Jackson County Planning Commission

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

MEETING NOTICE

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

DATE: January 11, 2018
TIME: 6:00 p.m.
PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment ***[3 MINUTE LIMIT]***
3. Approval of minutes

   Approval of the December 14, 2017, meeting minutes ***[ACTION]*** 3
4. Approval of agenda

   Approval of the January 11, 2018, meeting agenda ***[ACTION]***
5. Request(s) for review, comment, and recommendation
   a. Consideration of township zoning amendment(s)
      (1) CZ #18-01 – Rezoning in Parma Township ***[ACTION]*** 8
      (2) CZ #18-02 – Rezoning in Grass Lake Township ***[ACTION]*** 17
   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
      (1) CAA Letter ***[INFORMATION]*** 29
7. Public comment ***[2 MINUTE LIMIT]***
8. Commissioner comment
9. Adjournment

Jackson County Planning Commission

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

MEETING MINUTES

December 14, 2017
Jackson County Tower Building ● Jackson, Michigan

Members Present: Nancy Hawley, At Large; Ted Hilleary, Education; Roger Gaede, Environment; Amy Torres, Industry and Economics; and Jim Videto, Agriculture

Members Absent: Timothy Burns, At Large; Jennifer Morris, At Large; and Jared Vickers, At Large

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Jon Williams, Jackson County Commissioner, and Dan Decker, Blackman Township Planning Commission Chair

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.** There was no public comment.

Item 3. **Approval of Minutes.** A motion was made by Comm. Hilleary, and seconded by Comm. Gaede, to **approve** the minutes of the November 2, 2017, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to **approve** the November 2, 2017, agenda as presented. *The motion was approved unanimously.*

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

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

(1) **CZ #17-27 – Proposed *Norvell Township Planning Commission Ordinance of 2017***

Staff summarized its report regarding the proposed ordinance confirming the establishment of the Norvell Township Planning Commission under the Michigan Planning Enabling Act (MPEA). County Planning Commissioners were advised to recommend approval with comments of the amendments (please see the staff report).

Comm. Gaede asked about the need for an ordinance authorizing the establishment of a planning commission. Staff replied that the MPEA requires an ordinance, resolution, or charter to establish a planning commission. When the MPEA went into effect in 2008 it was recommended that those authorizing documents be updated under the authority of the Act.

A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed ordinance as advised by staff (please see the staff report). *The motion was approved unanimously.*

(2) **CZ #17-34 – Proposed *Blackman Township Zoning Ordinance* Text Amendments***

Staff summarized its report regarding the proposed text amendments which: (1) revise the definition of kennels, (2) add kennels to the listings of conditional uses in the Township's 3 commercial districts and 2 industrial districts, (3) amends the regulations regarding the temporary use of travel trailers as temporary dwellings, and (4) removes the regulations regarding fill dirt. County Planning Commissioners were advised to recommend approval of the amendments (please see the staff report).

Comm. Hilleary asked about the 90 day limit for using a travel trailer as a temporary dwelling. Staff replied that the time limit was cumulative for a calendar year. Comm. Hilleary also asked about raising the age exception for animals from 4 months to 6 months. Staff replied that other ordinances allow 6 months.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to recommend **approval** of the proposed text amendments as advised by staff (please see the staff report). *The motion was approved unanimously.*

(3) **CZ #17-28 – Proposed Map Amendment (Rezoning) to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances***

Staff summarized its report regarding the proposed rezoning of the approximately 64 acres of land (comprising 5 properties) from Suburban Residential (RS) and Light Industrial (ML) to Heavy Industrial (M) in Section 33 (T2S-R1E) and Section 4 (T3S-R1E) of the Township. County Planning Commissioners were advised to recommend disapproval, noting: (1) the *Leoni Township Master Plan's* recommendation of "Low-Density Residential" uses for most of the land and (2) concern regarding the effect of industrial development on area surface waters (please see the staff report).

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to recommend **disapproval** of the proposed rezoning with staff comments (please see the staff report). *The motion was approved unanimously.*

(4) **CZ #17-29 – Proposed *Parma Township Zoning Ordinance* Text Amendments**

Staff summarized its report regarding the proposed text amendments which: (1) permit the establishment of small solar energy systems as a permitted accessory use in most districts, (2) permit the establishment of large solar energy systems as a conditional use in the Agricultural (AG-1) district, and (3) provides regulations for the large and small solar energy systems. County Planning Commissioners were advised to recommend approval with comments of the amendments, noting that the Township's planning commission should make further revisions (as suggested) prior to final consideration by the Township's board (please see the staff report).

Comm. Hilleary asked about the difference between small and large solar energy systems. Staff replied that the purpose of a small solar energy system is often to utilize the electricity generated onsite. The purpose of a large solar energy system is often to sell the generated electricity to the power grid.

* CZ #17-34 was reviewed out of order to accommodate a guest.

Comm. Videto commented that many farmers have been contacted about solar energy facilities and asked where staff got its information. Staff replied that it researched local zoning ordinance sections regarding solar energy from across the county compiled by the American Planning Association. A solar energy production company also participated in the development of the model solar energy ordinance currently being finalized.

Comm. Gaede commented that a local example of a solar energy system is located at the YMCA Storer Camps in Napoleon Township.

A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed text amendments as advised by staff (please see the staff report). *The motion was approved unanimously.*

(5) **CZ #17-30 – Proposed *Parma Township Zoning Ordinance* Text Amendments**

Staff summarized its report regarding the proposed text amendments which: (1) consolidates the 2 types of veterinary clinics currently allowed by the Township's zoning ordinance under a single definition, (2) allows veterinary clinics as a conditional use in the Agricultural (AG-1) and General Commercial (C-1) districts, and (3) removes the former uses from the ordinance. Planning Commissioners were advised to recommend approval with comments of the amendments (please see the staff report).

Comm. Videto asked for clarification between the 2 types of veterinary clinics. Staff replied that currently only "veterinary services for livestock" are allowed as a conditional use in the AG-1 district while "animal hospitals or clinics" are allowed as a conditional use in the C-1 district.

A motion was made by Comm. Videto, and seconded by Comm. Gaede, to recommend **approval with comments** of the proposed text amendments as advised by staff (please see the staff report). *The motion was approved unanimously.*

(6) **CZ #17-31 – Proposed *Parma Township Zoning Ordinance* Text Amendments**

Staff summarized its report regarding the proposed text amendments which: (1) provides various Medical Marihuana Facility definitions and (2) allows for Class C Growers, Processors, and Secure Transporters (i.e., types of Medical Marihuana Facilities) as conditional uses in the Agricultural (AG-1) district. Planning Commissioners were advised to recommend approval with comments of the amendments (please see the staff report).

A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed text amendments as advised by staff (please see the staff report). *The motion was approved unanimously.*

(7) **CZ #17-32 – Proposed Map Amendment (Rezoning) to the *Liberty Township Zoning Ordinance***

Staff summarized its report regarding the proposed rezoning of the majority of the subject property from Commercial (C-1) to Agricultural (AG-1). The property is located in Section 29 (T4S-R1W) of the Township. County Planning Commissioners

were advised to recommend disapproval, noting that the rezoning boundaries were not clearly defined and that the reduced area of the C-1 district would likely be less than 15,000 square feet, the minimum allowable size (please see the staff report).

