



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: September 12, 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 August 8, 2019, meeting minutes [*ACTION*] 3
4. Approval of agenda
Approval of the September 12, 2019, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) Summit Township [*ACTION*] 7
 - (2) Leoni Township [*ACTION*] 17
 - b. Consideration of master plan(s)
 - (1) Village of Brooklyn [*ACTION*] 61
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business
 - (1) Jackson County Master Plan [*DISCUSSION*]
 - 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 October 10, 2019

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MEETING MINUTES

August 8, 2019

Jackson County Tower Building • Jackson, Michigan

- Members Present:** Roger Gaede, Environment; Amy Guerriero, Industry and Economics; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At Large; Corey Kennedy, Jackson County Board of Commissioners; and Jennifer Morris, At Large
- Members Absent:** Timothy Burns, At Large, and Jim Videto, Agriculture
- Liaisons Present:** Grant Bauman, Principal Planner
- Others Present:** Israel Gray

- 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. Hawley, and seconded by Comm. Morris, to **approve** the minutes of the June 13, 2019, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Gaede, and seconded by Comm. Hilleary, to **approve** the August 8, 2019, meeting agenda as presented. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation.**
- a. **Consideration of Township Zoning Amendment(s).**

(1) **CZ #19-17 – Napoleon Township**

Staff summarized his report on the proposed text amendment to Article 4 (General Provisions) of the *Napoleon Township Zoning Ordinance* that would modify the regulations contained in Sec. 4.13 (Maintenance of Animals) by reducing the minimum lot size for the keeping of chickens in a residential district from 1 acre to ½ acre. County Planning Commissioners were advised to recommend **approval with comments** of the text amendment (please see the staff report). Comm. Gaede was concerned that the existing 100-foot setback requirement for covered/fenced enclosures from any residential structure on an adjacent property would make it difficult to keep chickens on a ½-acre property.

A motion was made by Comm. Hawley, and seconded by Comm. Morris, to concur with the staff advisement to recommend **approval with comments** (provided by staff and commissioners) of the text amendment to the Napoleon Township Board, with the comments (please see the staff report and these minutes). *The motion was approved unanimously.*

(2) CZ #19-18 – Leoni Township

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID# 000-14-12-226-001-03 and located in Section 12 (T3S-R1E) of the Township—from Agricultural (AG) to ‘Heavy Industrial (M)’, noting that the Commission already recommended **disapproval with comments** of the request during its May 9, 2019 meeting. The original JCPC report ascertained that the public hearing before the Township Planning Commission was improperly noticed. A new public hearing was noticed (including property owners and residents within 300-feet of the subject property) and held by the Township and the ‘M’ rezoning request was forwarded to the JCPC. Given that there were no material changes regarding the request, County Planning Commissioners were advised to recommend **disapproval** of the rezoning (please see the staff report).

A motion was made by Comm. Morris, and seconded by Comm. Jennings, to concur with the staff advisement to recommend **disapproval** of the M rezoning to the Leoni Township Board (please see the staff report). *The motion was approved unanimously.*

(3) CZ #19-19 – Grass Lake Township

Staff summarized his report on the proposed addition of Chapter 13 (Light Industrial/Highway Commercial District (LI/HC)) to the *Grass Lake Charter Township Zoning Ordinance*, which provides standards for the district that already exists on the Township’s zoning map. County Planning Commissioners were advised to recommend **approval with comments** of the text amendment (please see the staff report).

A motion was made by Comm. Morris, and seconded by Comm. Hawley, to concur with the staff advisement to recommend **approval with comments** of the text amendment to the Grass Lake Township Board (please see the staff report). *The motion was approved unanimously.*

(4) CZ #19-20 – Leoni Township

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID# 000-09-29-451-005-04 and Parcel ID# 000-09-29-376-005-00 and located in Section 29 (T2S-R1E) of the Township—from a mix of ‘General Business (B-4)’ and Agricultural (AG) to ‘Light Industrial (ML)’. County Planning Commissioners were advised to recommend **disapproval** of the rezoning request (please see the staff report). Comm. Hawley noticed that there is a new building on the site. Comm. Kennedy stated that it is his understanding that the purpose of the request is to allow for more medical marijuana uses as well as the stated industrial setbacks.

A motion was made by Comm. Kennedy, and seconded by Comm. Morris, to concur with the staff advisement to recommend **disapproval** of the ML rezoning to the Leoni 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 referred to the updates to Chapter 2 (Community Description and Issue Identification) and Appendix C (Mapping) provided in the agenda packet, noting that he expects requested revisions from the County Drain Commissioner. Comm. Guerriero also had a couple of suggested changes. Staff suggested that the next step should be some type of public outreach effort and that the JCPC's public (in his opinion) is comprised of the local units of government within Jackson County. He further suggested that a survey and the Jackson County Township Supervisors Association would be the best approaches for gathering those opinions. Comm. Gaede requested that the survey be sent to municipal planning commissions and municipal boards/councils as well as chief elected/appointed officials. Comm. Hawley asked that the Jackson County Farm Bureau and the chambers of commerce operating in the county be included in the survey. Staff stated his intention to provide an outline of the survey to Commissioners within the next couple of months, time permitting.

b. **New Business.** None.

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

Item 8. **Commissioner Comment.** Comm. Hawley announced the annual Henrietta Township Fire Department Chicken Barbeque will be held on August 24, 2019. Comm. Jennings noted the difficulty of downloading the agenda packet on his mobile device. Staff will split up large packets into multiple files in the future.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 6:45 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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Jackson County Planning Commission

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COORDINATED ZONING REPORT | #19-21

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

Proposal: Accessory Structures in Summit Township

The Request and Background Information

Chapter 150 (Zoning Code) of the *Summit Township Code of Ordinances* currently allows ‘*accessory structures*’ and provides various minimum standards regarding them (see Sec. 150.151). The Summit Township Planning Commission proposes to amend those regulations by prohibiting accessory structures from being located in front of a primary structure (see below).

