



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
R2PC Principal Planner
(517) 768-6711
gbauman@co.jackson.mi.us

DATE: December 13, 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 November 1, 2018, meeting minutes [**ACTION**]..... 3
4. Approval of agenda
Approval of the December 13, 2018, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ #18-28 –Leoni Township [**ACTION**]..... 7
 - (2) CZ #18-29 –Parma Township [**ACTION**]..... 21
 - (3) CZ #18-30 –Parma Township [**ACTION**]..... 33
 - (4) CZ #18-31 –Parma Township [**ACTION**]..... 47
 - b. Consideration of master plan(s) – *None*
 - (1) MP #18-02 –Henrietta Township [**ACTION**] 69
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
 - (1) FA #18-05 –Columbia Township [**ACTION**]..... 90
6. Other business
 - a. Unfinished business – *None*
 - b. New business
 - (1) Jackson County Master Plan [**DISCUSSION**]
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next meeting of the Jackson County Planning Commission is scheduled for January 10, 2019

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

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120 W. Michigan Avenue • Jackson, MI 49201
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MEETING MINUTES

November 1, 2018

Jackson County Tower Building • Jackson, Michigan

Members Present: Timothy Burns, At Large; Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At large; and Amy Torres, Industry and Economics

Members Absent: Jennifer Morris, At Large; Jim Videto, Agriculture; and Jonathan Williams, Jackson County Board of Commissioners

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Dan Decker, Blackman Charter Township Planning Commission Chair

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2. **Public Comment.** There was no public comment.
- Item 3. **Approval of Minutes.** A motion was made by Comm. Hilleary, and seconded by Comm. Burns, to **approve** the minutes of the October 11, 2018, meeting as written. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Staff prepared the draft 2019 meeting and submittal deadline schedules and asked that it be added under Item 6.b.
- A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to **approve** the November 1, 2018, meeting 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 #18-25 – Proposed rezoning in Blackman Charter Township**

Staff summarized its report regarding the proposed rezoning of the subject properties—known as Parcel ID#s 000-08-19-401-001-00 and 000-08-19-276-001-00 and located in Section 19 (T2S-R1W) of the Township—from 'Agricultural (AG-1)' to 'Heavy Industrial (I-2)'. County Planning Commissioners were advised to recommend approval with comments (please see the staff report). Staff also noted that traffic congestion on County Farm Road is a concern. Commissioners were informed that staff produced the report upon which the township planning commission's recommendation for approval was based.

There was discussion among the Planning Commissioners regarding the request. Comm. Gaede noted that the zoning worksheet form submitted by the Township indicated that there are no known environmental constraints even though wetlands

and floodplains are present. He suggested that the response be changed from 'no' to 'yes'. Comm. Torres replied that a baseline environmental assessment of the properties indicates that there are not any constraints, but that the Township is aware of the presence of wetlands and floodplains. She also stated that deed restriction covenants may be used to address the buffering/landscaping of the site in addition to the zoning ordinance requirements. Comm. Hilleary voiced his concern regarding the traffic issues on County Farm Road and Springport Road. Comm. Torres replied that the Township is aware of the traffic issues. Comm. Hawley stated that the wetlands should be retained as they aid in drainage and water quality. She also noted that those areas need to be protected in southern Michigan.

A motion was made by Comm. Hilleary, and seconded by Comm. Jennings, to recommend **approval with staff and commissioner comments** of the proposed I-2 (Heavy Industrial) rezoning to the Blackman Charter Township Board. *The motion was approved unanimously.*

(2) **CZ #18-26 – Proposed zoning ordinance text amendments regarding 'Combined Residential and Office or Business Units' in Summit Township**

Staff summarized its report, explaining that 'combined residential and office or business units' are an existing conditional use in the Township's office and commercial districts, but that the residential use is limited to occupancy by the owner of the unit or business located in the unit. The proposed amendment would remove this restriction and clarify some other conditions. County Planning Commissioners were advised to recommend approval with comments (please see the staff report), noting concern over the condition limiting parking to passenger vehicles. Commissioners were informed that staff consulted with the Township's zoning administrator on the development of the amendment.

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

(3) **CZ #18-27 – Proposed zoning ordinance text amendments regarding 'Solar Energy Facilities' in Summit Township**

Staff summarized its report on the proposed zoning ordinance text amendments that would allow 'small solar energy facilities' as a permitted use in all zoning districts and utility grid, large solar energy facilities' as a conditional use in the Agricultural (AG-1), Light Industrial (I-1), and Heavy Industrial (I-2) districts. Codified conditions/requirements apply to both uses. County Planning Commissioners were advised to recommend approval (please see the staff report). Commissioners were informed that staff consulted with the Township's planning commission on the development of the amendment.

There was discussion among the Planning Commissioners regarding the request. Comm. Torres pointed out the typographic mistake in the title to Section 150.257(L)(2)(a)2. It should read: 'Maximum Height'. Comm. Gaede was concerned

that Section 150.257(L)(4)(a) requires that security fencing be located inside any required perimeter screening. He suggested that this should be left up to the owner, as trees are expensive.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to recommend **approval with commissioner comments** of the proposed text amendments to the Summit Township Board (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.**

Staff submitted the draft schedule of JCPC meetings and submittal deadlines for 2019 to the Commission for its review and approval. Meetings remain on the second Thursday of each month, with the exception of November when the meeting is on the first Thursday. The deadlines for submittal remain on the Wednesday of the week prior to the meeting.

A motion was made by Comm. Burns, and seconded by Comm. Hilleary, to **approve** the 2019 meeting and submittal deadline schedules for approval as presented. *The motion was approved unanimously.*

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

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

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 6:36 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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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

COORDINATED ZONING REPORT | #18-28

To: County Planning Commissioners
From: Grant E. Bauman
Date: December 13, 2018

Proposal: The rezoning of a property in Section 12 (T3S-R1E) of Leoni Township

Request

A property is proposed for rezoning to 'Heavy Industrial (M)' from 'Agricultural (AG)'.

Purpose

The proposed use of the subject property was not provided*.

Location and Size of the Property

The subject property (ID# 000-14-12-200-001-01) is situated in Section 12 (T3S-R1E) of the Township (see Figure 1). It is located on the south side of Page Avenue, east of Portage Road, and has an area of approximately 16.16 acres. The 3 properties located directly to the south and west (see Figure 1) were considered for rezoning to 'Heavy Industrial (M)' by the JCPC in April of 2018 (coordinated zoning case #18-07); the recommendation made by the Commission was disapproval.

Land Use and Zoning

Current Land Use – A residence is located on the subject property, although much of the parcel appears to be vacant according to aerial photography (see Figures 4a & 4b).

Future Land Use – The future land use map in the *Leoni Township Master Plan* places the subject property in an area recommended for 'Agricultural Preservation' (see Figure 2), as are all of the surrounding properties.

Current Zoning – The subject property is zoned 'Agricultural (AG)', as are properties to the north and east (see Figure 3). However, properties to the south and west were recently rezoned to 'Heavy Industrial (M)'.[†]

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer service is not available to the subject property (according to coordinated zoning case #18-07). However, the Leoni Township Waste Water Treatment Plant is located nearby on the property to the west.

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

† The township zoning application and the township planning commission meeting minutes indicate that the property is zoned 'residential', which is incorrect.

Public Road/Street Access – Page Avenue, a paved county local road in this part of Leoni Township (see the *Jackson County 2008 Road Map*), provides direct access to the subject property. The road is not constructed to ‘Class A’ standards east of Ballard Road.

Environmental Constraints – It appears from aerial photography that the Huttenlocker Drain may border the subject property to the east (see Figure 4b). A site visit confirmed the presence of that water course.

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?**

No. ‘Industrial’ uses are not planned for the general area. Although Leoni Township’s future land use map recommends ‘Public/Quasi-Public’ uses for most of a property directly to the west (and waste water treatment plants are included in the category description), ‘Agricultural Preservation’ is recommended for the subject property (see Figure 2).

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

No. Although parcels to the south and west were recently rezoned ‘Heavy Industrial (M)’, the subject property and other parcels to the north and east remain part of an ‘Agricultural (AG)’ district. The following permitted and conditional uses are allowed in the ‘Heavy Industrial (M)’ district:

Permitted uses[‡]: manufacturing, processing and/or fabrication (i.e., automotive and aircraft parts (not including tires) and metal working; automotive assembling, including major repair; bag, rug and carpet cleaning; bakery, large wholesale and chain types; bottling plant, brewery, or dairy products plant; candy, potato chips, and flavoring extracts; cleaning or dyeing plants and laundries; cold storage plant; electrical equipment and motor assembly; electric foundry or small foundry for nonferrous metals; experimental laboratory; felt and felt products; flexible hose lines and fittings, basic manufacture; garage maintenance tools and equipment; garment making, apparel and accessories; heating and air conditioning equipment; mattress making and box springs; paper products fabrication; pharmaceuticals, cosmetics and toiletries; plastic products from purchased plastic materials; professional and scientific instruments; surgical supports and hospital equipment; tool and die shops—screw machine products; tube fabrication, bending and welding; wire fabricators; wood products assembly; any other light manufacturing, processing and/or fabrication); manufacturing (basic), processing and/or fabrication (i.e., abrasives, acid, alcohol, ammonia and asbestos; bone black, carbon black, and lamp black; brick, clay, or tile manufacture; canning and preserving plants; charcoal and coke, basic manufacture; chemicals, manufacture or processing; cinderblock fabrication; creosote treatment; detergents, soaps and byproducts; forge plants and foundries; fungicides and insecticides; galvanizing and anodizing processes; gases, manufacture; glass products; glue, size or gelatin, manufacture; grain milling and mixing; graphite manufacture; insulation, manufacture or fabrication; metals, ingots, castings, sheets, bars or rods; oils and fats, animal or vegetable, manufacture; paints, pigments, enamels, japans, lacquer, and varnishes; paper pulp and cellulose; paraffin, wax and wax products; petroleum and petroleum products; plastics, basic manufacture; plating of metals; rubber and rubber products, manufacture; sauerkraut, vinegar and yeast, manufacture; sawmill or planing mill; serums, toxins, and vi-

[‡] An unabridged listing of permitted uses is located in Sec. 42-243(b) of Chapter 42 (Zoning) of the Leoni Township Code of Ordinances. Exclusions and other stated parameters (e.g., setbacks, etc.) found in the unabridged section were not included in the listing in order to make it easier to read.

ruses, manufacture; and any other basic manufacturing, processing and/or fabrication); sale at wholesale and retail, warehousing and storage, and repair, rental and servicing of any of the uses; other uses by right (i.e., canteen service; carnival, circus or other temporary outdoor entertainment; contractor's yards for vehicles, equipment, materials and/or supplies, but excluding asphalt and cement mixing; gasoline service station; landing field for airport or rotorcraft; municipal buildings, including warehouses, outside storage and garages; parking and/or storage yards for motor vehicles (no junked vehicles) and including transport equipment; and trucking freight terminals and yards.

Conditional uses[§]: alkali plants, manufacture; asphalt plants; automobile wrecking and salvage yards; building materials salvage yard; bulk storage of explosives; cement manufacture and concrete mixing operations; fertilizer manufacture; gravel and rock crushing operations; gypsum and other forms of plaster base manufacture; incinerators or reduction of garbage, refuse, bones, offal or dead animals; junkyard; meat slaughtering; sanitary landfill and/or dump; stockyards and livestock auction yards; storage of liquid petroleum gas, 500 gallons or over; storage of flammable liquids, 3,000 gallons or over; any other industrial use which is determined by the township board to be of the same general character or similar nature; automobile storage yards; recreational vehicle storage yards; light industrial use; and telecommunications towers.

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

Yes. Page Avenue, although paved, is not built to 'Class A' road standards in this part of Leoni Township and is only classified as a county local road. Water and sewer service are not provided to the subject property, according to the Township.

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?

No. Although the Leoni Township Waste Water Treatment Plant is located nearby to the west, no other existing industrial uses are located on surrounding properties. It also appears that the Huttenlocker Drain borders the subject property to the east (see Figure 4b).

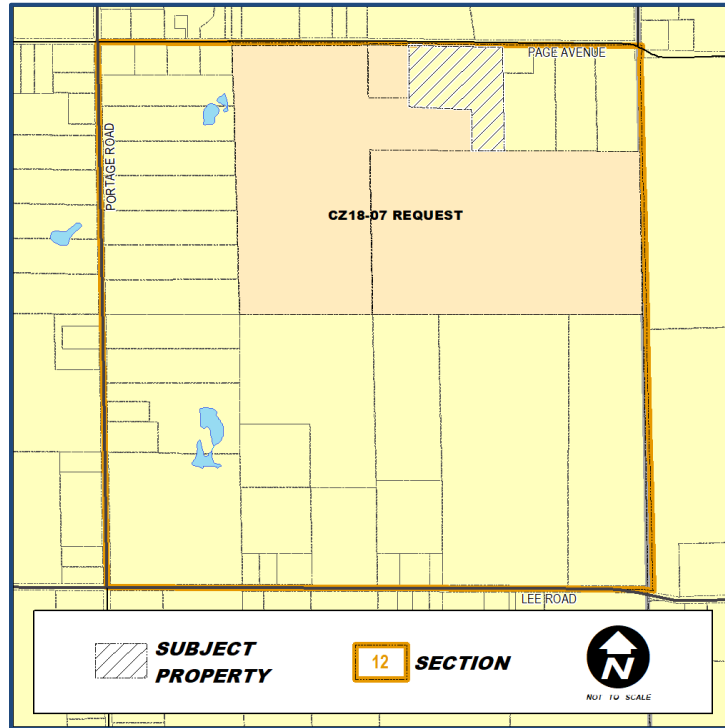
JCPC Staff Advisement – The proposed rezoning does not conform to the Leoni Township Master Plan. Although a nearby property to the west is recommended for 'Public/Quasi-Public' uses (likely due to the presence of the Leoni Township Waste Water Treatment Plant), other industrial uses are not proposed in the general area on the future land use map. Page Avenue is only a local county road in this part of Leoni Township and is not built to 'Class A' standards. Water and sewer service is not currently available, although the Leoni Township Waste Water Treatment plant is located nearby. The JCPC also voted to recommend disapproval of the adjacent properties ultimately rezoned 'Heavy Industrial (M)' in April of 2018 (see Figure 1). Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **DISAPPROVAL** of the 'Heavy Industrial (M)' rezoning request to the Leoni Township Board.

Suggested Actions:

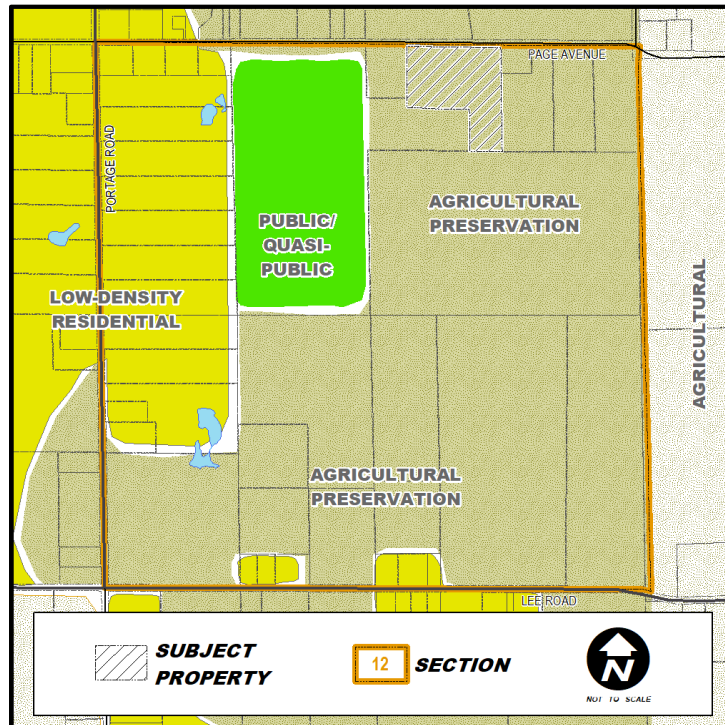
- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

§ An unabridged listing of conditional uses is located in Sec. 42-243(c) of Chapter 42 (Zoning) of the Leoni Township Code of Ordinances. Conditions found in the unabridged section were not included in the listing in order to make it easier to read.

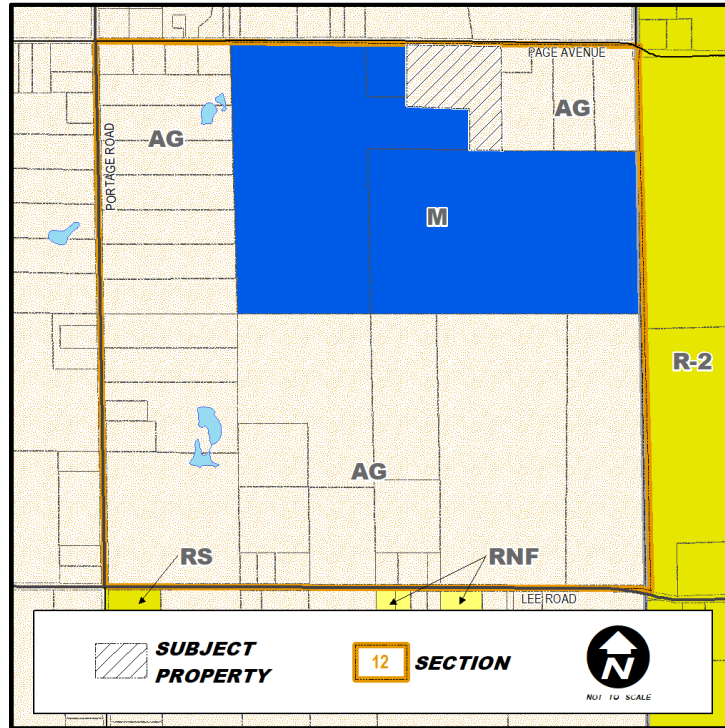
**Figure 1
Location**



**Figure 2
Municipal Future Land Use**



**Figure 3
Municipal Zoning**



**Figure 4a
Aerial Photo**

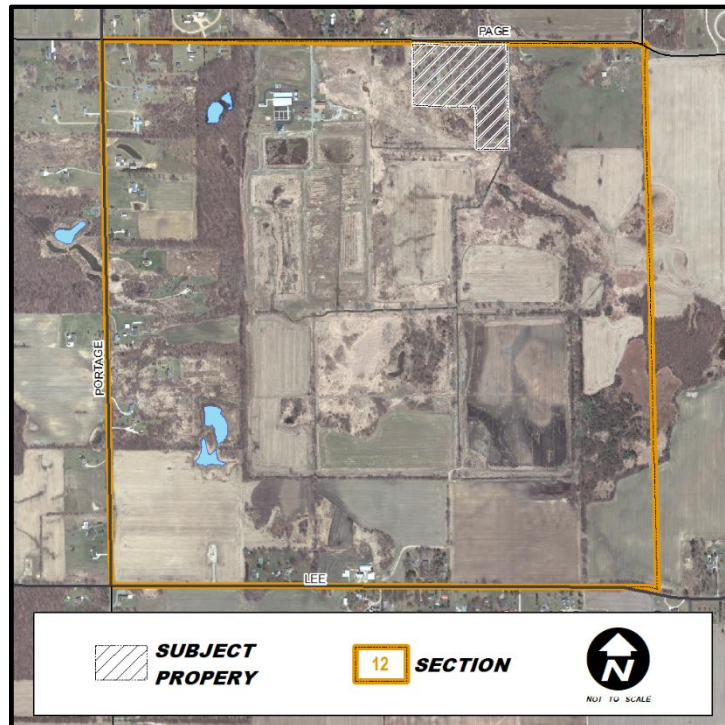


Figure 4b
Aerial Photo



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.)

