R-2) zoning is located directly to the east with LI zoning on the east side of Willis Road. LI zoning is also located directly to the south. AG is the predominant zoning to the west (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).

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.

Public Road/Street Access – Knight Road provides direct access to the subject property (see the *Jackson County 2008 Road Map*). The roadway is a paved county local road in the vicinity of the property.

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

Analysis and Recommendation

Township Planning Commission Recommendation – The Grass Lake Township Planning Commission recommends **approval** of the proposed rezoning to R-2, based upon the Rezoning Criteria located in the Zoning Plan element of Chapter 3 the Township’s Master Plan (see the Zoning Amendment Form and other background information).

Staff Analysis – Grass Lake 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 on the western edge of an area recommended for Commercial/Light Industrial uses and agricultural uses are recommended for properties to the south and west (see Figure 2).
2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**
Yes. Properties to the east of the subject property are already zoned Residential (R-2). The rezoning will simply bring the legally nonconforming property into conformance.
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 R-2 zoning directly to the east of the subject property, uses allowed in the R-2 District will be better suited than the existing LI zoning.

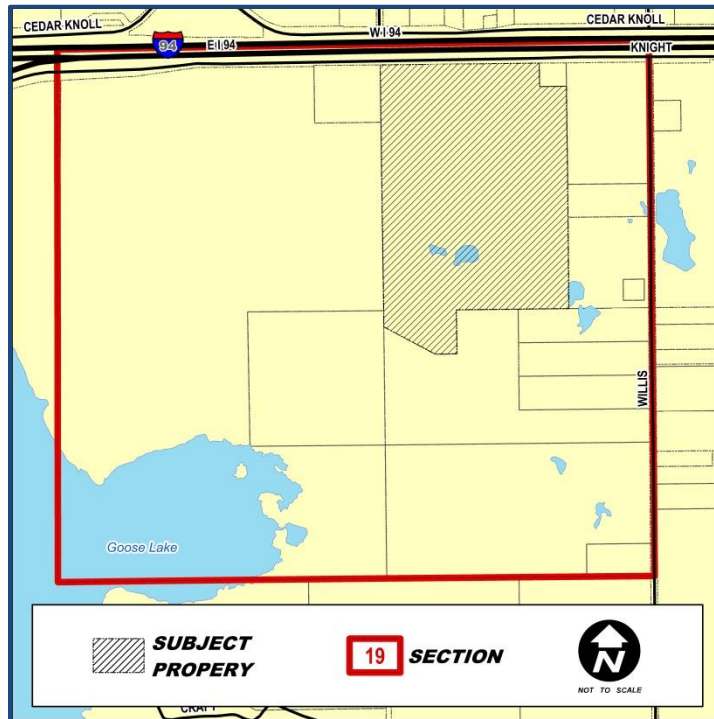
The above analysis shows that the proposed rezoning is in conformance with all of the rezoning criteria except consistency with the Township’s Master Plan. However, an examination of the Township’s Zoning Ordinance reveals that “private campgrounds” are a ‘special land use’ allowed in the Agricultural (AG) district (Sec. 5.03J) as well as the R-1 and R-2 Residential districts (Sec. 6.03J and Sec. 7.03I, respectively). *Accordingly, rezoning the property to AG would bring the zoning of the property into greater conformance with the Grass Lake Charter Township Master Plan (i.e., agricultural uses are recommended for the area directly to the west of the subject property), which was adopted in December of 2016.*

Staff Advisement – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the rezoning of the subject property to Residential (R-2). *The Grass Lake Township Board should also consider rezoning the property to Agricultural (AG).*

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**

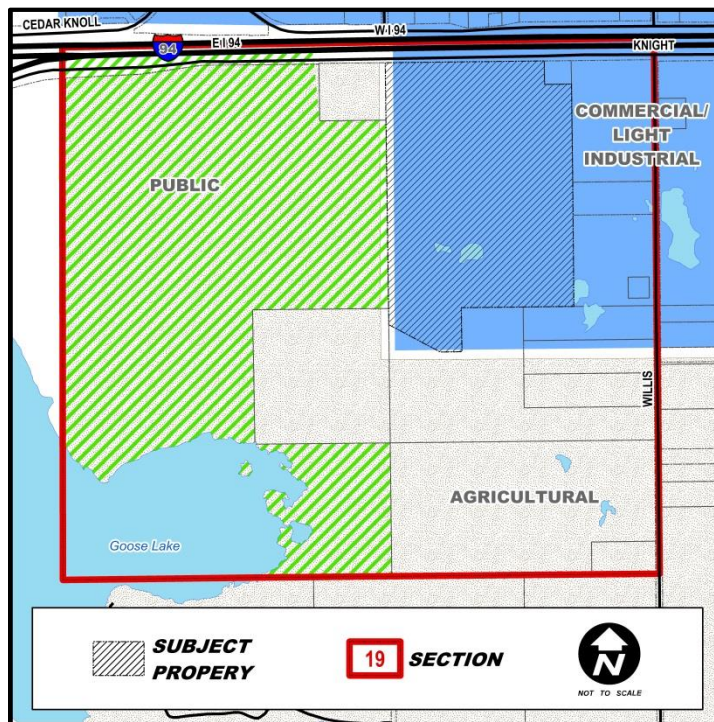


Figure 3
Countywide Future Land Use

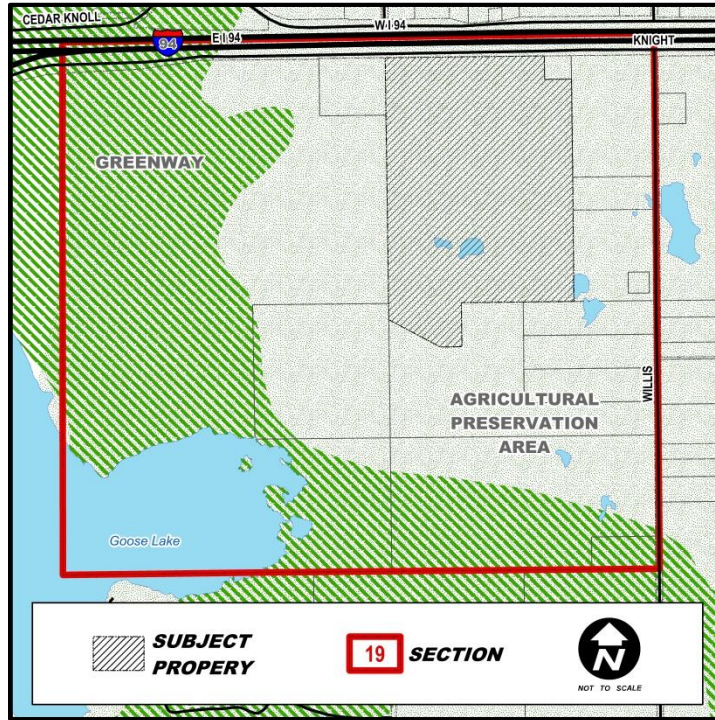
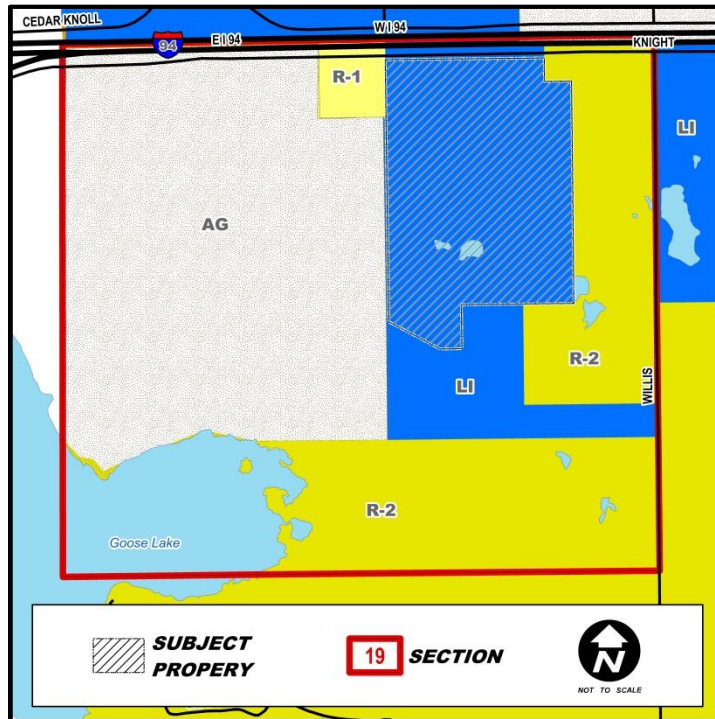
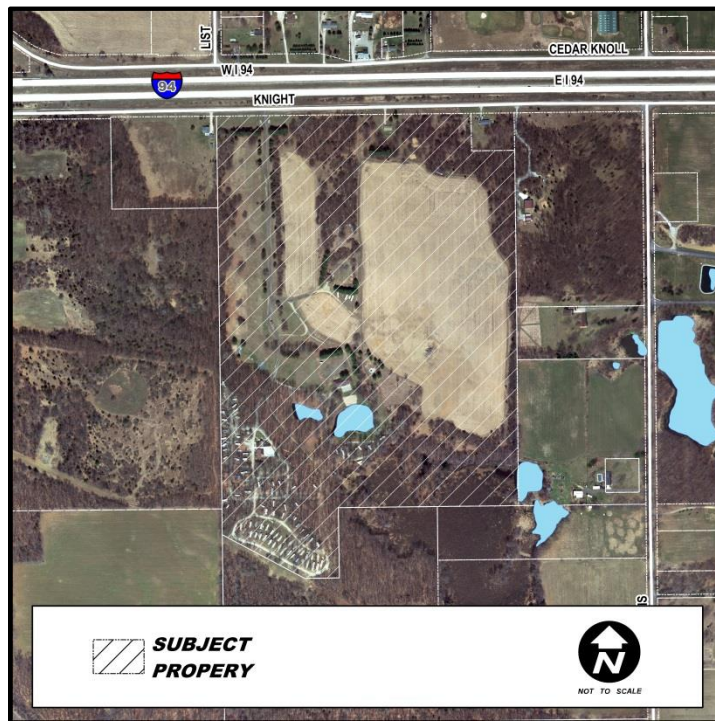
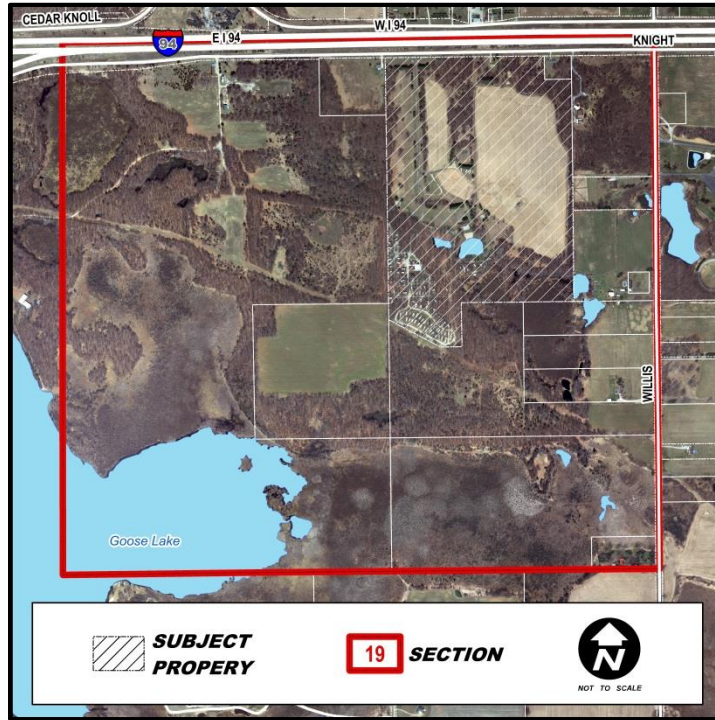


Figure 4
Municipal Zoning



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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

see attached- 000-10-19-200-001-02

1. The above described property has a proposed zoning change FROM Light Industrial (LI) ZONE TO Residential (R-2) ZONE.

2. PURPOSE OF PROPOSED CHANGE: Become conforming zoning to allow expansion

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 April day 20 year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month March day 23 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: Grass Lake Times

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.

Jere Hinkle Chair or Secretary 04 / 20 / 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.

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: Grass Lake Charter Township Case #: #17-03-0004

Township official we may contact: Doug Lammers Phone #: (517) 522 - 8464 ext130

Applicant: Holiday Campground LLC. Phone #: (517) 206 - 6153

Rezoning Request: From: Light Industrial (LI) To: Residential (R-2)

Property Location: Section(s): 19 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"): 104.57 acres

Please attach location map Yes No

What is the existing use of the site? Campground

What is the proposed use of the site? Campground

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

North: I-94 Highway South: Agriculture

East: Residential West: Agriculture, campground

What are the surrounding Zoning Districts?

North: (LI) Light Industrial South: (LI) Light Industrial

East: (R-2) Residential West: (Agriculture)

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

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 Knight Rd.

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.

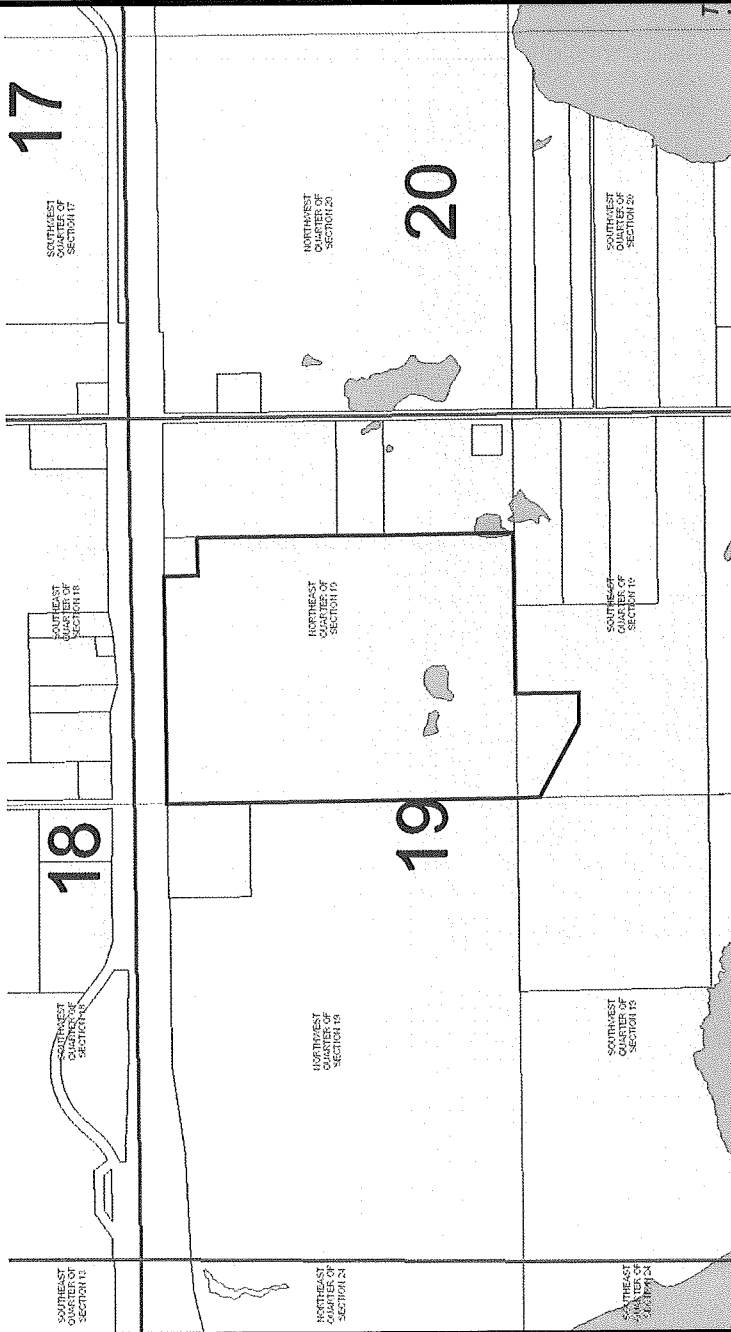
Yes, copies of documentation are attached. No, copies of documentation are not attached.

