



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: March 8, 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 January 11, 2018, meeting minutes *[ACTION]* 3
4. Approval of agenda
Approval of the March 8, 2018, meeting agenda *[ACTION]*
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ #18-03 – Wind Parks and Wind Energy Conversion Systems (WECS) in
Parma Township *[ACTION]*..... 7
 - (2) CZ #18-04 – Rezoning in Leoni Township *[ACTION]* 31
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA116) application(s) – *None*
6. Other business
 - a. Unfinished business
 - (1) JACTS Long Range Transportation Plan Update *[DISCUSSION]*..... 45
 - (2) Jackson County Master Plan Memo *[DISCUSSION]*..... 53
 - b. New business – *None*
7. Public comment *[2 MINUTE LIMIT]*
8. Commissioner comment
9. Adjournment

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MEETING MINUTES

January 11, 2018

Jackson County Tower Building • Jackson, Michigan

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

Members Absent: Timothy Burns, At Large, and Jim Videto, Agriculture

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Jonathan Williams, Jackson County Commissioner; Russ Jennings; Doug Lammers, Grass Lake Charter Township; and Cindy 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.

Chair Torres welcomed Jonathon Williams, Jackson County Commissioner, and Russ Jennings to the meeting as guests. *

Item 2. **Public Comment.** There was no public comment.

Item 3. **Approval of Minutes.** Staff reported that the motion in Item 4 of the 12/14/17 meeting minutes should refer to the December 14, 2017, meeting agenda.

A motion was made by Comm. Hilleary, and seconded by Comm. Morris, to **approve** the minutes of the December 14, 2017, meeting as corrected. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Staff reported that the agenda should be amended to include the election of officers for 2018 as Item 6b(2).

A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to **approve** the January 11, 2018, agenda as amended. *The motion was approved unanimously.*

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

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

(1) **CZ #18-01 – Proposed Map Amendments (Rezoning) to the Parma Township Zoning Ordinance**

Staff summarized its report regarding the proposed rezonings of the subject property which is located in Section 27 (T2S-R3W) of the Township. The portion of the sub-

* County Commissioner Williams and Mr. Jennings have been nominated to the JCPC but it was unclear at the time of the meeting if they had been officially appointed. Accordingly, they attended the meeting as guests and did not vote on any of the items considered by the JCPC.

ject property fronting Concord Road (to a depth of approximately 335 feet) is proposed to be rezoned from Highway Service Commercial (C-2) to General Commercial (C-1). The majority of the property is proposed for rezoning from C-2 to Agricultural (AG-1). County Planning Commissioners were advised to recommend approval with comments, noting that the rezonings correct an error made in 2003 (please see the staff report).

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

(2) CZ #18-02 – Proposed Map Amendment (Rezoning) to the Grass Lake Charter Township Zoning Ordinance

Staff summarized its report regarding the proposed partial rezoning of the subject property which is located in Section 34 (T2S-R2E) of the Township. The southern portion of the subject property fronting Grass Lake Road is already zoned Single-Family Residential (R-1). The majority of the property, which fronts Michigan Avenue, is zoned General Commercial (GC). The proposal would rezone the majority of that portion of the subject property to R-1, retaining the GC zoning along all but 400 feet of the Michigan Avenue frontage (to a depth of approximately 534 feet). County Planning Commissioners were advised to recommend approval with comments (please see the staff report), noting that the current rezoning was made in anticipation of a proposed Ganton retirement facility that was never built. Comm. Gaede asked if the 400 feet of Michigan Avenue frontage proposed for rezoning to R-1 is wide enough to provide access to the remainder of the proposed R-1 district. It was the consensus of Commissioners that the proposed width is adequate.

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

- b. **Consideration of Master Plan(s).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business**

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

(1) CAA Letter

Comm. Hilleary forwarded to staff, in his capacity as the education representative on the JCPC, a letter from the Community Action Agency (CAA) to the City of Jackson. Staff included the letter in the 1/11/18 JCPC agenda packet for informational purposes. The letter—sent on behalf of the Housing Committee of the Jackson County Financial Stability Network (FSN), which assists families and individuals living in poverty—summarizes the need for housing assistance in Jackson County and requests that the City of Jackson fund and provide such services allowed by the U.S. Department of Housing and Urban Development's (HUD's) Community Develop-

ment Block Grant (CDBG) program through the City's *2018-19 CDBG Home Action Plan* and that the letter be included in that plan as public comment.

(2) **Election of Officers**

Staff explained that the Commission needed to elect a Chair and Secretary for 2018. Commissioners discussed nominating the current officers: Comm. Torres as Chair and Comm. Morris as Secretary. Both commissioners accepted the nominations.

A motion was made by Comm. Hilleary, and seconded by Comm. Hawley, to reappoint Comm. Torres as Chair and Comm. Morris as Secretary of the JCPC for 2018. *The motion was approved unanimously.*

- Item 7. **Public Comment.** County Commissioner Jon Williams noted that he would have voted for the officers if he was eligible to vote.
- Item 8. **Commissioner Comment.** There was no public comment.
- Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 6:30 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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COORDINATED ZONING REPORT | #18-03

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: March 8, 2018

Proposal: 'Wind Parks' and 'Wind Energy Conversion Systems (WECS)' in Parma Township

Background Information

The Parma Township Planning Commission developed zoning ordinance amendments to address the regulation of 'Wind Parks' and 'Wind Energy Conversion Systems (WECS)'. The proposed amendments would:

- Add various definitions regarding 'Wind Parks' and 'Wind Energy Conversion Systems (WECS)' to Article II (Definitions) as Section 2.7.
- Add 'Single WECS for On-Site Service Only' as a conditional use in all zoning districts:
 - Agricultural (AG-1) District (i.e., Section 4.1(C));
 - Single-Family Residential (RS-1) District (i.e., Section 4.2(C));
 - General Commercial (C-1) District (i.e., Section 4.3(C));
 - Highway Service (C-2) District (i.e., Section 4.4(C));
 - Industrial (I-1) District (i.e., Section 4.5(C)); and
 - Mobile Home Park/Manufactured Housing Development (MHP/MHD) District (i.e., Section 4.6(C)).
- Add 'Wind Parks' as a conditional use in the Agricultural (AG-1) District (i.e., Section 4.1(C)).
- Add regulations regarding 'Wind Parks' to Article VIII (Supplemental Regulations) as Section 8.20.
- Add regulations regarding 'Single WECS for On-Site Service Only' to Article VIII (Supplemental Regulations) as Section 8.21.

Analysis and Recommendation

JCPC staff makes the following comments/suggestions:

1. 'Wind Parks' is only proposed as a conditional use in the AG-1 District (i.e., Section 4.1(C)). Commercial wind parks are allowed in industrial districts in other ordinances. The Township should consider allowing 'Wind Parks' as a conditional use in the Industrial (I-1) District (i.e., Section 4.5(C)).
2. In reviewing the proposed amendments to Article IV (Zoning District Regulations), JCPC staff noticed that the numbering of the conditional uses in some of the 'Conditional Uses' listings for the districts (i.e., Sub-sections C) have changed. It appears that this was done to make those listings alphabetical. The Township should reconsider this practice as it may cause confusion among different editions of the ordinance.
3. A group of several definitions is proposed for addition as Section 2.7. JCPC staff suggests that a title be added to the section heading, such as: 'Wind Park and Wind Energy Conversion System (WECS).'

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4. The definition for 'Wind Park' (i.e., proposed Section 2.7.3) states such a facility:

... shall consist of all the contiguous lots and parcels located within the Township that are in whole or in part within a radius of 2,640 feet from the bases of any and all WECS within the Wind Park, unless the Planning Commission expressly provides the permit for the conditional use that the applicant may use a smaller radius or that any properties may be excluded from the Wind Park. If the Planning Commission permits any properties within the approved radius to be excluded from the Wind Park, then such properties shall be treated for all purposes as outside the Wind Park under this Ordinance.

The effect of this definition is to include all properties located within a ½-mile radius of a proposed commercial 'WECS' in the associated 'Wind Park.' JCPC staff suggests that this is excessive and should be reconsidered. For example, all properties within the ½-mile radius would have to be included in the conditional use permit. All of those parcels, as well as all properties within 300 feet of the 'Wind Park,' would have to be noticed (per the Michigan Zoning Enabling Act)—a very large number. Other standards are based upon whether or not a property is located in a 'Wind Park' (e.g., electromagnetic interference (Subsection 8.20.h.9), noise emissions (Subsection 8.20.h.10), etc.), excluding those within the 'Wind Park' from protections. The Township should consider limiting 'Wind Parks' to those properties upon which 'WECSs' are located.

5. JCPC staff makes the following suggestions regarding 'Wind Parks' (i.e., Section 8.20):

- a. Subsection 8.20.c. (Application Signatures) states that the applicant:

... shall demonstrate the support in writing of each and every legal and equitable owner of each lot or parcel within the Township that is located in whole or in part within the Wind Park. If any owners of property within the Township that is proposed to be within the Wind Park do not support the application, the application shall identify those owners by name, address and telephone number, and a copy of the last offer the applicant made to that owner. If no offer was made to the owner, a copy of any and all communications between the applicant and the owner shall be submitted to the Planning Commission. The Planning Commission shall investigate the basis for each owner's objections. The record of the investigation shall be made a part of the record in the consideration of the conditional use proceedings and the Planning Commission shall give due consideration to the basis for the objections in determining whether to permit any properties to be excluded from the Wind Park.

To summarize, the subsection requires that the 'Wind Park' applicant obtain the written support of every property owner within its boundary. This is a very prescriptive requirement which may prevent the development of wind parks if the definition of a 'Wind Park' is approved as proposed (see Item #4 of this report). If the definition is altered as suggested by JCPC staff, there is no need for further documentation in the application.

- b. Subsection 8.20.e. (Site Plan Drawing and Supporting Materials)

- (1) Subsection 8.20.e.7 requires the "[location] of all existing and proposed overhead and underground electrical transmission or distribution lines within the Wind Park, as well as within 1,000 feet of the outside perimeter of the Wind Park." The Michigan Zoning Enabling Act (MZEA) requirement is to notice property owners and residents within 300 feet of the properties proposed for a conditional use. JCPC staff suggests that this same standard be used for identifying proposed transmission and distribution lines. The issue of what parcels are included in a 'Wind Park' is also pertinent (see Item #4 of this report).
- (2) Subsection 8.20.e.15 states that "[planned] lighting protection measures" must be included on the site plan, but no shielding requirements are listed under Section 8.20.h.8 (lighting).

- c. Subsection 8.20.g advocates for the preservation of farmland within 'Wind Parks' through recorded easements or other legal documentation approved by the planning commission. The Township should consider striking this subsection. An applicant could take this as more than a suggestion. At the very least, referencing planning commission approval of such documentation should be struck as it is not a commission function.
- d. Subsection 8.20.h. (Design Standards)
 - (1) Subsection 8.20.h.1 states a maximum height (unless the planning commission approves something higher or lower). What is the source of the 430-foot maximum? It seems very high to JCPC staff. The Township should take this standard into further consideration.
 - (2) Subsection 8.20.h.2 lists the required setbacks from habitable structures and roads/utilities. However, no mention is made of underlying zoning district setback requirements.
 - (3) Subsection 8.20.h.3 prohibits the location of a 'WECS' within a ½-mile of another 'WECS' outside of the 'Wind Park.' This minimum spacing seems excessive and the Township should consider re-assessing the requirement (see Item #4 of this report). The subsection does allow the planning commission to permit closer spacing based upon state-of-the-art modeling and the payment of a performance guarantee. Has the Township considered its institutional capacity regarding those exceptions?
 - (4) Subsection 8.20.h.4 requires a minimum clearance of 75 feet "... over and from any structure, adjoining property or tree. . . ." This is likely less of a threshold than the minimum setbacks from habitable structures and roads/utilities listed in Subsection 8.20.h.2. What is the source of the minimum 75-foot ground level clearance?
 - (5) Subsection 8.20.h.8 requires a lighting plan approved by the planning commission and lists the minimum standards for that plan. Several abbreviations are used in describing those standards which should be spelled out. The Township should also confirm that the lighting standards agree with any similar standards for other uses.
 - (6) Subsection 8.20.h.9 states that each 'WECS' must be designed/constructed/operated to "... not cause radio, television and other wireless signal interference. . ." and provides a procedure for addressing such interference if it is experienced on properties outside of the 'Wind Park'. If all properties within ½-mile of a 'WECS' continue to be defined as part of the associated 'Wind Park' (see Item #4 of this report), many property owners/residents will be defacto excepted from this protection. The Township should consider limiting 'Wind Parks' to those properties upon which 'WECSs' are located.
 - (7) Subsection 8.20.h.10 states that noise generated by 'WECSs' in a 'Wind Park' cannot exceed 50 decibels outside of the 'Wind Park'. If all properties within ½-mile of a 'WECS' continue to be defined as part of a 'Wind Park' (see Item #4 of this report), many property owners/residents will not be covered by this protection. The Township should consider limiting 'Wind Parks' to those properties upon which WECSs are located.
 - (8) Subsection 8.20.h.11 requires that "... [all] collection lines and interconnections from the WECS to the electrical substation shall be located and maintained underground inside the Wind Park. . . ." If all properties within ½-mile of a 'WECS' continue to be defined as part of the 'Wind Park' (see Item #4 of this report), this would require the burying of collection lines and interconnections across private properties not directly associated with a 'Wind Park'. The Township should consider limiting 'Wind Parks' to those properties upon which 'WECSs' are located.

A minimum/maximum depth at which those collection lines and interconnections should be buried is not specified. However, Subsection 8.20.h.19 does state that once a 'Wind Park' is abandoned "... [all] above and below ground materials (down to 4 feet below ground) must be removed. . . ." The Township should consider specifying the depth at which collection lines and in-

terconnections should be buried and to make any needed changes to the depth below-ground materials must be removed upon abandonment.