A property identified as #000-14-12-200-001-01 in Section 14 (T3S, R1E) of the Township.

1. The above described property has a proposed zoning change FROM Agricultural (AG) ZONE TO Heavy Industrial (M) ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

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

C. **PUBLIC HEARING** on the above amendment was held on: month 9 day 5 year 2018

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 8 day 19 year 2018
(Notice must be provided at least fifteen days prior to the public hearing.)

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

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.

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

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:

- Recommends APPROVAL of the zoning change
- Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- Takes NO ACTION.

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

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment PASSED, DID NOT PASS, or was REFERRED ANEW to the Township Planning Commission.

Hearing date: 9/5/18
Published: 8/19/18

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

LEONI TOWNSHIP
PAID
AUG 15 2018

DATE OF APPLICATION: 08/15/2018

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

LEONI TOWNSHIP
PAID
AUG 15 2018

TO: PLANNING COMMISSION, LEONI TOWNSHIP

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

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

David Poole Jr

Applicants Name: David Poole Jr Phone: 7343304645

Address of Property Involved: 8593 Page Ave

Legal Description of Property: COM AT N 1/4 POST SEC 12 TH S87°49'01"E 400 FT FOR POB TH CONT S87°49'01"E 915.89 FT TO E LN OF W 1/2 OF NE 1/4 SEC 12 & THE CEN LN OF HUTTENLOCKER DRAIN TH S00°35'15"W 1033 FT TH N87°49'01"W 310.63 FT TH N00°34'24"E 400 FT TH N87°49'01"W 605 FT TH N00°34'24"E 633 FT TO BEG. SEC 12 T3S R1E; SPLIT ON 10/25/2002 FROM 000-14-12-200-001-00 & 000-14-12-200-002-00;

The above property is presently Zoned: Residential

I wish the zoning to be changed from: Residential to: Industrial (Heavy - M)

I wish the boundaries to be changed from: _____ to: _____

I wish the change in the text from section: _____

The proposed use(s) and nature(s) of operation is/are: Industrial

000-14-12-200-001-01

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.

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

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.

FEES: \$350.00

David Poole Jr
SIGNATURE OF OWNER/APPLICANT

dotloop verified
08/15/18 4:04PM EDT
Y0X0-HVVY-FGCL-HB2P

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

DATE: 9/6/18 CHAIRMAN: *John Spurr*
SIGNATURE

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

DATE: _____ CLERK: _____
SIGNATURE

12363 Folks Rd.,
Hanover MI 49241
517-524-6061

NOTICE OF PUBLIC HEARING

The Henrietta Township Zoning Board of Appeals will hold a Public Hearing on August 29, 2018, beginning at 7:00 p.m. to hear a request by Mary Shean representing Darren Owen for a variance to Art. V, Sec 503.1, Size of Premises, Minimum Road Frontage. Property location is vacant land, Bay Court, parcel ID 075-04-17-302-036-00. The hearing will be held at the Henrietta Township meeting room, 11732 Bunkerhill Road, Pleasant Lake. All comments will be taken into consideration at this time.

Sally J. Keene, Clerk - Henrietta Township

SYNOPSIS

RIVES TOWNSHIP MEETING was called to order August 4, 2018 at Rives Pavilion 110 Main Street, Rives Junction, MI 49201 9:00 a.m.

Motions were made and carried to approve August 4, 2018 agenda; July 12, 2018 Board Meeting minutes; to release our financials for preapproval for purchase of a new fire truck; approve account # 101.101.940.000 Rentals; 101.380.964.000 Refunds; 101.400.964.000 Rentals; amend 101.215.808.000 to 101.101.808.000; purchase two easels for the PC at \$53.99 ea; Approve Election Commission Minutes of April 12, 2018; approve checks 31114-31121, Direct Deposit 625-637. EFT 149; Warrants 82651-82662; 82664-82669; 82671-82675; & 82677 Voided Checks 82649; 82670; 82676 Credit Card Charges for postage \$149.71.

Meeting adjourned 9:31 a.m.

Jerry Adams, Supervisor

NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, September 5, 2018, @ 6:30 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan to hear a request from David Poole Jr, for the rezoning of 8593 Page Avenue, from Residential (RS) to Heavy Industrial (M).

Property Code #: #000-14-12-200-001-01

Legal Description:

BEG AT N 1/4 POST OF SEC 12 TH S87°49'01"E 400 FT TO POB TH CONT S87°49'01"E 915.89 FT TO THE E LN OF THE W 1/2 OF THE NE 1/4 OF SEC 12 AND THE CEN LN OF THE HUTTENLOCKER DRAIN TH S0°35'15"W 1033 FT TH N87°49'01"W 310.63 FT TH N0°34'24"E 400 FT TH N87°49'01"W 605 FT TH N0°34'24"E 633 FT TO BEG. SEC 12 T3S R1E 16.16A+/-

Michele Manke, Clerk

PARMA TOWNSHIP PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Pursuant to PA 267 of 1976 as amended, the Parma Planning Commission will hold a public hearing on September 5th, 2018 at 7:00 pm in the Township Hall, 16407 Comdon Road.

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The purpose of the meeting is to present

wnship Zoning Administrator, and members of the Jackson County
services to the Township may issue Municipal Civil Infraction
ction Violation Notices, and to repeal all conflicting Ordinance or

ce are as follows:

own and cited at the Concord Township Civil Infraction Ordinance
linance

ivil Infraction Action may be commenced upon issuance by an

ivil Infraction Citations shall be issued and served by Authorized

fraction Citation shall contain, description of the violation, the
or costs for the violation, name & address of the alleged violator,
he time at or by which the appearance shall be made. The citation
at he or she may do one of the following: Admit responsibility for
ail, in person, or by representation, at or by the time specified for
r the municipal civil infraction "with explanation" by mail by the
person, or by representation. Deny responsibility for the municipal
he following: Appearing in person for an informal hearing before
without the opportunity of being represented by an attorney, un-
ge is requested by the Township, appearing in court for a formal
portunity of being represented by an attorney. The Citation shall
ll of the following: Alleged violator desires to admit responsibility
representation, the alleged violator must apply to the court in per-
presentation within the time specified for appearance and obtain
pearance. If the alleged violator desire to deny responsibility, the
ourt in person, by mail, by telephone, or by representation within
id obtain a scheduled date and time to appear for a hearing, unless
itation. A hearing shall be informal unless a formal hearing is re-
e Township. An informal hearing the alleged violator must appear
court magistrate, without the opportunity of being represented by
lleged violator must appear in person before a judge with the op-
m attorney. The Citation shall contain a notice in boldfaced type
or to appear within the time specified in the Citation or at the time
ce is a misdemeanor and will result in entry of a default judgment
Municipal Civil Infraction Citation.

will establish the Violation Bureau

ed with municipal Ordinance violation notices shall not exceed
civil fines, costs in the amount of \$10.00 shall be assessed by the
within 10 days of the date of service of the municipal. Ordinance
\$20.00 shall be assessed by the Bureau. On matters that proceed
be assessed in an amount of up to \$500 per violation.

reau Clerk or other designated Township official/employee shall
ance violation notices, and shall account to the Township Board

ing in this Ordinance shall be deemed to require the Township to
Ordinance enforcement activity through the issuance of an Ordinance
Ordinance violation designated as a municipal civil infraction the
proceed directly with the issuance of a municipal civil infraction

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

PLANNING COMMISSION MINUTES

September 5, 2018

The Leoni Township Planning Commission held a meeting Wednesday, September 5, 2018,
@ 6:30p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Members Present: J. Southworth, B. Lester, J. Spencer & K. Cole

Members absent: V. Beckwith, D. Helmlinger, & L. Maurer

Persons in attendance: 15

Purpose of Planning Commission read by Spencer.

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

Motion carried by voice vote.

Motion by Southworth, supported by Cole, to approve the minutes of the August 15, 2018 meeting.

Voice vote. All in favor.

Old Business:

New Business:

Medical marijuana application #74 was discussed. Must provide name, address and business license of the security company that will be used. The company must have a valid business license in the State of Michigan. Must have a filtration system. Distance from survey of school, church & day care.

Motion by Cole, supported by Spencer, to reject MM app #74.

Motion Carried. (4 ayes).

Site Plan – 8375 Ann Arbor Road – Better Than Nature

**Motion by Southworth, supported by Cole, to approve the site plan for 8375 Ann Arbor Rd
Voice Vote. Motion Carried.**

Site Plan – 3000 E. South Street – Classic Turning

Discussion: building and parking lot expansion.

Approval with conditions – Lights with buffers and upgrade to old lights, no exterior speakers, A/C must be in back of building, well placement.

Motion by Southworth, supported by Spencer, to approve the site plan for 3000 E. South Street.

All in favor. Motion Carried.

**Site Plan – 4000 Page Avenue – American 1 Credit Union
Demo existing building (formerly Adams Advertising / Chase Realty).**

**Motion by Spencer, supported by Cole, to approve the site plan for 4000 Page Avenue.
Voice Vote. Motion Carried.**

**Rezone – 8593 Page Avenue – David Poole Jr. - from Residential to Heavy
Industrial.**

**Motion by Spencer, supported by Southworth, to approve rezone of 8593 Page Avenue.
Voice Vote. Motion Carried.**

Board Discussion:

Public comment:

Open at 8:58 pm.

Closed at 9:00 pm.

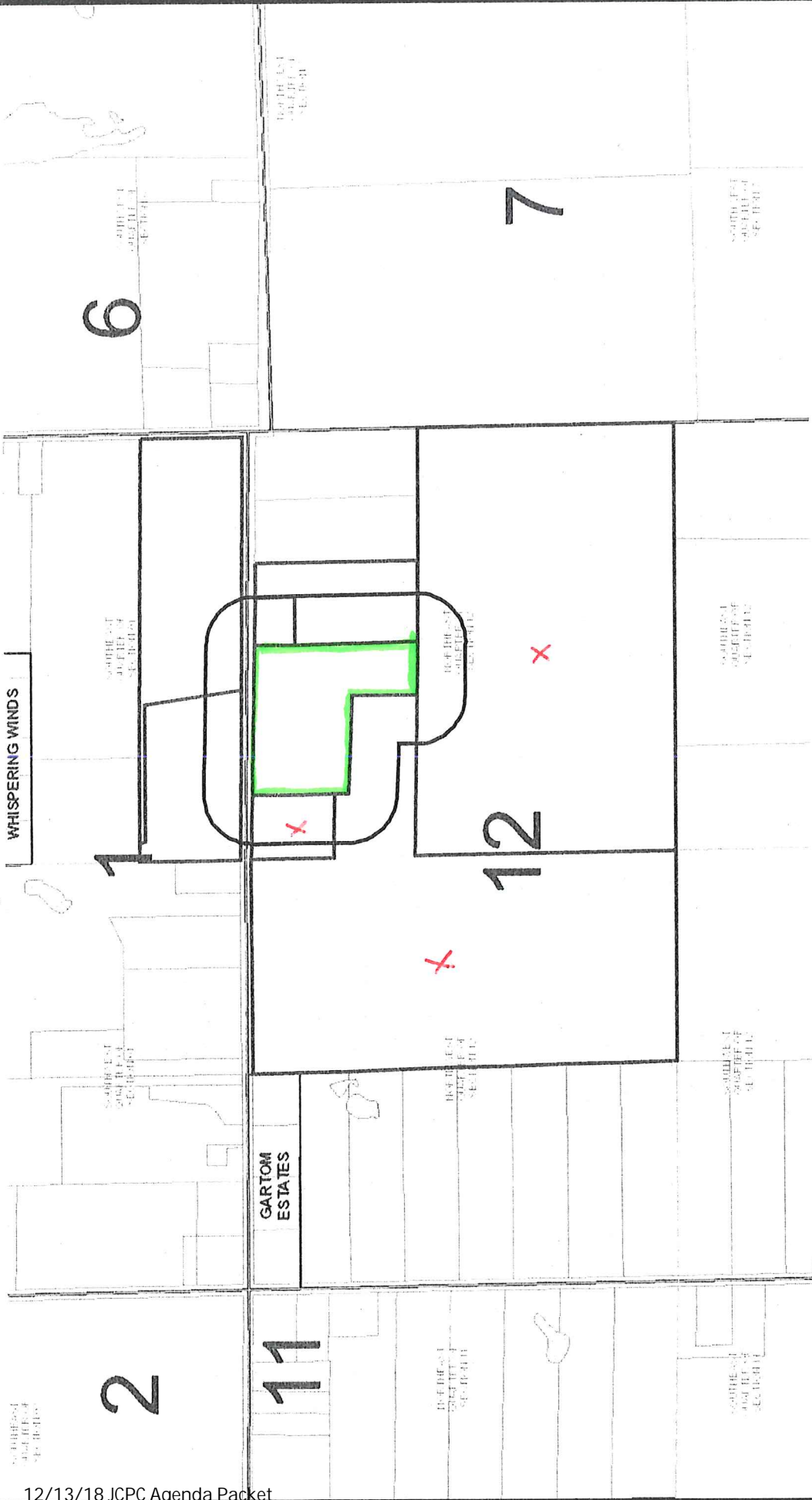
Adjourn: 9:01 pm.

Next meeting: September 12, 2018

Submitted by Judy Southworth.

JACKSON COUNTY, MICHIGAN PARCEL VIEWER MAP

WHISPERING WINDS



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.

X-Leoni Township property

38-000-14-01-451-001-00
PETY THOMAS R & AARON VIRGINIA P
8522 PAGE AVE
JACKSON MI 49201

38-000-14-01-476-002-00
HENNINGSEN FRIEDRICH LV TRUST
23600 FINDLEY RD
STURGIS MI 49091

38-000-14-12-200-001-01
POOLE DAVID E JR
8593 PAGE AVE
JACKSON MI 49201

38-000-14-12-226-001-01
AYDELOTTE WILLIAM W & KIMBERLY A
8601 PAGE AVE
JACKSON MI 49201

38-000-14-12-226-001-04
AYDELOTTE KIMBERLY TRUSTEE OF
BUCKNER-DINCO LINDA REV TRUST
8601 PAGE AVE
JACKSON MI 49201

TOWNSHIP OF LEONI

Receipt: 108397

08/15/18

913 5TH STREET
P.O. BOX 375
MICHIGAN CENTER, MI 49254

Cashier: SHELLY
Received Of: POOLE DAVID

(517) 764-4694
(517) 764-1106 FAX

The sum of: 350.00

| | | | |
|-----|--------|-------|--------|
| ZON | REZONE | | 350.00 |
| | | Total | 350.00 |
| | | CHECK | 1062 |
| | | | 350.00 |

LEONI TOWNSHIP
P A I D
AUG 15 2018



Signed: _____



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 | #18-29

To: County Planning Commissioners
From: Grant E. Bauman
Date: December 13, 2018

Proposal: 'Commercial Medical Marihuana Facilities' in Parma Township — Further Amendments

Background Information

Recent amendments to the *Parma Township Zoning Ordinance* pertain to the regulation of 'Commercial Medical Marihuana Facilities'. Those amendments (coordinated zoning reports #17-31 and #18-29) amended the Ordinance as follows:

- Provided a definition for a 'Commercial Medical Marihuana Facility' and other associated definitions (i.e., 'Provisioning Center', 'Processor', 'Secure Transporter', 'Grower', 'Marihuana', 'Medical Marihuana', 'Patient', 'Permit', and 'Person') to Article II (Definitions).
- Added 'Grower, Class C', 'Processor', 'Provisioning Center' and 'Secure Transporter' as conditional uses in the Agricultural (AG-1) district (Section 4.1(C)).
- Added 'Commercial Medical Marihuana Facility' to the listing of 'additional development requirements for certain uses' (i.e., Section 6.7).

The Parma Township Planning Commission is now presenting the following additional item regarding 'Commercial Medical Marihuana Facilities' to the Jackson County Planning Commission (JCPC) for its comment and recommendation:

- An amendment adding Section 4.7 of the Zoning Ordinance, establishing the 'Commercial Medical Marihuana (CMM) Overlay District'.

Analysis and Advisement

The proposed amendment adding Section 4.7 of the *Parma Township Zoning Ordinance* will create the 'CMM Overlay district', which is limited properties located in the 'General Commercial (C-1)' and 'Highway Service [Commercial] (C-2)' zoning districts. The effect of a rezoning to CMM is that a 'Provisioning Center' will be allowed as a conditional use. All of the regulations pertaining to the underlying zoning district (i.e., 'C-1' or 'C-2') will stay in effect after a property is rezoned. The proposed section follows:

www.co.jackson.mi.us/county_planning_commission

ARTICLE IV
ZONING DISTRICTS REGULATIONS

...

Section 4.7 **CMM: COMMERCIAL MEDICAL MARIHUANA OVERLAY DISTRICT**

A. Purpose

The Commercial Medical Marihuana Overlay District (“CMM Overlay District”) is intended to provide opportunities for the development of certain Commercial Medical Marihuana Facilities permitted under the MMFLA. This Section proposes to accomplish this through the implementation of regulations that promote the use of land within the CMM Overlay District for certain Commercial Medical Marihuana Facilities.

B. CMM Overlay District Boundaries; Applications to Rezone

The CMM Overlay District is established as an overlay zoning district. Applications to rezone to CMM Overlay District will be considered only for parcels within the C-1 General Commercial District and the C-2 Highway Service District, as designated on the Parma Township Zoning Map. Upon receiving rezoning approval, land located within such overlay district may be developed according to the provisions of the underlying zoning district ~~or according to~~ and the provisions of this Section.

C. Conditional Uses

The following uses are permitted in the CMM Overlay District with a conditional use permit granted by the Township Board, after review and recommendation by the Planning Commission, in accordance with the provisions of Article VI-Conditional Uses.

1. Provisioning Center

Staff suggests that the last sentence of the proposed Section 4.7(B) be changed to read as revised above. All of the provisions of the underlying zoning district still apply, regardless of the development of a ‘Provisioning Center’. Section 3.1 of the Zoning Ordinance should also be amended by adding the ‘CMM Overlay District’ to the end of the listing of zoning districts.

