



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: August 8, 2019
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 June 13, 2019, meeting minutes *[ACTION]* 3
4. Approval of agenda
Approval of the August 8, 2019, meeting agenda *[ACTION]*
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) Napoleon Township *[ACTION]* 9
 - (2) Leoni Township *[ACTION]* 15
 - (3) Grass Lake Township *[ACTION]* 47
 - (4) Leoni Township *[ACTION]* 59
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business
 - (1) Jackson County Master Plan *[DISCUSSION]* 99
 - b. New business – *None*
7. Public comment *[2 MINUTE LIMIT]*
8. Commissioner comment
9. Adjournment

The next meeting of the Jackson County Planning Commission is scheduled for September 12, 2019

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

This page is intentionally blank.



Jackson County Planning Commission

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

MEETING MINUTES

June 13, 2019

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Roger Gaede, Environment; Amy Guerriero, Industry and Economics; Nancy Hawley, At Large; Russ Jennings, At Large; Corey Kennedy, Jackson County Board of Commissioners; Jennifer Morris, At Large; and Jim Videto, Agriculture
- Members Absent:** Timothy Burns, At Large, and Ted Hilleary, Education
- Liaisons Present:** Grant Bauman, Principal Planner
- Others Present:** Denise Barber; Anita Fischer; Pat Gallagher; Ron Henley; Ed and Linda Hones; Sharon Kinchsular; Allen, Carol, and Glen McRae; John Wald; and Donna Woolsey

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Guerriero. 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. Kennedy, and seconded by Comm. Morris, to **approve** the minutes of the May 9, 2019, meeting as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** The order of the cases under ‘consideration of township zoning amendments’ (Agenda Item #5a) was altered in order to accommodate people in attendance for several of the cases.

A motion was made by Comm. Kennedy, and seconded by Comm. Morris, to **approve** the May 9, 2019, 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 #19-09 – Summit Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-13-20-176-005-07 and located in Section 20 (T3S-R1W) of the Township—from Agricultural (AG-1) to ‘Suburban Residential (RS-2)’, noting the need to amend the Township’s master plan. County Planning Commissioners were advised to recommend **approval with comments** of the rezoning request (please see the staff report).

Linda Hones, the applicant, spoke in favor of the request. She noted the high demand for new residential development. Ms. Hones also stated that the needed utilities will be extended to the property.

A motion was made by Comm. Morris, and seconded by Comm. Kennedy, concurring with the staff advisement to recommend **approval with comments** of the RS-2 rezoning to the Summit Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(2) **CZ #19-10 – Hanover Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID# 000-17-21-176-001-02 and Parcel ID# 000-17-21-176-001-07 and located in Section 21 (T4S-R2W) of the Township—from ‘Agricultural (AG)’ to ‘Light Industrial (I-1)’, noting concerns regarding spot zoning, conditional rezoning, the site plan, and the Township’s master plan. County Planning Commissioners were advised to recommend **disapproval** of the rezoning request (please see the staff report).

Donna Woolsey and Glen McRae, representing their parents, both spoke in opposition to the request. Ms. Woolsey voiced concerns regarding property values, safety, and the environment. She was also worried about the effect an industrial development would have on the surrounding area; residents moved there because of the rural atmosphere. Comm. Kennedy was concerned that the Township’s planning commission did not technically recommend disapproval.

A motion was made by Comm. Hawley, and seconded by Comm. Kennedy, concurring with the staff advisement to recommend **disapproval** of the I-1 rezoning to the Hanover Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(3) **CZ #19-14 – Leoni Township**

Staff summarized his report on the proposed amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that would allow ‘Sport Shooting Ranges’ as a conditional use in the ‘Agricultural (AG)’ district, noting: (1) valid concerns regarding noise and lead pollution, (2) that it is likely that shooting ranges will be allowed in the General Business (B-4) district, and (3) the need for codified conditions which address the concerns of residents and business owners. County Planning Commissioners were advised to recommend **disapproval** of the proposed amendments (please see the staff report and the staff report supplement).

John Wald spoke in opposition to the proposed amendment. He is not against guns, but is opposed to an ongoing nuisance with no regulations and safety issues. Dr. Wald noted that 200 complaints were generated from a nearby campground and also played videos of the noise coming from the existing shooting range. Pat Gallagher noted that there is no local gun range ordinance and there are no Township conditions placed on the existing shooting range. She wants the issue tabled until the Township proposes an ordinance. Denise Barber stated that the proposal is a bad idea because (1) people live in the AG district, (2) the noise is intolerable, and (3) concerns regarding property values (i.e., disclosure requirements) and stray bullets. Sharon Kinchsular says that the noise is intolerable and that she cannot state that her campsites are safe (because of the risk of stray bullets). Comm. Hawley noted that other options are available, so a disapproval would not be exclusionary. Comm. Kennedy observed that gun ranges are not inherently bad, but that the

Township has not adopted a shooting range ordinance with reasonable regulations — there are no safeguards in place.

A motion was made by Comm. Morris, and seconded by Comm. Kennedy, concurring with the staff advisement to recommend **disapproval** of the text amendment to the Leoni Township Board, but stating that the JCPC may reconsider the request when the Township passes a shooting range ordinance (please see the staff report, the staff report supplement, and these minutes). *The motion was approved unanimously.*

(4) **CZ #19-13 – Leoni Township**

Staff summarized his report on the proposed amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that would allow ‘Indoor Sport Shooting Ranges’ as a conditional use in the ‘General Business (B-4)’ district, noting that: (1) it is not appropriate to ratify and reissue conditional use permits issued by the Township prior to this amendment and (2) there has been a lost opportunity to add codified conditions to the Zoning Code which address the general concerns of residents and business owners. County Planning Commissioners were advised to recommend **approval with comments** of the text amendment (please see the staff report and the staff report supplement).

Comm. Morris said that the use should be limited to indoor shooting ranges. John Wald interjected that the indoor gun range on Ann Arbor Road is safe. Comm. Kennedy stated that the Township should establish a shooting range ordinance. Comm. Gaede was concerned with the ventilation of indoor shooting ranges and that the connection to National Rifle Association (NRA) guidelines was too tenuous.

A motion was made by Comm. Morris, and seconded by Comm. Jennings, concurring with the staff advisement to recommend **approval with comments** of the text amendment to the Leoni Township Board, but clarifying that the use should be limited to indoor shooting ranges and a shooting range ordinance should be established (please see the staff report, the staff report supplement, and these minutes). *The motion was approved by majority vote with Comm. Gaede voting no.*

(5) **CZ #19-15 – Leoni Township**

Staff summarized his report on the proposed amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that would allow ‘any use not otherwise provided for in the zoning ordinance of the Township’ as a conditional use in the ‘Heavy Industrial (M)’ district, noting that the Township would have to issue a conditional use permit for any use not listed elsewhere in the zoning ordinance as long as it was in compliance with ordinance standards and any imposed conditions, even if it felt that the use was not appropriate in the ‘M’ district. County Planning Commissioners were advised to recommend **disapproval** of the text amendment (please see the staff report).

A motion was made by Comm. Morris, and seconded by Comm. Videto, concurring with the staff advisement to recommend **disapproval** of the text amendments to the Leoni Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(6) CZ #19-16 – Leoni Township

Staff summarized his report on the proposed amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that would add ‘marihuana agriculture or processing’ to the listing of uses excluded from the ‘Agricultural (AG)’ district, noting that the exception allowing ‘currently existing local licensees to . . . expand its existing real estate property zoned AG on the effective date of the legislation’ conflicts with the nonconforming use regulations regarding the enlargement, expansion, or extension of nonconforming uses (Sec. 42-347(b)(1)). County Planning Commissioners were advised to recommend **approval with comments** of the text amendment, highlighting the conflict with Sec. 42-347(b)(1) (please see the staff report).

Comm. Morris stated that the use should be ‘medical marihuana growing or processing’, not ‘marihuana agriculture or processing’, in order to conform with state law. Comm. Kennedy does not want to limit the use to ‘medical marihuana’. Comm. Gaede wondered about the use in other districts.

A motion was made by Comm. Kennedy, and seconded by Comm. Jennings, concurring with the staff advisement to recommend **approval with comments** of the text amendment to the Leoni Township Board, clarifying that the use should be ‘marihuana growing or processing’ rather than ‘marihuana agriculture or processing’ (please see the staff report and these minutes). *The motion was approved unanimously.*

(7) CZ #19-08 – Parma Township

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-06-34-201-002-02 and located in Section 34 (T3S-R3W) of the Township—from ‘Highway Service Commercial (C-2)’ to ‘Industrial (I-1)’, noting that there is no adjacent I-1 district and the request does not conform to the Township’s master plan. County Planning Commissioners were advised to recommend **disapproval** of the rezoning request (please see the staff report).

A motion was made by Comm. Morris, and seconded by Comm. Hawley, concurring with the staff advisement to recommend **disapproval** of the I-1 rezoning to the Parma Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(8) CZ #19-11 – Blackman Township

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID# 000-08-27-178-001-01 and Parcel ID# 000-08-27-178-001-02 and located in Section 27 (T2S-R1W) of the Township—from ‘Urban Residential (RU-1)’ to ‘General Commercial (C-2)’, noting in his opinion that ‘C-2’ zoning is not appropriate for the proposed use. County Planning Commissioners were advised to recommend **approval with comments** of the rezoning request (please see the staff report).

A motion was made by Comm. Morris, and seconded by Comm. Kennedy, concurring with the staff advisement to recommend **approval with comments** of the C-2 rezoning to the Blackman Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(9) **CZ #19-12 – Concord Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID# 000-11-27-226-002-02, Parcel ID# 000-11-27-226-002-05, and Parcel ID# 000-11-27-226-002-06 and located in Section 27 (T3S-R3W) of the Township—from ‘Highway Service Commercial (C-2)’ to ‘Industrial (I-1)’, noting that there is no adjacent I-1 district and the request does not conform to the Township’s master plan. County Planning Commissioners were advised to recommend **disapproval** of the rezoning (please see the staff report).

A motion was made by Comm. Kennedy, and seconded by Comm. Morris, concurring with the staff advisement to recommend **disapproval** of the I-1 rezoning to the Concord Township Board (please see the staff report and these minutes). *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.**

(1) **Jackson County Master Plan.** Staff informed Commissioners that the drafts of Chapter 2 (Community Description and Issue Identification) and Appendix C (Mapping) of the *Jackson County Master Plan* were sent to County officials and other stakeholders for their review and comment. Those comments continue to be submitted and changes to the text have been made.

b. **New Business.** None.

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

Item 8. **Commissioner Comment.** Staff informed Commissioners that he has a work conflict with the meeting scheduled for July. The Chair and Secretary also stated that they are unavailable. Accordingly, it was decided to cancel the meeting. An emergency meeting can always be called if necessary.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:45 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

This page is intentionally blank.



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 | #19-17

To: County Planning Commissioners
From: Grant E. Bauman
Date: August 8, 2019

Proposal: 'Maintenance of Animals' in Napoleon Township

The Request and Background Information

Article 4 of the *Napoleon Township Zoning Ordinance*: already provides various minimum standards for the “keeping or raising of livestock, poultry, rabbits, fur bearing animals and other farm and non-farm animals other than household pets”, including bees (i.e., apiary) and chickens (see Sec. 4.13). The Napoleon Township Planning Commission proposes to amend those standards by decreasing the minimum lot size for the keeping or raising of chickens from 1 acre to ½ acre (see below).

Article 4 General Provisions

...

Section 4.13 Maintenance of Animals

The keeping or raising of livestock, poultry, rabbits, fur bearing animals and other farm and non-farm animals other than household pets shall be restricted to lots greater than five (5) acres and located only in the AG District unless they are listed below with specific individual requirements:

Apiary: Apiary hives are permitted on land zoned other than AG but must be situated on lots greater than five (5) acres and at least 200 feet from any lot or property line and shall not cause a hazard or nuisance to neighboring properties.

Chickens: Chickens may be kept on a lot or premises zoned residential and greater than ~~one (1) one half~~ (½) acre in size except where prohibited by private restrictions on the use of the property. Private restrictions shall remain enforceable and take precedence. Private restrictions include, but are not limited to, deed restrictions, neighborhood association by-laws, and covenant deeds.

A person who keeps or houses chickens on his or her property shall comply with the following requirements:

1. Keep no more than five (5) chickens.
2. The principle use of the person's property is for a single-family dwelling or two-family dwelling.
3. No person shall keep any rooster.
4. The chickens shall be provided with a covered enclosure and must be kept in the covered enclosure or a fenced enclosure at all times. Fenced enclosures are subject to all provisions of Section 4.3 (Fences).
5. A person shall not keep chickens in any location on the property other than the backyard and subject to the setback provisions of Article 3.11. For purposes of this section, “backyard” means that portion of a lot enclosed by the property's rear lot line and side lot lines to the points where the side lot lines intersect with an imaginary line established by the rear of the single-family or two-family structure and extending to the side lot line.
6. No covered enclosure or fenced enclosure shall be located closer than 100 feet to any residential structure on an adjacent property.

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

7. The covered enclosure or fenced enclosure shall be kept in good repair at all times.
8. All feed and other items associated with the keeping of chickens that are likely to attract rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access.
9. The keeping of chickens shall not cause a hazard or nuisance to neighboring properties.

...

Staff Analysis

- The likely intent of the proposed amendment is to decrease the minimum allowable lot size for the ‘keeping or raising of chickens’ outside of the AG (Agricultural) District from 1 acre to ½ acre. However, the proposed amendment does not modify the existing ‘greater than’ standard, which would actually require a lot area of more than ½ acre. Staff suggests that the subsection be further amended as follows:

Chickens: Chickens may be kept on a lot or premises zoned residential and ~~greater than one (1)~~ at least one half (½) acre in size except where prohibited by private restrictions on the use of the property. Private restrictions shall remain enforceable and take precedence. Private restrictions include, but are not limited to, deed restrictions, neighborhood association by-laws, and covenant deeds.

- ‘Principle’, rather than ‘principal’ is used in the second standard under ‘chickens’. Staff suggests that the subsection be amended as follows:
 2. The ~~principle-principal~~ use of the person’s property is for a single-family dwelling or two-family dwelling.
- Commercial farming operations are protected by the Michigan Right to Farm Act (RTFA). The purpose of the Act is “to help existing commercial farmers protect their livelihoods against lawsuits that [are] beginning to pop up as a result of urban (and suburban) sprawl” and “to help protect commercial farmers legally, provided they [adhere] to the Generally Accepted Agricultural and Management Practices (GAAMPS), established as part of the RTFA” (see *Right to Farm: What It is and Isn’t*).^{*} The Michigan Department of Agriculture and Rural Development has established a GAAMP for ‘Site Selection and Odor Control for New and Expanding Livestock Facilities’, which includes ‘Laying Hens or Broilers’. Accordingly, staff suggests that the Township also consider adding the following (or something similar) to the end of Sec. 4.13:

These standards do not apply to commercial farming operations conforming to the Michigan Right to Farm Act and its ‘Site Selection and Odor Control for New and Expanding Livestock Facilities’ GAAMP (Generally Accepted Agricultural and Management Practice).

^{*}https://www.michigan.gov/mdard/0,4610,7-125-1599_1605---,00.html

Staff Advisement – Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the amendments regarding the ‘Maintenance of Animals’ to the Napoleon Township Board, as long as the suggestions provided in the staff report are considered.

Staff Report Attachment(s):

- *Background information provided by Napoleon Township*

Suggested Actions:	
(1)	Recommend APPROVAL
(2)	Recommend DISAPPROVAL
(3)	Recommend APPROVAL WITH COMMENTS
(4)	Take NO ACTION

ZONING AMENDMENT FORM



**JACKSON COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

[Empty box for property description]

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

2. PURPOSE OF PROPOSED CHANGE: Change from (1) acre minimum to (1/2) minimum

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE Four SECTION 4.13
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

Change from (1) acre minimum to (1/2) minimum

C. PUBLIC HEARING on the above amendment was held on: month June day 27 year 2019

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month June day 11 year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)

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

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

John E. Hanna, Recording Secretary June / 27 / 2019 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

NOTICE

The Napoleon Township Planning Commission will hold a public hearing June 27, 2019 at 7:00 p.m. in the Township Hall, 6775 Brooklyn Road, Napoleon, MI 49261.

At this time all interested parties will be heard on the request of the Napoleon Township Planning Commission 6775 Brooklyn Road, Napoleon, MI 49261 to amend/change the following: Section 4.13 Chickens from a minimum of (1) acre to (1/2) acre. The requests are more particularly described and on exhibit at the Township Office. Napoleon Township Office is open Monday - Thursday from 7:00 a.m. to 5:00 p.m. during which time the Zoning Ordinance/Zoning Map may be examined. John Worden, Zoning Administrator

The Exponet
Insertion Date: June 11, 2019

Copy to John Hummer, Clerk

NAPOLEON TOWNSHIP

PLANNING COMMISSION

June 27, 2019 - 7:00 P.M.

Please Note: The Chairman may ask for public comment before a formal vote of the Planning Commission is taken. All comments are directed to the Planning Commission. Public comments are limited to a maximum of 3 minutes per person. After being recognized by the Chairman, please step to the podium and state your full name and residence address for the record before giving your public comment.

Pledge of Allegiance

1. Minutes of April 25, 2019 Meeting
2. Case #19-05-005-Conditional Use Type 2 Home Occupation – Hobby for Owned Vehicles Converted to Demolition Derby Vehicles-5245 Wolf Lake Rd.- Krista Pagliaini and Erik Lagen/ Applicants- Property Zoned R-1.
3. Case #19-05-0006-Amendmet to Section 4.13 Chickens changing from 1 acre to ½ acre as a minimum lot size
4. Public Comment – Non-Agenda Items
5. Old Business
6. Adjourn

Attachments:



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 | #19-18

To: County Planning Commissioners
From: Grant E. Bauman
Date: August 8, 2019

Proposal: The rezoning of a property in Leoni Township

Request

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

Background

The rezoning request was originally reviewed by the JCPC during its May 9, 2019, meeting. The Commission passed a motion by unanimous vote recommending **disapproval with comments** of the rezoning to 'Heavy Industrial (M)' to the Leoni Township Board. Comments included a concern regarding proper noticing of the public hearing.

A new public hearing was established for July 3, 2019, and a notice was published in *The Salesman* on June 16, 2019, satisfying the Michigan Zoning Enabling Act (MZEA) noticing requirement of at least 15 days. However, the purpose provided for the hearing was simply 're-zone'. Staff suggests that at least the pertinent zoning districts should be included in future notices. It should be noted that as no documentation was provided on mailing notices to all property owners and residents within 300 feet of the subject property (including those in Grass Lake Township), staff cannot confirm if this MZEA requirement was fulfilled.

It does not appear that anything else regarding the request has changed. Accordingly, the Coordinated Zoning Report for #19-07 (attached) is provided for details.

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission recommends **approval** of the proposed rezoning to 'M' (see the Zoning Amendment Form).

JCPC Staff Advisement – The proposed rezoning does not conform to the *Leoni Township Master Plan*. Although a property further to the west is recommended for 'Public/Quasi-Public' uses (likely due to the presence of the Leoni Township Wastewater Treatment Plant), other industrial uses are not proposed in the general area. Page Avenue is only a local county road in this part of Leoni Township and is not built to 'Class A' standards. Water service is not available and there are no plans to make it available. The JCPC recommended disapproval of rezoning other adjacent and nearby properties to 'M'.

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.

Staff Report Attachments:

- *Coordinated Zoning Report for #19-07*
- *Background information provided by Leoni Township*

Suggested Actions:

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

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

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.)

000-14-12-226-001-03 10 Acres
See Attached

1. The above described property has a proposed zoning change FROM Agriculture (AG) ZONE TO Heavy Industrial (M) ZONE.
2. PURPOSE OF PROPOSED CHANGE: for economic reasons

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 July day 3rd year 2019
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month June day 16th year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Salesman

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

John Spencer Chair or Secretary 7/3/2019 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month July day 22nd year _____
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:
 - Recommends APPROVAL of the zoning change
 - Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
 - Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
 - Takes NO ACTION.

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

REZONING WORKSHEET FORM



**JACKSON COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

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

Township of: Leoni Township Case #: _____
 Township official we may contact: Kerry Pickett Phone #: (517) 934-2290
 Applicant: Matthew Baker Phone #: (734) 664-2803
 Rezoning Request: From: Agricultural (AG) To: Heavy Industrial (M)
 Property Location: Section(s): 12 Quarter Section(s): NW NE SW SE
 Legal Description and/or Survey Map/Tax Map (please attach) Yes No (Please do not use only the Parcel ID Number)
 Parcel Size (if more than one parcel, label "A" - "Z"): 10 Acres

Please attach location map Yes No
 What is the existing use of the site? None

What is the proposed use of the site? Unknown

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
 North: Agricultural South: Leoni Township DPW
 East: Proposed Medical Marijuana West: Agricultural

What are the surrounding Zoning Districts?
 North: (AG) Agricultural South: (M) Heavy Industrial
 East: (AG) Agricultural West: (AG) Agricultural

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

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

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

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

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

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

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

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.
 Yes, copies of documentation are attached. No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.
 Yes, public comments are attached. No, public comments are not attached.

Please include any additional information or comments as an attachment.

Leoni Township Office

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

RECEIVED

MAR 13 2019

DATE OF APPLICATION: 13 MAR 2019

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

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

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

49662 Potomac Rd.
Carleton, MI 48188

1. Applicants Name: 8975 PAGE AVE LLC MATTHEW BAKER Phone: 734-664-2803
2. Address of Property Involved: 8975 PAGE AVE JACKSON MI 49201
3. Legal Description of Property: PART OF THE NE 1/4 OF SEC 12, T35, R1E
LEONI TWP., JACKSON COUNTY MI
4. The above property is presently Zoned: AGRICULTURAL
5. I wish the zoning to be changed from: AGRICULTURAL to: INDUSTRIAL
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: FUTURE ECONOMIC OPPORTUNITIES

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

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

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

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

FEE: \$350


SIGNATURE OF OWNER APPLICANT

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: _____ CHAIRMAN: _____
SIGNATURE

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

DATE: 8/8/19 JCPC Agenda Packet CLERK: _____ Page 18
SIGNATURE

LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1380 FAX
<http://leonitownship.com>

NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, July 3, 2019, @ 6:30 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, to hear a request from Matthew Baker, 8975 Page Ave., Jackson, MI 49201

Property Code # 000-14-12-226-001-03

Purpose of hearing: RE-ZONE

Legal Description: **000-14-12-226-001-03**

BEG AT NE COR SEC 12 TH N87DEG49'01"W ALG N SEC LN 421.79 FT TH S00DEG36'07"W 1033.39 FT TH S87DEG49'01"E 421.79 FT TO E SEC LN TH N00DEG36'07"E 1033.39 FT TO BEG. SEC 12 T3S R1E 10A SPLIT ON 08/20/2001 FROM 000-14-12-226-001-00;

Kerry Pickett, Clerk

LEONI TOWNSHIP NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, July 3, 2019, @ 6:30 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, to hear a request from Matthew Baker, 8975 Page Ave., Jackson, MI 49201

Property Code # 000-14-12-226-001-03

Purpose of hearing: RE-ZONE

Legal Description: BEG AT NE COR SEC 12 TH N87DEG49'01"W ALG N SEC LN 421.79 FT TH S00DEG36'07"W 1033.39 FT TH S87DEG49'01"E 421.79 FT TO E SEC LN TH N00DEG36'07"E 1033.39 FT TO BEG. SEC 12 T3S R1E 10A SPLIT ON 08/20/2001 FROM 000-14-12-226-001-00;

Kerry Pickett, Clerk

2-16-19

2x3"

Eastern Edition

\$42.54

the property located at 3342 Page Avenue, Jackson, Michigan 49203, from residential to heavy industrial.

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

Legal Description: ~~BEG IN E&W 1/4 LN OF SEC 6 AT A PT DISTANT 50 FT W OF CEN OF SEC TH S PAR WITH N&S 1/4 LN TO NLY LN OF PAGE AVE TH WLY AND WLY ALG NLY LN OF SD RD TO E&W 1/4 LN SD PT BEING 804.5 FT E OF W 1/4 POST TH N0°52'E 480.8 FT TH E 905.8 FT TH S0°19'E 480.75 FT TO BEG. SEC 6 T3S R1E 11.88A +/-~~

Michele Manke, Clerk

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

PLANNING COMMISSION MINUTES
July 3rd, 2019

The Leoni Township Planning Commission held a meeting Wednesday, July 3rd, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:30 pm

Members Present: V. Beckwith, J. Southworth, L Maurer & D. Helmlinger

Members absent: K. Cole, B. Lester & J. Spencer are all excused

Persons in attendance: 4

Motion by L. Maurer supported by D. Helmlinger to approve the July 3rd Agenda with the change to adjourn to the vote of the board..

Roll Call Vote 4 Yays V. Beckwith, D. Helmlinger, L. Maurer & J. Southworth
0 Nays

Motion by J. Southworth and supported by D. Helmlinger to accept meeting minutes from June 19th.

Roll Call Vote 4 Yays V. Beckwith, D. Helmlinger, L. Maurer & J. Southworth
0 Nays

Discussion: Not going to go over Old Business until the full board is present. All Old Business will be tabled.

- Old Business:**
- 1) **Discussion of Opting in/out of Recreational Marihuana Businesses.**
No further discussion.
 - 2) **Discussion on Blight Ordinance**
 - 3) **Discussion on Grass Lake Zoning for Agricultural Tourism**

New Business: 1) **8975 Page Ave.**

Mr. Baker commented that the front office had not sent out proper paperwork. Now it is done. Mr. Baker asking for rezoning. He has done everything that was asked to be done and wants to move forward.

Motion by D. Helmlinger, supported by L. Maurer to pass 8975 Page Ave. rezone.

Roll Call Vote 3 Yays V. Beckwith, D. Helmlinger & L. Maurer.
1 Nay J. Southworth
Motion passed.

Public Comment: **Open at** **6:37 pm.**
 Closed at **6:42 pm.**

Motion by J. Southworth, supported by V. Beckwith to adjourn meeting.
Motion adopted by voice vote.

Adjourn 6:45 pm.

Next meeting: July 17, 2019



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

May 13, 2019

Ms. Kerry Pickett, Clerk
Leoni Township
913 Fifth Street
Michigan Center, Michigan 49254

Transmitted via email to clerk@leonitownship.com

Subject: #19-07 – Proposed rezoning to ‘Heavy Industrial (M)’

Dear Ms. Pickett:

The Jackson County Planning Commission (JCPC) reviewed the proposed rezoning to ‘Heavy Industrial (M)’ of the subject property known as Parcel ID# 000-14-12-226-001-03 during its May 9, 2019, meeting. The Commission passed a motion by unanimous vote recommending **disapproval with comments** of the rezoning to ‘M’ to the Leoni Township Board (please see the attached staff report and meeting minutes). Those comments include concern regarding the proper noticing of the public hearing. Accordingly, also attached is a ‘cheat sheet’ that summarizes the public hearing requirements and the requirements for noticing those hearings contained in the [Michigan Zoning Enabling Act](#); (please ‘click’ on the link to view the legislation directly).

Please contact me at (517) 768-6711 or gbauman@mijackson.org if you have any questions regarding this matter. If the proposed rezoning is approved by the Township Board, please send the attached Zoning Amendment Form signed by the Clerk (see the bottom of the form) back to me.

Sincerely,

Grant E. Bauman
Recording Secretary

Attachments:

The Zoning Amendment Form for Case #19-07
The staff report for Case #19-07
The draft minutes of the May 9, 2019, Jackson County Planning Commission meeting
Planning & Zoning Notes #2: Zoning Ordinance Public Hearing & Public Noticing Requirements

cc: Mr. John Spencer, Leoni Township Planning Commission Chair (jds2nd@jspencer.net)



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 | #19-07

To: County Planning Commissioners
From: Grant E. Bauman
Date: May 9, 2019

Proposal: The rezoning of a property in Leoni Township

Request

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

Purpose

The purpose of the request is for 'future economic opportunities' (see the Township's 'Application for Zoning Change or Conditional Use').*

Location and Size of the Property

The subject property (ID# 000-14-12-226-001-03) is situated in Section 12 (T3S-R1E) of the Township (see Figure 1). It is located on the south side of Page Avenue, at the eastern Township border with Grass Lake Charter Township, and has an area of approximately 10 acres.

Land Use and Zoning

Current Land Use – A site visit revealed that the subject property is currently vacant. The buildings shown in the aerial photography have been removed (see Figures 4a & 4b), but a new crushed asphalt drive was installed. Residences are located on the properties to the northeast (on the east side of Hay-ball Road). Other parcels to the north and east are agricultural in nature. The vacant property to the south is owned by Leoni Township (and the Leoni Township Wastewater Treatment Plant is located further to the west). The parcel directly to the west is vacant according to Jackson County GIS, but the site visit revealed that a structure is located near the west line of the subject property.

Future Land Use – 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 in the Township. The *Grass Lake Charter Township Master Plan* places the property to the east in an area recommended for 'Agricultural' purposes.

Current Zoning – The subject property is zoned 'Agricultural (AG)', as are properties to the north and west (see Figure 3). The Grass Lake Township property to the east is zoned 'Single Family Residential (R-2)'. The parcel to the south is zoned 'Heavy Industrial (M)'.

* 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.

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

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water service is not provided to the subject property, and there are no plans to extend that service, according to the Township (see the Rezoning Worksheet Form). Sewer service is currently available.

Public Road/Street Access – Page Avenue, a paved county local road in this part of Leoni Township, provides direct access to the subject parcel. However, the roadway is not constructed to ‘Class A’ (i.e., ‘all season’) standards east of Ballard Road.

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

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission recommends *approval* of the proposed rezoning to ‘M’ (see the Zoning Amendment Form).

Related JCPC Recommendations – The parcel located directly to the south of the subject property, and parcels located further to the west (see Figure 1), were considered for rezoning to ‘Heavy Industrial (M)’ by the JCPC in April and December of 2018 (coordinated zoning cases #18-07 and #18-28, respectively). The recommendation made by the Commission for both rezonings was *disapproval*. The parcels owned by Leoni Township were subsequently rezoned (see Figure 1). However, staff was not able to confirm if the other parcel was rezoned.

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 parcel located further to the west (and waste water treatment plants are included in the category description), ‘Agricultural Preservation’ is recommended for the subject property and surrounding parcels in Leoni Township (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 the Leoni Township Waste Water Treatment Plant is located nearby to the west, no other industrial uses are currently located on surrounding properties. Please see Sec. 42-243 of the Leoni Township Code of Ordinances (attached) for a listing of all of the permitted and conditional uses allowed in the ‘M’ district.

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

Yes. Page Avenue is not built to ‘Class A’ road standards in this part of Leoni Township and is only classified as a county local road. Water service is not provided to the subject property.

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 parcels to the south and further to the west were recently rezoned ‘Heavy Industrial (M)’, the subject property and other parcels to the north and west remain part of an ‘Agricultural (AG)’ district (see Figure 3). The property to the east is part of a ‘Single Family Residential (R-2)’ district in Grass Lake Charter Township.

JCPC Staff Advisement – The proposed rezoning does not conform to the *Leoni Township Master Plan*. Although a property further to the west is recommended for ‘Public/Quasi-Public’ uses (likely due to the presence of the Leoni Township Wastewater Treatment Plant), other industrial uses are not proposed in the general area. Page Avenue is only a local county road in this part of Leoni Township and is not built to ‘Class A’ standards. Water service is not available and there are no plans to make it available. The JCPC recommended disapproval of rezoning other adjacent and nearby properties to ‘M’.

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. The Township should also be made aware that the public hearing was noticed improperly. The notice stated that the hearing would be held before the Township’s Zoning Board of Appeals rather than its Planning Commission and the date identified was April 15th rather than 17th. A new public hearing before the Township’s Planning Commission should be established and noticed properly.

Suggested Actions:

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

Staff Report Attachments:

- *Background information provided by Leoni Township*
- *Sec. 42-243 of the Leoni Township Code of Ordinances*

**Figure 1
Location**

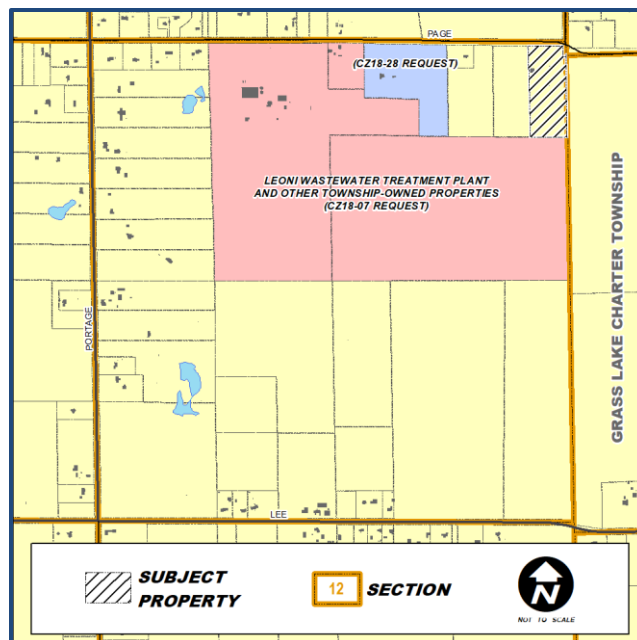


Figure 2
Municipal Future Land Use

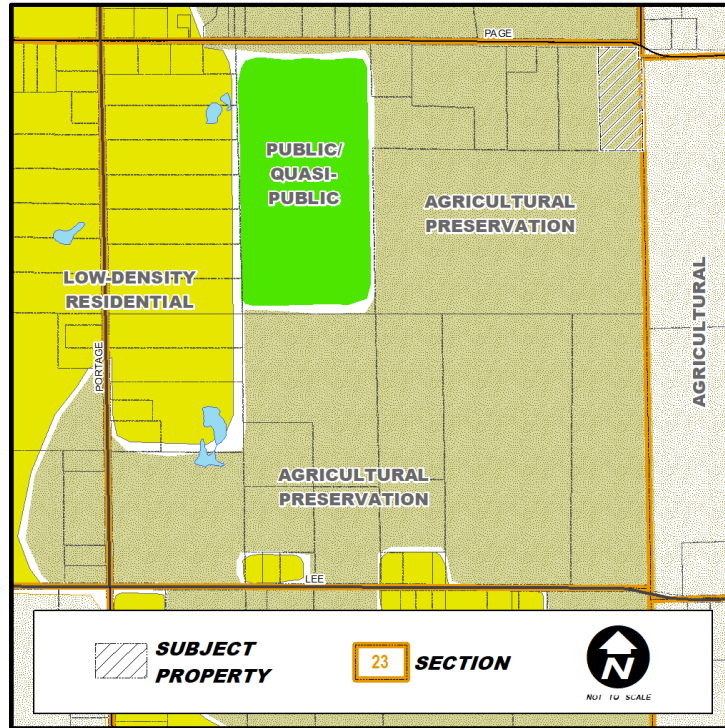
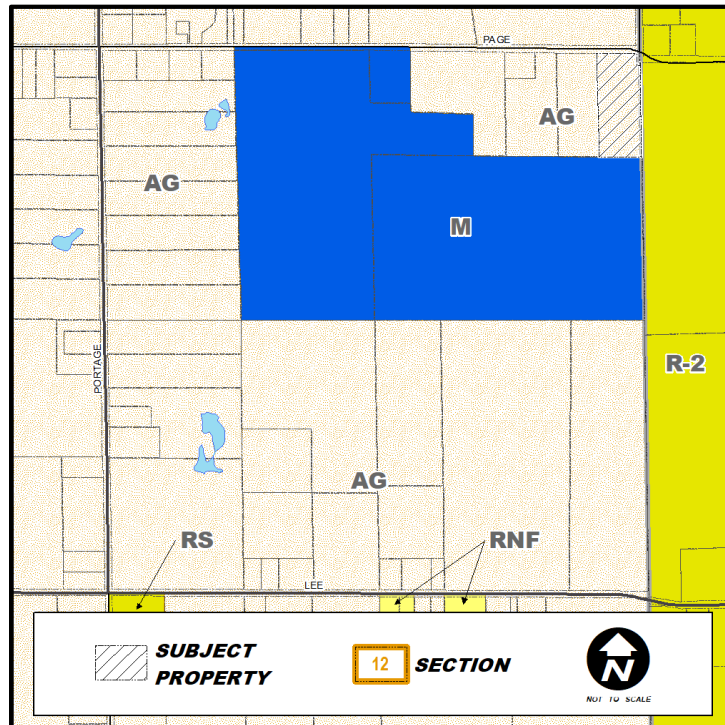
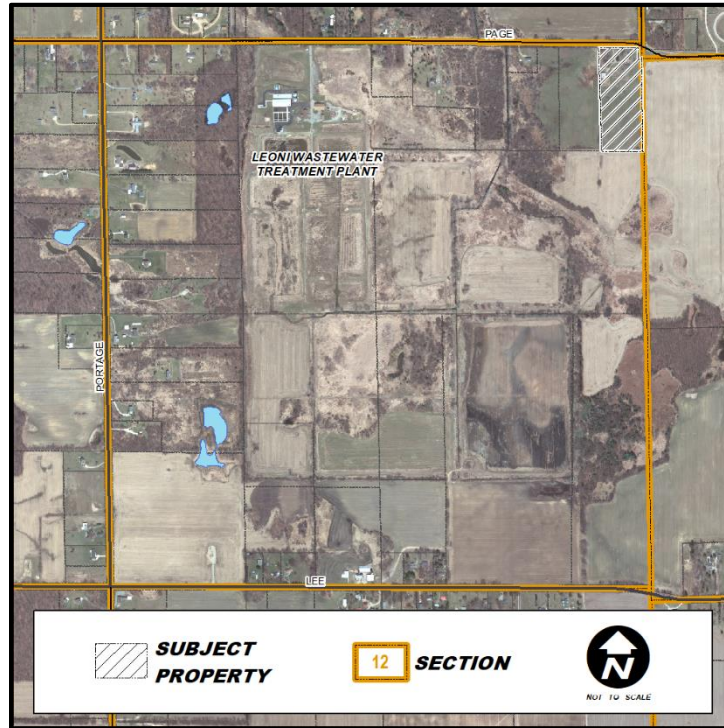


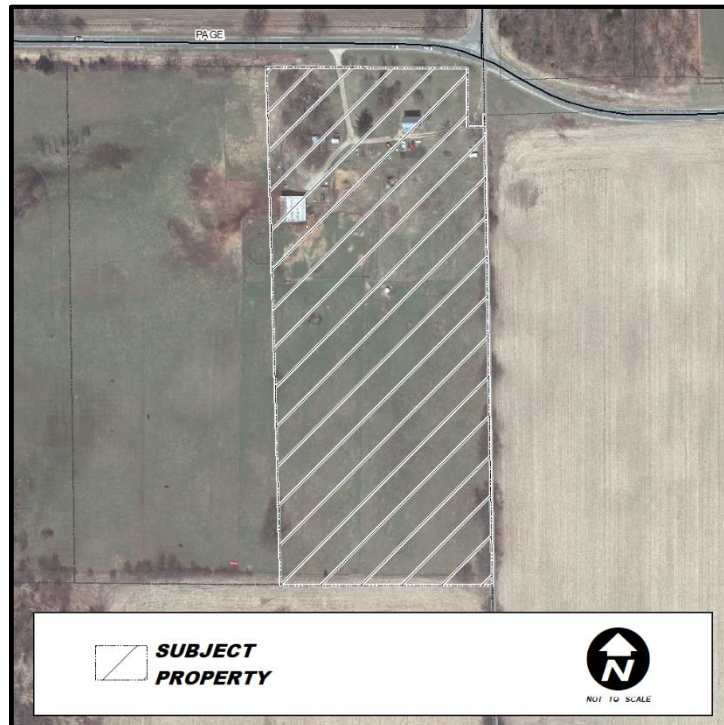
Figure 3
Municipal Zoning



**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.)

000-14-12-226-001-03 10 Acres

Attached

1. The above described property has a proposed zoning change FROM Agriculture (Ag) ZONE TO Heavy Industrial (M) ZONE.
2. PURPOSE OF PROPOSED CHANGE: for economic reasons

B. ZONING ORDINANCE TEXT AMENDMENT:

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

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

C. PUBLIC HEARING on the above amendment was held on: month April day 18th year 2019

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 3 day 31 year 2019
(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 Publication

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

John Spence Chair or Secretary 4 / 17 / 19 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

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

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

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

TOWNSHIP BOARD ACTION:

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

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

Township Clerk

JCPC Case #: 19 - 07
(For JCPC Use Only)

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____
 Township official we may contact: Kerny Pickett Phone #: (517) 936-2290
 Applicant: Matthew Baker Phone #: (734) 664-2803
 Rezoning Request: From: Agricultural (Ag) To: Heavy Industrial (M)
 Property Location: Section(s): 12 Quarter Section(s): NW NE SW SE
 Legal Description and/or Survey Map/Tax Map (please attach) Yes No (Please do not use only the Parcel ID Number)
 Parcel Size (if more than one parcel, label "A" - "Z"): 10 ACRES

Please attach location map Yes No
 What is the existing use of the site? none

What is the proposed use of the site? unknown

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
 North: Agricultural South: Leoni Twp. DPW
 East: proposed Medical Marijuana West: Agricultural

What are the surrounding Zoning Districts?
 North: (AG) Agricultural South: (M) Heavy Industrial
 East: (AG) Agricultural West: (AG) Agricultural

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

Is municipal water currently available? Yes No Will it be made available? Yes No If yes, when? _____
 Is municipal sewer currently available? Yes No Will it be made available? Yes No If yes, when? _____
 Does the site have access to a public street or road? Yes No If yes, name _____
 Are there any known environmental constraints on the site? Yes No
 Wetland(s) Floodplain(s) Brownfield(s) Soil(s) Other (please specify) _____

Please attach the minutes of the Planning Commission.
 Yes, the minutes are attached. No, the minutes are not attached.
 Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.
 Yes, copies of documentation are attached. No, copies of documentation are not attached.
 Please attach any public comments, letters, or petitions.
 Yes, public comments are attached. No, public comments are not attached.