- (9) Subsection 8.20.h.13 states that the planning commission may require “. . . landscaping, walls, fences, and other improvements that are reasonable in relation to and consistent with the nature of the Agricultural District. . . .” Applicants may balk at the open-endedness of such a requirement. The Township should consider providing more concrete screening requirements.
- (10) Subsection 8.20.h.14 requires the submittal of a third-party report within 12 months of the completion of construction of a ‘Wind Park’ that it meets the requirements of the zoning ordinance and conditional use permit “. . . with respect to noise emissions and electromagnetic interference, and shadow flicker effect.” The Township should confer with its attorney on the legality/enforceability of this subsection.

 ‘Noise emissions’ and ‘electromagnetic interference’ are referred to earlier in this section (Subsection 8.20.h.9 and Subsection 8.20.h.10, respectively), but ‘shadow flicker’ is not addressed until Subsection 8.20.h.23 and then simply refers to making reasonable efforts to not “. . . affect any resident. . . .” Nor is ‘shadow flicker’ defined in Section 2.7. The Township should consider defining ‘shadow flicker’ and placing pertinent standards in a subsection directly after the subsection on electromagnetic interference.
- (11) Subsection 8.20.h.16 requires the submittal of maintenance logs on each ‘WECS’ on a monthly basis to the Township for its review. Has the Township considered its institutional capacity regarding this review?
- (12) Subsection 8.20.h.17 requires the applicant to “. . . submit to the appropriate County agency a description of the routes to be used by construction and delivery vehicles; any road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries; and a performance guarantee acceptable to the County” While coordination with the Jackson County Department of Transportation (JCDOT) is important, the Township does not have the authority to specify what is submitted (JCDOT). M-99 also runs through the Township and the Michigan Department of Transportation (MDOT) is not mentioned.
- (13) Subsection 8.20.h.21 requires the applicant to carry a minimum of \$2 million of liability insurance per occurrence on its behalf and on behalf of the Township. Upon what is this requirement based? The Township should confer with its attorney regarding insurance.
- (14) Subsection 8.20.h.26 requires the applicant fund an environmental assessment/impact study at the Township’s request. Applicants may balk at the open-endedness of such a requirement. The Township should consider providing more concrete requirements.

6. ‘Single WECS for On-Site Service Only’ (proposed Section 8.21)

- a. Subsection 8.21.b contains provides various height requirements. The organization of the subsection should agree with the definition for ‘WECS Height’ contained in Subsection 2.7.1.
- b. Zoning regulations should be minimally burdensome. However, given the comprehensiveness of the requirements/standards for ‘Wind Parks’, the requirements/standards for a single ‘WECS’ seem perfunctory.

Based on the above analysis, staff advises the Jackson County Planning Commission to recommend **DISAPPROVAL** of the proposed amendments regarding ‘Wind Parks’ and ‘WECS’. The amendments should be sent back to the Township Planning Commission for consideration of the comments/suggestions contained in this report.

Suggested Actions:

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

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE 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.)

1. The above described property has a proposed zoning change FROM _____
ZONE TO _____ ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 11, IV SECTION 2.1, 4.1C

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

C. PUBLIC HEARING on the above amendment was held on: month 12 day 6 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 ☒ 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

PARMA TOWNSHIP
WIND PARK/WECS ZONING ORDINANCE AMENDMENT

ORDINANCE NO. _____

An Ordinance to amend the Parma Township Zoning Ordinance to establish standards and regulations applying to wind energy conversion systems and wind parks within the Township.

PARMA TOWNSHIP, JACKSON COUNTY, MICHIGAN, ORDAINS:

SECTION 1. AMENDMENT TO ZONING ORDINANCE ARTICLE II, SECTION 2.7: Zoning Ordinance Article II, Section 2.7, is amended to add definitions for the following terms, and shall read as follows:

Section 2.7

2.7.1 WECS Height: The distance between the ground (at a normal grade) and the highest point of the WECS, as measured from the ground (at a normal grade), plus the length by which the rotor blade on a horizontal mounted WECS exceeds the structure which supports the rotor and blades (normally, the tower). Or put another way, the distance between the ground (at a normal grade) and highest point of the WECS (being the tip of the blade, when the blade is in the full vertical position).

2.7.2 Wind Energy Conversion System (WECS): A wind-powered device for the generation of energy, commonly referred to as a wind generating tower, windmill, or wind-powered generator, consisting of a combination of:

- a. The surface area (typically a blade, rotor, or similar device), either variable or fixed, for utilizing the wind for electrical generating powers; and
- b. A shaft, gearing, belt, or coupling utilized to convert the rotation of the surface area into a form suitable for driving a generator, alternator, or other electricity-producing device; and
- c. The generator, alternator, or other device to convert the mechanical energy of the surface area into electrical energy; and
- d. The tower, pylon or other structure upon which any, all, or some combination of the above are mounted.

A WECS can also include other components not listed above but associated with the normal construction, operation, and maintenance of a wind energy conversion system.

2.7.3 Wind Park: One or more WECS placed upon one or more contiguous lots or parcels with the intent to sell or provide electricity to a utility or transmission company. Although the WECS within a Wind Park may or may not be owned by the owner of the property or properties within the Wind Park, the Wind Park shall consist of all the contiguous lots and parcels located within the Township that are in whole or in part within a radius of 2,640 feet from the bases of any and all WECS within the Wind Park, unless the Planning Commission expressly provides the permit for

the conditional use that the applicant may use a smaller radius or that any properties may be excluded from the Wind Park. If the Planning Commission permits any properties within the approved radius to be excluded from the Wind Park, then such properties shall be treated for all purposes as outside the Wind Park under this Ordinance.

2.7.4 Single WECS for On-Site Service Only: A single WECS placed upon a lot or parcel with the intent to service the energy needs of or supplement other energy sources for only that lot or parcel upon which the single WECS is placed.

SECTION 2. AMENDMENT TO ZONING ORDINANCE ARTICLE IV, SECTION 4.1(C): Zoning Ordinance Article IV, Section 4.1(C), entitled “Conditional Uses,” is amended to add “Wind Parks” and “Single WECS for On-Site Service Only” as conditional uses, and shall read as follows:

Conditional Uses

1. Airports.
2. Cemeteries.
3. Country Clubs; public swimming pools; recreation centers; and parks, play-grounds, and play fields.
4. Commercial Medical Marihuana Facilities.
5. Essential service structures of a non-industrial character, but not including maintenance depots or warehouses.
6. Extraction of raw materials and aggregate.
7. Facilities used for the centralized bulk collection, storage, and distribution of agricultural products to wholesale and retail markets.
8. Facilities used in the research and testing of agricultural products and techniques.
9. Facilities used to provide veterinarian services for livestock.
10. Feedlots or concentrate animal-feeding industrial units. (See Article II, Section 2.1.25, Definitions and also Article VI, conditional Uses, Section 6.7(M)).
11. Golf courses, but not including golf driving ranges.
12. Group or organized camps, camping grounds, and resorts.
13. Hospitals and medical clinics.
14. Large Solar Energy Systems.
15. Mobile homes (14') in accordance with Section 8.7 of this ordinance.
16. Planned-unit residential developments.
17. Production of methane and alcohol.
18. Public and private nursery; primary and secondary non-profit schools.
19. Sale and service of machinery used in agricultural production.
20. Sanitary landfill.

21. Places of Assembly.
22. Storage for sale of seed, feed, fertilizer, fuels and other products essential to agricultural production.
23. Single WECS for On-Site Service Only
24. Travel trailer parks.
25. Wind Parks

SECTION 3. AMENDMENT TO ZONING ORDINANCE ARTICLE IV, SECTION 4.2(C): Zoning Ordinance Article IV, Section 4.2(C), entitled “Conditional Uses,” is amended to add “Single WECS for On-Site Service Only” as a conditional use, and shall read as follows:

The following uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in Article VI:

1. Places of Assembly.
2. Country clubs, public swimming pools, recreation clubs, and public and private parks and playgrounds.
3. Golf courses, but not including golf driving ranges.
4. Government- or community owned buildings.
5. Home occupations in accordance with Article VIII, Section 8.9.
6. Public and private nurseries, primary, and secondary non-profit schools.
7. Single WECS for On-Site Service Only.
8. Two-family dwellings.

SECTION 4. AMENDMENT TO ZONING ORDINANCE ARTICLE IV, SECTION 4.3(C): Zoning Ordinance Article IV, Section 4.3(C), entitled “Conditional Uses,” is amended to add “Single WECS for On-Site Service Only” as a conditional use, and shall read as follows:

The following uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in Article VI:

1. Automobile repair garages.
2. Automobile service stations.
3. Drive-in theaters.
4. Establishments serving alcoholic beverages and/or providing entertainment, excluding Sexually Oriented Businesses.
5. Funeral establishments or mortuaries.
6. Places of Assembly.
7. Motels or Hotels.
8. Open-air display areas for the sale of manufactured products such as, or similar to, garden

furniture, earthenware, hardware items, and nursery stock; or, the rental of manufactured products or equipment, such as household equipment, small tools, two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers, and similar products or equipment.

9. Outdoor commercial amusements
10. Single WECS for On-Site Service Only
11. Veterinary Clinics

SECTION 5. AMENDMENT TO ZONING ORDINANCE ARTICLE IV, SECTION 4.4(C): Zoning Ordinance Article IV, Section 4.4(C), entitled “Conditional Uses,” is amended to add “Single WECS for On-Site Service Only” as a conditional use, and shall read as follows:

The following uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in Article VI:

1. Drive-in theaters.
2. Establishments serving alcoholic beverages and/or providing entertainment, including Sexually Oriented Businesses (subject to conditions in Articles VI, VII, and VIII).
3. Hospitals.
4. Outdoor commercial amusements.
5. Places of Assembly.
6. Sexually Oriented Businesses (subject to conditions in Articles VI, VII, and VIII).
7. Single WECS for On-Site Service Only.

SECTION 6. AMENDMENT TO ZONING ORDINANCE ARTICLE IV, SECTION 4.5(C): Zoning Ordinance Article IV, Section 4.5(C), entitled “Conditional Uses,” is amended to add “Single WECS for On-Site Service Only” as a conditional use, and shall read as follows:

The following uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in Article VI:

1. Bulk fuel storage.
2. Bus, truck, taxi, and rail terminals.
3. Places of Assembly.
4. Junk Yards.
5. Restaurants.
6. Sanitary landfill.
7. Single WECS for On-Site Service Only.
8. Trucking and cartage facilities, including repair facilities, and washing facilities and equipment, and storage yards.

SECTION 7. AMENDMENT TO ZONING ORDINANCE ARTICLE IV, SECTION 4.6(C): Zoning Ordinance Article IV, Section 4.6(C), entitled “Conditional Uses,” is amended to add “Single WECS for On-Site Service Only” as a conditional use, and shall read as follows:

Permitted Uses

1. Accessory uses and structures customarily incidental to and subordinate to the permitted principal use.
2. Places of Assembly.
3. Single WECS for On-Site Service Only.

SECTION 8. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.20: Zoning Ordinance, Article VIII, is amended to add the following new Subsection:

8.20 Wind Parks.

- a. Purpose: The purpose of this Section is to establish standards for the siting, installation, operation, and removal or repair of Wind Parks within the A-1 District as a conditional use.
- b. Applicability: Wind Parks may be allowed as a conditional use only within the A-1 District, subject to the regulations and requirements of this Section and the general conditional use procedures, standards and criteria.
- c. Application; Signatures: The application for conditional use for a Wind Park shall be submitted on a form prepared for that purpose by the Township, and shall demonstrate the support in writing of each and every legal and equitable owner of each lot or parcel within the Township that is located in whole or in part within the Wind Park. If any owners of property within the Township that is proposed to be within the Wind Park do not support the application, the application shall identify those owners by name, address and telephone number, and a copy of the last offer the applicant made to that owner. If no offer was made to the owner, a copy of any and all communications between the applicant and the owner shall be submitted to the Planning Commission. The Planning Commission shall investigate the basis for each owner’s objections. The record of the investigation shall be made a part of the record in the consideration of the conditional use proceedings and the Planning Commission shall give due consideration to the basis for the objections in determining whether to permit any properties to be excluded from the Wind Park.
- d. Submission Requirements: The applicant shall submit eight (8) copies of the application and all supporting materials to the Township Zoning Administrator. The Zoning Administrator will cause the application to be placed on the Planning Commission’s next regular meeting agenda.
- e. Site Plan Drawing and Supporting Materials: All applications for a Wind Park conditional use must be accompanied by a detailed Site Plan, drawn to scale and dimensioned, and certified by a registered engineer licensed in the State of Michigan, displaying the following information:

1. All requirements for a site plan contained in the Township's Zoning Ordinance.
2. All lot lines and dimensions, including a legal description of each lot or parcel within the Wind Park.
3. Names of owners of each lot or parcel within the Township that is proposed to be within the Wind Park.
4. Location and height of all proposed buildings, structures, electrical lines, towers, guy wires, guy wire anchors, security fencing, and all above ground structures associated with each WECS
5. Location and height of all buildings, structures, and above ground utilities located or proposed within the Wind Park.
6. Specific distances to all onsite buildings, structures, and utilities shall be provided.
7. Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the Wind Park, as well as within 1,000 feet of the outside perimeter of the Wind Park.
8. Proposed setbacks between each WECS and from each WECS to all existing and proposed structures within the Wind Park.
9. Land elevations at each proposed WECS location and its relationship to the land elevations of all existing and proposed structures within the Wind Park.
10. Access driveways to each WECS, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access driveways shall be subject to Jackson County Department of Transportation approval, and the use of the drives shall be planned so as to minimize the use of lands for that purpose.
11. The location of all farmland within the Wind Park that is designated for preservation, a written description of the plan for preservation of farmland within the Wind Park, and copies of all easements, restrictive covenants and other documents proposed to be used to achieve that plan.
12. Planned security measures to prevent unauthorized trespass and access and to warn of potential dangers, during the construction, operation, removal, remodeling or repair of the WECS.
13. A written description of the maintenance program to be used to maintain each WECS, including removal when determined to be obsolete or abandoned. The description shall include maintenance schedules, the types of maintenance to be performed, and removal procedures and schedules should the WECS become obsolete or abandoned.
14. A copy of the manufacturer's safety measures to prevent uncontrolled rotation or over speeding.
15. Planned lighting protection measures.