Based on the above analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the establishment of a ‘CMM Overlay District’ and allowing a ‘Provisioning Center’ as a conditional use in the new district (see above).

| |
|--|
| <p style="text-align: center;"><u>Suggested Actions:</u></p> <p>(1) Recommend APPROVAL</p> <p>(2) Recommend DISAPPROVAL</p> <p>(3) Recommend APPROVAL WITH COMMENTS</p> <p>(4) Take NO ACTION</p> |
|--|

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 IV VIII SECTION 4.7 8.16

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 10 day 3rd year 2018

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 9 day 16th year 2018
(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 & Morning Star

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 10 / 3 / 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

**PARMA TOWNSHIP
JACKSON COUNTY, MICHIGAN
ZONING ORDINANCE AMENDMENT
ORDINANCE NO. ____**

At a regular meeting of the Township Board of Parma Township, Jackson County, Michigan, held at the Parma Township Hall on _____, 2018, at _____ p.m., Township Board Member _____ moved to adopt the following ordinance, which motion was seconded by Township Board Member _____:

An Ordinance to amend the Parma Township Zoning Ordinance, as amended, to establish the Commercial Medical Marihuana Overlay District; and to provide for zoning regulation of Provisioning Centers as conditional uses within such overlay district; in order to maintain the public health, safety and welfare of the residents and visitors to Parma Township.

PARMA ~~CHARTER~~ TOWNSHIP, JACKSON COUNTY, MICHIGAN, ORDAINS:

SECTION 1. AMENDMENT TO ZONING ORDINANCE ARTICLE IV, TO ADD SECTION 4.7: Zoning Ordinance Article IV, is amended to add Section 4.7, CMM, Commercial Medical Marihuana Overlay District, providing as follows:

Section 4.7 CMM: COMMERCIAL MEDICAL MARIHUANA OVERLAY DISTRICT

A. Purpose

The Commercial Medical Marihuana Overlay District (“CMM Overlay District”) is intended to provide opportunities for the development of certain Commercial Medical Marihuana Facilities permitted under the MMFLA. This Section proposes to accomplish this through the implementation of regulations that promote the use of land within the CMM Overlay District for certain Commercial Medical Marihuana Facilities.

B. CMM Overlay District Boundaries; Applications to Rezone

The CMM Overlay District is established as an overlay zoning district. Applications to rezone to CMM Overlay District will be considered only for parcels within the C-1 General Commercial District and the C-2 Highway Service District, as designated on the Parma Township Zoning Map. Upon receiving rezoning approval, land located within such overlay district may be developed according to the provisions of the underlying zoning district or according to the provisions of this Section.

C. Conditional Uses

The following uses are permitted in the CMM Overlay District with a conditional use permit granted by the Township Board, after review and recommendation by the Planning Commission, in accordance with the provisions of Article VI – Conditional Uses.

1. Provisioning Center

SECTION 2. 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 3. EFFECTIVE DATE: This Ordinance shall become effective seven (7) days after its publication following final adoption or as required by law.

SECTION 4. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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 _____, 2018, 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 _____, 2018.
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 _____, 2018.

ATTESTED:

Donald Spangler, Township Clerk

PARMA PLANNING COMMISSION

The regular meeting of the Parma Planning Commission was call to order at approximately 7:00 p.m. in the Township Parking lot by Janette Mead

Members Present: Keith Mohney – Dan Merritt – Janette Mead

Motion by Dan Merritt seconded by Keith Mohney to table September 5, 2018 minute meetings.

Motion by Dan Merritt to proceed with Public meeting, seconded by Keith Mohney.

Attorney explained large gathering ordinance.

Guest present was Katie Miller.

Motion by Keith Mohney seconded by Dan Merritt to close public meeting.

Motion to approve minutes from the July 2018 by Dan Merritt seconded by Keith Mohney.

Motion by Dan Merritt to submit to Parma Township Board for approval of Large Gathering

Ordinance and submit to Region II planning commission, seconded by Keith Mohney

Dan Merritt – yes

Keith Mohney – yes

Janette Mead – yes

Motion by Dan Merritt, seconded by Janette Mead, for Section 4 for approval of an over-lay district.

Dan Merritt – yes

Keith Mohney – yes

Janette Mead – yes

Motion by Dan Merritt seconded by Keith Mohney that Tax ID # 000-06-27-451-001-01 be included in the over-lay district of Parma Township.

Dan Merritt – yes

Keith Mohney – yes

Janette – yes

Motion to adjourn by Dan Merritt, second by Keith Mohney.

PARMA TOWNSHIP NOTICE OF PUBLIC HEARING

The Parma Township Planning Commission will hold a public hearing on October 3rd at 7:00 pm, at the Parma Township Hall, 16407 Comdon Road, Albion, MI. The following will be considered: An amendment to the Parma Township Zoning ordinance to clarify the requirements for large Gatherings; An Ordinance to amend the Parma Township Zoning Ordinance to establish the Commercial Medical Marihuana Overlay District; and to provide for zoning regulation of Provisioning Centers as conditional uses within such overlay district, and An Ordinance to amend the Parma Township Zoning to Amend the Zoning Ordinance Map and rezone Parcel Number 000-06-27-451-001-01 from C-1, General Commercial District to CMM, Commercial Medical Marihuana Overlay District.

A copy of the proposed ordinance amendments are 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.

Donald Spangler
Parma Township Clerk
517-629-8277

Posted 10/1/18 @ 8:15 am
By Louise Boehlke, Deputy Clerk

From: "Louise Boehlke" <parmatwp@core.com>
Subject: Planning Commission notice
Date: Wed, September 12, 2018 3:26 pm
To: ads@salesmanpublications.com

Please publish the attached in your Salesman and Morning Star editions on September 16th.

Contact me if you have questions.

Thank you,

Louise

Attachments:

| |
|-----------------|
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| Size:0.1 k |
| Type:text/plain |

| |
|---|
| Notice of Public Hearing on Oct 3rd.doc |
| Size:32 k |
| Type:application/msword |

**PARMA TOWNSHIP
NOTICE OF PUBLIC HEARING**

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Donald Spangler
Parma Township Clerk
517-629-8277

**PARMA TOWNSHIP
NOTICE OF PUBLIC HEARING**

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A copy of the proposed ordinance amendments are 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.

Donald Spangler
Parma Township Clerk

2x7 Western & Morning Star

9/16/18

\$154.34

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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

COORDINATED ZONING REPORT | #18-30

To: County Planning Commissioners
From: Grant E. Bauman
Date: December 13, 2018

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

Request

A portion of the subject property is proposed for rezoning to 'Commercial Medical Marihuana (CMM)', an overlay district, in addition to the current 'General Commercial (C-1)' zoning.

Purpose

The proposed use of the pertinent portion of the subject property is a provisioning center (see coordinated zoning report #18-29)*.

Location and Size of the Property

The subject property (ID# 000-06-27-451-001-01) is situated in Section 27 (T2S-R3W) of the Township (see Figure 1). It is located on the east side of Concord Road, north of the I-94 interchange, and has an area of approximately 18 acres. The pertinent portion of the subject property comprises the entire frontage along Concord Road and has an area of approximately 1.9 acres.

Land Use and Zoning

Current Land Use – The portion of the subject property proposed for rezoning to CMM was most recently utilized for retail by the Cherry Creek Winery. The building shown in the aerial photography was demolished and a new building is under construction (see Figures 4a and 4b). The remainder of the property is vacant/agricultural in nature. The Lion's Den, a retailer, is located directly to the south.

Future Land Use – The future land use map in the *Parma Township Master Plan* places the subject property in an area recommended for Highway Commercial uses (see Figure 2), as are properties to the north, south, and west.

Current Zoning – The current zoning of the pertinent portion of the subject property is 'General Commercial (C-1)', as is the property directly to the south (see Figure 3).[†] The remainder of the subject property is zoned 'Agricultural (AG-1)', as are properties to the north. The property directly to the west is zoned 'Highway Service [Commercial] (C-2)'.

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

[†] The most recent rezoning of the subject property was recommended for approval by the JCPC on January 11, 2018 (coordinated zoning case #18-01).

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

Public Facilities and Environmental Constraints

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

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

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

Analysis and Recommendation

Township Planning Commission Recommendation – The Parma Township Planning Commission recommended approval of the proposed rezoning of the pertinent portion of the subject parcel to CMM (see the Zoning Amendment Form and other background information).

JCPC Staff Analysis – Parma 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 underlying zoning of the property will remain ‘General Commercial (C-1)’, which is generally consistent with the master plan (see Figure 2).

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

Yes. The rezoning to ‘Commercial Medical Marihuana (CMM)’ will only add a single possible additional use on the pertinent portion of the subject property: ‘Provisioning Center’.

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

No. There are no anticipated adverse impacts to public services and facilities.

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

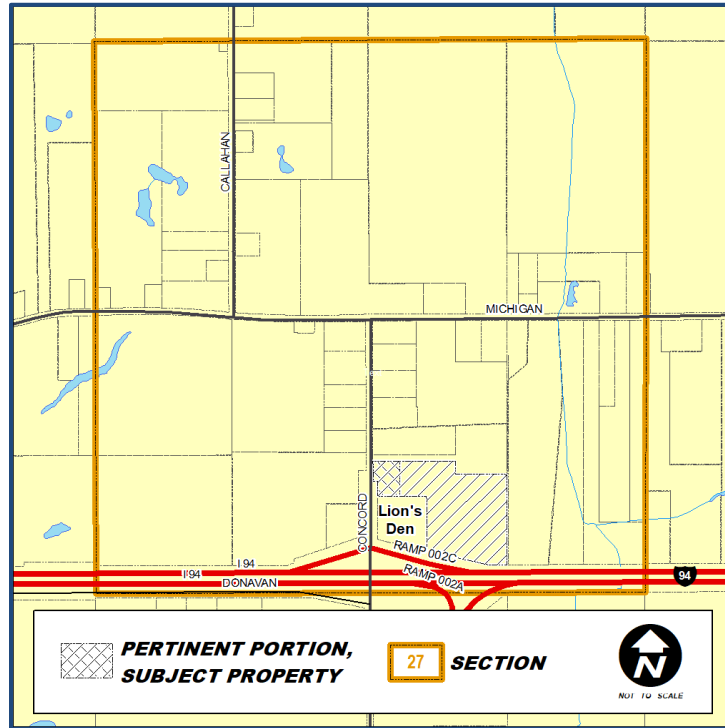
Yes. The potential addition of a ‘Provisioning Center’, a type of retail commercial use, is in line with the underlying C-1 zoning.

JCPC Staff Advisement – The proposed rezoning appears to be in conformance with the intent of the Township’s master plan. However, the rezoning should only be approved once the ‘CMM’ overlay district is established. Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the ‘Commercial Medical Marihuana (CMM)’ rezoning request to the Parma Township Board.

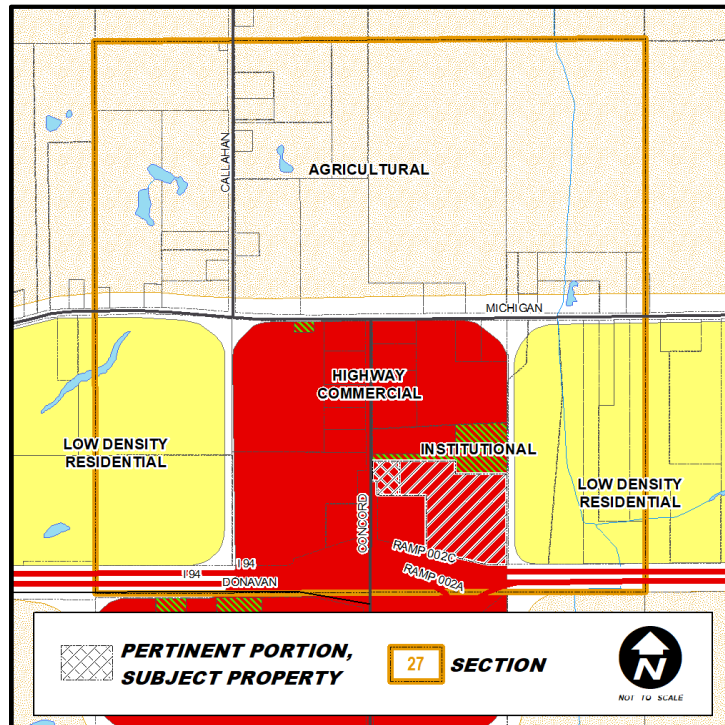
Suggested Actions:

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

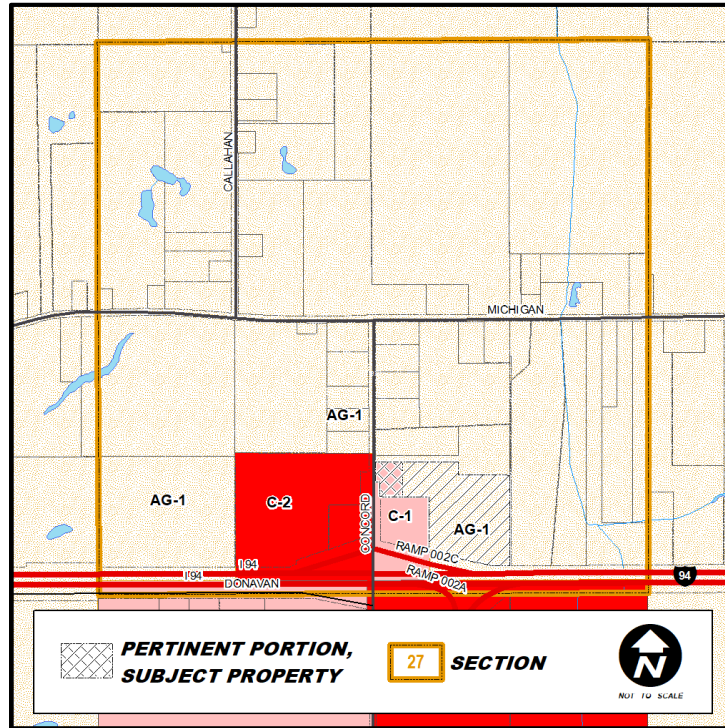
**Figure 1
Location**



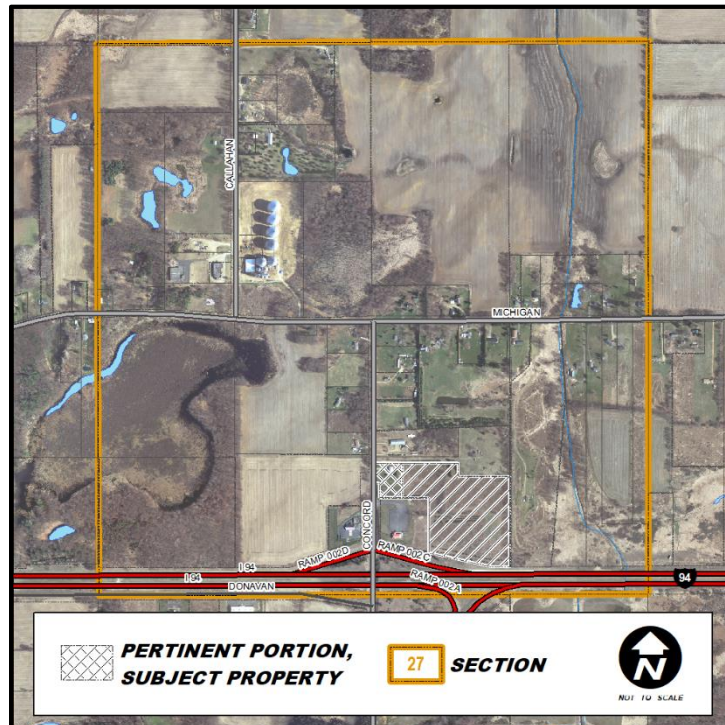
**Figure 2
Municipal Future Land Use**



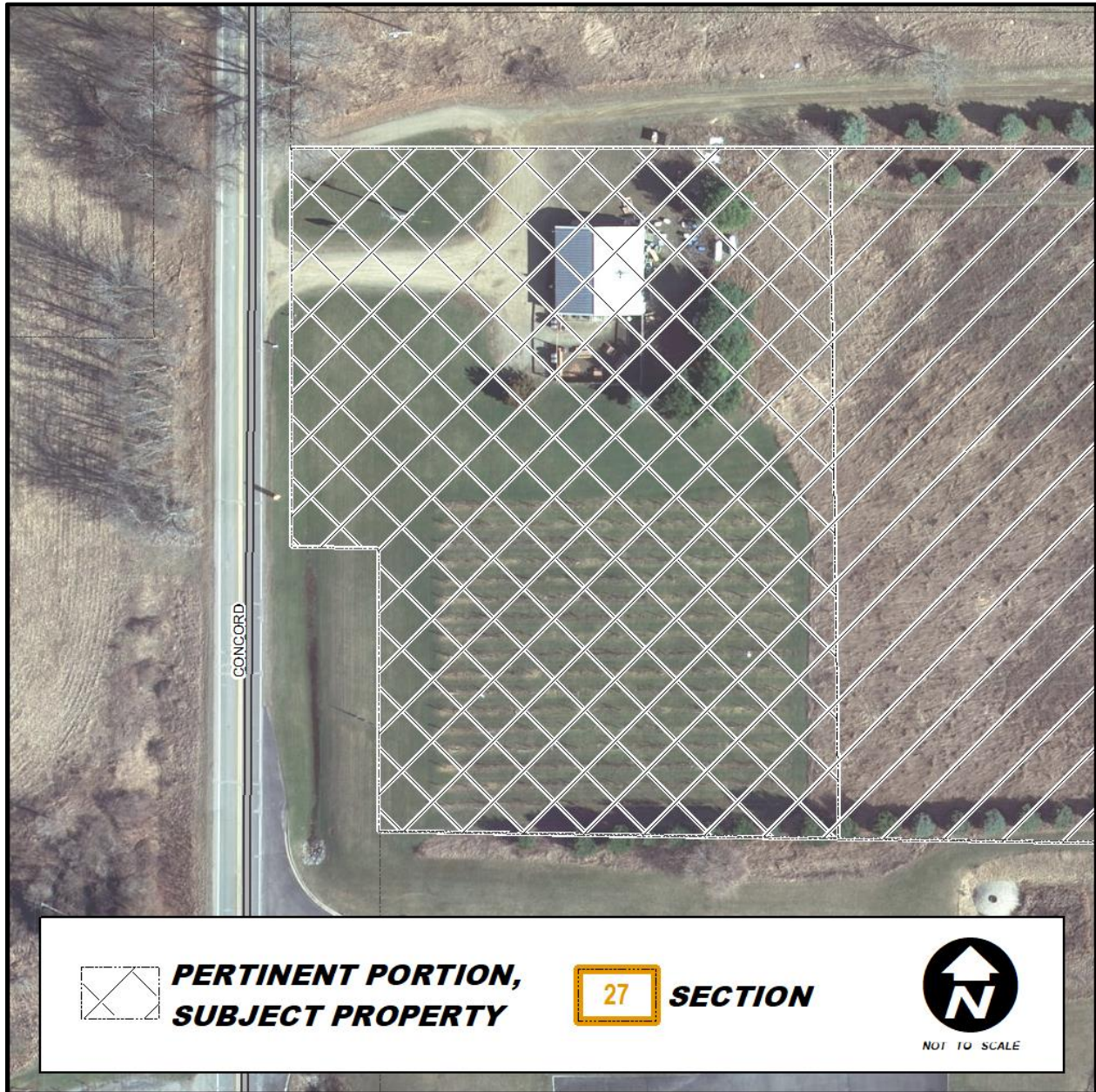
**Figure 3
Municipal Zoning**



**Figure 4a
Aerial Photo**



**Figure 4b
Aerial Photo**



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.)