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.

PARCEL DATA SHEET - PARCEL ID: 000-10-19-200-001-02



OWNER NAME
HOLIDAY CAMPGROUNDS LLC

OWNER ADDRESS
4257 PAGE AVE, PO BOX 405
MICHIGAN CENTER MI 49254

HOMESTEAD
0%

PARCEL ADDRESS
9625 KNIGHT RD
GRASS LAKE MI 49240

PROPERTY CLASS
201 - COMMERCIAL

STATUS
Active

ACREAGE
106.3 Acres

GOVT UNIT
Grass Lake
Grass Lake

TAX UNIT
GRASS LAKE SCHOOL

SCHOOL DISTRICT
1846-393

LIBER/PAGE
200-001-01 & PART OF 000-10-19-401-001-01;

	2014	2015	2016
TAXABLE VALUE	\$320,715	\$329,177	\$332,139
ASSESSED VALUE	\$615,500	\$626,000	\$631,300

TAX DESCRIPTION
BEG AT THE N1/4 CORNER OF SD SEC 19 TH S00DEG46'14"E ALONG THE N1/4 LN OF SD SEC 235.70 FT TO THE S RIGHT-OF-WAY LN OF KNIGHT RD & THE POB OF THIS DESCN TH N88DEG53'30"E ALONG SD LN 1550.21 FT TH S00DEG48'19"E 233.10 FT TH N89DEG08'35"E 264.02 FT TH S00DEG44'21"E 2187.53 FT TO THE E W1/4 LN TH S89DEG23'31"W 1113.25 FT TH S00DEG42'39"E 432.01 FT TH S89DEG23'31"W 214.49 FT TH N61DEG58'24"W 553.60 FT TH N00DEG42'39"W 166.71 FT TO THE CENTER OF SD SEC 19 TH N00DEG46'14"W 2405.95 FT TO THE POB SEC 19 T2S R2E 104.57A SPLIT ON 07/13/2009 FROM 000-10-19-200-001-01 & PART OF 000-10-19-401-001-01;



This generated map is provided to allow easy access and visual display of governmental information and services, as well as to information from other sources. Every reasonable effort has been made to ensure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The burden of determining the accuracy, fitness, completeness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on April 25, 2017.



Unapproved Minutes
Grass Lake Charter Township Planning Commission Meeting
April 20, 2017 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:05 pm.

ROLL CALL: Members present: Jere Hinkle, Jim Warbritton, Lacey O'Quinn and Roger Memmer. Members absent: Ken Elliott, John Lesinski and Todd Raehtz

ALSO PRESENT: Doug Lammers, Township Zoning Administrator; John Enos representing Carlisle Wortman Associates, Inc.; and Christine Willis representing Holiday Campground, LLC.

APPROVAL OF AGENDA:

Moved by Hinkle and supported by O'Quinn to approve the agenda with two additions to New Business, i.e. 1. Add item 6.b Presentation by John Enos of Carlisle Wortman Associates, Inc.; and 2. Add item 6.c Michigan Township Association workshop. All ayes. Three absent. Motion carried.

APPROVAL OF MINUTES:

Moved by Warbritton and supported by O'Quinn to approve the March 16, 2017 meeting minutes. All ayes. Three absent. Motion carried.

Chairperson Hinkle temporarily adjourned meeting and opened public hearing at 7:09 pm.

PUBLIC HEARING case #17-03-0004, Holiday Campground, 9625 Knight Road, for rezoning 104.57 acre parcel from L1 to R-2.

Holiday Campground, LLC submitted an application to Grass Lake Charter Township requesting a zoning amendment to change the zoning classification of the campground from light industrial L1 to residential R-2. The zoning amendment is necessary to allow a proposed campground expansion. The campground use is currently a "legal nonconforming" use since campgrounds are not allowed under the existing Township zoning as a permitted or special use in light industrial districts. Private campgrounds are allowed as a "special use" in R-2 districts.

Public Supporting: None

Public Against: None

Public Hearing closed and planning commission meeting reopened at 7:11 pm.

NEW BUSINESS:

a. Rezoning case #17-03-0004, Holiday Campground, 9625 Knight Road

It was noted that the Planning Commission had previously considered rezoning this parcel from light industrial L1 to residential R2 to make the campground a conforming use, but the rezoning was not pursued at that time. Chairperson Hinkle reviewed the Rezoning Criteria (from Chapter 3 of the Township Master Plan) and it was agreed that the rezoning amendment conformed to the rezoning criteria.

Moved by Hinkle and supported by O'Quinn to approve the rezoning of the 9635 Knight Road parcel from light industrial L1 to residential R2. All ayes. Three absent. Motion carried

b. Presentation by John Enos of Carlisle Wortman Associates, Inc.

Mr. Enos presented information regarding his personal experience and Carlisle Wortman Associates experience relative to township planning. He has been retained by the Township to assist the Planning Commission in the review of an upcoming proposed development project on an 80 acre Norvell Road site.

The proposed development would include mining a large amount of material from the site in order to construct a 15-20 acre lake that ultimately would be surrounded with approximately 20 residential lots. Due to the large amount of material that would need to be removed, the development may take 10 years to complete. A public hearing regarding the proposed development is being scheduled.

c. Michigan Township Association Workshop

Chairperson Hinkle noted that Planning Commission members are encouraged to attend a May 8, 2017 Michigan Township Association sponsored workshop on the fundamentals of planning and zoning. Any Planning Commission members wishing to attend can contact Doug Lammers for more information.

CITIZENS WISHING TO ADDRESS THE COMMISSION: None

TOWNSHIP BOARD REPORT: None

OLD BUSINESS:

- a. Zoning Ordinance Text, R-1 District, Farming as a permitted use: Item was tabled.
- b. Zoning Ordinance, Section for LI/HC: Item was tabled.
- c. Sign Ordinance amendments: It was decided to send the proposed ordinance draft to Region 2 for their review and comment prior to taking further action.
- d. Open Air Business amendment: Chairperson Hinkle reviewed an updated draft of the proposed ordinance language. The updated draft is based on the Township attorney's comments on the previously proposed ordinance language. Moved by O'Quinn and supported by Memmer to approve the updated language and forward the proposed ordinance to the Township Board for their approval. All ayes. Three absent. Motion carried

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for May 18, 2017. Business to include a public hearing for a proposed 80 acre development project on Norvell Road.

ADJOURNMENT:

Moved by Hinkle, supported by Warbritton to adjourn meeting at 8:37pm. All ayes. Three absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission

Minutes
Grass Lake Charter Township Planning Commission Meeting
March 16, 2017 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:00 pm.

ROLL CALL: Members present: Jere Hinkle, Ken Elliott, John Lesinski, Todd Raehtz, Jim Warbritton, Lacey O'Quinn and Roger Memmer. Members absent: none

ALSO PRESENT: Jim Stormont, Township Supervisor; Doug Lammers, Township Zoning Administrator; Bill Lester representing L&L Development; and Phil Willis and Ed Machnic representing Holiday Campground, LLC.

APPROVAL OF AGENDA:

Moved by Lesinski and supported by Warbritton to approve the agenda with two modifications, i.e. 1. Change the date under item 5 to read Approval of January 19, 2017 meeting minutes and 2. Add item 9.d Open Air Business to Old Business. All ayes. Motion carried.

APPROVAL OF MINUTES:

Moved by Lesinski and supported by Hinkle to approve the January 19, 2017 meeting minutes. All ayes. Motion carried.

NEW BUSINESS:

a. **Site Plan Review case #17-03-0003, Holiday Campground expansion**

Mr. Machnic, representing Holiday Campground, presented a site plan for a proposed 26 lot addition to the Holiday Campground. The proposed campsites are located adjacent and northeast of the existing campsites. Water, sewer and electric will be extended to the new sites from the existing campground utilities. A new well is proposed as part of the proposed addition. It was reported that approvals have been obtained for the proposed addition from State and County regulatory agencies. It was noted that work (grading and utility extensions) had begun at the site but was stopped when it was discovered that site plan approval was required from the Township.

Zoning Administrator, Lammers, reported that the existing campground property has a light industrial zoning classification, and thus, the campground use is currently a "legal nonconforming" use since campgrounds are not allowed under the existing Township zoning as a permitted or special use in light industrial districts. Mr. Willis objected

to the fact that private campgrounds are not an allowed use in an industrial district, however it was noted that that projects are reviewed based on the current zoning ordinance.

Mr. Lammers noted that Holiday Campground, LLC has submitted an application to Grass Lake Charter Township to initiate a zoning amendment to change the zoning classification of the campground from light industrial to residential R-2. Private campgrounds are allowed as a "special use" in R-2 districts. The rezoning request will be considered by the Planning Commission at the next (April 20, 2017) planning commission meeting.

Moved by Lesinski and supported by Raetz to approve the preliminary and final site plan for case #17-03-0003, Holiday Campground expansion, contingent upon the re-zoning of the property from a light industrial district to a residential R-2 district. All ayes motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Bill Lester, representing L&L Development, presented a very preliminary site plan/concept for an 80 acre parcel on Norvell Road. The proposed development would include mining a large amount of material from the site in order to construct a 15-20 acre lake that ultimately would be surrounded with approximately 23 residential lots. Due to the large amount of material that would need to be removed, the development may take 10 years to complete. Mr. Lester indicated that L&L Development is planning to present a site plan to the planning commission later this year.

TOWNSHIP BOARD REPORT: None

OLD BUSINESS:

- a. Zoning Ordinance Text, R-1 District, Farming as a permitted use: Item was tabled.
- b. Zoning Ordinance, Section for LI/HC: Item was tabled.
- c. Sign Ordinance amendments: Zoning Administrator, Lammers, reported that the Township is considering that the proposed ordinance language be reviewed by the Township attorney and/or a professional planner prior to taking further action.
- d. Open Air Business amendment: Zoning Administrator, Lammers, presented comments from the Township attorney on the proposed ordinance language. It was noted that some of the comments are pertaining to portions of the existing ordinance, rather than to the

currently proposed amendments. The comments will be reviewed by planning commission members.

GENERAL DISCUSSION: Zoning Administrator, Lammers, reported that the recent Township sponsored "Site Plan Review" workshop was well attended and well received. Most review comments from those attending the workshop were positive. It was noted that the Michigan Association of Planning has offered to conduct a follow up workshop related to more specific areas of concern or to address specific questions.

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for April 20, 2017. Business to include the request by Holiday Campground, LLC to change the zoning classification of the Holiday Campground property from light industrial to residential R-2.

ADJOURNMENT:

Moved by Lesinski, supported by Elliott to adjourn meeting at 8:45pm. All ayes. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission



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 | #17-15

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: May 11, 2017

Proposal: **The rezoning of properties from Local Commercial (LC) and Residential (R-1) to General Commercial (GC) in Section 31 (T3S-R2E) of Napoleon Township**

Purpose

The applicant wishes to rezone the subject properties to allow for the redevelopment of an existing BP gas station: Express Stop, LLC (see the background information).¹

Location and Size of the Property

The existing BP gas station is located at the intersection of Brooklyn Road (M-50) and Nottawasepee Street. Parcel A (ID# 000-15-31-352-006-00) is located to the north of the gas station and currently accessed via M-50. Parcel B (ID# 000-15-31-352-008-00) is located to the west of the gas station and is currently accessed from Nottawasepee Street. Parcel A has an area of 0.16 acres and Parcel B has an area of 2.942 acres. All of the parcels are located in Section 31 (T3S-R2E) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – The existing use of Subject Parcel A is Jackson Pizza Time, LLC, and Parcel B is currently residential in nature. Properties to the north of both Parcels are used/assessed commercially. The property to the east of Parcel B is residential in nature. The property to the south of Parcel B is used industrially. Commercial properties are located to the west of Parcel A (see the Zoning Worksheet Form and Figures 5a and 5b).

Future Land Use – The future land use map in the *Napoleon Township Master Plan* places the subject properties in the midst of a large area recommended for Commercial uses (see Figure 2). The county-wide future land use map in the *Jackson Community Comprehensive Plan* places the subject properties at the edge of areas recommended for Industrial or Commercial uses (see Figure 3).

Current Zoning – Subject Parcel A is currently zoned Local Commercial (LC), as are properties to the north. The existing BP gas station is already zoned General Commercial (GC) as are properties on the northwest side of M-50; the property at the corner of Stony Lake Road and M-50 is zoned LC. Subject Parcel B is currently zoned Residential (R-1), as are properties to the north and east. The property to the south is zoned Industrial (LI) (see Figure 4).

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.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer and water are available to both of the subject properties (see the Zoning Worksheet Form).

Public Road/Street Access – The large property that is proposed will have access from Brooklyn Road (M-50), a state highway. It can also be accessed from Nottawasepee Street, a subdivision street—a type of county local road (see the *Jackson County 2008 Road Map*).

Environmental Constraints – Neither of the subject parcels has any environmental constraints according to the Township (see the Zoning Worksheet Form).

Analysis and Recommendation

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

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?**

Yes. The Plan places the subject property in the midst of an area recommended for Commercial uses which equates to Local Commercial (LC), General Commercial (GC), or PUD (Planned Unit Development) zoning.

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

Yes. The existing BP gas station is currently zoned GC as are properties to the northwest across M-50. It should also be pointed out that although the properties to the north of Parcel B are zoned Residential (R-1), they are used/assessed for commercial uses.

- 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.

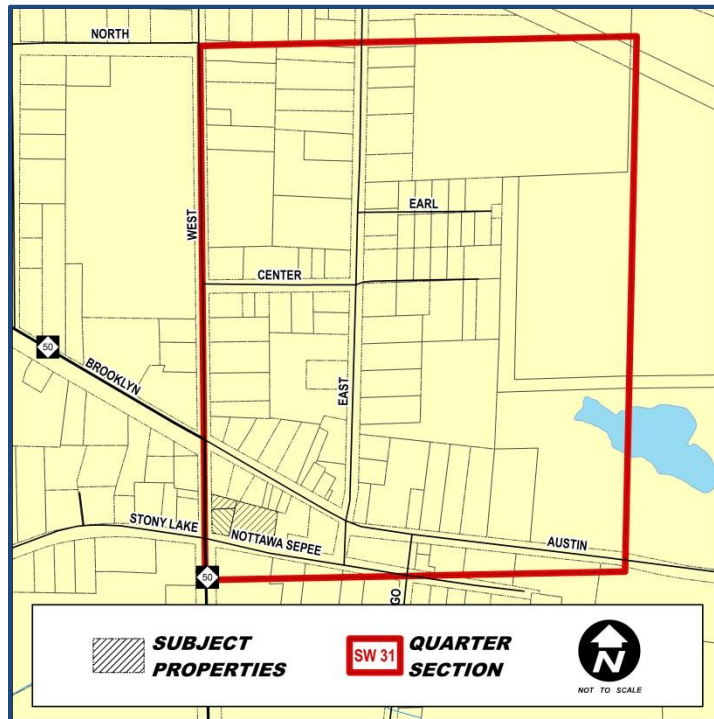
- 4. **Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?**

Yes. The rezoning of the subject properties will simply allow for the expansion of an existing use.

Staff Advisement – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the rezoning of the subject properties to General Commercial (GC).