16. Additional detail(s) and information as required by the conditional use requirements of the Zoning Ordinance, or as requested by the Planning Commission.
- f. Construction Codes, Towers & Interconnection Standards: Each WECS shall comply with all applicable state construction codes, as well as Federal Aviation Administration (FAA) requirements, the Michigan Airport Zoning Act, the Michigan Tall Structures Act, and local jurisdiction airport overlay zone regulations. The tower shaft shall not be illuminated unless required by the FAA. Each WECS shall comply with the applicable utility, Michigan Public Service Commission and Federal Energy Regulatory Commission interconnection standards.
- g. Farmland Preservation: Farmland located within the Wind Park that is not designated as an immediate location of any WECS and WECS accessory structures is encouraged to be preserved for agricultural uses and purposes through the execution and recording of appropriate farmland easements, restrictive covenants, or other documents approved by the Planning Commission. Although such preservation measures are not required, they will be favorably considered by the Planning Commission in the review of a conditional use application under this Section.
- h. Design Standards:
1. Height: The permitted maximum total height of each WECS (i.e., WECS height) shall be 430 feet including the blade in vertical position.
 - a. State and federal regulations may require a lesser height.
 - b. As a condition of approval, the Township may require a lesser height for WECS if it is determined that it is reasonably necessary.
 - c. Each WECS shall be constructed with a tubular tower, not a lattice tower.
 - d. The Planning Commission may approve a WECS height greater than 430 feet if the applicant clearly demonstrates that such greater height would be in the interest of persons and properties surrounding the Wind Park.
 2. Setbacks: No part of a WECS (including guy wire anchors) shall be located closer than 150% of the WECS height to any habitable structure and no closer than 100% of the WECS height to any road or utility.
 3. Isolation: No WECS shall be located closer than 2,640 feet from the base of the WECS to any point outside the Wind Park within the Township, unless the Planning Commission otherwise expressly provides in the permit for the conditional use. If the applicant seeks approval of an isolation distance less than 2,640 feet, the applicant shall be required to demonstrate to the Planning Commission with clear and convincing evidence and state-of-the-art modeling, monitoring and measurement techniques that the proposed WECS will have no material adverse effects on any residences, businesses, schools, churches or other places of human habitation within the requested isolation distance from the WECS, as determined by a licensed qualified professional. Such evidence shall include, at a minimum, baseline readings, using state-of-the-art noise modeling data demonstrating that the anticipated noise generated

by the WECS will not increase the existing noise levels above a maximum of fifty (50) decibels on the dBA scale at any of those representative residences, as determined in the conditional use permit. As a condition of approval for any such lesser isolation distance, the applicant shall also post a performance guarantee in an amount fixed by the Planning Commission to assure that the WECS when installed will not have any material adverse effects on any residences, businesses, schools, churches or other places of human habitation within the requested isolation distance from the WECS, as determined by a licensed qualified professional.

4. Rotor or Blade Clearance: Blade arcs created by a WECS shall have a minimum of seventy-five (75) feet of clearance over and from any structure, adjoining property or tree. The minimum blade or rotor clearance above ground level shall be at least seventy-five (75) feet.
5. Rotor or Blade Safety: Each WECS shall be equipped with both a manual and automatic braking device capable of stopping the WECS operation in high winds within 80% of design limits of the braking system.
6. Tower Access: To prevent unauthorized climbing, WECS must comply with at least one of the following provisions:
 - a. External tower climbing apparatus shall not be located within twelve (12) feet of the ground.
 - b. A locked anti-climb device shall be installed and maintained
 - c. A tower capable of being climbed externally shall be enclosed by a locked protective fence at least ten (10) feet high with barbed wire fence.
7. Signs: Each WECS shall have one sign, not to exceed two (2) square feet in area, posted at the base of the tower. The sign shall contain at least the following:
 - a. Warning: High Voltage.
 - b. Warning: Falling Ice.
 - c. Manufacturer's name.
 - d. Emergency numbers (list more than one number).
 - e. FAA regulated sign with precise description with latitude and longitude and shall also contain both the applicant's current telephone number and the current telephone number for the FAA's regional office having jurisdiction over the Township.
 - f. If fenced, place signs on the fence.
8. Lighting: A lighting plan for each WECS shall be approved by the Planning Commission. Such plans must describe all lighting that will be utilized, including any lighting that may be required by the FAA. Such a plan shall include but is not limited to the planned number and location of lights, light color and whether any lights will be

flashing. All tower lighting will comply with FAA regulations and guidance and shall be consistent with the USFWS/MDNR guidelines.

9. Electromagnetic Interference: Each WECS shall be designed; constructed and operated so far as possible so as not to cause radio, television and other wireless signal interference. If electromagnetic interference is experienced by properties outside the Wind Park, and the WECS is determined to cause radio, television or other wireless signal reception to be degraded from the conditions prior to the installation of the Wind Park through the proper utilization by an expert of relevant facts, data and reliable scientific principles and methods, the WECS owner shall provide alternate service to each individual resident or property owner affected. If a property owner or resident is successful in demonstrating degradation of their radio, television or other wireless signal reception caused by a WECS, then the WECS owner shall also reimburse the property owner or resident for their reasonable costs and fees incurred to prove the existence and cause of the degradation.
10. Noise Emissions: All WECS shall be manufactured and constructed with the best available noise reduction technology available at the time of their construction. Noise emissions from the operation of one or more WECS operating within a Wind Park shall not in any case exceed fifty (50) decibels on the dBA scale as measured at any point on the boundary between land within the Wind Park and land outside the Wind Park and not more than fifty (50) decibels on the dBA scale as measured at residences outside the Wind Park. A state-of-the-art baseline noise emission study of the proposed site and impact of estimated operating noise levels upon all areas within one (1) mile radius of each proposed WECS location shall be performed (at the applicant's cost) and submitted to the Township with the application for conditional use.
11. Distribution; Transmission and Interconnection: All collection lines and interconnections from the WECS to the electrical substation shall be located and maintained underground inside the Wind Park. The Planning Commission may waive the requirement that collection lines and interconnections be located and maintained underground if the Planning Commission determines that it would be impractical or unreasonably expensive to install, place, or maintain such collection lines and interconnections underground.
12. Approved Standards: In addition to the other requirements and standards contained in this section, the Planning Commission shall not approve any Wind Park conditional use unless it finds that all of the following standards are met:
 - a. The general conditional use standards contained in this Ordinance; and
 - b. The Wind Park will not pose a safety hazard or unreasonable risk of harm to the occupants of any surrounding properties or area wildlife.
13. Conditions and Modifications: Any conditions or modifications approved by the Planning Commission shall be recorded in the minutes of the appropriate Planning Commission Meeting. The Planning Commission may, in addition to other reasonable conditions, require landscaping, walls, fences, and other improvements that are reasonable in relation to and consistent with the nature of the Agricultural District. After approval, at least two (2) copies of the final approved Site Plan shall be signed

and dated by the Chairman of the Planning Commission and authorized representative of the Applicant. One copy shall be kept on file by the Township Clerk, and one copy shall be returned to the applicant's authorized representative.

14. Completion; Testing: The applicant shall complete the Wind Park construction within twelve (12) months after commencement of construction. Within 12 months of completion and commencement of operation, the applicant shall be required to present a report prepared by a third party, qualified professional, demonstrating that the Wind Park while in operation meets the requirements of this Ordinance and the permit for conditional use with respect to noise emissions and electromagnetic interference, and shadow flicker effect.
15. Inspection: The Township shall have the right upon issuing any Wind Park conditional use to inspect the premises on which each WECS is located at any reasonable time. The Township may hire a consultant to assist with any such inspections at the applicant's reasonable cost.
16. Maintenance and Repair: Each WECS must be kept and maintained in good repair and condition at all times. If the Township Zoning Administrator determines that a WECS fails at any time to meet the requirements of this Ordinance and the permit for conditional use with respect to noise emissions, electromagnetic interference, or shadow flicker effect, or that it poses a potential safety hazard, the applicant shall shut down the WECS within 48 hours after notice by the Zoning Administrator and not start the WECS until the condition has been corrected. The applicant shall keep a maintenance log on each WECS, which shall be available for the Township's review on a monthly basis. The applicant shall keep all sites within the Wind Park neat, clean and free of refuse, waste or unsightly, hazardous or unsanitary conditions.
17. Roads: Any material damages to a public road located within the Township resulting from the construction, maintenance, or operation of a WECS shall be repaired at the applicant's expense. In addition, the applicant shall submit to the appropriate County agency a description of the routes to be used by construction and delivery vehicles; any road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries; and a performance guarantee acceptable to the County in an amount necessary to assure repair of any damage to the public roads caused by construction of the Wind Park or any of its elements.
18. Complaint Resolution: The applicant shall develop a process to resolve complaints from nearby residents and property owners concerning the construction and operation of the Wind Park. The process may use an independent mediator or arbitrator and shall include a time limit for acting on a complaint. The process shall not preclude the Township from acting on a complaint. During construction and operation the applicant shall maintain a telephone number during business hours where nearby residents and landowners can reach a project representative.
19. Abandonment: Any WECS that is not used for the production of energy for a period of six (6) successive months or longer shall be deemed to be abandoned and shall be promptly dismantled and removed from the property, unless the applicant receives a written extension of that period from the Township Zoning Administrator in a case involving an extended repair schedule for good cause. All above and below ground

materials (down 4 feet below the ground) must be removed. The ground must be restored to its original condition within 180 days of abandonment. The cost of such removal shall be borne solely by the applicant or its successor(s) or assign(s).

20. Continuing Security and Escrow: If any WECS is approved for construction under this Ordinance, the applicant shall be required to post continuing security and a continuing escrow deposit prior to commencement of construction, which shall remain in effect until the WECS has been finally removed, as provided below:

- a. *Continuing Security*: If a conditional use is approved pursuant to this section, the Planning Commission shall require security in the form of a cash deposit, irrevocable letter of credit, corporate bond or surety bond in a form, amount, time and duration deemed acceptable to the Township, which will be furnished by the applicant to the Township in order to ensure full compliance with this section and all conditions of approval. When determining the amount of each required security, the Township may also require an annual escalator or increase based on the Consumer Price Index (or the equivalent or its successor). Such financial guarantee shall be deposited or filed with the Township Clerk after a conditional use has been approved but before construction commences upon a WECS within the Wind Park. At a minimum, the financial security shall be in an amount determined by the Township to be reasonably sufficient to have each WECS fully removed (and all components properly disposed of and the land returned to its original state) should such structure or structures become abandoned, dangerous or obsolete, or not in compliance with this ordinance or the conditional use permit. Such financial security shall be kept in full force and effect during the entire time a WECS exists or is in place, and such financial security shall be irrevocable and non-cancelable (except by the written consent of both the Township and the then-owner of the WECS).
- b. *Continuing Escrow Deposit*: A continuing escrow deposit to be held by the Township shall be funded in cash by the applicant prior to the commencement of construction of any WECS and shall be maintained by the WECS owner until the WECS has been permanently removed. The monetary amount placed by the applicant in escrow with the Township shall be estimated by the Township to cover all reasonable costs and expenses associated with continuing enforcement of this Ordinance and the terms of the conditional use permit, which costs can include, but are not limited to, reasonable fees for the Township Attorney, Township Planner and Township Engineer, as well as costs for any reports or studies which the Township anticipates it may have done that are reasonably related to enforcement of the Ordinance and the conditional use Permit. If the Township is required to expend any portion of the escrow deposit or if the existing escrow amount paid by the applicant proves to be insufficient to cover the Township's enforcement costs, the Township may require the WECS owner to place additional monies into escrow with the Township.
- c. *Continuing Obligations*: Failure to keep such financial security and escrow deposit in full force and effect at all times while a WECS exists or is in place shall constitute a material and significant violation of a conditional use and this Ordinance, and will subject the WECS owner to all remedies available to the

Township, including possible enforcement action and revocation of the conditional use.

21. Liability: The applicant shall insure each WECS at all times, and shall maintain such insurance on its own behalf and on behalf of the Township as a co-insured, with limits of liability not less than \$2,000,000.00 per occurrence for damages to persons and property (to be adjusted annually to an amount equivalent to 2017 dollars based on CPI).
22. Color: A WECS shall be painted a non-obtrusive (light environmental color such as beige or gray) color that is non-reflective. The wind turbine base and blades shall be of a color consistent with all other turbines in the area. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades.
23. Shadow Flicker Effect: All reasonable efforts shall be made not to affect any resident with any shadow flicker effect in the operation of any WECS.
24. Vibrations or Wind Currents: Under no circumstances shall a WECS produce vibrations or wind currents humanly perceptible beyond the perimeter of the Wind Park.
25. Stray Voltage: The applicant shall be responsible for compensation for damages due to any stray voltage caused by a WECS in accordance with the rules of the Michigan Public Service Commission.
26. Environmental Impact Assessment: At the Township's request, the applicant shall fund an environmental assessment or impact study and/or other relevant report(s) or studies (including, but not limited to, assessing the potential impact on endangered species, eagles, birds, plants, and/or other wildlife) as required by the Township for review by the Township regarding the Wind Park or surrounding areas. Each study or report shall be provided to the Township prior to the time when the Planning Commission makes its final decision regarding the conditional use.
27. Application Escrow Account: An escrow account shall be funded by the applicant when the applicant applies for a conditional use for a Wind Park. The monetary amount placed by the applicant in escrow with the Township shall be estimated by the Township to cover all reasonable costs and expenses associated with the conditional use review and approval process, which costs can include, but are not limited to, reasonable fees of the Township Attorney, Township Planner and Township Engineer, as well as costs for any reports or studies which the Township anticipates it may have done that are reasonably related to the zoning review process for the particular application. Such escrow amount shall be in addition to any filing or application fees established by resolution. At any point during the conditional use review process, the Township may require that the applicant place additional monies into escrow with the Township should the existing escrow amount filed by the applicant prove insufficient. If the escrow account needs replenishing and the applicant refuses to do so promptly, the conditional use review and approval process shall cease until and unless the applicant makes the required escrow deposit. Any applicable zoning escrow resolutions or other ordinances adopted by the Township shall also be applicable.