District Use, Area, Yard, Height, and Bulk Regulations

...

Sec. 150.150 **Height Exemptions.**

(A) *Generally.* Exceptions to the maximum height regulations for each district specified in this chapter may be permitted subject to the following provisions.

(B) *Specifically.*

- (1) *Height limitations.* The limitations affecting the height of structures shall not apply to the following appurtenant appendages and structures provided they comply with all other provisions of this or any other applicable ordinances; parapet walls, chimneys, smokestacks, church spires, flagpoles, radio and television towers, penthouses for mechanical equipment, and water tanks.
- (2) *Increased height.* Building height in excess of the height above average ground level allowed in any district may be permitted provided all minimum front, side, and rear yard depths are increased 1 foot for each additional 1 foot of height and provided that adequate fire protection can be demonstrated. Accessory Structures located in any single and two family residential districts may not be located in front of the primary structure.
- (3) *Airport zoning plan.* The airport zoning plan (see § 150.006) may place further limitations on the height of structures on land included in its study.

(Ord. -, Article IV, § 4.7.6, passed 9-12-2006)

Sec. 150.151 **Accessory Structures.**

- (A) (1) No detached accessory building or structure shall be located closer than 10 feet to any other building or structure unless the accessory building or structure shall have rated fire-walls as provided by the Michigan Construction Code, being M.C.L.A. §§ 125.1501 *et seq.*

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- (2) Detached structures with rated firewalls may be located within 3 feet of any other building or structure.
- (B) All detached accessory structures in any single and two family residential districts shall be subject to the same dimensional requirements affecting the principal structure but may not be located in front of the primary structure. However, the accessory structure may be placed not less than 5 feet from any rear lot line or the rear yard portion of any side lot line; and shall not exceed 14-16 feet in height and shall not be located in any portion of the front yard setback.
- (C) All accessory structures in non-residential districts shall be subject to the same standards and requirements as are required for all principal structures within the districts.
- (D) (1) Packing or storage crates, parts or all of a semi-trailer, and similar converted structures shall not be used as accessory structures in any zoning district, except agricultural.
- (2) Railroad cars shall not be used as accessory structures in any zoning district.
- (Ord. -, Article IV, § 4.7.7, passed 9-12-2006) Penalty, see § 150.999

...

Staff Analysis and Advisement

The intent of the proposed amendments is to prohibit the location of accessory structures in the front yards of single- and two-family dwellings. The following suggestions may help to clarify them and improve their effectiveness:

- Sec. 150.151(B) currently applies to accessory structures in all residential zoning districts while the proposed amendment would limit the regulations located in that section to single and two family residential districts, which creates confusion and other problems/issues that need to be addressed:
 - The analogous uses to 'single and two family residential districts' listed in the table of Permitted and Conditional Uses of the Zoning Code (i.e., Sec. 150.145) are 'single-family detached dwellings' and 'two-family dwellings'.
It would be clearer if 'single-family detached dwellings' and 'two-family dwellings' terms were also used in this section.
 - 'Single-family detached dwellings' and 'two-family dwellings' are permitted or conditional uses in the AG-1, RNF-1, RS-1 and -2, RU-1, RU-2, RM-1, and RM-2 districts.*
It would be clearer to list the districts in which the regulation is intended to apply.
 - The placement of the proposed amendments at the beginning of 150.151(B) has the effect of limiting all of the regulations it contains to single and two family residential districts, rather than just the prohibition against detached accessory structures in the front yards of single- and two-family dwellings. This likely eliminates applying any of the regulations in the codified standards in the AG-1 and the RM-1 and -2 districts.

* AG-1 = Agricultural, RNF-1 = Rural Non-Farm Residential, RS-1 and -2 = Suburban Residential, RU-1 and -2 = Urban Residential, and RM-1 and -2 = Multiple Family Residential

It would likely be more effective to place the proposed regulation at the end of the section and make it clear that it only applies to ‘single and two family residential districts’.

- Stating the prohibition in Sec. 150.150(B)(2), which pertains to increased height exemptions for all structures, appears to be unnecessary as it is also proposed for inclusion in Sec. 150.151(B), which pertains to accessory structures.

Although there is nothing to prohibit placing the prohibition in Sec. 150.150(B)(2), as long as it is also included in Sec. 150.151(B), the Township runs the risk of creating conflicting requirements at some point in the future if Sec. 150.151(B) is further amended and appropriate modifications are not made to Sec. 150.150(B)(2), a plausible oversight.

Based upon this above analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed amendments to the Summit Township Board.

Staff Report Attachments:

- *Background information provided by Summit Township*

Suggested Actions:	
(1)	Recommend APPROVAL
(2)	Recommend APPROVAL WITH COMMENTS
(3)	Recommend DISAPPROVAL
(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 Summit 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: detached accessory structures in any single and two family districts may not be located in front of the primary structure and not exceed 15 feet in height

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 150.150 and 151 SECTION (B) (2) and (B)

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

detached accessory structures in any single and two family districts may not be located in front of the primary structure and not exceed 15 feet in height

C. PUBLIC HEARING on the above amendment was held on: month August day 20 year 2019

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month August day 4 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: Jackson Citizen Patriot

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.

[Signature], Recording Secretary August / 20 / 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.

J.C.W. SERVICES

Municipal Consultant

2390 Maple Drive Jackson, MI 49203

e-mail john@jcwservices.us

TO: Planning Commission
FROM: John Worden, Zoning Administrator
DATE: April 18, 2019
RE: Proposed Amendments

§ 150.150 HEIGHT EXEMPTIONS.

(A) *Generally.* Exceptions to the maximum height regulations for each district specified in this chapter may be permitted subject to the following provisions.