<p><u>Suggested Actions:</u></p> <p>(1) Recommend APPROVAL</p> <p>(2) Recommend DISAPPROVAL</p> <p>(3) Recommend APPROVAL WITH COMMENTS</p> <p>(4) Take NO ACTION</p>
--

**Figure 1
Location**



**Figure 2
Municipal Future Land Use**

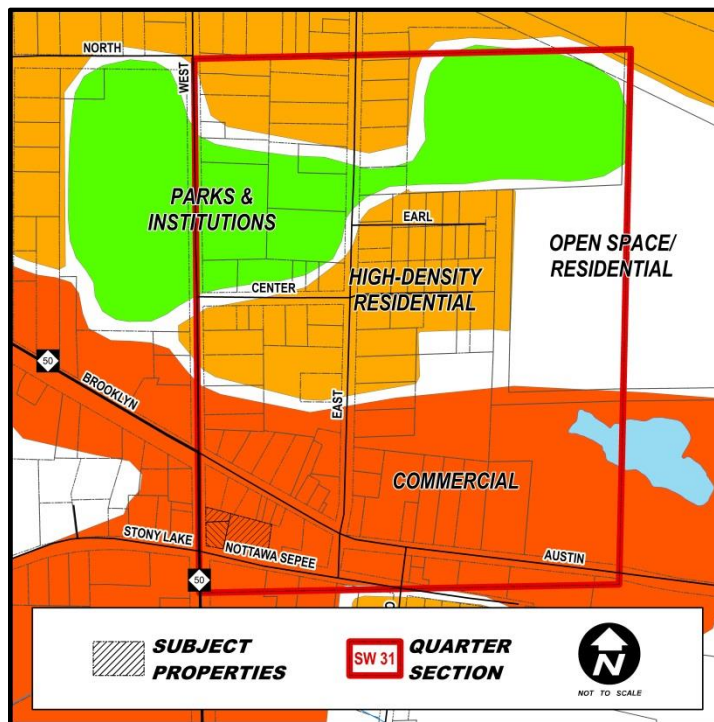


Figure 3
Countywide Future Land Use

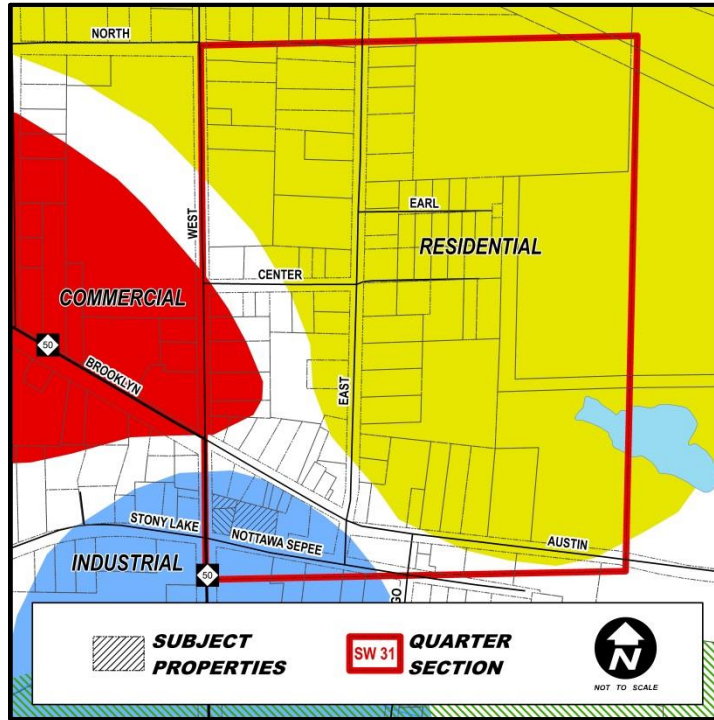
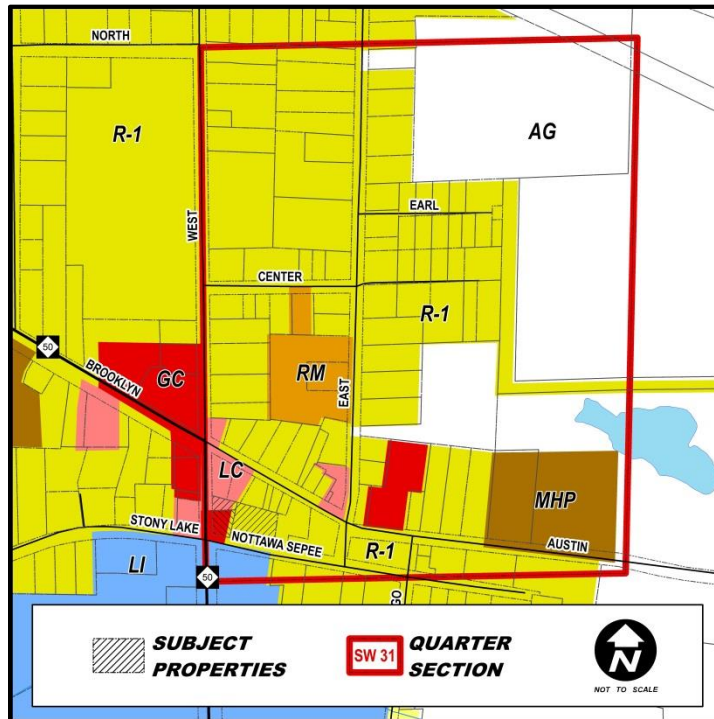
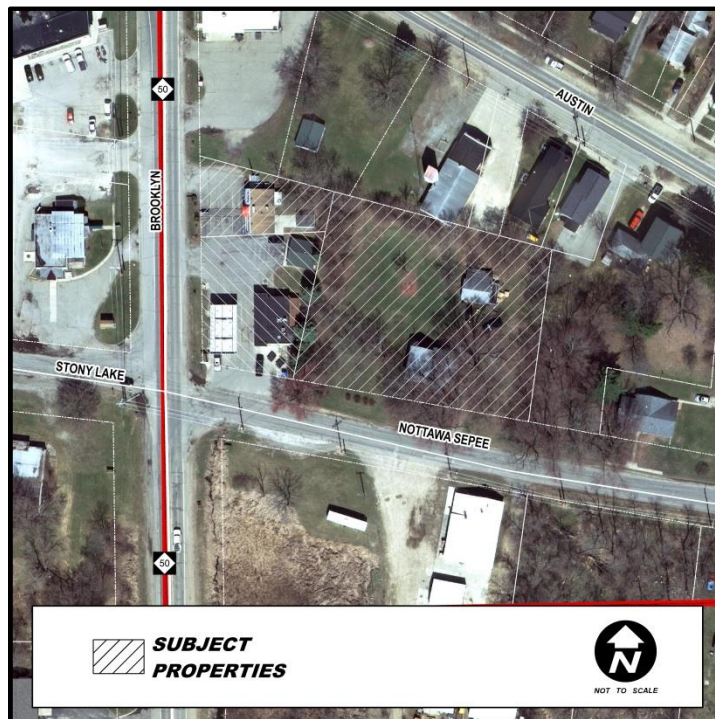


Figure 4
Municipal Zoning



**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.)

121 S. Brooklyn Rd. and 120 Nottawasepee - 000-15-31-352-006-00 and 000-15-31-352-008-00 - 0.16 and 2.942 acres

1. The above described property has a proposed zoning change FROM Local Commercial LC and Residential R-1 ZONE TO General Commercial GC ZONE.

2. PURPOSE OF PROPOSED CHANGE: allow redevelopment of gas station

B. ZONING ORDINANCE TEXT AMENDMENT:

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

allow redevelopment of gas station

C. PUBLIC HEARING on the above amendment was held on: month April day 27 year 2017

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month April day 11 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.

Julie Wilson, Recording Secretary April / 27 / 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 #: 17-04-0010

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

Applicant: Express Stop LLC Phone #: (810) 404 - 2165

Rezoning Request: From: Local Commercial (LC) To: General Commercial (GC)

Property Location: Section(s): 31 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"): 0.16

Please attach location map Yes No

What is the existing use of the site? Jackson Pizza Time LLC

What is the proposed use of the site? Gas Station BP Expansion

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

North: Commercial South: Commercial

East: Residential West: Commercial

What are the surrounding Zoning Districts?

North: Local Commercial (LC) South: General Commercial (GC)

East: Residential (R-1) 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 Brooklyn Rd. M-50

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.

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 #: 17-04-0010

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

Applicant: Express Stop LLC Phone #: (810) 494 - 2165

Rezoning Request: From: Residential (R-1) To: General Commercial (GC)

Property Location: Section(s): 31 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"): 2.942 acres

Please attach location map Yes No

What is the existing use of the site? Residential

What is the proposed use of the site? Gas Station and Convenience Store Expansion

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

North: Commercial South: Industrial

East: Residential West: Commercial

What are the surrounding Zoning Districts?

North: Residential (R-1) South: Industrial (LI)

East: Residential (R-1) 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 Nottawasepee

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.

121 S. Brooklyn Road & 120 Nottawaseppe Street Rezoning Request

Request:

Express Stop, LLC is requesting the rezoning of the parcel located at 121 S. Brooklyn Road from LC – Local Commercial District to GC – General Commercial District and the rezoning of 120 Nottawaseppe Street from R1 – Single Family Residential District to GC – General Commercial District. The existing Express Stop located at 125 S. Brooklyn is zoned GC – General Commercial District.

The rezoning of both 121 S. Brooklyn Road and 120 Nottawaseppe Street to GC would allow for the redevelopment of the three parcels to accommodate a new gas station that complies with the existing zoning ordinance requirements and corrects existing non-conforming issues (front yard setback, landscaping, etc).



Township Master Plan:

Per the Township’s Master Plan, the Planning Commission and Township Board must consider the following criteria when reviewing a rezoning request:

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

The mission statement in the Master Plan includes *“plan and direct Township growth to occur in ways that: will preserve quality of life, property values and community identity while providing opportunity for residents and continuing to maintain necessary services.”* The rezoning will allow for the redevelopment of the sites that will improve the property, increase property values while providing job opportunities and daily services to the residents. The redevelopment will allow for the continuation of services while providing higher level of quality services.

The development goals include augmenting *“the economic base by promoting both commercial and industrial enterprises. Promote efforts to provide services and industrial parks as opportunity is presented. The purpose of this goal is to provide convenient services and employment and to retain our youth.”* The rezoning and redevelopment of the sites will allow Corrigan Oil to provide a higher level of quality services while providing additional jobs in the community.

The Master Plan policies created to achieve the development goals that would be applicable to the rezoning request are the following:

- *Encourage adequate landscaping to create an esthetically pleasing environment.* – The rezoning and redevelopment of the site will allow the developer to comply with the landscape and buffer requirements of the ordinance that are currently not being met.



121 S. Brooklyn Road & 120 Nottawaseppe Street Rezoning Request

- *Promote minimization of street access points and driveways along major roads.* – The sites currently have 4 access points which will be reduced to 2 access points.
- *Commercial development benefits residents by reducing effort and time required to obtain services and the transportation system by reducing travel.* – The rezoning and redevelopment of the sites will allow Corrigan Oil to construct a larger convenience store and provide more services/goods in one location.
- *Ensure that parking areas are provided and appropriately sized.* - The rezoning and redevelopment of the site will allow the developer to provide adequate parking for the use while providing good traffic circulation within the site and into the site.
- *Maintain appropriate setbacks from roads.* - The rezoning and redevelopment of the site will allow the developer to comply with the setback requirements from the roads that are currently not being met.
- *Encourage landscaping at the connection of development to the road to promote the appearance of the particular development and the collective appearance of the Township.* – The rezoning and redevelopment of the site will allow the developer to comply with the landscape and buffer requirements of the ordinance that are currently not being met.
- *Review signage as a part of site plans.* – Signage will be included as part of the site plan.

The Master Plan Future Lane Use Map shows the parcels at 121 S. Brooklyn Road and 120 Nottawaseppe Street as “Commercial” which includes LC, GC and PUD. The requested rezoning would be in line with the Future Land Use Map.

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

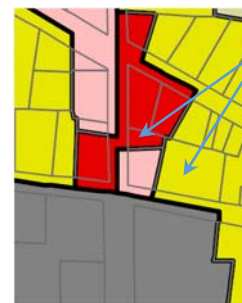
Adjacent Parcel Zoning Districts:

North Zoning: LC – Local Commercial District

East Zoning: R1 – Single Family Residential District (requesting GC – General Commercial District)

South Zoning: LI – Limited Industrial District

West: GC – General Commercial District & LC – Local Commercial District



Sites

The rezoning of 121 S. Brooklyn from LC, Local Commercial District to GC, General Commercial District would result in an extension of the existing GC district that is located on the west side of S. Brooklyn Road and the expansion of the existing GC district that is located on the east side of S. Brooklyn Road. Since GC zoning exists within this area, the uses permitted at the sites after the rezoning would be compatible with other properties in the area. The developer is proposing uses that exist currently on the sites – an enlarged convenience store with an interior pizza franchise.

It is important to note that the majority of the parcels to the northeast that are zoned R-1, Single Family Residential, are not being used for single family uses.

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

121 S. Brooklyn Road & 120 Nottawaseppe Street Rezoning Request

The rezoning of the parcel from LC, Local Commercial District to GC, General Commercial District will facilitate the redevelopment of the sites at 121 S. Brooklyn, 125 S. Brooklyn and 120 Nottawaseppe Street. The three existing sites are serviced by existing water and sewer lines. The redevelopment will allow for the abandonment of two of the water and sewer connections since the sites will be reduced from three buildings to one. The water and sewer usage currently used by the existing convenience store and pizza place will be similar to the usage of the new convenience store.

The three sites currently have two access points on Brooklyn Road and two access points on Nottawaseppe Road. The four access points will be reduced to two access points – one on Brooklyn and one on Nottawaseppe Road. Reducing the access points should create safer circulation for vehicles to and from the existing public roads.

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

The developer is proposing uses that exist currently on the sites – an enlarged convenience store with an interior pizza franchise. The current LC, Local Commercial District allows restaurants, including drive-in or drive-through restaurants however, it does not permit gas stations. The R-1 zoning of 120 Nottawaseppe Street permits residential uses. The majority of the R-1 zoned parcels in this area are not being used for residential purposes. The rezoning would allow for the redevelopment of the corner in a manner that would conform to the existing GC requirements and other applicable zoning ordinance requirements.

The site is located on a major road and meets the GC intent outlined in the Master Plan. The site would provide retail and service establishments that would serve the Township and surrounding areas.

Comprehensive Economic Development Strategy Update:

The requested rezoning was compared to the 2015 Comprehensive Economic Development Strategy Update for Region 2 Planning Commission Hillsdale, Jackson and Lenawee Counties. Per page 24, the CEDS mission is *“To create an environment that encourages the creation of jobs, promotes education, fosters community development (including infrastructure), and advances business development.”* Goals 3 and 4 of the CEDS include promoting business retention/expansion to retain graduating students and enhance and encourage the retention and expansion of existing businesses.

The proposed rezoning will advance the mission and goals 3 and 4 of the document by encouraging the creation of jobs, advancing business development, providing jobs for existing students and graduating students and allowing for the retention and expansion of an existing business in Jackson County.

NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # _____

①

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

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

APPLICATION FOR

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning ** | <input type="checkbox"/> Variance ◆ |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Conditional Use ** |
| <input type="checkbox"/> Planned Developments | <input type="checkbox"/> Home Occupation ** |
| <input type="checkbox"/> Special Land Use | <input type="checkbox"/> Site Plan Change/Renewal |
| <input type="checkbox"/> Amendments | <input type="checkbox"/> Administrative Site Plan |
| | <input type="checkbox"/> Other |

②

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

Name(s) Express Stop LLC Phone 810-494-2165
 Address 775 N. 2nd St.
Brighton, MI 48116

③

OWNER INFORMATION

Name(s) Jackson Pizza Time LLC Phone _____
 Address PO Box 461
Napoleon, MI 49261

④

PROPERTY INFORMATION

Address or Location 121 S. Brooklyn Rd.
 Permanent Parcel # 000-15-31-352-006-00
 Zone District (Current) LC Property Size ~85' x 147' / .16 acres
 Attach legal description-also a survey, site drawing and pictures may be required.