28. Reasonable conditions: In addition to the requirements of this section, the Planning Commission may impose additional reasonable conditions on the approval of a Wind Park as a conditional use.
29. Other Requirements: Each Wind Park and WECS shall also comply with all applicable federal, state, and county requirements, in addition to other Township Ordinances.

SECTION 9. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.21: Zoning Ordinance, Article VIII, is amended to add the following new Subsection:

8.21 Single WECS for On-Site Service Only.

- a. Single WECS applications of wind energy conversion system, including WECS testing facilities, to service the energy needs of only the property where the structure is located may be approved in any zoning district as a conditional use, provided the property upon which the WECS is located is at least three and one-half (3-1/2) acres in size, complies with all applicable federal, state, and local laws, rules, and regulations.
- b. Single WECS are subject to the conditional use permit and site plan review and approval procedures and standards/criteria of this Ordinance, as well as the following:
 1. The tower shall not exceed 100 feet.
 2. The blade diameter (tip to tip) shall not exceed 100 feet.
 3. The height of the overall WECS (with the blade in vertical position) shall not exceed 130 feet above ground level (at a normal grade).
 4. The distance of the structure from all property lines shall be at least the height of the tower to the top of the rotor.

SECTION 10. SEVERABILITY: The provisions of this Ordinance are hereby declared to be severable and if any provision, section or part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.

SECTION 11. EFFECTIVE DATE: This Ordinance shall become effective seven (7) days after its publication following final adoption or as required by law.

SECTION 12. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Following its introduction and publication, the above Ordinance was offered for final adoption by _____ and was supported by _____ at a regular meeting of the Parma Township Board, held at the Parma Township Hall on the ____ day of _____, 2017, at _____ p.m., the vote being:

YEAS: _____
NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

Wendy Chamberlain Township Supervisor

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Parma Township Board at a duly scheduled and noticed meeting of that Township Board held on _____, 2017, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the _____ newspaper, a newspaper that circulates within Parma Township, on _____, 2017.
3. Within 1 week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the township board voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Jackson County Clerk on _____, 2017.

ATTESTED:

Donald Spangler, Township Clerk

was not a lot left over for extra things, but I had enough money to keep my kids warm and fed.

Another blessing...I had a car that went forward, backward, started and stopped all when I needed it to. (Trust me...with some of the vehicles I had prior to that, that was a blessing.) I was surrounded by loving, caring people. When I mentioned in passing that the electrical in my kitchen wasn't working, not expecting anything, someone

had a job and was able to provide for my kids. I had the most wonderful kids who were alright with the idea that we couldn't afford the latest, greatest anything and they were okay with that. We all were content with the fact that we had "just enough."

How the years have changed. Instead of enough, I know have more than enough. But when it comes to the things that I am truly thankful for, it is those simple blessings. I still have won-

struggling through life, especially throughout the holiday season, giving thanks is the last thing we want to do. But sometimes the mere act of remembering how God has not left us alone, but has walked with us throughout life lifts our spirits and brings us joy. I do hope you have a blessed Thanksgiving and I do hope that you take time to see all those places where you have been blessed even in the mist of your struggles.

Rob Hughes, pastor
10 a.m. Contemporary Worship

First Presbyterian Church*
201 Hanover Street
10:30 a.m. Worship Service
10:30 a.m. Sunday School

Hilltop Chapel
11700 Spring Arbor Road
Reverend Adrian Rosa
11:00 a.m. Worship Service
10:00 a.m. Sunday School
6:00 p.m. Evening Worship Service

St. Catherine Labouré Catholic Church*
211 Harmon Avenue
Father Timothy Krzyzaniak
3 to 4:30 pm Confession (Saturday)
5 p.m. Mass (Saturday)
8 a.m. Mass (Sunday)
10:30 a.m. Mass (Sunday)

HANOVER
Hanover Baptist Church*
140 W. Allen Street
Bob Shevy, Pastor
10 a.m. Sunday School
11 a.m. Worship Service
6 p.m. Worship Service

HORTON
Horton Congregational Church
Pastor Christina L. Murphy
110 S. Moscow Road
(517) 563-8555
10:30 a.m. Traditional Worship Service

Hillside United Methodist Church
6100 Folks Road
517-563-2835
Pastor Pat Pebley
9:30 a.m. Sunday School
10:30 a.m. Fellowship time
11:00 a.m. Blended Worship

JACKSON
Arbor Grove Congregational Church
Reverend Daniel Kidder-McQuown
2621 McCain Road
Phone: (517) 784-4824
10:30 a.m. Church School & Worship

The Beacon Church*
6000 Reynolds Road
517-937-0234
Pastor Wendy Valentine
9:30 a.m. Adult Sunday School
10:30 a.m. Worship Service
7 p.m. Thursday Worship Service

MOWRER AGENCY, LLC
YOUR HOMETOWN AGENT

Pam Harding
(800) 736-4660 Albion
(517) 629-4600 300 N. E.
Albion, MI



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517-531-4531
421 East Michigan Ave

Notice of Public Hearing

PARMA TOWNSHIP PROPOSED ZONING ORDINANCE AMENDMENTS FOR WIND PARKS AND WIND ENERGY CONVERSION SYSTEMS

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, to consider proposed amendments to the Parma Township Zoning Ordinance which would establish wind parks and wind energy conversion systems as conditional uses within certain zoning districts within Parma Township. If adopted, amendments will be made to the following portions of the Zoning Ordinance: Article 2, Section 2.6, to provide a definition for "WECS Height," "Wind Energy Conversion System (WECS)," "Wind Park," and "Single WECS for On-Site Service Only"; Article 4, Section 4.1(C) to allow for Wind Parks and Single WECS for On-Site Service Only as conditional uses within the Agricultural District; Article 4, Section 4.2(C) to allow for Single WECS for On-Site Service Only as a conditional use within the Single-Family Residential District; Article 4, Section 4.3(C) to allow for Single WECS for On-Site Service Only as a conditional use within the General Commercial District; Article 4, Section 4.4(C) to allow for Single WECS for On-Site Service Only as a conditional use within the Highway Service District; Article 4, Section 4.5(C) to allow for Single WECS for On-Site Service Only as a conditional use within the Industrial District; Article 4, Section 4.6(C) to allow for Single WECS for On-Site Service Only as a conditional use within the Mobile Home Park/Manufactured Housing Development District; Article 8, Section 8.20 to provide supplemental regulations for approval of a conditional use permit for Wind Parks; and Article 8, Section 8.21 to provide supplemental regulations for approval of a conditional use permit for Single WECS for On-Site Service Only.

A copy of the proposed ordinance amendment is available for inspection at the Parma Township Hall, 16407 Comdon Road, Albion MI 49224, and also will be available for inspection at the public hearing. 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

11/15/17 County Press, page 8

PARMA PLANNING COMMITTEE

The regular meeting of the Parma Planning Committee was called to order on November 8, 2017 at approximately 7:01 p.m. by Chairman Paul Zuck.

Present: Dan Merritt, Bonnie Center, Paul Zuck, Janette Mead and Keith Mohny.

Bonnie Center made motion to accept October 4, 2017 as printed, seconded by Keith Mohny.

Meeting was recessed at 7:00 p.m.

Meeting was reopened at 7:11 p.m.

Motion was made by Keith Mohny "to recommend approval to amend the Zoning Ordinance to include Commercial Medical Marijuana Facilities as a Conditional Use in the Agriculture District in the Zoning Ordinance." Seconded by Bonnie Center

Roll Call Vote: Keith Mohny – Yes; Bonnie Center - yes; Janette Mead – yes; Dan Merritt – yes; Paul Zuck – yes.

Meeting was recessed at 7:11 p.m.

Meeting was reopened at 7:16 p.m.

Motion was made by Bonnie Center to "recommend approval to amend the Zoning Ordinance To include Veterinary Clinic's as a Conditional Use in the Agriculture District and to clarify the Existing language authorizing Veterinary Clinics as a Conditional Use in the General Commercial District in the Zoning Ordinance." Seconded by Keith Mohny.

Roll call vote: Bonnie Center – Yes; Dan Merritt – yes; Paul Zuck – yes; Janette Mead – yes Keith Mohny – yes.

Meeting was recessed at 7:17 p.m.

Meeting was reopened at 7:18p.m.

Motion was made by Keith Mohny, seconded by Dan Merritt Recommend approval to amend Zoning Ordinance to include Solar Energy Systems as a Conditional Use in the Agricultural District in the Zoning Ordinance.

Roll Call Vote: Keith Mohny – yes; Dan Merritt – yes; Bonnie Center-yes; Paul Zuck – yes; Janette Mead – yes.

Motion to adjourn at 7:40 p.m. seconded by Keith Mohny.

Approved 12-6-17
Paul Zuck

PARMA PLANNING COMMITTEE
PUBLIC OPEN HEARING

PUBLIC OPEN HEARING WAS OPENED AT APPROXIMATELY 7:01 P.M. BY CHAIRMAN PAUL ZUCK.

PRESENT: DAN MERRITT, BONNIE CENTER, PAUL ZUCK, JANETTE MEAD AND KEITH MOHNEY

DISCUSSION WAS OPEN FOR PUBLIC COMMENT :

"TO RECOMMEND APPROVAL TO AMEND THE ZONING ORDINANCE TO INCLUDE COMMERICAL
MEDICAL MARIHUANA FACILTIES AS A CONDITIONAL USE IN THE AGRICULTURAL DISTRICT IN THE
ZONING ORDIANCE."

FLOOR WAS OPENED FOR PUBLIC DISCUSSION.

AS THEY WERE NO PUBLIC COMMENT – MEETING WAS ADJOURNED AS 7:11 P.M.

*Approved 12-6-17
Paul Zuck*

PARMA PLANNING COMMITTEE
PUBLIC OPEN HEARING

PUBLIC OPEN HEARING WAS OPENED AT APPROXIMATELY 7:17 P.M. BY CHAIRMAN PAUL ZUCK.

PRESENT: DAN MERRITT, BONNIE CENTER, PAUL ZUCK, JANETTE MEAD AND KEITH MOHNEY

DISCUSSION WAS OPEN FOR PUBLIC COMMENT :

"TO INCLUDE VETERINARY CLINIC AS A CONDITIONAL USE IN THE AGRICULTURAL DISTRICT AND TO CLARIFY THE EXISTING LANGUAGE AUTHORIZING CLINICS AS A CONDITIONAL USE IN THE GENERAL COMMERCIAL DISTRICT IN THE ZONING ORDINANCE."

AS THEY WERE NOT PUBLIC COMMENT – MEETING WAS ADJOURNED AS 7:18 P.M.

*Approved 12-6-17
Paul Zuck*

PARMA PLANNING COMMITTEE
PUBLIC OPEN HEARING

PUBLIC OPEN HEARING WAS OPENED AT APPROXIMATELY 7:11 P.M. BY CHAIRMAN PAUL ZUCK.

PRESENT: DAN MERRITT, BONNIE CENTER, PAUL ZUCK, JANETTE MEAD AND KEITH MOHNEY

DISCUSSION WAS OPEN FOR PUBLIC COMMENT :

"TO RECOMMEND APPROVAL TO AMEND THE ZONING ORDINANCE TO INCLUDE SOLAR ENERGY SYSTEMS AS A CONDITIONAL USE IN THE AGRICULTURAL DISTRICT IN THE ZONING ORDINANCE.

FLOOR WAS OPENED FOR PUBLIC DISCUSSION.

AS THEY WERE NO PUBLIC COMMENT – MEETING WAS ADJOURNED AS 7:16 P.M.

*Approved 12-15-17
Paul Zuck*



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 | #18-04 (REVISED)

To: County Planning Commissioners

From: Grant E. Bauman, AICP

Date: March 8, 2018

Proposal: The rezoning of property in Section 6 (T3S-R1E) of Leoni Township

Purpose

The proposed use of the subject property is a 'medical marihuana grow operation' (see the Rezoning Worksheet Form). However, the (approximate) eastern ½ of the property is already zoned 'Heavy Industrial (M)' (see "A" on Figure 1) and the 348.21-ft. by 293.32-ft portion of the property fronting Dettman Road is excluded from the rezoning request (see "B"). Consequently, only the middle portion of the subject property is proposed for rezoning (see "C").

Location and Size of the Property

The subject property (ID# 000-14-06-151-001-01) fronts on Dettman Road and is located in Section 6 (T3S-R1E) of the Township (see Figure 1). The property has an area of approximately 28.3 acres. However, the western 2.3 acres fronting Dettman Road is not included in the rezoning (see "B"), reducing the size of the portion of the property that will be zoned 'M' to approximately 25 acres (see "A" and "C").

Land Use and Zoning

Current Land Use – The subject property is currently vacant (see Rezoning Worksheet Form). Vacant land is located to the northeast and east (see Jackson County GIS records). Industrial uses are located to the southeast (i.e., a Consumers Energy substation and Doan Construction (the applicant)); commercial to the southwest; and residential to the west and northwest (see Figure 4).