Please include any additional information or comments as an attachment.

Leoni Township Office

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

RECEIVED

MAR 13 2019

DATE OF APPLICATION: 13 MAR 2019

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

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

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

49662 Potomac Rd.
Carleton, MI 48188

1. Applicants Name: 8975 PAGE AVE LLC MATTHEW BAKER Phone: 734-664-2803
2. Address of Property Involved: 8975 PAGE AVE JACKSON MI 49201
3. Legal Description of Property: PART OF THE NE 1/4 OF SEC 12, T35, R1E
LEONI TWP., JACKSON COUNTY MI
4. The above property is presently Zoned: AGRICULTURAL
5. I wish the zoning to be changed from: AGRICULTURAL to: INDUSTRIAL
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: FUTURE ECONOMIC OPPORTUNITIES

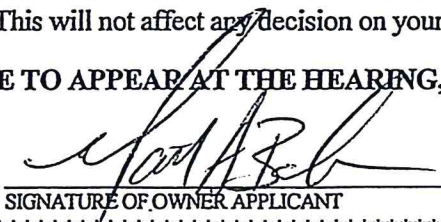
NOTE: Attach an ACCURATE SURVEY DRAWING of said property drawn to scale showing existing and proposed building and structures, the type thereof and their uses, and the distances from property lines.

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

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


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

FEE: \$350⁰⁰


SIGNATURE OF OWNER APPLICANT

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: 4/17/19

CHAIRMAN: 
SIGNATURE

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

DATE: 8/8/19 JCPC Agenda Packet

CLERK: _____
SIGNATURE

NOTICE

The Leoni Township Zoning Board of Appeals will hold a Public Hearing Monday, April 15, 2019, @ 6:00 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, to hear a request from Matthew Baker, 8975 Page Ave., Jackson, MI 49201

Property Code # 000-14-12-226-001-03

Purpose of hearing: RE-ZONE

Legal Description: 000-14-12-226-001-03

BEG AT NE COR SEC 12 TH N87DEG49'01"W ALG N SEC LN 421.79 FT TH S00DEG36'07"W 1033.39 FT TH S87DEG49'01"E 421.79 FT TO E SEC LN TH N00DEG36'07"E 1033.39 FT TO BEG. SEC 12 T3S R1E 10A SPLIT ON 08/20/2001 FROM 000-14-12-226-001-00;

Kerry Pickett, Interim Clerk

2 column x 5.5"

Eastern Edition

3/31/19

\$42.54

LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1380 FAX
<http://leonitownship.com>

NOTICE

The Leoni Township Zoning Board of Appeals will hold a Public Hearing Monday, April 15, 2019, @ 6:00 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, to hear a request from Matthew Baker, 8975 Page Ave., Jackson, MI 49201

Property Code # 000-14-12-226-001-03

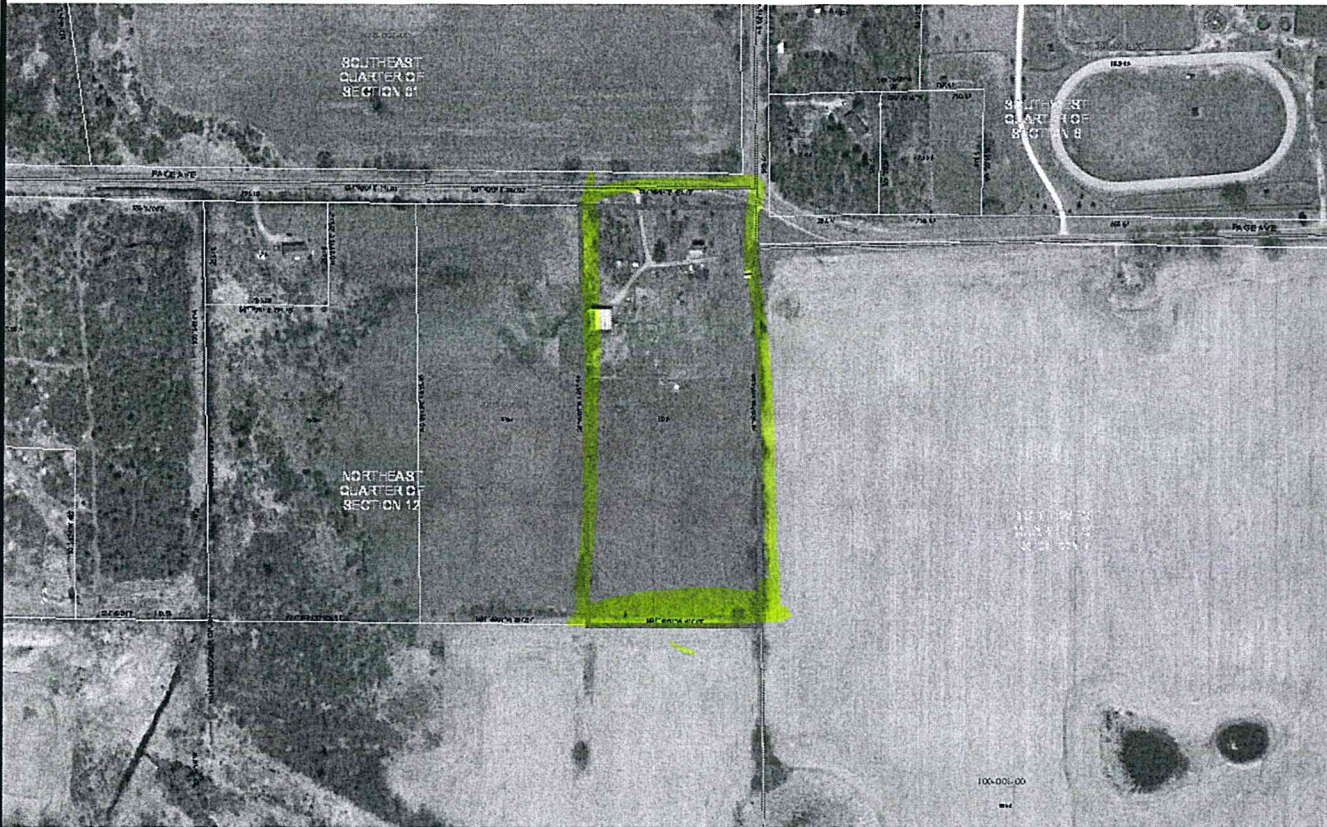
Purpose of hearing: RE-ZONE

Legal Description: 000-14-12-226-001-03

BEG AT NE COR SEC 12 TH N87DEG49'01"W ALG N SEC LN 421.79 FT TH S00DEG36'07"W 1033.39 FT TH S87DEG49'01"E 421.79 FT TO E SEC LN TH N00DEG36'07"E 1033.39 FT TO BEG. SEC 12 T3S R1E 10A SPLIT ON 08/20/2001 FROM 000-14-12-226-001-00;

Kerry Pickett, Clerk

PARCEL DATA SHEET - PARCEL ID: 000-14-12-226-001-03



OWNER NAME	8975 PAGE AVE LLC		2017	2018	2019
OWNER ADDRESS	49622 POTOMAC RD CANTON MI 48188	TAXABLE VALUE	\$29,124	\$29,735	\$22,546
HOMESTEAD	0%	ASSESSED VALUE	\$49,433	\$55,548	\$22,546
PARCEL ADDRESS	8975 PAGE AVE JACKSON MI 49201	TAX DESCRIPTION	BEG AT NE COR SEC 12 TH N87DEG49'01"W ALG N SEC LN 421.79 FT TH S00DEG36'07"W 1033.39 FT TH S87DEG49'01"E 421.79 FT TO E SEC LN TH N00DEG36'07"E 1033.39 FT TO BEG. SEC 12 T3S R1E 10A SPLIT ON 08/20/2001 FROM 000-14-12-226-001-00;		
PROPERTY CLASS	101 - AGRICULTURAL				
STATUS	Active				
ACREAGE	10 Acres				
GOV'T UNIT	Leoni				
TAX UNIT	Leoni				
SCHOOL DISTRICT	GRASS LAKE SCHOOL				
LIBER/PAGE	2112-1142				



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 April 23, 2019.



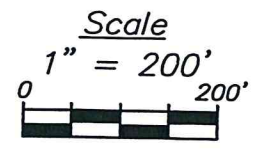
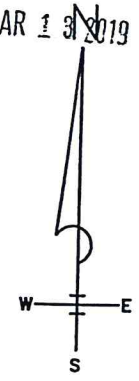
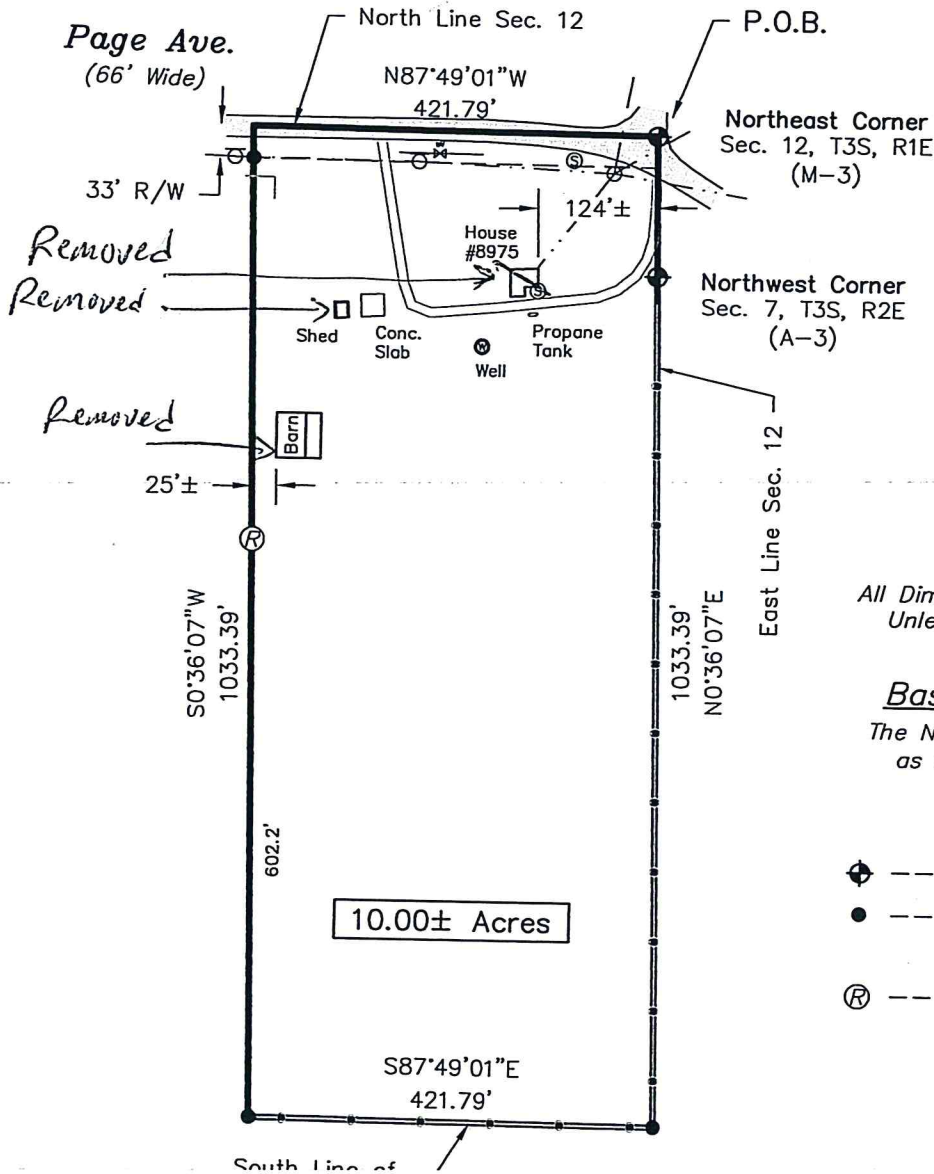
Certificate of Survey

Part of the NE 1/4 of
 Sec. 12, T3S, R1E
 Leoni Twp., Jackson County, MI

Certified To:
 Derek Zmich

RECEIVED

MAR 13 2019



Note

All Dimensions are Measured
 Unless Otherwise Noted

Basis of Bearings

The North Line of Sec. 12
 as being N87°49'01"W

Legend

- ⊕ --- Section Corner
- --- Found Iron #29245
 Unless Otherwise Noted
- Ⓡ --- Set Rebar W/ Cap
 "DEE 29245"

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

PLANNING COMMISSION MINUTES
April 17, 2019

The Leoni Township Planning Commission held a meeting Wednesday, April 17, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:32 pm

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

Members absent: 0
Persons in attendance: 24

Purpose of Planning Commission read by J. Spencer.

Motion by Beckwith, supported by Southworth, to approve the agenda.
Motion carried by voice vote.

Motion by Cole, supported by Southworth, to approve the minutes of April 3, 2019.
Motion carried by voice vote.

Public Comment: **Open at 6:36 pm.**
 Closed at 6:46 pm.

Old Business: **1) Opting in or out of Marihuana Businesses.**
 April 20th is the the last day for license application
 deadline. We will not have any hearings before this date; it
 will give us a better idea of how many we are dealing with.

New Business: **1) Rezoning 8975 Page Ave.**
 Matthew Baker request for rezoning from agricultural to
 Heavy Industrial

Public Hearing: **Opened at 6:48 pm**

Chairman Spencer requested comment from applicant:
Attorney representing Matthew Baker, asks board to rezone 8975 Ann
Arbor Rd. for economic opportunity.

Chairman Spencer requested comment from public: **None.**

Chairman Spencer requested Board comment:

Southworth does not think they have enough road frontage and to much surrounding residential properties.
Cole had concerns about Medical/Recreational Marihuana in this area.

Public Hearing: Closed at 7:07 pm

Motion by Spencer that it be recommended to the Board of Trustees, 8975 Page Ave. be rezoned from Agricultural to Industrial, supported by Helmlinger.

Roll Call Vote: 5 Yays Beckwith, Spencer, Maurer, Helmlinger & Lester
2 Nays Southworth and Cole

Motion carried.

2) 6300 Ann Arbor Rd. Conditional Use Permit

Public Hearing opened: 7:08 pm

Chairman Spencer requested comment from applicant:

Architect for Speedway and Company Representative
Submitted plans for a B5 conditional use for a Speedway gas station & café.

Chairman Spencer requested comment from Public:

None.

Chairman Spencer requested comment from the Board:

Mr. Cole commented that it is allowed in our Ordinance.

Public Hearing Closed: 7:23pm

Motion by Spencer to recommend to the Board of Trustees that approval of 6300 Ann Arbor Rd., B5 Conditional Use for Speedway be granted.

Roll Call Vote: 7 Yays Beckwith, Spencer, Maurer, Southworth, Helmlinger, Cole & Lester.

0 Nays

Motion carried

3.) Board review of 6300 Ann Arbor Rd. Site Plan for Speedway Gas Station.

Public Hearing: Opened at 7:24 pm

Chairman Spencer requested comments from Speedway representatives;

Presentation given by Architect for Speedway and Company Representative.

Chairman Spencer requested comment from Public;

Ms. Dean commented that right hand only turns should be allowed by semi-trucks.

Chairman Spencer requested comment from Board;

Board question about traffic patterns,
Answered; Speedway has prepared and is submitting traffic study to JCDOT/MDOT for review. Board agrees that it is up to JCDOT/MDOT.

Cole asked about landscaping intentions.

Mr. Spencer asked Mrs. Hemlinger if design looked appropriate as she has expertise in these matters, she replied yes.

Check List was gone through, no negative findings.

Public Hearing Closed: 7:50pm

Motion made by Spencer to recommend approval of Site Plan for Speedway Project 6300 Ann Arbor Rd. to Board of Trustees, Supported by Beckwith

*Roll Call Vote: 7 Yays Beckwith, Lester, Cole, Southworth, Spencer, Mauer & Hemlinger.
0 Nays*

Motion carried.

Public Comments: **Opened at 7:51 pm**
 Closed at 7:51 pm

Motion by Spencer, supported by Beckwith to recommend that Board of Trustees ask JCDOT/MDOT for right hand turn only for 6300 Ann Arbor Rd. exit.

*Roll Call Vote: 7 Yays Beckwith, Lester, Cole, Southworth, Spencer, Mauer, Hemlinger.
0 Nays*

Motion carried.

Board Discussion: Beckwith wants to know if a variance can be granted beyond 180 days if it is approved and not started within 6 months.

Southworth wants to add more equipment for small Children at Leoni Township Park. Lions do not want more, but the Lioness' do.

Cole supports Southworth suggestion.

Spencer makes comment about M-Live's continuing negative comments about Leoni Township. He could care less what they think of Leoni, they will never say anything positive anyway.

Helmlinger agrees.

Adjourn to the call of the Chair: 8:03 pm.

Next meeting: May 1st, 2019

Public Comment

Kim Dean

1. time to get gun range ordinance
looks at other townships about
their gun ordinances. Put gun ranges
near highways.

Speedway - wants signs saying semi-
must turn right because of traffic

Public Comment Closed
6:46pm.

Old business opting in or get after
April 20 will be the best of licensing
being approved.

1 Rezoning 8975 Page Ave - Matthew Baker
request rezoning from ag to industrial

Open comment 6:48 to public

Attorney representing Mr. Baker says it is
for economic opportunities - please rezone

use is consistent with surrounding properties.

Judy Southworth - not satisfied with rezoning. Don't have road frontage to match residential properties surrounding this property.

Mr. Baker talked to Helene, property next to his was rezoned heavy industrial and it has no sewer - no water.

Sam from Grass Lake says visibility will be a ~~big~~ problem road frontage is very poor to be used for heavy industrial.

Kim Dean - about this rezoning. Concerned that this is a back door way for more marijuana. Not a good idea.

Public Comment Closed at 7:07 PM.

D. Helminger & Southworth made comment on county road commission about road usage & traffic.

Sec. 42-243. - Heavy industrial district (M).

(a) *Purpose.*

- (1) The heavy industrial district is designed to provide suitable space for industrial operations of all types that can comply with all provisions of this chapter and can ensure protection of the public interest and surrounding property and persons. When such use abuts the side and/or rear line of a lot in any R district, a compact evergreen hedge, solid wall or painted board fence not less than five feet shall be maintained at the property line.
- (2) No land shall be used or occupied and no structure shall be designed, erected, moved, altered, used or occupied except for one or several of the permitted uses listed in this section and accessory uses thereto or for one or several of the conditional uses listed in this section.

(b) *Permitted uses.* Permitted uses are as follows:

- (1) Manufacturing, processing and/or fabrication. Any structure used therefor shall be not less than 100 feet from any R or AG district.
 - a. Automotive and aircraft parts (not including tires) and metal working, excluding presses of over 20 tons capacity and machine-operated drop hammers.
 - b. Automotive assembling, including major repair.
 - c. Bag, rug and carpet cleaning.
 - d. Bakery, large wholesale and chain types.
 - e. Bottling plant, brewery, or dairy products plant.
 - f. Candy, potato chips, and flavoring extracts.
 - g. Cleaning or dyeing plants and laundries.
 - h. Cold storage plant.
 - i. Electrical equipment and motor assembly.
 - j. Electric foundry or small foundry for nonferrous metals.
 - k. Experimental laboratory.
 - l. Felt and felt products.
 - m. Flexible hose lines and fittings, basic manufacture.
 - n. Garage maintenance tools and equipment.
 - o. Garment making, apparel and accessories.
 - p. Heating and air conditioning equipment.
 - q. Mattress making and box springs.
 - r. Paper products fabrication.
 - s. Pharmaceuticals, cosmetics and toiletries.
 - t. Plastic products from purchased plastic materials.
 - u. Professional and scientific instruments.
 - v. Surgical supports and hospital equipment.
 - w. Tool and die shops—screw machine products.
 - x. Tube fabrication, bending and welding.
 - y. Wire fabricators.

- z. Wood products assembly.
 - aa. Any other light manufacturing, processing and/or fabrication, but not including any uses specifically listed in subsection (b)(2) of this section.
- (2) Manufacturing (basic), processing and/or fabrication. Any structure used therefor shall be not less than 200 feet from any R or AG district.
- a. Abrasives, acid, alcohol, ammonia and asbestos.
 - b. Bone black, carbon black, and lamp black.
 - c. Brick, clay, or tile manufacture.
 - d. Canning and preserving plants.
 - e. Charcoal and coke, basic manufacture.
 - f. Chemicals, manufacture or processing.
 - g. Cinderblock fabrication.
 - h. Creosote treatment.
 - i. Detergents, soaps and byproducts.
 - j. Forge plants and foundries.
 - k. Fungicides and insecticides.
 - l. Galvanizing and anodizing processes.
 - m. Gases, manufacture.
 - n. Glass products.
 - o. Glue, size or gelatin, manufacture.
 - p. Grain milling and mixing.
 - q. Graphite manufacture.
 - r. Insulation, manufacture or fabrication.
 - s. Metals, ingots, castings, sheets, bars or rods.
 - t. Oils and fats, animal or vegetable, manufacture.
 - u. Paints, pigments, enamels, japans, lacquer, and varnishes.
 - v. Paper pulp and cellulose.
 - w. Paraffin, wax and wax products.
 - x. Petroleum and petroleum products, refining and processing (buildings and/or plant to be located not less than 150 feet from the boundary line of the lot).
 - y. Plastics, basic manufacture.
 - z. Plating of metals.
 - aa. Rubber and rubber products, manufacture.
 - bb. Sauerkraut, vinegar and yeast, manufacture.
 - cc. Sawmill or planing mill.
 - dd. Serums, toxins, and viruses, manufacture.
 - ee. Any other basic manufacturing, processing and/or fabrication, but not including any use specifically listed in subsection (c) of this section and/or those prohibited by any other law or ordinance.

- (3) Sale at wholesale and retail, warehousing and storage, and repair, rental and servicing of any of the uses enumerated in subsections (b)(1) and (2) of this section, provided any building used for such purpose shall be located not less than 75 feet from any R or AG district.
- (4) Other uses by right.
 - a. Canteen service.
 - b. Carnival, circus or other temporary outdoor entertainment; provided, however, that the location and a permit therefor shall be provided by the township board.
 - c. Contractor's yards for vehicles, equipment, materials and/or supplies, but excluding asphalt and cement mixing, provided that such yards shall be not less than 200 feet from any R or AG district.
 - d. Gasoline service station, provided that any building used for such purposes shall not be nearer than 50 feet to any R or AG district.
 - e. Landing field for airport or rotocraft, provided that any hangar or servicing facilities shall be not less than 500 feet from any R or AG district.
 - f. Municipal buildings, including warehouses, outside storage and garages, provided that such buildings and premises shall be not less than 100 feet from any R or AG district.
 - g. Parking and/or storage yards for motor vehicles (no junked vehicles) and including transport equipment, provided such yards shall be not less than 200 feet from any R or AG district.
 - h. Trucking freight terminals and yards, provided such buildings shall be not less than 200 feet from any R or AG district.
- (c) *Conditional uses.* Conditional uses are as follows:
 - (1) Alkali plants, manufacture.
 - (2) Asphalt plants.
 - (3) Automobile wrecking and salvage yards. The owner, lessee or user of premises storing vehicles or chassis shall apply to the township board for authorization for such storage. Such authorization may be granted subject to reasonable regulations protecting the public health, safety and welfare, including but not limited to sufficient lot size and screening of stored vehicles from the public.
 - (4) Building materials salvage yard.
 - (5) Bulk storage of explosives.
 - (6) Cement manufacture and concrete mixing operations.
 - (7) Fertilizer manufacture.
 - (8) Gravel and rock crushing operations.
 - (9) Gypsum and other forms of plaster base manufacture.
 - (10) Incinerators or reduction of garbage, refuse, bones, offal or dead animals.
 - (11) Junkyard. The township board authorization shall only be granted after full compliance with chapter 28, article III, dealing with the licensing and regulation of junkyards. Any township board authorization shall be conditioned upon continued compliance with the provisions of chapter 28, article III.
 - (12) Meat slaughtering.
 - (13) Sanitary landfill and/or dump.
 - (14) Stockyards and livestock auction yards.

- (15) Storage of liquid petroleum gas, 500 gallons or over.
- (16) Storage of flammable liquids, 3,000 gallons or over.
- (17) Any other industrial use which is determined by the township board to be of the same general character or similar nature as the uses listed in this subsection and not prohibited by any other law or ordinance, provided application is made to the township board and a permit is issued for the operation thereof subject to section 42-348 and other limitations as follows:
 - a. Every structure or premises used for such purposes shall be located not less than 500 feet from any R, AG or B district.
 - b. Every structure or premises used for such purposes shall be located not less than 100 feet from any enumerated uses in subsections (b)(1), (2), (3), and (4) of this section.
 - c. The township board may prescribe such additional limitations as are in its opinion necessary to secure the objectives of this chapter.
- (18) Automobile storage yards. These premises shall be used for the storage of vehicles bearing a current license plate as of the time the vehicle is placed upon the premises, and shall not be used for the stripping, salvaging, scavenging, or dismantling of vehicles or vehicle parts. The sale of junked vehicles, which are vehicles that have been wrecked or salvaged and are inoperative or obsolete, at the site of an automobile storage yard must be conducted within the screened portion of the lot. The sale of used vehicles, which are vehicles that bear a current license plate as of the time the vehicle is placed upon the premises and vehicles in an operative condition, at the site of an automobile storage yard can be conducted anywhere within the screened portion of the lot or outside the screened portion of the lot in the front yard only.
- (19) Recreational vehicle storage yards.
 - a. These premises shall be used for the storage of recreational vehicles bearing a current license plate as of the time the vehicle is placed upon the premises, as well as maintaining a current plate and registration with the state during the full length of storage.
 - b. All vehicles in storage must be contained inside of a minimum six-foot privacy fence.
 - c. The sale of junked vehicles, or used vehicle parts, wrecked or salvage, and/or inoperative or obsolete vehicles, at the site of a recreational vehicle storage yard is prohibited.
 - d. The fundamental purpose of this subsection is to promote public health, safety, and general welfare by allowing storage of recreational vehicles in certain areas for the people of the township, and to prohibit and limit the storage of inoperable motor vehicles.
- (20) Light industrial use.
- (21) Telecommunications towers.
- (d) *Area, yard, height and bulk regulations.* See section 42-271.

(Ord. of 3-26-2001, § 4.5.2; Ord. of 5-20-2002)

This page is intentionally blank.



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 | #19-19

To: County Planning Commissioners
From: Grant E. Bauman
Date: August 8, 2019

Proposal: Establishing Standards for Grass Lake Township’s Light Industrial/
Highway Commercial (LI/HC) District

The Request and Background Information

Grass Lake Township’s current zoning map has shown that two areas of the municipality are currently zoned ‘Light Industrial/Highway Commercial (LI/HC)’. However, the Township never established standards for that district. Accordingly, the Township Planning Commission is proposing that Chapter 13 (LI/HC — Light Industrial/ Highway Commercial District) be amended to the *Grass Lake Charter Township Zoning Ordinance* (see attachment).

Analysis and Recommendation

Staff Analysis

The new chapter is an amalgamation of pertinent descriptions and standards culled from the ‘HC’ and ‘LI’ chapters. Much of the text is verbatim. A few comments follow:

- Since the new chapter has been designated as #13, all subsequent chapters need to be renumbered. Some thought has been given to this, as the references to pertinent chapters have been changed in Sec. 13.04. However, staff suggests that the renumbering of those chapters should be included in any motion to approve the amendment.
- The listings of permitted and special land uses differentiate between uses with or without ‘drive-through facilities’. Making this distinction makes sense in an area where the Township wishes to encourage pedestrian circulation or where lots are small. However, given that the district is auto-oriented, staff suggests that the Township may wish to consider removing the special land use requirement for ‘drive-through facilities’.
- ‘Accessory buildings, structures and uses, customarily incidental to any Permitted or Special Land Use’ has been included under the special land uses listing. This standard means that any proposed outbuilding would trigger the requirement for a special land use permit, adding time (and expense) to the approval process. Staff suggests that this is unnecessary and that it should be a permitted use.
- Some of the standards appear to be duplicative (see Sec. 13-04, J2 and J7). Staff suggests that these occurrences be identified and combined into single standards.

JCPC Staff Advisement – Standards are needed for the established ‘LI/HC’ and the approach taken by the Township is reasonable.

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed Chapter 13 to the Grass Lake Township Board.

Staff Report Attachments:

- Background information provided by Leoni Township

Suggested Actions:

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

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

ZONING AMENDMENT FORM



**JACKSON COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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 _____ SECTION Chapter 13
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 July day 18 year 2019

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month June day 27 year 2019
(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 Grass Lake Times

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

Jere Hinkle Chair or Secretary July / 31 / 2019 (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.

CHAPTER 13

LI/HC LIGHT INDUSTRIAL/HIGHWAY COMMERCIAL DISTRICT

SECTION 13.01 DESCRIPTION AND PURPOSE

This District is intended primarily for uses emphasizing highway related service, such as service stations, restaurants, and other related use and/or intended for Industrial uses generally limited to those areas that are or may be served by public utilities. Certain industrial uses may be permitted without utilities. Managing access to individual properties will receive strong consideration during the review of individual sites. The use of combined drives, service drives, and well planned access points will be stressed. Efforts will be made to discourage the placement of loading areas, outside storage and other unattractive features in areas clearly visible from the front roadway.

Industrial properties will generally have the following characteristics:

1. Access to an appropriate roadway capable of accommodating the weights and/or volumes of trucks.
2. Availability of public utilities.
3. Sufficient property to accommodate generous setbacks for parking, loading, and other activity areas.
4. Designed to limit any negative effects on existing homes or other uses.

SECTION 13.02 PERMITTED USES

Land and/or buildings in the LI/HC District may be used for the following purposes as Permitted Uses:

- A. Financial and business service establishments, banks and credit unions without drive through services.
- B. Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.
- C. Health and fitness clubs.
- D. Manufacturing, research, assembly, testing and repair of components, devices, equipment and systems of professional, scientific and controlling instruments, photographic and optical goods, and electronic and electrical equipment such as:

1. Communication, transmission and reception equipment such as coils, tubes, semi-conductors, navigation control equipment and systems guidance equipment.
 2. Computer equipment and accessory systems.
 3. Food products, bakery goods, candy and beverages.
 4. Graphics and art equipment.
 5. Metering instruments.
 6. Optical devices, equipment and systems.
 7. Photographic equipment.
 8. Radar, infrared and ultra-violet equipment and systems.
 9. Scientific and mechanical instruments such as calipers and transits.
 10. Testing equipment.
- E. Manufacturing, processing, packaging or assembling of the following:
1. Fabrication of paper and wood products such as office supplies, bags, books, cabinets, furniture, and toys.
 2. Pharmaceutical preparation, cosmetics, and toiletries.
 3. Stone, clay, glass and leather products.
- F. Professional offices for doctors, dentists, lawyers, architects, engineers and other similar professions.
- G. Printing, publishing and related activities.
- H. Research and design centers where said centers are intended for the development of pilot or experimental products, together with related office buildings for such research facilities where those offices are designed to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel.
- I. Restaurants, excluding those with drive-through services.
- J. Small Solar Energy Systems.
- K. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

SECTION 13.03 SPECIAL LAND USES

Land and/or buildings in the LI/HC District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 15, including consideration of the Specific Special Land Use Requirements of Section 15.07:

- A. Accessory buildings, structures and uses, customarily incidental to any Permitted or Special Land Use.
- B. Building material sales.

- C. Churches.
- D. Commercial greenhouses and nurseries, when operated primarily as wholesaling operations and retail sales.
- E. Day care center.
- F. Farm machinery sales.
- G. Financial and business service establishments, banks and credit unions with drive through services.
- H. Hospitals. See section 14.07, item 5. Hospital
- I. Hotels and/or motels.
- J. Indoor and outdoor commercial recreation including bowling, miniature golf course, outdoor skating rinks and similar uses.
- K. Manufacturing, processing or packaging of plastic products such as laminate, pipe, plumbing products, and miscellaneous molded or extruded products.
- L. Metal fabrication.
- M. Open-air businesses.
- N. Retail businesses, which supply commodities such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, books or hardware.
- O. Restaurants with drive-through services.
- P. Skilled trade and general construction contractors' offices, warehouses and yards.
- Q. Tool and die, job, machine, and skilled trade shops.

SECTION 13.04 DISTRICT REGULATIONS

- A. No main building or structure, nor the enlargement of any main building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.
- B. Site Plan Review is required in accordance with Chapter 16.
- C. Parking is required in accordance with Chapter 17.
- D. Signs are permitted in accordance with the requirements of Chapter 18.
- E. Lot and yard requirements are as noted below.

LI/HC DISTRICT DEVELOPMENT REQUIREMENTS				
Yards	Front		Side	Rear
	With service drive in front yard	35 ft.		
	With no service drive in front yard	50 ft.		

	No parking is permitted in the front yard		
Building Height	60 ft.		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	200 ft	1 acre	Maximum 40%

F. Driveways within the Light Industrial/Highway Commercial District shall be provided as follows:

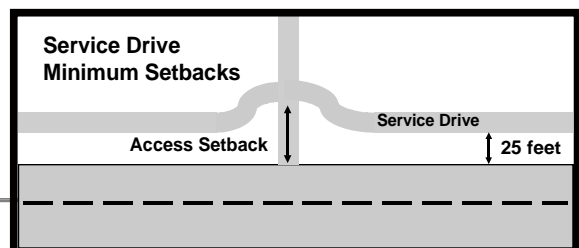
1. Each lot may be permitted one (1) driveway, provided the spacing requirements of the Section can be achieved. An additional driveway may be permitted where necessary to separate truck or delivery traffic from other site related traffic.
2. The Planning Commission may be permit additional driveways for any site, providing the spacing and alignment criteria listed below are met, and a traffic impact study is completed that justifies an additional driveway.
3. The Planning Commission may permit two (2) one-way driveways rather than a single dual movement driveway for particular uses where safer, more efficient circulation and function of the drives can be demonstrated.
4. The applicant shall submit evidence indicating that the sight distance requirements of the Michigan Department of Transportation (MDOT) or Jackson County Department of Transportation (JCDOT), as appropriate, are met.
5. Driveways shall be spaced from existing signalized intersections adequately to minimize conflicts with signal operations. If the site has access to a traffic signal or if the driveway has potential to be signalized, the site shall be designed and way-finding signs provided to direct traffic flow to use the signal. Way finding signs may be in addition to those otherwise permitted in the District and shall contain no advertising and be used only for purposes of directing traffic. No way finding sign shall exceed two (2) square feet or be higher than three (3) feet.
6. Interior drives shall provide circulation between uses through the use of shared driveways and internal access connections rather than separate,

individual driveways. Site plan or other zoning approvals shall be conditioned on the submission of easement agreements that clearly describe future access conditions and restrictions.