Property identified as #000-06-27-451-001-01 in Section 27 (T2S,R3W)

1. The above described property has a proposed zoning change FROM General Commercial (C-1) ZONE TO Commercial Medical Marihuana Overlay District (CMM) ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE IV VIII SECTION 4.7 8.16

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 10 day 3rd year 2018

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 9 day 16th year 2018
(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 & Morning Star

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 10 / 3 / 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

**PARMA TOWNSHIP
JACKSON COUNTY, MICHIGAN
ZONING ORDINANCE MAP AMENDMENT
ORDINANCE NO. ____**

At a regular meeting of the Township Board of Parma Township, Jackson County, Michigan, held at the Parma Township Hall on _____, 2018, at _____ p.m., Township Board Member _____ moved to adopt the following ordinance, which motion was seconded by Township Board Member _____:

An Ordinance to amend the Parma Township Zoning Ordinance to amend the Zoning Ordinance Map and rezone Parcel Number 000-06-27-451-001-01, located within Parma Township, Jackson County, Michigan, encompassing 18 acres, from its current classification of C-1, General Commercial District to CMM, Commercial Medical Marihuana Overlay District.

PARMA ~~CLARENCE~~ TOWNSHIP, JACKSON COUNTY, MICHIGAN, ORDAINS:

SECTION 1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE AND MAP. The Parma Township Board hereby amends the Parma Township Zoning Ordinance and Official Zoning Map incorporated by reference therein to rezone the commercial portions of Parcel Number 000-06-27-451-001-01, encompassing 18 acres of land located on the west side of North Concord Road between I-94 and West Michigan Avenue in Parma Township, to be classified, in addition to its current classification of C-1, General Commercial, as CMM, Commercial Medical Marihuana Overlay District. The subject property is legally described as follows:

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

Only those portions of the aforementioned property currently within the C-1 District are subject to this rezoning.

SECTION 2. 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 3. EFFECTIVE DATE: This Ordinance shall become effective seven (7) days after its publication following adoption or as required by law.

SECTION 4. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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 _____, 2018, 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 _____, 2018.
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 _____, 2018.

ATTESTED:

Donald Spangler, Township Clerk

PARMA PLANNING COMMISSION

The regular meeting of the Parma Planning Commission was call to order at approximately 7:00 p.m. in the Township Parking lot by Janette Mead

Members Present: Keith Mohney – Dan Merritt – Janette Mead

Motion by Dan Merritt seconded by Keith Mohney to table September 5, 2018 minute meetings.

Motion by Dan Merritt to proceed with Public meeting, seconded by Keith Mohney.

Attorney explained large gathering ordinance.

Guest present was Katie Miller.

Motion by Keith Mohney seconded by Dan Merritt to close public meeting.

Motion to approve minutes from the July 2018 by Dan Merritt seconded by Keith Mohney.

Motion by Dan Merritt to submit to Parma Township Board for approval of Large Gathering Ordinance and submit to Region II planning commission, seconded by Keith Mohney

Dan Merritt – yes

Keith Mohney – yes

Janette Mead – yes

Motion by Dan Merritt, seconded by Janette Mead, for Section 4 for approval of an over-lay district.

Dan Merritt – yes

Keith Mohney – yes

Janette Mead – yes

Motion by Dan Merritt seconded by Keith Mohney that Tax ID # 000-06-27-451-001-01 be included in the over-lay district of Parma Township.

Dan Merritt – yes

Keith Mohney – yes

Janette – yes

Motion to adjourn by Dan Merritt, second by Keith Mohney.

PARMA TOWNSHIP NOTICE OF PUBLIC HEARING

The Parma Township Planning Commission will hold a public hearing on October 3rd at 7:00 pm, at the Parma Township Hall, 16407 Comdon Road, Albion, MI. The following will be considered: An amendment to the Parma Township Zoning ordinance to clarify the requirements for large Gatherings; An Ordinance to amend the Parma Township Zoning Ordinance to establish the Commercial Medical Marihuana Overlay District; and to provide for zoning regulation of Provisioning Centers as conditional uses within such overlay district, and An Ordinance to amend the Parma Township Zoning to Amend the Zoning Ordinance Map and rezone Parcel Number 000-06-27-451-001-01 from C-1, General Commercial District to CMM, Commercial Medical Marihuana Overlay District.

A copy of the proposed ordinance amendments are 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.

Donald Spangler
Parma Township Clerk
517-629-8277

Posted 10/1/18 @ 8:15 am
By Louise Boehlke, Deputy Clerk

From: "Louise Boehlke" <parmatwp@core.com>
Subject: Planning Commission notice
Date: Wed, September 12, 2018 3:26 pm
To: ads@salesmanpublications.com

Please publish the attached in your Salesman and Morning Star editions on September 16th.

Contact me if you have questions.

Thank you,

Louise

Attachments:

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|-----------------|
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|---|
| Notice of Public Hearing on Oct 3rd.doc |
| Size:32 k |
| Type:application/msword |

**PARMA TOWNSHIP
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Donald Spangler
Parma Township Clerk
517-629-8277

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Donald Spangler
Parma Township Clerk

2x7 Western & Morning Star

9/16/18

\$154.34

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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

COORDINATED ZONING REPORT | #18-31

To: County Planning Commissioners
From: Grant E. Bauman
Date: December 13, 2018

Proposal: 'Large Gatherings' in Parma Township

Background Information

Sec. 8.16 (Article VIII) of the *Parma Township Zoning Ordinance* currently contains supplemental regulations regarding 'Large Gatherings'. Parma Township presents the following proposed substantive amendments regarding those regulations to the Jackson County Planning Commission (JCPC) for its comment and recommendation:

- Changes to the definition of 'Large Gatherings' in the first paragraph of Section 8.16, including lowering the minimum standard for establishing a large gathering from 75 to 50 people and excluding regular church, school, and governmental functions.
- Eliminating the fee requirement from Sec. 8.16.1(A).
- Allowing for the grouping of gatherings located on the same property as a single application (at the discretion of the Township Board to Sec. 8.16.1(A)(4)).
- Modifying/adding the information to be addressed in an application listed in Sec. 8.16.1(A)(6) (i.e., alcoholic beverages, and health and sanitation facilities, traffic, duration, and security).
- Modifying/adding the minimum requirements for the following in Sec. 8.16.2(C) regarding parking, illumination, insurance, fire protection, fencing, setbacks, indemnification, and alcohol service.

All of the changes to Sec. 8.16 proposed by the Township Planning Commission are identified in red type. Further alterations suggested by JCPC Staff are identified in blue type.

ARTICLE VIII SUPPLEMENTAL REGULATIONS

...

Section 8.16

LARGE GATHERINGS. Large Gatherings include events such as circuses, carnivals, theatrical exhibitions, public shows, displays, festivals, concerts, weddings, outdoor gatherings and other similar forms of entertainment, amusement, assembly or exhibitions; including but not limited to musical festivals, rock festivals, peace festivals, a similar outdoor gathering or assemblies which attract in excess of seventy)five (75), outdoor gatherings, or assemblies which attracts in excess of fifty (50) persons, as well as any gathering or assembly that would require a rally permit or a temporary campground license. Large Gatherings do not include regular church functions conducted on church property, regular school functions held on school grounds, or governmental functions. Large Gatherings shall require a permit, applied for and obtained as hereinafter described, for each such gathering or assembly. shall require a permit, applied for and obtained as hereinafter described, for each such

~~gathering or assembly. These shall also apply to gatherings or assemblies that would require a rally permit, or a temporary campground license.~~

8.16.1 Application for Permit

- A. Application for a permit to conduct ~~an outdoor gathering or assembly~~ a Large Gathering shall be made in writing on forms provided by the Parma Township Clerk at least sixty (60) days prior to the date of the proposed gathering or assembly. Each application ~~shall be accompanied by a fee established by the Parma Township Board and~~ shall include the following information:
1. The name, age, residence and mailing address of the person making the application. ~~(Where the person making the application is a partnership, corporation or other association, this information shall be provided for all partners, officers and directors, or members. Where the person is a corporation, a copy of the articles of incorporation shall be filed, and the names and addresses shall be provided of all shareholders having financial interest greater than \$500.00.)~~
 2. A statement of the kind, character, and type of the proposed Large Gathering~~gathering or assembly~~.
 3. The address, legal description and proof of ownership of the site ~~at~~ which the proposed Large Gathering~~gathering or assembly~~ is to be conducted. Where ownership is not vested in the prospective applicant, he or she shall submit an affidavit from the owner indicating his or her consent to the use of the site for the proposed Large Gathering~~gathering or assembly~~.
 4. The date or dates and hours during which the proposed Large Gathering~~gathering or assembly~~ is to be conducted. If substantially similar events are scheduled to take place at the same location on multiple dates within 60 days of a prior event, the Township Board may, at its sole discretion, allow a single application to be used to obtain a permit for more than one event in a single calendar year.
 5. An estimate of the maximum number of ~~attendant~~attendees expected at the Large Gathering~~gathering or assembly~~ for each day it is conducted and a detailed explanation of the evidence of admission which will be used and of the sequential numbering or other method which will be used for accounting purposes.
 6. A detailed explanation, including drawings and diagrams where applicable of the plan to provide for the following:
 - a. Police and fire protection, as well as security to be provided while the event is operational.
 - b. Food and water supply and facilities.
 - c. Whether alcoholic beverages will be provided and served, and, if so, whether proper licenses have been obtained regarding the same.

- ed. Health and sanitation facilities, including the type, location of, and frequency of trash or garbage disposal.
- de. Medical facilities and services including emergency vehicles and equipment.
- f. Potential traffic concerns, including a description of the volume and frequency of increased traffic, and, if alcoholic beverages are to be served at the event, how the prospective applicant will prevent drunk driving.
- eg. Vehicle access and parking facilities.
- fh. Camping and trailer facilities.
- i. Duration of the Large Gathering.
- j. Security to be provided while a Large Gathering is occurring, including plans that ensure events shall end on a timely and consistent basis.
- gk. Illumination facilities.
- hl. Communications facilities.
- tm. Noise control and abatement.
- n. Insurance and bonding arrangements.

In addition, the application shall be accompanied by a map or maps of the overall site of the proposed assemblyLarge Gathering.

- B. Upon receipt of an application for a Large Gathering, the Clerk shall forward copies of the application to the Parma Township Police, Jackson County Health Department, the Parma Township Building Inspector, and other appropriate public officials as the Clerk deems necessary. The Clerk shall also forward copies of the application to the Parma Township Board. Such officers and officials shall review and investigate matters relevant to the application and within twenty (20) days of receipt thereof, shall report their findings and recommendations in writing to the Parma Township Board.

8.16.2 Approval of Permit

- A. Within 45 days of the filing of the application, the Township Board shall issue, set conditions prerequisite to the issuance of, or deny, a permit. The Township Board may require that adequate security or insurance be provided before a permit is issued. Where conditions are imposed as prerequisite to the issuance of a permit or where a permit is denied, within 5 days of such action, notice thereof shall be mailed to the applicant by certified mail, and, in the case of denial, the reasons therefor shall be stated in the notice.
- B. A permit may be denied if:

1. The applicant fails to comply with any or all requirements of this ordinance, or with any or all conditions imposed pursuant hereto, or with any other applicable provision of state or local law; or,
 2. The applicant has knowingly made a false, misleading or fraudulent statement in the application or in any supporting document. A permit shall specify the name and address of the applicant, the kind and location of the gathering or assembly, the maximum number of ~~attendant~~attendees permissible, the duration of the permit and any other conditions imposed pursuant to this Ordinance. It shall be posted in a conspicuous place upon the premises of the gathering or assembly, and shall not be transferred to any other person or location. The permit shall be valid only for the dates issued on the permit.
- C. In processing an application, the Parma Township Board shall, at a minimum, require the following:
1. Security Personnel: The applicant shall employ at his own expense such security personnel as are necessary and sufficient to provide for the adequate security and protection of the maximum number of ~~attendant~~attendees at the gathering or assembly and for the preservation of order and protection of property in and around the site of the gathering or assembly. No permit shall be issued unless the chief law enforcement officer for the Township of Parma in cooperation with the Director of State Police is satisfied that such necessary and sufficient security personnel will be provided by the applicant for the duration of the gathering or assembly.
 2. Water Facilities: The applicant shall provide potable water, sufficient in quantity and pressure to assure proper operation of all water using facilities under conditions of peak demand. Such water shall be supplied from a public water system, if available, and if not available, then from a source constructed, located, and approved in accordance with Act 294, Public Acts of 1965, as amended, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or local law, or from a source delivered and stored in a manner approved by the Jackson County Health Department.
 3. Restroom Facilities. The applicant shall provide separate enclosed flush type water closets as defined in Act 266, Public Acts of 1929, as amended, and the rules and regulations adopted pursuant thereto and in accordance with any other applicable state or local law. If such flush type facilities which are in compliance with Act 273, Public Acts of 1939, as amended, and the rules and regulations adopted pursuant there to, and in accordance with any other applicable state or local law.
- The applicant shall provide lavatory and drinking water facilities constructed, installed, and maintained in accordance with Act 266 of the Public Acts of 1929, as amended, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or

local law. All lavatories shall be provided with hot and cold water and soap and paper towels.

The number of type of facilities required shall be determined, on the basis of the number of ~~attendant~~attendees, in the following manner:

| <u>Facilities</u> | <u>Male</u> | <u>Female</u> |
|-------------------|-------------|---------------|
| Toilets | 1:50 | 1:50 |
| Water Outlets | | 1:50 |

Where the gathering or assembly is to continue for more than 12 hours, the license shall provide shower facilities, on the basis of the number of ~~attendant~~attendees, in the following manner:

| <u>Facilities</u> | <u>Male</u> | <u>Female</u> |
|-------------------|-------------|---------------|
| Shower Heads | 1:100 | 1:100 |

All facilities shall be installed, connected, and maintained free from obstructions, leaks and defects and shall at all times be in operable condition as determined by the Jackson County Health Department.

4. Food Service: If food service is made available on the premises, it shall be delivered only through concessions licensed and operated in accordance with the provisions of Act 269, Public Acts of 1968, as amended, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or local law. If the gathering or assembly is distant from food service establishments open to the public, the applicant shall make such food services available on the premises as will adequately feed the ~~attendant~~attendees.
5. Medical Facilities. If ~~a Large Gathering~~the gathering or assembly is not readily and quickly accessible to adequate existing medical facilities, the applicant shall be required to provide such facilities on the premises of the gathering or assembly. The kind, location, staff strength, medical and other supplies and equipment of such facilities shall be as prescribed by the Jackson County Health Department.
6. Liquid Waste Disposal. The applicant shall provide for liquid waste disposal in accordance with all rules and regulations pertaining thereto established by the Jackson County Health Department. If such rules and regulations are not available or if they are inadequate, then liquid waste disposal shall be in accordance with the United States Public Health Service Publication No. 526, entitled, "Manual of Septic Tank Practice." If liquid waste retention and disposal is dependent upon pumpers and haulers, they shall be licensed in accordance with Act 243, Public Acts of 1951, as amended, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or local law, and, prior to issuance of any permit, the applicant shall provide the Jackson County Health Department with a true copy of an executed agreement in force and effect with a licensed pumper or hauler, which agreement will assure proper, effective

and frequent removal of liquid waste from the premises so as to neither create nor cause a nuisance or menace to the public health.

7. Solid Waste Disposal. The applicant shall provide for solid waste storage on, and removal from, the premises. Storage shall be in approved, covered, fly tight and rodent proof containers, provided in sufficient quantity to accommodate the number of ~~attendant~~attendees. Prior to issuance of any permit, the applicant shall provide the Jackson County Health Department with a true copy of an executed agreement in force and effect with a licensed refuse collector, which agreement will assure proper, effective and frequent removal of solid waste from the premises so as to neither create nor cause a nuisance or menace to the public health.

The applicant shall implement effective control measures to minimize the presence of rodents, flies, roaches and other vermin on the premises. Poisonous materials, such as insecticides or rodenticides shall not be used in any way so as to contaminate food, equipment, or otherwise constitute a hazard to the public health. Solid waste containing food waste shall be stored so as to be inaccessible to vermin. The premises shall be kept in such condition as to prevent the harborage or feeding of vermin.

8. Public Bathing Beaches. The applicant shall provide to make available or accessible public bathing beaches only in accordance with Act 218, Public Acts of 1967, as amended, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable provision of state or local law.
9. Access and Traffic Control. The applicant shall provide for ingress to and egress from the premises so as to insure the orderly flow of traffic onto and off of the premises. Access to the premises shall be from a highway or road which is a part of the county system of highways or which is a highway maintained by the State of Michigan. Traffic lanes and other space shall be provided, designated and kept open for access by ambulance, fire equipment, helicopter and other emergency vehicles. Prior to the issuance of a permit, the Director of the Department of State Police and the Director of the Department of Transportation must approve the applicants plan for access and traffic control.
10. Parking. All parking must be located on site not less than one hundred (100') feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved. There shall be sufficient on-site parking provided to accommodate all vehicles related to the events with no on-street parking or parking on a neighboring parcel without the written permission of the owner and occupant of that parcel, but in no case shall the applicant provide less than one automobile space for every four (4) ~~attendant~~attendees. All parking areas shall be clearly marked and shall be adequate to satisfy the volume of anticipated or actual use. Dust and drainage from the parking area shall not create a nuisance or hazard to adjoining property or uses. Parking shall not

~~be within any recorded conservation easement. The applicant shall provide a parking area sufficient to accommodate all motor vehicles, but in no case shall he provide less than one automobile space for every four (4) attendants.~~

11. Camping and Trailer Parking. An applicant who permits ~~attendant~~attendees to remain on the premises between the hours of 2 a.m. and 6 a.m. shall provide for camping and trailer parking and facilities in accordance with Act 171, Public Acts of 1970, as amended, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable provision by state or local law.
12. Illumination. The applicant shall provide electrical illumination of all occupied areas sufficient to insure the safety and comfort of all ~~attendant~~attendees. The applicant lighting plan shall be approved by the building inspector, and must include specific measures to prevent light from interfering with the use or enjoyment of neighboring properties.
13. Insurance. Before the issuance of a permit, the applicant shall obtain public liability insurance with limits of not less than ~~\$100~~500,000.00 and property damage insurance with a limit of not less than \$250,000.00 from a company or companies approved by the Commissioner of Insurance of the State of Michigan, which insurance shall insure liability for death or injury to persons or damage to property which may result from the conduct of the ~~Gathering gathering assembly~~ or conduct incident thereto, ~~and which~~Such insurance shall remain in full force and effect in the specified amounts for the duration of the permit. The evidence of insurance shall include an endorsement ~~to the effect that~~requiring the insurance company shall notify the Clerk of Parma Township in writing at least 10 days before the expiration or cancellation of said insurance. The insurance required by this section shall name Parma Township as an additional insured. A certificate of insurance shall not be adequate to satisfy the requirements of this Subsection; a copy of the policy or policies meeting the requirements of this Subsection shall be required.
14. Bonding. Before the issuance of a permit the applicant shall obtain, from a corporate bonding company authorized to do business in Michigan, a corporate surety bond in the amount of \$50,000 in a form to be approved by the Parma Township Board attorney, conditioned upon the applicants faithful compliance with all of the terms and provisions of this ordinance and all applicable provisions of state or local law, and which shall indemnify the Township of Parma, its agents, officers, and employees, and the Township Board against any and all loss, injury or damage whatever arising out of or in any way connected with the assembly and which shall indemnify the owners of property adjoining the assembly site for any costs attributable to cleaning up and/or removing debris, trash, or other waste resultant from the assembly.