A motion was made by Comm. Hawley, and seconded by Comm. Gaede, to recommend **disapproval** of the proposed rezoning with staff comments (please see the staff report). *The motion was approved unanimously.*

(8) **CZ #17-33 – Proposed *Henrietta Township Zoning Ordinance* Text Amendments**

Staff summarized its report regarding the proposed text amendments which: (1) permits accessory solar energy systems as a permitted use in all zoning districts and (2) permits community solar energy systems/solar farms as a conditional use in all zoning districts. County Planning Commissioners were advised to recommend approval with comments of the amendments (please see the staff report).

Comm. Gaede commented on the need for the local power company to formally accept the electricity to be generated by a solar energy system prior to its approval by the Township.

A motion was made by Comm. Videto, and seconded by Comm. Gaede, to recommend **approval with comments** of the proposed text amendments as advised by staff (please see the staff report). *The motion was approved unanimously, with Comm. Hawley abstaining per the JCPC bylaws.*

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

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

Item 6. **Other Business**

a. **Unfinished Business.** None.

b. **New Business**

(1) **2018 Meeting & Submittal Deadline Schedules**

Staff presented the proposed JCPC meeting schedule for 2018 and the associated deadline schedule for submitting cases to be reviewed during those meetings. It was noted that all of the meetings are on the 2nd Thursday of the month with the exception of November; the meeting for that month is the 1st Thursday of the month in order to accommodate the R2PC's Annual Dinner. Submittal deadlines are proposed for the Wednesday of the week before a meeting.

A motion was made by Comm. Torres, and seconded by Comm. Hilleary, to **approve** the proposed JCPC meeting and submittal deadline schedules for 2018. *The motion was approved unanimously.*

Item 7. **Public Comment.** County Commissioner Jon Williams (representing the County Board) noted that he sees the value in there being an independent review of proposed zoning amendments and that it provides a "fresh eye". Comm. Williams asked if a sewer extension would have made a difference regarding the Leoni Township rezoning recommendation. Staff replied that the main concern was storm water runoff rather than sanitary sewers and that is why site plan review is so important if the Township Board approves the rezoning.

Item 8. **Commissioner Comment.** Several commissioners made comments:

a. Comm. Videto remarked on how smoothly the meetings go due to staff work and planning commissioner preparedness. He also asked about the receptiveness of local governments to the JCPC recommendations. Chair Torres noted that she attended a Blackman Township Board meeting during which the Board acted on a zoning amendment request as recommended by the JCPC.

b. Comm. Gaede mentioned the greenways recommended as part of the *Jackson Community Comprehensive Plan*. Comm. Hawley noted the importance of protecting natural assets as part of providing a high quality of life in a community.

c. Comm. Hilleary stated that he appreciates that the recommendations made by the JCPC are conciliatory even when the endorsement is disapproval.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:00 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 | #18-01

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: January 11, 2018

Proposal: **The rezoning of property in Section 27 (T2S-R3W) of Parma Township**

Purpose

The entire subject property is currently zoned Highway Service (C-2), according to Parma Township's zoning map. However, the Township has determined that a zoning mistake was made in 2003 and is proposing the rezoning of the subject property to correct this error.* Accordingly, the Township proposes rezoning the portion of the property fronting Concord Road (to a depth of approximately 331 feet) to General Commercial (C-1) (see "A" on Figure 1). The remainder of the property is proposed for rezoning to Agricultural (AG-1) (see "B" on Figure 1 and the background material).

Location and Size of the Property

The subject property (ID# 000-06-27-451-001-00) fronts on Concord Road and has an area of 18 acres (according to Jackson County GIS records). The portion of the property proposed for rezoning to C-1 has an area of approximately 2.35 acres (according to the 12/6/17 Township Planning Commission meeting minutes). The subject property is located in Section 27 (T2S-R3W) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – The portion of the subject property proposed for rezoning to C-1 was most recently utilized for retail by the Cherry Creek Winery. The remainder of the property is vacant/agricultural in nature (see Figure 4b). The Lion's Den, a retailer, is located directly to the south.

Future Land Use – The future land use map in the *Parma Township Master Plan* places the subject property in an area recommended for Highway Commercial uses (see Figure 2).

Current Zoning – The current zoning of the subject property is C-2, as are properties on the west side of Concord Road (see Figure 3). A property directly to the south and properties to the southwest (on the south side of I-94) are zoned C-1.

Public Facilities and Environmental Constraints

Water and Sewer Availability – No information was provided by the Township regarding the availability of water and sewer service.

Public Road/Street Access – Concord Road, a Class A county primary, provides direct access to the subject property (see the *Jackson County 2008 Road Map*). I-94 is located to the south.

* A recent request regarding the size of the zoning district covering the old Cherry Creek Winery retail site revealed that the entire property was rezoned C-2. The intent of the Township in 2003 was to rezone the Concord Road frontage to C-1.

Environmental Constraints – No information was provided by the Township regarding environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Parma Township Planning Commission recommended ***approval*** of the proposed rezonings to C-1 and AG-1, respectively (see the Zoning Amendment Form and other background information)†.

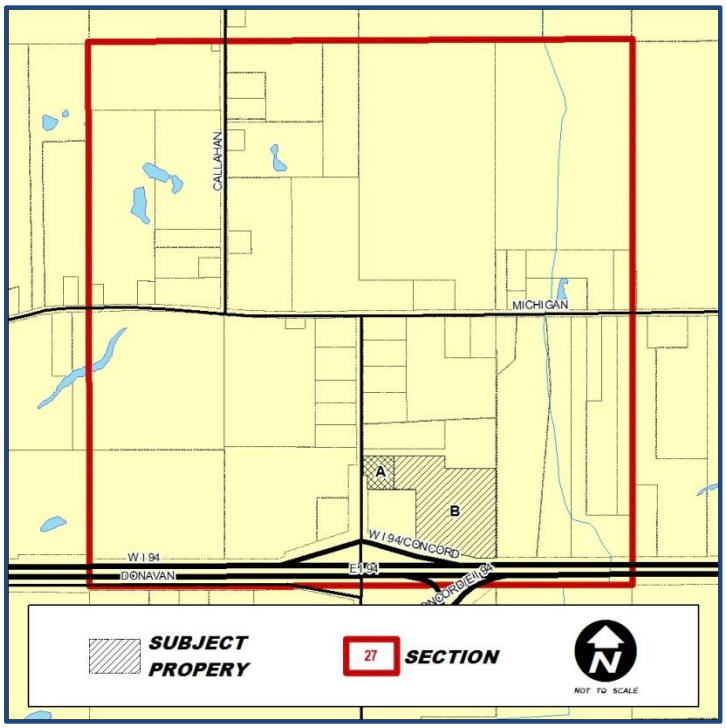
Staff Analysis – The *Parma Township Master Plan* recommends Highway Commercial uses on both sides of Concord Road in the vicinity of the I-94 interchange. The proposed rezonings would "downzone" the subject property to C-1 and AG-1. However, staff recognizes that the proposed rezonings simply correct an error made back in 2003. Existing C-1 and AG-1 districts are also adjacent to the subject property.

Staff Recommendation – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend ***APPROVAL*** of rezoning the majority of the subject property back to AG-1 (Agricultural) and the Concord Road frontage to C-1 (General Commercial). *If these actions are viewed as the best uses of the subject property in the long term, the Township should consider decreasing the size of the Highway Commercial future land use area when the* Parma Township Master Plan *is revised.*

Suggested Actions:

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

Figure 1
Location



† It was difficult to determine from the handwritten draft 12/6/17 meeting minutes of the Parma Township Planning Commission if the motion was to rezone the Concord Road frontage to "C-1" or "C-2". Staff checked with the Township Supervisor and verified that the request is to rezone that portion of the property to "C-1".