(B) *Specifically.*

(1) *Height limitations.* The limitations affecting the height of structures shall not apply to the following appurtenant appendages and structures provided they comply with all other provisions of this or any other applicable ordinances; parapet walls, chimneys, smokestacks, church spires, flagpoles, radio and television towers, penthouses for mechanical equipment, and water tanks.

(2) *Increased height.* Building height in excess of the height above average ground level allowed in any district may be permitted provided all minimum front, side, and rear yard depths are increased 1 foot for each additional 1 foot of height and provided that adequate fire protection can be demonstrated.

Accessory Structures located in any single and two family residential districts may not be located in front of the primary structure.

(3) *Airport zoning plan.* The airport zoning plan (see § 150.006) may place further limitations on the height of structures on land included in its study.

(Ord. -, Article IV, § 4.7.6, passed 9-12-2006)

§ 150.151 ACCESSORY STRUCTURES.

(A) (1) No detached accessory building or structure shall be located closer than 10 feet to any other building or structure unless the accessory building or structure shall have rated firewalls as provided by the Michigan Construction Code, being M.C.L.A. §§ 125.1501 *et seq.*

(2) Detached structures with rated firewalls may be located within 3 feet of any other building or structure.

(B) All detached accessory structures in any **single and two family** residential districts shall be subject to the same dimensional requirements affecting the principal structure ***but may not be located in front of the primary structure***. However, the accessory structure may be placed not less than 5 feet from any rear lot line or the rear yard portion of any side lot line; and shall not exceed ~~14~~ **16** feet in height and shall not be located in any portion of the front yard setback.

(C) All accessory structures in non-residential districts shall be subject to the same standards and requirements as are required for all principal structures within the districts.

(D) (1) Packing or storage crates, parts or all of a semi-trailer, and similar converted structures shall not be used as accessory structures in any zoning district, except agricultural.

(2) Railroad cars shall not be used as accessory structures in any zoning district.

(Ord. -, Article IV, § 4.7.7, passed 9-12-2006) Penalty, see § 150.999

Summit Township Planning Commission
May 21, 2019

Members Present: Jack Shelby; Chairman, Robert Kendall, George Gancsos Jr., Allan Hooper, Todd Emmons; Board Liaison, Laurie Cunningham; Secretary, John Worden; Summit Township Zoning Administrator, Mark Cesarz and Tom Beila arrived late.

Members Absent: None

The Meeting was called to order by Jack Shelby; Chairman, on May 21, 2019 at 6.00 p.m. in the Summit Township hall, 2121 Ferguson Rd.

A motion was made by George Gancsos Jr., supported by Robert Kendall, to approve the minutes of the October 16, 2018 minutes as presented. The motion carried unanimously.

Case #19-05-0007 Rezoning from AG-1 to RS-2 – 2500 BLK Ridgeway Rd.

Request for rezoning of land on Ridgeway Rd from AG-1 to RS-2, creating five lots of 120 x 233 feet for building of new homes. Applicant Linda and Ed Hones, 8564 N Shore Drive, Clark Lake, Peterson Lake Development, present. Linda Hones provided a brief description and overview of the proposed project. The public sewer line will be extended to serve the project and has sufficient capacity per the Summit DPW. Water mains already serve the area.

A Motion was made by Allan Hooper, supported by George Gancsos Jr. to approve the rezoning of the 2500 BLK Ridgeway Rd from Agricultural (AG-1) to Suburban Residential (RS-2). The motion carried unanimously.

Case #19-05-0009 Conditional Use Permit-Dog Day Care –Boarding-Grooming 2299 W Michigan

Request for Conditional Use Permit, Cara Donahue; Playful Paws LLC, Applicant and Garner & Channell LLC , owners. Proposed use at 2299 W Michigan Ave, a Dog Daycare, boarding and grooming facility. Cara Donahue provided description and overview. The facility will be monitored yearly by Jackson County Animal Control, will have alarm and cameras present in and on the grounds. An 8ft. solid fence will be put around the outdoor play area. Hours of operation will be Monday – Saturday, 7am to 7pm, no day care on Sundays only overnight boarding. Dogs will be let outside every 2 hours during day care hours, overnight boarding additional until 8 or 9pm. Average number of dogs expected per day; daycare 35 , boarding 10 and grooming 10 . Donahue explained all dogs will be evaluated before staying in the daycare and boarding facility. Denise Donahue, mother and several residents in audience in spoke in favor of the proposal.

Debbie Garner, owner of building explained there are 2 rentals which she owns and has spoken to both tenants, they are in favor. No additional lighting will be needed on the property.

Jackson County Animal control will be monitoring the facility and will require to be licensed. The maximum dogs for day care and boarding at one time will be 50 dogs.

A motion was made by Jack Shelby supported by George Gancsos Jr., to recommend to the Township Board approval of the Conditional Use Permit for Dog Grooming, Boarding and Day Care at 2299 W Michigan Ave. With these stipulations; Hours of operation Monday –Saturday 7am to 7pm with no day care on Sunday. No use of outdoor exercise yard from 9pm to 6am, capacity of dogs= 60- 50 boarding and day care and 10 grooming. 8 ft. privacy fence to be put around exercise yard, any additional lighting put in must face down, and must have a fire KNOX (lock) Box in place. Motion carried unanimously.

Proposed Amendments to 150-150 Height Exemptions and 150.151 Accessory Structures

Amendment to 150-150 (B) (2); accessory structures located in any single and two family Residential districts may not be located in front of the primary structure.

Amendment to 150.151 (B); detached accessory buildings may not be located in front of the primary structure and change the height restriction from 14 feet to 16 feet.

A motion was made by Todd Emmons supported by George Gancsos Jr to publish the proposed Amendments for a public hearing. Motion carried unanimously.

Election of officers 2019

Slate of Officers Jack Shelby, Chairman; Allan Hooper, Vice Chairman and Laurie Cunningham, Secretary. A motion was made by George Gancsos Jr supported by Tom Biela to elect slate of officers for 2019. Motion carried unanimously.