15. Fire Protection. The applicant shall, at his or her own expense, take adequate steps to insure fire protection as determined by the state fire marshal, ~~to insure fire protection~~. Applicant must demonstrate, via specific written plans approved by the Township, that all structures related to a Large Gathering are structurally safe and adequately protected against the risk of fire. The maximum occupancy of all such structures shall be included in any application for a Large Gathering
16. Fencing. The applicant shall erect a fence completely enclosing the site, of sufficient height and strength as will preclude persons in excess of the maximum permissible ~~attendant~~attendees from gaining access and which shall have sufficient gates properly located so as to provide ready and safe ingress and egress. Sight and sound barriers such as walls, berms and/or vegetation screens may be required in order to minimize impacts to neighboring properties.
17. Communications. The applicant shall provide public telephone equipment for general use on the basis of at least one unit for each 1,000 ~~attendant~~attendees.
18. Setbacks. All Large Gatherings shall be located on site not less than one hundred (100') feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved.
19. Indemnification. Applicant shall provide a notarized written statement, satisfactory to the Township, indemnifying and holding the Township and its personnel harmless for any loss, damage, personal injury, or other liability associated with a Large Gathering. This statement shall include a provision agreeing to pay any attorney's fees the Township incurs in defending itself in a suit related to a Large Gathering occurring on the relevant property or the activities occurring as part of such events, including if such a suit is filed challenging the approval of a permit authorized by the Section.
20. Alcohol Service. If alcohol is made available on the premises, it shall be delivered on through individuals/entities properly licensed to dispense alcohol pursuant to Act 58 of 1998, as amended, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable federal, state or local law.
- ~~1821.~~ Miscellaneous. Prior to the issuance of a permit, the Township Board may impose any other condition(s) reasonably calculated to protect the health, safety, welfare and property of ~~attendant~~attendees or of citizens of the Township of Parma.

8.16.3 Revocation of Permit

The Township Board may revoke a permit whenever the applicant, his employee or agent fails, neglects or refuses to fully comply with any and all provisions and

requirements set forth herein or with any and all provisions, regulations, ordinances, statutes, or other laws incorporated herein by reference.

8.16.4 Violations

It shall be unlawful for an applicant, his employee, or agent, to knowingly:

1. Advertise, promote or sell tickets to, conduct, or operate a gathering or assembly without first obtaining a permit as herein provided.
2. Conduct or operate a gathering or assembly in such a manner as to create a public or private nuisance.
3. Conduct or permit, within the gathering or assembly, any obscene display, exhibition, show, play, entertainment or amusement.
4. Permit any person on the premises to cause or create a disturbance in, around, or near the gathering or assembly by obscene or disorderly conduct.
5. Permit any person to unlawfully consume, sell, or possess, intoxicating liquor while on the premises.
6. Permit any person to unlawfully use, sell, or possess any narcotics, narcotic drugs, drugs or other substance as defined in Act 343, Public Acts of 1952, as amended.

...

Analysis and Advisement

JCPC Staff suggested the following changes to the text proposed for amendment:

- A simple reordering of some words in the first paragraph of Sec. 8.16 in order to make a sentence less awkward.
- Replacing ‘attendant’ with ‘attendee’ throughout Sec. 8.16.
- Removing the reference to ‘security’ in Sec. 8.16.1(A)(6)(a) because it is also added as Sec. 8.16.1(A)(6)(j).
- The retention of the requirement to explain insurance and bonding arrangements as Sec. 8.16.1(A)(6)(n).

Based on the above analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed amendments regarding ‘Large Gatherings’ to the Parma Township Board.

| |
|---|
| <u>Suggested Actions:</u> |
| (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 IV VIII SECTION 4.7 8.16

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 10 day 3rd year 2018
- D. NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 9 day 16th year 2018
(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 & Morning Star
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 10 / 3 / 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

**PARMA TOWNSHIP
JACKSON COUNTY, MICHIGAN
ZONING ORDINANCE AMENDMENT
ORDINANCE NO. ____**

At a regular meeting of the Township Board of Parma Township, Jackson County, Michigan, held at the Parma Township Hall on _____, 2018, at _____ p.m., Township Board Member _____ moved to adopt the following ordinance, which motion was seconded by Township Board Member _____:

An Ordinance to amend the Parma Township Zoning Ordinance, as amended, to clarify the requirements for Large Gatherings.

PARMA ~~SEWER~~ TOWNSHIP, JACKSON COUNTY, MICHIGAN, ORDAINS:

SECTION 1. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16:
Zoning Ordinance Article VIII, Section 8.16, is amended to read as follows:

Section 8.16 **LARGE GATHERINGS.** Large Gatherings include events such as circuses, carnivals, theatrical exhibitions, public shows, festivals, concerts, weddings, and other similar forms of entertainment, amusement, or exhibitions, outdoor gatherings, or assemblies which attracts in excess of fifty (50) persons, as well as any gathering or assembly that would require a rally permit or a temporary campground license. Large Gatherings do not include regular church functions conducted on church property, regular school functions held on school grounds, or governmental functions. Large Gatherings shall require a permit, applied for and obtained as hereinafter described, for each such gathering or assembly.

SECTION 2. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.1:
Zoning Ordinance, Article VII, Section 8.16.1 is amended to read as follows:

8.16.1 Application for Permit

- A. Application for a permit to conduct a Large Gathering shall be made in writing on forms provided by the Parma Township Clerk at least sixty (60) days prior to the date of the proposed gathering or assembly. Each application shall include the following information:
1. The name, age, residence and mailing address of the person making the application. Where the person making the application is a partnership, corporation or other association, this information shall be provided for all partners, officers and directors, or members. Where the person is a corporation, a copy of the article of incorporation shall be filed, and the names and addresses shall be provided of all shareholders having financial interest greater than \$500.
 2. A statement of the kind, character, and type of the proposed Large Gathering.
 3. The address, legal description and proof of ownership of the site which the proposed Large Gathering is to be conducted. Where ownership is not vested in the prospective applicant, he or she shall submit an affidavit from the owner indicating his or her consent to the use of the site for the proposed Large Gathering.

4. The date or dates and hours during which the proposed Large Gathering is to be conducted. If substantially similar events are scheduled to take place at the same location on multiple dates within 60 days of a prior event, the Township Board may, at its sole discretion, allow a single application to be used to obtain a permit for more than one event in a single calendar year.
5. An estimate of the maximum number of attendants expected at the Large Gathering for each day it is conducted and a detailed explanation of the evidence of admission which will be used and of the sequential numbering or other method which will be used for accounting purposes.
6. A detailed explanation, including drawings and diagrams where applicable, of the plan to provide for the following:
 - a. Police and fire protection, as well as security to be provided while the event is operational.
 - b. Food and water supply and facilities.
 - c. Whether alcoholic beverages will be provided and served, and, if so, whether proper licenses have been obtained regarding the same
 - d. Health and sanitation facilities, including the type, location of, and frequency of trash or garbage disposal.
 - e. Medical facilities and services, including emergency vehicles and equipment.
 - f. Potential traffic concerns, including a description of the volume and frequency of increased traffic, and, if alcoholic beverages are to be served at the event, how the prospective applicant will prevent drunk driving.
 - g. Vehicle access and parking facilities.
 - h. Camping and trailer facilities.
 - i. Duration of the Large Gathering
 - j. Security to be provided while a Large Gathering is occurring, including plans that ensure events shall end on a timely and consistent basis;
 - k. Illumination facilities.
 - l. Communications facilities.
 - m. Noise control and abatement.

In addition, the application shall be accompanied by a map or maps of the overall site of the proposed Large Gathering.

- B. Upon receipt of an application for a Large Gathering, the Clerk shall forward copies of the application to the Parma Township Police, Jackson County Health Department, the Parma

Township Building Inspector, and other appropriate public officials as the Clerk deems necessary. The Clerk shall also forward copies of the application to the Parma Township Board. Such officers and officials shall review and investigate matters relevant to the application and within twenty (20) days of receipt thereof, shall report their findings and recommendations in writing to the Parma Township Board.

SECTION 3. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(5): Zoning Ordinance, Article VII, Section 8.16.2, Subsection (C)(5) is amended to read as follows:

5. Medical Facilities. If a Large Gathering is not readily and quickly accessible to adequate existing medical facilities, the applicant may be required to provide such facilities on the premises of the gathering or assembly. The kind, location, staff strength, medical, and other supplies and equipment of such facilities shall be as prescribed by the Jackson County Health Department.

SECTION 4. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(10): Zoning Ordinance, Article VII, Section 8.16.2, Subsection (C)(10) is amended to read as follows:

10. Parking. All parking must be located on site not less than one hundred (100') feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved. There shall be sufficient on-site parking provided to accommodate all vehicles related to the events with no on-street parking or parking on a neighboring parcel without the written permission of the owner and occupant of that parcel, but in no case shall the applicant provide less than one automobile space for every four (4) attendants. All parking areas shall be clearly marked and shall be adequate to satisfy the volume of anticipated or actual use. Dust and drainage from the parking area shall not create a nuisance or hazard to adjoining property or uses. Parking shall not be within any recorded conservation easement.

SECTION 5. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(12): Zoning Ordinance, Article VII, Section 8.16.2, Subsection (C)(12) is amended to read as follows:

12. Illumination. The applicant shall provide electrical illumination of all occupied areas sufficient to insure the safety and comfort of all attendants. The applicant's lighting plan shall be approved by the building inspector, and must include specific measures to prevent light from interfering with the use or enjoyment of neighboring properties.

SECTION 6. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(13): Zoning Ordinance, Article VII, Section 8.16.2, Subsection (C)(13) is amended to read as follows:

13. Insurance. Before the issuance of a permit, the applicant shall obtain public liability insurance with limits of not less than \$500,000.00 and property damage insurance with a limit of not less than \$250,000.00 from a company or companies approved by the Commissioner of Insurance of the State of Michigan, which insurance shall insure liability for death or injury to persons or damage to property which may result from the conduct of the Gathering or conduct incident thereto. Such insurance shall remain in full force and

effect in the specified amounts for the duration of the permit. The evidence of insurance shall include an endorsement requiring the insurance company to notify the Clerk of Parma Township in writing at least 10 days before the expiration or cancellation of such insurance. The insurance required by this section shall name Parma Township as an additional insured. A certificate of insurance shall not be adequate to satisfy the requirements of this Subsection; a copy of the policy or policies meeting the requirements of this Subsection shall be required.

SECTION 7. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(15): Zoning Ordinance, Article VII, Section 8.16.2, Subsection (C)(15) is amended to read as follows:

15. Fire Protection. The applicant shall, at his or her own expense, take adequate steps to insure fire protection, as determined by the state fire marshal. Applicant must demonstrate, via specific written plans approved by the Township, that all structures related to a Large Gathering are structurally safe and adequately protected against the risk of fire. The maximum occupancy of all such structures shall be included in any application for a Large Gathering.

SECTION 8. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(16): Zoning Ordinance, Article VII, Section 8.16.2, Subsection (C)(16) is amended to read as follows:

16. Fencing. The applicant shall erect a fence completely enclosing the site, of sufficient height and strength as will preclude persons in excess of the maximum permissible attendants from gaining access and which shall have sufficient gates properly located so as to provide ready and safe ingress and egress. Sight and sound barriers such as walls, berms and/or vegetation screens may be required in order to minimize impacts to neighboring properties.

SECTION 9. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(18): Zoning Ordinance, Article VII, Section 8.16.2, Subsection (C)(18) is amended to read as follows:

18. Setbacks. All Large Gatherings shall be located on site not less than one hundred (100') feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved.

SECTION 10. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(19): Zoning Ordinance, Article VII, Section 8.16.2, is amended to add the new Subsection (C)(19), which shall read as follows:

19. Indemnification. Applicant shall provide a notarized written statement, satisfactory to the Township, indemnifying and holding the Township and its personnel harmless for any loss, damage, personal injury, or other liability associated with a Large Gathering. This statement shall include a provision agreeing to pay any attorney's fees the Township incurs in defending itself in a suit related to a Large Gathering occurring on the relevant property or the activities occurring as part of such events, including if such a suit is filed challenging the approval of a permit authorized by the Section.

SECTION 11. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(20): Zoning Ordinance, Article VII, Section 8.16.2, is amended to add the new Subsection (C)(20), which shall read as follows:

20. Alcohol Service. If alcohol is made available on the premises, it shall be delivered on through individuals/entities properly licensed to dispense alcohol pursuant to Act 58 of 1998, as amended, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable federal, state or local law.

SECTION 12. AMENDMENT TO ZONING ORDINANCE ARTICLE VIII, SECTION 8.16.2, SUBSECTION (C)(21): Zoning Ordinance, Article VII, Section 8.16.2, is amended to add the new Subsection (C)(21), which shall read as follows:

21. Miscellaneous. Prior to the issuance of a permit, the Township Board may impose any other condition(s) reasonably calculated to protect the health, safety, welfare and property of attendants or of citizens of the Township of Parma.

SECTION 13. 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 14. EFFECTIVE DATE: This Ordinance shall become effective seven (7) days after its publication following final adoption or as required by law.

SECTION 15. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Following its introduction and publication prior to final adoption, 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 _____, 2018, 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 _____, 2018, 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 _____, 2018.
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 _____, 2018.

ATTESTED:

Donald Spangler, Township Clerk

PARMA PLANNING COMMISSION

The regular meeting of the Parma Planning Commission was call to order at approximately 7:00 p.m. in the Township Parking lot by Janette Mead

Members Present: Keith Mohney – Dan Merritt – Janette Mead

Motion by Dan Merritt seconded by Keith Mohney to table September 5, 2018 minute meetings.

Motion by Dan Merritt to proceed with Public meeting, seconded by Keith Mohney.

Attorney explained large gathering ordinance.

Guest present was Katie Miller.

Motion by Keith Mohney seconded by Dan Merritt to close public meeting.

Motion to approve minutes from the July 2018 by Dan Merritt seconded by Keith Mohney.

Motion by Dan Merritt to submit to Parma Township Board for approval of Large Gathering Ordinance and submit to Region II planning commission, seconded by Keith Mohney

Dan Merritt – yes

Keith Mohney – yes

Janette Mead – yes

Motion by Dan Merritt, seconded by Janette Mead, for Section 4 for approval of an over-lay district.

Dan Merritt – yes

Keith Mohney – yes

Janette Mead – yes

Motion by Dan Merritt seconded by Keith Mohney that Tax ID # 000-06-27-451-001-01 be included in the over-lay district of Parma Township.

Dan Merritt – yes

Keith Mohney – yes

Janette – yes

Motion to adjourn by Dan Merritt, second by Keith Mohney.

PARMA TOWNSHIP NOTICE OF PUBLIC HEARING

The Parma Township Planning Commission will hold a public hearing on October 3rd at 7:00 pm, at the Parma Township Hall, 16407 Comdon Road, Albion, MI. The following will be considered: An amendment to the Parma Township Zoning ordinance to clarify the requirements for large Gatherings; An Ordinance to amend the Parma Township Zoning Ordinance to establish the Commercial Medical Marihuana Overlay District; and to provide for zoning regulation of Provisioning Centers as conditional uses within such overlay district, and An Ordinance to amend the Parma Township Zoning to Amend the Zoning Ordinance Map and rezone Parcel Number 000-06-27-451-001-01 from C-1, General Commercial District to CMM, Commercial Medical Marihuana Overlay District.

A copy of the proposed ordinance amendments are 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.

Donald Spangler
Parma Township Clerk
517-629-8277

Posted 10/1/18 @ 8:15 am
By Louise Boehlke, Deputy Clerk

From: "Louise Boehlke" <parmatwp@core.com>
Subject: Planning Commission notice
Date: Wed, September 12, 2018 3:26 pm
To: ads@salesmanpublications.com

Please publish the attached in your Salesman and Morning Star editions on September 16th.

Contact me if you have questions.

Thank you,

Louise

Attachments:

| |
|---|
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| Size:0.1 k |
| Type:text/plain |
| Notice of Public Hearing on Oct 3rd.doc |
| Size:32 k |
| Type:application/msword |

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Donald Spangler
Parma Township Clerk
517-629-8277

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Donald Spangler
Parma Township Clerk

2x7 Western & Morning Star
9/16/18
\$154.34

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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

PA 116 FARMLAND AGREEMENT | #18-05

Applicant: Jerold L. Buck
11900 Sutfin Road
Horton, MI 49246

Date: December 13, 2018

Application Type: **Application for Farmland Agreement in Columbia Township**

Property Location: An application was filed for the subject properties—Crego Road (000-19-14-200-001-02 and 000-19-14-200-001-03)—situated in Section 14 of Columbia Twp. (T4S,R1E).^{*} They are located on the south side of Crego Road, east of Peterson Road Roads (see Map 1).

Acreage: The application states that the subject properties encompass 76.09 acres, all of which are cultivated.[†] However, aerial photography (Maps 3a and 3b) indicate, and property sheets (attached) confirm that only 65.87 acres are cultivated due to the presence of woods and fence rows. A gross annual income of \$600 per acre was identified, even though this information was unnecessary given that the application is for more than 40 acres; the applicant should consider adjusting the gross annual income to \$683 per tillable acre or its elimination. The properties do not contain any residences or other buildings.

Term: A term of 10 years is proposed.