- 7. Stacking or queuing depth at driveways shall be sufficient to accommodate expected peak hour volumes without conflict to inbound or internal circulation.
- 8. Driveway Spacing:
 - a. Driveways shall be spaced a minimum of one hundred eighty five (185) feet from driveways on the same side of the street, centerline to centerline.
 - b. Driveways shall be aligned with driveways on the opposite side of the street or offset spaced a minimum of one hundred fifty (150) feet, centerline to centerline.
 - c. Driveways shall be spaced at least one hundred fifty (150) feet from an intersection of a private or public street measured from near pavement edge of the street to near pavement edge of the driveway throat.
 - d. The Planning Commission may modify the spacing if traffic or pedestrian safety, traffic circulation, or site conditions warrant the modification, based on traffic studies or other professional opinion.

G. Frontage Roads and Service Drives:

- 1. The Planning Commission may require the construction of frontage roads or rear service drives along parcels to connect future or existing developments.
- 2. In particular, the Planning Commission shall require development of service drives where service drives can provide access to signalized locations, where service drives may minimize the number of driveways onto an abutting roadway, and as a means to ensure that traffic is able to safely ingress and egress the site.
- 3. Where service drives and frontage roads are constructed they shall be set back as far as reasonably possible from the intersection of the access driveway with the street.
- 4. A minimum of twenty-five (25) feet shall be maintained between the public street right-



of-way and the pavement of the service drive.

H. Setbacks and Landscaping:

1. Parking is not permitted in the front yard. The front yard, except for necessary entrance or service drives, shall be landscaped.
2. The Planning Commission shall consider a landscape plan submitted in conjunction with any site plan in the Light Industrial/Highway Commercial District.
3. No outside storage shall be permitted in any yard adjacent to the I-94 right-of-way. Any yard abutting the I-94 right-of-way shall be landscaped.

I. Lighting shall comply with the provisions of Section 3.16, in addition to the provisions noted below:

1. Off-street parking areas shall be adequately lit to ensure security and safety.
2. Notwithstanding the requirements of Section 3.16, light fixtures shall be no higher than twenty (20) feet and shall be provided with light cut-off fixtures that direct light downward. The Planning Commission may be allow higher fixtures for parking lots containing more than two hundred (200) spaces provided that the fixtures do not adversely affect neighboring or nearby properties.
3. Lighting shall illuminate only the parking lot or other areas approved for illumination by the Planning Commission.
4. Canopy lighting shall be mounted flush with the canopy surface.

J. Site Design Requirements:

1. Buildings shall to be sited to protect natural features. To the extent possible, natural features such as natural grade, trees, vegetation, water bodies, and others shall be incorporated into the site plan.
2. Mechanical equipment and service areas should be visually screened from adjacent properties, public roadways, or other public areas. Architectural

designs for buildings should include design features to contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards. Brick ought to be used as the predominant material utilized on facades that are visible from a public right-of-way or parking lots. Other materials may be used for architectural accents, provided the materials shall have the appearance of wood or cut or cast stone.

3. Buildings with exterior walls greater than fifty (50) feet in horizontal length should be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls. Walls visible from a public street ought to be designed using architectural features and landscaping (abutting the building) for at least fifty percent (50%) of the wall length.
4. Other walls shall incorporate architectural features and landscaping for at least thirty percent (50%) of the wall length.
5. On-site landscaping should abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.
6. The predominant building materials ought to be those characteristic of the township, such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure. Metal roofs may be allowed if compatible with the overall architectural design of the building.
7. Architectural designs for buildings shall include design features to contain and conceal trash enclosures, dumpsters, loading docks and service yards. Brick, wood, native stone and tinted/textured concrete masonry units and/or glass products shall be used as the predominant material utilized on facades that are visible from a public right-of-way. Other materials may be used for architectural accents, provided the materials shall have the appearance of these materials.
8. Exterior colors should be of low reflectance, subtle, neutral or earth tone colors. High intensity colors such as black, neon, metallic or fluorescent

for the facade and/or roof of the building are prohibited except as approved for building trim.

DRAFT



1. CALL TO ORDER:

Chairman Hinkle called the meeting to order at 7:03 pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members present: Tom Brennan, Jim Ducey, Jere Hinkle, Lacey O'Quinn

Members Absent: Nancy Prindle and Jim Warbritton

Additional present: Doug Lammers, Township Zoning Administrator and 16 people from public.

4. APPROVAL OF AGENDA:

Moved by Ducey and supported by Brennan to approve the agenda. All ayes, two absent, motion carried.

5. APPROVAL OF JUNE 13, 2019 REGULAR MEETING MINUTES

Moved by Ducey and supported by Hinkle to approve the June 13, 2019 minutes. All ayes, two absent, motion carried.

**6. PUBLIC HEARING, CASE #19-06-0008 ZONING ORDINANCE TEXT AMENDMENT
RECOMMENDATION FOR LI/HC (LIGHT INDUSTRIAL/HWY COMMERCIAL) DISTRICT**

Hinkle called to close the regular meeting and open the Public Hearing at 7:06 pm. Moved by O'Quinn and supported by Brennan to close the regular meeting and open the Public Hearing. All ayes, two absent, motion carried.

A. **PRESENTATION OF TEXT AMENDMENT** – Jim Stormont, Twp. Supervisor and Jere Hinkle, PC Chair worked on the text change and submitted the draft to John Enos, Twp. Planner for his review. Mr. Enos had one minor comment in that he thought the landscaping (section 3.26) might want to be “beefed up” a little, but otherwise felt that the draft was done extremely well and could be sent to the County for their review. At that time, with a minimum of 15 days’ notice, Doug Lammers, Zoning Administrator posted the proposed draft on the Township website and put a notice in the paper for tonight’s Public Hearing. (In addition, copies for any public hearings can be reviewed at the Township Offices). Where we’re at in the process:

- a. The Planning Commission submits their draft amendment to the County Planning Commission for *their* comments. The County has 30 days to respond with their comments or it is presumed what was submitted is fine.
- b. The Township Planning Commission then reviews the received comments for acceptance and sends the original draft with all comments to the Township Board for their approval.
- c. The Township Board then posts a Public Hearing. (The public has 3 separate times to comment after the proposed amendment is posted on the website – at the Township & County Planning Commission Meetings and then at a Township Board Meeting.

B. **PUBLIC COMMENT** – Discussion on where the properties are located that are involved with the amendment, what prompted it and what’s the outcome? Hinkle commented there aren’t any “properties” involved, it’s a *text amendment change* that’s being proposed and there are ultimately 7 properties on Knight Rd between Mt Hope and Clear Lake that are currently zoned as LI/HC that the text change will now actually describe as they’re zoned.

- C. **CLOSE PUBLIC HEARING** - Hinkle called to close the Public Hearing and re-open the regular meeting. Motion by Brennan and supported by Ducey to close the Public Hearing and re-open the regular meeting. All ayes, two absent, motion carried.

7. NEW BUSINESS

- A. **CASE #19-06-0008 ZONING ORDINANCE TEXT AMENDMENT** – No further discussion from the Public Hearing. Motion by Ducey and supported by O'Quinn to approve the text amendment and forward to the County for their review and comments. All ayes, two absent, motion carried.

8. **CITIZENS WISHING TO ADDRESS THE COMMISSION** – Rick Murphy questioned the SUP for the Bohne Rd gravel pit. Since the original parcel the SUP was granted for has been split, Mr. Murphy's understanding is that the SUP could only go with one parcel. He is questioning if the SUP goes with the property so all of the splits would be entitled or should it just be one? Doug Lammers disagreed with Murphy's understanding and said the SUP would go with the land and not the owner. Discussion. A good point was raised by Murphy, Lammers will get clarification and get back to everyone. Lammers reminded everyone that unlike every other SUP, a gravel mine's SUP had to be renewed, it did not go into perpetuity. Susan Stewart raised concerned about the activity happening with the old Gould property that Lester's purchased.

9. **TOWNSHIP BOARD REPORT** – Assessment for Little Pleasant Lake was in process and the gaming permit for Friends of Grass Lake was approved.

10. OLD BUSINESS

- A. **BOHNE RD MINE RENEWAL STATUS** – Discussion on if there had been any updates from Target Trucking on the questions that were asked of them. Nothing official has been received from Target but conversations have been had. Jeff Burrell (owner of Target) is aware of the specific pending conditions in order to have his SUP considered for renewal and Lammers has cautioned him not to drag his feet until the last minute. Hinkle, Ducey and Brian Sturgill, Twp. Enforcement Officer visited the Bohne Rd site on July 3, 2019. Ducey commented that he was impressed with Target's attempt to 1 - control the dust, 2 – the noise and 3 - in the way the product is moved (by always ensuring it's kept wet). Trucks were going extremely slow as well in their attempt to control the dust, and they were doing it without even knowing that the Township reps were there. Ducey was pleased in what they found after touring both inside and out - the only noise he could hear was the highway and the backing up of the trucks. He was pleased with the lack of dust and noise when he fully intended to see issues from everything that had been said by the public comments. Ducey felt like Mr. Burrell is interested in doing whatever he can to mitigate complaints. In regards to crushing of concrete Ducey said initially he was concerned but, happy again, that everything was kept wet. Lammers reminded people that the crushing is contracted with a DEQ permit. Lammers had previously responded to a complaint and the DEQ permit was there. The DEQ is the one who ultimately monitors. Question on the concrete barriers – the only barriers there are the ones that Target uses for their own business purposes. Discussion on Burrell's apparent lack of communicating prior to the July 29th date.

B. REZONING PROJECT – tabled

11. **NEXT REGULAR MEETING** – Scheduled dates is August 15, 2019

12. **GENERAL DISCUSSION** – Lammers let the Commission know that he had recently been contacted by a solar farm looking at a 115 acre site in Grass Lake. They indicated that agreements had already been received from Consumers.

13. Ducey motion and Brennan supported the meeting to adjourn at 8:00 pm

Respectfully Submitted,
Diane DeBoe, Recorder



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 | #19-20

To: County Planning Commissioners
From: Grant E. Bauman
Date: August 8, 2019

Proposal: **The rezoning of properties in Leoni Township**

Request

Properties are proposed for rezoning to 'Light Industrial (ML)' from 'General Business (B-4)' and 'Agricultural (AG)'. Although 2 separate applications were submitted, they are presented as a single request given that the parcels are contiguous and proposed for combination.

Purpose

The purpose of the request is for 'to build with setbacks of industrial' and the existing and proposed use of the properties is an 'MM Grow Facility' (see the Township's 'Application for Zoning Change or Conditional Use').*

Location and Size of the Property

The subject parcels (ID# 000-09-29-451-005-04 and ID# 000-09-29-376-005-00) are situated in Section 29 (T2S-R1E) of the Township (see Figure 1). They are located on Phelps Drive and Ann Arbor Road have a combined area of approximately 10 acres.

Land Use and Zoning

Current Land Use – The Rezoning Worksheet Form submitted for the larger subject property states that its current use is a 'MM Grow Facility', but aerial photography shows it to be vacant (see Figures 4a & 4b). The Rezoning Worksheet Form submitted for the smaller parcel states that it is 'Vacant'. There is a mix of vacant land and agricultural, residential, and industrial uses in the surrounding area.

Future Land Use – The *Leoni Township Master Plan* places the subject properties in areas recommended for 'Low-Density Residential' and "Commercial' uses (see Figure 2), with an area recommended for 'Industrial' uses to the west.

Current Zoning – Approximately the northern quarter of the larger subject parcel is zoned 'Agricultural (AG)', as are properties to the north. The zoning of the majority of the larger parcel and all of the smaller property is 'General Business (B-4)', as are parcels on the north side of Ann Arbor Road to the east and west (see Figure 3). Properties on the south side of Ann Arbor Road are zoned 'Suburban Residential (RS)' or 'Single Family Residential (R-1)'. A large parcel to the west is zoned 'Heavy Industrial (M)'.

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

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sanitary sewer services are provided to the subject properties, according to the Township (see the Rezoning Worksheet Forms).

Public Road/Street Access – Ann Arbor Road (BL-94), a state highway, and Phelps Drive, a private road, provide direct access to the larger subject parcel.

Environmental Constraints – The subject parcels have no known environmental constraints according to the Township (see the Rezoning Worksheet Forms).

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission recommends **approval** of the proposed rezonings (see the Zoning Amendment Forms and 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. ‘Low-Density Residential’ and ‘Commercial’ uses are recommended along Ann Arbor Road, with ‘Low-Density Residential’ recommended to the north (see Figure 2) However, it should be recognized that ‘Industrial’ uses are recommended for nearby properties to the east and west.

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

No. The northern quarter of the larger subject parcel is zoned ‘Agricultural (AG)’ and the zoning of the majority of the larger property and all of the smaller parcel is ‘General Business (B-4)’.

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

No. Public services and facilities are not likely to be significantly impacted by the rezoning.

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 a large property to the west is zoned ‘Heavy Industrial (M)’, it is separated from the subject parcels by a narrow property zoned ‘AG’.

JCPC Staff Advisement – The proposed rezoning does not conform to the *Leoni Township Master Plan*. Although a large parcel to the west is zoned ‘Heavy Industrial (M)’, it is separated from the subject properties by a narrow property zoned ‘AG’. Also, the purpose provided in the public hearing was simply ‘rezone’. Staff suggests that at least the pertinent zoning districts should be included in future notices.

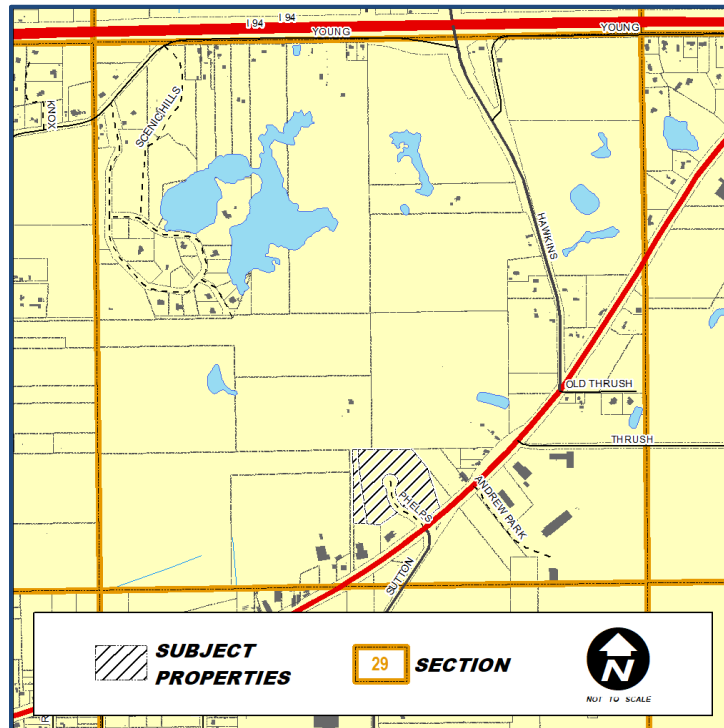
Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **DISAPPROVAL** of the ‘Light Industrial (ML)’ rezoning requests to the Leoni Township Board.

Staff Report Attachment(s):

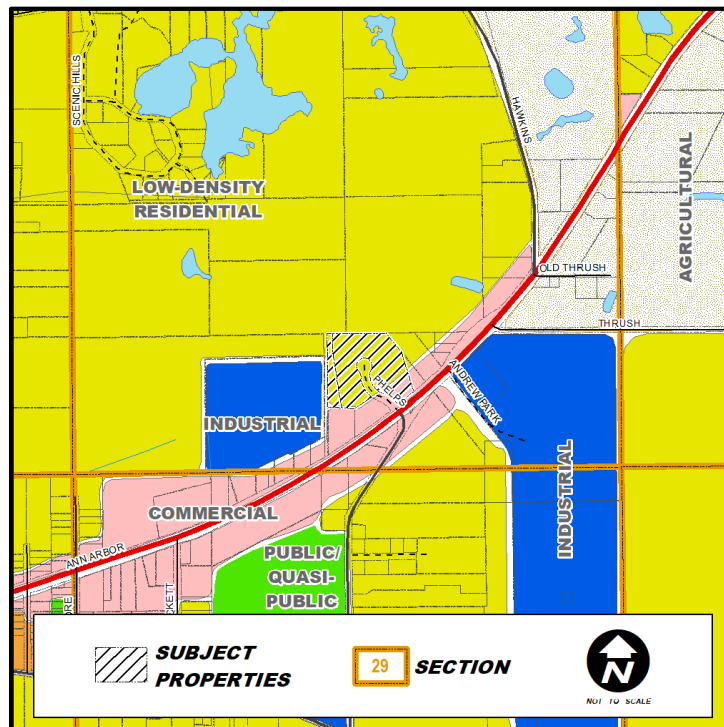
- *Background information provided by Leoni Township*

Suggested Actions:	
(1)	Recommend APPROVAL
(2)	Recommend DISAPPROVAL
(3)	Recommend APPROVAL WITH COMMENTS
(4)	Take NO ACTION

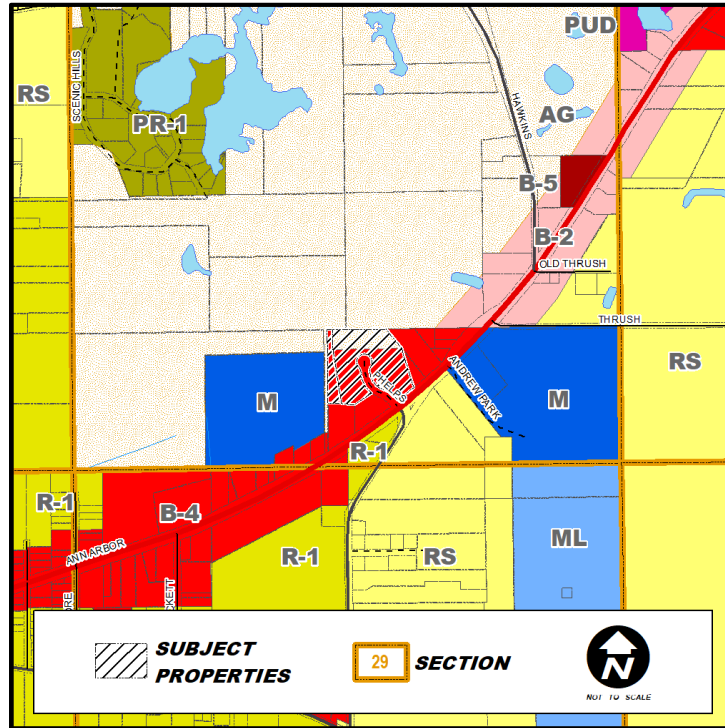
**Figure 1
Location**



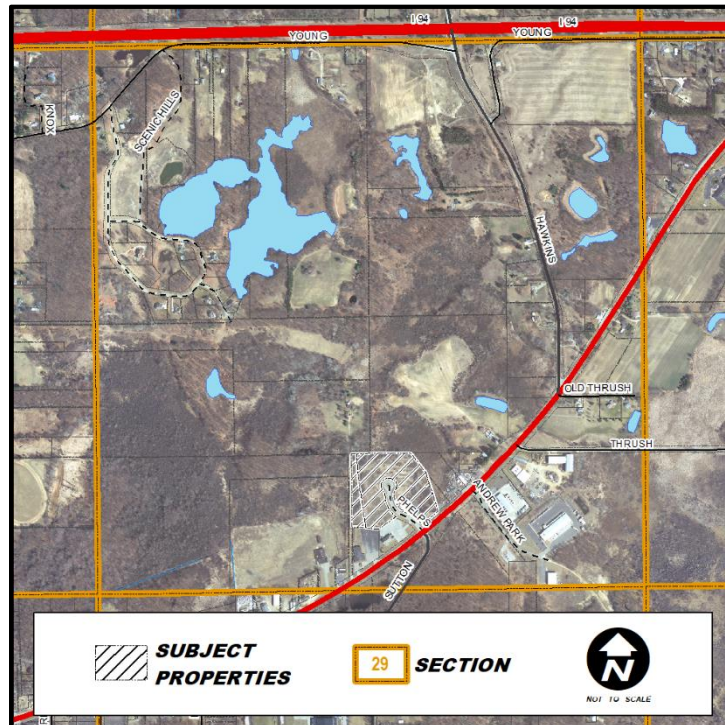
**Figure 2
Municipal Future Land Use**



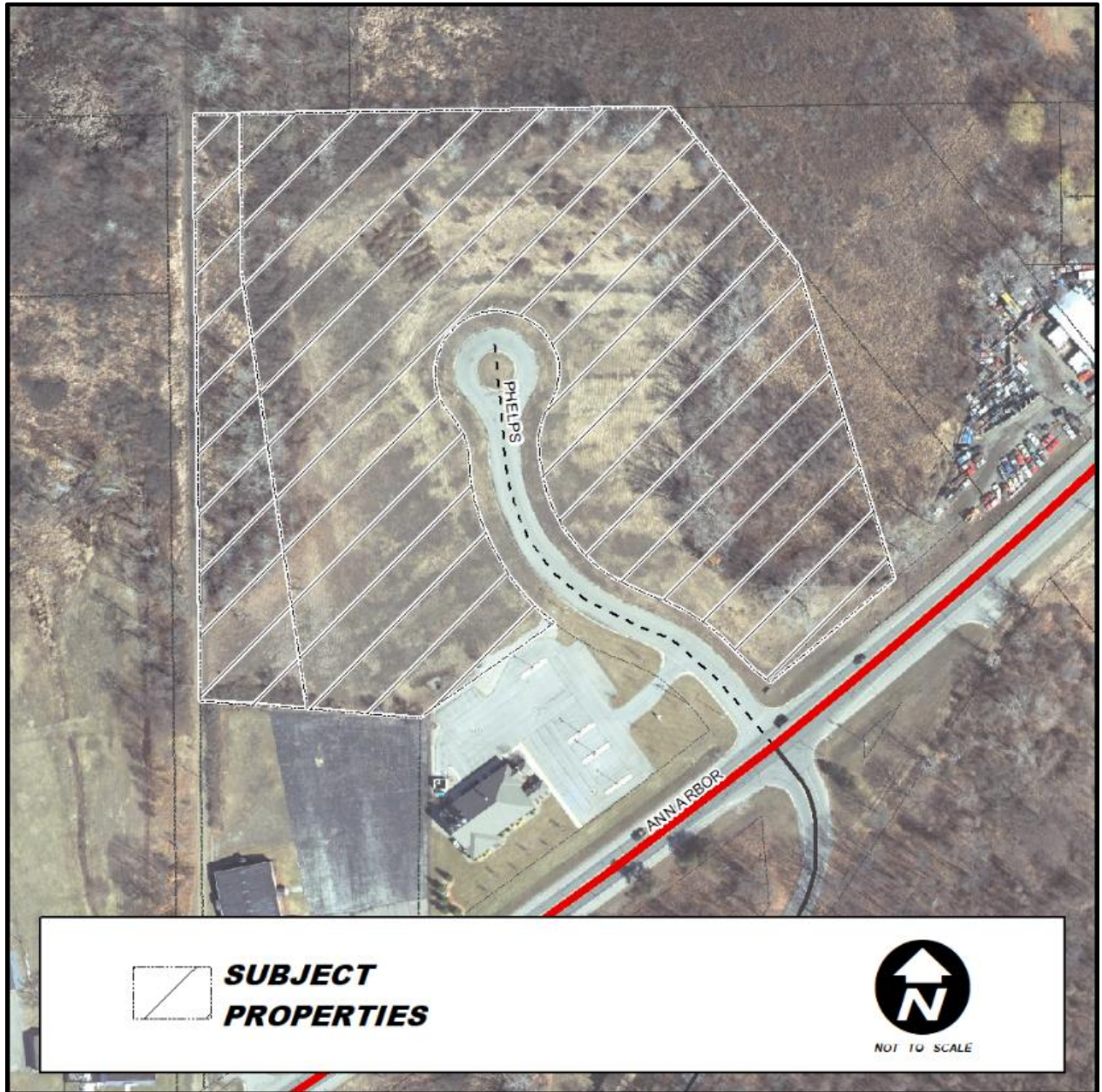
**Figure 3
Municipal Zoning**



**Figure 4a
Aerial Photo**



**Figure 4b
Aerial Photo**



JCPC Case #: _____
(For JCPC Use Only)

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____

Township official we may contact: Kerry Pickett Phone #: (517) 936-2290

Applicant: Lyrical LLC Phone #: (734) 649-8324

Rezoning Request: From: Agriculture (Ag) To: Light Industrial (LI)

Property Location: Section(s): 29 Quarter Section(s): NW NE SW SE

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

Parcel Size (if more than one parcel, label "A" - "Z"): See Attached
Located in LDDA District

Please attach location map Yes No

What is the existing use of the site? MM Grow Facility

What is the proposed use of the site? MM Grow Facility

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

North: Agriculture South: Industrial - Vacant
East: Industrial - Vacant West: Residential

What are the surrounding Zoning Districts?

North: (Ag) Agriculture South: (RS1) Industrial - Personal
East: (RS) Residential Suburban West: (Ag) Agriculture

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

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

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

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

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

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

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

Yes, public comments are attached. No, public comments are not attached.

Please include any additional information or comments as an attachment.

JCPC Case #: _____
(For JCPC Use Only)

ZONING AMENDMENT FORM



**JACKSON COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

See Attached

1. The above described property has a proposed zoning change FROM Agriculture (Ag) ZONE TO Light Industrial (ML) ZONE.
2. PURPOSE OF PROPOSED CHANGE: to build with set backs of Industrial

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 July day 17th year 2019
- D. NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month June day 25th year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Salesman

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

Sohn Spencer Chair or Secretary July 17th 2019 (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

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/19/2019 9:06 AM

Parcel: 000-09-29-451-005-04
Owner's Name: LYRICAL LLC
Property Address: 4497 PHELPS DR
JACKSON, MI 49201
Current Class: 202.COMMERCIAL VACANT LAND
Previous Class: 202.COMMERCIAL VACANT LAND
Gov. Unit: 07 LEONI TOWNSHIP
MAP #
School: 38090 EAST JACKSON
Neighborhood: 2001 2001 COMMERCIAL

Liber/Page: 2109/85
Split: 12/22/2015
Created: 02/10/2016
Active: Active

Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: Level, High

Mailing Address:

LYRICAL LLC
1899 SUNCREST DR
GRASS LAKE MI 49240

Description:

COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W ALG THE N-S 1/4 LN 260.28 FT TO THE NLY ROW LN OF ANN ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF 00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E 281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W 515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG COUNTY RD ROW (1) N38°23'39"W 38.25 FT TO A POINT OF CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A POINT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. 8.7751 A+/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02;

Most Recent Sale Information

Sold on 10/18/2017 for 299,000 by TOWNSHIP OF LEONI DDA.

Terms of Sale: ARMS-LENGTH
Liber/Page: 2109/85

Most Recent Permit Information

Permit 190117 on 06/10/2019 for \$0 category COMMERCIAL BUILDING.

Physical Property Characteristics

2020 S.E.V.: 172,293	2020 Taxable: 172,293	Lot Dimensions:
2019 S.E.V.: 172,293	2019 Taxable: 172,293	Acreage: 8.78
Zoning: AG AGRI	Land Value: 339,885	Frontage: 0.0
PRE: 0.000	Land Impr. Value: 4,700	Average Depth: 0.0

Improvement Data

of Commercial Buildings: 1
Type: Apartment
Desc:
Class: A
Quality: Excellent
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 0
Sale Price/Floor Area: 0.00
Estimated TCV: 0
Cmts:

Image

Parcel Report - Parcel ID: 000-09-29-451-005-04

6/25/2019



Owner Name	LYRICAL LLC	2017	2018	2019
Owner Address	1899 SUNCREST DR GRASS LAKE, MI 49240	Taxable Value	\$0.00	\$172,343
Parcel Address	4497 PHELPS DR JACKSON, MI 49201	Assessed Value	\$0.00	\$172,343
Property Class	202 - COMMERCIAL VACANT	Homestead	0.0	
Acreage	8.775	Gov't Unit	Leoni	
Liber/Page	2109-85	Tax Unit	Leoni	
		School District	EAST JACKSON SCHOOL	
		Status	Active	

Legal Description:

COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W ALG THE N-S 1/4 LN 260.28 FT TO THE NLY ROW LN OF ANN ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF 00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E 281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W 515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG COUNTY RD ROW (1) N38°23'29"W 38.25 FT TO A POINT OF CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A POINT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. SEC 29 T2S R1E 8.7751 A+/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02;

\$ 350

Leoni Township Office

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

DATE OF APPLICATION: June 19, 2019

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP
I (We) Hereby make application with the Township of Leoni to:

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

1. Applicants Name: Lyrical LLC Phone: 734 649-8326
2. Address of Property Involved: See Attached 000-09-29-451-005-04 + 000-09-29-
3. Legal Description of Property: 376-005-00
4. The above property is presently zoned: A6 and B-4
5. I wish the zoning to be changed from: A6 and B-4 to: M6 (Light Industrial)
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: _____

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

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

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

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

FEE: \$ 350.00


SIGNATURE OF OWNER APPLICANT

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: _____

CHAIRMAN: _____
SIGNATURE

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

DATE: _____

CLERK: _____

LEONI TOWNSHIP
LAND DIVISION & COMBINATION
APPLICATION REQUIREMENTS

EFFECTIVE: JANUARY 1, 2013

**ALL LAND DIVISIONS AND COMBINATIONS THAT HAVE A MORTGAGE,
MUST RECEIVE WRITTEN APPROVAL FROM (SAID) THE MORTGAGE
COMPANY TO CHANGE ANY ENCUMBERANCES. (LEGAL DESCRIPTION)**

Resolved, that all applications taken for the purpose of splitting or combining property, must fill out a questionnaire to disclose if said property has a Mortgage or Lien against either the property to be split or to be combined or both if there are 2 or more parties involved. (Buyer & Seller)

All property must have a written release from said Mortgage Company or Lien Holder BEFORE final approval can be given to place the change on the upcoming tax roll and it is the responsibility of the property owner(s) to get this approval within 60 days of the Land Division or Combination.

This is strictly the responsibility of the seller and the buyer to provide all information (survey, recorded deed/instrument) necessary to process the Land Division or Combination.

**ALL TAXES AND SPECIAL ASSESSMENTS MUST BE PAID IN FULL BY
DECEMBER 31ST OF THE YEAR OF THE DIVISION OR COMBINATION.**

***ALL FEES ARE DUE UPON RECEIPT OF THE APPLICATION.**

Leoni Township Office
913 Fifth Street
Michigan Center, Michigan 49254
Phone: (517) 936-2301 or (517) 936-2302 Fax: (517) 764-1380
Assessing Department

PARCEL COMBINATION REQUEST

TO: LEONI TOWNSHIP ASSESSOR


REF: Combination of property tax descriptions of adjacent parcels under the same ownership.

I (we) hereby request the combination of the property tax descriptions for the parcels indicated below into a single description to be used for property taxation purposes only.

I (we) realize that the new combination will not take effect until the following tax year of the request.

PARCEL IDENTIFICATION NUMBERS OF PARCELS TO BE COMBINED ARE AS FOLLOWS:

1. 000-09-29-374-005-00
2. 000-09-29-451-005-05
3. _____
4. _____
5. _____

Signature of property owner(s): 

PHONE 734 649-8326

Dated: 6/19/2019

Return to Assessor's Office when both pages are completed

000-09-29-451-005-05
8/8/19 JPC Agenda Packet

Deeds, County of Jackson, or the division is built upon before the changes to the law are made. (If the above is not accomplished I realize there will be a need for the land division to be processed again.)

**NOTE: PLEASE ANSWER THE FOLLOWING NEW
QUESTIONS NOW REQUIRED EFFECTIVE 2012**

- 1. Is the property that you are dividing or combining financed?
YES _____ NO X
- 2. If yes, have you contacted your lending institution for permission?
YES _____ NO _____
- 3. Have you issued a Deed to show transfer of ANY size of property
Split or combined, even between family? YES ___ NO X

Property owner's Signature: W. C. [Signature] Date: 12/19/19

DO NOT WRITE BELOW THIS LINE

Reviewer's Action: _____ Total \$ _____ Receipt No. _____

_____ Approved: Conditions, if any: _____

_____ Denied: Reasons (§): _____

Signature _____ Date ___ / ___ / ___

STAFF NOTE: If this portion of the application is blank, see the attached review sheets.

000-09-29-376-005-00 and 000-09-29-451-005-04

Combined into NEW 000-09-29-451-005-05

Legal description COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W ALG THE N-S 1/4 LN 260.28 FT TO THE NLY ROW LN OF ANN ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF 00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E 281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W 515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG COUNTY RD ROW (1) N38°23'39"W 38.25 FT TO A POINT OF CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A POINT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. 8.7751 A+/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02; and BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N8°45'W 529.9 FT TH N PAR WITH N&S 1/4 LN 198 FT TO THE S 1/8 LN OF SEC 29 TH W ALG S 1/8 LN TO A PT 190 FT W OF N&S 1/4 LN TH S PAR WITH N&S 1/4 LN TO THE NLY LN OF US-12 HWY TH NELY ALG SD NLY LN 210 FT TO BEG. EXC BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E

LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1380 FAX
<http://leonitownship.com>

NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, July 17, 2019, @ 6:30 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, 49254 to hear a request from Lyrical LLC, 4497 Phelps Dr., Jackson, MI 49201 for a re-zone.

Property Code # 000-09-29-376-005-00 and 000-09-29-451-005-04

Purpose of hearing: RE-ZONE

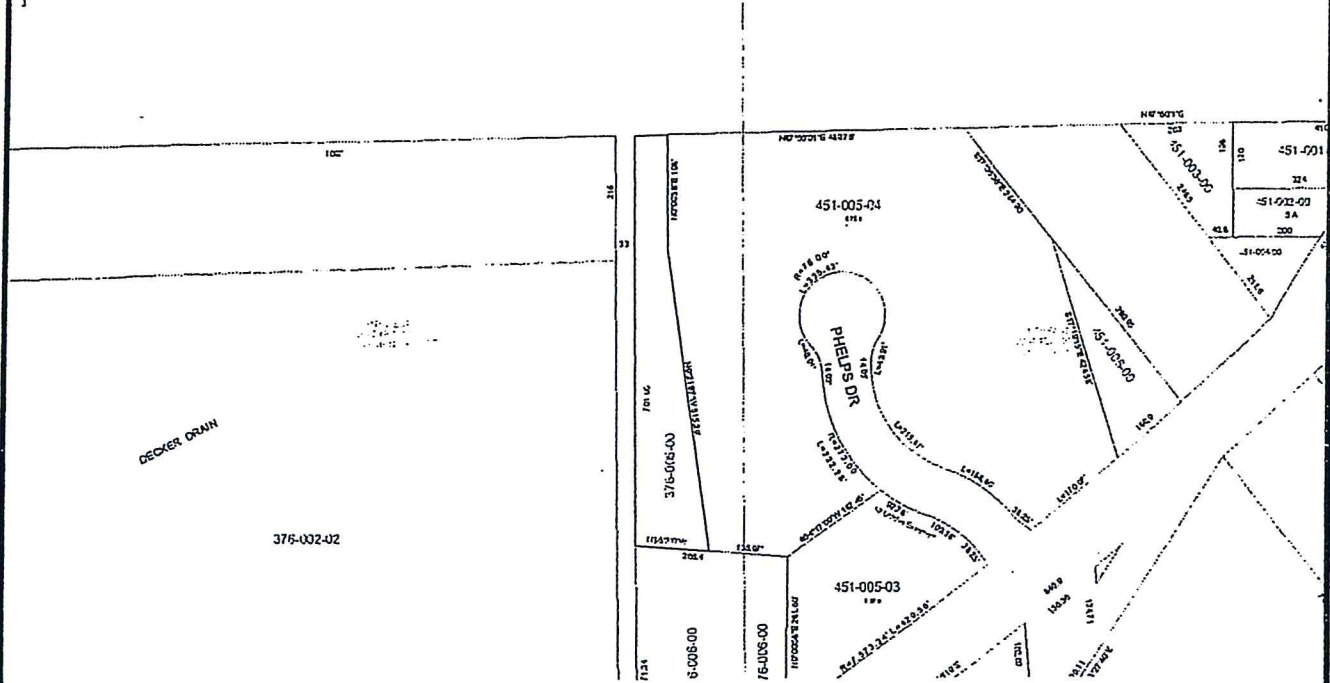
Legal Description: Combined into NEW 000-09-29-451-005-05

Legal description COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W ALG THE N-S 1/4 LN 260.28 FT TO THE NLY ROW LN OF ANN ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF 00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E 281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W 515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG COUNTY RD ROW (1) N38°23'39"W 38.25 FT TO A POINT OF CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A

RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A POINT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. 8.7751 A+/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02; and BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N8°45'W 529.9 FT TH N PAR WITH N&S 1/4 LN 198 FT TO THE S 1/8 LN OF SEC 29 TH W ALG S 1/8 LN TO A PT 190 FT W OF N&S 1/4 LN TH S PAR WITH N&S 1/4 LN TO THE NLY LN OF US-12 HWY TH NELY ALG SD NLY LN 210 FT TO BEG. EXC BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E

Kerry Pickett, Clerk

PARCEL DATA SHEET - PARCEL ID: 000-09-29-376-005-00



OWNER NAME PELFREY MANAGEMENT LCC
OWNER ADDRESS 202 5TH ST
 MICHIGAN CENTER MI 49254
HOMESTEAD 0%
PARCEL ADDRESS ANN ARBOR RD
 JACKSON MI 49201
PROPERTY CLASS 402 - RESIDENTIAL VACANT
STATUS Active
ACREAGE 2.9 Acres
GOV'T UNIT Leoni
TAX UNIT Leoni
SCHOOL DISTRICT EAST JACKSON SCHOOL
LIBER/PAGE 2134-1017

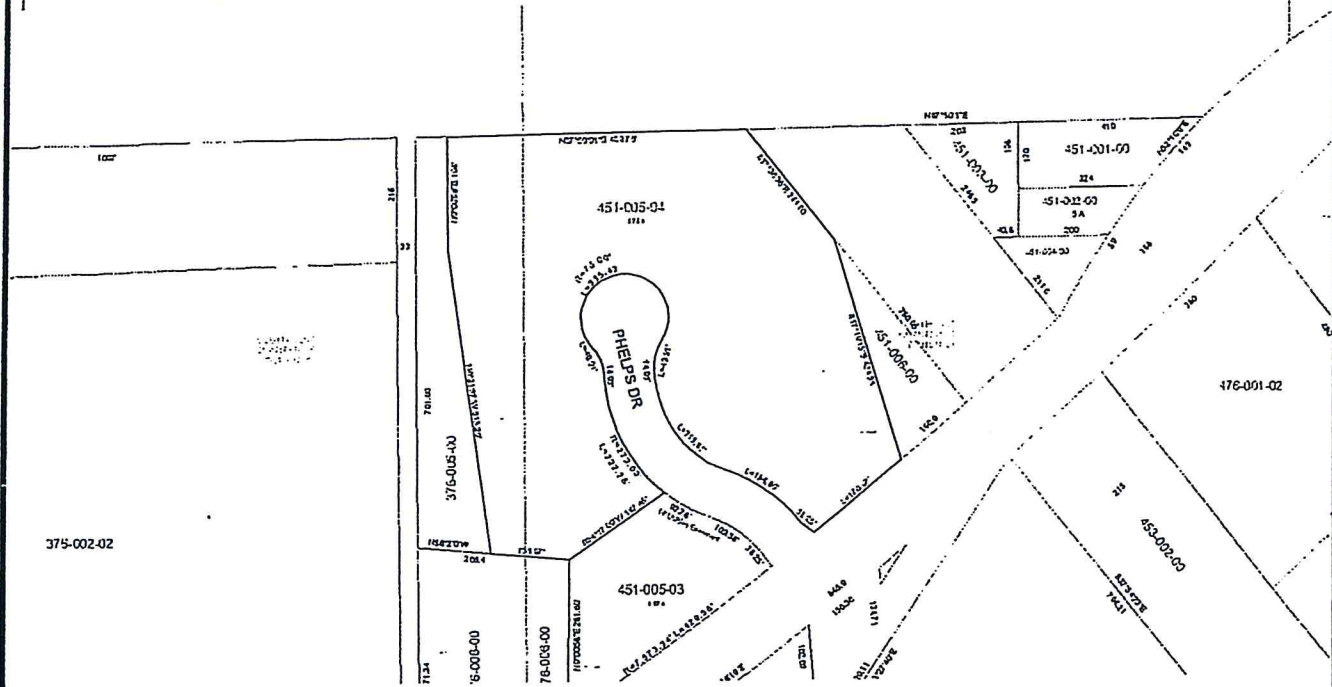
	2017	2018	2019
TAXABLE VALUE	\$6,436	\$6,571	\$6,728
ASSESSED VALUE	\$9,535	\$9,570	\$10,875
TAX DESCRIPTION	BEG AT THE INTERSECTION OF THE N&S 1/4 LN OF SEC 29 T2S R1E WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N8°45'W 529.9 FT TH N PAR WITH N&S 1/4 LN 198 FT TO THE S 1/8 LN OF SEC 29 TH W ALG S 1/8 LN TO A PT 190 FT W OF N&S 1/4 LN TH S PAR WITH N&S 1/4 LN TO THE NLY LN OF US-12 HWY TH NELY ALG SD NLY LN 210 FT TO BEG EXC BEG AT THE INTERSECTION OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E		



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 June 13, 2019.