Meeting adjourned at 7:00 pm by Jack Shelby, Chairman

Respectfully submitted,

Laurie Cunningham, Secretary

Summit Township Planning Commission

NOTICE

The Summit Township Planning Commission will hold a public hearing August 20, 2019 at 6:00 p.m. in the Township Hall Meeting Room at 2121 Ferguson Road
At this time all interested parties will be heard on the proposed amendment (s) to the Summit Township Zoning Ordinance.

Subchapter 150.150 Height Exemptions (B) (2) Increased Height and 150.151 Accessory Structures (B).
Accessory Structures located in any single and two family districts may not be located in front of the primary structure and shall not exceed 15 feet in height.

Summit Township Office is open weekdays from 8:00 a.m. to 5:00 p.m. during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 788-4113 Extension 240. Summit Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days written notice to the Township, 2121 Ferguson Rd., Jackson, MI 49203.

John Worden
Zoning Administrator

Jackson Citizen Patriot
Insertion Date: August 4, 2019

Affidavit requested. Please call C. Brown at 788-4113 Ext. 221 with cost

Copy to Meghan Dobben, Clerk

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COORDINATED ZONING REPORT | #19-22

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

Proposal: Agricultural Business and Agricultural Tourism in Leoni Township

The Request and Background Information

Proposed amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* would allow Agricultural Tourism as a permitted use in the Agricultural District and would also allow an Agricultural Business as a conditional use in that district, as long as it met certain development requirements (see below).

Article I. District Use, Area, Yard, Height, and Bulk Regulations

...

Sec. 42-5 Definitions.

...

Agricultural Business means private activities for entertainment or commercial businesses involving an agricultural setting, but which is not focused primarily on farming activities of a farm operation, including the following:

1. Fun houses, haunted houses, or similar entertainment facilities.
2. An organized meeting space for use by weddings, birthday parties, corporate picnics, or other similar events.
3. Any of the accessory uses provided in the definition for Agricultural Tourism where such uses are 50 percent or more of a farm's gross receipts, or are otherwise the primary use of the farm.

Agricultural Tourism means community-oriented activities for education and enjoyment that involve participation or involvement in the farming activities of a farm operations, including the following:

1. Seasonal U-Pick fruit and vegetable operations;
2. Seasonal outdoor mazes of agricultural origin such as straw bales or corn;
3. Agricultural festivals;
4. Accessory activities connected to the above operations, as long as these activities preserve the general agricultural character of the farm and the income from such activities represents less than 50 percent of the gross receipts from the farm. Such activities include the following:
 - a. Value-added agricultural products of activities such as education tours, processing facilities, etc.;

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- b. Bakeries selling baked goods containing produce at least 50% of which is grown on-site;
- c. Playgrounds or equipment typical of a school playground, such as slides, swings, etc., but not including motorized vehicles or rides;
- d. Petting farms, animal displays, and pony rides;
- e. Wagon, sleigh, and hayrides;
- f. Nature trails;
- g. Open air or covered picnic areas with restrooms;
- h. Education classes, lectures, and seminars;
- i. Historical agricultural exhibits;
- j. Kitchen facilities, processing or cooking items for sale;
- k. Gift shops for the sale of agricultural products and/or products related to agriculture;
- l. Gift shops for the sales of non-agriculturally related products such as antiques or crafts, with up to 25 percent of gross sales resulting from the sale of such products.

...

Article III. **District Regulations**

...

Division 2. **Open Districts**

...

Sec. 42-153 **Agricultural district (AG).**

...

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

...

(6) Agritourism.

(b) *Conditional uses.* Each of the following uses shall be permitted upon recommendation by the planning commission and authorization by the township board, and subject to such reasonable restrictions as may be clearly and specifically set forth in writing by the township board. In every such case, the township board shall follow the procedures set forth in section 42-345.

...

(14) Agricultural Business. See section 42-345(9)g.

...

Article IV. **Supplemental Regulations**

...

Sec. 42-345 **Conditional uses.**

The formulation and enactment of this chapter is based upon the division of the township into districts in each of which are permitted specified uses which are mutually compatible. In addition to such permitted compatible uses, however, there are certain other uses which may be

necessary or desirable to allow in certain locations in certain districts, but which because of their actual or potential impact on neighboring uses or public facilities need to be carefully regulated with respect to their location for the protection of the township. Such uses, on account of their peculiar location need or the nature of the service offered, may have to be established in a district in which they cannot be reasonably allowed as a permitted use.

...

- (9) *Additional development requirements for certain uses.* A conditional use permit shall not be issued for the uses specified in this subsection unless complying with the size and development requirements as specified in this subsection. The zoning board of appeals may impose additional conditions and safeguards when deemed necessary by that body.

...

(g) *Agricultural Business.* In addition to and as an integral part of development, the following provisions shall apply:

1. All parking must be located on site not less than one hundred feet (100') from any property line and not less than two hundred feet (200') from any neighboring residence existing at the time the use is approved. There shall be sufficient on-site parking provided to accommodate all vehicles related to the events with no on-street parking or parking on a neighboring parcel without the written permission of the owner and occupant of that parcel. All parking areas shall be clearly marked and shall be adequate to satisfy the volume of anticipated or actual use. Dust and drainage from the parking area shall not create a nuisance or hazard to adjoining property or uses. Parking shall not be within any recorded conservation easement.
2. All events shall be located on-site not less than one hundred (100) feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved.
3. Reasonable sight and sound barriers such as walls, berms and/or vegetation screens may be required in order to minimize impacts to neighboring properties.
4. Applicant must demonstrate, via specific and certified written plans, approved by the Township, that all structures related to an Agricultural Business are structurally safe and adequately protected against the risk of fire. The maximum occupancy of all such structures shall be included in any application for an Agricultural Business.
5. All event areas shall be depicted on a site plan as regulated by Section 42-346 of this Ordinance.
6. Applicant shall provide a plan detailing the management and operation of an Agricultural Business. The plan must address the following:
 - i. How the use meets the intent of this Section, the Zoning District in which the Agricultural Business will take place, and the Ordinance as a whole;