Future Land Use: The Jackson County Community Comprehensive Land Use Plan places the properties in areas recommended for "Agricultural Preservation" and a "Greenway" (Map 2).

Staff Comments: An old version of the application for enrollment in the Farmland and Open Space Preservation Program was used. The applicant should consider rectifying this mistake. The application also contains various errors/omissions which the applicant should consider addressing:

- *Question #1:* "Jerry L. Buck" was listed, while the attached deeds refer to "Jerold L. Buck".
- *Question #2:* The applicant's address is not listed.

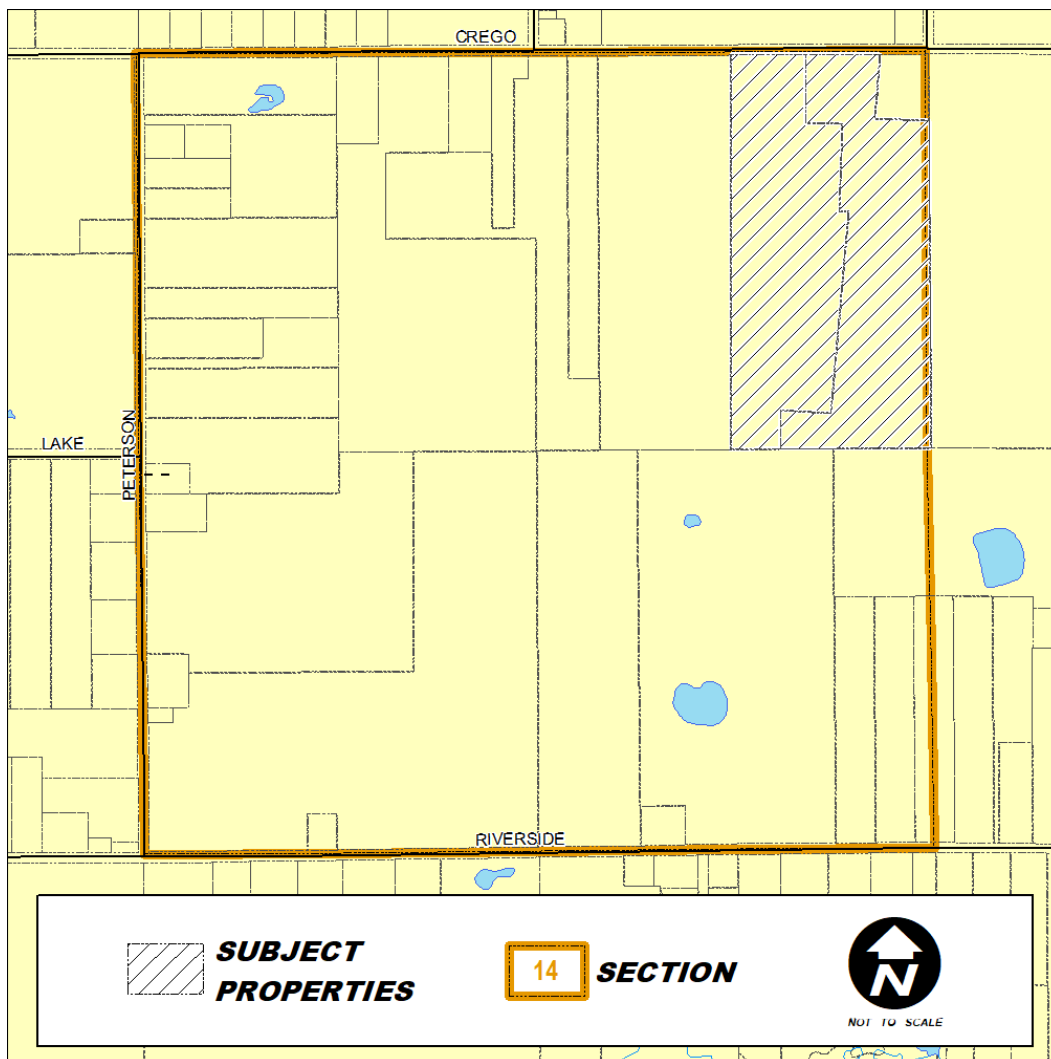
* Another property (000-19-14-200-01-04) was also identified. The Township Clerk informed staff that it is the 2 subject properties combined.

† It looks as though the acreage listed could be either 75.09 or 76.09

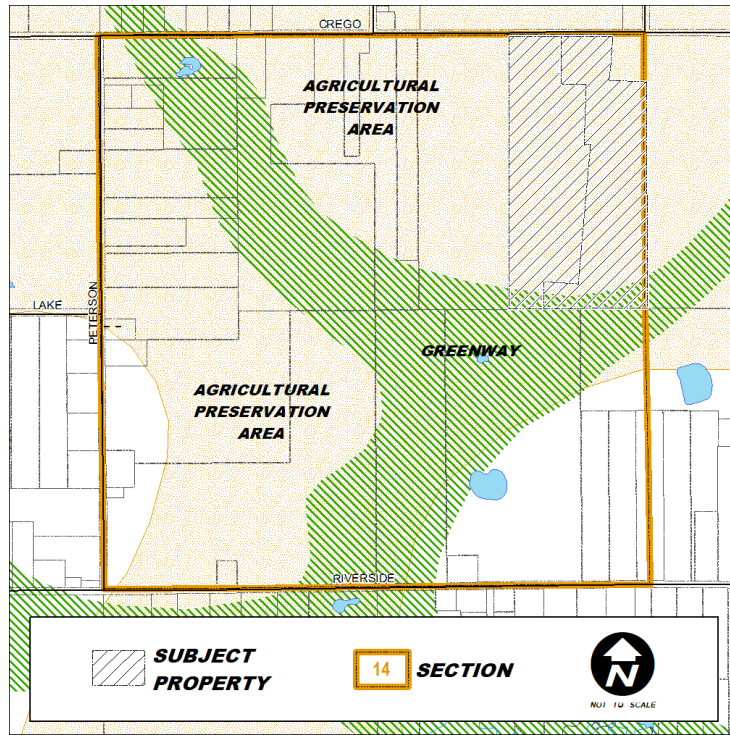
- *Question #12:* It is not indicated if the mineral rights owned by the applicant are leased.
- *Question #IV:* It was not checked off that the application is for 40 acres or more.
- *Question #16:* (a) the type of agricultural enterprise is not checked; (b) it looks as though the acreage listed could be 75.09 rather than 76.09; and (c) the number of acres in cultivation should be 65.87.
- *Question #17:* The total acres of tillable land and the average income per acre should be 65.87 and \$683, respectively.

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the application to the Columbia Township Board.

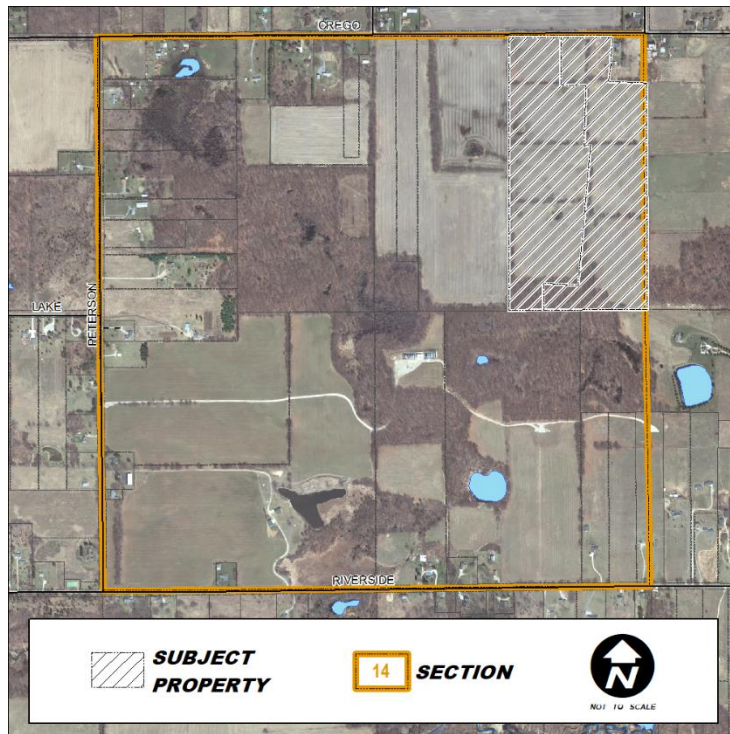
Map 1
Location Map



Map 2 County Future Land Use Map



Map 3a Aerial Photograph



**Map 3b
Aerial Photograph**





COLUMBIA TOWNSHIP

8500 Jefferson Road
Phone: (517) 592-2000

Brooklyn, MI 49230
Fax: (517) 592-8115

www.twp.columbia.mi.us

November 14, 2018

NOV 26 2018

Region 2 Planning Commission
Jackson County Tower Building – 9th Floor
Grant Bauman
120 West Michigan Avenue
Jackson, MI 49201

RE: P.A. 116 Farmland and Open Space Preservation Program

Mr. Bauman,

Please review the enclosed P.A. 116 Farmland and Open Space Preservation Program Application from Jerry Buck.

Sincerely,

Barry Marsh
Columbia Township Clerk



Farmland and Open Space Preservation Program

APPLICATION FOR FARMLAND AGREEMENT

(Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as P.A. 116. Please read the Requirements and Instructions before filling out this form. Please print or type. Attach additional sheets as needed.)

OFFICIAL USE ONLY
Local Governing Body:

Date Received: 10/31/18
Application No.: _____
.....
State: _____
Date Received: _____
Application No.: _____
Approved: _____ Rejected: _____

I. Personal Information:

1. Name(s) of Applicant: BUCK JERRY 2
(If more than two see #15)
Last First Initial
- 1a. Marital Status: Married Single Divorced Widowed
First Initial
2. Mailing Address: _____
Street City State Zip Code
3. Telephone Number (Area Code) 517 262 1759
City State Zip Code
4. _____
Social Security Number Spouse's Social Security Number
5. Federal Employer Identification Number (if applicable): _____

II. Property Location: (Can be taken from the deed.)

6. County: TACSON
7. Township, city or village: Columbia
8. Section No.: 14; Town No.: 45; Range No.: 1E

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent property tax assessment notice or tax bill.
11. Is there a tax lien against the land described above? Yes No
If "Yes," please explain circumstances: _____
12. Does the applicant own the mineral rights? Yes No
If owned by the applicant, are the mineral rights leased? Yes No
Indicate who owns or is leasing rights if other than the applicant: _____
Name the types of mineral(s) involved: _____
13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? Yes No If yes, indicate to whom, for what purposes and the number of acres involved: _____
14. Is land being purchased under land contract? Yes No; If "Yes," indicate vendor (seller):
Name: _____
Mailing Address: _____
Street City State Zip Code
- 14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below. (All sellers must sign.)

Land Contract Seller:

I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

(Date)

(Signature of Land Contract Vendor (Seller))

15) If the applicant is one of the following, please check the appropriate box and complete the following information (not applicable to an individual not meeting one of the categories - please leave blank):

- Corporation
- Estate
- 2 or more persons having a joint or common interest in the land
- Limited Liability Company
- Trust
- Partnership
- Association

If applicable, list the following: President, Vice President, Secretary, Treasurer, or trustees or members:

Name: _____ Title: _____ S.S. # _____

Mailing Address: _____
 Street _____ City _____ State _____ Zip Code _____

Name: _____ Title: _____ S.S. # _____

Mailing Address: _____
 Street _____ City _____ State _____ Zip Code _____

Name: _____ Title: _____ S.S. # _____

Mailing Address: _____
 Street _____ City _____ State _____ Zip Code _____

Name: _____ Title: _____ S.S. # _____

Mailing Address: _____
 Street _____ City _____ State _____ Zip Code _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: (Check one and fill out correct section or sections)

This application is for:

- _____ a. an application of 40 acres or more, complete only section 16 (a through g);
- _____ b. an application of 5 acres or more but less than 40 acres; complete only sections 16 and 17; or
- _____ c. a specialty farm, complete only sections 16 and 18.

16a. Type of agricultural enterprise (e.g., livestock, cash crops, fruit, etc.):

b. Total number of acres on this farm: 75.09

c. Total number of acres being applied for: 75.09

d. Acreage in cultivation: 75.09

e. Acreage in cleared, fenced, improved pasture or harvested grassland: _____

f. All other acres (swamp, woods, etc.) _____

g. Indicate any structures on the property. (If more than one building, indicate the number of buildings.):

No. of Buildings: 0 Residence: 1 Barn: 1 Tool Shed: 1

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must meet certain minimum income requirements (see definition of farmland in Section I (2) and II (1) on the Eligibility Requirements information sheet).

What is the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding application from the sale of agricultural products:

$$\$ \frac{45,000}{\text{total income}} \div \frac{75.09}{\text{total acres of tillable land}} = \$ \frac{600}{\text{(per acre)}}$$

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture and meet certain minimum income and acreage requirements. (See definition of farmland in Section I (3) and II (1&2) on the Eligibility and Instructions sheet). If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years): 10

V. Signature:

20. The undersigned declares that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Jerry Beck

 (Signature of Applicant)

 (Corporation Name, if Applicable)

 (Co-Owner)

 (Signature of Corporate Officer)

10-30-2018

 (Date)

 (Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE, CLERK PLEASE COMPLETE ALL SPACES - SECTION I AND II

I. Action by Local Governing Body: Jurisdiction: _____
 County, Township, City or Village

Date received by clerk: _____

This application is _____ approved, _____ rejected.
 (If rejected, see attached statement by Local Governing Body.)

Date of approval or rejection: _____ Clerk's signature and seal: _____

Property Appraisal: The current fair market value of the real property in this application has been determined to be \$ _____

II. Check List:
 DATE

- _____ Upon filing an application, clerk issues receipt indicating date received.
- _____ Clerk notifies reviewing agencies by forwarding a copy of the application (review agencies have 30 days to return comments).

- _____ If approved, applicant is notified and the original application, letters of review or comment from reviewing agencies and all supportive material is sent to the MDA - Farmland and Open Space Program, PO Box 30449, Lansing, MI 48909.

- _____ If rejected, clerk notifies applicant in writing within 10 days stating reason for rejection and returning the application, etc. to the applicant.

SENT RECD

- | | | |
|-------|-------|---|
| _____ | _____ | County or Regional Planning Commission |
| _____ | _____ | Soil Conservation District |
| _____ | _____ | Township (if county has jurisdiction) |
| _____ | _____ | City (if land is within 3 miles of city boundary) |
| _____ | _____ | Village (if land is within 1 mile of village boundary) |
| _____ | _____ | Clerk schedules application for presentation at next regular meeting of governing body (governing body has 45 days from meeting date to approve or reject application). |
| _____ | _____ | Clerk notifies applicant 5 days before action is taken on the application by the local governing body. |
| _____ | _____ | Approval or rejection by local governing body. |

FINAL APPLICATION SHOULD INCLUDE (✓)

- _____ Copy of deed or land contract
- _____ Copy of tax description
- _____ Copy of recent appraisal record
- _____ Map of farm
- _____ REVIEW LETTERS FROM
- _____ County planning commission or regional planning commission
- _____ Soil conservation district
- _____ Township (if applicable)
- _____ City (if applicable)
- _____ Village (if applicable)

000-19-14-200-001-04

BUCK JEROLD

CREGO RD

BROOKLYN MI 49230

BEG AT NE COR OF SEC 14 TH W 813.82 FT TO
A PT FOR PL OF BEG OF THIS DESCN TH S
0*04'49"W 490.65 FT TH S 89*24'53"E 242.18 FT
TH S 1*50'27"W 584.68 FT N 84*26'35"E 59.03 FT
TH S 4*42'26"W 1345.61 FT TH N 86*42'35"W
333.86 FT TH S 0*04'49"W 258.59 FT TO E&W
1/4 LN TH N 89*50'21"E 972.91 FT TO E 1/4
POST TH N 0*04'37"E 2174.56 FT TO A PT S
0*04'37"W 475 FT FROM NE COR TH N
88*13'36"W 354.50 FT TH N 4*33'18"E 465.50 FT
TO A PT 318 FT W FROM NE COR TH W 495.82
FT TO BEG. SEC 14 T4S R1E EXCEPT PIPELINE
EASEMENT RECORDED 3/11/13 (L2004/P935)
DESCRIBED AS: THE SOUTHERLY 30 FT
OF THE ABOVE DESCRIPTION OF THE
EASTERLY 900 FT. ALSO BEG AT NE COR OF
SEC 14 TH W 813.82 FT TO A PT FOR PL OF
BEG OF THIS DESCN TH S 0*04'49"W 490.65 FT
TH S 89*24'53"E 242.18 FT TH S 1*50'27"W
584.68 FT TH N 84'26'35"E 59.03 FT TH S
4*42'26"W 1345.61 FT TH N 86*42'35"W 333.86
FT TH S 0*04'49"W 258.59 FT TO E&W 1/4 LN
TH S 89*50'21"W 336.89 FT TO E 1/8 LN TH N
0*04'49"E 2653.23 FT TO N SEC LN TH E 495.82
FT TO BEG. SEC 14 T4S R1E COMBINED
10/31/2018 FROM 000-19-14-200-001-02 AND
000-19-14-200-001-03

QUIT-CLAIM DEED

The Grantor(s), Martin P. Gilbert, a married man whose address is 11940 Sutfin Road, Horton, Michigan 49246 and Jerold L. Buck a/k/a Jerold Buck, a single man whose address is 11900 Sutfin Road, Horton, Michigan 49246, joint tenants with full rights of survivorship

quit-claims to Jerold L. Buck, a single man

whose address is 11900 Sutfin Road, Horton, Michigan 49246

the following described premises situated in the Township of Columbia, County of Jackson, and State of Michigan:

Land situated in the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, described as follows:

Commencing at the Northeast corner of Section 14, Town 4 South, Range 1 East; thence West along the North line of said Section 14, 813.82 feet to the place of beginning of this description; thence South 0 degrees 04'49" West parallel with the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 14, 490.65 feet; thence South 89 degrees 24'53" East 242.18 feet; thence South 1 degree 50' 27" West, 584.68 feet; thence North 84 degrees 26'35" East, 59.03 feet; thence South 4 degrees 42'26" West 1345.61 feet; thence North 86 degrees 42'35" West, 333.86 feet; thence South 00 degrees 04'49" West parallel with the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 14, 258.59 feet to the East and West $\frac{1}{4}$ line of said Section 14; thence South 89 degrees 50'21" West along the East and West $\frac{1}{4}$ line of said Section 14, 336.89 feet to the Southwest corner of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 14; thence North 00 degrees 04'49" East along the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 14, 2653.23 feet to the Northeast corner of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 14; thence East along the North line of said Section 14, 495.82 feet to the place of beginning of this description.

Bearings are based on the East $\frac{1}{2}$ of the North line of Section 14, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, as being East or West.