PARCEL DATA SHEET - PARCEL ID: 000-09-29-451-005-04



OWNER NAME: LYRICAL LLC
 OWNER ADDRESS: 1899 SUNCREST DR, GRASS LAKE MI 49240
 HOMESTEAD: 0%
 PARCEL ADDRESS: 4497 PHELPS DR, JACKSON MI 49201
 PROPERTY CLASS: 202 - COMMERCIAL VACANT
 STATUS: Active
 ACREAGE: 8.775 Acres
 GOV'T UNIT: Leoni
 TAX UNIT: Leoni
 SCHOOL DISTRICT: EAST JACKSON SCHOOL
 LIBER/PAGE: 2109-85

	2017	2018	2019
TAXABLE VALUE	\$0	\$172,343	\$172,293
ASSESSED VALUE	\$0	\$172,343	\$172,293
TAX DESCRIPTION	COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W ALG THE N-S 1/4 LN 260.28 FT TO THE NLY ROW LN OF ANN ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF 00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E 281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W 515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG COUNTY RD ROW (1) N38°23'29"W 38.25 FT TO A POINT OF CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A POINT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. SEC 29 T2S R1E 8.775 A +/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02;		



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 June 13, 2019.



AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN }
County of Jackson }

Bettie Watson
Bettie Watson

being duly sworn, says: I am the Publisher of The Salesman, a shopping guide printed and circulated in said county since 1948.

The attached is a printed copy of an ad which was published in

The Salesman (Publications) June 23, 2019.

Sworn to and subscribed before me this 25 day of June 2019.

LEONI TOWNSHIP NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, July 17, 2019, @ 6:30 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, 49254 to hear a request from Lyrical LLC, 4497 Phelps Dr., Jackson, MI 49201 for a re-zone.

Property Code # 000-09-29-376-005-00 and 000-09-29-451-005-04

Purpose of hearing: RE-ZONE

Legal Description: Combined into NEW 000-09-29-451-005-05

Legal description COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W ALG THE N-S 1/4 LN 260.28 FT TO THE NLY ROW LN OF ANN ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF 00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E 281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W 515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG COUNTY RD ROW (1) N38°23'39"W 38.25 FT TO A POINT OF CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A PONT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. 8.7751 A+/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02; and BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E8/8/19 JCPC Agenda Packet

June 23

Sullivan

Jackson County, Michigan

EMILY J. SULLIVAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF JACKSON
My Commission Expires October 15, 2019
Acting in the County of Jackson

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

PLANNING COMMISSION MINUTES
July 17th, 2019
Draft

The Leoni Township Planning Commission held a meeting Wednesday, July 18th, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:33 pm

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

Members absent:

Persons in attendance: 14

Purpose of Planning Commission read by J. Spencer

Public Comment: **Open at 6:37 pm.**
 Closed at 6:41 pm.

Motion by V. Beckwith supported by K. Cole to approve the Agenda as written..
Motion adopted by voice vote.

Motion by D. Helmlinger and supported by L. Maurer to accept meeting minutes from July 3rd.
Motion adopted by voice vote.

Old Business: **1) Discussion of Opting in/out of Recreational Marijuana Businesses.**
 2) Discussion on Blight Ordinance
 3) Discussion on Grass Lake Zoning for Agricultural Tourism

Discussion 1 Recreational Marijuana: Opt in Restrictions. No new dispensaries. Must have a public hearing.

Motion by K. Cole, supported by J. Spencer for the Planning Commission to hold a public Hearing on Recreational Marijuana on August 14 or the 21st.
Voice Vote All in favor, no opposed
Motion Passed

Discussion 2 Blight Ordinance: Add graffiti to blight ordinance. Passed ordinance to board.

Discussion 3 GL Zoning for AG Tourism: John Zane read changing parts of Grass Lake ordinance.

Motion by J. Southworth, supported by V. Beckwith to accept ordinance with attorney text amendment.

Roll Call Vote 5 Yays, Beckwith, Southworth, Lester, Hemlinger & Maurer
 2 Nays, Spencer & Cole

New Business: 1) Re-zone – 4497 Phelps Dr., Lyrical LLC

Discussion: D. Helmlinger gave reasons to accept the rezone.

Motion by J. Southworth, supported by L. Maurer to pass 4497 Phelps Dr. rezone.

Roll Call Vote 4 Yays V. Beckwith, J. Southworth, J. Spencer & L Maurer
 1 Nay K. Cole
 2 Abstain B. Lester & D Helmlinger
 Motion passed.

Public Comment: **Open at 7:52 pm.**
 Closed at 8:09 pm.

Motion by K. Cole, supported by J. Southworth to adjourn meeting.

Motion adopted by voice vote.

Adjourn 8:15 pm.

Next meeting: August 7, 2019

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____

Township official we may contact: Kerry Pickett Phone #: (517) 936-2290

Applicant: Lyrical LLC Phone #: (734) 649-8324

Rezoning Request: From: Residential (R-1) To: Light Industrial (M4)

Property Location: Section(s): 29 Quarter Section(s): NW NE SW SE

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

Parcel Size (if more than one parcel, label "A" - "Z"): Located in LDDA District
See Attached

Please attach location map Yes No

What is the existing use of the site? Vacant

What is the proposed use of the site? MM Grow facility

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

North: Residential South: Commercial
East: Commercial West: Commercial

What are the surrounding Zoning Districts?

North: (AG) Agriculture South: (AG) Agriculture
East: (AG) Agriculture West: (M) Heavy Industrial

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

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

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

Does the site have access to a public street or road? Yes No If yes, name Once its combined with parcel 4497 phelps

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

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

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

Yes, public comments are attached. No, public comments are not attached.

Please include any additional information or comments as an attachment.

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

See Attached

- The above described property has a proposed zoning change FROM Residential (R-1) ZONE TO Light Industrial (ML) ZONE.
- PURPOSE OF PROPOSED CHANGE: to build with industrial set backs

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.) _____

- PUBLIC HEARING** on the above amendment was held on: month July day 17th year 2019
- NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month June day 25th year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)
- THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Salesman

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

John Spencer Chair or Secretary July 1 17th 2019 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

06/19/2019 9:06 AM

Parcel:	000-09-29-376-005-00	Current Class:	402.RESIDENTIAL VACANT LAND
Owner's Name:	PELFREY MANAGEMENT LLC	Previous Class:	402.RESIDENTIAL VACANT LAND
Property Address:	ANN ARBOR RD JACKSON, MI 49201	Gov. Unit:	07 LEONI TOWNSHIP
		MAP #	
		School:	38090 EAST JACKSON
		Neighborhood:	4002 4002 METES/BOUNDS SOUTH OF I-94
Liber/Page:		Created:	//
Split:	//	Active:	Active
Public Impr.:	None		
Topography:	None		

Mailing Address:

PELFREY MANAGEMENT LLC
202 5TH ST
MICHIGAN CENTER MI 49254

Description:

BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N8°45'W 529.9 FT TH N PAR WITH N&S 1/4 LN 198 FT TO THE S 1/8 LN OF SEC 29 TH W ALG S 1/8 LN TO A PT 190 FT W OF N&S 1/4 LN TH S PAR WITH N&S 1/4 LN TO THE NLY LN OF US-12 HWY TH NELY ALG SD NLY LN 210 FT TO BEG. EXC BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E

Most Recent Sale Information

Sold on 01/31/2019 for 0 by SUTHERBY ROBERT JR.

Terms of Sale: NOT VALID SALE

Liber/Page:

Most Recent Permit Information

None Found

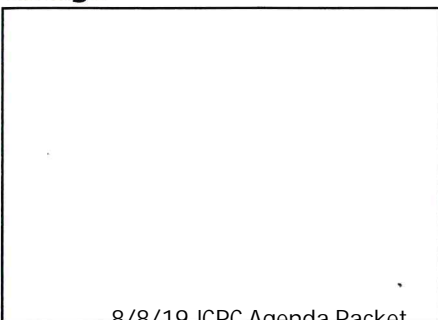
Physical Property Characteristics

2020 S.E.V.:	10,875	2020 Taxable:	6,728	Lot Dimensions:	
2019 S.E.V.:	10,875	2019 Taxable:	6,728	Acreage:	2.90
Zoning:	B-4 GEN	Land Value:	21,750	Frontage:	266.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	701.0

Improvement Data

None

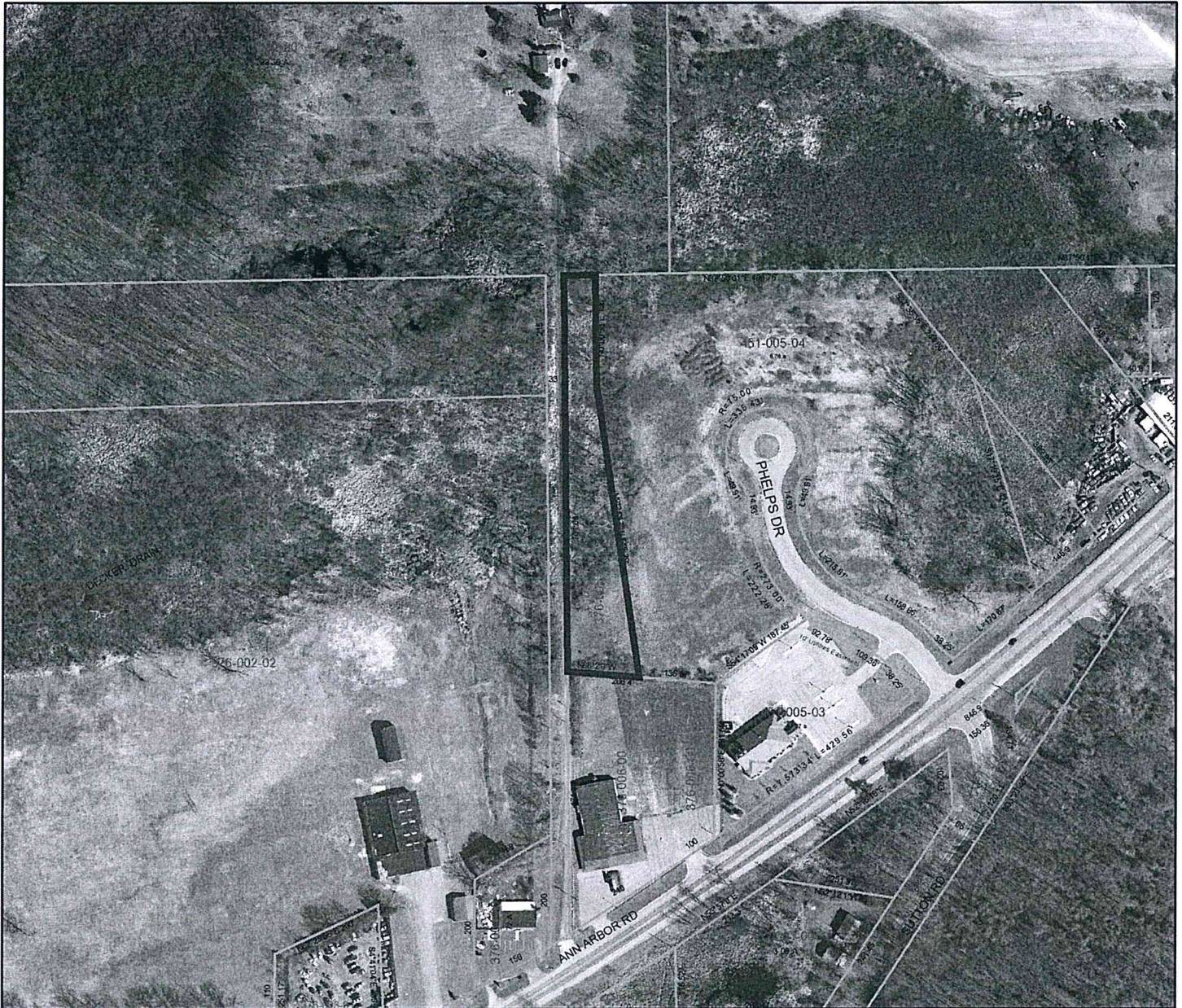
Image





Parcel Report - Parcel ID: 000-09-29-376-005-00

6/25/2019



Owner Name PELFREY MANAGEMENT LCC
Owner Address 202 5TH ST
 MICHIGAN CENTER, MI 49254
Homestead 0.0
Parcel Address ANN ARBOR RD
 JACKSON, MI 49201
Property Class 402 - RESIDENTIAL VACANT
Status Active
Acreage 2.9
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 2134-1017

	2017	2018	2019
Taxable Value	\$6,436	\$6,571	\$6,728
Assessed Value	\$9,535	\$9,570	\$10,875

Tax Description:

BEG AT THE INTERSECTION OF THE N&S 1/4 LN OF SEC 29 T2S R1E WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N8°45'W 529.9 FT TH N PAR WITH N&S 1/4 LN 198 FT TO THE S 1/8 LN OF SEC 29 TH W ALG S 1/8 LN TO A PT 190 FT W OF N&S 1/4 LN TH S PAR WITH N&S 1/4 LN TO THE NLY LN OF US-12 HWY TH NELY ALG SD NLY LN 210 FT TO BEG EXC BEG AT THE INTERSECTION OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



¥ 350

Leoni Township Office

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

DATE OF APPLICATION: June 19, 2019

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

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

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

1. Applicants Name: Lyrical LLC Phone: 734 649-8326
2. Address of Property Involved: See Attached 000-09-29-451-005-04 + 000-09-29-
3. Legal Description of Property: 376-005-00
4. The above property is presently zoned: A6 and B-4
5. I wish the zoning to be changed from: A6 and B-4 to: M6 (Light Industrial)
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: _____

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

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

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

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

FEE: \$350.00


SIGNATURE OF OWNER APPLICANT

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: _____

CHAIRMAN: _____
SIGNATURE

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

DATE: _____

CLERK: _____

LEONI TOWNSHIP
LAND DIVISION & COMBINATION
APPLICATION REQUIREMENTS

EFFECTIVE: JANUARY 1, 2013

**ALL LAND DIVISIONS AND COMBINATIONS THAT HAVE A MORTGAGE,
MUST RECEIVE WRITTEN APPROVAL FROM (SAID) THE MORTGAGE
COMPANY TO CHANGE ANY ENCUMBERANCES. (LEGAL DESCRIPTION)**

Resolved, that all applications taken for the purpose of splitting or combining property, must fill out a questionnaire to disclose if said property has a Mortgage or Lien against either the property to be split or to be combined or both if there are 2 or more parties involved. (Buyer & Seller)

All property must have a written release from said Mortgage Company or Lien Holder **BEFORE** final approval can be given to place the change on the upcoming tax roll and it is the **responsibility** of the property owner(s) to get this approval within 60 days of the Land Division or Combination.

This is strictly the responsibility of the seller and the buyer to provide all information (**survey, recorded deed/instrument**) necessary to process the Land Division or Combination.

**ALL TAXES AND SPECIAL ASSESSMENTS MUST BE PAID IN FULL BY
DECEMBER 31ST OF THE YEAR OF THE DIVISION OR COMBINATION.**

***ALL FEES ARE DUE UPON RECEIPT OF THE APPLICATION.**

Leoni Township Office
913 Fifth Street
Michigan Center, Michigan 49254
Phone: (517) 936-2301 or (517) 936-2302 Fax: (517) 764-1380
Assessing Department

PARCEL COMBINATION REQUEST

TO: LEONI TOWNSHIP ASSESSOR


REF: Combination of property tax descriptions of adjacent parcels under the same ownership.

I (we) hereby request the combination of the property tax descriptions for the parcels indicated below into a single description to be used for property taxation purposes only.

I (we) realize that the new combination will not take effect until the following tax year of the request.

PARCEL IDENTIFICATION NUMBERS OF PARCELS TO BE COMBINED ARE AS FOLLOWS:

1. 000-09-29-374-005-00
2. 000-09-29-451-005-05
3. _____
4. _____
5. _____

Signature of property owner(s): 
PHONE 734 649-8326

Dated: 6/19/2019

Return to Assessor's Office when both pages are completed

Deeds, County of Jackson, or the division is built upon before the changes to the law are made. (If the above is not accomplished I realize there will be a need for the land division to be processed again.)

**NOTE: PLEASE ANSWER THE FOLLOWING NEW
QUESTIONS NOW REQUIRED EFFECTIVE 2012**

- 1. Is the property that you are dividing or combining financed?
YES _____ NO X
- 2. If yes, have you contacted your lending institution for permission?
YES _____ NO _____
- 3. Have you issued a Deed to show transfer of ANY size of property
Split or combined, even between family? YES ___ NO X

Property owner's Signature: W. C. [Signature] Date: 12/19/19

DO NOT WRITE BELOW THIS LINE

Reviewer's Action:	Total \$ _____	Receipt No. _____
____ Approved:	Conditions, if any: _____	
____ Denied:	Reasons (\$): _____	

Signature _____ Date ___ / ___ / ___

STAFF NOTE: If this portion of the application is blank, see the attached review sheets.

000-09-29-376-005-00 and 000-09-29-451-005-04

Combined into NEW 000-09-29-451-005-05

Legal description COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W ALG THE N-S 1/4 LN 260.28 FT TO THE NLY ROW LN OF ANN ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF 00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E 281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W 515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG COUNTY RD ROW (1) N38°23'39"W 38.25 FT TO A POINT OF CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A POINT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. 8.7751 A+/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02; and BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N8°45'W 529.9 FT TH N PAR WITH N&S 1/4 LN 198 FT TO THE S 1/8 LN OF SEC 29 TH W ALG S 1/8 LN TO A PT 190 FT W OF N&S 1/4 LN TH S PAR WITH N&S 1/4 LN TO THE NLY LN OF US-12 HWY TH NELY ALG SD NLY LN 210 FT TO BEG. EXC BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E

LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1380 FAX
<http://leonitownship.com>

NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, July 17, 2019, @ 6:30 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, 49254 to hear a request from Lyrical LLC, 4497 Phelps Dr., Jackson, MI 49201 for a re-zone.

Property Code # 000-09-29-376-005-00 and 000-09-29-451-005-04

Purpose of hearing: RE-ZONE

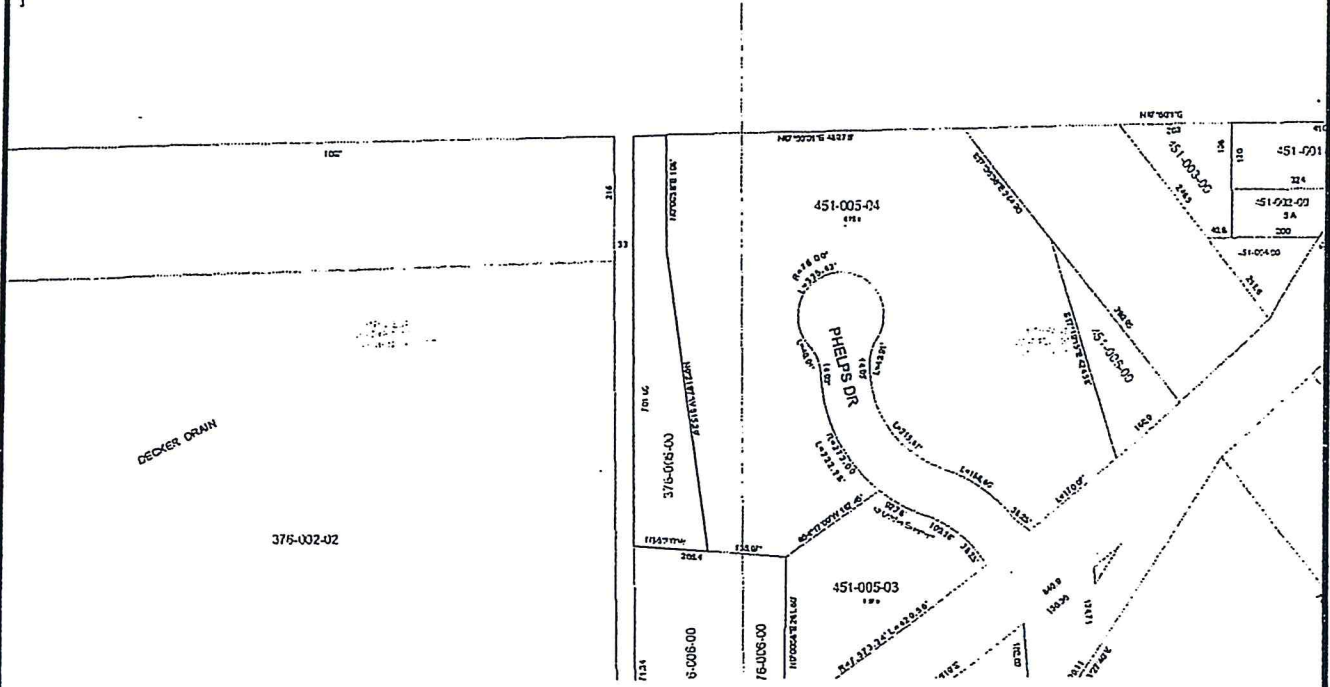
Legal Description: Combined into NEW 000-09-29-451-005-05

Legal description COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W
ALG THE N-S 1/4 LN 260.28 FT TO THE NLY ROW LN OF ANN
ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY
RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF
00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E
281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W
515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH
S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN
TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF
7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF
S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG
COUNTY RD ROW (1) N38°23'39"W 38.25 FT TO A POINT OF
CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A
RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A
CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE
CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A

RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A POINT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. 8.7751 A+/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02; and BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N8°45'W 529.9 FT TH N PAR WITH N&S 1/4 LN 198 FT TO THE S 1/8 LN OF SEC 29 TH W ALG S 1/8 LN TO A PT 190 FT W OF N&S 1/4 LN TH S PAR WITH N&S 1/4 LN TO THE NLY LN OF US-12 HWY TH NELY ALG SD NLY LN 210 FT TO BEG. EXC BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E

Kerry Pickett, Clerk

PARCEL DATA SHEET - PARCEL ID: 000-09-29-376-005-00



OWNER NAME PELFREY MANAGEMENT LCC
OWNER ADDRESS 202 5TH ST
 MICHIGAN CENTER MI 49254
HOMESTEAD 0%
PARCEL ADDRESS ANN ARBOR RD
 JACKSON MI 49201
PROPERTY CLASS 402 - RESIDENTIAL VACANT
STATUS Active
ACREAGE 2.9 Acres
GOV'T UNIT Leoni
TAX UNIT Leoni
SCHOOL DISTRICT EAST JACKSON SCHOOL
LIBER/PAGE 2134-1017

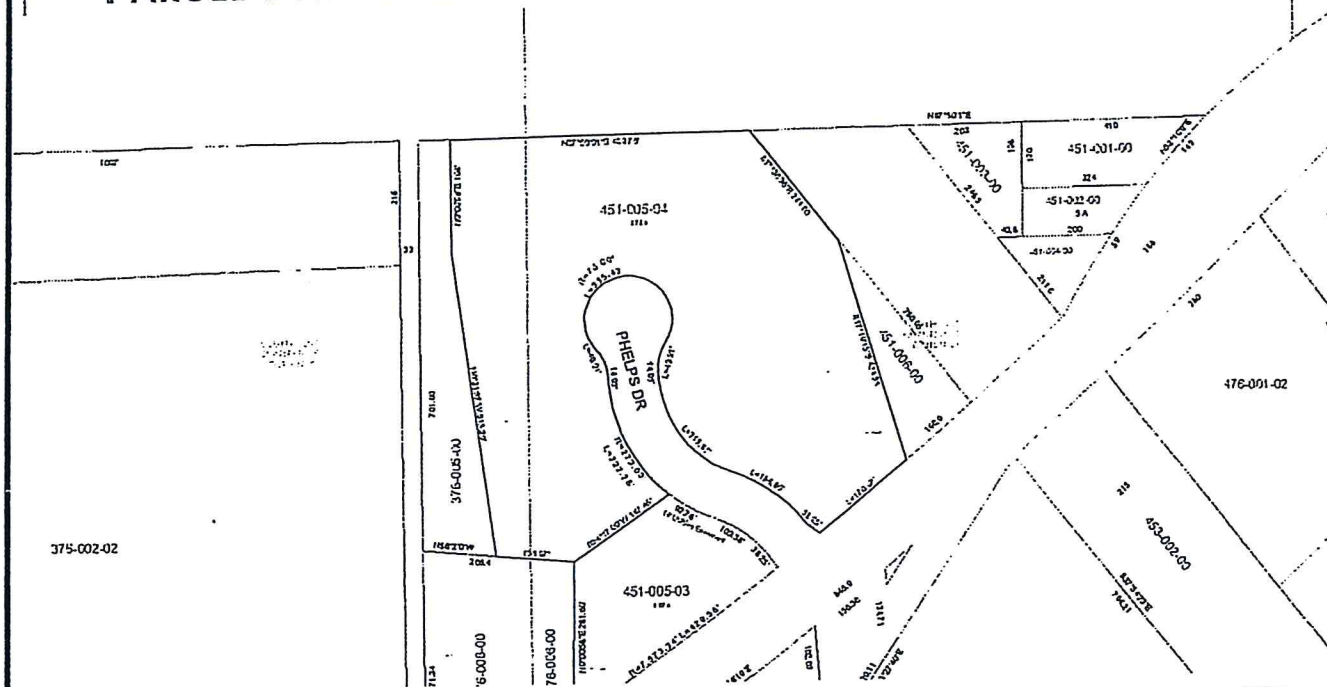
	2017	2018	2019
TAXABLE VALUE	\$6,436	\$6,571	\$6,728
ASSESSED VALUE	\$9,535	\$9,570	\$10,875
TAX DESCRIPTION			
BEG AT THE INTERSECTION OF THE N&S 1/4 LN OF SEC 29 T2S R1E WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N8°45'W 529.9 FT TH N PAR WITH N&S 1/4 LN 198 FT TO THE S 1/8 LN OF SEC 29 TH W ALG S 1/8 LN TO A PT 190 FT W OF N&S 1/4 LN TH S PAR WITH N&S 1/4 LN TO THE NLY LN OF US-12 HWY TH NELY ALG SD NLY LN 210 FT TO BEG EXC BEG AT THE INTERSECTION OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E			



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 June 13, 2019.



PARCEL DATA SHEET - PARCEL ID: 000-09-29-451-005-04



OWNER NAME LYRICAL LLC
 OWNER ADDRESS 1899 SUNCREST DR
 GRASS LAKE MI 49240
 HOMESTEAD 0%
 PARCEL ADDRESS 4497 PHELPS DR
 JACKSON MI 49201
 PROPERTY CLASS 202 - COMMERCIAL VACANT
 STATUS Active
 ACREAGE 8.775 Acres
 GOV'T UNIT Leoni
 TAX UNIT Leoni
 SCHOOL DISTRICT EAST JACKSON SCHOOL
 LIBER/PAGE 2109-85

	2017	2018	2019
TAXABLE VALUE	\$0	\$172,343	\$172,293
ASSESSED VALUE	\$0	\$172,343	\$172,293

TAX DESCRIPTION
 COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W ALG THE N-S 1/4 LN 260.28 FT TO THE NLY RD ROW LN OF ANN ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF 00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E 281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W 515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG COUNTY RD ROW (1) N38°23'29"W 38.25 FT TO A POINT OF CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A POINT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. SEC 29 T2S R1E 8.775 A +/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02;



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 June 13, 2019.



AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN }
County of Jackson }

Bettie Watson (signature)

Bettie Watson

being duly sworn, says: I am the Publisher of The Salesman, a shopping guide printed and circulated in said county since 1948.

The attached is a printed copy of an ad which was published in The Salesman (Publications) June 23, 2019.

Sworn to and subscribed before me this 25 day of June 2019.

LEONI TOWNSHIP NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, July 17, 2019, @ 6:30 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan, 49254 to hear a request from Lyrical LLC, 4497 Phelps Dr., Jackson, MI 49201 for a re-zone.

Property Code # 000-09-29-376-005-00 and 000-09-29-451-005-04

Purpose of hearing: RE-ZONE

Legal Description: Combined into NEW 000-09-29-451-005-05

Legal description COM AT THE S 1/4 POST OF SEC 29 TH N00°25'16"W ALG THE N-S 1/4 LN 260.28 FT TO THE NLY ROW LN OF ANN ARBOR RD TH 104.99 FT ALG A CURVE TO THE LEFT ON SD NLY RD ROW LN WITH A RADIUS OF 7573.34 FT A CENTRAL ANGLE OF 00°47'39" AND A CHORD OF N55°34'41"E 104.99 FT TH N00°00'58"E 281.60 FT FOR POB TH N86°00'58"W 136.97 FT TH N09°21'57"W 515.29 FT TH N00°00'58"E 198.00 FT TH N87°50'01"E 489.76 FT TH S37°36'36"E 244.80 FT TH S17°19'15"E 424.58 FT TO NLY RD ROW LN TH 170.67 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 7573.34 FT CENTRAL ANGLE OF 01°17'28" AND A CHORD OF S50°38'05"W 170.67 FT TH FOLLOWING THE NINE COURSES ALG COUNTY RD ROW (1) N38°23'39"W 38.25 FT TO A POINT OF CURVATURE (2) 158.87 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 276.00 FT A CENTRAL ANGLE OF 32°58'46" AND A CHORD OF N54°53'02"W 156.68 FT TO A POINT OF REVERSE CURVATURE (3) 215.81 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FT A CENTRAL ANGLE OF 66°07'24" AND A CHORD OF N38°18'44"W 204.03 FT TO A POINT OF TANGENCY (4) N05°15'02"W 14.93 FT TO A POINT OF CURVATURE (5) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF N13°48'43"E 48.99 FT TO A POINT OF REVERSE CURVATURE (6) 335.43 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 256°14'59" AND A CHORD OF S84°44'58"W 118.00 FT TO A POINT OF REVERSE CURVATURE (7) 49.91 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FT A CENTRAL ANGLE OF 38°07'30" AND A CHORD OF S24°18'46"E 48.99 FT TO A POINT OF TANGENCY (8) S05°15'02"E 14.93 FT TO A POINT OF CURVATURE (9) 222.28 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 273.00 FT A CENTRAL ANGLE OF 46°39'07" AND A CHORD OF S28°34'35"E 216.19 FT TH S54°17'09"W 187.45 FT TO BEG. 8.7751 A +/- SPLIT/COMBINED ON 02/12/2016 FROM 000-09-29-451-005-01, 000-09-29-451-005-02; and BEG AT THE INTERS OF THE N&S 1/4 LN OF SEC 29 WITH THE NLY LN OF HWY US-12 TH NELY ALG SD NLY LN 100 FT TH N PAR WITH N&S 1/4 LN 280 FT TH N86°02'W 136.95 FT TH N86°02'W 266.4 FT TH S PAR WITH N&S 1/4 LN 471.34 FT TO THE NLY R/W LN OF SD HWY TH NELY ALG SD R/W LN 210 FT TO BEG. SEC 29 T2S R1E

June 23

Sullivan (signature)

Jackson County, Michigan

EMILY J. SULLIVAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF JACKSON
My Commission Expires October 15, 2019
Acting in the County of Jackson

This parcel 000-09-29-376-005-00 is being combined with the 4497 Phelps Dr. 000-09-29-451-005-04

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

PLANNING COMMISSION MINUTES
July 17th, 2019
Draft

The Leoni Township Planning Commission held a meeting Wednesday, July 18th, 2019 @ 6:30 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:33 pm

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

Members absent:

Persons in attendance: 14

Purpose of Planning Commission read by J. Spencer

Public Comment: **Open at 6:37 pm.**
 Closed at 6:41 pm.

Motion by V. Beckwith supported by K. Cole to approve the Agenda as written..
Motion adopted by voice vote.

Motion by D. Helmlinger and supported by L. Maurer to accept meeting minutes from July 3rd.
Motion adopted by voice vote.

Old Business: **1) Discussion of Opting in/out of Recreational Marijuana Businesses.**
 2) Discussion on Blight Ordinance
 3) Discussion on Grass Lake Zoning for Agricultural Tourism

Discussion 1 Recreational Marijuana: Opt in Restrictions. No new dispensaries. Must have a public hearing.

Motion by K. Cole, supported by J. Spencer for the Planning Commission to hold a public Hearing on Recreational Marijuana on August 14 or the 21st.
Voice Vote All in favor, no opposed
Motion Passed

Discussion 2 Blight Ordinance: Add graffiti to blight ordinance. Passed ordinance to board.

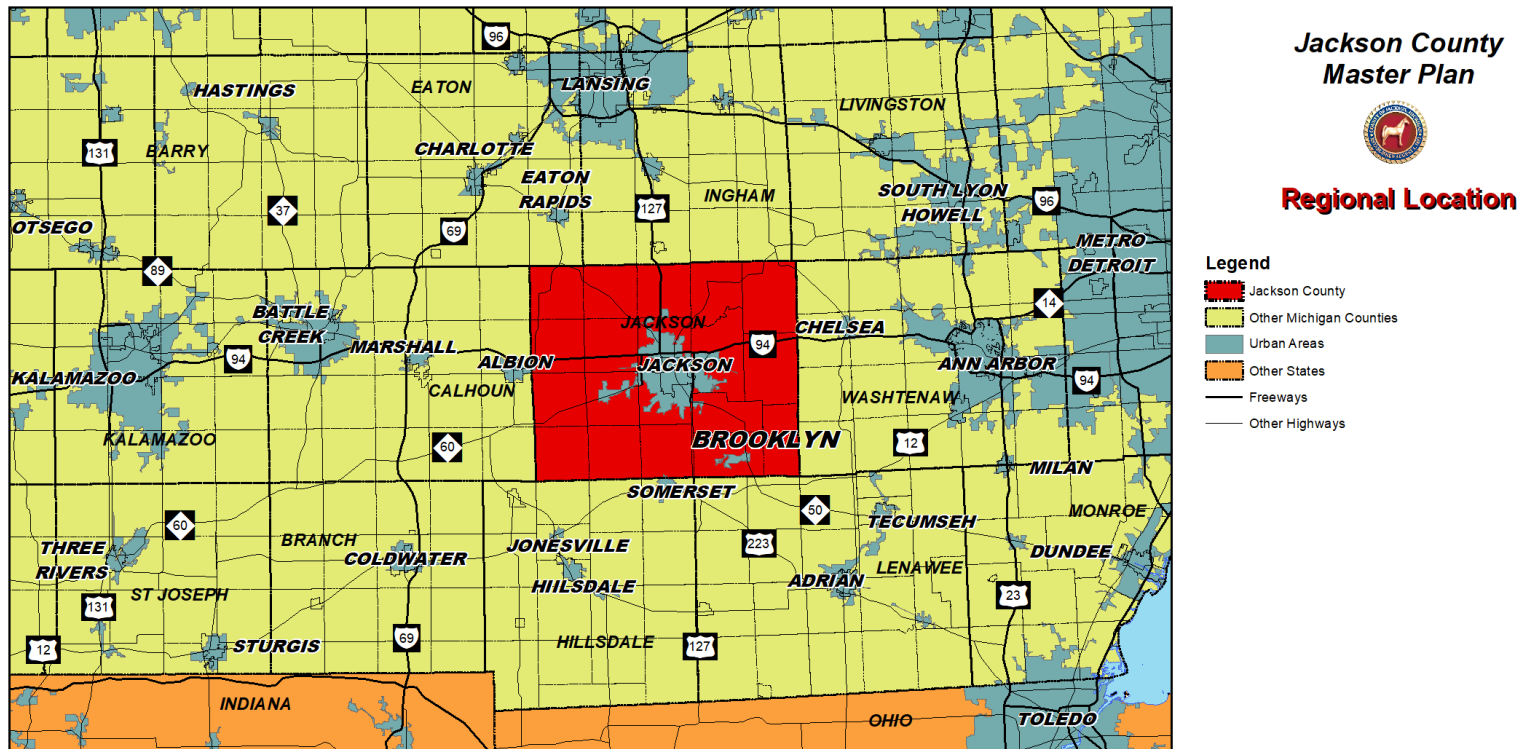
CHAPTER 2

COMMUNITY DESCRIPTION AND ISSUE IDENTIFICATION



Regional Location

Jackson County is located in south-central Lower Michigan, northeast of the border with the States of Indiana and Ohio. It is surrounded by Eaton and Ingham Counties to the north, Livingston County to the northeast, Washtenaw County to the east, Lenawee and Hillsdale Counties to the south, and Calhoun County to the west. The City of Jackson is the County Seat and the Jackson Urban Area is located in the center of the County. I-94 provides access to the Ann Arbor and Metro Detroit Urban Areas to the east and the Battle Creek and Kalamazoo Urban Areas to the west. US-127 provides access to the Lansing Urban Area to the north and US-127/US-223 provides access to the Toledo Urban Area to the southeast.