- ii. Proper sanitation, including the type, location of, and frequency of trash or garbage disposal;
- iii. Preparation and source of food related to Agricultural Business will be prepared and served;
- iv. Availability and service of alcoholic beverages that may be provided and served, including whether proper licenses have been obtained regarding the same;
- v. Potential traffic concerns, including a description of the volume and frequency of increased traffic, and, if alcoholic beverages are to be served at an Agricultural Business, measures Applicant will have in place in order to prevent drunk driving;
- vi. Use of outdoor areas, including a description of where each specified use is anticipated to occur;
- vii. The volume and duration of music played in connection with an Agricultural Business, including whether such music is to be provided by a live band or disc jockey, whether amplification equipment shall be used, and measures to be taken to mitigate the effects of any sounds originating from an Agricultural Business on neighboring properties;
- viii. Operating hours and frequency of events;
- ix. Security to be provided while an Agricultural Business is operational;
- x. Measures to ensure that events shall end on a timely and consistent basis;
- xi. Anticipated size and location of all structures or outdoor areas in which an Agricultural Business will occur, the average attendance during normal operation of the Agricultural Business, and the minimum and maximum number of people permitted at the same;
- xii. The location, type, and hours of operation of outdoor lighting associated with an Agricultural Business, including measures to prevent such light from interfering with the use or enjoyment of neighboring properties.

...

Staff Analysis and Advisement

The intent of the proposed amendments is to allow Agricultural Tourism as a permitted use in the Agricultural District and would also allow an Agricultural Business as a conditional use in that district, as long as it met certain development requirements. Pertinent sections of the *Grass Lake Charter Township Zoning Ordinance* were used as the base for the proposed amendments, striking Agricultural Business subsections regarding: intent, indemnity, and reapplication (see the letter submitted by John S. Kane, Attorney for Ben and Ashley Carroll, included in the background information attached to this report). The *Grass Lake Charter Township Zoning Ordinance* sections were reviewed by the JCPC (see the attached #18-06 Coordinated Zoning Report), and recommended for 'approval with comments' on April 12, 2018.

The purpose behind allowing/regulating Agricultural Tourism and Agricultural Businesses is to allow commercial farming operations (new and existing) to supplement the income generated by traditional farming activities in order to keep/make them solvent. The intent is not to allow de facto commercial uses in agricultural districts which are not tied to a farming operation. *Accordingly, staff does not agree*

with Mr. Kane’s concern regarding the intent statement and associated text included in the Grass Lake Charter Township Zoning Ordinance (see the Kane letter included in the background information attached to this report).

Exclusion of the indemnity and reapplication subsections from the *Grass Lake Charter Township Zoning Ordinance* also appear to be shortsighted. For example, Agricultural Businesses tend to morph and change over time and those alterations may affect the impact of the use on its agricultural surroundings. The remainder of the proposed amendments appear to be similar to the pertinent sections of the *Grass Lake Charter Township Zoning Ordinance* and staff simply refers to the #18-06 Coordinated Zoning Report for pertinent comments (see attached).

Based upon this above analysis, while supporting the concept of Agricultural Business and Agricultural Tourism, staff advises the Jackson County Planning Commission to recommend **DISAPPROVAL** of the proposed amendments to the Leoni Township Board as currently written, for the reasons stated in the staff report.

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
- #18-06 Coordinated Zoning Report

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 _____ (____) ZONE TO _____ (____) ZONE.
2. PURPOSE OF PROPOSED CHANGE: See attached

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE I-IV SECTION 42-5, 42-153, 42-345
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) see attached

- C. PUBLIC HEARING on the above amendment was held on: month 7 day 17 year 2019
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 4 day 28 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 7/17/2019 (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

Dear Planning Commissioners,

We attach the current version of the proposed amendment to the Leoni Township Zoning Ordinance that Mr. Conti referenced at the 6/5/19 meeting. It is specifically tailored to fit into the existing Ordinance, with references to the appropriate definitional and other sections of that Ordinance. We believe it is superior to the Grass Lake amendment in that it is simpler, more equitable, and better at promoting sensible economic growth. As was mentioned in our presentation to the Commission, the Grass Lake amendment has three provisions that are quite problematic.

1. Intent

The first problem is in Section 4.1 of the Grass Lake amendment:

Section 4.1.: **Intent.** The intent of this section is to promote the preservation and viable use of *existing* property and structures of *recognized historical heritage* in a manner that is harmonious with neighboring properties while maintaining peace and quiet of the area. [Emphasis added.]

Significantly, this intent requirement is incorporated by reference into the conditional use requirements (Section 2.j.i), which requires an Applicant to show that an intended use conforms to the Intent provision. Obviously, an Applicant contemplating a *new* agricultural operation would be unable to do so, and could thus be disqualified from those uses. Thus, this language is inappropriately favors existing farms over new farms. In fact, it could be read to give a monopoly to existing farms and to ban any new agricultural operations from participating in agritourism or agricultural business. Creating such a monopoly is not good public policy.

Allow us to illustrate with “hypothetical 1.” If a couple wants to purchase a hundred acres of agricultural land in Grass Lake Township and build a home, barn, and outbuildings and then

engage in agricultural business, this intent language could easily be used to prevent them from doing so. Thus, before they make any such investment in the community, they would have to weigh the risk of going into business on unequal footing with their “existing” peers in the agricultural community who *would* benefit from the ordinance. This would certainly deter new agricultural operations in Grass Lake.