Future Land Use – The future land use map in the *Leoni Township Master Plan* recommends 'industrial' uses for the eastern portion of the subject property and 'low-density residential' for the western portion (see Figure 2). 'Industrial' uses are recommended to the northeast, east, and southeast; 'commercial' uses to the southwest; and 'low-density residential' uses to the west and northwest.

Current Zoning – The current zoning of the subject property is split (see Figure 3). The zoning of the eastern portion is 'Heavy Industrial (M)' and the western portion is 'One-Family Residential (R-1)'. 'M' zoning is located to the northeast, east, and southeast; 'B-4 (General Business)' to the southwest; and 'R-1' to the northwest. Urban Residential (RU-1) zoning is located on the west side of Dettman Road in Summit Township.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer service is available, but municipal water service does not extend to the subject property (see the Rezoning Worksheet Form).

www.region2planning.com/jackson-county-planning-commission/

Public Road/Street Access – Dettman Road, a paved county primary (see the *Jackson County 2008 Road Map*), provides direct access to the portion of the property proposed to remain ‘R-1’ (see “B”). The existing and proposed ‘M’ portions of the property (see “A” and “C”, respectively) will be ‘land-locked’ as a result. However, they can be accessed from an associated property fronting Pave Avenue, a Class A county primary.

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

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission recommended **approval** of the proposed rezoning to ‘M’ (see the meeting minutes).

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

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

Yes. The subject property is partially located in an area, on the west side of US-127 and the north side of Page Avenue, recommended for ‘industrial’ uses and partially in an area bordering Summit Township recommended for ‘low-density residential’ uses. Also, the 2.3 acres fronting Dettman Road proposed to remain zoned ‘R-1’ is within the area recommended for ‘low-density residential’.

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

Yes. The eastern portion of the property is already zoned ‘M’ as are properties to the northeast, east, and southeast. Also, the 2.3 acres fronting Dettman Road proposed to remain zoned ‘R-1’ are adjacent to other ‘R-1’ zoned property as well as a ‘RU-1’ district in Summit Township.

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

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

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

Yes. ‘M’ zoning already exists on the subject and surrounding properties.

The February 8th version of this report noted the following:

The motion passed by the Leoni Township Planning Commission recommending approval of the proposed rezoning referenced ‘site plan approval’ and did not include the exception for the 348.21-ft. by 293.32-ft portion of the property fronting Dettman Road. Also, the public hearing notice (see the notice) incorrectly identified the property proposed for rezoning as ‘000-14-06-151-006-01’ (the associated property) rather than ‘000-14-06-151-001-01’. Due to this discrepancy, JCPC staff checked to see if all properties within 300-feet of the subject property were correctly noticed, as required by the Michigan Zoning Enabling Act (MPEA). All pertinent Leoni Township properties were, but pertinent Summit Township properties were not notified (see Figure 5).

The Township will hold another public hearing on March 7th and JCPC staff was told that a new notice would be released. Those actions should address this concern.

JCPC staff suggests that the Township and applicant should consider re-dividing the subject property and associated property based upon the district changes. For example, the 2.3 acre portion of the subject property fronting Dettman Road (see “B”) could be split off as a separate lot. The majority of the subject property (see “A” and “C”) could be joined with the ‘associated property’, providing direct access to Page Avenue. Any division of property should meet the requirements of Michigan’s Land Division Act (PA 288 of 1967, MCL 560.101, *et seq.*).

JCPC Staff Advisement – The proposed rezoning conforms to the Leoni Township Master Plan. Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROV-AL** of the rezoning. The Township and applicant should consider re-dividing the subject property and associated property based upon the district changes, per the requirements of Michigan’s Land Division Act.

Suggested Actions:

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

**Figure 1
Location**

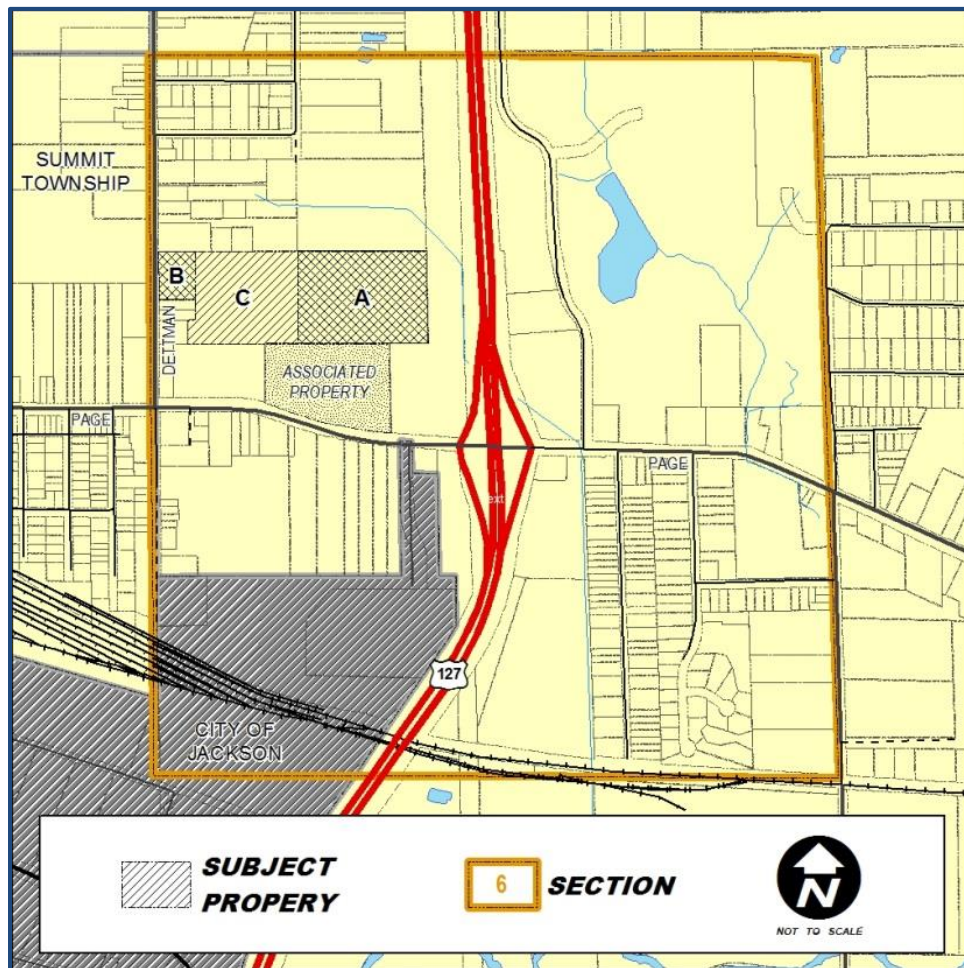


Figure 2
Municipal Future Land Use

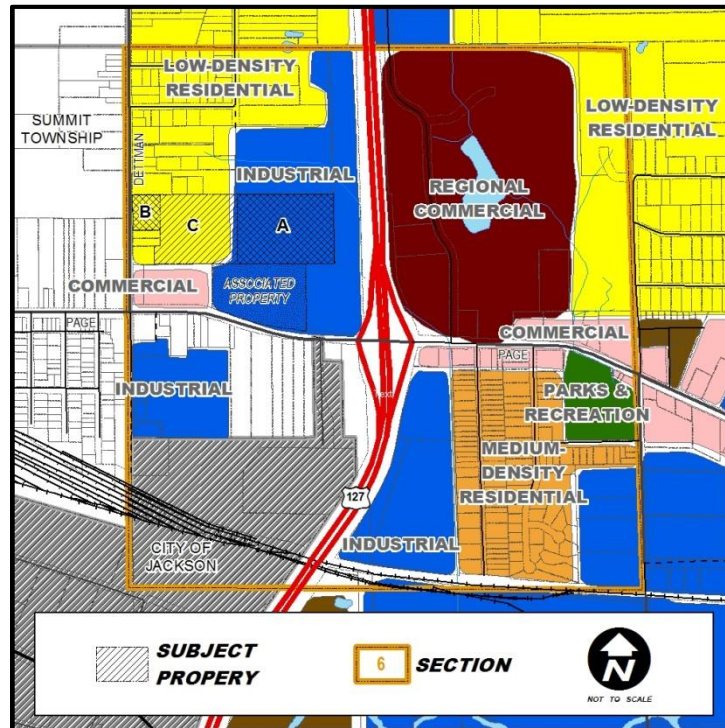


Figure 3
Municipal Zoning

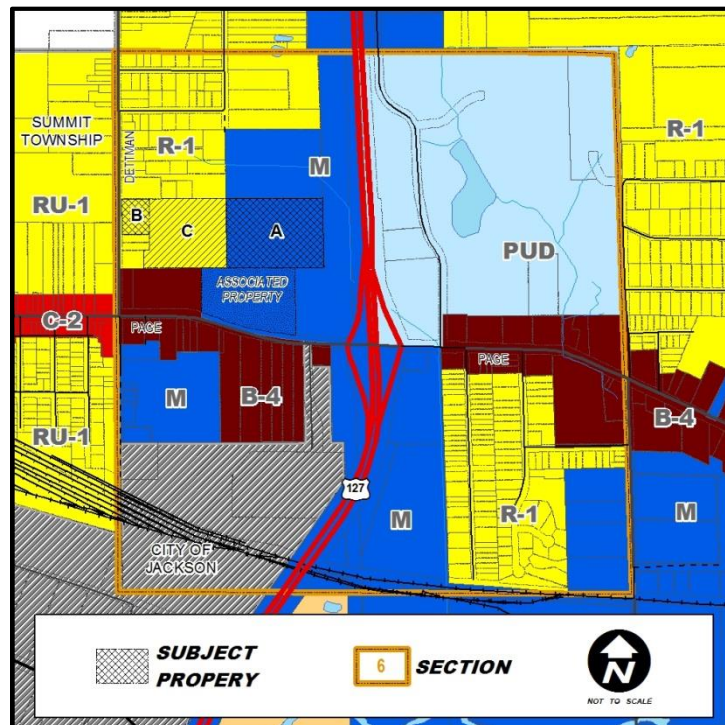


Figure 4
Aerial Photo

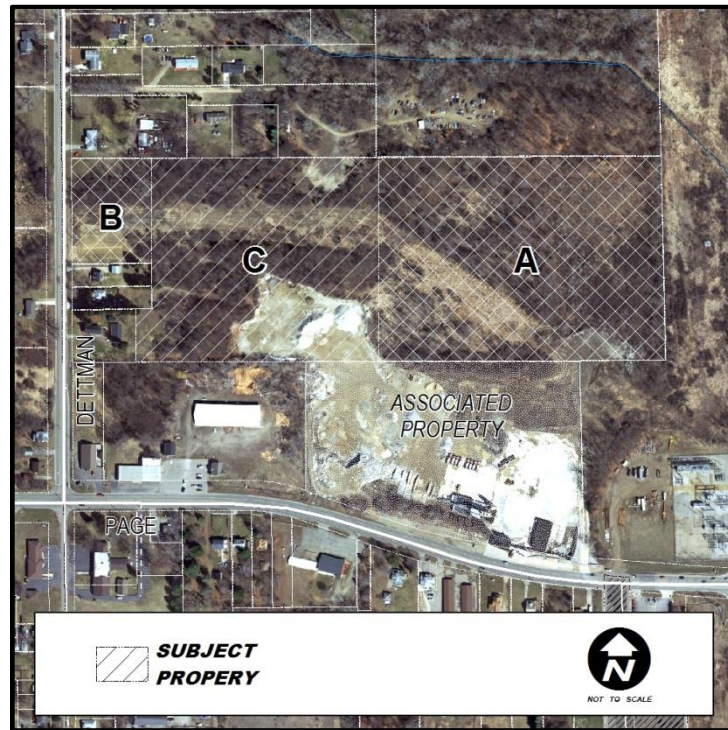
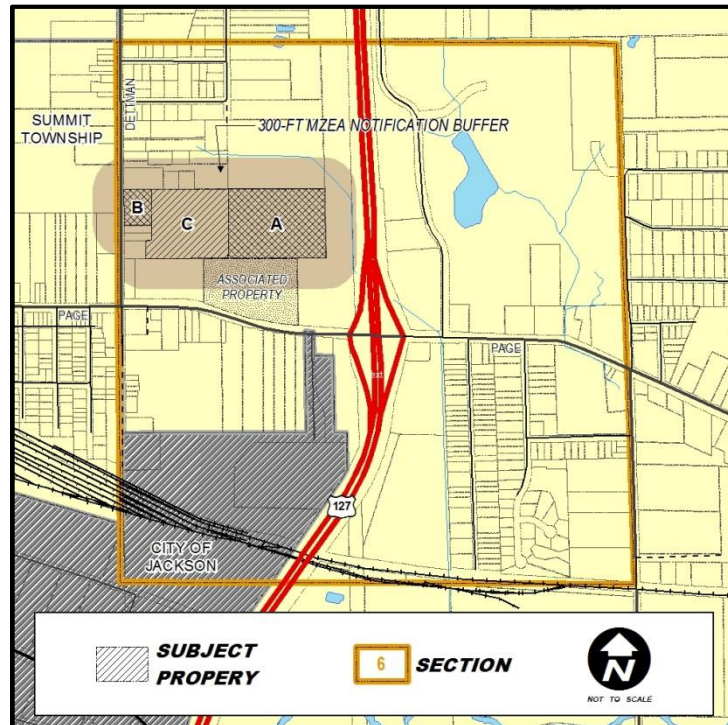


Figure 5
Noticing



ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

Attached

1. The above described property has a proposed zoning change FROM Residential (R-1) ZONE TO Heavy Industrial (M) ZONE.
2. PURPOSE OF PROPOSED CHANGE: for a medical marijuana grow operation

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 Jan day 3 year 2018

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Dec day 17 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: The Salesman

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

John Spencer ☒ Chair or ☐ Secretary 01/03/2018 (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

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____
Township official we may contact: Michelle Markke Phone #: (517) 936-2290
Applicant: Alan Construction Co. Phone #: (734) 216-3244
Rezoning Request: From: Residential (R-1) To: Heavy Industrial (M)
Property Location: Section(s): 14 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"): 28 acres

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? vacant land
What is the proposed use of the site? Medical Marijuana grow operation

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
North: Residential South: Commercial/Industrial
East: Industrial West: Residential

What are the surrounding Zoning Districts?
North: (R-1) Heavy Ind / Residential South: (B4/M) Gen Bus / Heavy Ind
East: (M) Heavy Ind West: (R-1) Residential

What is the suggested use of the site on the Township's Land Use Plan map? Split Zone 1/2 Ind 1/2 Res.