Municipalities and Places

Jackson County is comprised of 1 city, 7 villages, and 19 townships (see the Municipalities and Places map in Appendix C).

City

- City of Jackson

Villages

- Village of Brooklyn
- Village of Cement City
(north of Jackson St.)
- Village of Concord
- Village of Grass Lake
- Village of Hanover
- Village of Parma
- Village of Springport

Townships

- Blackman Township
- Columbia Township
- Concord Township
- Grass Lake Township
- Hanover Township
- Henrietta Township
- Leoni Township
- Liberty Township
- Napoleon Township
- Norvell Township
- Parma Township
- Pulaski Township
- Rives Township
- Sandstone Township
- Spring Arbor Township
- Springport Township
- Summit Township
- Tompkins Township
- Waterloo Township

Each of those communities is served by a municipal hall/office (see the Municipal Halls/Office and Fire Stations map in Appendix C).

In addition to its municipalities, Jackson County also contains other places (see the Municipalities and Places map in Appendix C). The Jackson Urban Area encompasses the City of Jackson; significant portions of the Townships of Blackman, Leoni, Spring Arbor, and Summit; and also extends into the Townships of Napoleon and Rives. The Brooklyn Urban Cluster encompasses portions of the Village of Brooklyn and the north shore of Lake Columbia in Columbia Township. Jackson County also contains a variety of other unincorporated villages: Horton, Michigan Center, Munith, Napoleon, Norvell, Pulaski, Rives Junction, Spring Arbor, Vandercook Lake, and Waterloo.

Historical Context

The shape and character of the Jackson Community was determined by the physical development of the community upon its natural landscape. The earliest known inhabitants of the Jackson County area were the Potawatomi Indians. These peoples, who migrated to the area from the south before the Revolutionary War, hunted, grew crops, and fished in area lakes and streams. They established a trade network with other native peoples and a system of Indian trails to accommodate this commerce evolved across Jackson County's landscape.

With the arrival of the white man and the establishment of the National Government, and following the Revolutionary War, the fledgling Nation was strapped for cash and decided to sell lands to settlers and to give lands to war veterans as payment for service. The Land Ordinance of 1785

authorized a precise survey of lands to the west, in what is now the Midwest, to provide the basis for property description and the distribution of lands. The Ordinance resulted in a survey of the land to divide the territory into townships of six-mile square, or thirty-six square miles. Townships were laid out by lines running due north and south, and others running east and west. The Ordinance further divided townships into 36 mile-square sections, each of which contained 640 acres.

The Northwest Ordinance of 1787 established the initial government of the territory that became the states of Indiana, Illinois, Michigan, Ohio and Wisconsin. The creation of local township government largely coincided with the six-mile square land divisions, which were established as a result of the Land Ordinance of 1785. The political framework of township government in Jackson County, which grew from the Land Ordinance of 1785 and the Northwest Ordinance in 1787, resulted in the growth of township governmental powers to the extent that today it is difficult to discern the differences between townships, cities and villages.

In 1829, Horace Blackman, the first white settler, arrived and settled in an area not far from what is now Downtown Jackson. Blackman found dense woods, a beautiful river in a little valley, and, west of the river, an Indian camp. In 1830, "Blackman's location" was renamed Jacksonburg by Michigan Road Commissioners in honor of President Andrew Jackson. To avoid confusion over the numerous Jacksonburgs across the Nation, postal officials dropped the end of the name and the settlement became known as "Jackson" in 1838. Surveyors and engineers designed the community with a grid street system and a central public square, which was bisected, crossed by Main Street (now Michigan Avenue) and Jackson Street.

Jackson was located along a significant westward movement route. The high volume of settlers passing through the area created a demand for wagon and carriage makers. These wagon and carriage makers became the antecedent for early automobile producers. The extension of rail lines through the area reinforced Jackson's significance as a transportation center. At one time, Jackson had more rail passenger traffic than any other city in Michigan and was second only to Detroit in the amount of rail freight shipped per year. Jackson soon became the home to the Michigan Central Railroad and its engine manufacturing and repair facilities.

Perhaps the earliest significant event in the history of Jackson was the opening of the first state prison in 1839. The prison brought cheap inmate labor, which expanded local factories into a strong manufacturing presence. By the early 1900s there were established companies manufacturing items from sewer pipe, paving brick, and small oil heaters, to car manufacturing, mining, and even corset manufacturing. Jackson became a leading industrial town between Detroit and Chicago and seven different railroad companies eventually laid tracks to the community. Today, correctional facilities and the manufacturing base are major employers in the community, which continue to provide an economic development benefit to the area.

Jackson also hosted the first Republican Convention on July 6, 1854. Jackson was selected as the site of the Republican Convention due in part to its involvement in the Underground Railroad. Hundreds of influential Michigan citizens made the pilgrimage to Jackson, exceeding the capacity of the meeting hall. The convention was forced to reconvene in an Oak Grove on attractive land known as “Morgan’s forty” west of the Village. Today the site is an older residential neighborhood. Only a few scattered oaks remain and the area is now known as the Under the Oaks Historic Neighborhood. A boulder, dedicated by President William Howard Taft in 1910, can still be found at the corner of Second and Franklin Streets, where the Committee on Resolutions framed the first Republican platform.

Despite Jackson’s late start in the automobile industry, no fewer than 25 companies—including Lewis Spring and Axle Company, American Top, National Wheel and Jackson Cushion Spring— had switched from carriage production to automobile production by the early 1900’s. Auto parts makers soon replaced auto production. By the mid-1920s, half of Jackson’s manufacturers were producing auto parts, making it the dominant industry in Jackson for many years. Jackson’s economy is still closely tied to the automobile industry. The proximity of the Jackson Community to Metro Detroit, and the “just-in-time” movement which came about in the 1980s and ‘90s reinforced Jackson’s association with the automobile industry. Other industries that have played an important role in Jackson’s history include Aeroquip, now known as Eaton Corporation, which began producing hoses for the aircraft industry in 1939; and Commonwealth Power, now known as CMS Energy, the electric and natural gas utility that serves the largest number of Michigan residents.

By the 1930s Jackson had been transformed from an agricultural community to a bustling city of 55,000. The invention of the elevator facilitated the construction of several tall buildings in Jackson built of limestone and marble. It was during this time when Jackson’s dramatic downtown skyline emerged. In the years following World War II the Nation’s urban areas experienced suburban growth. Jackson was no exception with subdivisions extending out in development into Blackman, Leoni, and Summit Townships.

Jackson’s suburban areas offered lower diversity housing in subdivisions. Many of these subdivisions are separated by wetland areas which afford natural open space. Suburban development occurred at a time when the City offered jobs and other urban amenities. Most of these areas now have sewer and water services. Commercial development and industrial growth have followed. During this time and perhaps even more significantly later over the past forty years as single-family homes placed on metes and bounds described properties were developed in the rural areas of Jackson County. These areas offer a high quality environment for rural living within easy commuting distance of area jobs, and jobs in Ingham and Washtenaw Counties. In recent times, large stately homes have been constructed in these rural areas.

While population extended in the townships surrounding the City of Jackson and in Jackson County’s rural areas, beginning in the 1950s the City experienced population loss. This trend has continued to the present day. The City of Jackson still retains valuable features such as well-maintained streets, beautiful parks, historic buildings, and a central downtown which has recently experienced reemergence with the establishment

of new restaurants and other commercial destinations. An effort is underway to bring people into the City, and in particular, into Downtown Jackson.

Demographics

Demographic information regarding Jackson County is summarized below (see Appendix A for greater detail).

- **General Population.** The population of Jackson County was 160,248 in 2010, according to the U.S. Census. It is projected that the population will grow to 164,796 by 2035 and the decrease slightly to 163,650 by 2045. The City of Jackson and the seven incorporated villages comprised 24% of the countywide population in 2010, down from 64% in 1930.
- **Age and Gender.** The median age of County residents was estimated to be 41.0 years in 2017, according to the American Community Survey [39.6 years statewide]. Generation X —people between 35 and 54 years of age in 2017— was estimated to be the largest age group, comprising an estimated 26% of residents [26% statewide]. Millennials —people between 15 and 34 years of age— were estimated to be the second largest age group, comprising an estimated 25% of residents [26% statewide]. Baby Boomers —people between 55 and 74 years of age— were estimated to be the third largest age group, comprising an estimated 24% of residents [23% statewide]. The iGeneration and younger —people 14 years of age and younger— was estimated to be the fourth largest age group, comprising an estimated 18% of residents [18% statewide]. The Silent Generation and older —people 75 years of age and older— was estimated to be the smallest age group, comprising an estimated 7% of residents [7% statewide]. Males comprised an estimated 51% of Jackson County’s population [49% statewide].
- **Race and Ethnicity.** The County has a fairly homogeneous population. An estimated 87% of Jackson County residents were white in 2017 [79% statewide]. An estimated 8% were black [14% statewide]. Native Americans, Asians, Native Hawaiians/Pacific Islanders and members of other races comprised 2% of the population [5% statewide]. Members of two or more races comprised an estimated 3% of the population [3% statewide]. Only an estimated 3% of residents considered themselves to be Hispanic (i.e., Latino/Latina) [5% statewide].
- **Disabilities.** An estimated 15% of County residents were disabled in some way in 2017 [14% statewide] and 8% had an ambulatory disability [8% statewide]. The rate of disability rises with age. For example, an estimated 47% of residents at least 75 years of age had some type of disability [49% statewide] and 30% had an ambulatory disability [32% statewide].

- **Educational Attainment.** An estimated 90% of Jackson County residents at least 25 years old in 2017 graduated from high school [90% statewide]. An estimated 31% had some type of college degree (i.e., associate's, bachelor's, or graduate) [37% statewide].
- **School Enrollment.** An estimated 46% of County residents at least 3 years of age and enrolled in school in 2017 attended elementary school (i.e., grades K-8) [44% statewide]. An estimated 22% attended high school [21% statewide]. An estimated 6% attended nursery school [6% statewide]. An estimated 25% attended college or graduate school [29% statewide].
- **Households and Families.** Most Jackson County residents lived in households in 2017 and families comprised an estimated 66% of households [65% statewide]. However, an estimated 29% of households consisted of a single person [29% statewide]. Other non-family households comprised an estimated 5% of households [6% statewide]. The estimated size of the average household was 2.43 people [2.49 statewide] and the average family size was 2.98 people [3.08 statewide]. An estimated 6% of the population lived in group quarters [2% statewide].
- **Income and Poverty.** The County's median household income in 2017 was estimated to be \$49,715 [\$52,688 statewide]. The median family income was \$61,359 [\$66,653 statewide] and the median non-family income was \$29,676 [\$31,333 statewide]. The per capita income was \$25,952 [\$28,938 statewide]. An estimated 15% of the people for whom poverty status was determined lived in poverty [16% statewide]. An estimated 25% of residents less than 18 years old lived in poverty [22% statewide]. An estimated 14% of residents between the ages of 18 and 64 lived in poverty [15% statewide]. An estimated 6% of residents 65 years or older lived in poverty [8% statewide].
- **Employment by Industry.** An estimated 24% of employed County residents at least 16 years old in 2017 worked in the educational services and healthcare and social assistance industry [24% statewide]. An estimated 19% were employed in the manufacturing industry [18% statewide]. An estimated 12% worked in the retail trade industry [11% statewide]. Each of the other industries employed less than 10% of residents.
- **Employment by Occupation.** An estimated 31% of employed Jackson County residents at least 16 years old in 2017 were employed in management, business, science, and arts occupations [36% statewide]. An estimated 24% worked in sales and office occupations [23% statewide]. An estimated 19% worked in service occupations [18% statewide]. An estimated 18% were employed in production, transportation, and material moving occupations [16% statewide]. An estimated 8% worked in natural resources, construction, and maintenance occupations [8% statewide].

- **Means of Travel to Work.** Of the employed Jackson County residents at least 16 years old in 2017, an estimated 84% drove alone [83% statewide]. An estimated 9% of workers carpooled [9% statewide]. An estimated 4% of workers used some other form of transportation [5% statewide]. An estimated 3% of workers worked at home [4% statewide].
- **Travel Time to Work.** Of the employed County residents at least 16 years old in 2017 who commuted to work, an estimated 37% had a commute time of 15-29 minutes [38% statewide]. An estimated 18% had a commute time of 10-14 minutes [15% statewide]. An estimated 15% had a commute time of 60-89 minutes [16% statewide]. An estimated 13% had a commute time of 5-9 minutes [11% statewide]. An estimated 12% had a commute time of 30-59 minutes [15% statewide]. An estimated 3% had a commute time of less than 5 minutes [3% statewide]. An estimated 2% had a commute time at least 90 minutes [2% statewide].
- **Dwellings and Vacancy Rates.** An estimated 89% of dwellings in 2017 were occupied [85% statewide]. An estimated 3% were used seasonally or occasionally [6% statewide]. An estimated <1% were used to house migrant workers [<1% statewide]. The remaining estimated 8% were vacant [8% statewide].
- **Housing Types.** It is estimated that 78% of Jackson County dwellings in 2017 were single-family homes [77% statewide]. Approximately 16% of units were estimated to be located in multi-unit buildings [18% statewide]. An estimated 6% of dwellings were mobile homes [5% statewide].
- **Housing Costs.** It is estimated that 25% of the County's owner-occupied households with a mortgage in 2017 spent at least 30% of household income on housing [25% statewide]. An estimated 12% of owner-occupied households without a mortgage spent at least 30% of household income on housing [15% statewide]. It is also estimated that 52% of renter-occupied households spent at least 30% of household income on housing [50% statewide].

Natural Resources

A variety of natural resources are pertinent to land use planning in Jackson County.

Topography

Jackson County's topography can be described as gently rolling, moderately hilly morainal uplands. Elevations range from approximately 886 to 1,178 feet above sea level (see the Topography map in Appendix C).

Topographic limitations to development are mainly due to slope. Steeply sloped areas pose development constraints for land use because of practical difficulties and the cost of construction. Land development on steeply sloped areas also increases runoff and non-point pollution loads which have a negative impact on water quality.

The vast majority of land area in the County has a slope from 0% to 8%, which can be described as gently sloping. These types of slopes are suitable for all types of development ~~and there is relatively little sediment runoff associated with development~~. The County does have numerous small areas with slopes from 8% to 16% which are categorized as “moderately sloping”. These areas are often suitable for limited residential development. Caution is required in these moderately sloping areas because disturbed soils may result in erosion which increase sediment loads and therefore, negatively affect surface water quality. Very few areas in Jackson County have slopes which exceed 16%.

Jackson County’s highest elevations appear in Hanover Township and in a few scattered locations between Waterloo and Grass Lake Townships along a ridgeline extending in an east/west direction. The lowest elevations in the County are at the location where the Grand River exits the County in Tompkins Township. Lands in the County form a drainage divide with the areas in the northern and western parts of the County draining to Lake Michigan through the Grand River and Kalamazoo River Watersheds, and the southeast area of the County draining to Lake Erie through the River Raisin Watershed.

Watersheds

Jackson County includes parts of four Michigan watersheds (see the Watersheds map in Appendix C). The largest of these, the Upper Grand River Watershed, drains most of Jackson County, including the City of Jackson. The southwest part of Jackson County is drained by the Kalamazoo River Watershed. This area includes all of Concord and Pulaski Townships, most of the Townships of Hanover and Parma, and portions of Spring Arbor and Springport Townships. Both the Grand River and Kalamazoo River Watersheds drain to Lake Michigan. The southeast corner of Jackson County drains into the River Raisin Watershed. Most of Norvell and Columbia Townships are included in the watershed, as well as parts of the Townships of Napoleon and Grass Lake. The River Raisin drains to Lake Erie. Very small portions of Waterloo and Grass Lake Townships are included in the Huron River Watershed which also drains to Lake Erie. A watershed council has been established for each of the watersheds and they have engaged in watershed management planning. Links to the websites for the councils follow:

- Upper Grand River Watershed Council – www.uppergrandriver.org
- River Raisin Watershed Council – www.riverraisin.org
- Kalamazoo River Watershed Council – kalamazooriver.org
- Huron River Watershed Council – www.hrwc.org

Surface Waters

Jackson County's lakes, ponds, rivers, streams, and wetlands are features of the County which attract population and contribute to quality of life for County residents.

Lakes and Ponds. Jackson County has over 180 bodies of water which attract residential development (see the Lakes, Ponds, Rivers and Streams map in Appendix C). Consequently, most of the natural areas which surrounded lakes and ponds have been replaced with development. As a result, the riparian buffers which help to maintain water quality have been eliminated. For example, several lakes were quickly developed with summer cottages. In recent times many of these cottages have been converted to year-round dwellings, or, demolished to be replaced by new year-round homes. These areas have their own unique set of challenges. Many of the subdivisions surrounding lakes are comprised of small lot areas, resulting in high densities of dwelling units. Historically, cottages in these areas were served by private wells and septic tanks which affected water quality. Consequently, several of the lakes are now served by sanitary sewer. Most of the lakes, and lakeside development, are located in the eastern half of Jackson County.

Rivers and Streams. In addition to Jackson County's lakes and ponds, there are 679 miles of rivers and streams within the County's borders (see the Lakes, Ponds, Rivers and Streams map in Appendix C). They have value for their recreational use, wildlife habitat, and drainage function, and are an important component of Jackson County's unique natural system. Rivers and streams in Jackson County are in the head waters of the four watersheds noted above. The Grand River flows north from Liberty Township, through the City of Jackson, and exits into Ingham County from Tompkins Township; the Portage River (a major tributary) flows west from Waterloo Township into the Grand River in Blackman Township. The River Raisin flows northeast from Lenawee County into Columbia Township, through the Village of Brooklyn, and exits into Washtenaw County from Norvell Township. The North Branch of the Kalamazoo River flows west from Concord Township, through the Village of Concord, and exits into Calhoun County and the South Branch of the Kalamazoo River flows northwest from Pulaski Township and exits into Calhoun County.

Flood Zones. Flood zones have been established in Jackson County by the Federal Emergency Management Agency (FEMA). A 100-year flood zone is defined by FEMA as an area having a 1% chance of being flooded in any given year. A 500-year flood zone is defined by FEMA as the area having a 0.2% annual chance of being flooded. Flood zones are associated with the rivers and streams flowing through Jackson County as well as some of its lakes, and ponds (see the Flood Zones and Wetlands map in Appendix C).

Wetlands. Wetlands in the County have been delineated by the National Wetlands Inventory (NWI). Numerous small wetlands exist in a scattered fashion. Larger wetland areas associated with surface water and drainage systems meander through the County (see the Flood Zones and Wetlands map in Appendix C).

Soils

Soils that are agriculturally productive and those that are poorly drained and subject to flooding are important to identify.

Hydric Soils. Soil types that are poorly drained and subject to occasional flooding (i.e., hydric) have been identified by the Natural Resources Conservation Service (NRCS). Hydric soils are often located in the vicinity of the County's lakes, ponds, rivers, streams, and wetlands as well as other low-lying areas (see the Hydric Soils map in Appendix C).

Most Productive Agricultural Soils. Soil types that are the most agriculturally productive in Jackson County have been identified, taking into consideration prime farmland (as identified by the Natural Resources Conservation Service (NRCS)) and average yields for various crops. Most of the productive agricultural soils are located in the western half of Jackson County, and these soils are generally scattered about rather than unified in large areas of contiguous soils (see the Most Productive Agricultural Soils map in Appendix C). Relatively few areas of prime farmland may be found in Summit Township and the townships to the east (i.e., Grass Lake, Leoni, Napoleon, Norvell, and Waterloo).

Community Services and Facilities

A variety of community facilities and services are provided by the County of Jackson as well as other public and private entities.

Law Enforcement and Fire/Rescue Services

Law enforcement and fire/rescue services are coordinated through the 911 central dispatching service run by the County of Jackson which utilizes the State of Michigan's 800mhz radio system.

Law Enforcement. A variety of law enforcement agencies serve the residents and property/business owners of Jackson County:

- **Jackson County Office of the Sheriff.** The primary countywide law enforcement agency is the Jackson County Office of the Sheriff, which is headquartered on Wesley Street in Downtown Jackson next to the County Courthouse (see the County Facilities map). The following municipalities also contract with the Office of the Sheriff for additional law enforcement services:
 - Village of Concord and Concord Township
 - Village of Grass Lake and Grass Lake Township
 - Norvell Township
 - Parma Township
 - Sandstone Township
 - Summit Township

The Office of the Sheriff also operates a couple of jails. The Wesley Street Jail is situated in the headquarters for the Office of the Sheriff (see the County Facilities map). The Chanter Road Jail is located in Blackman Township, west of Elm Road, next to the Jackson County Department of Transportation.

- **Municipal Law Enforcement Agencies.** Some of the municipalities within Jackson County are also served by their own law enforcement agencies. Those municipal law enforcement agencies and the communities they serve are:
 - Blackman-Leoni Township Department of Public Safety – Blackman and Leoni Townships
 - Columbia Township Police Department – the Village of Brooklyn and Columbia Township
 - Jackson Police Department – City of Jackson
 - Napoleon Township Police Department – Napoleon Township
 - [Spring Arbor Township Police Department – Spring Arbor Township](#)
 - Springport Township Police Department – Village of Springport and Springport Township

The Blackman-Leoni Township Department of Public Safety, the Columbia Township Police Department, and the Jackson Police Department serve their communities 24 hours a day/7 days a week.

- **State of Michigan.** The Michigan State Police (MSP) also serves Jackson County and its municipalities. MSP Jackson Post #13 is located on Cooper Street (M-106) in Blackman Township. The Michigan Department of Corrections (MDOC) maintains several prisons for men, also clustered in Blackman Township [in the area of M-106 and Parnall Road](#):
 - Cooper Street Correctional Facility (814-man capacity)
 - Charles E. Egeler Reception and Guidance Center (1,382-man capacity)
 - G. Robert Cotton Correctional Facility (1,974-man capacity)
 - Parnall Correctional Facility (1,696-man capacity)

Fire/Rescue Services and Facilities. Residents and property/business owners in Jackson County are served by a municipal fire department which responds as necessary to fire and emergency situations and participates in the County's mutual aid system. The fire departments and the municipalities they serve are [\(see the Municipal Halls/Office and Fire Stations Map in Appendix C\)](#):

- Blackman-Leoni Township Department of Public Safety – Blackman and Leoni Townships
- Cambridge Township Fire Department – Norvell Township (southern $\frac{2}{3}$) and part of Lenawee County

- Columbia Township Fire Department – Villages of Brooklyn and Cement City (north of Jackson St.) and Columbia Township
- Concord Fire Department – Village of Concord and Concord Township
- Grass Lake Charter Township Fire Department – Village of Grass Lake and Grass Lake Township
- Hanover Township Fire Department – Village of Hanover and Hanover Township
- Henrietta Township Fire Department – Henrietta Township
- Jackson Fire Department – City of Jackson
- Liberty Township Fire Department – Liberty Township
- Napoleon Township Fire Department – Napoleon and Norvell (northern ⅓) Townships
- Parma-Sandstone Fire Department – Village of Parma and Parma and Sandstone Townships
- Pulaski Township Fire Department – Pulaski Township
- Rives-Tompkins Fire Department – Rives and Tompkins Townships
- Spring Arbor Township Fire Department – Spring Arbor Township
- Springport/Clarence Fire Department – Village of Springport, Springport Township, and part of Calhoun County
- Stockbridge Area Emergency Services Authority – Waterloo Township and part of Ingham County
- Summit Township Fire Department – Summit Township

Jackson Community Ambulance (JCA), a community owned nonprofit organization located on Ingham Street in the City of Jackson, provides ambulance services throughout Jackson County.

Parks and Recreation

Parks and recreation facilities and services are provided to residents and property/business owners by a variety of public and private agencies operating in Jackson County.

Jackson County Parks. Most of the parks operated by Jackson County Parks are adjacent to water, providing opportunities for swimming, boating, and/or fishing (see the County Facilities map in Appendix C):

- | | |
|-------------------------------|---------------------------------|
| 1. Clark Lake County Park | 5. James J. Keeley County Park |
| 2. Clear Lake County Park | 6. Lime Lake County Park |
| 3. Gillett's Lake County Park | 7. Little Wolf Lake County Park |
| 4. Grass Lake County Park | 8. Minard Mills County Park |

- | | |
|---|--|
| 9. Pleasant Lake County Park and Campground | 14. Swains Lake County Park and Campground |
| 10. Portage Lake County Park | 15. Vandercook Lake County Park |
| 11. Round Lake County Park | 16. Vineyard Lake County Park |
| 12. Alfred R. Snyder County Park (Horton Mill Pond) | 17. The Burns Property |
| 13. Sparks Foundation County (Cascades) Park | 18. Falling Waters Trail |

Many of those parks also contain picnic areas and toilet facilities. Modern campgrounds and significant cultural facilities are also available in several parks. For example, Sparks Foundation County (Cascades) Park, located in the City of Jackson and Summit Township, hosts firework displays several times each summer and James J. Keeley County Park, located in the City of Jackson, is the home of the Jackson County Fair (see the County Facilities map in Appendix C). The Jackson County Parks and Recreation Commission and the County Board of Commissioners oversee Jackson County Parks.

State and municipal parks and recreation facilities. The Michigan Department of Natural Resources operates 3 state parks and 3 state game/recreation areas that extend into the County (see the Major Community Facilities Map in Appendix C) as well as 13 boat launches in Jackson County. The City of Jackson operates a 26-park system, which includes Ella Sharp Park, and hosts a wide variety of recreational programs. Some of the villages and townships also maintain municipal parks.

Public, quasi-public and private recreation facilities. There are 17 private golf courses and 13 private campgrounds operating in Jackson County. Various public agencies and nonprofit groups (e.g., YMCA, Girl Scouts, Jackson County ISD, etc.) operate camps (see the Major Community Facilities Map in Appendix C). The Michigan Audubon Society, Michigan State University, and other institutions operate nature preserves. Michigan International Speedway (MIS), located near Brooklyn, and the Optimist Ice Arena and the YMCA in Jackson are examples of recreation and sports centers in the County.

Nonmotorized Trails. A regional nonmotorized trail is emerging in Jackson County. The Hiking Trail of the State of Michigan's *Iron Belle Trail* and *Route #1* of the *Great Lake-to-Lake Trails* are proposed to traverse the County from Munith in its northeast corner to Concord in its southwest corner, utilizing the same corridor (see the Major Community Facilities Map in Appendix C). Major portions of the corridor are already completed, including the Martin Luther King Junior Equality Trail, which traverses the City of Jackson, and Jackson County Parks' Falling Waters Trail, which traverses the Townships of Summit, Spring Arbor, and Concord and the Village of Concord ([see the Trails Map in Appendix C](#)). The [Mike Levine](#) Lakelands Trail [State Park](#) extension, which will traverse the Townships of Waterloo, Henrietta, Leoni, and Blackman, is currently under development. Other trails also traverse portions of Jackson County. Please see the Transportation Facilities and Utilities section of this chapter for more detail on nonmotorized trail planning.

Water Trails. Water trails are comprised of canoe/kayak launch sites connecting together signed stretches of river (and lakes) maintained for paddling. The *Upper Grand River Water Trail Development Plan*, adopted by the Upper Grand River Watershed Council in 2017, proposes several water trails in Jackson County ([see the Trails Map in Appendix C](#)). The Upper Grand River Water Trail will flow from the Liberty Mill Pond (Liberty Township) to Eaton Rapids (Eaton County), as well as on the North Branch of the river from the unincorporated village of Michigan Center (Leoni Township) to the confluence with the main channel (City of Jackson). The Portage River Water Trail will flow from the Portage Lake Campground (Waterloo State Recreation Area (Waterloo Township)), to its confluence with the Grand River (Blackman Township). The Chain of Lakes Water Trail will flow from Little Wolf Lake County Park (Napoleon Township) to Leoni Community Park on the shore of Center Lake (unincorporated village of Michigan Center). Those trails were recognized as state-designated water trails by the Michigan Department of Natural Resources (MDNR) in 2018 and will be included in updates to the *Jackson County Recreation Plan* and likely other pertinent municipal recreation and master plans. Jackson County Parks plans to develop canoe/kayak launch sites in Little Wolf Lake County Park (Napoleon Township), on the Chain of Lakes, and Vandercook Lake County Park (Summit Township), on the Grand River, in the near future. Please see the water trail development plan for a complete listing of the proposed canoe/kayak launch sites. Although water trail plans do not exist for the River Raisin or the Kalamazoo River, the *Jackson County Recreation Plan* recognizes that canoeing and kayaking takes place on those watercourses in Jackson County and their potential for water trail development.

Jackson County, the City of Jackson, and various other municipalities throughout the County have recreation plans approved by the Michigan Department of Natural Resources (MDNR). Doing so makes those entities eligible to apply for grants from the Michigan Natural Resources Trust Fund (MNRTF) and other grant programs administered by the MDNR. Please refer to the *Jackson County Recreation Plan* and the other municipal recreation plans for greater detail regarding parks and recreation facilities/opportunities in Jackson County.

Other County of Jackson Facilities

- **County Tower Building.** The offices of the County Administrator and many of the other County of Jackson departments are housed in the Tower Building, which is located on Michigan Avenue in Downtown Jackson (see the County Facilities map in Appendix C). The Board of Commissioners meets there as well as various other commissions, boards, and committees.
- **County Courthouse.** The County's Circuit, Family, and Probate Courts are housed in the Courthouse, which is located on Jackson Street in Downtown Jackson (see the County Facilities map in Appendix C). The County Prosecutor and Clerk are also located in the Courthouse.
- **Human Services and Northlawn Buildings.** The Human Services and Northlawn Buildings are grouped on a central campus located on Lansing Avenue in Jackson, south of I-94 (see the County Facilities map in Appendix C). The Jackson County Health Department is housed in the Human Services Building along with the local offices of Michigan State University Extension (MSUE). The Northlawn Building

houses the Friend of the Court, the County Prosecutor’s Office of Child Support, and the Michigan Department of Corrections Parole Division.

- **County Youth Center.** The Jackson County Youth Center is located on Fleming Avenue in Jackson (see the County Facilities map in Appendix C). The Center caters to the needs of court involved delinquents.
- **County Animal Shelter.** The Jackson County Animal Shelter is located on Spring Arbor Road in Summit Township, east of Robinson Road (see the County Facilities map in Appendix C).

Cemeteries

Most of the cemeteries in Jackson County are maintained by the municipalities in which they are located. However, a few cemeteries are maintained by churches or private organizations. Please refer to the *Jackson County Recreation Plan* for greater detail regarding parks and recreation opportunities in Jackson County.

Schools and Libraries

Jackson County is served by 12 public school districts that are part of the Jackson Intermediate School District. The following is a listing of those districts and the schools they provide (see the Public School Districts and Schools map in Appendix C):

Columbia School District

1. Columbia Elementary School
2. Columbia Upper Elem. School
3. Columbia Central Jr. and Sr. High Schools (Fitness Center)
4. Columbia Options High School

Concord Community Schools

5. Concord Elem. and Middle Schools
6. Concord High School

East Jackson Community Schools

7. East Jackson Elementary School
8. East Jackson Secondary School
9. East Jackson Alternative School

Grass Lake Community Schools

10. George Long Elem. School and Little Warriors Preschool/Daycare
11. Grass Lake Middle School
12. Grass Lake High School

Hanover-Horton School District

13. Hanover-Horton Elem. School and Early Imp. Preschool/Childcare
14. Hanover-Horton Middle and High Schools

Jackson Public Schools

15. Bennett Elementary School
16. Cascades and Frost Elem. Schools

17. Dibble Elementary School
18. Hunt Elementary School
19. Northeast Elementary School
20. JPS Montessori Center
21. Sharp Park IB World School
22. Middle School at Parkside and Fourth Street Learning Center
23. Jackson High School and Jackson Pathways
24. T. A. Wilson Academy
25. South Central Michigan Virtual
- Michigan Center Schools**
26. Arnold Elementary School

27. Keicher Elementary School
 28. Mich. Center Jr./Sr. High School
- Napoleon Community Schools**
29. Ezra Eby Elem. School and Pirates Cove Pre-School and Child Care
 30. Napoleon Middle School
 31. Napoleon High School
 32. Ackerson Lake High School and Community Center

- Northwest Community Schools**
33. Northwest Early Elem. School
 34. Northwest Elementary School
 35. R.W. Kidder Middle School
 36. Northwest High School
 37. Northwest Alternate High School
- Springport Pubic Schools**
38. Springport Elementary, Middle, and High Schools

- Vandercook Lake Public Schools**
39. Townsend Elementary School
 40. Vandercook Lake Middle/High School
- Western School District**
41. Bean Elementary School
 42. Parma Elementary School
 43. Warner Elementary School
 44. Western Middle and High Schools
 45. Western Career Prep High School

Another 11 school districts extend into Jackson County. Chief among them is Stockbridge Community Schools (in terms of area), but none of them currently maintain any schools in the County. There are also a variety of charter and private schools operating in the County. Jackson Preparatory & Early College, da Vinci (Primary School, High School, and virtual Downtown Center), 4th Street Primary, and Paragon Charter Academy are charter schools. Private schools include Jackson Christian Schools (Elementary/Preschool and Middle/High School), Jackson Catholic Schools (Queen of the Miraculous Medal Elementary School, St. John Elementary School, St. Mary Star of the Sea Elementary School, and Lumen Christi Catholic High School), and Jackson Seventh Day Adventist Elementary School.

Several colleges are located in Jackson County. Baker College of Jackson is located in Blackman Township (see the Community Facilities map in Appendix C). Jackson College's Central Campus is located in Summit Township and its W.J. Maher Campus is located in Blackman Township. Spring Arbor University is located in the unincorporated village of Spring Arbor (Spring Arbor Township). A variety of other colleges are within commuting distance of Jackson County.

The Jackson District Library (JDL) provides 13 library branches in Jackson County, including the main Carnegie Library in Downtown Jackson. The following is a listing of the other 12 JDL library branches (and their locations):

- Brooklyn Branch (Village of Brooklyn)
- Concord Branch (Village of Concord)
- Eastern Branch (Leoni Township)
- Grass Lake Branch (Village of Grass Lake)
- Hanover Branch (Village of Hanover)
- Henrietta Branch (Henrietta Township)
- Meijer Branch (Blackman Township)
- Napoleon Branch (Napoleon Township)
- Parma Branch (Village of Parma)
- Spring Arbor Branch (Spring Arbor Township)
- Springport Branch (Village of Springport)
- Summit Branch (Summit Township)

Healthcare Facilities

There are a variety of healthcare providers in Jackson County, most of them located in the Jackson Urban Area. Henry Ford Allegiance Health, whose main campus is located in the City of Jackson, is the only hospital. Some Jackson County residents also utilize other nearby hospitals: St. Joseph Mercy Chelsea (Chelsea) and Trillium Hospital (Albion). Regional hospitals are located in Lansing and Ann Arbor. There are also a variety of assisted living facilities/nursing homes in the County, most of them located in the Jackson Urban Area. For example, Jackson County's Medical Care Facility is located on Lansing Avenue, north of Downtown Jackson (see the County Facilities map).

Transportation Facilities and Utilities

Jackson County is served by a variety of transportation facilities and utilities.

Roadway Network

The public roads and streets traversing Jackson County are maintained by various public agencies. The Michigan Department of Transportation maintains the state highway network. The Jackson County Department of Transportation maintains the county primary and local roads traversing the townships. Cities and villages maintain their own city major and local streets. Private roads and streets are maintained by their owners.

- **County Local Roads and City Local Streets.** Local county roads and city streets are designed to provide access (i.e., ingress and egress) to the properties they abut. They comprise the majority of the roads and streets in Jackson County (see the Roadway Network map in Appendix C), but generally carry small amounts of traffic on a daily basis. Although most of the road and streets are paved, gravel roads are scattered throughout the County.
- **County Primary Roads and City Major Streets.** In addition to providing access to the properties they abut, county primary roads and city major streets are designed to carry through traffic, providing connections to other parts of the County. They comprise a smaller segment of the roads and streets in Jackson County (see the Roadway Network map in Appendix C), but generally carry larger amounts of traffic on a daily basis. Some of the primary roads and major streets have been constructed to all-season (i.e., Class A) standards, capable of carrying commercial truck traffic throughout the entire year.
- **State Highways and Freeways.** State highways are designed to carry regional through traffic, providing connections between communities, in addition to providing access to the properties they abut. Freeways are a type of state highway designed to carry large amounts of regional traffic but do not provide access to the properties they abut. State highways and freeways, which are constructed to all-season standards, comprise the smallest segment of the roads and streets in Jackson County (see the Roadway Network map in Appendix C).