We don’t think Leoni Township should adopt such a discriminatory policy, and our proposed amendment discards this prejudice against new agricultural property owners

Now, Commissioner Cole raised a concern that the Carrolls have no present intent to engage in other agricultural operations. Thus, they could not be the couple in our illustration above. We would like to address that concern in a twofold manner.

First, although the Carrolls might not be that couple, other couples might. The intent language unquestionably discourages *all* newcomers, including those who *do* intend to engage in agricultural operations from doing so for the reasons mentioned in our hypothetical. If someone wants to start a new farm and have a wedding barn, for example, the Grass Lake amendment apparently forbids them from having a wedding barn (or any other agricultural business) because theirs is not an “existing” or “historical” operation.

Second, focusing on those who might be in the Carrolls’ situation, consider “hypothetical 2.” Say there are two agricultural parcels, A & B, each 40 acres and similarly situated with respect to neighbors, road access/traffic, and all other relevant circumstances. Parcel A has a residence, a farming operation, and a wedding barn. Parcel B only has a residence and a wedding barn– no farming. Both owners can operate their wedding barns so as not to unreasonably interfere with the neighborhood as (Section 4.2.j of the Grass Lake amendment requires). Why should the Township prohibit owner B from operating a wedding barn but permit owner A? The wedding barn of neither causes any undue disturbance in the neighborhood, so each should be equally entitled to engage in that use.

Every agricultural operation is a business. Logically, it is not the operation of an agricultural business that is critical here – what should actually concern the Township is whether any operation on agricultural land is in harmony with the neighborhood. Other

sections of these amendments require that all issues regarding noise, traffic, and other concerns for the peace and quiet of the area be addressed before a use is allowed. A Township has no reason for an *additional* requirement of conducting a farming operation. All a farming operation would do in this “hypothetical 2” context is create additional noise, traffic, odors, and other problems. Thus, we believe there is no sound reason to insist that an agricultural business be ancillary to a farming operation.

It is also significant that there is overwhelming support for the Carrolls’ proposed stand-alone wedding barn in the Leoni community and beyond. 767 signatures have been submitted so far in favor of the project. -- 525 in Leoni and 242 from surrounding communities. Lots of people want this to happen, and it is good to have the support of those outside the community, because that is a sign that the project will bring new investment and income into the community. Only 32 signatures have been submitted to oppose the project. So even if you only count the Leoni residents on each side, there’s a 16:1 ratio in favor. That is a pretty remarkable landslide in favor. We don’t know of any other proposal that has had such a lopsided level of support. We think it’s a good indication that the approach Grass Lake has taken to discriminating against innovative young entrepreneurs like the Carrolls is not the way Leoni should go.

2. Indemnity

We also find subsection 2.f. of the Grass Lake amendment to be very unreasonable. This section requires indemnity to the Township for any damages (including attorney’s fees) arising from an agricultural business, and even if anyone *challenges* the Ordinance. This is an extremely onerous indemnity provision that should deter any sensible businessperson from wanting to be involved in this activity. (Indeed, given that indemnification is required by “the Applicant,” it is unclear how this could possibly be implemented in an equitable manner, as some Applicants might apply before and some after such litigation.)

The township *always* runs a risk of litigation. That is a *public* risk, and it is unfair and unwise to try to foist *all* such risk on one or more of the community’s agricultural entrepreneurs. We are not aware of any other Ordinance provisions that have such an overreaching indemnity clause, and we see no justification for having one here. Instead, the same indemnification provisions that pertain to any other Ordinance section should apply here, and that

is the approach our proposed amendment takes.

3. Re-application

Finally, subsection 2.h. of the Grass Lake amendment appears to require a completely new application process every 5 years.

This seems like an unnecessary bureaucratic hurdle that could discourage even established agricultural operations from pursuing agribusiness opportunities. If one can only be certain that a permit for use is good for 5 years, and requires a whole new application process every 5 years, the entrepreneurial risk is heightened for no good reason, and this discourages investment.

Our proposed amendment therefore eschews this requirement in favor of the existing enforcement mechanisms already contained within Leoni's other zoning provisions.

Conclusion

We hope you find these comments helpful as you work through these important issues. If we can answer any questions you might have or otherwise be of any assistance, please feel free to let us know.

Respectfully Submitted,

John S. Kane,
Attorney for Ben and

Ashley Carroll

LEONI TOWNSHIP OFFICE
913 Fifth St. Michigan Center, Michigan 49201-0375
Phone: (517) 764-4694 – Fax: (517) 764-1380

**LEONI TOWNSHIP PLANNING COMMISSION
AGENDA**

Wednesday May 15, 2019

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: **April 17, 2019**

PURPOSE OF PLANNING COMMISSION:

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON AGENDA:

OLD BUSINESS: **Discussion on Recreational Marihuana opting in/out**

NEW BUSINESS:

1) Amend the Zoning Ordinance to Add “Sport Shooting Ranges” to AG as Conditional Uses

2) Amend the Zoning Ordinance to Add “Indoor Sport Shooting Ranges” to B4 Zoning as Conditional Uses

3) Amend the Zoning Ordinance to Add “any use not otherwise provided for” in the zoning ordinance for Heavy Industrial as Conditional Uses.

4) Amend the Zoning Ordinance to “prohibit future Medical Marihuana grow and processing facilities in AG Zones, with exception to the currently existing local licensees that will be permitted to operate, commence operations and/or expand its existing real estate property zoned AG on the effective date of the legislation.

5) To amend the Agricultural Zoning Ordinance to include as a Conditional Use “Agritourism”.

PUBLIC COMMENT:

DISCUSSION ONLY:

NEXT MEETING: **June 5, 2019**

ADJOURN:

PUBLIC COMMENT: (3 minute time limit) Use sign-in sheet

PUBLIC COMMENT GUIDELINES:

Each individual will state their name and have three (3) minutes to address the Board.

You may only address the Board under this Public Comment opportunity and may not yield your time to others.