⑤

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

Requesting the rezoning from LC to GC to accommodate the redevelopment of the gas station to conform to the ordinance requirements

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

Michael R. Wynn _____ 3-7-17
 Signature of Applicant Signature of Applicant Date

⑥

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

 Signature of Applicant Signature of Applicant Date

DO NOT WRITE BELOW THIS LINE

⑦

Date Received _____	Application <input type="checkbox"/>	E-mail or CD/PDF <input type="checkbox"/>	Meeting Dates: PC _____
Submitted Materials: Site plan <input type="checkbox"/>	# of copies 24 x 36 <input checked="" type="checkbox"/>	11 x 17 <input checked="" type="checkbox"/>	ZBA _____
	Site plan checklist <input type="checkbox"/>	Environmental checklist <input type="checkbox"/>	CNTY _____
Survey: Stake <input type="checkbox"/>	Morgage <input type="checkbox"/>	Pictures\ Video <input type="checkbox"/>	TWPBD _____
Letters: JCRC <input type="checkbox"/>	JCDC <input type="checkbox"/>	JCHD <input type="checkbox"/>	DPW <input type="checkbox"/>
	JCAP <input type="checkbox"/>	DEQ <input type="checkbox"/>	FIRE <input type="checkbox"/>
Application Fee _____	Publication\Mailing Fee _____		Publication Dates #1 _____
			WEB _____

APPLICATION ACCEPTED BY: _____

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets. Publication and postage cost charged accordingly over and above filing fees.

NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # _____

①

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

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

APPLICATION FOR

Rezoning **

Site Plan Review

Planned Developments

Special Land Use

Amendments

Variance ◆

Conditional Use **

Home Occupation **

Site Plan Change/Renewal

Administrative Site Plan

Other

②

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

Name(s) Express Stop LLC Phone 810-494-2165

Address 775 N. 2nd St.
Brighton, MI 48116

③

OWNER INFORMATION

Name(s) Express Stop LLC Phone _____

Address 775 N. 2nd St.
Brighton, MI 48116

④

PROPERTY INFORMATION

Address or Location 120 Nottawassee St.

Permanent Parcel # 000-15-352-008-00

Zone District (Current) R1 Property Size ~342' x 186' / 2.94 acres

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

⑤

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

Requesting the rezoning from R1 to GC to accommodate the redevelopment of the gas station to conform to the ordinance requirements.

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

Michael B. Gonyea
Signature of Applicant

Signature of Applicant

3-7-17
Date

⑥

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

Michael B. Gonyea
Signature of Applicant

Signature of Applicant

3-7-17
Date

DO NOT WRITE BELOW THIS LINE

⑦

Date Received _____ Application E-mail or

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 _____ Publication\Mailing Fee _____

Meeting Dates: PC _____
ZBA _____
CNTY _____
TWPBD _____
Publication Dates #1 _____
WEB _____

APPLICATION ACCEPTED BY: _____

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets. Publication and postage cost charged accordingly over and above filing fees.

PARCEL DATA SHEET - PARCEL ID: 000-15-31-352-006-00



OWNER NAME JACKSON PIZZA TIME LLC
 OWNER ADDRESS P.O. BOX 461
 NAPOLEON MI 49261
 HOMESTEAD 0%
 PARCEL ADDRESS 121 S BROOKLYN RD
 JACKSON MI 49201
 PROPERTY CLASS 201 - COMMERCIAL
 STATUS Active
 ACREAGE 0.16 Acres
 GOV'T UNIT Napoleon
 TAX UNIT Napoleon
 SCHOOL DISTRICT NAPOLEON SCHOOL
 LIBER/PAGE 1879-0353

	2014	2015	2016
TAXABLE VALUE	\$43,291	\$43,983	\$44,114
ASSESSED VALUE	\$43,291	\$51,310	\$54,262
TAX DESCRIPTION	BEG AT SW COR OF SEC 31 TH N 366.84 FT ALG W SEC LN TH N 87DEG 16'30"E 147.29 FT TO A PT WH IS THE PL OF BEG OF THIS DESCN TH S 87DEG 16'30"W 147.29 FT TO W SEC LN TH N ALG W SEC LN 85.92 FT TH S 73DEG 30'E 2.44 CHSTH S 12DEG 43'W TO BEG. SEC 31 T3S R2E		



This generated map is provided to allow easy access and visual display of governmental information and services, as well as to information from other sources. Every reasonable effort has been made to ensure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The burden of determining the accuracy, timeliness, completeness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on September 20, 2016.



February 27, 2017

Napoleon Township
6755 Brooklyn Road
PO Box 385
Napoleon, MI 49261

RE: Letter of Authorization for #000-15-31-352-006-00

To Whom It May Concern:

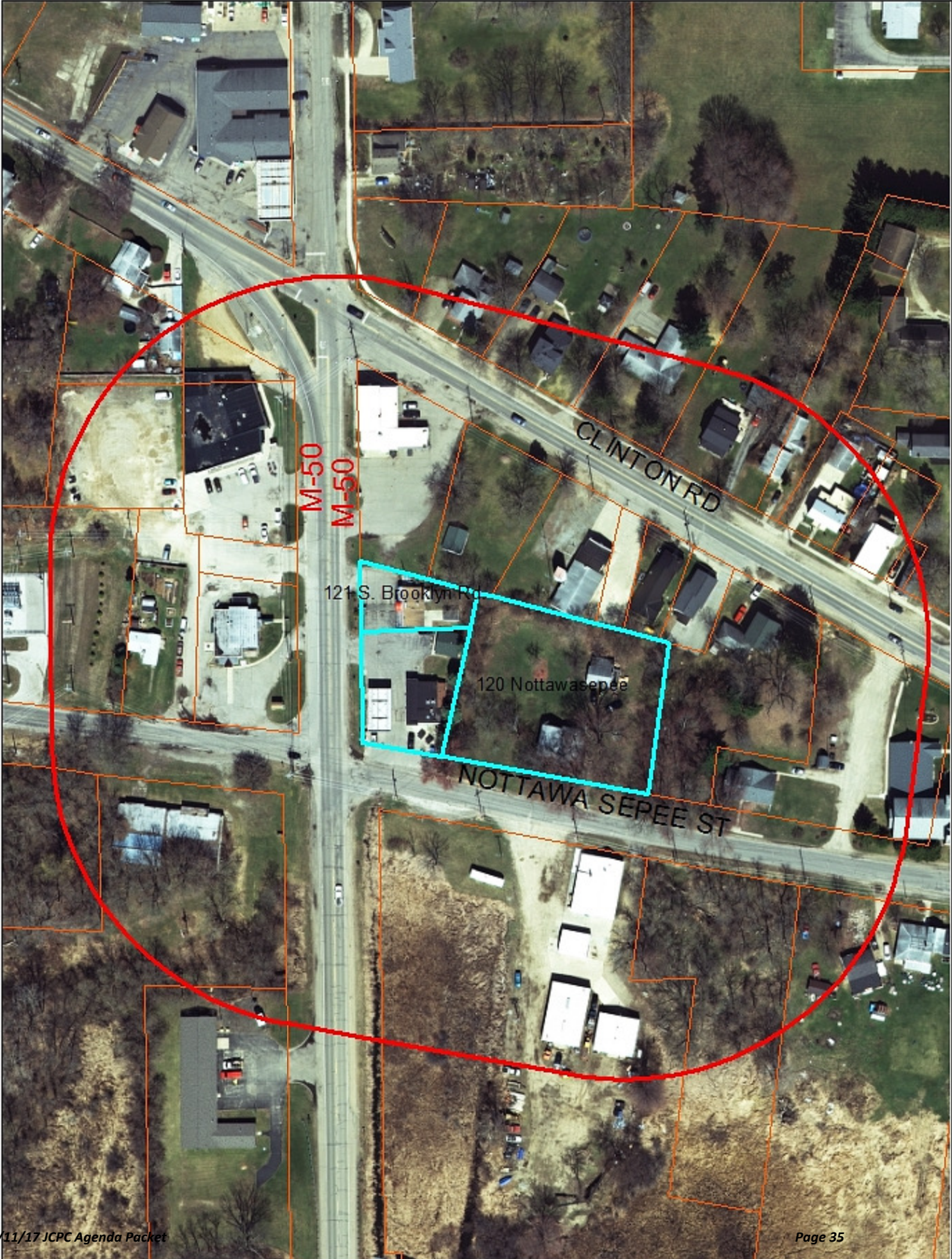
Please accept this letter as my authorization to allow Michael B. Corrigan, of Napoleon Express Stop LLC, to submit a rezoning and site plan application for my property located at 121 S. Brooklyn Road, Parcel ID No. 000-15-31-352-006-00.

Sincerely,



Chad A. Chimel
Owner of Jackson Pizza Time LLC
121 S. Brooklyn Road
Napoleon, MI 49261

Case#17-04-0010-Rezoning -From LC & R-1 to GC
121 S. Brooklyn Rd. & 120 Nottawasepee St.

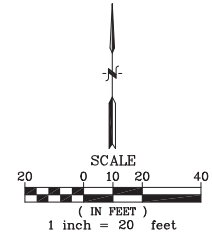
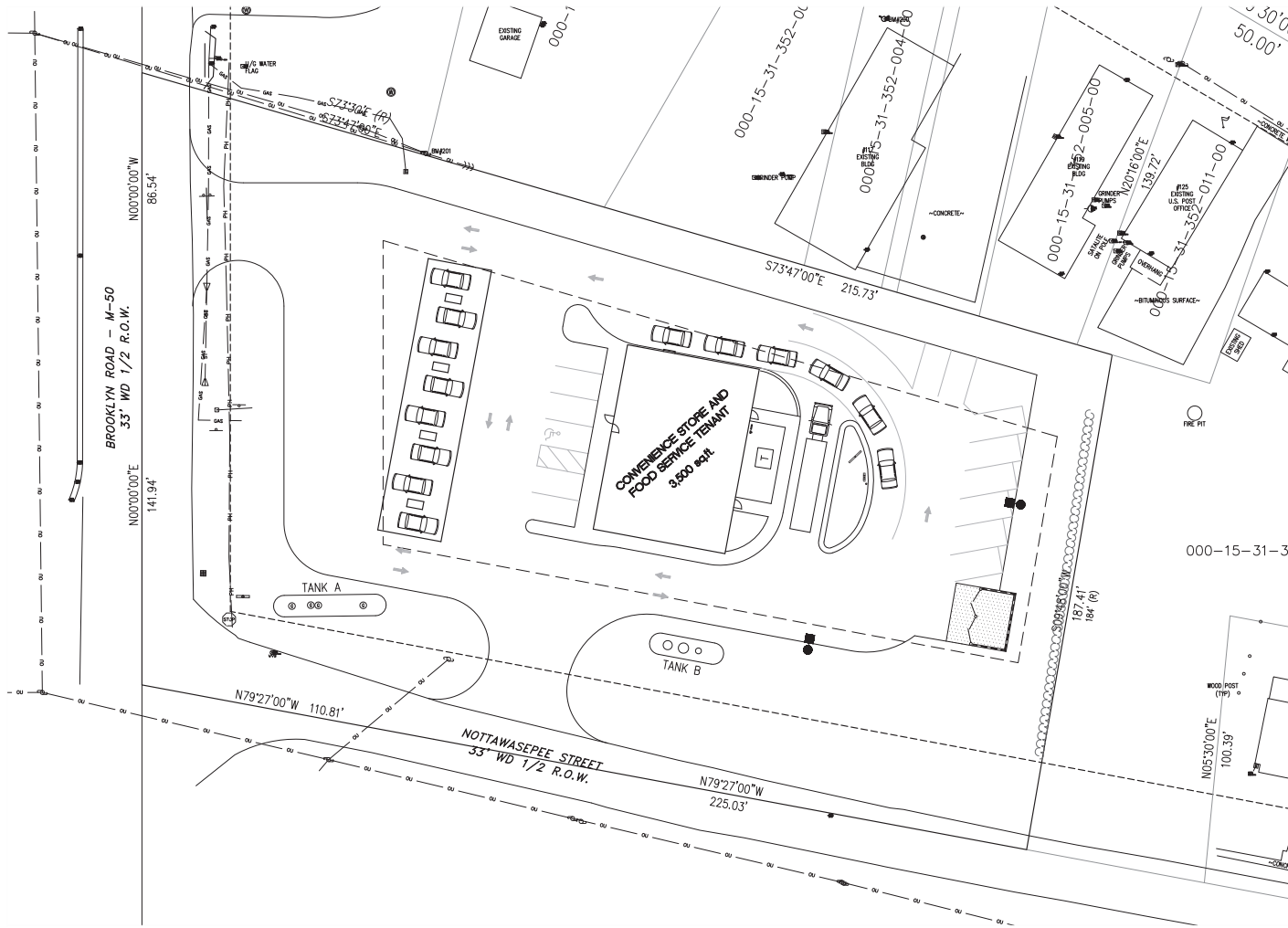




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Google e
Page 36





PARKING CALCULATIONS

GASOLINE SERVICE:	1 SPACE PER PUMP	= 8
C-STORE:	1 SPACE PER 100 sq.ft. (excl. mechanical)	= 10
	2,400 sq.ft. Total = 1,000 sq.ft./100 sq.ft.	
FAST FOOD:	1 SPACE PER 75 sq.ft. customer floor area	= 2
	1,100 sq.ft. Total = 150 sq.ft./75 sq.ft.	
	PARKING REQUIRED	= 20
	PARKING PROVIDED	= 22

UNDERGROUND FUEL STORAGE TANK DATA

TANK A - 20,000 GALLON EXISTING
10,000-REGULAR
10,000-PREMIUM
TANK B - 10,000 GALLON
5,000-RECREATIONAL
5,000-DIESEL

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OR VISIT CALL811.COM

DRS INC
(810) 227-8533
CIVIL ENGINEERS
LAND SURVEYORS
2163 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN:WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: L.F.						
CHECK: WMP						

NAPOLEON EXPRESS STOP

CONCEPT PLAN D

CLIENT: CORRIGAN CONSTRUCTION
735 N. SECOND ST.
BRIGHTON, MI 48116
(810) 229-8323

SCALE: 1"=20'
PROJECT No.: 9163083
DWG NAME: CONCEPT D
ISSUED: **MAR. 20, 2017**

D

LEGAL DESCRIPTION

Parcel No. 0061-541-352-006
 Located in the Township of Napoleon, County of Jackson, State of Michigan and is described as follows:

BEGINNING at the Southeast Corner of Section 31, Twp 5 South, Range 2 East, three North 89 degrees 45 minutes West along the West Section line 42.74 feet, thence South 73 degrees 39 minutes East, 161.84 feet to a point which is the Place of Beginning of this description, thence South 73 degrees 39 minutes East 250.10 feet, thence Southwesterly 134 feet to the centerline of Street, thence North 79 degrees West along centerline of street to a point clear 110.80 feet measured along center of said street from West Section line, thence North 90 degrees 30 minutes East 112.12 feet to the Beginning.

Commonly known as 120 Notawasepee Street

Parcel No. 0061-541-352-007

Commencing at the Southeast Corner of Section 31, Twp 5 South, Range 2 East, Napoleon Township, Jackson County, Michigan, thence North 228.01 feet along the West line of Section 31 to a point of intersection of the West line of Section 31 and the centerline of Notawasepee Street, and proceeding along the PLACE OF BEGINNING of this description, thence North 14.94 feet along the West line of Section 31, thence North 87 degrees 16 minutes 30 seconds East 147.29 feet, thence South 12 degrees 43 minutes West 173.41 feet to the centerline of Notawasepee Street, and thence North 79 degrees 37 minutes West 110.80 feet along the centerline of Notawasepee Street to the Place of Beginning of this description.

Commonly known as 125 Brooklyn Rd.