Figure 2
Municipal Future Land Use

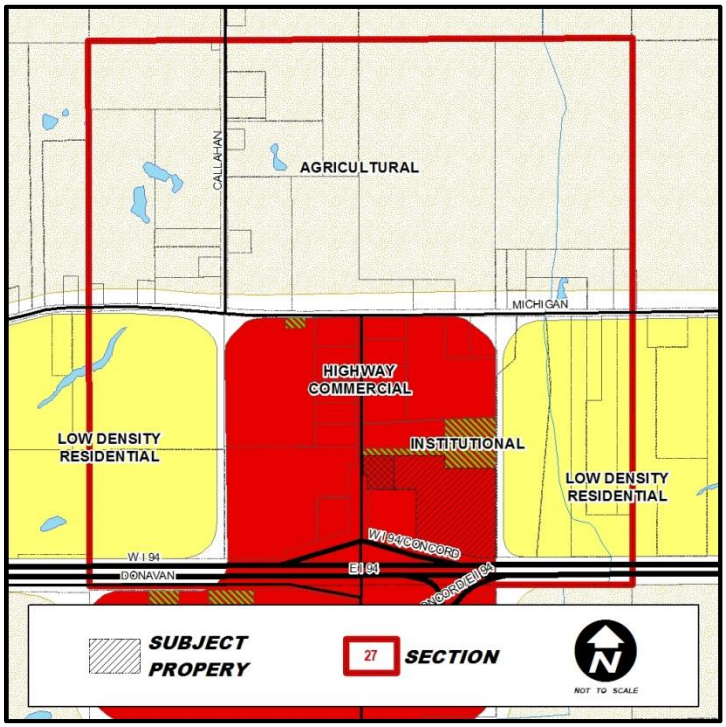


Figure 3
Municipal Zoning

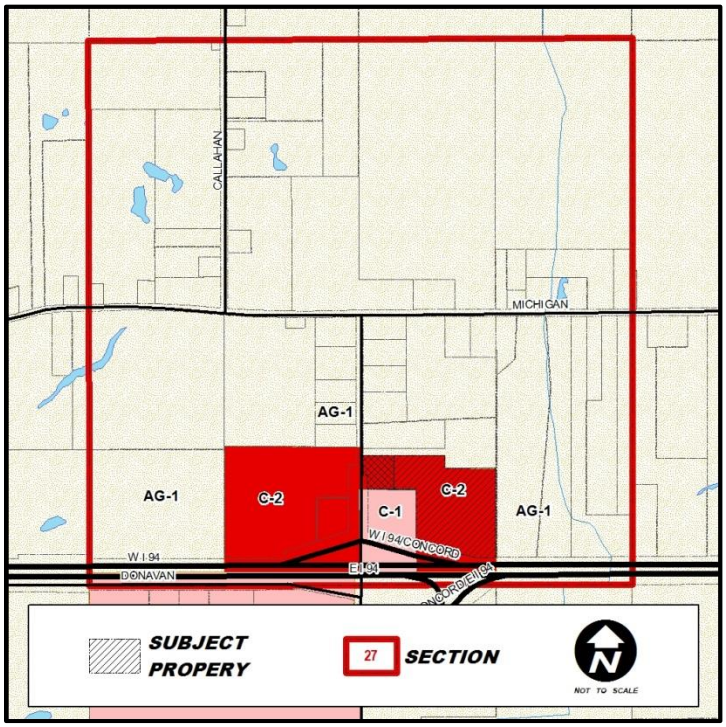


Figure 4a
Aerial Photo

Figures 4b
Aerial Photo

JCPC Case #: _____-_____
(For JCPC Use Only)

ZONING AMENDMENT FORM

JACKSON COUNTY PLANNING COMMISSION
(COORDINATING ZONING)

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to makes 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 PARMA 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

1. The above described property has a proposed zoning change FROM C-2 TO C-1 & C-2 TO ZONE TO AGR 1 ZONE.
2. PURPOSE OF PROPOSED CHANGE: TO CORRECT ERROR OF 2003 CHANGE

B. **ZONING ORDINANCE TEXT AMENDMENT:**

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

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

C. **PUBLIC HEARING** on the above amendment was held on: month 12 day 4 year 2017

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 11 day 15 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: COUNTY PRESS

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

Janette Mead ( ) ~~Chair~~ or ( ) Secretary 12 / 6 / 2017 *(enter date)*

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

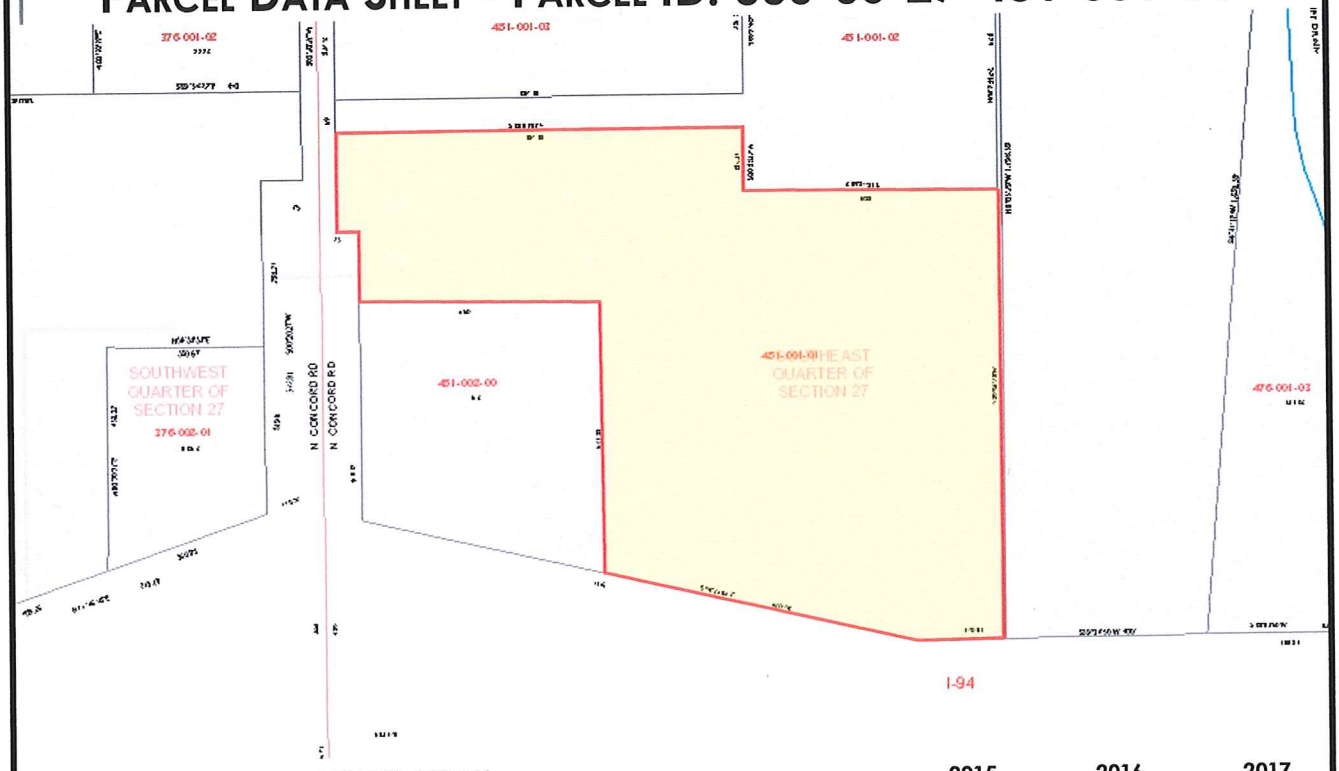
_____ ( ) Chair or ( ) Secretary _____ / _____ / _____ *(enter date)*