Board members will not debate or answer questions at this time.

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

PLANNING COMMISSION MINUTES
May 15, 2019

The Leoni Township Planning Commission held a meeting Wednesday, May 15, 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, K. Cole, & B. Lester

Members absent: D. Helmlinger

Persons in attendance: 32

Purpose of Planning Commission read by Spencer

Motion by Beckwith, supported by Maurer, to amend the agenda as follows: Under New business #2 wording from "Sport Shooting Ranges" change to "Indoor Sport Shooting Ranges" which would be B4 Zoning also, new business #4 from "any" real estate property zoned AG to "its existing" real estate property zoned AG.

Roll Call Vote 5 Yays Beckwith, Lester, Southworth, Spencer & Maurer
 1 Nay Cole

Motion carried.

Motion by Cole, supported by Spencer to approve the minutes of April 17, 2019 with correction to page 1 Ann Arbor Rd. changed to Page Ave.

Public Comment: **Open at 6:32 pm.**
 Closed at 7:10 pm.

Old Business: **1) Discussion of Opting in/out of Recreational Marihuana Businesses.**
 Need a public hearing before discussing.

New Business: **1) Amend Zoning Ordinance to add Sport Shooting Ranges to AG as Conditional Use.**

Motion by Spencer, supported by Cole to adopt Sport Shooting Ranges to AG as conditional uses defined in MCL691.1541d as defined in MCL691.1514(a) as written by attorney (See attached) with additional language added to be: down range only, shooting through a window setting from a benched position for long barreled guns and a standing position for hand guns. Also, to include surveillance camera monitoring.

Roll call Vote 3 Yays Beckwith, Spencer, & Lester
 3 Nays Maurer, Cole & Southworth

Motion Failed

Note Added: J. Southworth and L. Maurer did not vote “no” to the Sport Shooting Range in AG but because of the added conditons.

2) Amend the Zoning Ordinance to Add “Indoor Sport Shooting Ranges” to B4 Zoning as Conditional Uses

Motion by Spencer supported by Beckwith to add Indoor Sport Shooting Range in B4 to paragraph 10 of zoning ordinance as written by attorney (See attached).

Roll Call Vote 5 Yays Beckwith, Spencer, Maurer, Lester & Southworth
 1 Nay Cole

Motion carried.

Public Comment: **Open at 8:33 pm.**
 Closed at 8:33 pm.

3) Amend the Zoning Ordinance to Add “any use not otherwise provided for” in the zoning ordinance for Heavy Industrial as Conditional Uses.

Motion by Spencer, supported by Cole to amend any use not provided for in Heavy Industrial as conditional uses as written by attorney. (See attached.)

Roll Call Vote: 6 Yays Beckwith, Lester, Cole, Southworth, Spencer & Maurer
 0 Nays

Motion carried.

4) Amend the Zoning Ordinance to “prohibit future Medical Marihuana grow and processing facilities in AG Zones, with exception to the currently existing local licensees that will be permitted to operate, commence operations and/or expand on any real estate property zoned AG on the effective date of the legislation.

Motion by Spencer, supported by Beckwith to amend zoning ordinance to prohibit future MM grow & processing facilities in AG Zones, with exception to the currently existing local licensees that will be permitted to operate, commence operations and/or expand to its existing real estate property zoned AG on the effective date of the legislation.

Roll Call Vote: 6 Yays Beckwith, Lester, Cole, Southworth, Spencer & Maurer.
 0 Nays

Motion carried.

Public Comment: **Open at 9:00 pm.**
 Closed at 9:17 pm.

5) To amend the Agricultural Zoning Ordinance to include as a Conditional Use “Agritourism”.

Motion by Spencer, supported by Cole to table and submit to attorney for recommendation to amend the AG zoning ordinance to include as a conditional use Agritourism.

Public Comment: **Open at 10:08 pm.**
 Closed at 10:15 pm.

Adjourn to the call of the Chair: 10:17 pm.

Next meeting: June 5th, 2019

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

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 Grass Lake Agritourism & Agricultural Business ordinance with attorney Kane recommended changes. 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

Computers & Equipment

UPPER COMPUTER SERVICE. TuneUps, virus removal, data recovery, refurbished. Your computer will run like brand new, Brooklyn, Jackson, Onsted. 517-67-9178

-Music-

GUITAR LESSONS with Aaron Riddle. Intermediate to advanced. Lessons/performance techniques. Please text to 734-368-0500 to set up lessons.

- Small Appliance Repair -

WE CAN FIX ANYTHING WITH A CORD YOU CAN CARRY- mixers, power tools, blenders, microwaves, lamps, commercial equipment, sewing machines, Vacuum Cleaner Hospital. 517-787-1533

-Wanted Miscellaneous-

WANTED: Standing TIMBER. Buying standing hardwood timber. Quality woodlot management. Free estimates. Call Clough Cutting, 517-673-7208

WANT TO BUY: Old usable golf cart. Also 3 point bush hog. Phone 517-849-2425

WANT TO BUY: Copies of "Singing News" Magazines. 517-750-1021

-Services-

ROYAL MONUMENT INC. Home of rock bottom prices and free in-home consultations. 517-857-2341

IT PAYS TO ADVERTISE.....

I AM BUYING OLD collectibles such as skeleton keys, sports cards, tokens, wrist and pocket watches, US and foreign coins; comic books, costume jewelry, pocket knives, license plates, straight razors, wheat pennies, postcards, military, marbles, fishing lures, thimbles, cow bells, smoking pipes, etc. 859-749-9943

-Income Tax-

ANNIE JONES INCOME TAX SERVICE- 27 years experience. -file, personal and small business. Michigan Notary Public. call 517-764-0743.

DICKERSON Music Company. New Extended Hours: Tuesday - Friday, 10am to 8pm. Saturday, 10am to 3pm. **INSTRUMENT SALES** and repairs. Sheet music and keyboards. 201 N. Superior, Albion. 517-629-8570. Credit cards accepted.