Parcel No. 0061-541-352-008

Located in the Township of Napoleon, County of Jackson, State of Michigan and is described as follows:

BEGINNING at the Southeast Corner of Section 31, Twp 5 South, Range 2 East, Napoleon Township, Jackson County, Michigan, thence North 266.34 feet along the West Section line, thence North 79 degrees 37 minutes West 129.80 feet to a point which is the Place of Beginning of this description, thence S87°05'00"W 121.25 feet to West Section line, thence North along West Section line 85.52 feet, thence S73°39'E 244.28 feet to the Beginning.

Commonly known as 121 Brooklyn Road

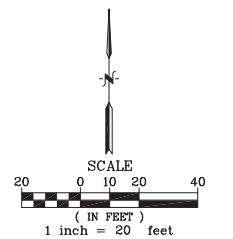
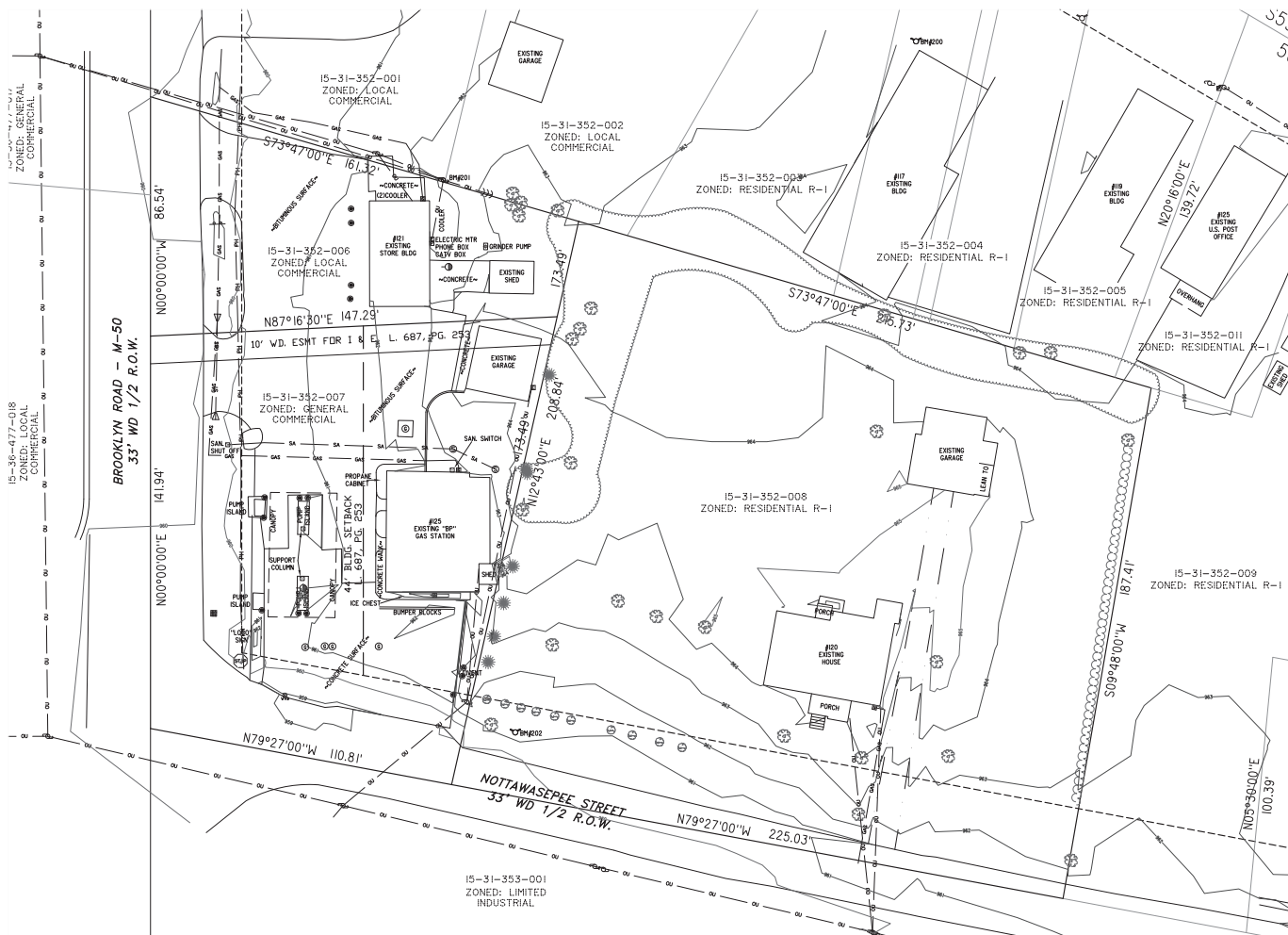
BENCHMARK

DATUM BASED ON RTM-GPS
 OBSERVATIONS, DATE 12/22/16

BENCHMARK #200
 TOP OF HYDRANT NUT, LOCATED NEAR THE NORTHWEST CORNER OF #117 AUSTIN BUILDING.
 ELEVATION = 967.0 (NAVD 83)
 REF: POINT #200

BENCHMARK #201
 SPIKE IN THE WEST SIDE OF AN UTILITY POLE LOCATED 84 FEET NORTHWEST OF NORTHWEST CORNER OF #21 BROWNLYN BUILDING.
 ELEVATION = 963.33 (NAVD 83)
 REF: POINT #201

BENCHMARK #202
 STEAMER VALVE OF HYDRANT, LOCATED IN NORTH SIDE OF NOTAWASEPEE ST., NEAR THE SOUTHWEST CORNER OF #20 PARCEL.
 ELEVATION = 968.0 (NAVD 83)
 REF: POINT #202



- LEGEND**
- REG. STRUCTURE (AS LABELED)
 - SURVEYOR'S MONUMENTATION (AS LABELED)
 - WELL / MONITOR WELL
 - BOLLARD
 - SIGN
 - FLAG POLE
 - △ SOL. BARRI. / BENCHMARK W/IDENTIF.
 - LIGHT BASE
 - STREET LIGHT
 - OVERHEAD TRAFFIC SIGNAL
 - UTILITY METERS & BOXES
 - UTILITY PILES (AS LABELED)
 - AIR CONDITIONER UNIT
 - UTILITY PILES (AS LABELED)
 - OVERHEAD UTILITY LINES (ELECTRIC, PHONE, CABLE)
 - U/S UTILITY LINES (ELECTRIC, PHONE, CABLE)
 - EDGE OF BRUSH LINE
 - EDGE OF WOODS / TREE DRIP LINE
 - DECORATIVE TREE W/IDENTIF.
 - CONTOUR TREE W/IDENTIF.
 - STUMP
 - SHRUB / BUSH
 - BOLLARD
 - FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
 - CHAIN LINK
 - EDGE OF GRAVEL
 - CONCRETE CURB UNLESS OTHERWISE STATED
 - EDGE OF WATER
 - EDGE OF METAL/PLASTIC
 - SANITARY SEWER MANHOLE W/IDENTIF.
 - SANITARY SEWER PIPE
 - CLEAN OUT
 - STORM WATER MANHOLE W/IDENTIF.
 - CATCH BASIN W/IDENTIF.
 - CONTROL STRUCTURE
 - FLEMED END SECTION
 - STORM WATER DRAINAGE PIPE
 - HYDRANT
 - WATER SHUT OFF
 - WATER VALVE BOX
 - WATER VALVE
 - WATER MAIN
 - GAS MANHOLE COVER
 - GAS SHUT OFF
 - U/S GAS

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 LAND SURVEYORS
 2163 PLEASANT DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: L.F.						
CHECK: WMP						

NAPOLEON EXPRESS STOP

EXISTING CONDITIONS AND ZONING PLAN

CLIENT: CORRIGAN CONSTRUCTION 735 N. SECOND ST. BRIGHTON, MI 48116 (810) 224-8323	SCALE: 1"=20' PROJECT No.: 8163083 DWG NAME: REZONING ISSUED: MAR. 13, 2017	<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">1</div>
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Minutes of the Meeting of the
Napoleon Planning Commission
April 27, 2017

Call to Order: 6:02 pm

Commission Members Present: Eric Maes Doug Lammers
Julie Wilson Scott Miles
Jeff Kirkpatrick Steve Smoyer

Also Present: John Worden, Napoleon Township Zoning Administrator

Minutes of March 23, 2017 Meeting: Motion by Lammers and supported by Miles to approve the meeting minutes with the change in paragraph 5 to "...they did **not** recommend approval of the rezoning..." All Ayes. Motion passed.

Case #17-04-0010– Rezoning from Local Commercial (LC) to General Commercial (GC) - 121 S. Brooklyn Road and the rezoning from Residential (R1) to General Commercial (GC) - 120 Nottawasepee. Applicant is Express Stop, LLC.

Present at the meeting was Amy Cyphert, project manager representing Express Stop. Cyphert stated that Express Stop owns the current gas station on Brooklyn Road and the house located behind it at 120 Nottawasepee and will soon own the current Pizza Time located at 121 S. Brooklyn Road. Express Stop plans to redevelop the three parcels to accommodate a new gas station that complies with the existing zoning ordinance requirements and corrects existing non-conforming issues. The gas station will include a convenience store and food service tenant.

Lammers noted that the rezoning meets requirements per Section 12.7.4B of the Napoleon Zoning Ordinance.

A motion was made by Kirkpatrick and supported by Maes to recommend to the Township Board the rezoning of 121 S. Brooklyn Road from Local Commercial to General Commercial and the rezoning 120 Nottawasepee from Residential to General Commercial. All Ayes with Smoyer and Miles abstaining.

Meeting Adjourned: 6:30

Julie Wilson, Secretary

TOWNSHIP OF NAPOLEON

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

Napoleon Township
County of Jackson, STATE OF MICHIGAN

AFFIDAVIT OF MAILING OF NOTICE

I, Liz Hampton being first duly sworn, depose and say that on the 11th day of April, 2017 I mailed a true and correct copy of the attached Notice of Public Hearing and Meeting of the Planning Commission for April 27, 2017, to the owners of each property proposed for Rezoning(s) in said Notice, to the applicant (s) for said Rezoning(s), to all persons to whom any real property is assessed within three hundred (300) feet of any property proposed in said Notice for Rezoning(s) as shown on the last assessment role of the Township, and to the occupants of all single-family and two-family dwellings located within three hundred (300) feet of any property therein proposed for Rezoning(s), all as shown on the attached list, by properly addressing an envelope to each person or to "occupant" where a tenant's name was not known, placing a copy of the Notice in each envelope, and sealing the envelopes and mailing the same, First Class Mail, with postage fully prepaid, from a United States Post Office box in Jackson, Michigan, all in accordance with MCLA 125.284.

(Signature) _____

Liz Hampton, Clerk

Subscribed and sworn to before me on _____, 2017

(Signature) _____

Terri L. Shouse, Notary Public

Jackson County, Michigan

Expiration of Commission: November 29, 2019

Name: Express Stop LLC
Mailings: 37

AFFIDAVIT.doc



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 | #17-16

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: May 11, 2017

Proposal: **The rezoning of properties from General Commercial (C-2) to Light Industrial (I-1) in Section 22 (T2S-R1W) of Blackman Township**

Purpose

The applicant wants the subject properties rezoned to I-1 (Light Industrial) in order to move Leimenstoll Services.^{1,2}

Location and Size of the Property

The subject properties ('A' = ID# 000-08-22-376-013-01, 'B' = ID# 000-08-22-376-005-00, and 'C' = ID# 000-08-22-376-006-00) are located on the west side of Lansing Avenue, north of Newell Avenue, in Section 22 (T2S,R1W) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – Leimenstoll Services—industrial maintenance and millwright services—is located on Subject Property 'A' (although much of the property is vacant). Recreational vehicles/campers are stored on Subject Property 'B' and a billboard is located on Subject Property 'C', adjacent to Lansing Avenue. The vacant property directly to the west of the subject properties is also owned by the applicant and is assessed Vacant Commercial. Cut-Rate Plumbing and Heating Supply is located on the property surrounded by the subject properties on three sides. Granger—trash and recycling services—is located on the large property to the north of the subject properties. Associates Financial Solutions, Inc. is located on the property directly north of the 'leg' of the Granger property providing access to Lansing Avenue. However, it appears that recreational vehicles/campers are stored on the majority of that property. Larry's RV Center and the Legend Auto Group are located on the east side of Lansing Avenue, as well as various dwellings.

Future Land Use – The future land use map in the *Blackman Charter Township Master Plan* places properties on both sides of Lansing Avenue—in the vicinity of the proposed rezoning—in an area recommended for General Commercial uses, including all of Subject Properties 'B' and 'C' as well as the eastern 'legs' of Subject Property 'A'. The western portion of the larger subject property is in an area recommended for Low Density Residential uses, as are properties to the south and west. An area pro-

¹ Please note that R2PC staff provided the Blackman Township Planning Commission with the initial report upon which (at least in part) its recommendation was based

² 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.

posed for Light Industrial uses is recommended directly to the northwest of the larger subject property (see Figure 2). The countywide future land use map in the *Jackson Community Comprehensive Plan* places the subject properties in a border zone between areas recommended for Industrial uses to the north and Residential uses to the south (see Figure 3).

Current Zoning – The current zoning on both sides of Lansing Avenue—in the vicinity of the proposed rezoning—is C-2 (General Commercial), as are all three of the subject properties. Properties to the north of the subject properties are zoned I-1 (Light Industrial) and I-2 (Heavy Industrial). The properties to the south are zoned RU-1 (Urban Residential) and the properties to the west are zoned RS-1 (Suburban Residential) (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer service appears to be available to the subject properties, according to the *Blackman Charter Township Master Plan*.³ However, although located nearby, municipal water service is not available.

Public Road/Street Access – Lansing Avenue is an arterial roadway according to the Master Plan.⁴ The roadway is built to Class A Road standards, according to the Jackson County Department of Transportation, which classifies it as a paved county primary road.

Environmental Constraints – The subject properties are located, at least partially, in a high ground-water recharge area according to the Master Plan. However, it appears that they are not located in areas of productive agricultural soils, hydric soils, floodplains, wetlands, or surface waters.⁵

Analysis and Recommendation

Township Planning Commission Recommendation – The Blackman Township Planning Commission recommends *approval* of the proposed rezoning to LI: *with the 60’ buffer on the South and West sides of the property* (see the Zoning Amendment Form and other background information).

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

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

No. The Master Plan places Subject Properties ‘B’ and ‘C’ and the ‘legs’ of Subject Property ‘A’ in an area recommended for General Commercial uses. The majority of Subject Property ‘A’ is located in an area recommended for Low Density Residential uses. *However, an area recommended for Light Industrial uses is adjacent to the northwest corner of Subject Property ‘A’. In fact, the proposed rezoning would widen the rather narrow ‘leg’ of I-1(Light Industrial) that currently provides access to Lansing Avenue.*

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

Yes. Properties zoned I-1 (Light Industrial) and I-2 (Heavy Industrial) are already adjacent, or near-adjacent, to Subject Property ‘A’, respectively. *However, an existing C-2 (General Commercial) property will be surrounded by an I-1 district on three sides if the rezoning is approved. In addition, properties to the south and the west of Subject Parcel ‘A’ are zoned RU-1 (Urban Resi-*

³ See Maps A16 and A17 of the *Blackman Charter Township Master Plan*, respectively.

⁴ See Map A13 of the *Blackman Charter Township Master Plan*.

⁵ See Maps A4, A5, A6, A7, and A12 of the *Blackman Charter Township Master Plan*, respectively.

dential) and RS-1 (Suburban Residential), respectively.

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

No. The proposed I-1 zoning should not negatively impact Lansing Avenue or the existing municipal sewer service. *However, although located nearby, municipal water service is currently not available according to the Master Plan.*

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

Yes. The proposed rezoning will simply extend existing I-1 (Light Industrial) zoning southward (please see Criteria #2).