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☒ No, public comments are not attached. There was no public comment

Please include any additional information or comments as an attachment.

Leoni Township Office

913 Fifth Street P.O. Box 375
Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1106
email: leonitwp@modempool.com

Fee \$350 -
- Drawings of Property
- Jan 8th Next Zoning meeting
- Info by 12-13-17

DATE OF APPLICATION: 12/7/17

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

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

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

1. Applicants Name: DEAN CONSTRUCTION CO. Phone: 734 216 3244
2. Address of Property Involved: 3342 PAGE AVE
3. Legal Description of Property: SEE ATTACHED Parcel # 000-14-06-151-001-01
4. The above property is presently Zoned: M-HEAVY INDUSTRIAL / R-1 RESIDENTIAL
5. I wish the zoning to be changed from: RESIDENTIAL to: HEAVY INDUSTRIAL
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: _____

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

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

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

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

FEE: _____

SIGNATURE OF OWNER APPLICANT

PLANNING COMMISSION RECOMMENDATION: Having review the submitted data, Hereby recommend the Township Board

(V) Approve () Disapprove the Application for the following reasons (or with these restrictions):

293.32' x 348.21' to remain Residential

DATE: 1/03/18

CHAIRMAN: John Sp...

SIGNATURE

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

DATE: _____

CLERK: _____

SIGNATURE

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

PLANNING COMMISSION MINUTES

January 3, 2018

The Leoni Township Planning Commission held a meeting Wednesday, January 3, 2018,
@ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Members Present: L. Maurer, V. Beckwith, J. Southworth, B. Lester, K. Cole & J. Spencer
Members absent: 0

Persons in attendance: 13

Purpose of Planning Commission read by Spencer.

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

Motion carried by voice vote.

Motion by Southworth, supported by Maurer, to approve the minutes of December 6, 2017.

Motion carried by voice vote.

Public Comment: Open at 6:32 pm.
Closed at 6:33 pm.

Old Business: none

New Business: none

Public Hearing: Open at 6:33 p.m.
Site Plan Review
Lyrical, LLC
Phelps Drive
New building

Discussion: information requested at the December 6th meeting.
Board agreed all conditions had been met.

Public Hearing: Closed at 6:36 p.m.

Motion by Beckwith, supported by Cole, to approve the site plan for parcel #000-14-04-452-001-06 (Page Avenue).

Roll Call Vote: Yeas, 6 (Spencer, Southworth, Lester, Maurer, Beckwith & Cole)
Nays, 0

Motion Carried.
JCPC 3/8/18 Agenda Packe

Public Hearing: Open at 6:36 p.m.

Rezone for Doan Construction

3342 Page Avenue

Discussion: Change request from R-1 (residential) to heavy industrial.

J. Roe – property is behind residential on Dettman Road.

M. Doan – Looking for consistent zoning for the property.

H. Linnabary – Consumers Energy has 2 transmission lines, easements

Cole - Check with Consumers re: easements

H. Linnabary - One zone to another doesn't affect Consumers

M. Doan - Access (driveway) will be on Page, between the Doan building and the Consumers power station.

Access road off Dettman Road, also.

From residential to Heavy Industrial, except a 348.21x293.32 section on Dettman Road

Spencer – not restrict access from Dettman road.

Public Hearing: Closed at 7:02 p.m.

Motion by Spencer, supported by Cole, to approve the site plan for 3342 Page Avenue, parcel #000-14-06-151-001-01.

Roll Call Vote: Yeas, 6 (Spencer, Maurer, Cole, Beckwith, Lester & Southworth)

Nays, 0

Motion Carried.

Discussion on meeting time, stay at 6:30 p.m. or go back to 6:00 p.m.

Motion by Maurer, supported by Southworth, to change the meeting time to 6:00 p.m.

Roll Call Vote: 2 Yeas (Southworth & Maurer)

4 Nays (Lester, Beckwith, Cole & Spencer)

Motion failed.

Board Discussion:

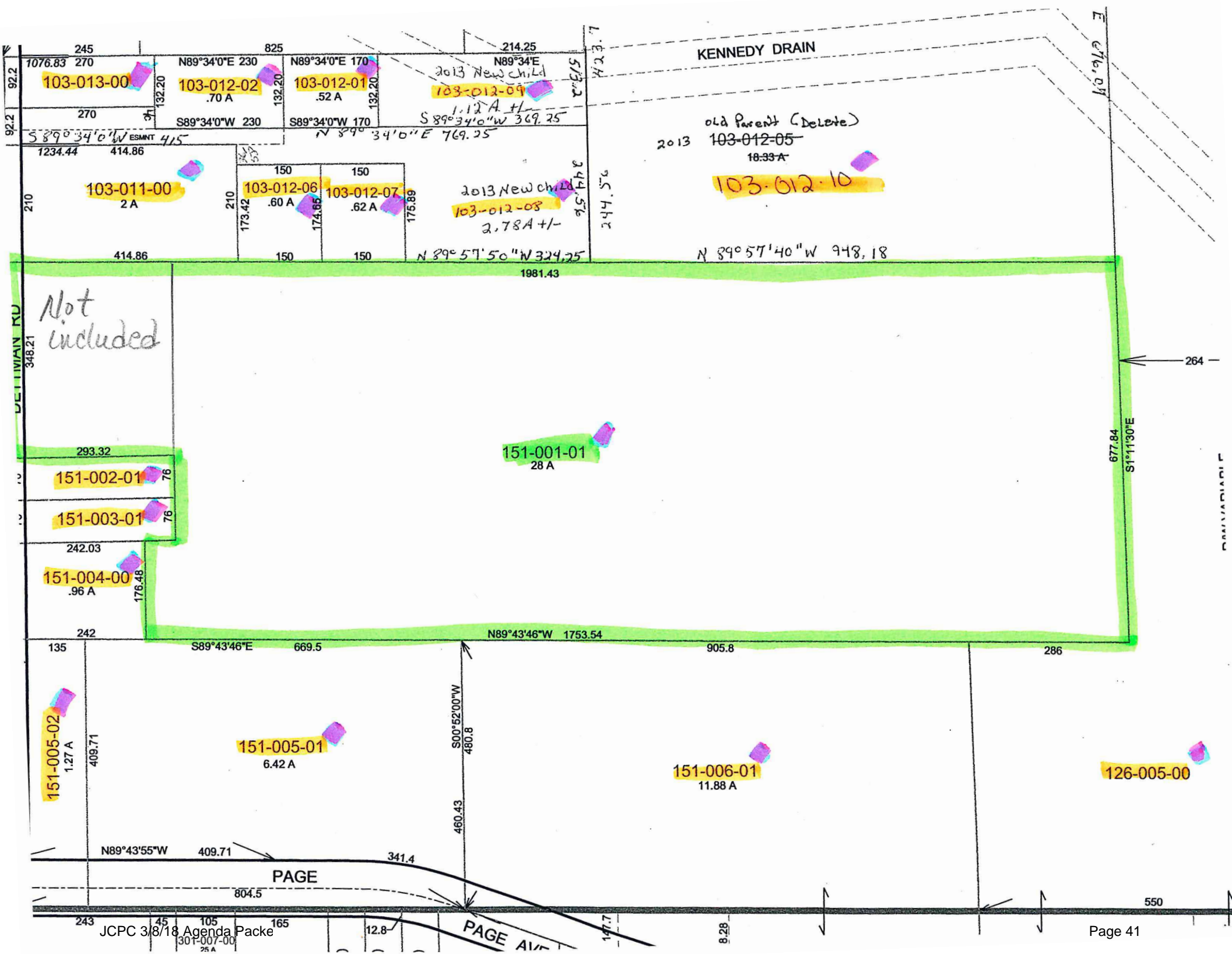
The building at 4652 Page Avenue. Mr. Cole pointed out that it's a safety hazard.

Mr. Linnabary suggested setting up a committee of 4-6 people that would attend LARA meetings and keep the Township officials informed regarding Medical Marijuana. Road improvements.

Adjournment: 8:06 pm.

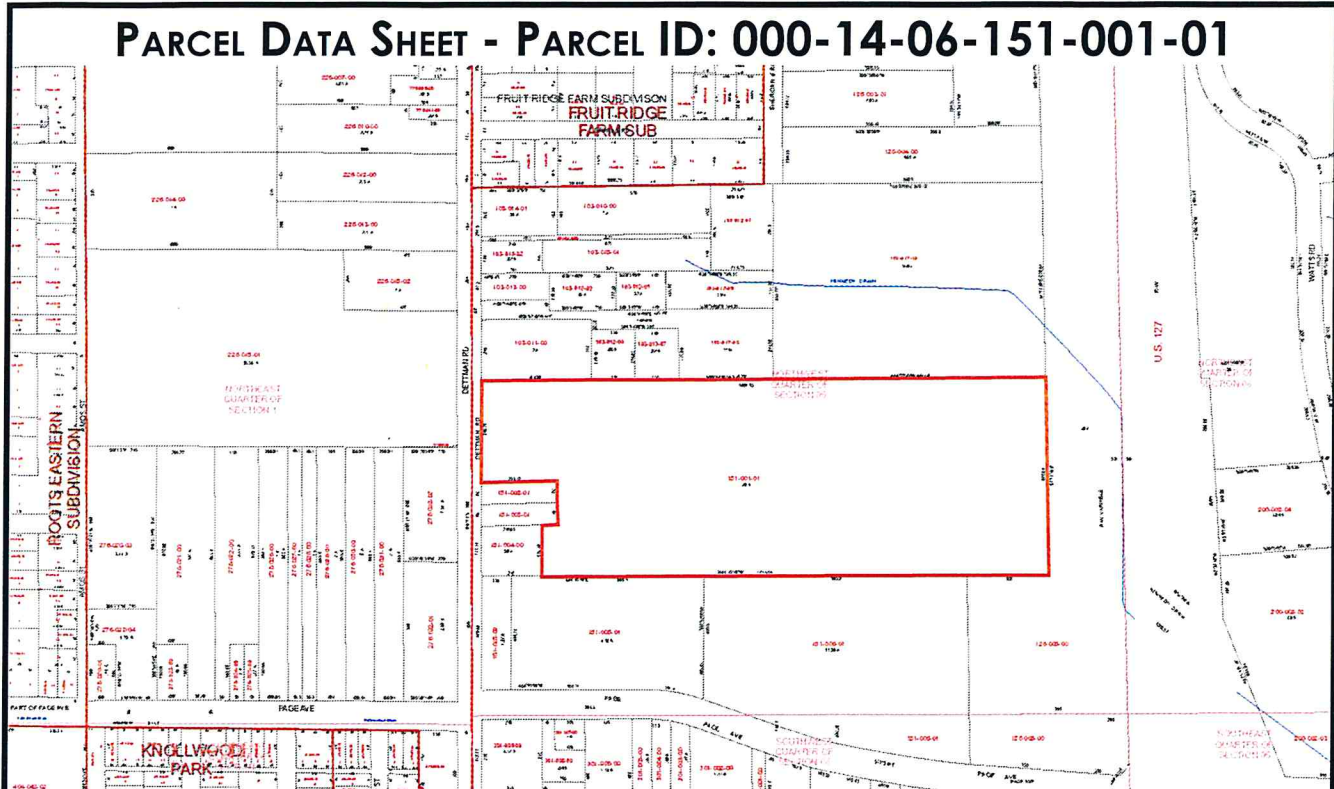
Dorothy Dickinson, secretary

Next regular meeting: January 17, 2018



245
1076.83 270
103-013-00
N89°34'0"E 230
103-012-02
.70 A
S89°34'0"W 230
825
214.25
N89°34'E
2013 New child
103-012-09
1.12 A +/-
S89°34'0"W 369.25
270
132.20
132.20
132.20
589°34'0"W ESMNT 415
1234.44 414.86
103-011-00
2 A
150
103-012-06
.60 A
150
103-012-07
.62 A
175.89
2013 New child
103-012-08
2.78 A +/-
N89°34'0"E 170
S89°34'0"W 170
N89°34'0"E 769.25
210
173.42
174.65
175.89
244.56
2013 old Parent (Delete)
2013 103-012-05
18.33 A
103-012-10
N89°57'50"W 324.25
1981.43
N89°57'40"W 948.18
KENNEDY DRAIN
264
677.84
S1°11'30"E
293.32
151-002-01
76
151-003-01
76
242.03
151-004-00
.96 A
176.48
242
135
S89°43'46"E 669.5
N89°43'46"W 1753.54
905.8
286
151-005-02
1.27 A
409.71
151-005-01
6.42 A
S00°52'00"W 480.8
460.43
N89°43'55"W 409.71
341.4
804.5
PAGE
PAGE A1/2
147.7
8.28
550
126-005-00
11.88 A
151-006-01

PARCEL DATA SHEET - PARCEL ID: 000-14-06-151-001-01



OWNER NAME

OWNER ADDRESS

HOMESTEAD

PARCEL ADDRESS

PROPERTY CLASS

STATUS

ACREAGE

GOV'T UNIT

TAX UNIT

SCHOOL DISTRICT

LIBER/PAGE

DOAN CONSTRUCTION CO

3670 CARPENTER RD

YPSILANTI MI 48197

0%

PAGE AVE

JACKSON MI 49203

302 - INDUSTRIAL VACANT

Active

28.264 Acres

Leoni

Leoni

EAST JACKSON SCHOOL

2096-1103

TAXABLE VALUE

ASSESSED VALUE

TAX DESCRIPTION

2015

2016

2017

\$18,295

\$18,295

\$18,459

\$18,295

\$18,295

\$91,476

BEG AT W 1/4 POST OF SEC 6 TH N 803.25 FT TO A PT FOR PL OF

BEG OF THIS DESCN TH CONTINUING N 348.21 FT TO THE S LN OF


N 74A OF NWRL 1/4 OF SD SEC TH S 89DEG 57'40"E 1981.43 FT TO

A PT 264 FT W OF N&S 1/4 LN TH S 01DEG 11'30"E 677.84 FT TO N

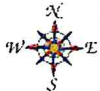
LN OF S 25A OF SD NWRL 1/4 TH N 89DEG 47'30"W 1753.54 FT TH

N 176.48 FT TH N 89DEG 02'45"E 54.29 FT TH N 152 FT TH S 89DEG

02'45"W 296.32 FT TO BEG. SEC 6 T3S R1E 28A



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 January 09, 2018.