TOWNSHIP BOARD ACTION:

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

_____
Township Clerk

PARCEL DATA SHEET - PARCEL ID: 000-06-27-451-001-01



OWNER NAME	MOLINO JEFFREY
OWNER ADDRESS	3932 LONGMEADOW TRENTON MI 48183
HOMESTEAD	95%
PARCEL ADDRESS	2199 N CONCORD RD ALBION MI 49224
PROPERTY CLASS	201 - COMMERCIAL
STATUS	Active
ACREAGE	18 Acres
GOV'T UNIT	Parma
TAX UNIT	Parma
SCHOOL DISTRICT	WESTERN SCHOOL
LIBER/PAGE	2105-1269

	2015	2016	2017
TAXABLE VALUE	$123,283	$111,100	$112,099
ASSESSED VALUE	$144,550	$111,100	$113,500

TAX DESCRIPTION
COM N00°20'27"E 1265.62 FT FROM S1/4 COR S89°31'31"E 837.94 FT S00°29'32"W 125.41 FT S89°31'31"E 500 FT TO E LINE W1/2 SE1/4 S00°29'32"W 872.16 FT TO N R/W I-94 N89°52'53"W 170.91 FT N76° 34'54"W 630.76 FT TO A PT 550 FT E OF N & S 1/4 LINE N 531.03 FT W 550 FT N ALG SD 1/4 LINE TO BEG. SEC 27 T2S R3W

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, timliness, completness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on November 07, 2017.

Draft

December 7, 2017

Regular meeting of the Parma Planning Commission was called to order December 7, 2017 @ 7:11 p.m. by Chairman Paul Zuck.

Present: Dan Merritt, Bonnie Center, Paul Zuck, Janette Mead & Keith Mahney.

Dan Merritt made motion to accept minutes from November 8, 2017 public hearing regarding MMFLA, seconded by Keith Mahney.

Dan Merritt made motion to accept minutes from November 8, 2017 public hearing regarding Vet Clinic rezoning - seconded by Bonnie Center.

Keith Mahney made motion to accept minutes from November 8, 2017 public hearing regarding Solar Energy zoning, seconded by Bonnie Center.

Motion by Dan Merritt, seconded by Keith Mahney to accept regular meeting on Nov 8 2017.

Meeting was recessed at 7:16 p.m.
Reopened @ 7:26 p.m.

Motion by Paul Zuck, seconded by Janette Mead to accept Wind Ordinance as submitted:

Paul Zuck-yes
Janette Mead-yes
Dan Merritt-yes
Bonnie Center-yes
Keith Mohney-yes

meeting was recessed at 7:31 pm
reopened at 7:35 p.m.

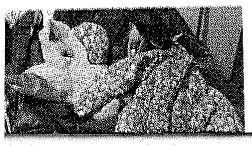
Motion by Dan Merritt to recommend property be rezoned as C-2 for 2.35 acres approximately-rest of property Ag-1.
Seconded by Bonnie Center

Dan-Yes
Bonnie-Y
Paul-Yes
Janette-Y
Keith-Yes

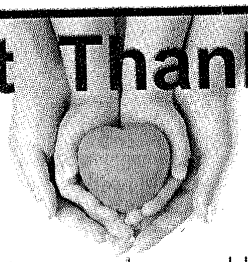
Meeting to adjourn @ 8:35 by Dan Merritt,

ank You

d like to thank the commu-
e breakfast on Parma Day.
e raised $430.50. By apply-
able Foundation for match-
is amount, giving us $861 to
n. Taking advantage of sales
ase 26 coats and 10 pairs of
is new clothing has been do-
where it will be distributed



Heartfelt Thanksgiving



This Thanksgiving, we who are able to gather with family & friends have more reason than ever before to give thanks for our safety, health, & tables of plenty.

Join us & start your Thanksgiving at the

Blood Drive Wed, Nov 22

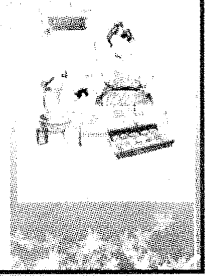
Michigan Automotive Compressor, Inc (MACI)

Save the date:

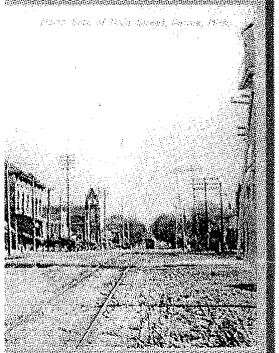
November 18th
9 a.m. to 2 p.m.

We're on the corner of Brown and Devereaux Roads

ps,



of the Library
endar



of Parma, Mich.

rma Branch of the
ct Library for $10
517)474-3745.

Notice of Public Hearing

PARMA TOWNSHIP

The Parma Township Planning Commission will hold a public hearing on December 6, 2017, at 7:00 p.m., at the Parma Township Hall, 16407 Comdon Road, Albion MI 49224. The following will be considered:

Rezoning to correct 2003 error on 000-06-27-451-001-01;

EXHIBIT A

Com at a Pt on the N-S ¼ Ln of Sec 27, T2S, R3W Parma Township, Jackson County, Michigan, 800.00 Ft N of the Intersection of the¼ Ln with the Survey Ln of Highway I-94; Th N 00 degrees 20'27"E along the ¼ Ln 330.77 Ft; Th S 89 degrees 31'31"E 335.00 Ft; Th S 00 degrees 20' 27"W 330.87 Ft m/l to the N Ln of Parcel 000-06-27-451-002-00; Th W 335.00 Ft to POB.

From C2 to CI

EXHIBIT B

Com at a Pt on the N-S ¼ Ln of Sec 27, T2S, R3W Parma Township, Jackson County, Michigan, 800.00 Ft N of the Intersection of the¼ Ln with the Survey Ln of Highway 1-94; Th N 00 degrees 20'27" E along the ¼ Ln 330.87 Ft; Th S 89 degrees 31'31"E 837.94 Ft; Th S 00 degrees 29'32"W 125.41 Ft; Th S 89 degrees 31'31"E 500 Ft; Th S 00 degrees 29'32"W 872.16 Ft to the N Ln of Highway I-94; Th N 89 degrees 52'53"W 170.91Ft to an iron post on the N Ln of said Highway; Th N 76 degrees 34'54"W along the N Ln of said Highway 630.76 Ft to a Pt 550.00 Ft E of the N-S ¼ Ln of said Sec; Th N 00 degrees 20'27"E 531.03 Ft to a Pt 550.00 Ft due E of the POB; Th W 550.00 Ft to the POB; exc Exhibit A

From C2 to Agr 1

Written comments on the proposed ordinance amendments will be received by the Township at the Township Hall prior to the public hearing or at the public hearing. Oral comments may also be made at the public hearing.