R2PC staff advised the Blackman Township Planning Commission to recommend **approval** of the rezoning of the subject properties to I-1 (Light Industrial), based upon the above analysis in its original report. *However, staff also advised the Commission that the Light Industrial area recommended for properties to the northwest—on the future land use plan—should be extended southward when the Blackman Charter Township Master Plan is updated. Care should also be taken in the near future to simplify the juxtaposition of zoning districts in this part of Blackman Township and displayed on its zoning map.*

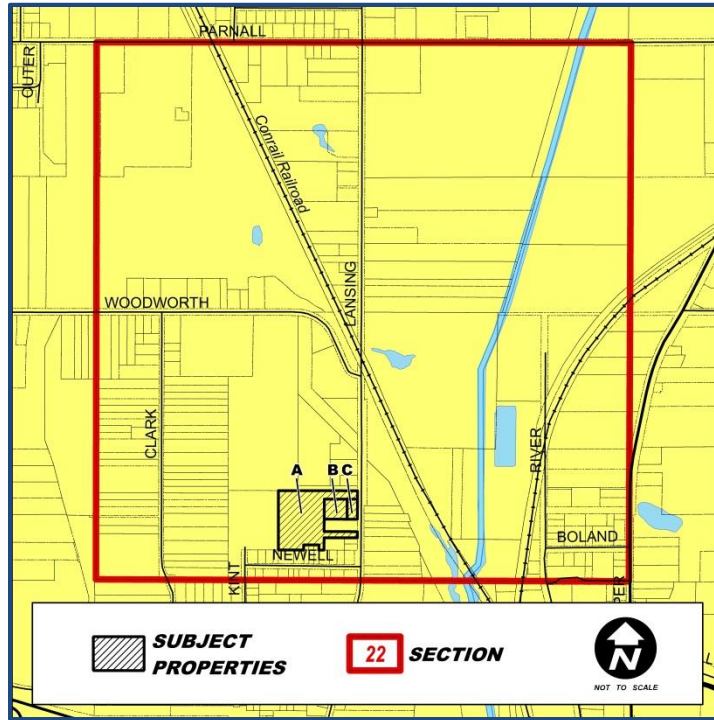
The 60 foot setback condition placed by the Blackman Township Planning Commission on the south side and west side of Property A appears to address concerns regarding the potential impact of light industrial uses on adjacent residential properties. Homes currently exist on the north side of Newell Avenue and the neighborhood is zoned Urban Residential (RU-1). The vacant property to the west is zoned Suburban Residential (RS-1).

The Township can only place conditions upon a rezoning if the request is made specifically for a Conditional Rezoning. Therefore, the condition placed on the rezoning recommendation made by the Blackman Township Planning Commission cannot be approved by the Township Board. The proposed setback can be a condition of a conditional use permit or the approval of a site plan. R2CPC staff also spoke with the Township’s Zoning Administrator regarding the splitting of zoning on Property A between I-1 to the north and the existing C-2 to the south: R2CPC staff recommended that that lot be split if the zoning was to be split.

Staff Advisement – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the rezoning of the subject property to C-2 (General Commercial). Please see the several paragraphs directly above this advisement for those comments.

<p><u>Suggested Actions:</u></p> <p>(1) Recommend APPROVAL</p> <p>(2) Recommend DISAPPROVAL</p> <p>(3) Recommend APPROVAL WITH COMMENTS</p> <p>(4) Take NO ACTION</p>
--

**Figure 1
Location**



**Figure 2
Municipal Future Land Use**

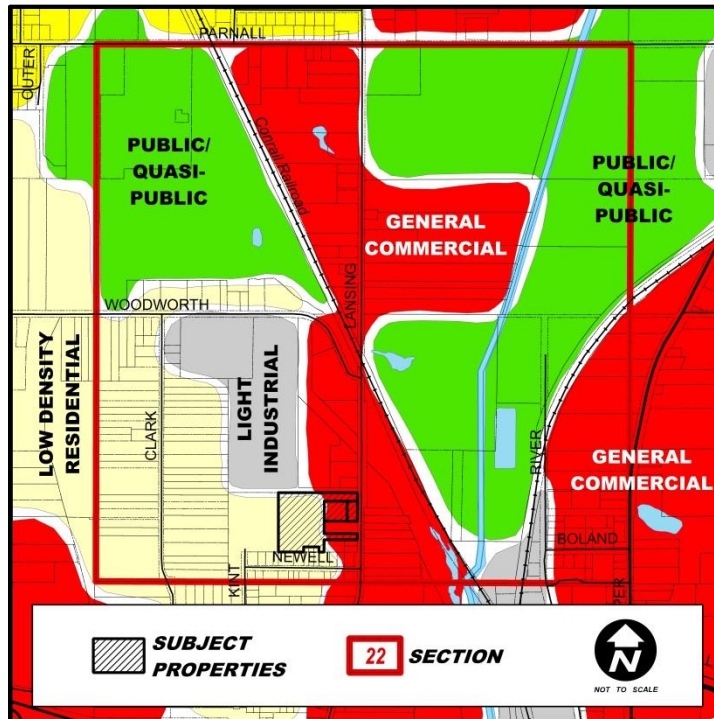


Figure 3
Countywide Future Land Use

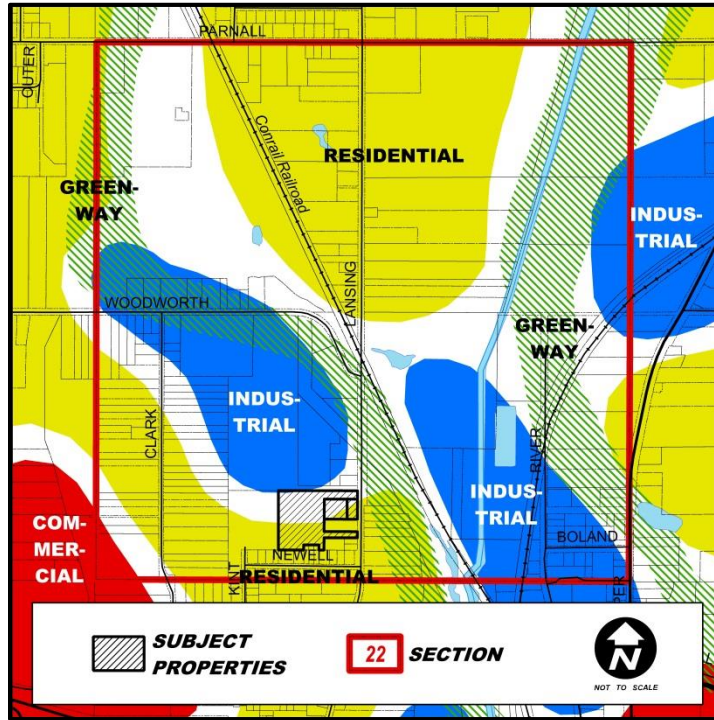
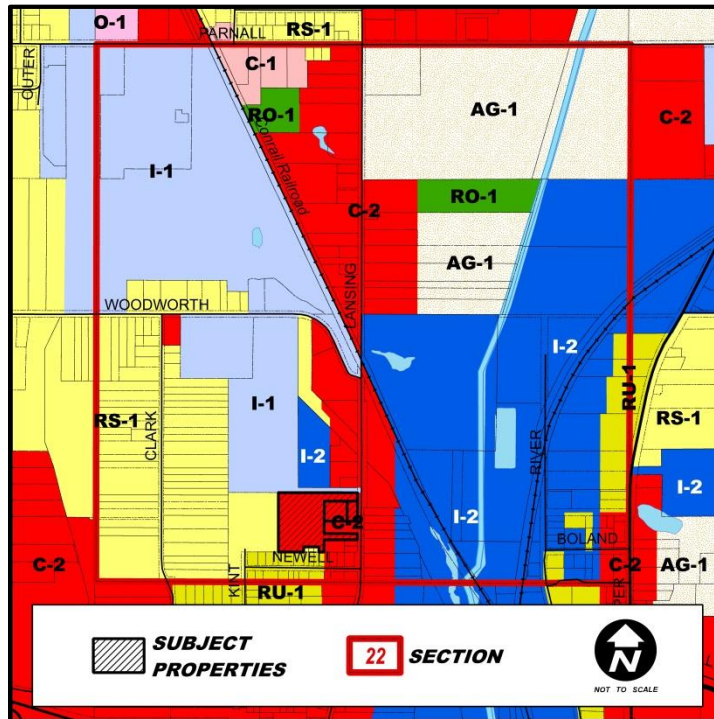
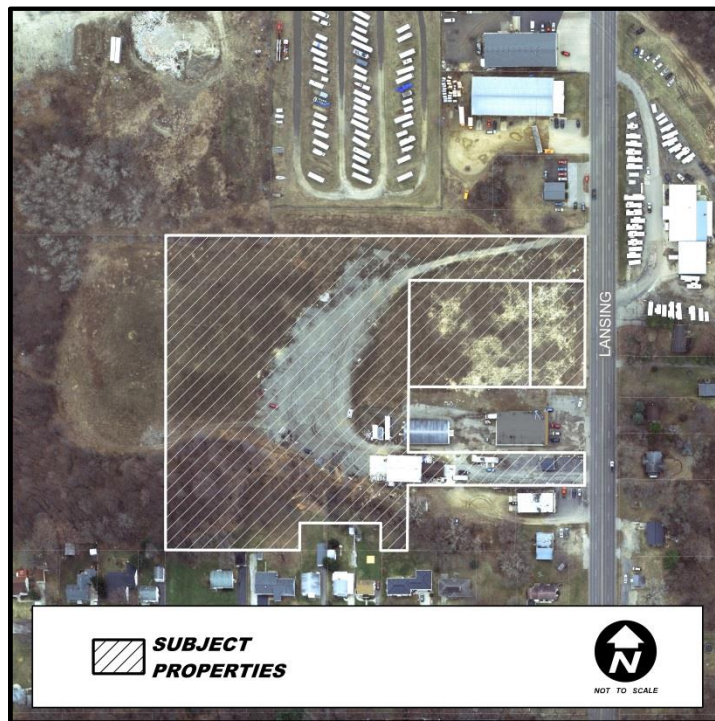
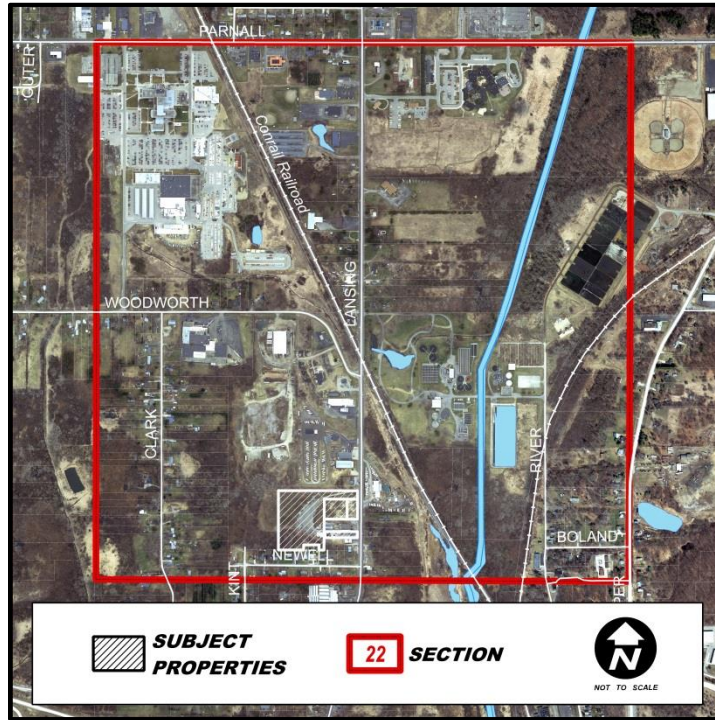


Figure 4
Municipal Zoning



**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 BLACKMAN 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.)

000-08-22-376-013-01: # 000-08-22-376-005-00: # 000-08-22-376-006-00
A=6.826 / B=1.010 / C=.600 ACERS 10.43 TOTAL ACERS

1. The above described property has a proposed zoning change FROM C-2 GENERAL COMMERCIAL ZONE TO I-1 LIGHT INDUSTRIAL ZONE.
2. PURPOSE OF PROPOSED CHANGE: OWNER WANTS TO BUILD A MANUFACTURING/FABRICATING BUILDING

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 APRIL day 4 year 2017
- D. NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month MARCH day 14 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: JACKSON CITIZEN PATRIOT MARCH 19, 2017
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.
DAN DECKER Chair or () Secretary 05 / 03 / 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.

ZONING WORKSHEET FORM

CZC NO. 17-16

JACKSON COUNTY RESOLUTIONS AND LEGISLATIVE COMMITTEE

(Coordinating Zoning)

Return with the "Zoning Amendment For" for zoning district boundary changes only (not text amendments) to:

Region 2 Planning Commission, 120 W. Michigan Avenue, Jackson, Mi 48201

Phone: 517-788-4426

FAX: 517-788-4635

Township of: BLACKMAN Township Case # 1471

Township Official we may contact DAN GOUGH Phone # 517-812-1962

Applicant: ROBERT LEIMENSTOLL Phone # 517-795-5697

Rezoning Request From: General Com. (C-2) To: Light Industrial (I-1)

Property Location Section(s): 22 Quarter Section(s) NW NE SW SE

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

Parcel Size-if more than on parcel, label "A" - "Z": A=6.826 / B=1.010 / C= .600 ACERS

Please attach location map Yes No

What is the existing use of the site? VACENT PROPERTY

What is the proposed use of the site? LIGHT MANUFACTURING/FABRICATING

What are the surrounding uses? (ie: Agriculture, Single-Family Residential, Commercial)

North LIGHT IND. South RESIDENTIAL East COM. West RESIDENTIAL

What are the surrounding Zoning Districts?

North I-1 South RU-1 East C-2 West RS-1

What is the suggested use of the site on the Township's Land Use Plan Map? LIGHT RESD. AND COMMERCIAL

Is municipal water available? Or will it be made available? Yes No

Is municipal sewer available? Or will it be made available? Yes No

Does the site have access to a public street or road? Yes Name LANSING AVE. NO

Are there any know environmental constraints o the site? Yes No

Wetlands Floodplains

Brownfield Other

Please Specify: _____

Please attach the minutes of the Planning Commission. Yes, the minutes are attached. No, the minutes are not attached

Please attach any public comments, letter, or petitions. Yes, the minutes are attached. No, the minutes are not attached

Please include any additional information or comments as an attachment.

Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

MEMORANDUM

To: Blackman Charter Township Planning Commission
From: Grant E. Bauman, AICP, Principal Planner
Date: March 30, 2017
Subject: **Case #1471 Rezoning Recommendation**

**Figure 1
Location**

Location. The subject properties ('A' = ID# 000-08-22-376-013-01, 'B' = ID# 000-08-22-376-005-00, and 'C' = ID# 000-08-22-376-006-00) are located on the west side of Lansing Avenue, north of Newell Avenue, in Section 22 (T2S,R1W) of the Township (see Figure 1).

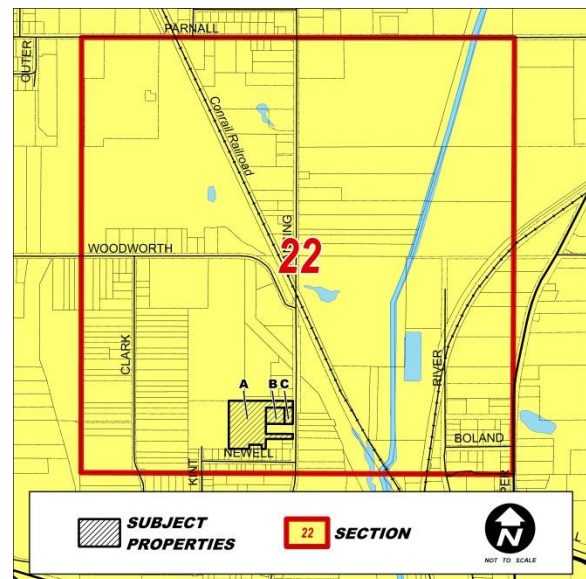
Request. The applicant wants the subject properties rezoned to I-1 (Light Industrial) in order to move Leimenstoll Services.¹

Applicant. Robert B. and Lana M. Leimenstoll are the owners of the three subject properties and the applicants of this request (please see the attached background information).