38-000-14-06-103-011-00
BROWN FRED N & NORMA J LF EST
857 S DETTMAN RD
JACKSON MI 49203

38-000-14-06-103-012-01
ESTLOW SUE I & SOUTHWORTH F
855 S DETTMAN RD
JACKSON MI 49203

38-000-14-06-103-012-02
JOHNSON DONALD R & SHARON S
851 S DETTMAN RD
JACKSON MI 49203

38-000-14-06-103-012-06
CRAFT VERNON & BROWN FRED
859 S DETTMAN RD
JACKSON MI 49203

38-000-14-06-103-012-07
CRAFT VERNON CARL
859 S DETTMAN RD
JACKSON MI 49201

38-000-14-06-103-012-08
CRAFT VERNON CARL
859 S DETTMAN RD
JACKSON MI 49201

38-000-14-06-103-012-09
CRAFT VERNON CARL
859 S DETTMAN RD
JACKSON MI 49201

38-000-14-06-103-012-10
FARRINGTON IRMA FAYE
4909 SHOREVIEW CT
PORT RICHEY FL 34668

38-000-14-06-103-013-00
BOOROM DONALD C & DONALD HARDRICK
2356 SPENCER DR
JACKSON MI 49202

38-000-14-06-103-013-00
HARDRICK DONALD & DONALD C BOOROM
847 S DETTMAN RD
JACKSON MI 49203-2214

38-000-14-06-126-005-00
CONSUMERS ENERGY COMPANY
EP10 - PROPERTY TAX
ONE ENERGY PLAZA
JACKSON MI 49201

38-000-14-06-151-001-01
DOAN CONSTRUCTION CO
3670 CARPENTER RD
YPSILANTI MI 48197

38-000-14-06-151-002-01
CHOATE BRADLEY R & LOGAN LESLIE A
999 S DETTMAN RD
JACKSON MI 49203

38-000-14-06-151-003-01
MARTIN BRION B & CHANIN L
1001 S DETTMAN RD
JACKSON MI 49203

38-000-14-06-151-004-00
FOX WILLIAM D & DEBRA
1013 S DETTMAN RD
JACKSON MI 49203-2218

38-000-14-06-151-005-01
ALB PROPERTIES LLC
3773 N DEARING RD
PARMA MI 49269

38-000-14-06-151-005-02
UNLEASHED AND LOVIN IT LLC
3104 PAGE AVE
JACKSON MI 49201

38-000-14-06-151-006-01
DOAN CONSTRUCTION CO
3670 CARPENTER RD
YPSILANTI MI 48197

Stuffed Pepperoni Potato Skins

- 10 baby potatoes
- 2 1/2 teaspoons minced garlic
- 5 teaspoons pesto
- 20 teaspoons mozzarella cheese
- 10 slices small Armour Pepperoni, diced

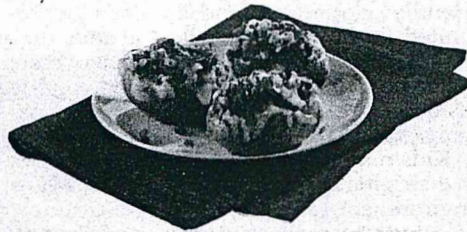
Heat oven to 350 F. Line sheet pan with foil. Set aside.

Rinse potatoes and place in microwave on high 3 minutes.

Remove potatoes from microwave and let cool 5 minutes. Slice potatoes in half lengthwise. With spoon, scoop out center of each potato to make boat.

Fill each potato boat by evenly stuffing with minced garlic, pesto, cheese and pepperoni.

Place potato skins on sheet pan and bake 10 minutes, or until cheese is bubbly. Remove skins from oven and let cool before serving.



Meatball Baked Ziti

- 16 ounces ziti pasta, uncooked
- 1 package (14 ounces) Armour Italian Style or Original Meatballs, thawed
- 1 jar (24 ounces) marinara sauce
- 2 cups grated mozzarella or provolone cheese

Heat oven to 375 F. Cook pasta according to package directions. Cut meatballs in half.

In large skillet, combine marinara sauce and meatballs; bring mixture to boil over high heat. Reduce heat to medium-low; stir well, cover and simmer 5-6 minutes, or until meatballs are heated through, stirring once.

Stir in drained pasta; mix well. Transfer half of mixture to 8-inch baking dish; top with 1 cup cheese. Repeat layering with remaining pasta mixture and cheese.

Bake 20-25 minutes, or until mixture is heated through and cheese is melted.



LEONI TOWNSHIP NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, January 3, 2018, at 6:30 p.m. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan 49254, to hear a request from Doan Construction Company, to re-zone the property located at 3342 Page Avenue, Jackson, Michigan 49203, from residential to heavy industrial.

Property Code #: **000-14-06-151-006-01**

Legal Description: BEG IN E&W 1/4 LN OF SEC 6 AT A PT DISTANT 550 FT W OF CEN OF SEC TH S PAR WITH N&S 1/4 LN TO NLY LN OF PAGE AVE TH WLY AND NWLY ALG NLY LNOF SD RD TO E&W 1/4 LN SD PT BEING 804.5 FT E OF W 1/4 POST TH N 52° E 480.8 FT TH E 905.8 FT TH S 0° 19' E 480.75 FT TO BEG. SEC 6 T3S R1E 11.88A +/-

Help Wanted

TAKING APPLICATIONS FOR ROUTE DRIVERS for Jackson area. Apply in person at The Salesman, 102 N. Main St., Concord, 5 days weekly, 8-5 or 129 S. Main St., Brooklyn (Wednesday only, 10:30-5).

SUBSTITUTE CARRIERS for weekend delivery of The Salesman Shopping Guide in the City of Jackson. Great opportunity for Church groups or clubs. If interested, please call 517-563-8860.

LIKE TO WALK? Delivery routes available in City of Jackson for the weekly delivery of **THE SALESMAN**. Phone 517-783-4080

PART-TIME CASHIER/ CLERICAL/ GREETER needed. Must have excellent phone skills. Clerical experience preferred but not required. approximately 35+ hours per week. Medical insurance available. Apply in person 9-3, Monday-Friday at Albion Motors Ford. No phone calls please.

PART TIME DIRECT CARE Aide needed for care home. Please leave message at 517-796-1598

NOW HIRING EXPERIENCED SHINGLERS. Apply in person at Billy White Roofing located at 1710 E High St. Jackson, MI

DIRECT CARE GIVERS Needed. Family home. Full time, part time. All shifts available. 4 positions open. \$13 to start. 517-796-2612

ACCEPTING APPLICATIONS: Various positions. Frank's Shop-Rite, 401 E. Michigan Ave, Grass Lake, MI. Walk-ins only, no phone calls.

SCREW MACHINE SET UP/ OPERATOR NEEDED - EXPERIENCED only need apply. Micromatic Screw Products, 825 Carroll Ave, Jackson

FIND IT-RENT IT-BUY IT-SELL IT In our classifieds, The Salesman. 517-788-5962, 517-524-8540, 517-563-8860 or MORNING STAR 517-629-2127.

Accepting Applications for Bundle Drop Drivers in Jackson

Friday Evenings

Must have reliable transportation.

The Salesman

Apply in person at
102 N. Main St.,
Concord

FOR YOUR CONVENIENCE!

Our phone lines are open until 7 p.m. Wednesdays.

Classifieds may also be mailed in, or placed by stopping at our office.

Classified deadline is Wednesday at 7 p.m.

JCPC 3/8/18 Agenda Pack
THE SALESMAN
517-524-8540, 517-592-5886,

Region 2 Planning Commission



MEMORANDUM

To: Region 2 Planning Commission members

From: Tanya DeOliveira

Date: March 1, 2018

Subject: **2045 Long Range Transportation Plan**

During the month of February, staff facilitated a workshop for the 2045 Long Range Transportation Plan vision, goals and objectives at three different public meetings: the Project Steering Committee meeting, the JACTS Technical Committee Meeting, and the JACTS Policy Committee meeting. The vision, goals, and objectives are used to guide the metropolitan transportation planning process over the life of the plan, and can be used to determine the success of plan implementation. The vision, goals, and objectives also reflect the values and principles of the community, measure the expectations for the quality of life, and can help to determine if future projects align with the long-term vision for Jackson.

A high-level summary of the data collected at the meetings has been collected and summarized in the attached sheets. The **JACTS 2045 Long Range Transportation Plan Visioning Exercise Summary Sheet** is a summary of the statements participants shared when they were asked to reflect on the following statement: "What does the ideal transportation system look like to you? Consider the needs, issues, concerns, challenges and opportunities for the Jackson MPO, including the City of Jackson, Jackson County and the local townships." The **JACTS 2045 Long Range Transportation Plan Objectives Exercise Summary Sheet** are the results of participants reflecting on what objectives from the 2040 plan are still relevant (or not) for the 2045 plan.

These results will be used to develop the vision, goals and objectives for the 2045 Long Range Transportation Plan. The opportunity to review and provide edits on these items will be during the 30 day public comment period which will follow soon.

Comments on the attached results will be welcomed during the March Region 2 Planning Commission meeting.

Project website: <http://www.region2planning.com/wp-content/uploads/2017/08/Transportation-Participation-Plan.pdf>

120 West Michigan Avenue • Jackson, Michigan 49201 • ☎ (517) 788-4426 • 📠 (517) 788-4635

JACTS 2045 Long Range Transportation Plan Visioning Exercise Summary Sheet

Feb-18

Summary from the the JACTS Technical, JACTS Policy and Project Steering Committee meetings.

1 means that the group mentioned this topic.

Modal Transportation Topic (General Support for...)	Steering Committee		JACTS Technical		JACTS Policy		Total	Priority^	Imporant^^
	Group 1	Group 2	Group 1	Group 2	Group 1	Group 2			
Roads	1	1	1	1	1	1	6		All groups mentioned road system.
Lane serapation on highway	1						1		
Better exit/entrance ramps	1	1					2		
Safe for all modes	1	1				1	3		*
Eliminate all one-way roads			1			1	2		
Safer Roads	1	1				1	3		*
Good level of service		1					1		
Modernize roadway network, intersections, etc.			1	1	1	1	4	*	
Still a need for a southern connector??					1		1		
Maitenance mode only for pavement	1	1	1	1	1		5	*	
Bike/ped	1	1	1	1	1		5		Most groups mentioned non-motorized system.
Safety	1		1				2		
Recreation & transportation	1						1		
Something like KalHaven Trail	1						1		
Better design between I94 & 127		1					1		
Bike share		1					1		
Better connectivity		1					1		
Sidewalks everywhere in City			1	1	1		3		*
Better education for all users			1				1		
Improved lighting			1				1		
Give pedestrians legal ROW							0		
No regional boundaries							0		
Transit	1	1	1		1		4		Most groups mentioned transit system
Explore funding opportunities for transt	1						1		
Important for aging population	1	1					2		
Well used but not well funded	1						1		
Younger population looking for options	1						1		
Greyhound runs out of JATA, but has decreased	1						1		
Improved regional transit	1		1				2		
Bus shelters		1					1		
Efficient service		1					1		
Dial a ride service 7 days a week			1		1		2		
Fixed route service in urban townships			1				1		
Rail	1		1	1		1	4		Most groups mentioned rail system.

JACTS 2045 Long Range Transportation Plan Visioning Exercise Summary Sheet

Feb-18

Summary from the the JACTS Technical, JACTS Policy and Project Steering Committee meetings.

1 means that the group mentioned this topic.

Modal Transportation Topic (General Support for...)	Steering Committee		JACTS Technical		JACTS Policy		Total	Priority^	Imporant^^
	Group 1	Group 2	Group 1	Group 2	Group 1	Group 2			
Econmic and safe for freight and passengers	1		1			1	3		*
High speed rail				1			1		
Have rail/car grade separation						1	1		
Freight						1	1		One group mentioned needs for freight.
Restricted hours for freight						1	1		
Separate roadways for freight trucks						1	1		
							0		
Complete Streets		1	1	1	1	1	5		Most groups supported some aspect of completed streets.
Making sure there's enough funding		1					1		
Better connections between communities for all modes	1	1	1	1	1		5		*
Road Diet				1			1		
Balace between traffic flow and accessibility				1			1		
Connected and Automated Vehicles		1				1	2		Two groups mentioned CAVs.
							0		
Ride Share		1			1		2		Two groups mentioned ride share as an option for Jackson.
Non-Modal Transportation Topics									
Funding	1			1	1	1	4		Most groups mentioned better funding mechancisms.
Equal distribution and determination of funding				1			1		
Freedom to move money for local needs					1		1		
Sustainable funding sources						1	1		
Funding to support local roads	1						1		
							0		
Signage	1						1		One group mentioned signs.
Easier to read	1						1		
Easier to see at night	1						1		
							0		
Keeping commutes who drive through Jackson in mind	1						1		
Solar panel roadway						1	1		

^ Statements where more than half of the groups mentioned the topic

^^Statements where half of the groups mentioned the topic

JACTS 2045 Long Range Transportation Plan Objectives Exercise Summary Sheet

Feb-18

Summary from the the JACTS Technical, JACTS Policy and Project Steering Committee meetings.