- **Private Roads and Streets.** A small number of private roads and streets traverse Jackson County. They are designed to provide access to the properties they abut (see the Roadway Network map in Appendix C).

Jackson County Department of Transportation. The Jackson County Department of Transportation (JCDOT) and the County Board of Commissioners oversee the network of county primary and local roads. JCDOT's offices are located on Elm Road in Blackman Township, north of I-94 (see the County Facilities map in Appendix C). JCDOT Service yards are located on M-106 in Henrietta Township, Clark Lake Road in Napoleon Township, and Parma Road in Sandstone Township. JCDOT gravel pits are located in the Townships of Concord, Hanover, Leoni, Napoleon, Parma, and Springport.

Metropolitan Planning Organization. State highways, freeways, and many of the county primary roads and city major streets in Jackson County are eligible to receive federal funding for their maintenance and construction. The Region 2 Planning Commission (R2PC) is the Metropolitan Planning Organization (MPO) designated to oversee the distribution of the federal funding allocated for Jackson County. As part of its duties, the R2PC produced the *2045 Long Range Transportation Plan*, which provides greater detail about the roadway network as well as the other modes of transportation serving Jackson County (available on www.region2planning.com). The R2PC also coordinates the surface rating program for federal-aid eligible roads and streets in Jackson County. This annual survey illustrates the poor condition of much of that network (see the Surface Conditions map in Appendix C).

Transit Services

Transit services are a critical element of the transportation system, providing the public access to jobs, shopping, health care services, and recreational activities, especially the elderly, youth, individuals with disabilities, and the economically disadvantaged. A variety of transit services operating in Jackson County.

Jackson Area Transportation Authority (JATA). JATA operates fixed route transit service on seven major routes in and around the City of Jackson (see the Airports, Railroads, and Transit Service map in Appendix C). Those routes are operated weekdays from 6:15 am to 6:15 pm and Saturday from 10:15 am to 6:15 pm. A couple of additional routes have more defined purposes than the major routes and operate at much lower service levels based on demand. To maximize efficiency, the routes are operated as a hub and spoke system centered on the JATA Transfer Center located in downtown Jackson. All fixed route buses are handicap accessible with senior/disabled priority seating and equipped with bike racks to expand the service reach. JATA also operates demand-response curb-to-curb services throughout Jackson County weekdays from 6:15 am to 10:15 pm, Saturdays from 10:00 am to 10:00 pm, and Sundays from 7:00 am to 4:00 pm.

Taxi Cabs, Limousine Services, and Ridesharing. There are 10 taxicab companies operating in the Jackson Urban Area, as well as several limousine services and car rental agencies. Uber and Lyft offer alternative curb-to-curb service by connecting a professional driver to a customer seeking an on-demand ride. The Michigan Department of Transportation's (MDOT's) MichiVan Commuter Vanpools are open to the public and can help employers establish a service for employees; unfortunately, no official programs are operating in Jackson County.

Intercity Bus Service. Greyhound Bus Lines operates out of the Jackson Area Transportation Authority's (JATA's) Downtown Jackson Transfer Center and JATA acts as the agent for Greyhound. There are seven weekly routes that traverse Jackson County, primarily serving the I-94 corridor between Ann Arbor/Detroit and Chicago, including connections to Albion, Battle Creek, Kalamazoo, and Benton Harbor. Bus service is also provided along the US-127 corridor, connecting with East Lansing. Hoosier Rides, a part of Miller Transportation Inc.'s Hoosier Ride Service also provides daily connections into and out of Jackson.

Other Modes of Transportation

Various other modes of transportation serve and/or affect Jackson County.

Nonmotorized Transportation. With the exception of freeways, Jackson County's roads and street are available for use by pedestrians and bicyclists. Consequently, this master plan states that Jackson County supports the goal of complete streets, which "means roadways, planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle," as defined by Public Act 51 of 1951 (State Trunk Line Highway System), as amended. Accordingly, County officials will advise the townships, villages, and city; the Jackson County Department of Transportation (JCDOT); and the Michigan Department of Transportation (MDOT) on future road and street projects within Jackson County regarding the inclusion of appropriate nonmotorized facilities (e.g., sidewalks, bike lanes, paved shoulders, trails, etc.). Please see the Parks and Recreation section of this chapter for information on the emerging regional trail corridor already traversing the County. The *Jackson City + County Nonmotorized Plan*, the *Jackson County Recreation Plan*, [the MDOT University Region: Regional Non-Motorized Plan \(which includes Jackson County\)](#), and various municipal recreation plans also provide additional guidance in the development of nonmotorized transportation facilities within Jackson County.

Airports. The Jackson County Airport—Reynolds Field is located on Michigan Avenue in Blackman Township, east of M-60 (see the County Facilities map and the Airports, Railroads, and Transit Service map in Appendix C). The Airport administers an airport zoning ordinance which preserves flight paths via building/structure height restrictions and affects many other municipalities (see the Airport Permit Zones map in Appendix C). Any proposed structure in Zone A must be reviewed for compliance with Jackson County Airport zoning regulations and may

require permits from the Michigan Department of Transportation's (MDOT's) Office of Aeronautics and the Federal Aviation Administration (FAA). This requirement also applies to proposed structures over: 35-feet tall in Zone B, 100-feet tall in Zone C, and 200-feet tall in Zone D.

Several smaller private airports are also located in southeastern Jackson County (see the Airport, Railroads, and Transit Service map in Appendix C). Napoleon Airport is located in the unincorporated village of Napoleon and Van Wagnen Airport is also located in Napoleon Township. Shamrock Field is located on the southern border of the Village of Brooklyn in Columbia Township.

Railroads. The Michigan Department of Transportation (MDOT) owns and maintains the east/west railroad traversing central Jackson County (see the Airports, Railroads, and Transit Service map in Appendix C). Amtrak operates its Wolverine Service on the railroad, which transports passengers between Chicago (Illinois) and Pontiac (Michigan) daily, with stops in Jackson. The Norfolk Southern Railway also operates a freight service on the railroad; a north/south spur off that railroad in the Jackson Urban Area is also operated by the Norfolk Southern Railway. The Jackson and Lansing Railroad operates a north/south railroad traversing northcentral Jackson County.

Pipelines. Multiple gas and liquid pipelines corridors traverse Jackson County, sometimes within the same corridor (see the Gas Pipelines map and Liquid Pipelines map in Appendix C). Natural gas is transported in liquid form using light pressure. Liquid pipelines transport commodities such as gasoline, diesel and jet fuels, aviation gasoline, kerosene, home heating oil, and crude oil.

Utilities

Various municipal and private utilities serve and/or affect Jackson County.

Municipal Water Service and Wellhead Protection Areas. Households, businesses, and institutions throughout much of Jackson County rely upon private wells to supply the water they use. However, the City of Jackson, most of the villages, and some townships provide municipal water service to at least portions of their jurisdictions. Those services rely on groundwater pumped from wells and municipal wellhead protection areas have been established to safeguard those facilities (see the Municipal Wellhead Protection Areas map in Appendix C). A wellhead protection area is defined as the surface and subsurface zones surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year period. Long-term strategies regarding land uses which may contaminate a well (e.g., surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells, and underground storage tanks) should be implemented in these areas.

Municipal Sanitary Sewer Service. Households, businesses, and institutions throughout much of Jackson County rely upon septic tanks. However, the City of Jackson, most of the villages, and some townships provide municipal sanitary sewer service to at least portions of their jurisdictions. For example, the City of Jackson's sanitary sewer system extends into various nearby municipalities. The Leoni Regional Utility Authority (LRUA) provides sewage disposal services to 13 municipalities: Blackman Township, the Village of Brooklyn, Cambridge Township (Lenawee County), Columbia Township, Grass Lake Township, the Village of Grass Lake, Hanover Township, Leoni Township, Liberty Township, Lyndon Township (Washtenaw County), Napoleon Township, Norvell Township, and Sylvan Township (Washtenaw County). It should be noted that the Jackson County Board of Public Works is involved in all facets of sanitary and storm water sewer construction in Jackson County (e.g., grants, bids, funding, rights-of-way, etc.).

Municipal Storm Water Sewer Service and County Drains. The City of Jackson; portions of the Townships of Blackman, Leoni, Rives, and Spring Arbor; portions of many of the incorporated and unincorporated villages; and other portions of Jackson County are served by municipal storm water sewers. The County and City of Jackson and the Townships of Blackman and Leoni are designated as MS4 (i.e., municipal separate storm sewer systems) communities due to the densities of their populations (i.e., $\geq 1,000$ people per square mile). MS4 permits from the U.S. Environmental Protection Agency (EPA) are required of those communities.

The County of Jackson also maintains a system of county drains which supplement the natural drainage network provided by lakes, ponds, rivers, streams, and wetlands and is designed to accommodate storm water runoff from residential, commercial, and industrial development, as well as agricultural fields, in order to prevent flooding. County drains include rivers and streams engineered to prevent flooding as well as manmade drainage courses. For example, a portion of the Grand River is a county drain.

- **Jackson County Drain Commissioner.** The Drain Commissioner has jurisdiction over all drains in Jackson County. As an elected official the Commissioner administers the state laws and county ordinances pertaining to the construction and maintenance of:
 - Drains and storm sewer facilities
 - Inland lake level projects and other improvements
 - The platting of subdivisions, mobile home parks, and condominiums (as they related to drainage)
 - Solid waste (i.e., refuse) facilities
 - Sanitary sewer collection, transmission and treatment facilities
 - Water distribution, treatment and storage facilities
 - Water management districts and sub-districts
 - Flood control projects

The Drain Commissioner is a statutory member of the Jackson County Board of Public Works and the Jackson County Parks and Recreation Commission as well as an appointed member of the Upper Grand River Watershed Alliance and the chairman of its MS4 Storm Water Permit Committee. It should be noted that the Jackson County Board of Public Works is involved in all facets of sanitary and storm water sewer construction in Jackson County (e.g., grants, bids, funding, rights-of-way, etc.).

- **Storm water management policy.** New development within Jackson County—as mandated by the County Drain Commissioner—must be designed to detain/retain storm water runoff caused by the addition of impervious surfaces (e.g., roofs, driveways/parking lots, sidewalks, etc.):
 - **Retention facilities.** When an adequate outlet is not available, storm water must be retained onsite through the use of retention/detention facilities (e.g., ponds, swales, rain gardens, etc.) designed to accommodate a 100-year frequency storm and a rain event lasting up to 3 hours and generating up to 1½ inches of precipitation per hour.
 - **Detention facilities.** When an outlet is available, but has a limited capacity, storm water must be detained onsite through the use of retention/detention facilities designed to accommodate a 50-year frequency storm and a rain event lasting up to 60 minutes and generating up to 2½ inches of precipitation per hour.

Site plans submitted to the Drain Commissioner are required to include calculations for the proposed storm water management design and must take into account total storm water runoff from the site, not just the net increase generated by the proposed development. The precipitation rates (i.e., inches of rain per hour) are based upon Grand River Basin Intensity-Duration Frequency Curves.

Electricity, Gas, Telephone, Cable Television, and Internet Services. Consumers Energy provides electricity and natural gas to households, businesses, and institutions throughout most of Jackson County. However, the Homeworks Tri-County Electric Cooperative provides electricity in portions of the northwestern corner of the County and SEMCO Energy Gas Company provides natural gas in portions of the County. Comcast and Wow! are the major providers of cable television and internet services. Landline telephone service is provided by AT&T and Frontier Communications, which are also sources of some internet and cable television services. Cell phone and satellite TV services are available from various providers.

Solid Waste Disposal. Businesses, institutions, and most of the households located throughout Jackson County contact directly with the trash hauler of their choice, often including recycling. However, the Villages of Concord, Cement City, and Parma contract with a private trash hauler to serve their households. [There are 2 landfills operating in Jackson County. The McGill Road Landfill is located in Blackman and Leoni Townships and the Liberty Environmentalist Landfill is located in Liberty Township \(see the Major Community Facilities Map in Appendix C\).](#) Please refer to the *Jackson County Solid Waste Management Plan* for more detail ([available on www.region2planning.com](http://www.region2planning.com)).

Jackson County Strategic Plan

The Jackson County Board of Commissioners is in the process of developing a Strategic Plan for the County. The plan will present the Board of Commissioner's vision for the community:

Responsible, innovative, transparent, and caring County government, equitably serving a safe, diverse, welcoming, and prosperous community.

Key Performance Areas

The County Board also identified 6 key performance areas on which to concentrate:

- **Healthy Community.** Assuring equitable access to high-quality health, human, and social service supports in our community.
- **Transportation and Community Connectedness.** Keeping our community safely in motion with a modern, appropriate, multi-modal, well-maintained transportation and infrastructure network.
- **Thriving Regional Economy.** Jackson County has a skilled and educated workforce, is attractive to diverse industries, and helps businesses prosper.
- **Safe and Desirable.** A safe community is a result of public safety professionals working in partnership with the people they serve. By working together with mutual respect, we make Jackson County a safe place to live, work, and play.
- **Trusted Government.** Jackson County government respects personal liberties and is fiscally responsible with trusted, high-performing employees providing essential services with transparency, efficiency, and in collaboration with other units of government and stakeholders.
- **Quality of Life Essentials.** Jackson County is a place where everyone has access to parks, waterways, recreation, and cultural opportunities, making us an attractive community for residents, visitors, and businesses.

Economic Development

A variety of entities are engaged in economic development activities on the behalf of the County of Jackson and its municipalities, business communities, and residents.

Region 2 Economic Development District

Economic Development Districts (EDDs), according to the U.S. Economic Development Agency (EDA), “are multi-jurisdictional entities, commonly composed of multiple counties and in certain cases even cross-state borders. They help lead the locally-based, regionally driven economic development planning process that leverages the involvement of the public, private and non-profit sectors to establish a strategic blueprint (i.e., an economic development roadmap) for regional collaboration”. Known as a Comprehensive Economic Development Strategy (CEDS), that blueprint “is the result of a ‘regionally-owned’ planning process designed to guide the economic prosperity and resiliency of an area or region. It provides a coordinating mechanism for individuals, organizations, local governments, and private industry to engage in a meaningful conversation and debate about the economic direction of their region”. The Region 2 Planning Commission (R2PC) is the EDD serving Jackson County, as well as the Counties of Hillsdale and Lenawee, which makes economic development proposals in Jackson County eligible to apply for federal funding through the EDA. The R2PC’s economic strategic blueprint is the *Region 2 Planning Commission Comprehensive Economic Development Strategy* (available on www.region2planning.com).

Economic Development Organizations

Economic Development Organizations (EDOs) are comprised of governmental entities in a defined region dedicated to its economic development. There are 2 EDOs serving Jackson County.

The Enterprise Group of Jackson. The Enterprise Group (EG) has been Jackson County’s primary economic development organization since 1997. The EG provides a wide variety of services: site and building searches for new locations and expansions; compilation of project data and demographics; addressing workforce needs; identifying applicable incentives, financing, and tax abatements; property redevelopment and brownfield assistance, and identifying government contracting opportunities. Aggressive, focused, and professional economic development strategies will be determining factors that separate the winners and losers among communities seeking to attract and retain jobs, investment and talent. Jackson County is well positioned to succeed in an increasingly competitive environment.

Ann Arbor SPARK. The EG is also a member of Ann Arbor SPARK, the economic development organization for the 6-county greater Ann Arbor Region, which includes the Counties of Livingston, Monroe, and Washtenaw as well as Jackson County and the Counties of Hillsdale and Jackson. Ann Arbor SPARK is the Region’s engine for economic development. It is an organization dedicated to the economic prosperity of the Region and uses its skills and knowledge to attract, develop, strengthen, and invest in driving industries to help the Region thrive. Economic development requires collaboration, and Ann Arbor SPARK is committed to bringing together partners, like the Michigan Economic Development Corporation (MEDC), Michigan Works!, city and municipal partners, academic institutions, and others to support the growth of

companies and the creation of jobs. Ann Arbor SPARK strives to advance the economy of the Region by establishing the area as a desired place for business expansion and location by identifying and meeting the needs of business at every stage, from those that are established to those working to successfully commercialize innovations.

Tax Increment Finance Authorities

The State of Michigan allows the creation of tax increment finance authorities which allow cities, villages, townships, and counties to capture the growth in tax revenue within a designated district, as well as implement other potential income generation tools (e.g., millages, special assessments, revenue bonds, etc.), for use in financing public infrastructure improvements in that area. The availability of those tools vary depending upon the underlying enabling legislation permitting the creation of a particular authority.

- **Downtown Development Authorities (DDAs).** A DDA, according to the Michigan Economic Development Corporation (MEDC), “is designed to be a catalyst in the development of a [city, village, or township]’s downtown district”. DDAs have been established in the City of Jackson; the Villages of Grass Lake, and Springport; and the Townships of Blackman and Leoni.
- **Corridor Improvement Authorities (CIAs).** A CIA, according to the Michigan Economic Development Corporation (MEDC), “is designed to assist communities with funding improvements in commercial corridors outside of their main commercial or downtown areas”. A CIA has been established in the Village of Brooklyn.
- **Local Development Finance Authorities (LDFAs).** A LDFA, according to the MEDC, “is designed to promote economic growth and job creation” in a city, village, or township by supporting “companies in manufacturing, agricultural processing, and high technology operations”. LDFAs have been established in the Village of Parma and the Townships of Blackman and Grass Lake.
- **Brownfield Redevelopment Authorities (BRAs).** A BRA, according to the Michigan Economic Development Corporation (MEDC), is designed “to reimburse brownfield related costs incurred while redeveloping contaminated, functionally obsolete, blighted or historic properties”. A BRA has been established for the County of Jackson.

Chambers of Commerce

A chamber of commerce is a nongovernmental organization established to promote and protect the interests of local businesses, enabling them to accomplish collectively what few of them can do individually. Chambers of Commerce also provide the business community a united voice in civic and governmental affairs. The Jackson County Chamber of Commerce is a countywide organization. The Brooklyn-Irish Hills Chamber of Commerce covers the southeastern portion of Jackson County.

Existing Land Use

An inventory of existing land use is an important factor in the development of the Future Land Use Plan element of a municipal master plan. Assessing data compiled by the municipalities was utilized to determine existing land use on December 19, 2018. The municipal assessors assigned a numeric code to each property as part of the assessment process which was then translated into broad category. Please note that most rights-of-way and some lakes and ponds are not included in the calculations. For the purposes of this Plan, that data was then utilized to divide Jackson County into various land use categories (see the Property Assessment map in Appendix C):

- Agriculturally assessed properties comprised approximately 46% of Jackson County; 47% of that total area was vacant (i.e., contained no buildings) and 3% of the total area was protected by in some way (i.e., qualified ag affidavit, farmland and open space agreement (PA 116), agricultural land bank (PA 260), and agricultural conservation restriction).
- Residentially assessed properties comprised approximately 40% of the County; 26% of that total area was vacant.
- Public/quasi-public properties (i.e., exempt from taxes) comprised approximately 8% of Jackson County.
- Commercially assessed properties comprised approximately 3% of the County; 19% of that total area was vacant.
- Industrially assessed properties comprised approximately 2% of Jackson County; 42% of that total area was vacant.
- Properties assessed for things without a land use connotation comprised approximately ≤0.5% of the County.

Land Use	
Agriculturally Assessed Property	46.2%
Residentially Assessed Property	40.0%
Commercially Assessed Property*	3.3%
Industrially Assessed Property	1.7%
Exempt Property	8.4%
Other	0.4%
Total	100.0%
* Includes fraternal societies, golf courses, and apartment complexes with more than four units	

Mapping Table of Contents

Base

1. Base Map

Municipalities and Places

2. Municipalities and Places

Natural Resources

3. Topography

Surface Waters

4. Watersheds
5. Lakes, Ponds, Rivers, and Streams
6. Flood Zones and Wetlands

Soils

7. Hydric Soils
8. Most Productive Agricultural Soils

Community Facilities

9. County Facilities and County-Owned Properties
10. Municipal Halls/Offices and Fire Stations
11. Public School Districts and Schools

12. Major Community Facilities

13. Trails

Transportation Facilities

14. Road Network
15. Surface Conditions
16. Airports and Railroads
17. Airport Permit Zones

Utilities

18. Gas Pipelines
19. Liquid Pipelines
20. Municipal Wellhead Protection Areas

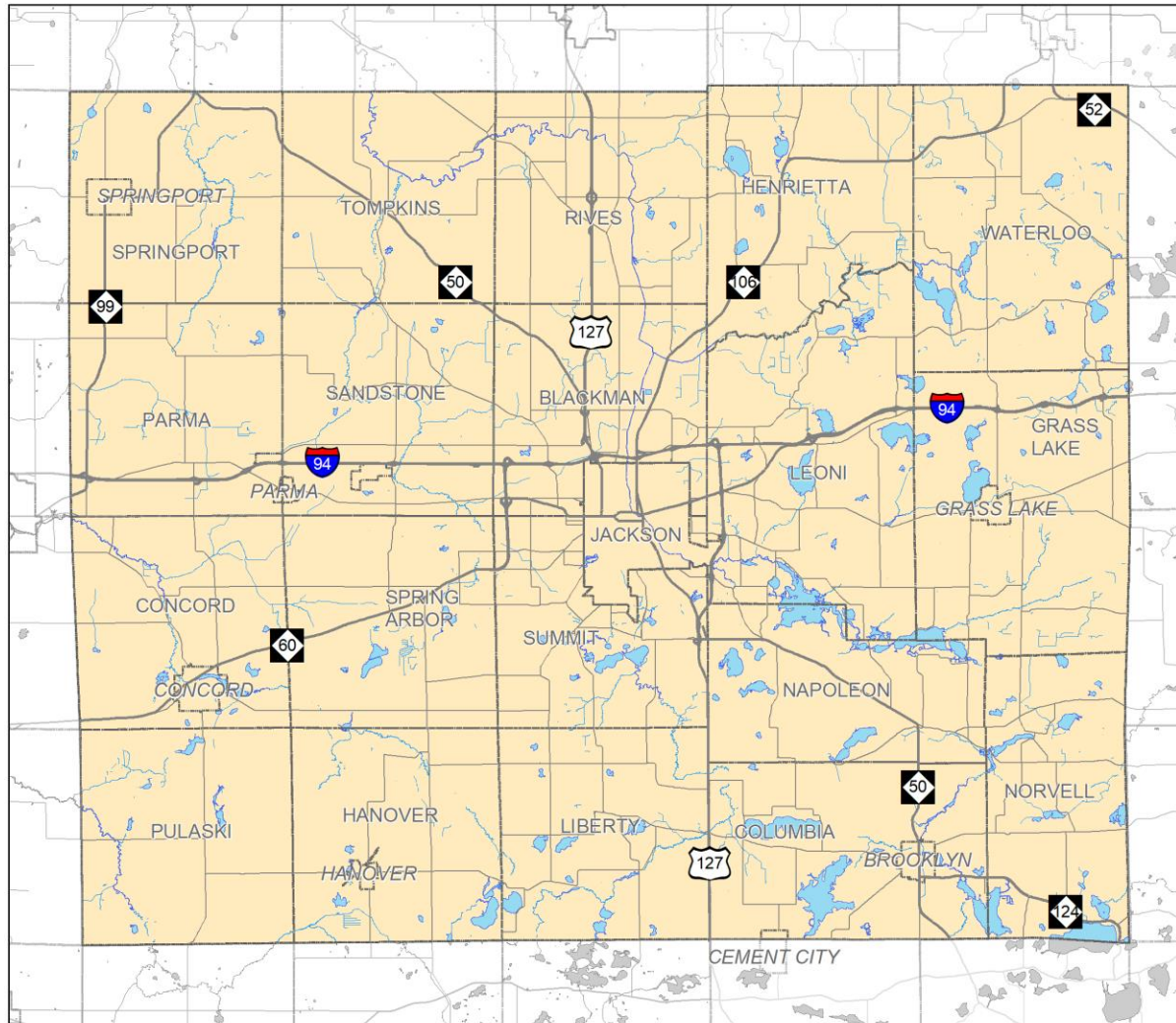
Land Use

21. Property Assessment
22. Generalized Zoning
23. Recent New Construction

**Jackson County
Master Plan**



Base Map



Legend

Governments

- Municipalities
- Jackson County

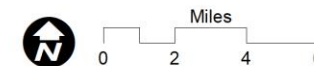
Roads

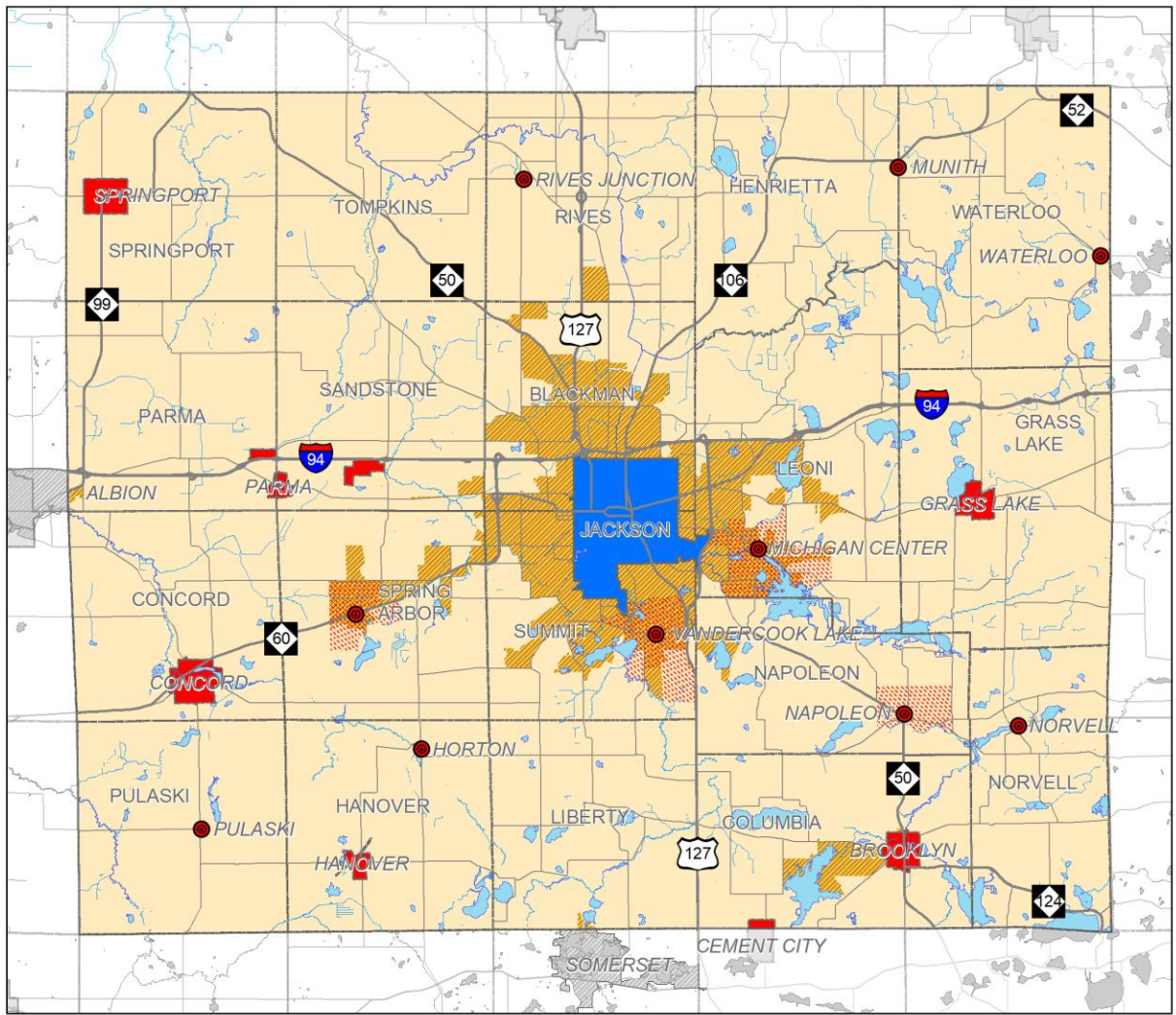
- State Highways
- County Primary Roads

Hydrology

- Rivers
- Lakes

Map Date: 2/21/19





**Jackson County
Master Plan**

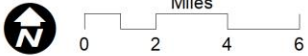


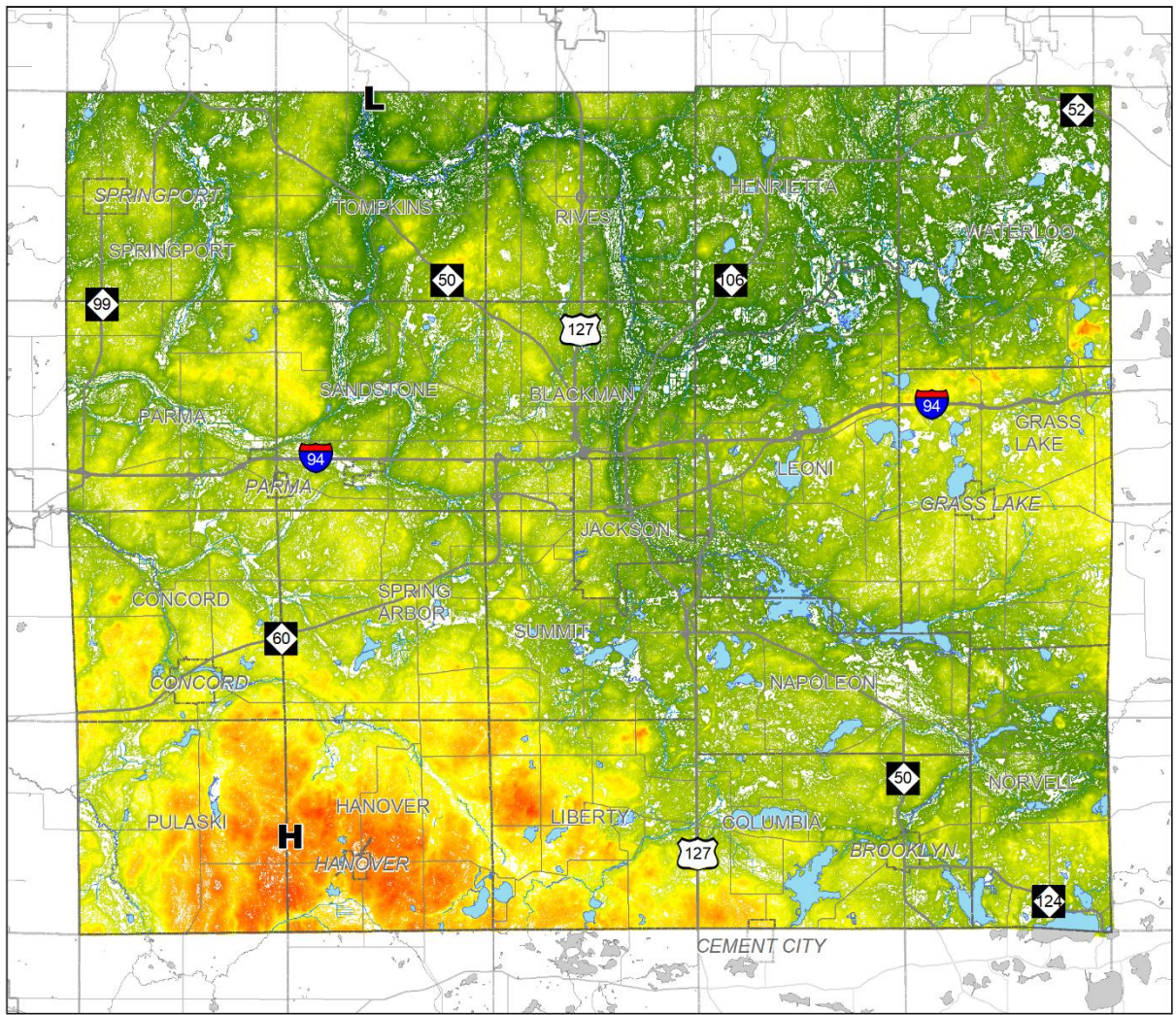
**Municipalities
and Places**

Legend

- Townships
- City of Jackson
- Incorporated Villages
- Census Designated Places
- Other Places
- Urban Areas and Clusters

Map Date: 2/21/19





**Jackson County
Master Plan**

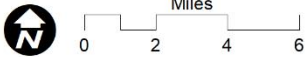


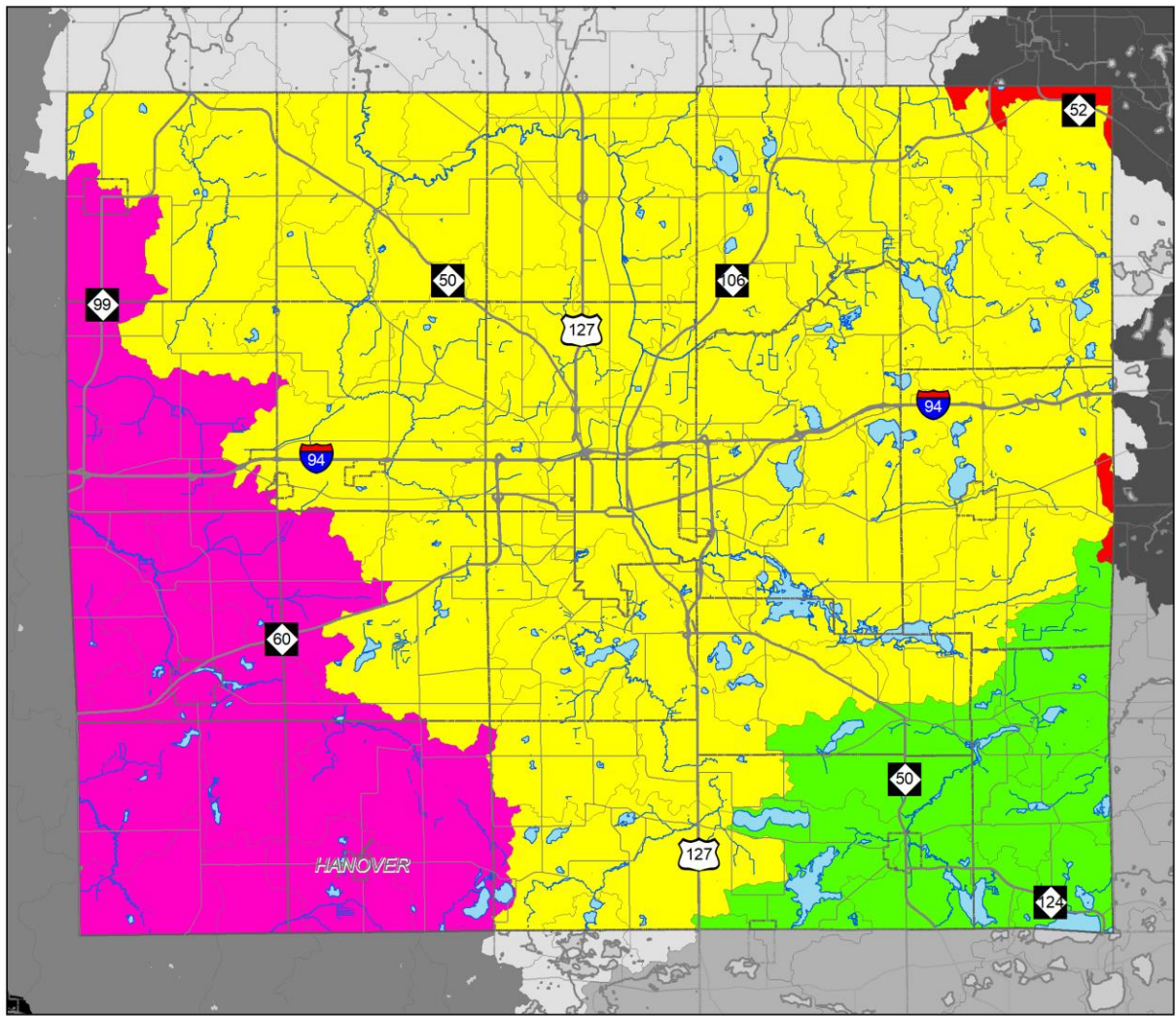
Topography

Legend



Map Date: 6/3/19





**Jackson County
Master Plan**

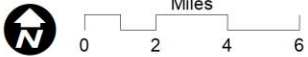


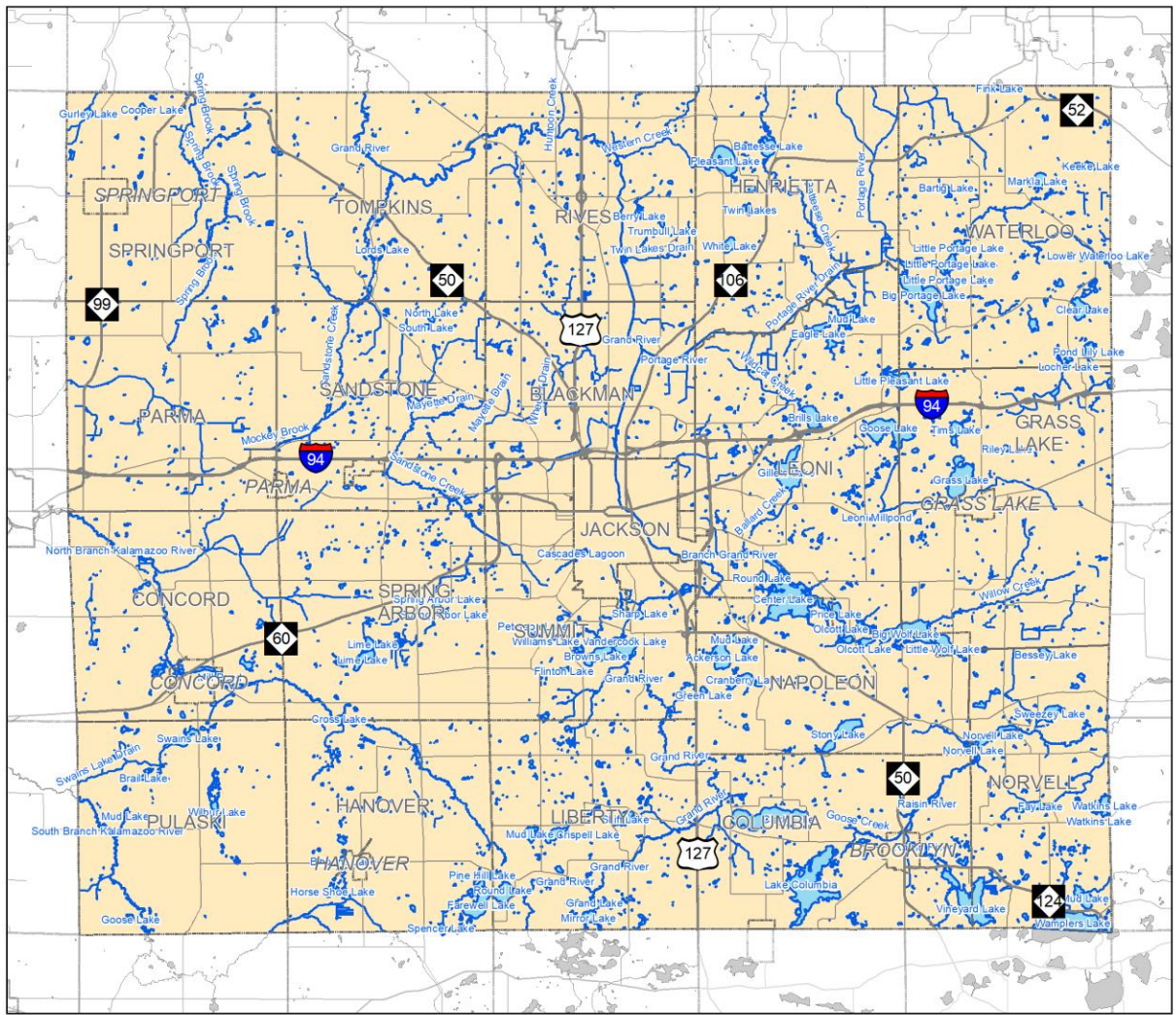
Watersheds

Legend

- Watersheds**
- Upper Grand River
- Huron River
- Kalamazoo River
- River Raisin
- Surface Water**
- Rivers
- Lakes