Parma Township will provide auxiliary aids or services to individuals with disabilities. Persons needing such services should contact the office of the township clerk by writing or calling the clerk not less than four (4) days before the public hearing.

Donald Spangler
Parma Township Clerk
517-629-8277

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 | #18-02

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: January 11, 2018

Proposal: **The rezoning of property in Section 34 (T2S-R2E) of Grass Lake Township**

Purpose

The proposed use of the subject property is a "mix of residential and commercial" uses (see the Rezoning Worksheet Form). A portion of the subject property fronting Grass Lake Road is already zoned Single Family Residential (R-1) (see "A" on Figure 1). However, the majority of the property is currently zoned General Commercial (GC). The applicant wants to retain most of the GC zoning fronting Michigan Avenue (see "B" on Figure 1) but rezone the majority back to R-1 (see "C" on Figure 1).

Location and Size of the Property

The subject property (ID# 000-10-34-376-001-03) fronts on Michigan Avenue to the north and Grass Lake Road to the south, has an area of 99 acres (according to Jackson County GIS records), and is located in Section 34 (T2S-R2E) of the Township (see Figure 1).

Land Use and Zoning

Current Land Use – The subject property is currently used for agriculture (see the Rezoning Worksheet Form), including a farmstead. Residential uses are located to the north and east along Michigan Avenue and Maute Road (according to Jackson County GIS records). Commercial uses are located to the west along Michigan Avenue and Norvell Road.

Future Land Use – The future land use map in the *Grass Lake Charter Township Master Plan* places the subject property at the edge of an area recommended for General Commercial uses (see Figure 2).

Current Zoning – The current zoning of the majority of the subject property is C-2, as are properties to the west and northwest (see Figure 3). The portion of the property fronting Grass Lake Road is zoned R-1 as are properties to the south and northeast. Properties to the east are zoned Agricultural (AG).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Water and sewer services do not extend to the subject property nor are there plans to make them available (see the Rezoning Worksheet Form).

Public Road/Street Access – Michigan Avenue, a Class A county primary, borders the subject property to the north and provides direct access to the portion of the property proposed for rezoning (see the *Jackson County 2008 Road Map*). Grass Lake Road, a county primary, borders the property to the south.

Environmental Constraints – The subject property has no known environmental constraints according to the Township (see the Rezoning Worksheet Form). However, it appears that ponds are located on the property (see Figure 4b).

Analysis and Recommendation

Township Planning Commission Recommendation – The Grass Lake Township Planning Commission recommended ***approval*** of the proposed rezoning to R-1 (see the meeting minutes).

Staff Analysis – The *Grass Lake Charter Township Master Plan* places the entire subject property on the eastern edge of an area recommended for General Commercial uses. The proposed rezoning would "downzone" the majority of the subject property to R-1, although GC zoning would be maintained along all but 400 feet of the Michigan Avenue frontage (to a depth of approximately 534 feet). However, this creates a peninsula of R-1 zoning along Michigan Avenue, surrounded by GC zoning on 3 sides.

Staff Recommendation – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend ***APPROVAL*** of rezoning the majority of the subject property to R-1 (Single-Family Residential), maintaining most of the GC zoning along the Michigan Avenue frontage. *Staff further suggests that the Township: (1) include the exact dimensions of the remaining GC district in the motion approving the rezoning, (2) consider amending the zoning ordinance to require screening for commercial uses adjacent to residential districts and (3) resize the General Commercial area proposed on the future land use map to conform with the rezoning the next time the* Grass Lake Charter Township Master Plan *is amended.*

Suggested Actions:

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

Figure 1
Location

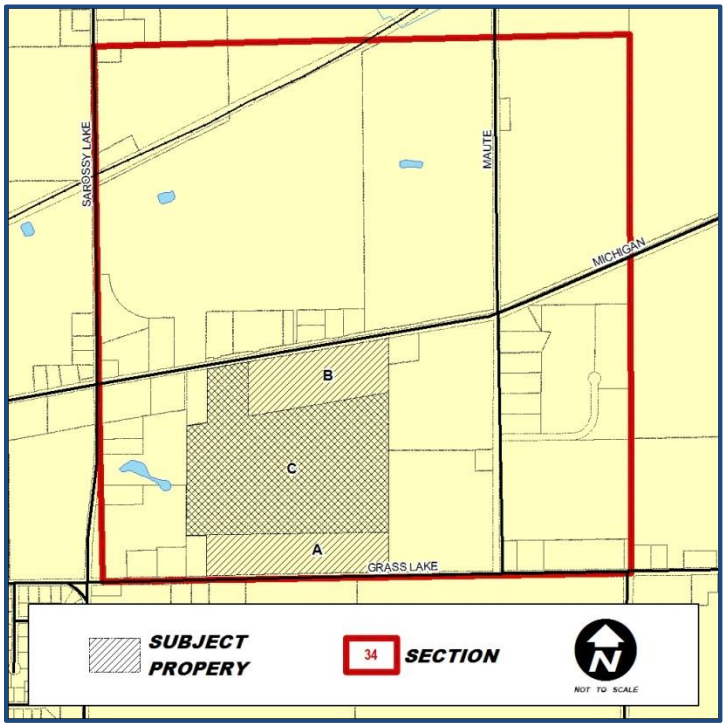


Figure 2
Municipal Future Land Use

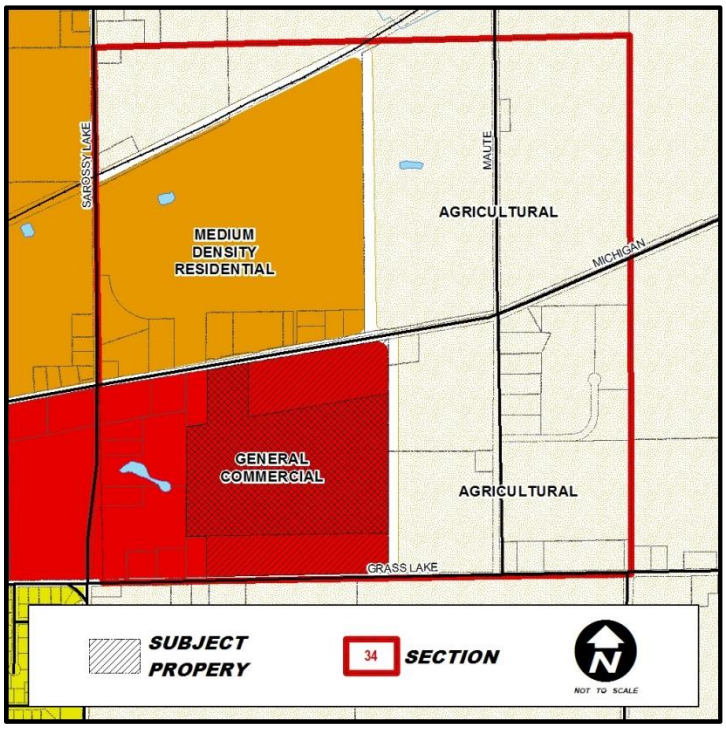


Figure 3
Municipal Zoning

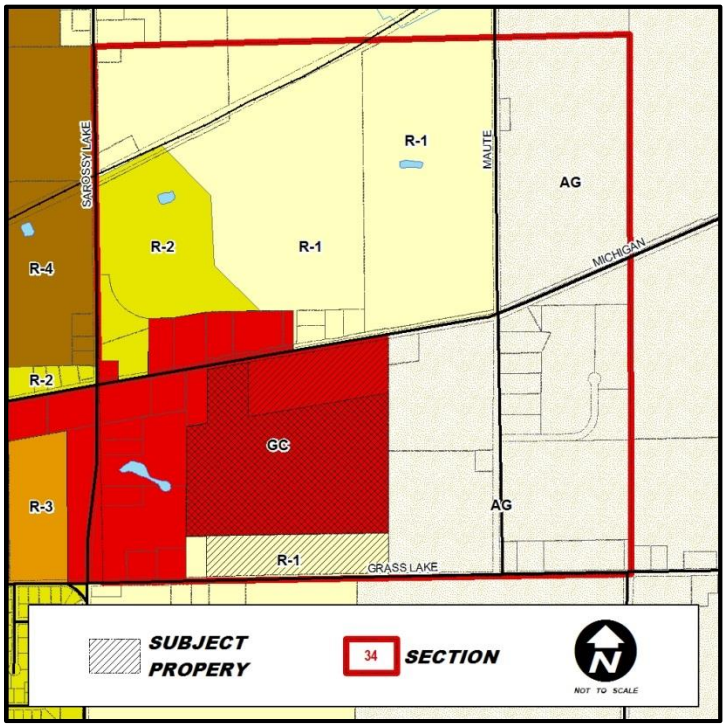
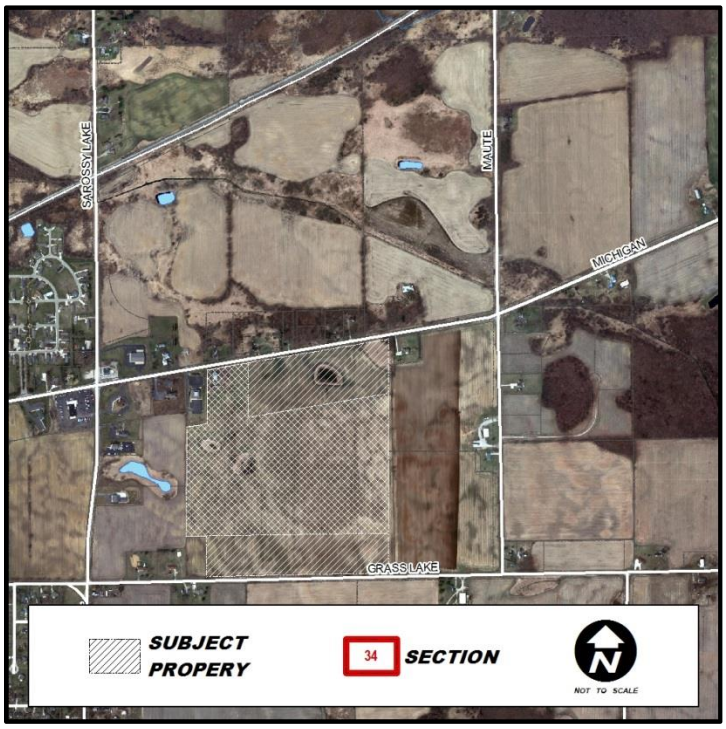


Figure 4a
Aerial Photo



Figures 4b
Aerial Photo

JCPC Case #: 18 - 02
(For JCPC Use Only)

ZONING AMENDMENT FORM

JACKSON COUNTY PLANNING COMMISSION
(COORDINATING ZONING)

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

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to makes 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.)

Partial rezoning of 12433 E. Michigan Avenue (000-10-34-376-001-03

1. The above described property has a proposed zoning change FROM General Commercial (GC) ZONE TO Single Family Residential (R-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Residential uses are proposed for the majority of the property. General Commercial uses are proposed along most of the Michigan Avenue frontage.

B. **ZONING ORDINANCE TEXT AMENDMENT:**

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

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

C. **PUBLIC HEARING** on the above amendment was held on: month 12 day 21 year 2017

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month _____ day _____ year _____

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

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

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

_____ [ ] Chair or [ ] Secretary _____ / _____ / _____ *(enter date)*

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

_____, Recording Secretary _____ / _____ / _____ *(enter date)*

TOWNSHIP BOARD ACTION:

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

_____
Township Clerk

JCPC Case #: _____-_____
(For JCPC Use Only)

REZONING WORKSHEET FORM

JACKSON COUNTY PLANNING COMMISSION
(COORDINATING ZONING)

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

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

Township of: Grass Lake Charter Township Township Case #: #17-11-0012

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

Applicant: Bruce Maxon, Agent for the Trustee of the Norman Eschelbach Trust Phone #: (517) 202 - 3442

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

Property Location: Section(s): 34 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 (i*f more than one parcel, label "A" - "Z"):* 99 acres

---

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Agriculture

What is the proposed use of the site? Mix of Residential and Commerical

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

North: Residential South: Agriculture

East: Agriculture West: Commercial

What are the surrounding Zoning Districts?

North: (GC) General Commerical South: (R-1) Residential

East: (AG) Agriculture West: (AG) Agriculture

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 Michigan Ave.

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (p*lease 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.

Norman D. Eschelbach Trust

11/10/17

Carol Lewis
7638 Crest Bluff DR
Reno, NV 89506
775-473-5874
775-622-7188

To Who it may concern,

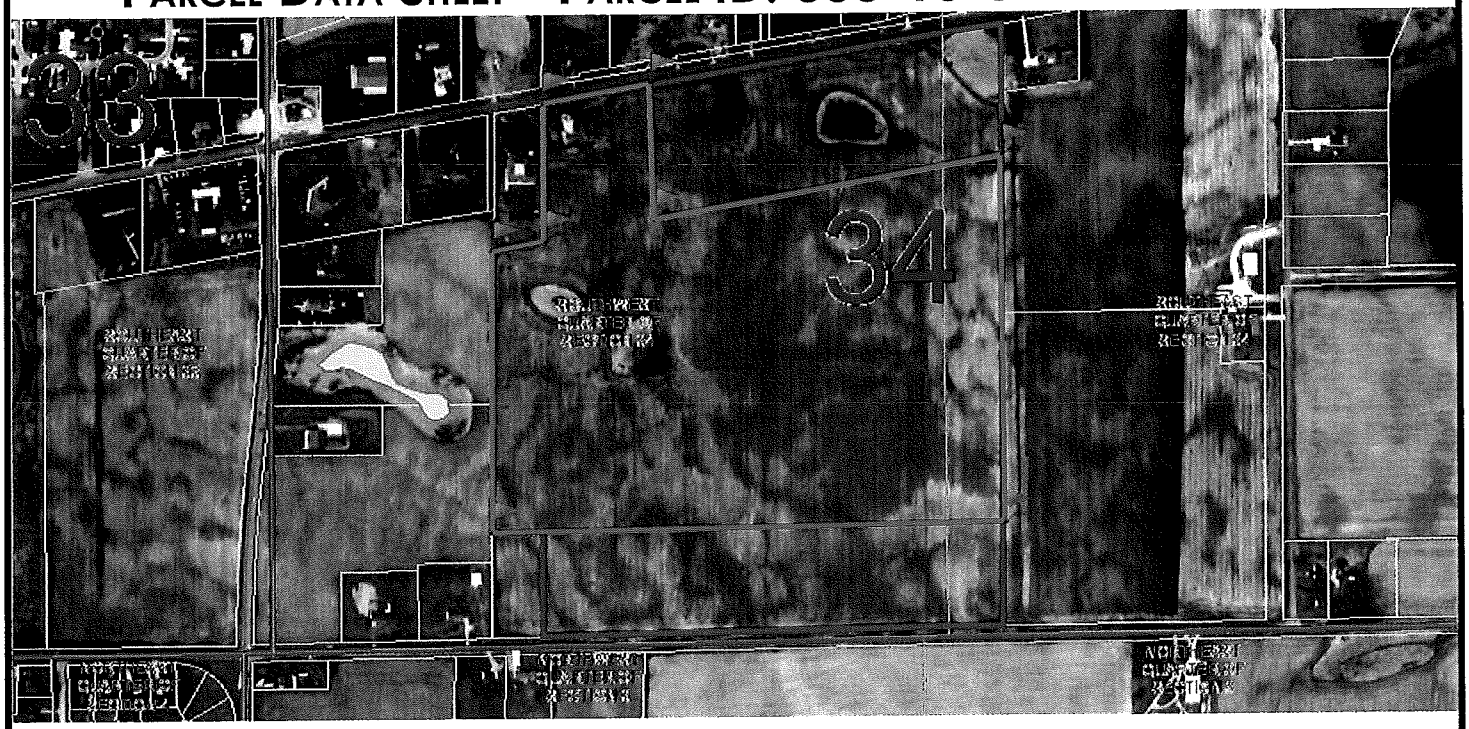
I am the Successor Trustee of The Norman Dean Eschelbach Trust and the Administrator of my Father's Estate. Due to my residence being located outside of Michigan, I authorize Bruce A. Maxson of The Reinhart Company to act on my behalf with regard to real estate matters involving my Fathers Trust and Estate. He is authorized to sign applications and take actions to facilitate a rezoning request involving the property known as 12443 E. Michigan Grass Lake, Michigan 49240. If you have any questions or concerns regarding this matter you are welcome to contact me at my contact information which has been included above.