Reference: Vacant Land Crego Road, Brooklyn, Michigan 49230

Tax Parcel #000-19-14-200-001-02

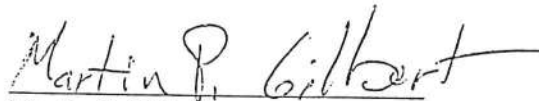
For the sum of less than One Hundred & 00/100 (\$100.00) Dollars

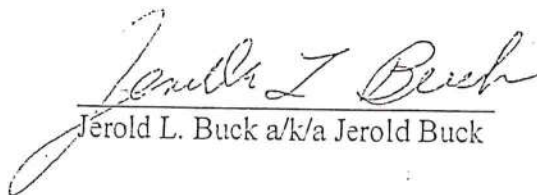
This transfer of property is exempt from transfer taxes per MCLA 207.526(6)(a) and per MCLA 207.505(5)(a) in that this deed is for a transfer of property in which the value of the consideration is less than \$100.00.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this 30th day of October, 2018.

Signed by:



Martin P. Gilbert


Jerold L. Buck a/k/a Jerold Buck

STATE OF MICHIGAN)
) ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 30th day of Oct, 2018, by Martin P. Gilbert and Jerold L. Buck a/k/a Jerold Buck.

RONALD L. ELLISON
NOTARY PUBLIC, Jackson County, MI
My Commission Expires April 14, 2024
Acting in Jackson County


Notary Public, _____ County,
State of Michigan.
My Commission Expires: _____
Acting in Jackson County, Michigan

PREPARED BY: ROBERT D. FLACK
Attorney at Law
2720 Loraine Street
Jackson, Michigan 49202
(517) 787-2730
Gilbert.qc.10.16.18

Please send future tax bills to:

After recording send to:

JACKSON COUNTY STATE OF MICHIGAN \$147.95- CO
JUNE 06, 2018 REAL ESTATE \$1,008.75- ST
RECEIPT # 1000372 TRANSFER TAX STAMP # 81243

LIBER 2122 PAGE 0292 1 of 2



STATE OF MICHIGAN - JACKSON COUNTY
Received 06/06/2018 10:57 AM 2793030
Processed 06/06/2018 12:27:17 PM DW
Amanda L. Kirkpatrick, Clerk/Registrar of Deeds

JACKSON COUNTY TREASURER'S CERTIFICATE
No. 164844 JACKSON, MI 6.4 2018
HEREBY CERTIFY that there are no TAX LIENS or
TITLES held by the State or any individual against the
within description, and all TAXES on same are paid for
five years previous to the date of this instrument as
appears by the records in this office except as stated

Karen A. Coffman
KAREN A. COFFMAN, County Treasurer
Sect. 137, Act 206, 1933 A.S. Am.

Received and Returned For Errors:
05/31/2018 11:01:00 AM Trans # 2932795
Jackson County, MI

z DO NOT Publish WARRANTY DEED *2* DO NOT Publish

The Grantor(s), Carol J. Hartsuff, Trustee of the Hartsuff Family Trust

whose address is

convey(s) and warrant(s) to Martin P. Gilbert and Jerold L. Buck a/k/a Jerold Buck, as joint tenants
with full rights of survivorship

whose address is 11900 Sutfin Road, Horton, Michigan 49246

the following described premises situated in the Township of Columbia, County of Jackson, and
State of Michigan:

Land situated in the East 1/2 of the Northeast 1/4 of Section 14, Town 4 South, Range 1 East,
Columbia Township, Jackson County, Michigan, described as follows:
Commencing at the Northeast corner of Section 14, Town 4 South, Range 1 East; thence West
along the North line of said Section 14, 813.82 feet to the place of beginning of this description;
thence South 0 degrees 04'49" West parallel with the West line of the East 1/2 of the Northeast 1/4 of
said Section 14, 490.65 feet; thence South 89 degrees 24'53" East 242.18 feet; thence South 1
degree 50' 27" West, 584.68 feet; thence North 84 degrees 26'35" East, 59.03 feet; thence South 4
degrees 42'26" West 1345.61 feet; thence North 86 degrees 42'35" West; 333.86 feet; thence
South 00 degrees 04'49" West parallel with the West line of the East 1/2 of the Northeast 1/4 of said
Section 14, 258.59 feet to the East and West 1/4 line of said Section 14; thence South 89 degrees
50'21" West along the East and West 1/4 line of said Section 14, 336.89 feet to the Southwest corner
of the East 1/2 of the Northwest 1/4 of said Section 14; thence North 00 degrees 04'49" East along the
West line of the East 1/2 of the Northeast 1/4 of said Section 14, 2653.23 feet to the Northwest corner
of the East 1/2 of the Northeast 1/4 of said Section 14; thence East along the North line of said
Section 14, 495.82 feet to the place of beginning of this description.

Bearings are based on the East 1/2 of the North line of Section 14, Town 4 South, Range 1 East,
Columbia Township, Jackson County, Michigan, as being East or West.

subject to reservations, easements, and restrictions of record, if any, and taxes and assessments
which constitute a lien, but are not yet due and payable.

Reference: Vacant Land Crego Road, Brooklyn, Michigan 49230 and 11900 Sutfin Road, Horton,
Michigan 49246

000-19-14-200-001-02 EQ

Tax Parcel #000-19-14-200-001-02

for the sum of One Hundred Thirty-Four Thousand One Hundred Twenty-Eight & 00/100 (\$134,128.00) Dollars

The Grantor grants to the Grantee the right to make ALL division(s) under Section 103 of the Land Division Act, Act No. 288 of the Public Acts of 1967. Grantor makes no warranties or representations as to the availability of such divisions.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this 25th day of May, 2018.

Signed by:

Carol J. Hartsuff
Carol J. Hartsuff, Trustee of the Hartsuff Family Trust

STATE OF MICHIGAN)
) ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 25th day of May, 2018, by Carol J. Hartsuff, Trustee of the Hartsuff Family Trust.

RONALD L. ELLISON
NOTARY PUBLIC, Jackson County, MI
My Commission Expires April 14, 2024
Acting in Jackson County

Ronald Ellison
Notary Public, _____ County,
State of Michigan.
My Commission Expires: _____
Acting in Jackson County, Michigan

PREPARED BY: ROBERT D. FLACK
Attorney at Law
2720 Loraine Street
Jackson, Michigan 49202
(517) 787-2730
Hartsuff.wd.05.15.18 *RF*

Please send future tax bills to:

After recording send to:



STATE OF MICHIGAN - JACKSON COUNTY
Received 01/09/2018 11:39 AM 2736086
Processed 01/09/2018 01:27:23 PM DW
Amanda L. Kirkpatrick, Clerk/Registrar of Deeds

JACKSON COUNTY TREASURER'S CERTIFICATE
No. 123511 JACKSON MI 1-09-2018
I HEREBY CERTIFY that there are no TAX LIENS or
TITLES held by the State or any individual against the
within description, and all TAXES on same are paid for
five years previous to the date of this instrument, as
appears by the records in this office except as stated

Caren A. Coffman MB

CAREN A. COFFMAN, County Treasurer
S-1130, Act 215, 1993 As Am.

Received and Returned For Errors:
01/08/2018 11:27 AM Trans # 2398772
Jackson County, MI

WARRANTY DEED

The Grantor(s), Dennis K. Hartsuff of 2022 South Helena Street, Unit H, Aurora, Colorado 80013 and Vicki L. O'Barsky of 4369 Pine Grove Avenue, Fort Gratiot, Michigan 48059, Successor Trustees of the Donald K. Hartsuff and Gloria K. Hartsuff Revocable Living Trust u/a/d March 23, 2012

convey(s) and warrant(s) to Jerold L. Buck, a single man

whose address is 11900 Sutfin Road, Horton, Michigan 49246

the following described premises situated in the Township of Columbia, County of Jackson, and State of Michigan:

Commencing at the Northeast corner of Section 14, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan; thence West along the North line of said Section 14, 813.82 feet to the place of beginning of this description; thence South 0 degrees 04'49" West, parallel with the West line of the East 1/2 of the Northeast 1/4 of said Section 14, 490.65 feet; thence South 89 degrees 24'53" East, 242.18 feet; thence South 1 degree 50'27" West, 584.68 feet; thence North 84 degrees 26'35" East, 59.03 feet; thence South 4 degrees 42'26" West, 1345.61 feet; thence North 86 degrees 42'35" West, 333.86 feet; thence South 0 degrees 04'49" West, parallel with the West line of the East 1/2 of the Northeast 1/4 of said Section 14, 258.59 feet to the East and West 1/4 line of said Section 14; thence North 89 degrees 50'21" East along the East and West 1/4 line of said Section 14, 972.91 feet to the East 1/4 corner of said Section 14; thence North 0 degrees 04'37" East along the East line of said Section 14, 2174.56 feet to a point being South 0 degrees 04'37" West, 475.00 feet from the Northeast corner of said Section 14; thence North 88 degrees 13'36" West, 354.50 feet; thence North 4 degrees 33'18" East, 465.50 feet to a point on the North line of said Section 14 being 318.00 feet West of the Northeast corner of said Section 14; thence West along the North line of said Section 14, 495.82 feet to the place of beginning of this description.

Bearings are based on the East 1/2 of the North line of Section 14, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, as being East and West.

subject to reservations, easements, and restrictions of record, if any, and taxes and assessments which constitute a lien, but are not yet due and payable; also subject to oil and gas lease in favor of Savoy Energy, LP as given by Donald K. Hartsuff and Gloria K. Hartsuff, husband and wife for a primary term of 3 years as evidenced by instrument dated June 3, 2009 and recorded July 13, 2009

Dated this 27th day of December, 2017.

Signed by:

Vicki L. O'Barsky
Vicki L. O'Barsky, Successor Trustee
of the Donald K. Hartsuff and Gloria
K. Hartsuff Revocable Living Trust
u/a/d March 23, 2012

STATE OF MICHIGAN)
) ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 27th day of December
2017, by Vicki L. O'Barsky, Successor Trustee of the Donald K. Hartsuff and Gloria K. Hartsuff
Revocable Living Trust u/a/d March 23, 2012.

Shelly K. Bumpus
Notary Public - State of Michigan
County of Ingham
My Commission Expires: March 13, 2019
Acting in the County of Jackson

Shelly K. Bumpus
Notary Public, _____ County,
State of Michigan.
My Commission Expires: _____
Acting in Jackson County, Michigan

PREPARED BY: ROBERT D. FLACK
Attorney at Law
2720 Loraine Street
Jackson, Michigan 49202
(517) 787-2730
Hartsuff.wd.12.08.17

Please send future tax bills to:

After recording send to:

~~#~~ Jerold L. Buck
11900 Saffin Rd.
Horton, MI 49246

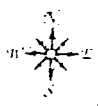
PARCEL DATA SHEET - PARCEL ID: 000-19-14-200-001-03



| | | | | | |
|-----------------|---------------------------|---|----------|----------|----------|
| OWNER NAME | BUCK JEROLD L | TAXABLE VALUE | 2016 | 2017 | 2018 |
| OWNER ADDRESS | 11900 SUTFIN RD | ASSESSED VALUE | \$25,361 | \$25,589 | \$26,126 |
| HOMESTEAD | 100% | | \$64,800 | \$64,800 | \$69,300 |
| PARCEL ADDRESS | CREGO RD | TAX DESCRIPTION | | | |
| PROPERTY CLASS | BROOKLYN MI 49230 | BEG AT NE COR OF SEC 14 TH W 813.82 FT TO A PT FOR PL OF | | | |
| STATUS | 102 - AGRICULTURAL VACANT | BEG OF THIS DESCN TH S 0DEG 04'49"W 490.65 FT TH S 89DEG | | | |
| ACREAGE | Active | 24'53"E 242.18 FT TH S 1DEG 50'27"W 584.68 FT N 84DEG 26'35"E | | | |
| GOVT UNIT | 36.71 Acres | 59.03 FT TH S 4DEG 42'26"W 1345.61 FT TH N 86DEG 42'35"W | | | |
| TAX UNIT | Columbia | 333.86 FT TH S 0DEG 04'49"W 258.59 FT TO E&W 1/4 LN TH N | | | |
| SCHOOL DISTRICT | Columbia | 89DEG 50'21"E 972.91 FT TO E 1/4 POST TH N 0DEG 04'37"E | | | |
| LIBER/PAGE | COLUMBIA SCHOOL | 2174.56 FT TO A PT S 0DEG 04'37"W 475 FT FROM NE COR TH N | | | |
| | 2112-1292 | 88DEG 13'36"W 354.50 FT TH N 4DEG 33'18"E 465.50 FT TO A PT | | | |
| | | 318 FT W FROM NE COR TH W 495.82 FT TO BEG. SEC 14 T4S RIE | | | |
| | | 36.705A | | | |



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 October 23, 2013.



| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prct. Trans. |
|----------------------------|---------------------------|------------|------------|------------|---------------|--------------|-------------|--------------|
| GILBERT MARTIN | BUCK JEROLD | 0 | 10/30/2018 | WD | ARMS LENGTH | | OWNER | 0.0 |
| HARTSTUFF MARICE/CAROLE TR | GILBERT MARTIN | 134,128 | 05/25/2018 | FTA | ARMS LENGTH | 12122/E0292 | FTA | 100.0 |
| HARTSTUFF, MAURICE J & CAR | HARTSTUFF, MARICE & CAROL | 0 | 08/06/1998 | QC | OTHER | | OWNER | 0.0 |

Property Address: CREGO RD
 Class: 102.AGRICULTURAL Zoning: AG-1 Building Permit(s)
 School: COLUMBIA SCHOOLS
 P.R.E. 1003 06/04/2018 Qual. Ag
 MAP #:

2019 Est TCV 147,763

| Improved | Vacant | Land Value Estimates for Land Table AGR.AGR.AGRICULTURAL LANDS |
|----------|--------|--|
| X | | |

| Public | Factors | Value |
|--------|--|---------|
| X | Description Frontage Depth Front Rate %Adj. Reason | 133,238 |
| | AGRICULTUR TILL 20.01-40 35.53 Acres 3750 100 | 14,525 |
| | AGRICULTUR WOODS 10-40 3.50 Acres 4150 100 | 0 |
| | AGRICULTUR ROW/DRAIN 0.35 Acres 0 100 | 147,763 |
| | 39.38 Total Acres Total Est. Land Value = | |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2019 | 73,900 | 0 | 73,900 | | | 73,900S |
| 2018 | 73,900 | 0 | 73,900 | | | 26,550C |
| 2017 | 69,000 | 0 | 69,000 | | | 26,004C |
| 2016 | 69,000 | 0 | 69,000 | | | 25,773C |

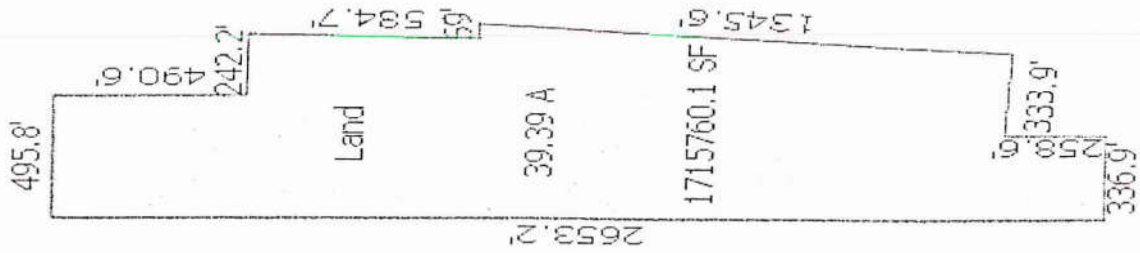
Public Improvements: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.

Topography of Site: Level, Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Pavine, Wetland, Flood Plain

Who: When: What: JC 06/12/2018 GIS IUSPEC, DGG 08/11/2014 VACANT LOT, PMS 06/01/2007 DATA REVIE

Page Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Columbia, County of Jackson, Michigan

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Media

Information herein deemed reliable but not guaranteed***

Grantor: HARTSUFF GLORIA REV TRUST BUCK JEROLD
 HARTSUFF DONALD K & GLORIA HARTSUFF DONALD & GLORIA
 Property Address: 11900 RUTFILL RD HORTON MI 49246
 Owner's Name/Address: BUCK JEROLD 11900 RUTFILL RD HORTON MI 49246
 Grantee: BUCK JEROLD

Class: 102.AGRICULTURAL Zoning: AG-1 Building Permit(s)
 School: COLUMBIA SCHOOLS
 P.R.E. 100% 01/29/2018 Qual. Ag.
 MAP #:

2019 Est TCV 138,675
 Improved: Vacant
 Public:
 Improvements:
 Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.
 Topography of Site:
 Level
 X Rolling Low
 X High
 Landscaped
 Swamp
 X Wooded
 Pond
 Waterfront
 Ravine
 Wetland
 Flood Plain

Who: When: What
 JC 04/25/2018 GIS INSPEC
 D&G 08/11/2014 VACANT LOT
 RAS 06/01/2007 DATA REVIE

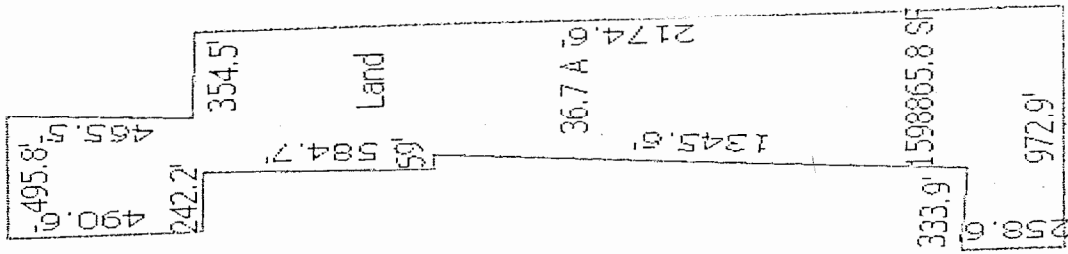
Year: 2019 2018 2017 2016
 Land Value: 69,300 69,300 64,800 64,800
 Building Value: 0 0 0 0
 Assessed Value: 69,300 69,300 64,800 64,800
 Board of Review:
 Tribunal/Other:
 Taxable Value: 26,136 26,136 25,585 25,361

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2019 | 69,300 | 0 | 69,300 | | | 26,136 |
| 2018 | 69,300 | 0 | 69,300 | | | 26,136 |
| 2017 | 64,800 | 0 | 64,800 | | | 25,585 |
| 2016 | 64,800 | 0 | 64,800 | | | 25,361 |

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2019 | 69,300 | 0 | 69,300 | | | 26,136 |
| 2018 | 69,300 | 0 | 69,300 | | | 26,136 |
| 2017 | 64,800 | 0 | 64,800 | | | 25,585 |
| 2016 | 64,800 | 0 | 64,800 | | | 25,361 |

*** Information herein deemed reliable but not guaranteed ***
 The Equalizer. Copyright (C) 1999 - 2009.
 Licensed To: Township of Columbia, County of Jackson, Michigan

Comments/Influences: 30 FT OF THE ABOVE DESCRIPTION OF THE EASTERLY 900 FT.