Map Date: 2/21/19





**Jackson County
Master Plan**

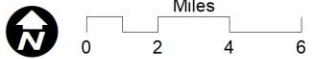


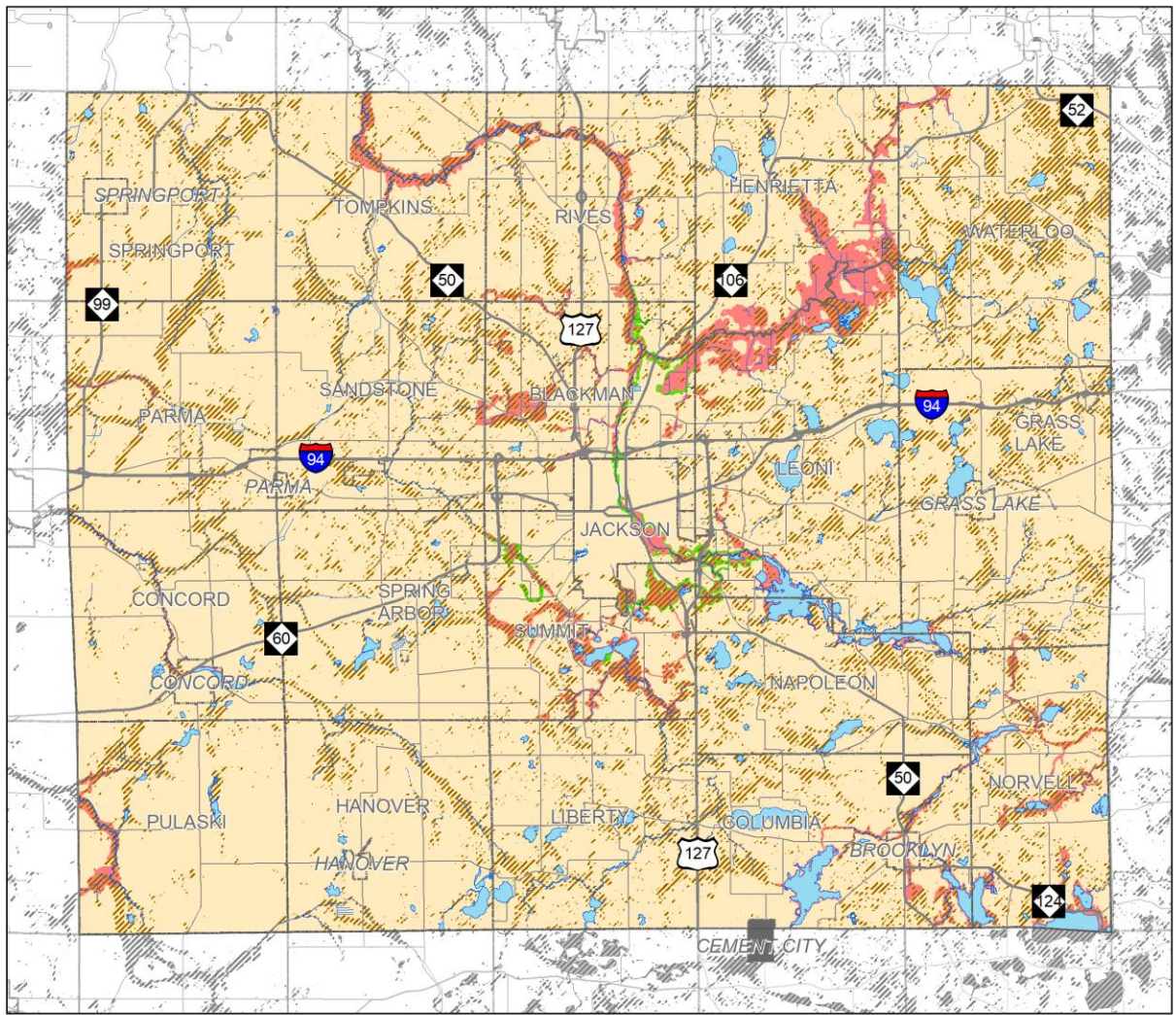
**Lakes, Ponds,
Rivers, and Streams**

Legend

- Lakes and Ponds
- Rivers and Streams

Map Date: 4/4/19





**Jackson County
Master Plan**

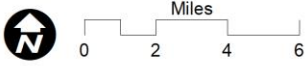


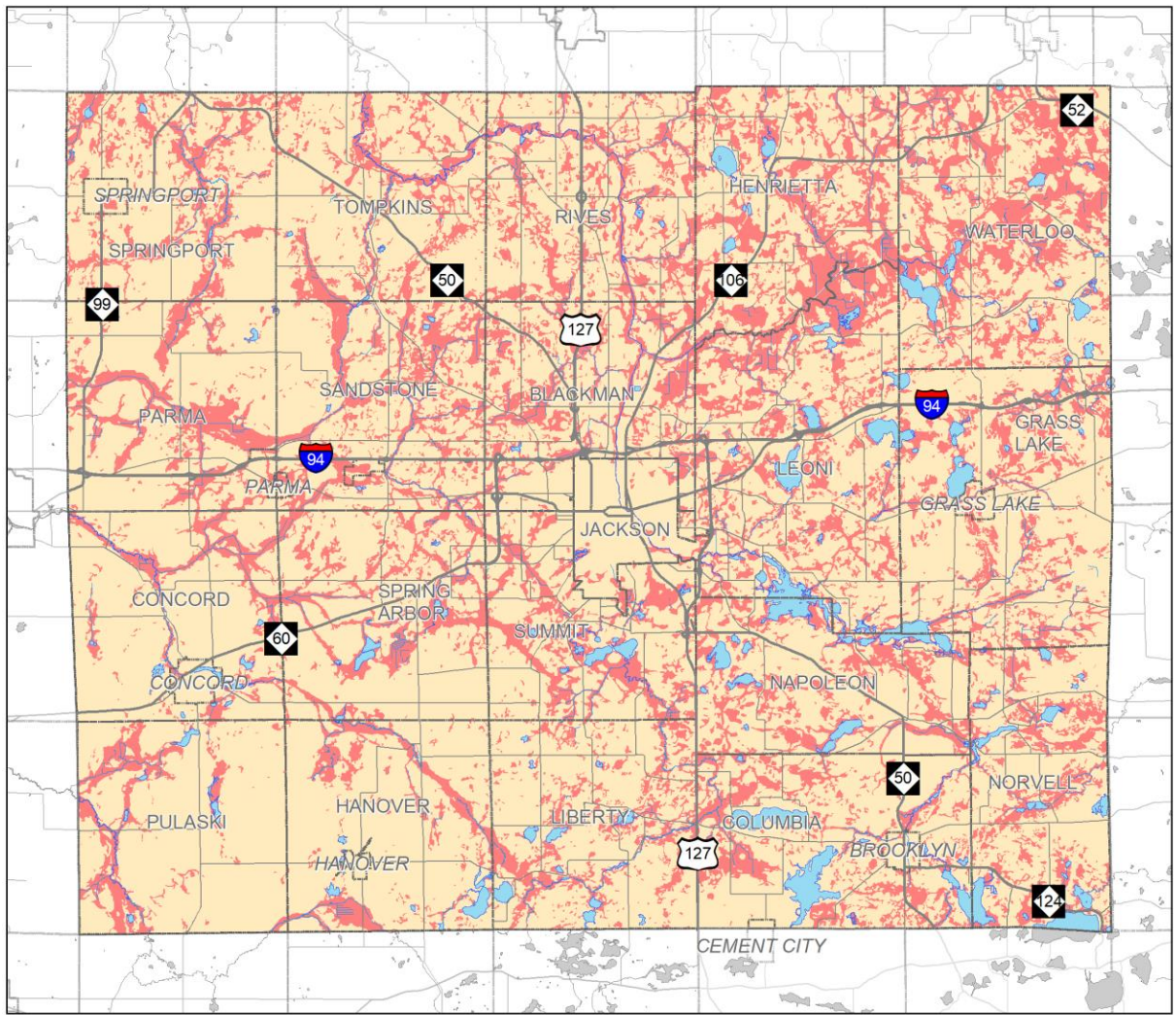
**Flood Zones
and Wetlands**

Legend

- Flood Zones**
- 100-Year Flood Zone
- 500-Year Flood Zone
- Not Mapped
- Wetlands**
- Wetlands

Map Date: 4/4/19






**Jackson County
Master Plan**

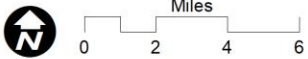


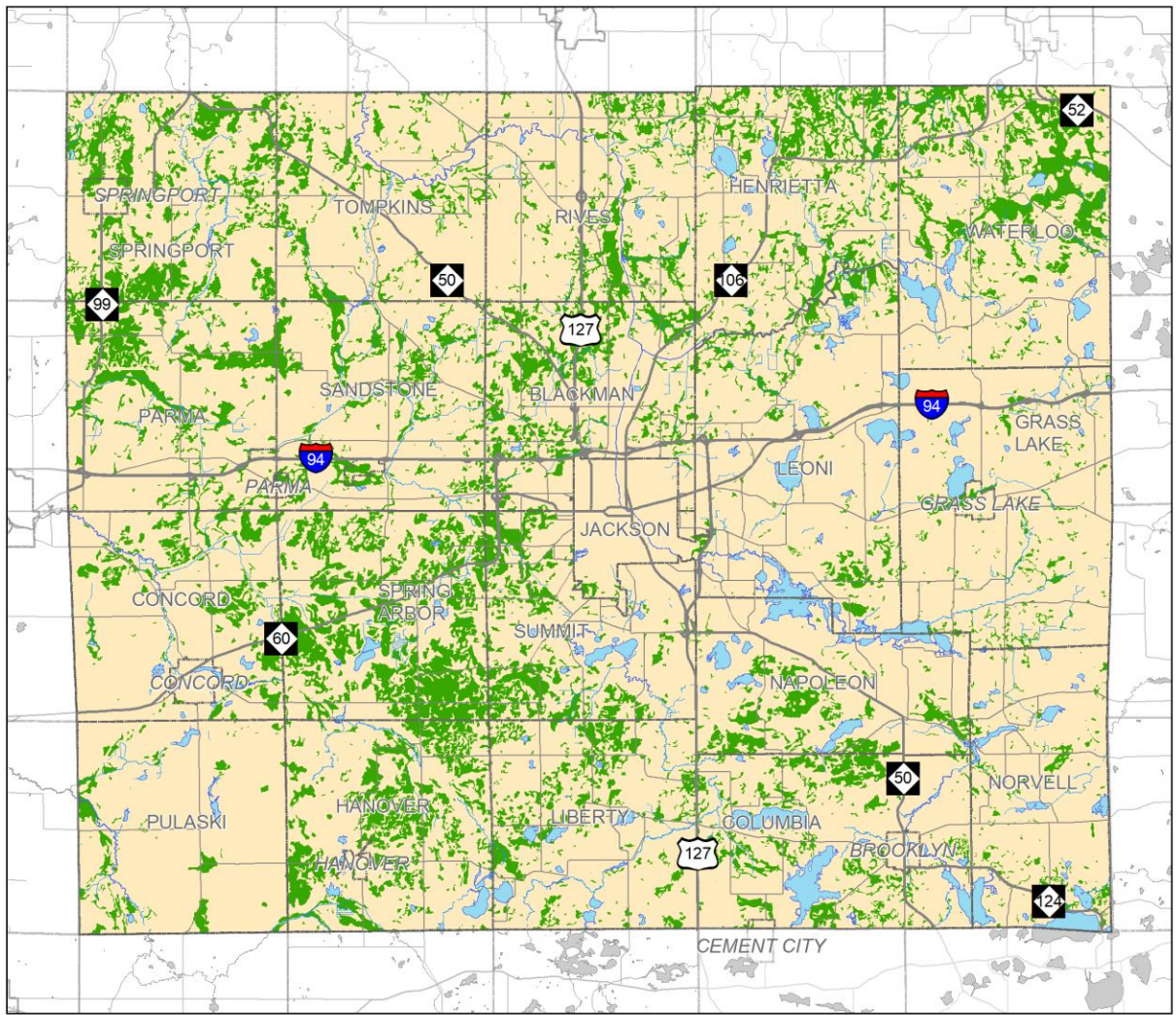
Hydric Soils

Legend

 Hydric Soils

Map Date: 2/21/19





**Jackson County
Master Plan**

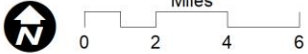


**Most Productive
Agricultural Soils**

Legend

 Most Productive Agricultural Soils

Map Date: 4/4/19



**Jackson County
Master Plan**

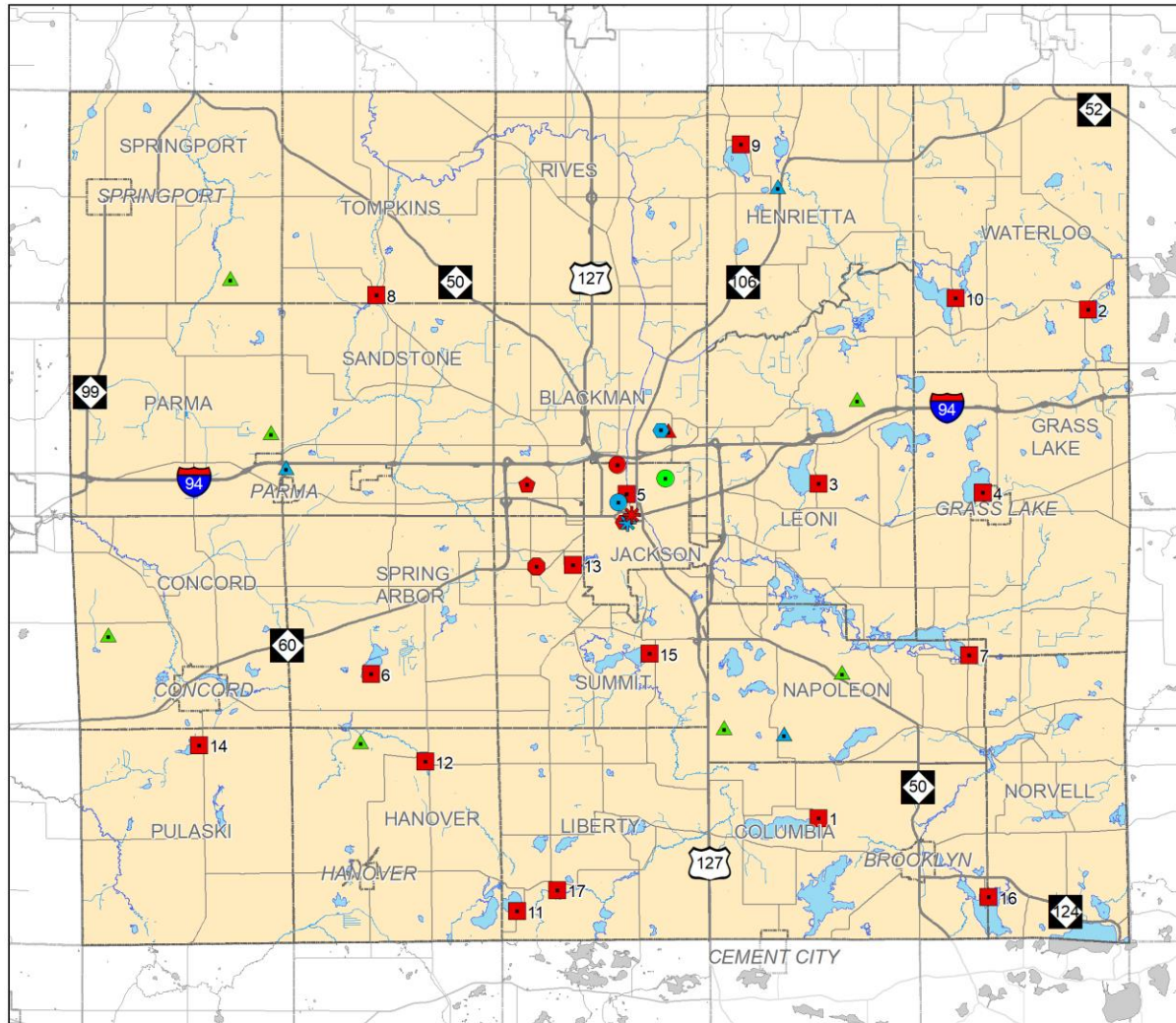
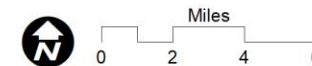


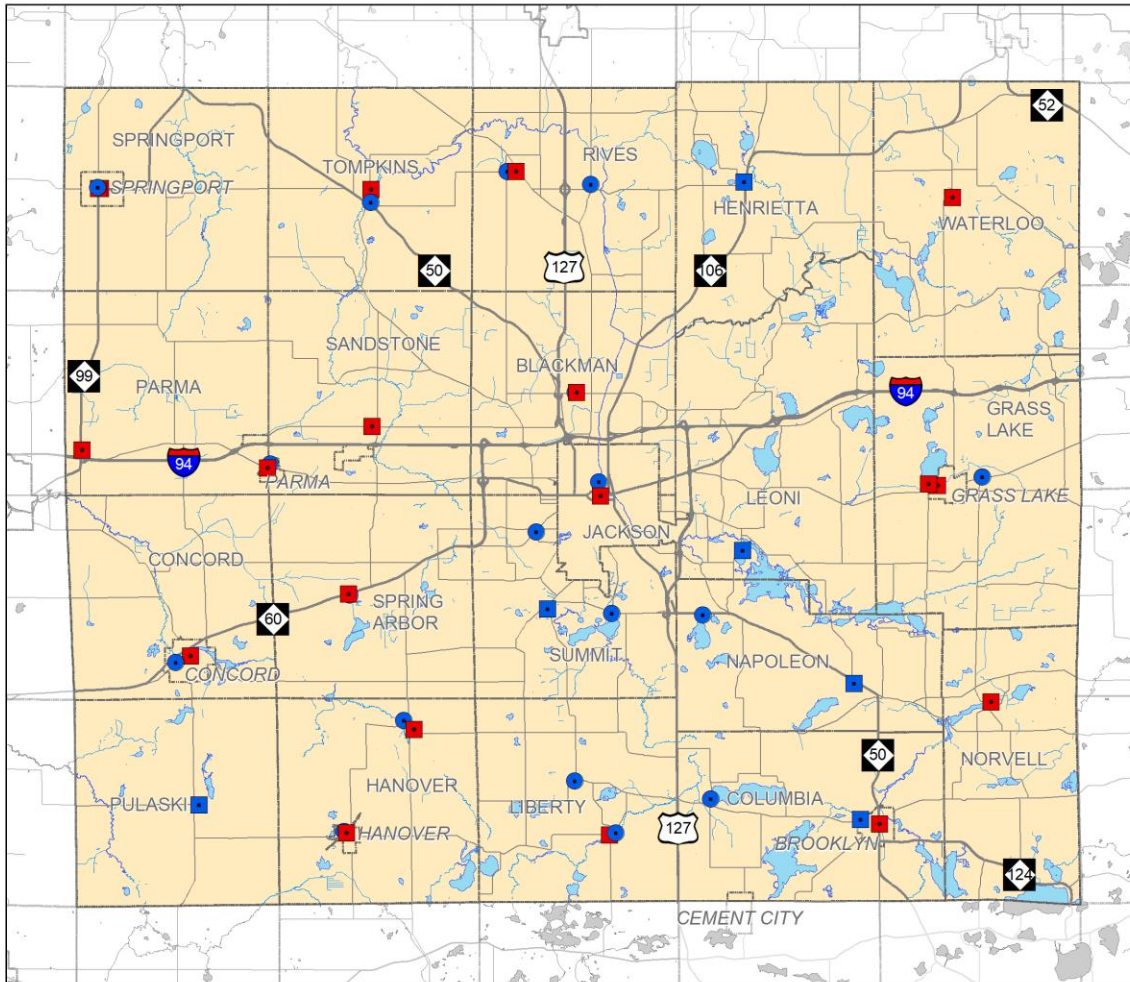
County Facilities

Legend

- Tower Building
- Courthouse
- Sheriff's Office / Wesley Street Jail
- Chanter Road Jail
- Animal Shelter
- Dept. of Transp. (JCDOT) Offices
- JCDOT Service Yard
- JCDOT Gravel Pit
- Airport -- Reynolds Field
- Human Services/Northlawn Bldgs.
- Medical Care Facility
- Youth Center
- County Parks

Map Date: 4/25/19





**Jackson County
Master Plan**

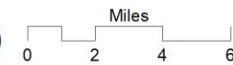


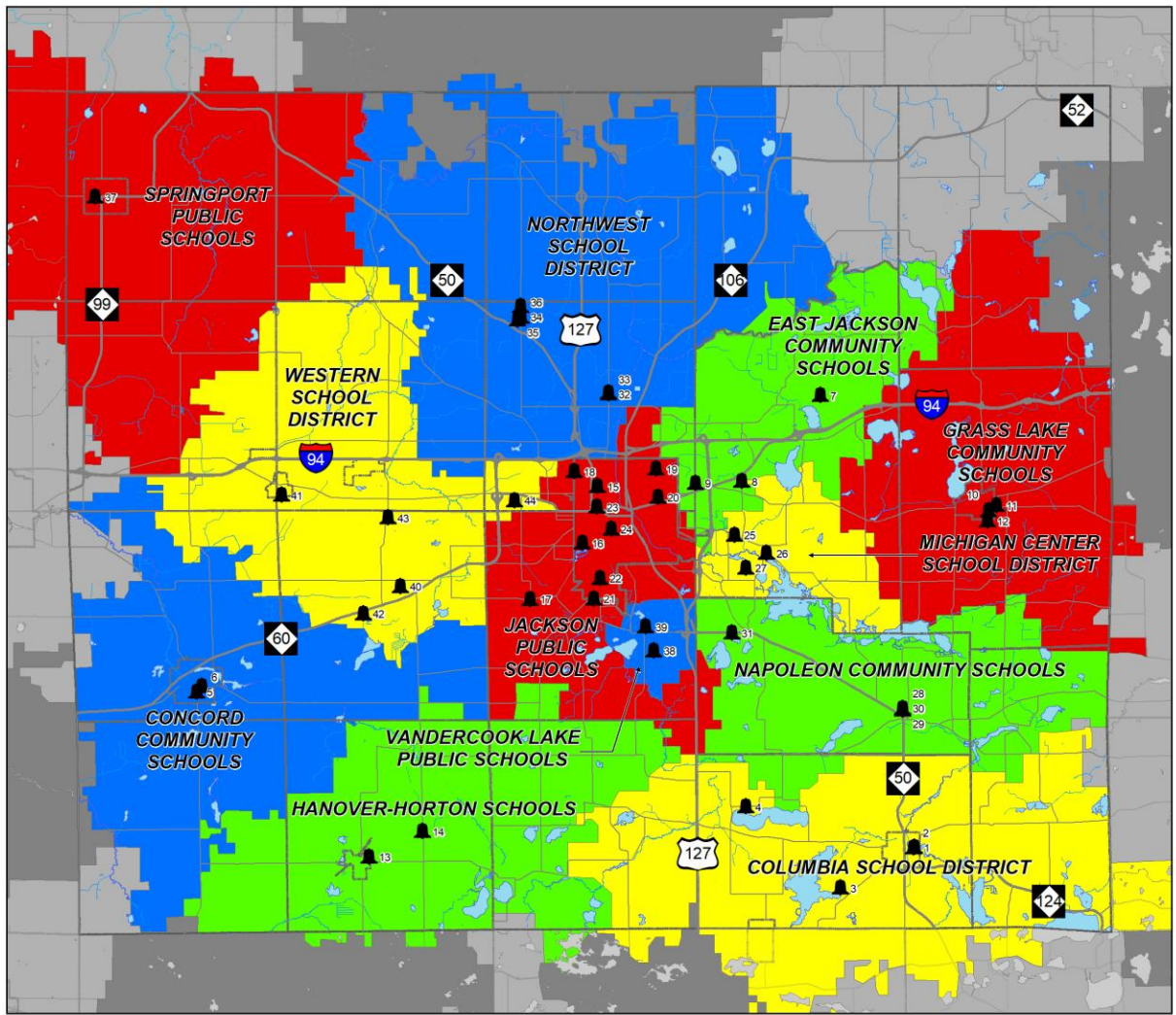
**Municipal Halls/Offices
and Fire Stations**

Legend

- Municipal Hall/Office
- Municipal Hall/Office and Fire Station
- Fire Station

Map Date: 7/16/19





**Jackson County
Master Plan**

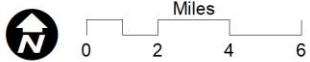


**Public School
Districts and Schools**

Legend

- School Districts in the Jackson Intermediate School District
- School District
- School District
- School Districts in Other Intermediate School Districts
- Public School Sites

Map Date: 2/21/19



Public School Districts

Columbia School District

1. Columbia Elementary School
2. Columbia Upper Elementary School
3. Columbia Central Jr. and Sr. High Schools (Fitness Center)
4. Columbia Options High School

Concord Community Schools

5. Concord Elementary and Middle Schools
6. Concord High School

East Jackson Community Schools

7. East Jackson Elementary School
8. East Jackson Secondary School
9. East Jackson Alternative School

Grass Lake Community Schools

10. George Long Elementary School and Little Warriors Pre-School and Daycare
11. Grass Lake Middle School
12. Grass Lake High School

Hanover-Horton School District

13. Hanover-Horton Elementary School and Early Impressions Preschool & Childcare Center

14. Hanover-Horton Middle and High Schools

Jackson Public Schools

15. Bennett Elementary School
16. Cascades and Frost Elementary Schools
17. Dibble Elementary School
18. Hunt Elementary School
19. Northeast Elementary School
20. JPS Montessori Center
21. Sharp Park IB World School
22. Middle School at Parkside and Fourth Street Learning Center
23. Jackson High School and Jackson Pathways
24. T. A. Wilson Academy

Michigan Center Schools

25. Arnold Elementary School
26. Keicher Elementary School
27. Michigan Center Jr./Sr. High School

Napoleon Community Schools

28. Ezra Eby Elementary School and Pirates Cove Pre-School and Child Care
29. Napoleon Middle School
30. Napoleon High School

31. Ackerson Lake High School and Community Center

Northwest Community Schools

32. Northwest Early Elementary School
33. Northwest Elementary School
34. R.W. Kidder Middle School
35. Northwest High School
36. Northwest Alternate High School

Springport Public Schools

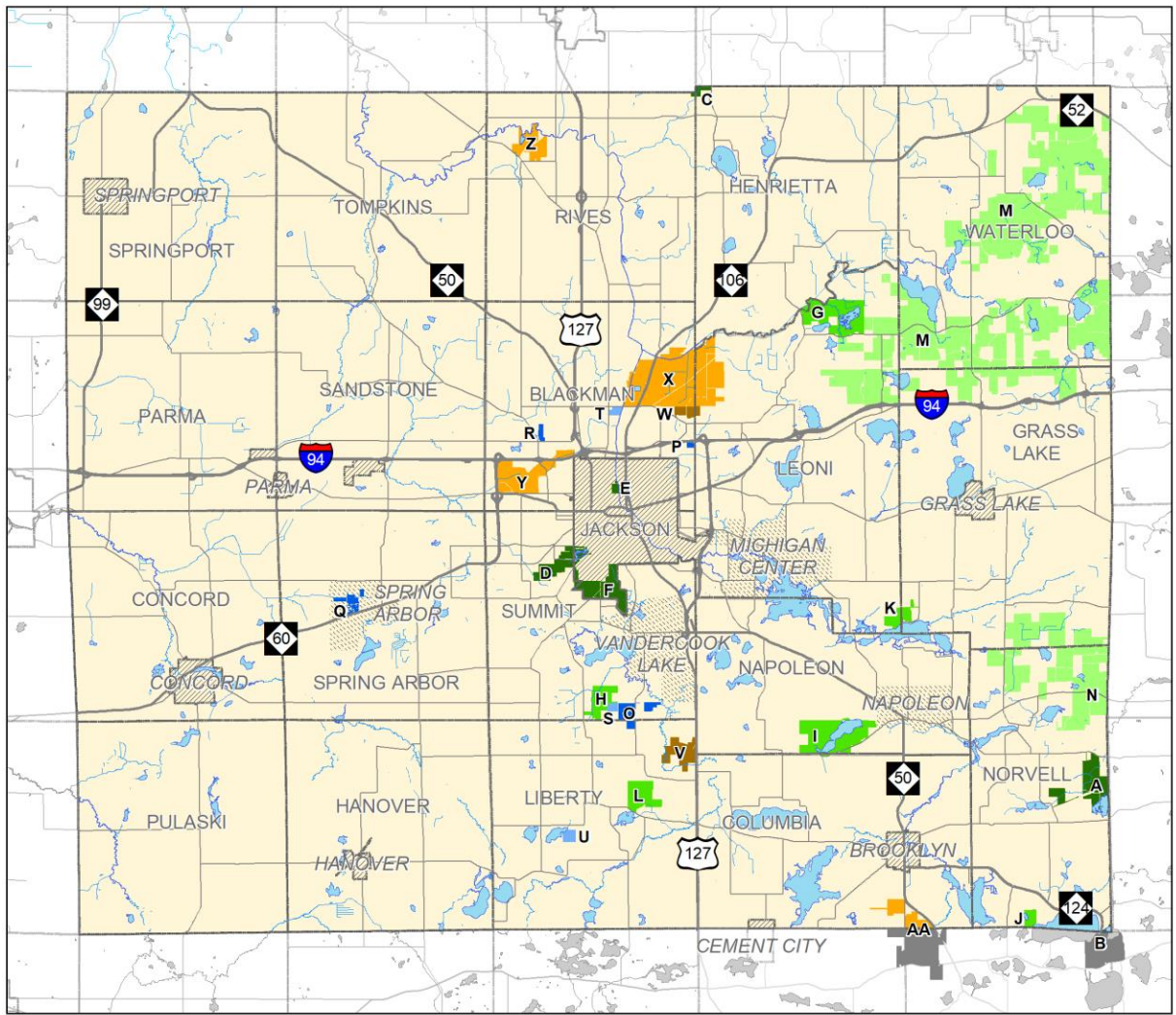
37. Springport Elementary, Middle, and High Schools

Vandercook Lake Public Schools

38. Townsend Elementary School
39. Vandercook Lake Middle/High School

Western School District

40. Bean Elementary School
41. Parma Elementary School
42. Warner Elementary School
43. Western Middle and High Schools
44. Western Career Prep High School



**Jackson County
Master Plan**

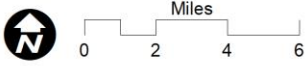


**Major
Community
Facilities**

Legend

- State, County, and City Parks
- Camps and Nature Preserves
- State Game & Recreation Areas
- Colleges
- Jackson County ISD
- Landfills
- Other Major Facilities
- Cities and Villages
- Census Designated Places

Map Date: 2/21/19



Major Community Facilities

State, County, and City Parks

- A. Watkins Lake State Park
- B. W.J. Hayes State Park
- C. Meridian Baseline State Park
- D. Sparks Foundation (Cascades) County Park
- E. James J. Keeley County Park (Jackson County Fairgrounds)
- F. Ella Sharp Park

Camps and Nature Preserves

- G. Phyllis Haehnle Memorial Audubon Sanctuary
- H. Dahlem Center
- I. YMCA Storer Camps
- J. Camp O' the Hills (Girl Scouts of America)
- K. Camp Teetonkah (Boy Scouts of America)
- L. MacCredy Reserve (MSU)

State Game and Recreation Areas

- M. Waterloo State Recreation Area
- N. Sharonville State Game Area

Colleges

- O. Jackson College (Central Campus)
- P. Jackson College (W. J. Maher Campus)
- Q. Spring Arbor University
- R. Baker College

Jackson County ISD (Intermediate School District)

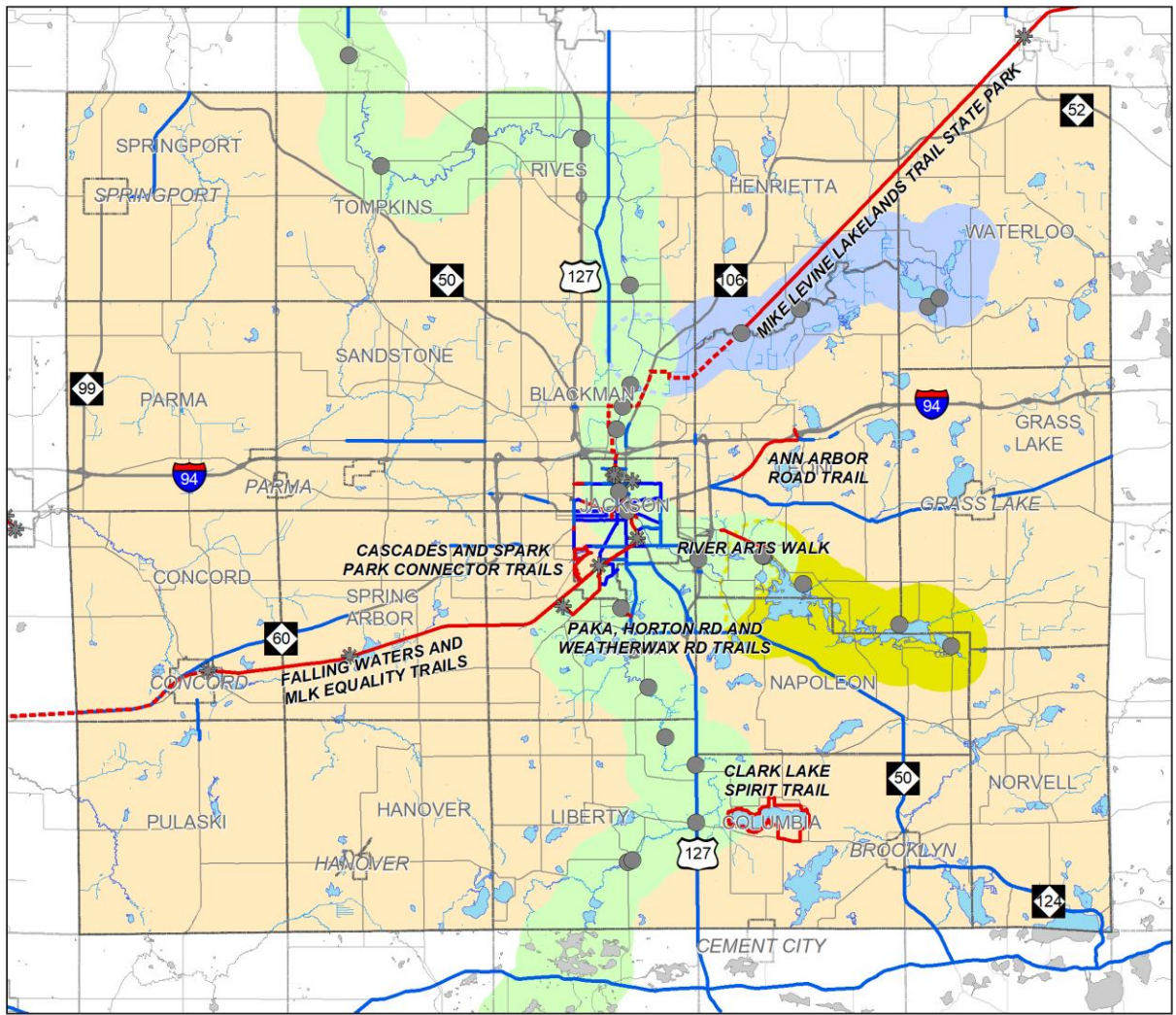
- S. Jackson Area Career Center
- T. Tarrant and Kit Young Center
- U. Camp McGregor

Landfills

- V. Liberty Landfill
- W. McGill Road Landfill

Other Major Facilities

- X. State of Michigan Prisons
- Y. Jackson County Airport – Reynolds Field
- Z. Youth Haven
- AA. Michigan International Speedway



**Jackson County
Master Plan**



Trails

Legend

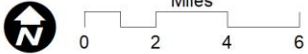
Nonmotorized Trails

- Existing Shared Use Paths
- - - Planned Shared Use Paths
- Existing Paved Shoulders/Bike Lanes
- * Trail Head

Water Trails

- Planned Grand River Water Trail
- Planned Chain of Lakes Water Trail
- Planned Portage River Water Trail
- Planned Canoe/Kayak Launch Sites