Yours Truly,

Carol Lewis

Carol Lewis

PARCEL DATA SHEET - PARCEL ID: 000-10-34-376-001-03



OWNER NAME	ESCHELBACH NORMAN DEAN TR
OWNER ADDRESS	7638 CREST BLUFF DR RENO NV 89506
HOMESTEAD	100%
PARCEL ADDRESS	12443 E MICHIGAN AVE GRASS LAKE MI 49240
PROPERTY CLASS	101 - AGRICULTURAL
STATUS	Active
ACREAGE	99 Acres
GOV'T UNIT	Grass Lake
TAX UNIT	Grass Lake
SCHOOL DISTRICT	GRASS LAKE SCHOOL
LIBER/PAGE	2098-1235

	2015	2016	2017
TAXABLE VALUE	$116,651	$117,000	$118,053
ASSESSED VALUE	$183,500	$203,600	$237,700

TAX DESCRIPTION

THE E 454.68 FT OF THAT PART OF W 1/2 OF SW 1/4 LYING S OF CEN OF TERRITORIAL RD ALSO THAT PART OF E 1/2 OF SW 1/4 LYING S OF CEN OF TERRITORIAL RD ALSO THAT PART OF W 1/2 OF SE 1/4 LYING S OF CEN OF TERRITORIAL RD EXC THEREFROM THE E 1060.05 FT THEREOF ALSO EXC BEG AT SE COR OF SW 1/4 OF SW 1/4 OF SEC 34 TH W ALG S SEC LN AND CL OF GRASS LAKE RD 454.68 FT TO A PT FOR PL OF BEG OF THIS EXCN TH N 435.60 FT TH E 200 FT TH S 435.60 FT TH W 200 FT TO BEG. ALSO EXC BEG AT S 1/4 POST OF SEC 34 TH S89°25'10"W 1772.81 FT TH N0°01'02"E 1516.71 FT TO POB OF THIS EXCN TH CONTN N0°01'02"E 567.12 FT TH N80°42'43"E 200 FT ALG CL OF MICHIGAN AVE TH S0°01'02"W 567.12 FT TH S80°42'43"W 200 FT TO BEG. SEC 34 T2S R2E 98.43A. SPLIT ON 07/06/2006 FROM 000-10-34-376-001 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, timliness, completness, merchantability, and fitness or appropriateness of use rests solely on you, the user. The parcel data on this sheet was last updated on November 14, 2017.

Unapproved Minutes
Grass Lake Charter Township Planning Commission Meeting
December 21, 2017 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:02pm.

ROLL CALL: Members present: Jere Hinkle, Lacey O'Quinn, Jim Warbritton, Tom Brennan and Roger Memmer. Members absent: Ken Elliott and Todd Raehtz. Township Trustee, Tom Brennan, was welcomed as a new member of the Planning Commission.

.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator; Bruce Maxson, agent for the Trustee of the Norman Dean Eschelbach Trust; Christine Willis, representing the Holiday RV Campground and approximately 12 Citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Moved by Memmer and supported by Warbritton to approve the agenda. All ayes. Two absent. Motion carried.

APPROVAL OF MINUTES:

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

NEW BUSINESS:

a. Public Hearing, Rezoning Request Application #17-11-0012.

Charperson Hinkle closed the Planning Commission meeting at 7:06 and opened the Public Hearing.

Bruce Maxson, agent for the Trustee of the Norman Dean Eschelbach Trust, presented the request to rezone a portion of the parcel owned by the Norman Dean Eschelbach Trust located at 12443 E. Michigan Avenue, Grass Lake, Mi. from GC General Commercial to R-1 Residential. The portion to be rezoned contains approximately 80 acres and consist of the area where the existing house is located and some property to the south. The property to the east of the house (northerly 500 feet of the property east of the house) along Michigan Avenue will remain GC General Commercial. A map of the property proposed for rezoning is attached to these minutes.

b. Public comments: Two residents, Dr. Moore and Pam Sherwood, spoke In favor of the proposed rezoning. No residents spoke against the proposed rezoning.

c. Charperson Hinkle closed the public hearing at 7:31 and reopened the Planning Commission meeting.

d. Rezoning Request Application #17-11-0012

The rezoning request, as presented in the Public Hearing, was reviewed and it was agreed to proceed with the next step. It was moved by O'Quinn and supported by Warbritton to recommend the rezoning of the parcel from GC General Commercial to Residential R-1, and submit the proposed rezoning to the Jackson County Planning Commission for their comment. All ayes. Two absent. Motion carried.

e. Application #17-11-0013 Site Plan Review, Holiday Campground:

Applicant representative, Christine Willis, presented the Holiday Campground request to construct a new bath house at the existing Holiday Campground at 9625 Knight Road. The bath house is to include showers and toilet facilities in accordance with the submitted plans. Chairperson, Hinkle asked if the plans had been approved by the Fire Chief and Zoning Administrator, Lammers, indicated the plans had been approved by the Fire Chief.

It was moved by Warbritton and supported by O'Quinn to approve the site plan as submitted. All ayes. Two absent. Motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Township resident, Bobbi Harper, expressed several concerns. 1. There is a need to better inform potential buyers of property in the Township of permitted and special uses of nearby properties and their potential impact; 2.) the need for Township officials to better avoid any potential conflict of interest and 3.) people in elected Township positions should be excluded from bidding on any Township projects.