Staff Findings

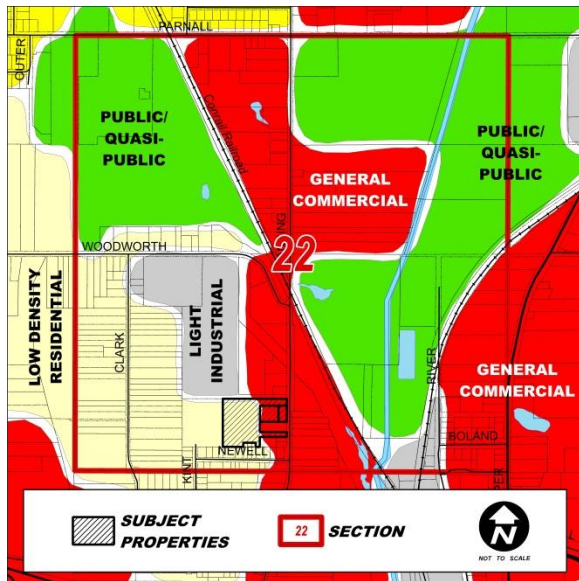
Land Use and Zoning

Existing Land Use – Leimenstoll Services—industrial maintenance and millwright services—is located on Subject Property 'A' (although much of the property is vacant). Recreational vehicles/campers are stored on Subject Property 'B' and a billboard is located on Subject Property 'C', adjacent to Lansing Avenue. The vacant property directly to the west of the subject properties is also owned by the applicant and is assessed Vacant Commercial. Cut-Rate Plumbing and Heating Supply is located on the property surrounded by the subject properties on three sides. Granger—trash and recycling services—is located on the large property to the north of the subject properties. Associates Financial Solutions, Inc. is located on the property directly north of the 'leg' of the Granger property providing access to Lansing Avenue. However, it appears that recreational vehicles/campers are stored on the majority of that property. Larry's RV Center and the Legend Auto Group are located on the east side of Lansing Avenue, as well as various dwellings.



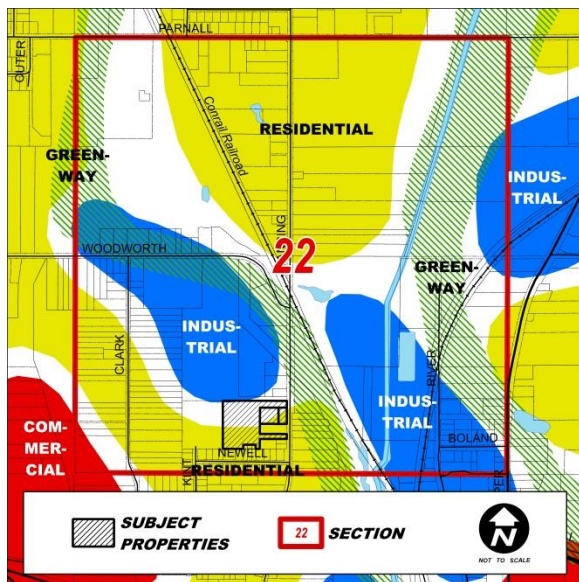
¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning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

**Figure 2
Township Future Land Use**

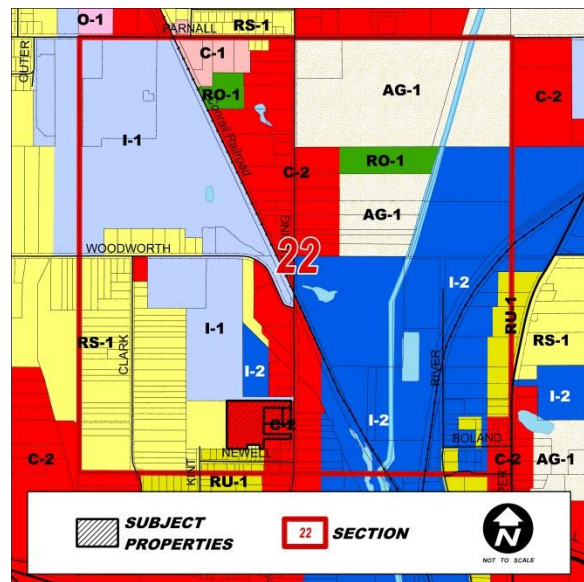


Future Land Use – The future land use map in the *Blackman Charter Township Master Plan* places properties on both sides of Lansing Avenue—in the vicinity of the proposed rezoning—in an area recommended for General Commercial uses, including all of Subject Properties ‘B’ and ‘C’ as well as the eastern ‘legs’ of Subject Property ‘A’. The western portion of the larger subject property is in an area recommended for Low Density Residential uses, as are properties to the south and west. An area proposed for Light Industrial uses is recommended directly to the northwest of the larger subject property (see Figure 2). The countywide future land use map in the *Jackson Community Comprehensive Plan* places the subject properties in a border zone between areas recommended for Industrial uses to the north and Residential uses to the south (see Figure 3).

**Figure 3
Countywide Future Land Use**



**Figure 4
Current Zoning**



Current Zoning – The current zoning on both sides of Lansing Avenue—in the vicinity of the proposed rezoning—is C-2 (General Commercial), as are all three of the subject properties. Properties to the north of the subject properties are zoned I-1 (Light Industrial) and I-2 (Heavy Industrial). The properties to the south are zoned RU-1 (Urban Residential) and the properties to the west are zoned RS-1 (Suburban Residential) (see Figure 4).

Proposed Zoning – The applicant wants to rezone the subject properties to I-1 (Light Industrial). The proposed rezoning would leave the property surrounded by the subject properties on three sides zoned C-2 (General Commercial).

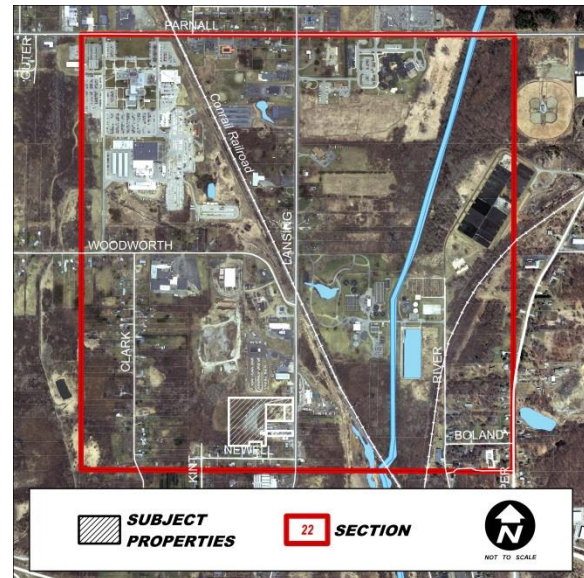
**Figure 6a
Aerial Photograph**

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer service appears to be available to the subject properties, according to the *Blackman Charter Township Master Plan*.² However, although located nearby, municipal water service is not available.

Public Road/Street Access – Lansing Avenue is an arterial roadway according to the Master Plan.³ The roadway is built to Class A Road standards, according to the Jackson County Department of Transportation, which classifies it as a paved county primary road.

Environmental Constraints – The subject properties are located, at least partially, in a high groundwater recharge area according to the Master Plan. However, it appears that they are not located in areas of productive agricultural soils, hydric soils, floodplains, wetlands, or surface waters.⁴



Analysis of Findings and Recommendation

The Township's Zoning Plan—an element of the *Blackman Charter Township Master Plan*—contains the following criteria upon which a rezoning request must be considered:

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

No. The Master Plan places Subject Properties 'B' and 'C' and the 'legs' of Subject Property 'A' in an area recommended for General Commercial uses. The majority of Subject Property 'A' is located in an area recommended for Low Density Residential uses. *However, an area recommended for Light Industrial uses is adjacent to the northwest corner of Subject Property 'A'. In fact, the proposed rezoning would widen the rather narrow 'leg' of I-1 (Light Industrial) that currently provides access to Lansing Avenue.*

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

Yes. Properties zoned I-1 (Light Industrial) and I-2 (Heavy Industrial) are already adjacent, or near-adjacent, to Subject Property 'A', respectively. *However, an existing C-2 (General Commercial) property will be surrounded by an I-1 district on three sides if the rezoning is approved. In addition, properties to the south and the west of Subject Parcel 'A' are zoned RU-1 (Urban Residential) and RS-1 (Suburban Residential), respectively.*

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

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

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

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

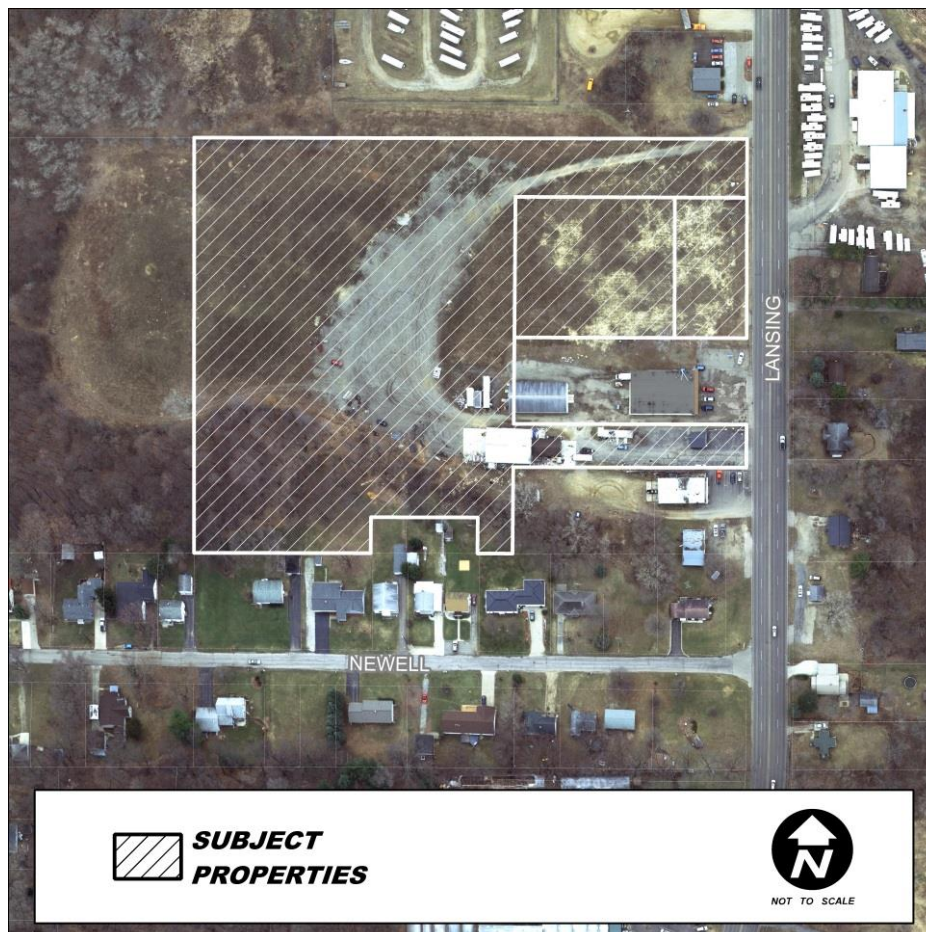
No. The proposed I-1 zoning should not negatively impact Lansing Avenue or the existing municipal sewer service. *However, although located nearby, municipal water service is currently not available according to the Master Plan.*

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

Yes. The proposed rezoning will simply extend existing I-1 (Light Industrial) zoning southward (please see Criteria #2).

Staff Recommendation – Based upon this analysis, staff advises the Blackman Charter Township Planning Commission to recommend **APPROVAL** of the rezoning of the subject properties to I-1 (Light Industrial). *However, the Light Industrial area recommended for properties to the northwest—on the future land use plan—should be extended southward when the Blackman Charter Township Master Plan is updated. Care should also be taken in the near future to simplify the juxtaposition of zoning districts in this part of Blackman Township and displayed on its zoning map.*

**Figure 6b
Aerial Photograph**



**MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W PARNALL RD
WEDNESDAY 3, 2017**

Members present: Decker, Williams, Bachus, Grabert, Best
Members absent: None
Others Present: Dan Gough, Zoning Administrator
Sign-in list of names present in file.

CASE # 1471 ZONE CHANGE: 2412 LANSING AVE.
PARCELS # 000-08-22-376-013-01: # 000-08-22-376-005-00: # 000-08-22-376-006-00:
FROM: General Commercial District (C-2) TO: Light Industrial District (I-1)
Requested by: **Robert & Lana Leimenstoll (Owner)**

Motion by: Best to recommend approval with the 60' buffer on the South & West sides of property.
Supported by: Grabert
Roll Call: Ayes 5, Nays 0. Motion Carried.

PUBLIC COMMENT: No public comment

TRUSTEE REPORT: Nothing to report

ZBA REPORT: Nothing to report

ADJOURNMENT

Meeting Adjourned at 6:30 pm

Bruce Grabert, Secretary

MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
TUESDAY ARIL 4, 2017
6:00PM

Members Present: Decker, Bachus, Best, Williams, Grabert

Members Absent:

Pledge of Allegiance

Chairman Decker introduced all members.

Sign-in list of names present: In file.

APPROVAL OF THE MARCH 7, 2017 MINUTES

Motion by: **Mr. Bachus** supported by: **Mr. Best** to approve Minutes for the Planning Commission Meeting held 03/07/2017. **Roll Call: Ayes 5, Nays 0. Motion Carried.**

CASE # 1471 ZONE CHANGE: 2412 LANSING AVE.

PARCELS # 000-08-22-376-013-01: # 000-08-22-376-005-00: # 000-08-22-376-006-00:

FROM: General Commercial District (C-2) TO: Light Industrial District (I-1) Requested by: Robert & Lana Leimenstoll (Owner)

Close Planning Commission for Public Comment: By Chairman Decker

Open for Public Comment:

Representing of Owner at 2412 Lansing Ave, Present Conner Leimenstoll & Heidi Burkinhin.

Discussed that their plans were to build another building North of where they are located now. This is to be able to consolidate their business to one location rather than 2 locations on opposite sides of town.

Citizens in Favor: None

Citizens Against: Kathleen Sampson (2401, 09, 15 Lansing Ave) also representing Mrs. Smith (Mother) Newell Rd.

Did not want the extra noise in the area with Zone I-1 bordering RU1 & C2. She felt that the extra traffic and work in the area would cause a noisier situation than now exists.

Citizen Neither in Favor or Against: Martin Woodworth (524 Newell).

Mr. Woodworth's only objection would be any noise that may occur on the weekends as it is the only time he and his wife can work outside. If work was done on weekdays and keep to a minimum on weekends he has no troubles.

Discussion by the Planning Commission: Further discussion between the Petitioner's, Residents and Commission member's occurred with all parties being advised that if this went through that the township could not control the noise on weekends. The uses for I-1 were read to all by Chairman Decker and advised that any and all of these uses could be used at this location.

Public Comment Closed and Commission meeting resumed: by Chairman Decker

Mr. Williams, conveyed his concerns that if passed it would put the I-1 zoning directly up against **RU-2** as well as **C-2** Mr and could lead to noise and other possibilities in the future. Further discussion followed about other possibilities for rezoning of the property. **Mr. Decker** read the findings of the **R2PC** with their final statement suggesting **Approval** of this Zone change. It was also noted that,

CASE # 1471 ZONE CHANGE: 2412 LANSING AVE.

PARCELS # 000-08-22-376-013-01: # 000-08-22-376-005-00: # 000-08-22-376-006-00:

was placed in the **Jackson Citizen Patriot** on **March 9, 2017**, for public notice.