Sketch by Apex Imaging™

Information herein deemed reliable but not guaranteed***

| | | | | | | | | |
|----------------------------|----------------------------|------------|------------|------------|---------------|---------------|-------------|--------------|
| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Libert & Page | Verified By | Prct. Trans. |
| HARTSTUFF, MAURICE & CAROL | GILBERT MARTIN | 134,128 | 05/25/2018 | PTA | ARMS LENGTH | L2122/P0292 | FTA | 51.6 |
| HARTSTUFF, MAURICE & CAROL | BUCK JEROLD | 124,900 | 12/20/2017 | WD | ARMS LENGTH | L2112/F1298 | FTA | 0.0 |
| HARTSTUFF, MAURICE & CAROL | HARTSTUFF, MAURICE & CAROL | 0 | 08/06/1998 | OC | OTHER | | OWNER | 0.0 |

Property Address: 11500 SUTFTH RD HORTON MI 49246
 Owner's Name/Address: BUCK JEROLD 11500 SUTFTH RD HORTON MI 49246
 Class: 102-AGRICULTURAL zoning: AG-1 Building Permit(s)
 School: COLUMBIA SCHOOLS
 P.R.E. 100% 11/01/2018 Qual. Ag.
 MAP #:
 2019 Est TCV 286,438
 Land Value Estimates for Land Table AGR.AGR.AGRICULTURAL LANDS

| | | | | | | | |
|--------------------|-------------------------------------|----------|--------------------------|------|------|--------|---------|
| Improved | <input checked="" type="checkbox"/> | Vacant | <input type="checkbox"/> | | | | |
| Public | Factors | | | | | | |
| Improvements | Description | Front | Depth | Rate | Adj. | Reason | Value |
| Dirt Road | AGRICULTUR TILL | 20.01-40 | 65.87 Acres | 3750 | 100 | | 247,013 |
| Paved Road | AGRICULTUR WOODS | 10-40 | 9.50 Acres | 4150 | 100 | | 39,425 |
| Storm Sewer | AGRICULTUR ROW/DRAIN | | 0.72 Acres | 0 | 100 | | 0 |
| Sidewalk | | | | | | | |
| Water | | | | | | | |
| Sewer | | | | | | | |
| Electric | | | | | | | |
| Gas | | | | | | | |
| Curb | | | | | | | |
| Street Lights | | | | | | | |
| Standard Utilities | | | | | | | |
| Underground Utils. | | | | | | | |
| Topography of Site | | | | | | | |
| Level | | | | | | | |
| Polling | | | | | | | |
| low | | | | | | | |
| High | | | | | | | |
| Landscaped | | | | | | | |
| Swamp | | | | | | | |
| Wooded | | | | | | | |
| Pond | | | | | | | |
| Waterfront | | | | | | | |
| Ravine | | | | | | | |
| Wetland | | | | | | | |
| Flood Plain | | | | | | | |

Tax Description
 BEG AT NE COR OF SEC 14 TH W 813.82 FT TO A PT FOR PL OF BEG OF THIS DESCR TH S 0*04'49"W 490.65 FT TH S 89*24'53"E 242.18 FT TH S 1*50'27"W 584.68 FT H 84*26'35"E 59.03 FT TH S 4*42'26"W 1345.61 FT TH H 86*42'35"W 333.86 FT TH S 0*04'49"W 258.59 FT TO E&W 1/4 LN TH H 89*50'21"E 972.91 FT TO E 1/4 POST TH H 0*04'37"E 2174.56 FT TO A PT S 0*04'37"W 475 FT FROM NE COR TH H 88*13'36"W 354.50 FT TH H 4*33'18"E 465.50 FT TO A PT 318 FT W FROM NE COR TH W 495.82 FT TO BEG. SEC 14 T4S R1E EXCEPT PIPELINE EASEMENT RECORDED 3/11/13 (L2004/P935) DESCRIBED AS: THE SOUTHERLY 30 FT OF THE ABOVE DESCRIPTION OF THE EASTERLY 900 FT.
 ALSO
 BEG AT NE COR OF SEC 14 TH W 813.82 FT TO ***BALANCE OF DESCRIPTION ON FILE***

| Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|------|------------|----------------|----------------|-----------------|----------------|---------------|
| 2019 | 143,200 | 0 | 143,200 | | | 0 |
| 2018 | 0 | 0 | 0 | | | 0 |
| 2017 | 0 | 0 | 0 | | | 0 |
| 2016 | 0 | 0 | 0 | | | 0 |

Comments/Influences
 Who When What
 JC 05/15/2018
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 *** Information herein deemed reliable but not guaranteed ***



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
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MASTER PLAN REPORT | #18-02

To: County Planning Commissioners
From: Grant E. Bauman
Date: December 13, 2018

Proposal: Review of the proposed Henrietta Township Master Plan

Purpose

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

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

Analysis and Recommendation

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

1. **Waterloo Township.** The land uses proposed along the western border of Waterloo Township (no map) appears to be compatible with the proposed land uses along Henrietta Township’s eastern border (see Map 1). Both Townships recognize the residential and commercial development comprising the unincorporated village of Munith. Waterloo Township places the rest of the common boundary in an ‘Agricultural – Rural Residential Area’, compatible with the ‘Agriculture’ area (with areas of ‘Prime Agricultural Soils’) recommended in Henrietta Township.
2. **Leoni Township.** The land use proposed along the northern border of Leoni Township (see Map 2) appears to be compatible with the proposed land uses along Henrietta Township’s southern border (see Map 1). Leoni Township’s northern boundary is in an area recommended for ‘Agricultural Preservation’, compatible with the ‘Agriculture’ area (with areas of ‘Prime Agricultural Soils’) recommended for most of Henrietta Township’s border. The Phyllis Haehnle Wildlife Sanctuary is prominently identified by Leoni Township while the Portage River is identified as an ‘Area of Special Environmental Concern’ by Henrietta Township. There is a ‘High Density Residential’ area proposed off of Hawkins Road along the common border in Henrietta Township.
3. **Blackman Township.** The land uses proposed along the northeastern border of Blackman Township in its draft master plan (see Map 3) appears to be compatible with the proposed land uses along Henrietta Township’s southwestern border (see Map 1). Blackman Township proposes a ‘Low-Density Residential’ area along the common border, compatible with the ‘Agriculture’ area

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(with areas of 'Prime Agricultural Soils') recommended in Henrietta Township. A 'Public/Quasi-Public' area is proposed in the vicinity of the Portage River which is identified as an 'Area of Special Environmental Concern' by Henrietta Township.

4. **Rives Township.** The land use proposed along the eastern border of Rives Township in its draft master plan (see Map 4) appears to be compatible with the proposed land uses along the north-western border of Henrietta Township (see Map 1). An 'Agricultural' area is proposed in Rives Township, compatible with the 'Agriculture' area (with areas of 'Prime Agricultural Soils') recommended in Henrietta Township.

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

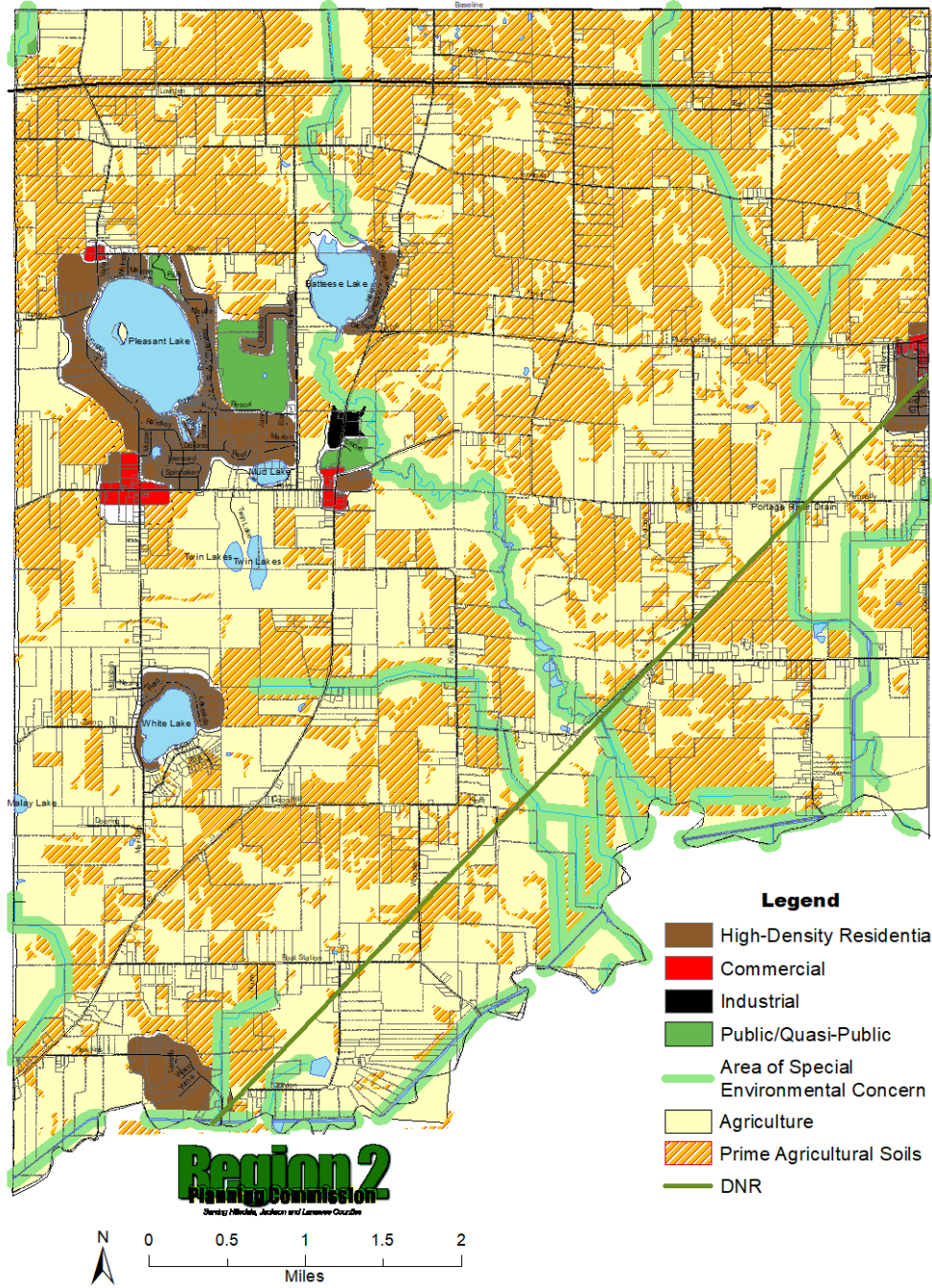
The land uses proposed within Henrietta Township appear to be compatible with the proposed land uses from a countywide perspective (see Map 5a and 5b). With the exception of the unincorporated village of Munith and the area around Pleasant Lake, most of Henrietta Township is located in an area recommended for 'Agriculture' (with areas of 'Prime Agricultural Soils'). This is compatible with the countywide master plan which places most of the Township in an 'Agricultural Preservation Area' and recognizes the residential and commercial development found in the vicinity of Pleasant Lake.

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

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

Map 1 Henrietta Township

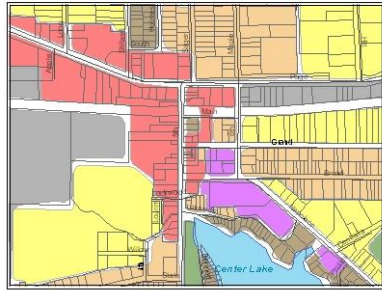
Future Land Use



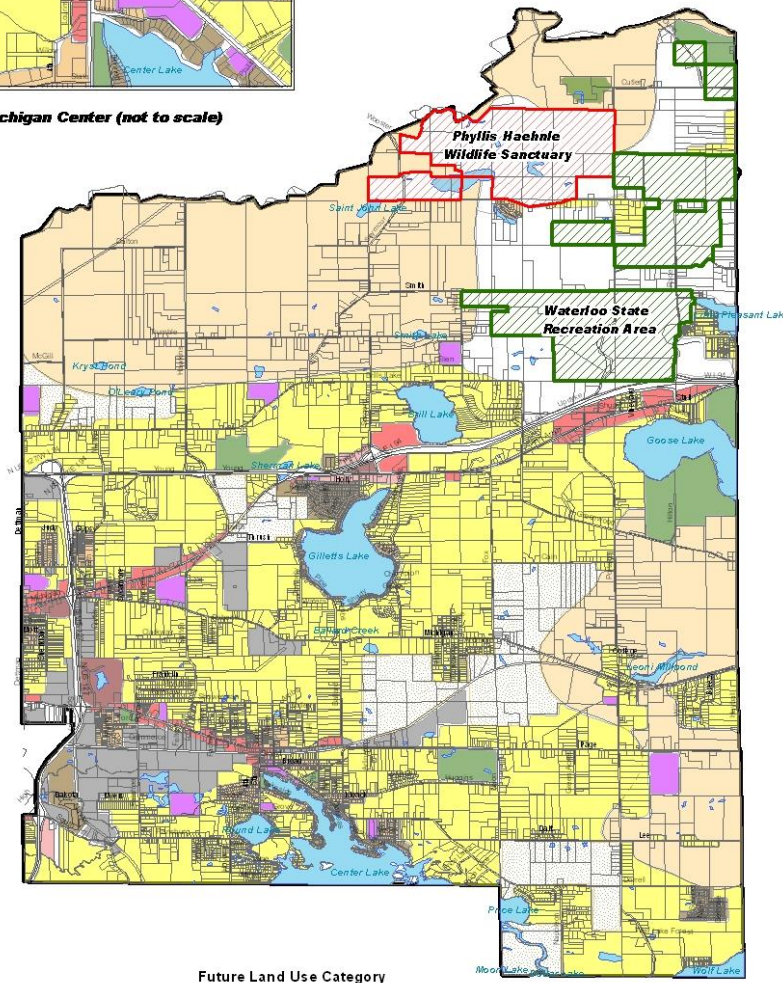
Map 2 Leoni Township

Map 1

Leoni Township Future Land Use Plan

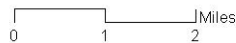


Michigan Center (not to scale)



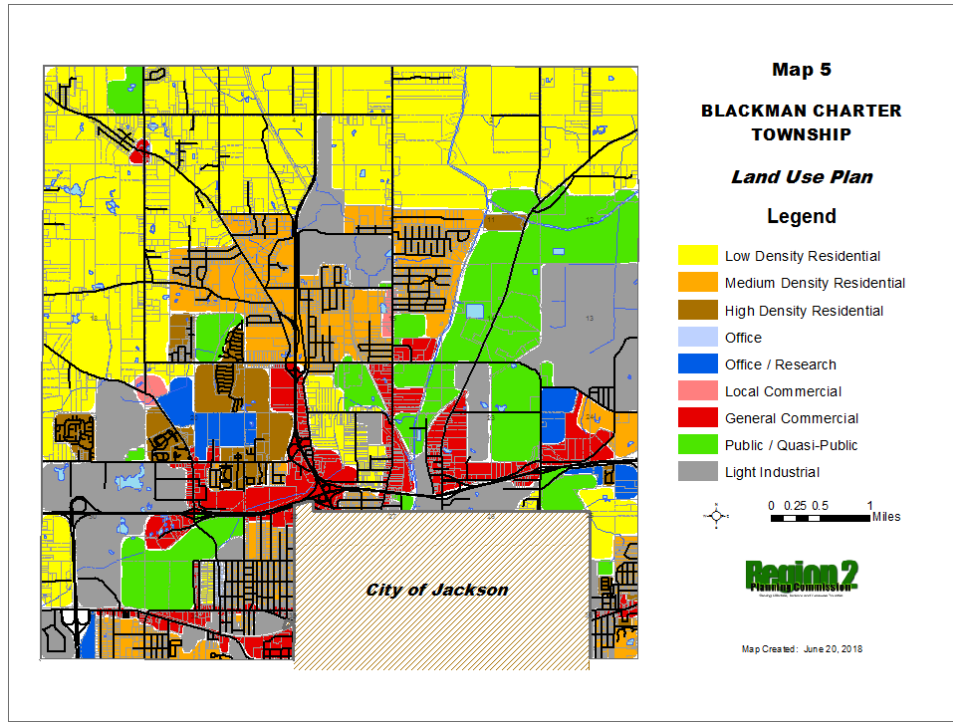
Future Land Use Category

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

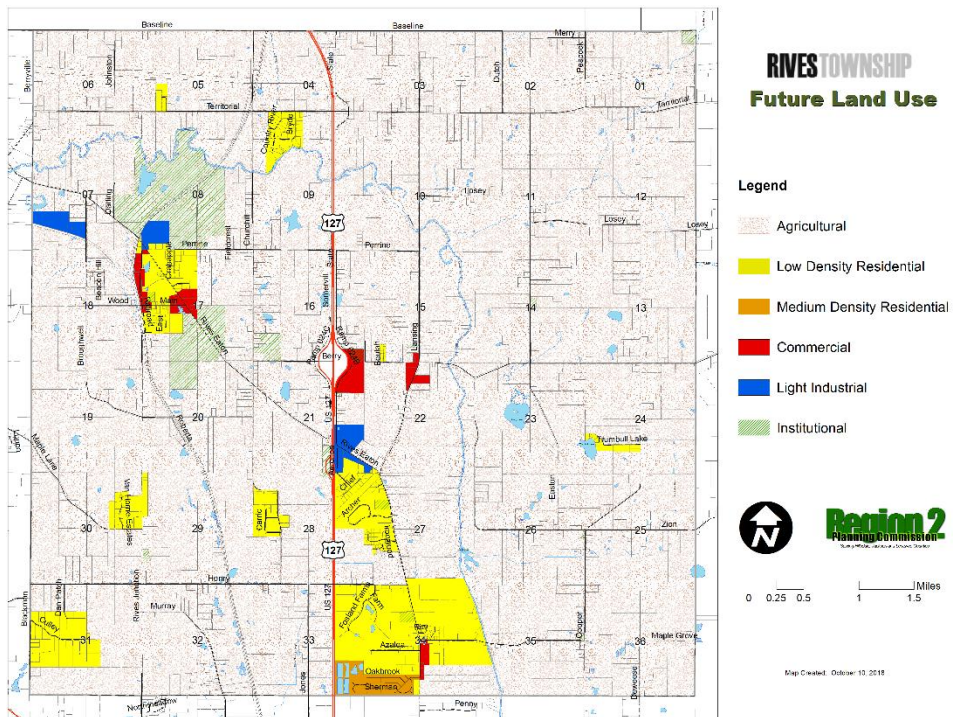


Map Created: December 7, 2011
Revised: January 18, 2012

Map 3 Blackman Township



Map 4 Rives Township



Maps 5a & 5b Jackson County