TOWNSHIP BOARD REPORT:

Tom Brennan reported that the Township Board is taking bids for improvements at the Fire Station.

OLD BUSINESS:

a. Review of proposed text amendment for an Event Venue: The three sample ordinances, related to event venues, that were distributed at the November Planning Commission meeting, were discussed and there was general support for the more comprehensive draft ordinance that addressed both agricultural tourism and agricultural business. Chairperson Hinkle indicated that he had marked up a copy of the proposed agricultural tourism/agricultural business ordinance with some suggested modifications. Zoning Administrator, Lammers, will incorporate Chairperson, Hinkle's, modifications and distribute the modified draft ordinance to Planning Commission members for consideration at the January meeting.

b. Rezoning project following Master Plan Adoption: Chairperson, Hinkle, reviewed the need to make changes to the zoning map to make it consistent with the recently updated Master Plan. Specifically, he noted, amongst other needed changes, that there are several large areas of the Township that are currently zoned residential that are in agriculture use. These agricultural use areas should be currently zoned agricultural. Zoning Administrator, Lammers, will meet with the Township Board to update the Board regarding the need for rezoning these areas, the best way to notify and receive input from Township residents regarding the need for changes and how best to implement zoning changes.

c. Zoning Ordinance, Section for LI/HC: This item has been tabled for some time. Zoning Administrator, Lammers, will talk to planning Consultant, Carlisle/Wortman about helping with the needed zoning ordinance changes.

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for Thursday, January 18, 2018. Business to include the election of officers, establishment of dates for 2018 Planning Commission meetings, and continued work on zoning ordinance amendments.

ADJOURNMENT:

Moved by O'Quinn and supported by Warbritton to adjourn meeting at 8:25pm. All ayes. Two absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission

Attachments:
Parcel map of property requested to be rezoned from General Commercial to R-1 Residential

Community Action Agency

PROMOTING SELF-SUFFICIENCY

• Jackson
1214 Greenwood Ave.
Jackson, MI 49203
(517) 784-4800
(800) 491-0004
Fax: (517) 784-5188
www.caajh.org

• Lenawee
400 W. South St.
Adrian, MI 49221
(517) 263-7861
(800) 438-1845
Fax: (517) 263-6531
www.caajh.org

• Hillsdale
55 Barnard Street
Hillsdale, MI 49242
(517) 437-3346
(800) 750-9300
Fax: (517) 437-3480
www.caajh.org

TDD: 1-800-649-3777

December 27, 2017

Jackson City Council Members
Mayor Dobies
161 W. Michigan
Jackson, MI 49203

Mayor Dobies and Council Members:

I am writing on behalf of the Housing Committee of the Jackson County Financial Stability Network (FSN) regarding the 2018-19 CDBG-HOME Action Plan and ask that this letter be included with the Action Plan as Public Comment. Jackson County FSN is a network of social service and community leaders working together to establish common goals. It is the community-wide, collaborative effort to address the social and financial barriers to individual success and prosperity. The Financial Stability Network is not a program or initiative –it is coordinated, purposeful connections between social service providers, businesses, community resources and people to improve the quality of life for Jackson County residents. The vision of the FSN is one in which all people in Jackson County are financially stable and secure with abundant assets and adequate opportunities for growth. We believe bringing this vision to fruition will require FSN members to meet the mission of growing a vibrant economy and financially stable community for all Jackson County residents. We also know that growing a vibrant economy and addressing the conditions of poverty starts within the City of Jackson.

FSN members understand that incomes in the City of Jackson are significantly lower than those throughout the rest of Jackson County. Many of the FSN member organizations assist families and individuals who are living in poverty and the vast majority of these residents live within the City – nearly 37% of the City population, compared to 14% of Jackson County. This number is significantly higher when you breakdown the demographics by race with 53% of African Americans in the City of Jackson and 30% of Whites living in poverty (American Community Estimates 2012-16). Further disparity between the City and County can be seen in the median household income, $28,697 for the City and $47,709 for the County. In past years, the City of Jackson identified unmet resident needs fitting within the allowed public service activities, and prioritized meeting those needs with the CDBG federal funding, sometimes through sub-recipients and sometimes directly through City programs. Funding these priority needs with CDBG- HOME strengthened our community and addressed the needs of low income people. We urge the City to again direct CDBG-HOME funding to the allowable activities.

The FSN Housing Committee has spent several months collecting and analyzing data related to housing, including affordability, availability, accessibility and preferred location. We conducted a survey and received 191 responses. The vast majority of respondents (124)

indicated that they lived in the City of Jackson. Many of the results were not surprising and I have outlined some of them below:

- 54.6% indicated that they could not afford rent because of limited income
- 43% indicated that houses/apartments are too expensive
- 39.7% required units with utilities included
- 22% could not afford a required water deposit
- 32.5% were unable to get the housing unit they wanted because of their credit

While many of these needs are extensive and difficult to address with limited funding, the FSN Housing Committee is asking the City to again fund and provide services under CDBG federal regulations (24 CFR §570.201(e) permitting CDBG funds in entitlement communities such as Jackson, being used for Public Services. Specifically, the FSN Housing Committee is requesting funds to expand Community Action Agency's Credit Counseling Program. This program provides one-on-one assistance to residents to address issues with their credit that limit housing options.

We also are aware and want to acknowledge that lack of housing choice due to credit issues is only a small part of a much larger problem in our community. The need for safe, affordable and accessible housing in the City of Jackson continues to be significant. According to ACS 5-year Estimates 2012-16, for 83% of the residents renting housing in the City of Jackson who make less than 20,000, housing remains unaffordable as these residents pay more than 30% of their income for housing. For renters making between $20,000 and $34,999, 54% of them pay more than 30% of their income for housing.

Community Action Agency acts as the Housing Assessment and Resource Agency for Jackson County and assists with management of the Section 8 housing voucher waiting list for the Michigan State Housing Development Authority. The Section 8 voucher provides a rental subsidy for low income residents to private landlords in the community. Between October 2016 and September 2017, 278 households were added to the homeless preference waiting list for Section 8, of these, approximately 14 are pulled for applications each month. On average 7 of the 14 households pulled are briefed each month and provided a voucher, and approximately 3 voucher holders lose their voucher each month because they are unable to secure housing that meets the payment standards established by the U.S. Department of Housing and Urban Development.

From October 2016 to September 2017 the Jackson Interfaith Shelter served 662 residents. Of those, 520 were single adults, 51 were adults with children, and 91 were children. Of the 571 adults, 48 were veterans and 208 had at least one source of income. Of the 662 total adults and children, 277 identified as having at least one disability. Barriers to housing for those at the shelter have been identified as a lack of affordable housing, lack of move-in expenses (security deposits, first month's rent) poor credit history and a lack of reliable income. For those residents at the shelter who are working, transportation is a barrier to employment stability.

Many are under-employed or working for temporary agencies but have not obtained permanent employment.

While we understand and appreciate the need for public infrastructure and green spaces and the interest in providing opportunities for higher income residents to move downtown, we encourage you to utilize the allowable 15% of CDBG for public services for those low income residents already living in the City. Allowing service providers to utilize CDBG funds to address the needs of low income residents can help to stabilize neighborhoods and assist in your overall goals of economic development for the City of Jackson.

On behalf of the FSN Housing Committee, I thank you for your consideration of this request.

Sincerely,

Toby L. Berry, CCAP
Chief Executive Officer

cc: P. Burtch
J. Morris