Motion by Mr. Grabert 2nd by Mr. Best to Table the Motion. 5 Ayes 0 Nays motion passed.

CASE # 1472 PUBLIC HEARING: NEW ZONING ORDINANCE
CONDITIONAL REZONING

Township Board has been made aware of the new Zoning Ordinance Conditional Rezoning are in favor but needs to go to the County Board for their approval before it can get final approval by the Township Board.

Public Comment: None

Trustee Report: Both **CASE# 831** Conditional Revised Conditional use Permit **T-M Asphalt** and Zoning Change to **C-2** for **1672 Rives Junction Rd** passed the Township Board Meeting held **March 20, 2017**.

ZBA Report: Both Variances put before the **ZBA** were approved.

Motion to Adjourn: 7: 00PM.

BLACKMAN TOWNSHIP ZONING APPLICATION

CASE # 1471

Print or Type

Case#

APPLICATION FOR

- Re zoning**
Planned Developments
Variance**
Conditional Use**
Site Plan Review
Home Occupation**
Site Plan Change/Renewal
Administrative Site Plan

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

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

Name(s) ROBERT B & LANA M LEIMENSTOLL Phone (517) 795-5697
Address 2336 Kint Ct. Jackson, MI 49202

OWNER INFORMATION

Name(s) SAME AS APPLICANT Phone ()
Address

PROPERTY INFORMATION

Address or Location 2412 LANSING AVE
Permanent Parcel # 000-08-22-376-013-01/000-08-22-376-005-00/000-08-22-376-006-00
Zone District (Current) General Commercial District (C-2) Property Size 6.82/1.010/600-8.43A
Attach legal description - also a survey, site drawing and pictures may be required.

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

REZONE 3 PARCELS FROM (C-2) GENERAL COMMERCIAL TO (I-1) LIGHT INDUSTRIAL

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

Signature of Applicant Signature of Applicant Date

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

Signature of Applicant Signature of Applicant Date 3/13/2017

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

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

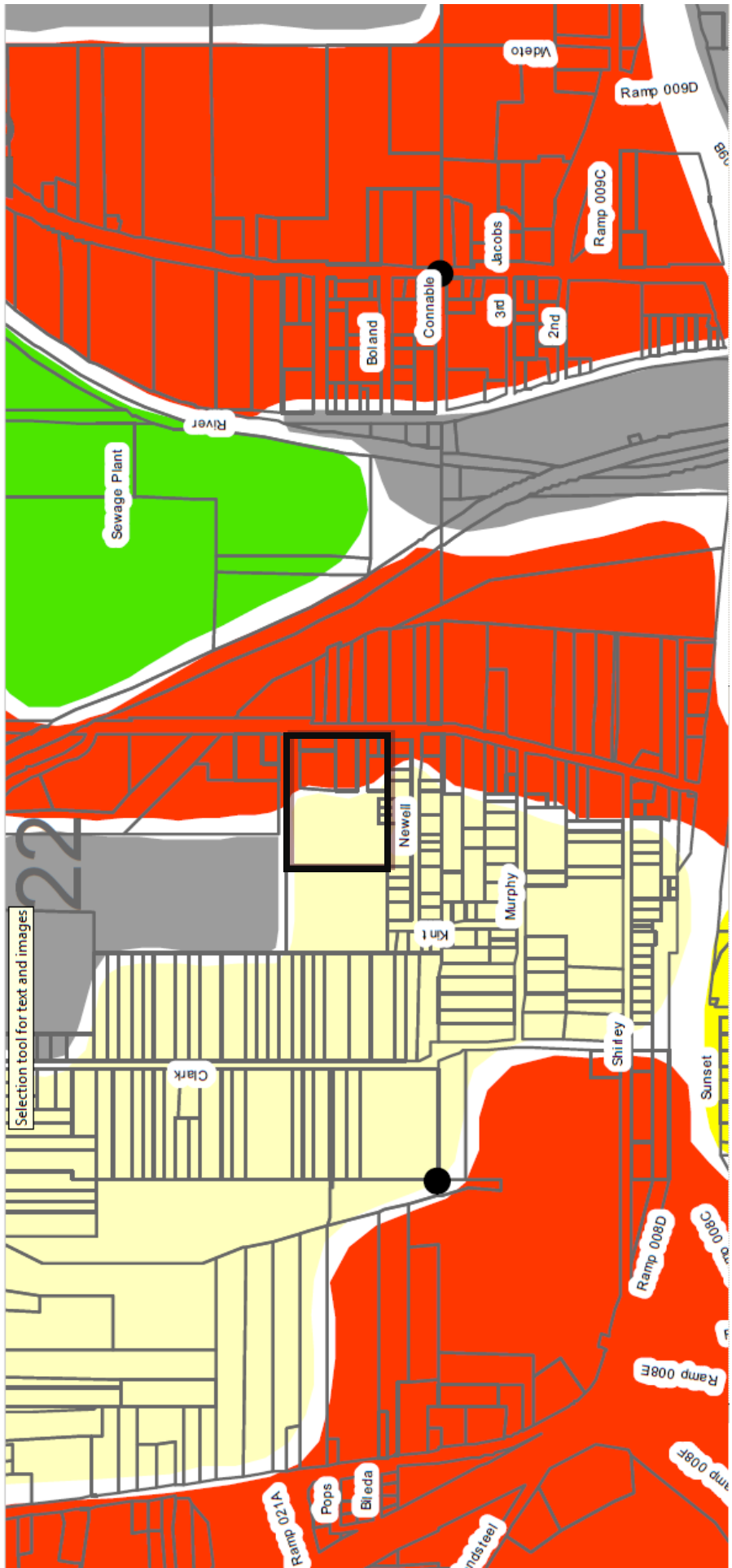
Date Received MARCH 13, 2017 Fee Paid \$400.00 Meeting Date APRIL 4, 2017

Submitted Materials: Site Plan # of Copies X Application Site Plan Checklist
Required Letters: X Legal Description Survey Pictures
Application Accepted by DAN GOUGH

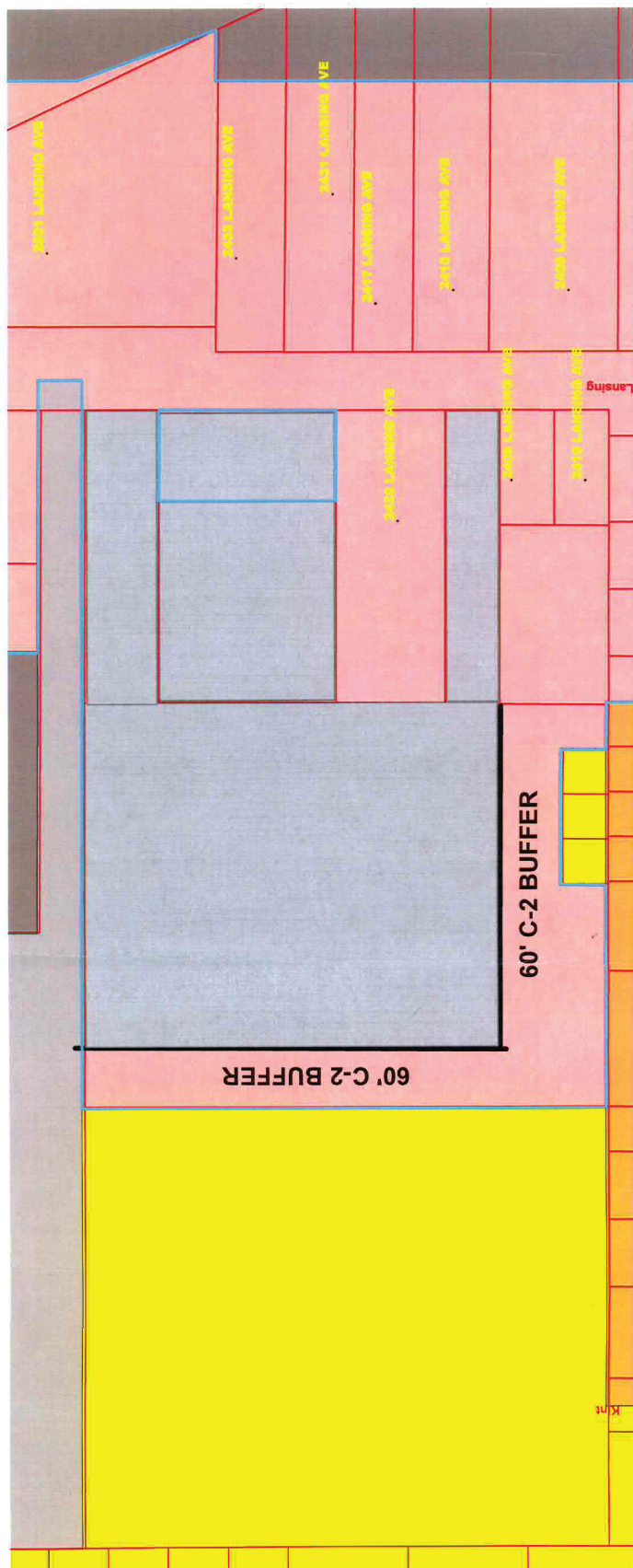
NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets.

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

White Copy - Township Yellow Copy-Township Pink Copy-Applicant







PROPOSED REZONING AREA

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/14/2017 11:24 AM

Parcel: 000-08-22-376-013-01
Owner's Name: LEIMENSTOLL ROBERT B & LANA MARI
Property Address: 2412 LANSING AVE
JACKSON, MI 49201
Liber/Page: L2067/P334
Split: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level, High

Current Class: 201.COMMERCIAL
Previous Class: 201.COMMERCIAL
Gov. Unit: 01 BLACKMAN TOWNSHIP
MAP #
School: 38140 NORTHWEST
Neighborhood: 22RES RESIDENTIAL SECT.22

Mailing Address:

LEIMENSTOLL ROBERT B & LANA MARIE
2336 KINT COURT
JACKSON MI 49202

Description:

BEG AT THE S 1/4 POST OF SEC 22 TH N 420 FT TO BEG TH W 360 FT TH S 120 FT TH N 89 DEG 35'18"W 49.3 FT TH N 50 FT TH W 150 FT TH S 50 FT TH N 89 DEG 35'18"W 250 FT TH N 00 DEG 02'46"E 577 FT TH S 89 DEG 35'18"E 809 FT TO THE E LN OF SD SEC 22 TH S 82 FT W 360 FT TH S PAR WITH E LN OF SD SEC 22 315 FT TH E 360 FT TH S 60 FT TO BEG. SEC 22 T2S R1W

SPLIT ON 02/02/2006 FROM 000-08-22-376-013-00 AND COMBINED WITH 000-08-22-376-010-01 & 000-08-22-376-004-00

Most Recent Sale Information

Sold on 12/01/2015 for 200,000 by GIBBS DONALD & SHERRY.

Terms of Sale: ARMS LENGTH

Liber/Page: L2067/P334

Most Recent Permit Information

Permit PS12060 on 10/31/2012 for \$0 category COM, SIGN.

Physical Property Characteristics

2017 S.E.V.: 175,400

2017 Taxable: 72,951

Lot Dimensions:

2016 S.E.V.: 72,301

2016 Taxable: 72,301

Acreage: 6.83

Zoning: C-2

Land Value: 277,136

Frontage: 0.0

PRE: 0.000

Land Impr. Value: 7,894

Average Depth: 0.0

Improvement Data

of Commercial Buildings: 3

Type: Office Building

Desc: WOOD STRUCTURE W/VINYL SIDING

Class: C

Quality: Low Cost

Built: 1982 Remodeled: 2001

Overall Building Height: 8

Floor Area: 4,312

Sale Price/Floor Area: 46.38

Estimated TCV: 65,850

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/14/2017 11:23 AM

Parcel: 000-08-22-376-005-00
Owner's Name: LEIMENSTOLL ROBERT B & LANA MARI
Property Address: LANSING AVE
JACKSON, MI 49201

Current Class: 202.COMMERCIAL-VACANT
Previous Class: 202.COMMERCIAL-VACANT
Gov. Unit: 01 BLACKMAN TOWNSHIP
MAP #
School: 38140 NORTHWEST
Neighborhood: 22RES RESIDENTIAL SECT.22

Liber/Page: L2067/P334 **Created:** / /
Split: / / **Active:** Active
Public Impr.: None
Topography: None

Mailing Address:

LEIMENSTOLL ROBERT B & LANA MARIE
2336 KINT COURT
JACKSON MI 49202

Description:

BEG AT A PT 600 FT N AND 133 FT W OF S 1/4 POST OF SEC 22 TH N 195 FT TH W 227 FT TH S 195 FT TH E 227 FT TO
BEG SEC 22 T2S R1W 1.018A

Most Recent Sale Information

Sold on 12/01/2015 for 200,000 by GIBBS DONALD & SHERRY.

Terms of Sale: ARMS LENGTH

Liber/Page: L2067/P334

Most Recent Permit Information

None Found

Physical Property Characteristics

2017 S.E.V.: 20,500	2017 Taxable: 20,500	Lot Dimensions:
2016 S.E.V.: 20,478	2016 Taxable: 20,478	Acreage: 1.01
Zoning: C-2	Land Value: 41,006	Frontage: 0.0
PRE: 0.000	Land Impr. Value: 0	Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/14/2017 11:23 AM

Parcel: 000-08-22-376-006-00
Owner's Name: LEIMENSTOLL ROBERT B & LANA MARI
Property Address: LANSING AVE
JACKSON, MI 49201
Liber/Page: L2067/P334
Split: / /
Public Impr.: None
Topography: None

Current Class: 202.COMMERCIAL-VACANT
Previous Class: 202.COMMERCIAL-VACANT
Gov. Unit: 01 BLACKMAN TOWNSHIP
MAP #
School: 38140 NORTHWEST
Neighborhood: 22RES RESIDENTIAL SECT.22

Created: / /
Active: Active

Mailing Address:

LEIMENSTOLL ROBERT B & LANA MARIE
2336 KINT COURT
JACKSON MI 49202

Description:

THE N 195 FT OF S 795 FT OF THE E 133 FT OF E 1/2 OF SW 1/4 SEC 22 T2SR1W .6A

Most Recent Sale Information

Sold on 12/01/2015 for 200,000 by GIBBS DONALD & SHERRY.

Terms of Sale: ARMS LENGTH

Liber/Page: L2067/P334

Most Recent Permit Information

None Found

Physical Property Characteristics

2017 S.E.V.:	22,100	2017 Taxable:	22,100	Lot Dimensions:	
2016 S.E.V.:	22,065	2016 Taxable:	22,065	Acreage:	0.60
Zoning:	C-2	Land Value:	44,160	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	0.0

Improvement Data

None

Image



STATE OF MICHIGAN)
County of Jackson

ss Comryn Longstreet

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



JACKSON CITIZEN PATRIOT

DAILY EDITION

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

March 19 A.D. 20 17

Sworn to and subscribed before me this 20 day of March 20 17

Janice M. DeGraaf
JANICE M. DEGRAAF
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Oct 3, 2020
ACTING IN COUNTY OF Kent

NOTICE
BLACKMAN CHARTER TOWNSHIP
Notice is hereby given that the Blackman Charter Township Zoning Board of Appeals, Located at 1990 W. Parnall Rd. will hold a Public Hearing at 6:00 PM on **TUESDAY - APRIL 4, 2017** to consider the following:
ZONE CHANGE:
CASE # 1471
2412 LANSING AVE.
PARCELS #
000-08-22-376-013-01
000-08-22-376-005-00
000-08-22-376-006-00
FROM: General Commercial District (C-2)
TO: Light Industrial District (1-1)
at which time any person interested in the Township or their duly appointed will be heard. Requested by: **Robert & Lana Leimenstoll (Owner)**
BLACKMAN CHARTER TOWNSHIP ZONING BOARD OF APPEALS
Kim Ambs, Deputy Clerk