Map Date: 7/16/19



**Jackson County
Master Plan**



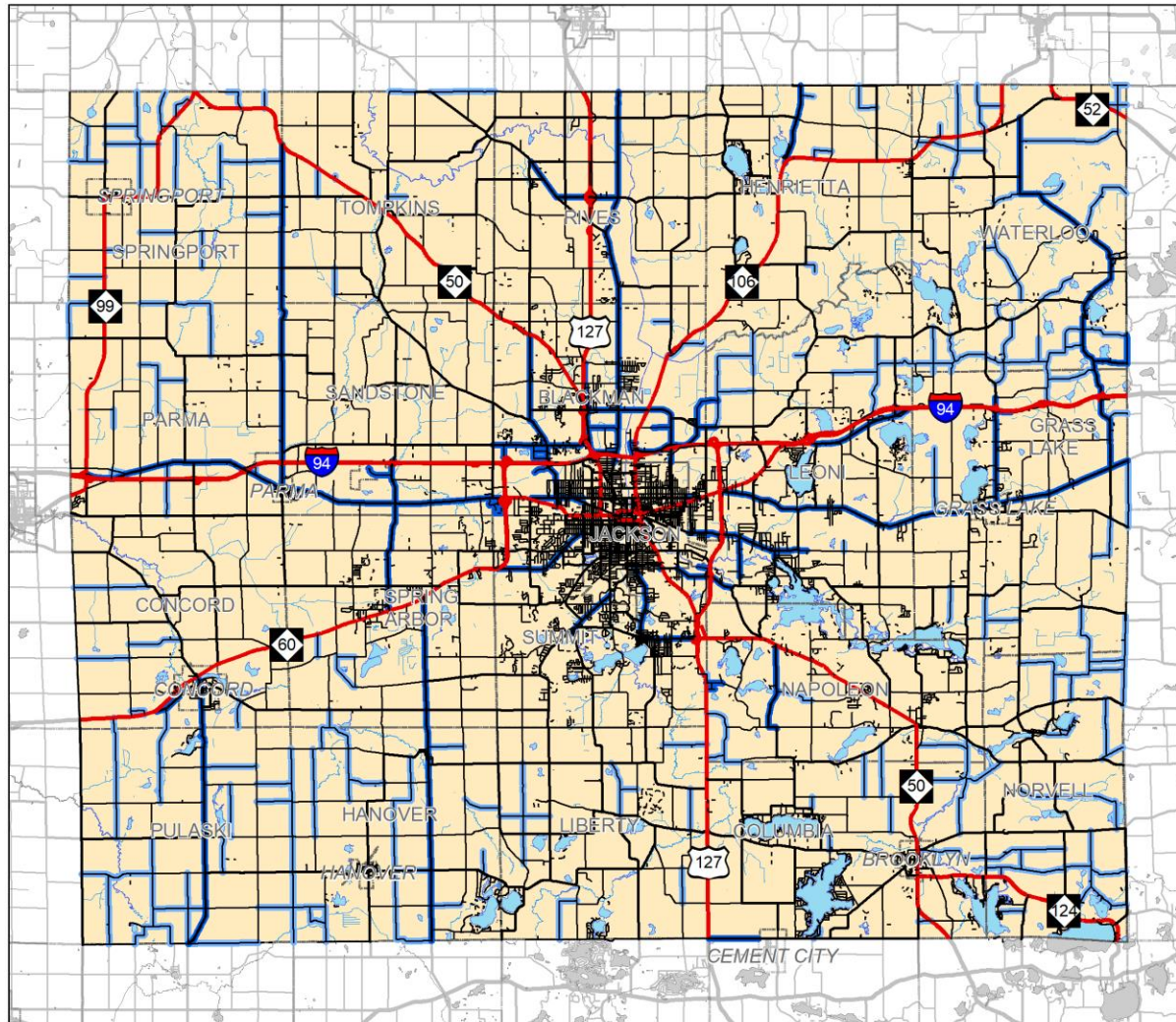
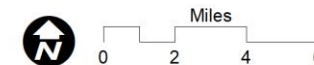
Road Network

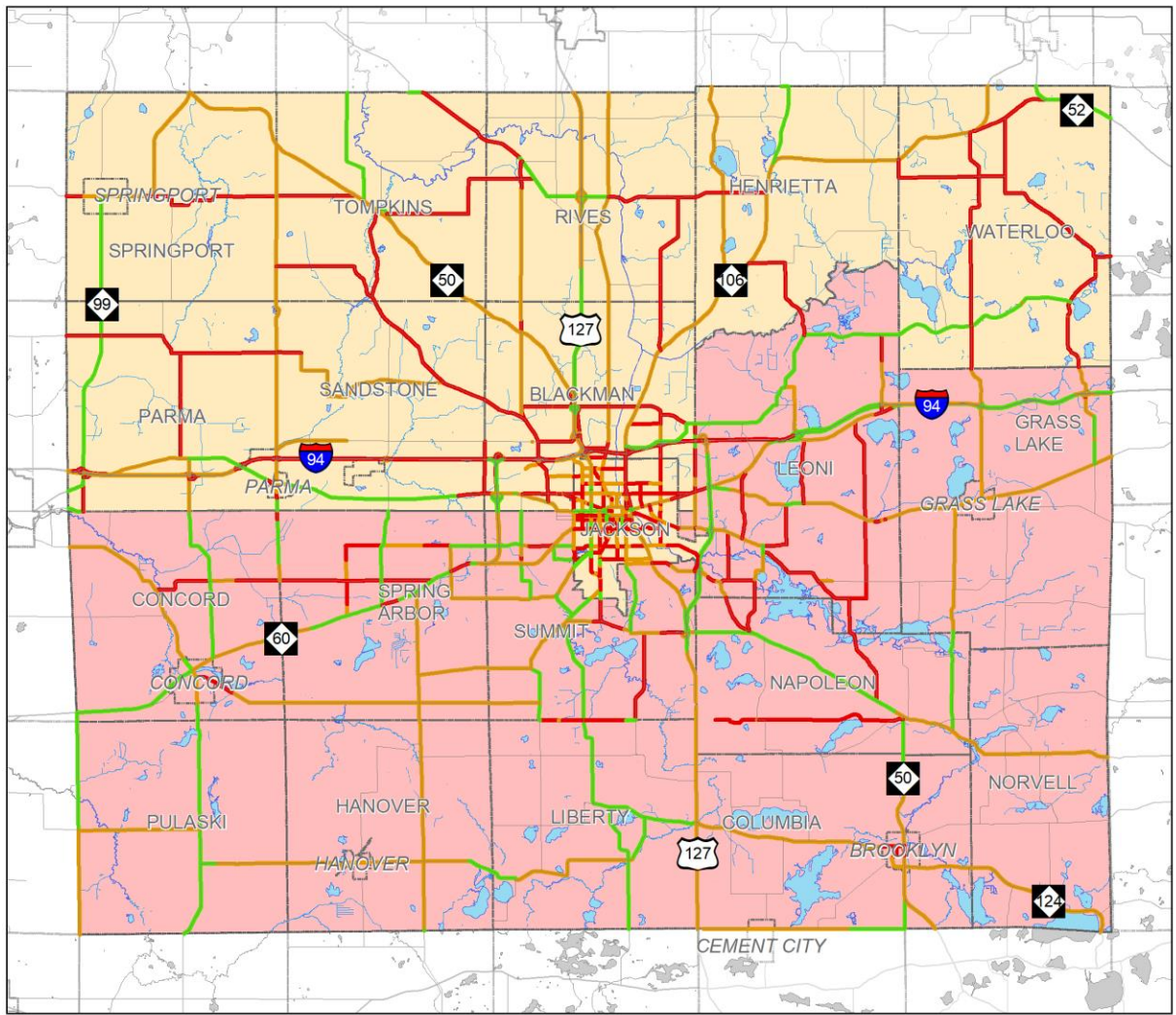
Legend

Act 51 Classification

- State Highways
- County Primary Roads
- County Local Roads
- - - - Private Roads
- All Season and Gravel Roads
- All Season Roads
- Gravel Roads

Map Date: 2/21/19





**Jackson County
Master Plan**

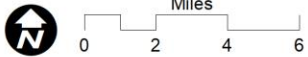


**Surface Conditions
Federal-Aid Eligible Roads**

Legend

- Surface Conditions**
- Very Good or Excellent
- Fair or Good
- Poor or Very Poor
- Year of Survey**
- Area Surveyed in 2017
- Area Surveyed in 2018

Map Date: 2/21/19





**Jackson County
Master Plan**

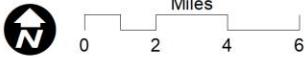


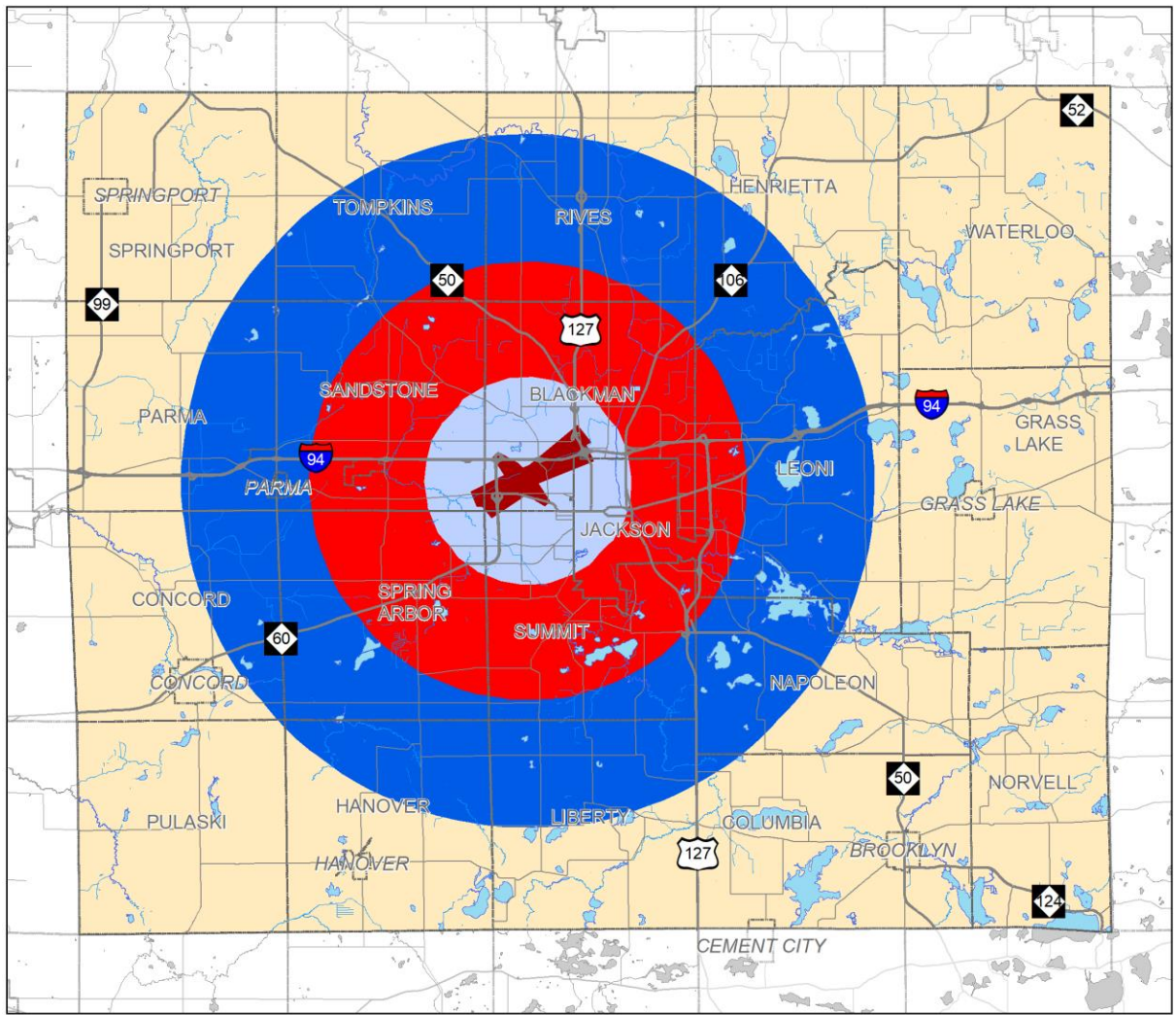
**Airports and
Railroads**

Legend

- Airports**
- Jackson Co. Airport - Reynolds Field
- Other Airports
- Railroads**
- Norfolk Southern Railway
- Jackson and Lansing Railroad
- AMTRAK Route

Map Date: 2/21/19





**Jackson County
Master Plan**



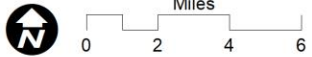
Airport Permit Zones

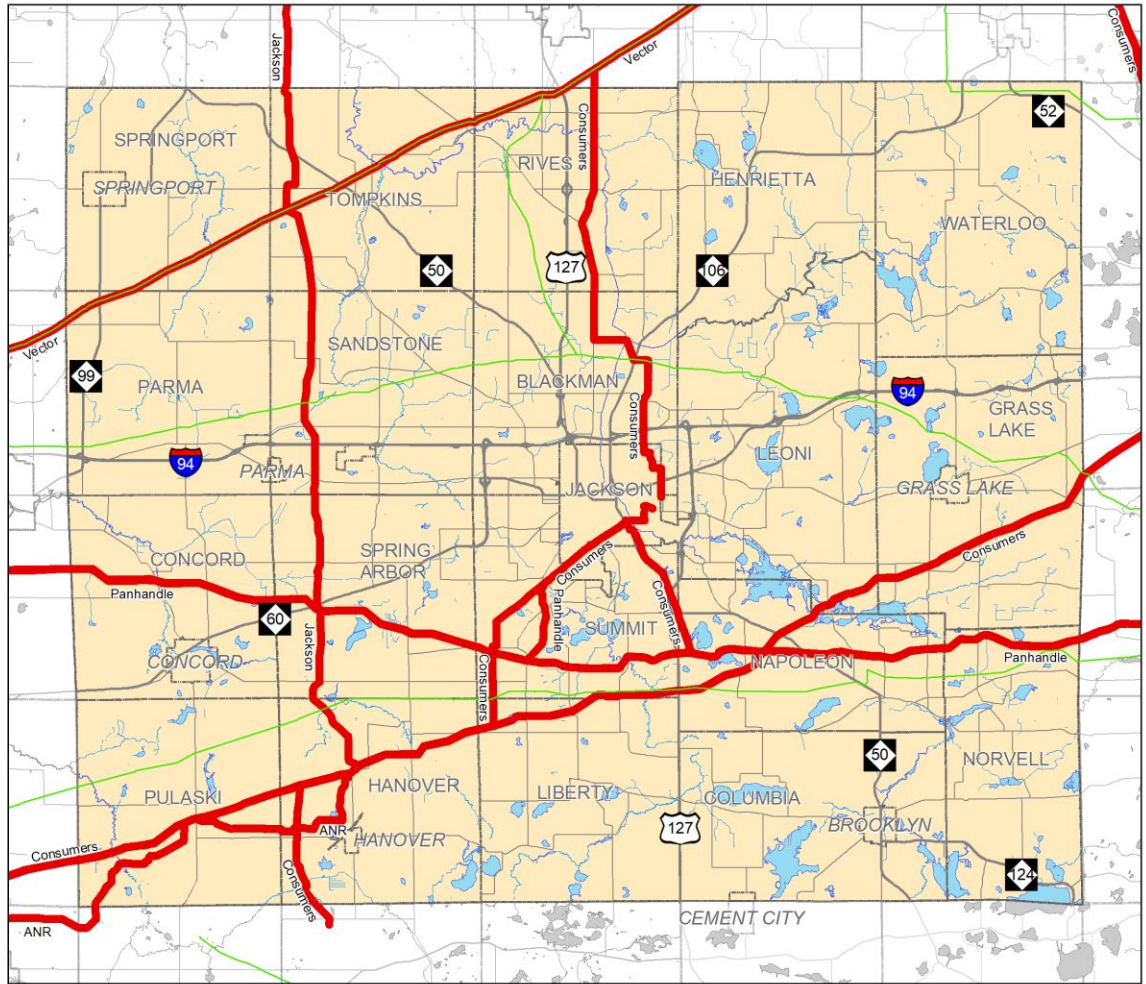
Legend

Reynolds Field Permit Zones

- Zone A -- Any Structure
- Zone B - Any Structure over 35 ft
- Zone C -- Any Structure over 100 ft.
- Zone D - Any Structure over 200 ft.

Map Date: 2/21/19





**Jackson County
Master Plan**



Gas Pipelines

Legend

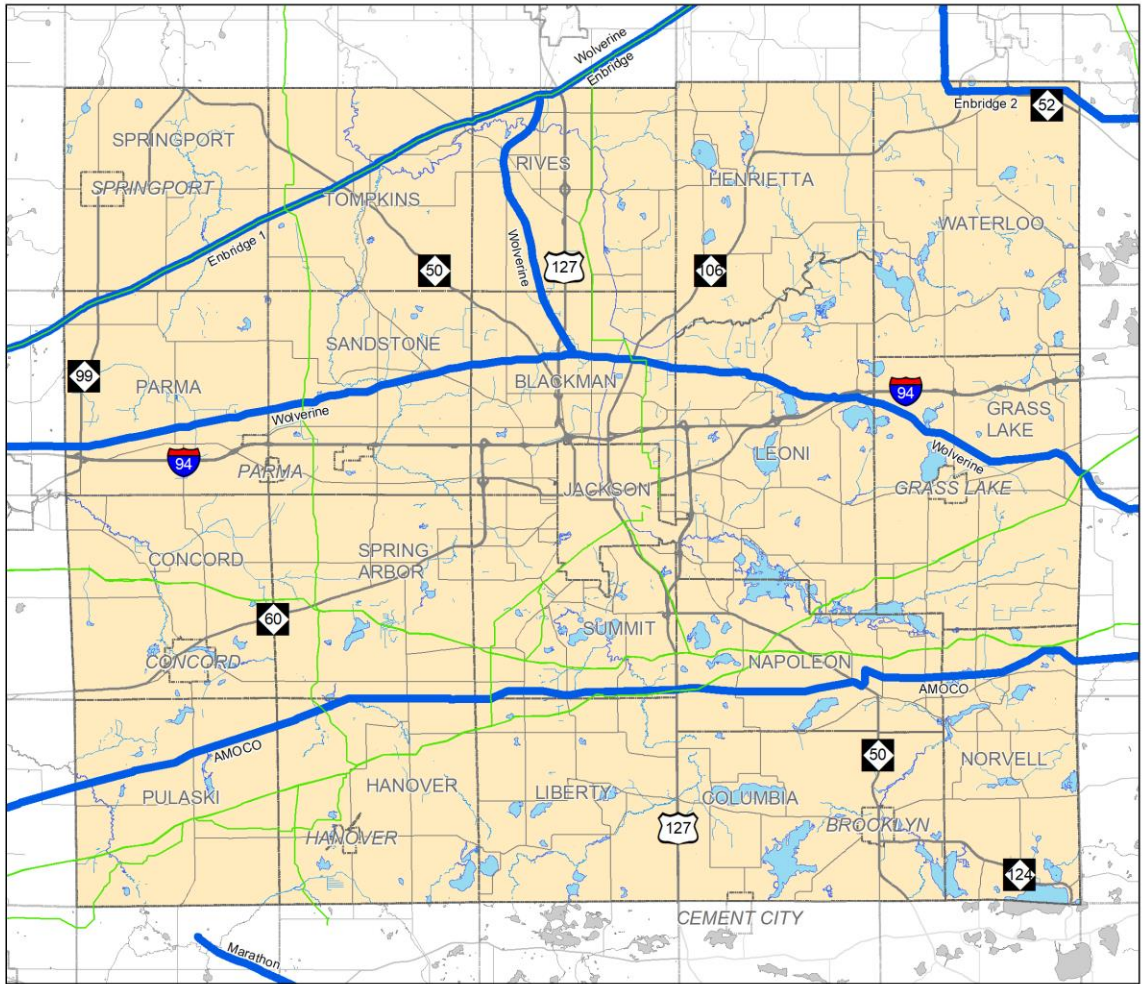
- Gas Pipelines
- Liquid Pipelines

Ownership

- AMOCO = Amoco Oil Co.
- ANR = ANR Pipeline
- Consumers = Consumers Energy Co.
- Enbridge 1 = Enbridge Energy Limited Partnership
- Enbridge 2 = Enbridge Pipelines (Toledo), Inc.
- Jackson = Jackson Pipeline Co.
- Marathon = Marathon Pipe Line, LLC
- Panhandle = Panhandle Eastern Pipeline Co.
- Vector = Vector Pipeline, L.P.
- Wolverine = Wolverine Pipeline Co.

Map Date: 3/13/19





**Jackson County
Master Plan**



Liquid Pipelines

Legend

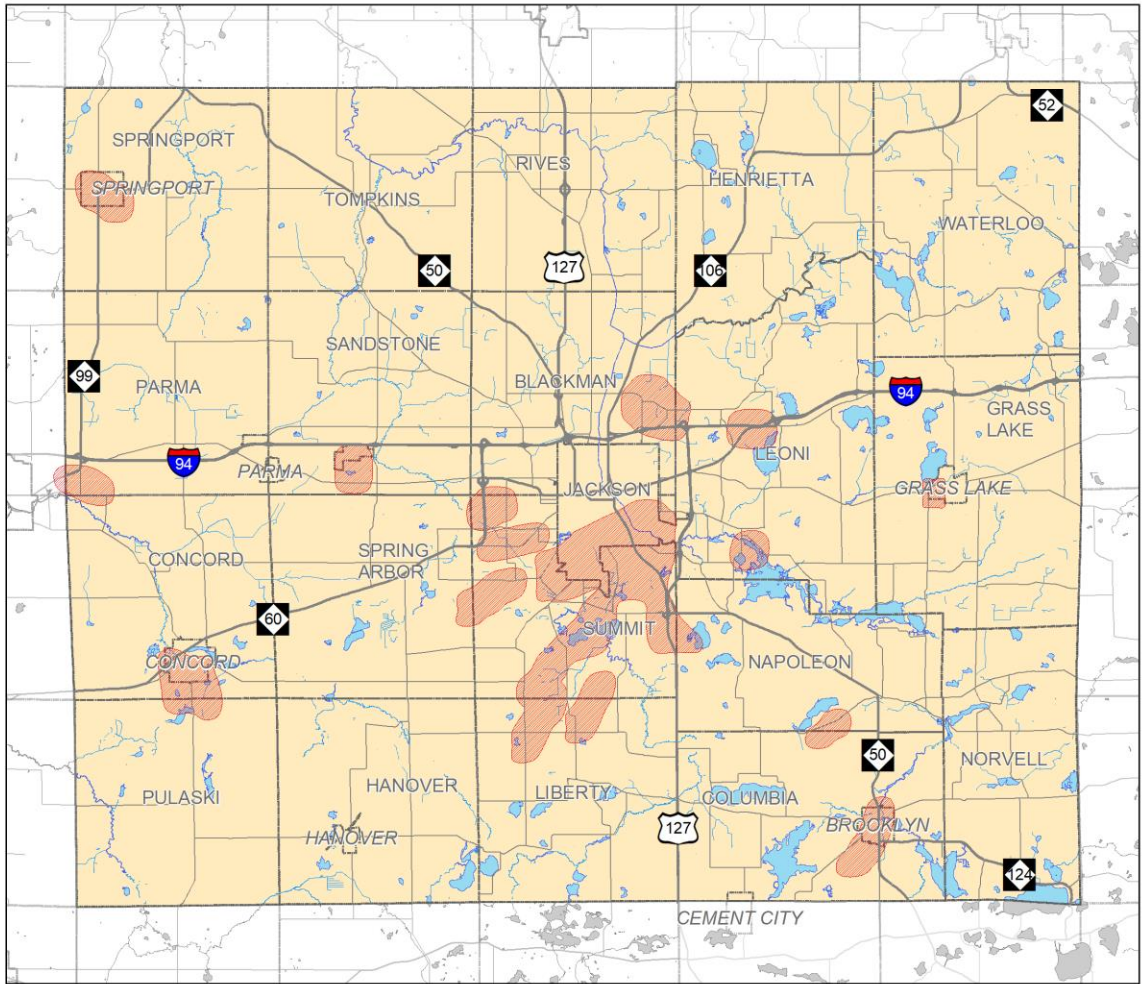
- Liquid Pipelines
- Gas Pipelines

Ownership

- AMOCO = Amoco Oil Co.
- ANR = ANR Pipeline
- Consumers = Consumers Energy Co.
- Enbridge 1 = Enbridge Energy Limited Partnership
- Enbridge 2 = Enbridge Pipelines (Toledo), Inc.
- Jackson = Jackson Pipeline Co.
- Marathon = Marathon Pipe Line, LLC
- Panhandle = Panhandle Eastern Pipeline Co.
- Vector = Vector Pipeline, L.P.
- Wolverine = Wolverine Pipeline Co.

Map Date: 3/13/19






**Jackson County
Master Plan**

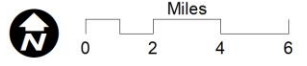


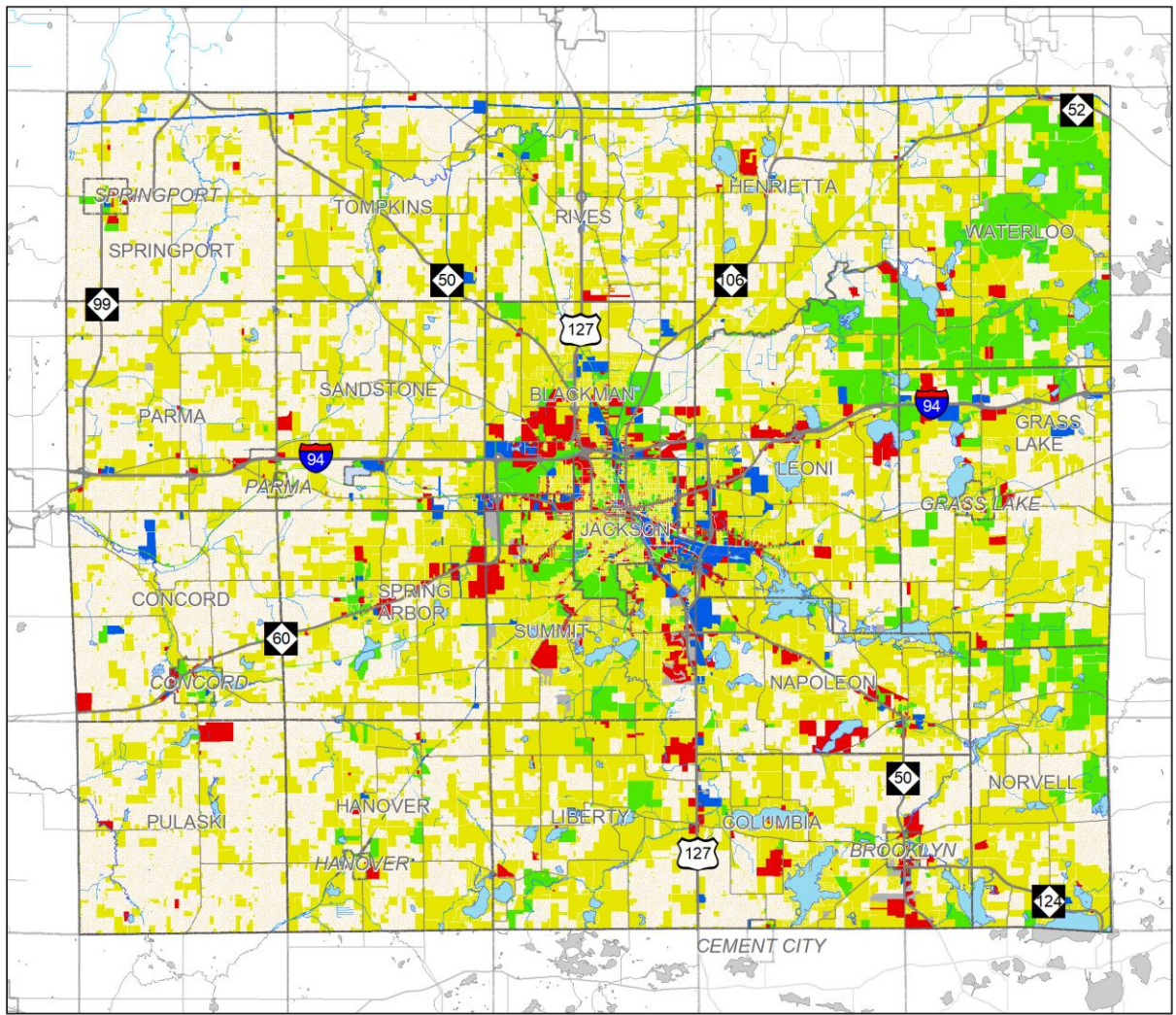
**Municipal Wellhead
Protection Areas**

Legend

-  Municipal Wellhead Protection Areas

Map Date: 3/13/19





**Jackson County
Master Plan**

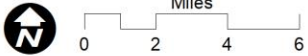


**Property
Assessment**

Legend

- Agricultural
- Residential
- Commercial
- Industrial
- Exempt
- Other

Map Date: 2/21/19
Assessment Data Date: 1/11/19

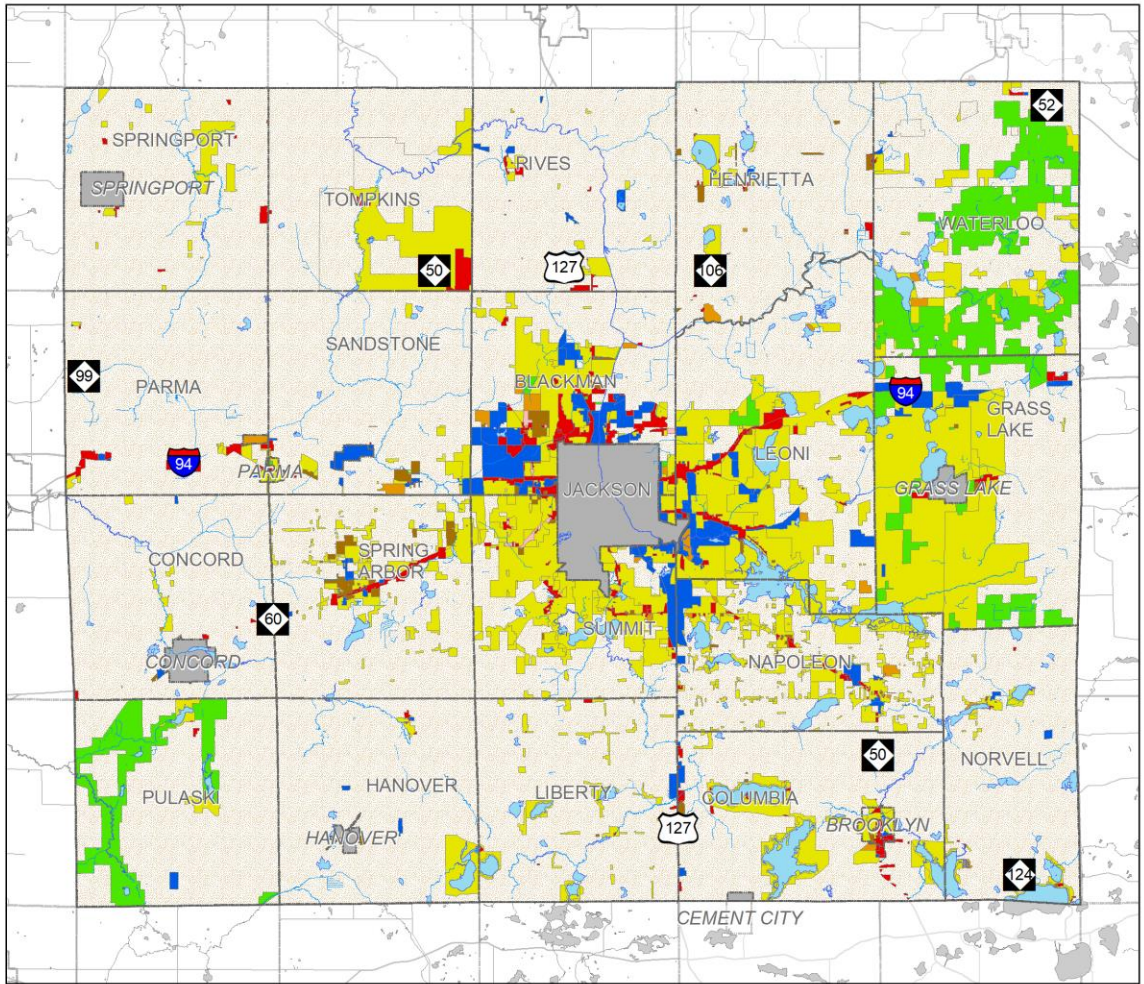


Property Assessment

- An inventory of existing land use is an important factor in the development of a future land use map for Jackson County.
- Assessing data compiled by the city, villages, and townships was utilized to determine existing land use in December of 2018 as a substitute to a full existing land use survey.
- Assessors assigned a numeric code to each property as part of the assessment process which was then translated into a broad land use category.
- Using this process, Jackson County can be divided into various land use categories (see the Property Assessment map).
 - Approximately 46% of the County was comprised of agriculturally assessed properties.
 - Residentially assessed properties comprised approximately 40% of the County.
 - Approximately 3% of the County was comprised of commercially assessed properties. It should be noted that commercially assessed property include parcels used for fraternal societies, golf courses, and apartments with more than four units.
 - Industrially assessed properties comprised approximately 2% of the County.
 - Approximately 8% of the County was comprised of exempt (i.e., institutional) properties.
 - Other assessed properties comprised approximately less than a ½% of the County. The various assessment categories included under ‘other’ have no analogous land use category. For example, developmental property includes parcels with a market value in excess of its value in use.
- It should also be noted the entire county is not assessed (e.g., public rights-of-way, some water bodies, etc.). Consequently, those non-assessed land areas are not included in this analysis.

2018 Property Assessment Jackson County

Agricultural	46.2%
Residential	40.0%
Commercial	3.3%
Industrial	1.7%
Exempt (Institutional)	8.4%
Other	0.4%
Total	100%



**Jackson County
Master Plan**



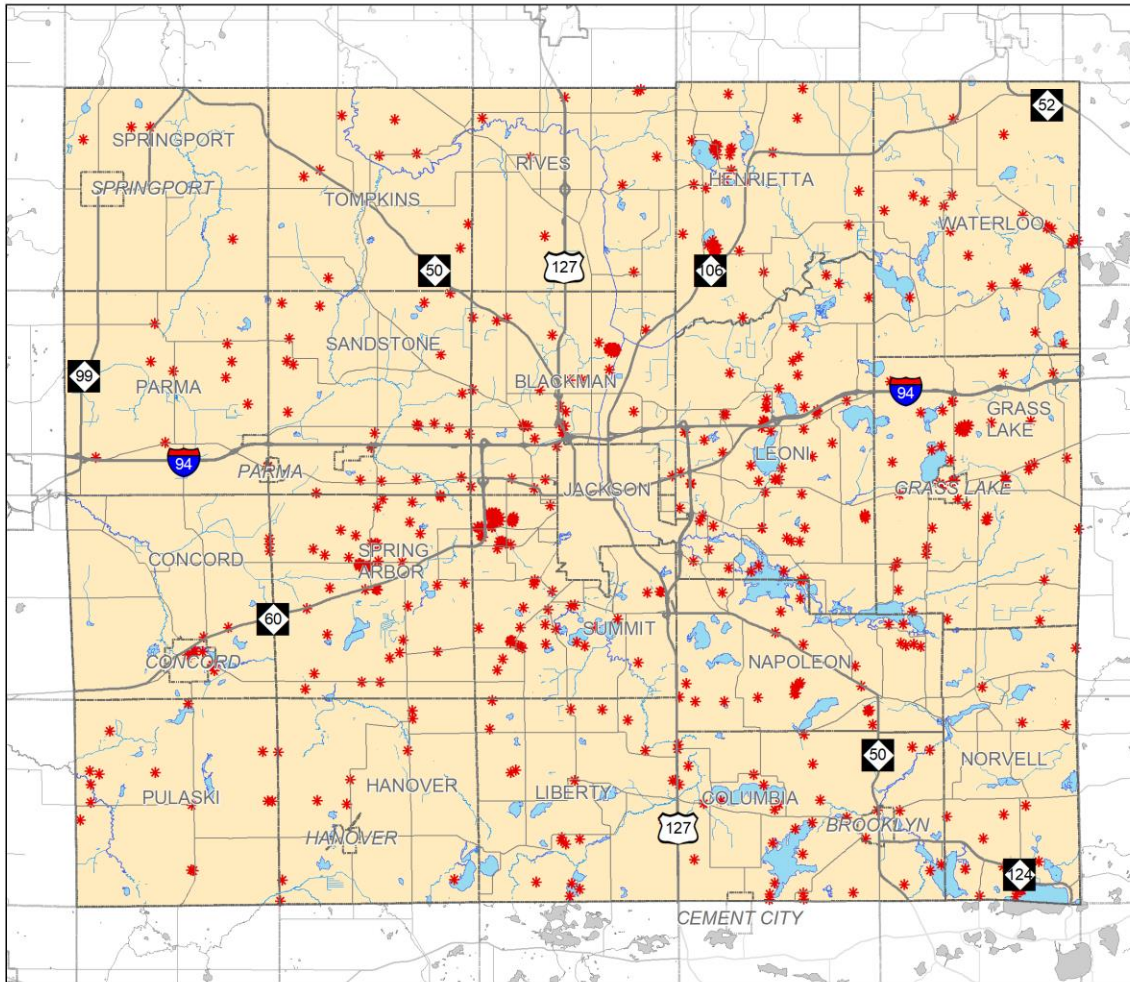
**Generalized
Zoning Districts**

Legend

- Agricultural
- Residential
- Mobile Home Residential
- Multiple-Family Residential
- Office
- Commercial/Business
- Industrial
- Public/Recreation
- Not Mapped

Map Date: 4/4/19





**Jackson County
Master Plan**



**Recent New
Construction**

Legend

- * New Addresses Created by Jackson County, 2015-2018

Map Date: 7/26/19