Green are the number of dots in support of the objective.

Red are the number of dots that don't support the objective.

Green are the number of dots in support of the objective. Red are the number of dots that don't support the objective.	JACTS Policy		JACTS Technical		Steering Committee			
	Green (Support)	Red (Oppose)	Green (Support)	Red (Oppose)	Green (Support)	Red (Oppose)	Total Green (Support)	Total Red (Oppose)
GOAL 1. Increase the safety and security of the transportation system for motorized and non-motorized users.								
1.1 Reduce vehicular crashes and eliminate hazardous locations.	11		8		9		28	0
1.2 Utilize standard traffic control devices to increase efficiency and safety.	2		4		5		11	0
1.3 Minimize rail/auto/transit conflicts and commercial/non-commercial vehicle conflicts.	3			1			3	1
1.4 Minimize motorized/non-motorized conflicts.	10		6		4		20	0
1.5 Maximize the safety and security of its patrons.	4		2		2		8	0
1.6 Increase access to crash incidences and/or disabled vehicles.		3		1			0	4
1.7 Utilize state-of-the-art measures to increase pedestrian safety.		2	4				4	2
1.8 Contribute to the reduction of traffic volumes.			1	3	2	2	3	5
1.9 Improve the handling of hazardous materials movement.							0	0
1.10 Continue to administer funding through the Jackson Traffic Safety Program to improve all aspects of safety on the transportation system in Jackson County.				2	4		4	2
Goal 2 Increase the accessibility and mobility options available to both people and freight.								
2.1 Minimize transportation barriers which put at a disadvantage the physically challenged, senior citizens, and persons who do not have automobiles available, or have limited economic means.	11		7		9		27	0
2.2 Provide appropriate access, via motorized or non-motorized transportation, to and from major land uses and activity centers within Jackson County.	11		4		5		20	0
2.3 Provide all travelers in the community with reasonable access to important destinations, such as residences, employment, recreation, community facilities, and commercial centers.	1		2	1	2		5	1
2.4 Provide enhanced, new capacity, or new accessibility to the transportation system to move freight and enhance the range of freight service options available.	1	3	6			1	7	4
2.5 Enhance or increase bike lanes and sidewalks.	6	3	9		8		23	3
2.6 Design the transportation system to operate at the highest level-of-service which can be reasonably provided.	8			1	4	1	12	2
Goal 3 Emphasize the preservation of the existing transportation system.								
3.1 Preserve and maintain the existing transportation infrastructure at the highest possible level – based on the policies and goals of all implementing jurisdictions.	2	2	8		10		20	2
3.2 Implement management systems which foster preservation and coordinate at all levels within Jackson County. Use the outputs in the needs identification component of the planning process.	1	5	1	3			2	8
3.3 Contribute to better system maintenance.	10		8		4		22	0
3.4 Emphasize system rehabilitation rather than expansion, except for the provisions of the I-94 Modernization Study.	12		8		4		24	0
3.5 Incorporate new technologies.	13		1		7		21	0
Goal 4 Protect and enhance the environment, promote energy conservation, improve the quality of life, and promote consistency between transportation improvements and State and local planned growth and economic development.								

JACTS 2045 Long Range Transportation Plan Objectives Exercise Summary Sheet

Feb-18

Summary from the the JACTS Technical, JACTS Policy and Project Steering Committee meetings.

Green are the number of dots in support of the objective.

Red are the number of dots that don't support the objective.

	JACTS Policy		JACTS Technical		Steering Committee		Total Green (Support)	Total Red (Oppose)
	Green (Support)	Red (Oppose)	Green (Support)	Red (Oppose)	Green (Support)	Red (Oppose)		
development patterns.								
4.1 Minimize interference of the transportation system with existing households and disruption of neighborhoods to ensure transportation projects do not disproportionately affect low-income and minority populations.	6	1	6		1		13	1
4.2 Minimize negative effects on commercial and industrial facilities as well as recreational, cultural, religious, and educational activities as transportation improvements are made.	1				3		4	0
4.3 Preserve historic sites and districts and ensure minimal impact if necessary.	7		2		4		13	0
4.4 Conserve prime agricultural resources and open spaces.	3	1	4				7	1
4.5 Reduce vehicle emissions and noise, including greenhouse gases and air pollutant concentrations.	4			1	4		8	1
4.6 Minimize energy resources consumed for transportation.	4				4		8	0
4.7 Add to the convenience and/or efficiency of the system.	2	2	4		3		9	2
4.8 Minimize disruption to wetlands and/or other natural habitats.	11		3		1		15	0
4.9 Enhance the development of brownfields.	4		2		3		9	0
4.10 Encourage the use of alternative fuels.		1		6	1		1	7
4.11 Maximize quality and minimize quantity of storm water run-off.	1	1	2		3		6	1
4.12 Actively pursue techniques aimed at multiple-occupant vehicle use and spreading travel demand to non-critical times of the day.		1	1				1	1
Goal 5 Enhance the integration and connectivity of the transportation system across and between modes for people and freight.								
5.1 Develop transportation services consistent with area land use, housing, water quality management, recreation/open space, and other relevant plans, as well as economic development initiatives.	6		10		7		23	0
5.2 Ensure the transportation system is multi-modal and intermodal in character and provides a smooth interface among different modes.	13		4		6		23	0
5.3 Encourage local land use policies and practices and appropriate access management and right-of-way preservation to meet the future needs of the transportation system.	10		7		2		19	0
5.4 Improve intermodal connectivity for all people.	6			1	8		14	1
5.5 Improve intermodal connectivity for freight.	2		1	2	1		4	2
5.6 Enhance the information/telecommunication networks that integrate freight and people.		9	4		1		5	9

JACTS 2045 Long Range Transportation Plan Objectives Exercise Summary Sheet

Feb-18

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	JACTS Policy		JACTS Technical		Steering Committee		Total Green (Support)	Total Red (Oppose)
	Green (Support)	Red (Oppose)	Green (Support)	Red (Oppose)	Green (Support)	Red (Oppose)		
Goal 6 Support the economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency.								
6.1 Encourage job employment retention, attraction, and expansion in Jackson County by providing the most efficient transportation system possible.	13		7		9		29	0
6.2 Ensure transportation improvements are cost-effective and maximize the long term benefits by considering the overall life cycle costs.	4		5		7		16	0
6.3 Minimize capital and operating costs for all modes.				2	2		2	2
6.4 Ensure the scale and character of transportation improvements is consistent with the ability to finance such improvements.	3				1		4	0
6.5 Encourage transportation system investments from the private sector.	1	7	5		1		7	7
6.6 Promote general economic development.	6		1	3			7	3
6.7 Improve and/or enhance the movement of freight and services.	1	2			2		3	2
6.8 Improve and/or enhance the movement of workers.	8		3				11	0
6.9 Improve economic productivity and competitiveness throughout the system.	3	1	3		2		8	1
Goal 7 Promote efficient system management and operation.								
7.1 Promote transportation projects which reduce distance and time spent traveling.	6		6		3		15	0
7.2 Improve on-road operating efficiency through the use of transportation management techniques where possible, including Intelligent Transportation Systems (ITS).	12		3		4		19	0
7.3 Encourage increased vehicle occupancy for all motorized modes.	2		1		2		5	0
7.4 Coordinate the movement of goods and persons for maximum efficiency.	3		4				7	0
7.5 Encourage the multiple use of transportation rights-of-way by different modes, including pedestrian and non-r	1		3		7		11	0
7.6 Reduce transportation system costs.	9			1			9	1
7.7 Contribute to more accurate vehicle and commercial traffic counts.		4					0	4
7.8 Enhance administrative productivity/efficiency.		3	4				4	3
7.9 Minimize capital and operating costs for all modes.	2			2	5		7	2
7.10 Ensure the scale and character of transportation improvements is consistent with the ability to finance such improvements.	2		1		6		9	0

JACTS 2045 Long Range Transportation Plan Objectives Exercise Summary Sheet

Feb-18

Summary from the the JACTS Technical, JACTS Policy and Project Steering Committee meetings.

Green are the number of dots in support of the objective.

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	JACTS Policy		JACTS Technical		Steering Committee		Total Green (Support)	Total Red (Oppose)
	Green (Support)	Red (Oppose)	Green (Support)	Red (Oppose)	Green (Support)	Red (Oppose)		
Goal 8 Encourage the public to become involved in the planning and development of transportation facilities and services.								
8.1 Provide opportunities for the involvement of all segments of the community in the development of JACTS plans and programs through multiple outlets.	12		5		3		20	0
8.2 8.2 Allow for timely public review and comment at key decision points in the planning and project development process.	10		2		6		18	0
8.3 Look for ways to include traditionally under-represented communities, especially minority and low-income populations.	7	2	2		8		17	2
8.4 8.4 Promote a balanced transportation system through directed investment in improvements across modes.		8	5	1		1	5	10
8.5 8.5 Enhance intergovernmental coordination and cooperation for improving multimodal transportation planning.	11		5		8		24	0
Goal 9 Improve the resiliency and reliability of the transportation system and reduce or mitigate storm water impacts of surface transportation.								
9.1 Maximize quality and minimize quantity of storm water run-off.	10		6		2		18	0
9.2 Support the development, integration, and use of local, regional, and state storm water mitigation plans and policies.	8		4		7		19	0
9.3 Consider the impact to the Upper Grand River watershed for any transportation project.	1	1	1	1	1		3	2
9.4 Consider the impact to local floodplains and wetlands for any transportation project.	5		3		2		10	0
9.5 Consider the impacts extreme weather events to storm water mitigation on the transportation system.	1	1	2	1	4		7	2
9.6 Encourage projects and programs that use low-polluting fuels and technologies in vehicles.	4	4			3		7	4
9.7 Develop the transportation system to minimize the disruption of existing neighborhoods, households, prime farmlands, natural habitats and open spaces.	12	1	9		5		26	1
Goal 10 Enhance travel and tourism.								
10.1 Support cultural travel, tourism and our regional transportation history.	2	6		2	3		5	8
10.2 Minimize negative effects of improvements to the transportation system on historic sites and recreational, cultural, religious and educational activities.	10		5		6		21	0
10.3 Emphasize context-sensitive designs that preserve historic character.	12		6		9		27	0
10.4 Provide and maintain economical non-motorized facilities in rural, suburban and urban areas that may transform the region into a non-motorized travel destination.	4		9		5		18	0
10.5 Integrate water trails into the transportation framework as a means for promoting travel & tourism in the region.	11	1	5		7		23	1

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

MASTER PLAN MEMO | #18-01

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: March 8, 2018

Subject: Jackson County Master Plan

The need to develop a new edition of the *Jackson County Master Plan* was discussed during the November 2, 2017, meeting of the county planning commission. It was agreed that the process to create the new plan will commence in 2018 and that staff would research other county master plans in Michigan and provide links to those documents to Commissioners.

A link to the *Jackson Community Comprehensive Plan* is provided below:

- [Jackson Community Comprehensive Plan](#)

Links to various county-level master plans from across Michigan are provided below:

- [Berrien County Master Plan](#)
- [Muskegon County Master Plan](#)
- [Lake County Master Plan](#)
- [Livingston County Comprehensive Plan Summary](#)
- [Monroe County Master Plan](#)
- [Cheboygan County Master Plan](#)

All of those documents can also be downloaded from the JCPC website (see the bottom of this page for the address), 'clicking' on the 'JCPC-Other documents' button, and then 'clicking' on the button for each document.

Staff highlighted the following things about each master plan below in order to aid Commissioners in their review of the documents:

- **Berrien County Master Plan.** The plan is divided into various elements (i.e., landscapes, green infrastructure, economic development, agriculture, housing, transportation, and infrastructure) and common themes found throughout the document are identified. The character of the county is described using various 'landscapes' (i.e., urban, small city/village, suburban, lakefront residential, rural, and open space/nature preserve areas). Common chapter section headings are also utilized.
- **Muskegon County Master Plan.** The plan contains a chapter called "gaining a feel for the community" which contains the following: a SWOT analysis (i.e., strength, weaknesses, opportunities, and threats), stakeholder interviews, a community survey, and community forums. The plan contains alternative development scenarios and implementation strategies and addresses sustainability.

[**www.region2planning.com/jackson-county-planning-commission/**](http://www.region2planning.com/jackson-county-planning-commission/)

- **Lake County Master Plan.** The community overview chapter covers the following topics: population and housing demographics, education, historic sites and museums, environment and natural resources, economic development, and recreation and tourism. Goals and objectives are listed in a single chapter and contain timelines. Future land use is a separate chapter. Maps and other data are included as appendices to the plan.
- **Livingston County Comprehensive Plan Summary.** The plan summary is based upon 6 working papers and a variety of other documents. The following topics are covered: land use analyses, transportation and land use, economic development, housing, hazard mitigation, and parks and recreation. A build-out analysis is cited. Goals and strategies are organized by chapter.
- **Monroe County Comprehensive Plan.** The plan is divided into 2 main parts. Part 1 contains an introductory chapter which describes the planning process and legal authority as well as very detailed background information. Part 2 contains issues and associated goals and objectives as well as a comprehensive future land use map.
- **Cheboygan County Master Plan.** The plan provides an explanation of planning and zoning in Cheboygan County (a countywide zoning ordinance covers most townships). Supporting information (e.g., demographics, economic data, housing, land use (including recreation and transportation, and natural resources), etc.) is located in a chapter towards the end of the document. Goals and objectives are presented in a community vision chapter. A zoning plan element is included with the future land use plan (because of countywide zoning).