Firewood

FIREWOOD FOR SALE: \$55. delivered. 517-563-0618

-TV & Antenna Service-

NAPP'S TV. ANTENNA, T.V., surveillance, home theatre. Satellite Sales and Service. Brooklyn, 17-592-2680

-Announcements-

VENDORS WANTED: Concord Classic Weekend is looking for table vendors for Saturday, June 22, from 10-5 and Sunday, June 23 from 12-4. There is no charge to set up a table, but donations are accepted. Call Judy at the village office, 517-524-8534, to be put on the list.

VENDORS WANTED: Watson Diesel Michigan Nationals Truck & Tractor Pulls is looking for vendors for Friday, June 21 from 3pm-10pm and Saturday, June 22 from 10am-10pm. Call Karie at 517-435-4967 or email sales@watsondieselservice.com for more information. Event will be held at the Calhoun County Fairgrounds in Marshall, Michigan.

NOTICE: PERSONAL CLASSIFIEDS are placed on a cash only basis. Ads may be phoned in with payment sent promptly. There is a \$2 fee if billings are sent. THE SALESMAN, 517-524-8540 517-783-4080

EIGHT VERY EXPENSIVE BASKETS stolen from my green house. Please return them and no penalty will occur. **HAVE CAMERAS IN THE GREENHOUSE.** Not opening this year due to illness. Be back for you all next year, 2020. Sharon Clark, Rose of Sharon Country Gardens.

-Boats & Marine-

OUTBOARD MOTOR, 1989 20hp Evinrude, electric start. Complete controls for pontoon. Lots of extras. 517-524-8101

12 FT. ROWBOAT with trailer.

LEONI TOWNSHIP NOTICE

THE LEONI TOWNSHIP BOARD OF TRUSTEES APPROVED REHABILITATION DEVELOPMENT DISTRICT #21 FOR CLASSIC TURNING, INC. ON JANUARY 17, 1996. THE LEONI TOWNSHIP BOARD OF TRUSTEES WILL HOLD A PUBLIC HEARING TUESDAY, MAY 14, 2019 IN THE LEONI TOWNSHIP MEETING HALL, 913 FIFTH ST., MICHIGAN CENTER, MICHIGAN AT 6:00 P.M. TO CONSIDER AN APPLICATION FROM CLASSIC TURNING, INC. FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE.

LEGAL DESCRIPTION:

BEG AT NE COR OF SEC 18, T3S R1E, TH W 888.13 FT TH S 37°27'W 451.25 FT TO A PT FOR PL OF BEG OF THIS DESCN: TH S 38°51'30"E 544.65 FT TH S 81°38' 50"W 389.56 FT TH N 09°03'W 355.13 FT TH N 37°27'E 163.75 FT TO BEG. SEC 18 T3S R1E 2.58A

and

±8.29 ACRES PARCEL (PARCELS 226-001-003, 227-001-02 & 500-001-02

A parcel of land located in the Northeast 1/4 of Section 18, Town 3 South, Range 1 East, Leoni Township, Jackson County, Michigan being described as: Commencing at the Northeast Corner of Section 18, T3S, R1E; thence N88°47'05"W, 888.10 feet along the North line of said Section 18 to the centerline of Flansburg Road; thence S37°38'22"W, 188.88 feet along said centerline to the point of beginning of the following described parcel; thence S89°47'05"E, 369.28 feet; thence S00°12'55"W, 672.73 feet to the Northeasterly right-of way line of a former railroad; thence S53°15'32"W, 100.00 feet (recorded as S53°23'27"W) to the Southwesterly right-of way line of a former railroad; thence Northwesterly, 147.54 feet along said former right-of-way line along the arc of a curve to the left, said curve having a radius of 5570.82 feet, a delta angle of 1°31'03", and a chord bearing N37°29'59"W, 147.54 feet; thence S80°00'41"W, 408.91 feet (recorded as S79°47'46"W, 406.11 feet) to the centerline of East South Street; thence N08°48'50"W, 354.56 feet along said centerline to the centerline of Flansburg Road; thence N37°38'22"E 164.32 feet (recorded as N37°25'59"E, 163.92 feet) along said centerline to the Southwesterly right-of way line of a former railroad; thence Southeasterly, 33.38 feet along said former right-of-way line along the arc of a curve to the right, said curve having a radius of 5570.82 feet, a delta angle of 0°20'36", and a chord bearing S43°40'30"E, 33.38 feet; thence N37°38'22"E, 101.19 feet (recorded as N37°46'17"E, 101.18 feet to the Northeasterly right-of way line of a former railroad; thence Northwesterly, 33.37 feet along said former right-of-way line along the arc of a curve to the left, said curve having a radius of 5670.82 feet, a delta angle of 0°20'14", and a chord bearing N43°49'45"W, 33.37 feet to the centerline of Flansburg Road; thence N37°38'22"E, 160.71 feet along said centerline to the point of beginning; said parcel contains 8.29 acres, more or less; said parcel being subject to the rights of the public over and across that portion currently being used for road purposes; said parcel being subject to any easements or restrictions of use or record.

LEONI TOWNSHIP NOTICE

The Leoni Township Planning Commission will hold a Public Hearing Wednesday, May 15, 2019 @ 6:30 p.m. in the Leoni Township meeting hall, 913 Fifth St., Michigan Center, Michigan,

- 1) To add Sport Shooting ranges to Agricultural Zoning as Conditional Use
- 2) To add Sport Shooting ranges to B4 Zoning as Conditional Use
- 3) To add "any use not otherwise provided for" in the zoning ordinance to Heavy Industrial as Conditional Use.
- 4) To prohibit future Medical Marihuana grow and processing facilities in AG Zones, with exception to the currently existing local licensees that will be permitted to operate, commence operations and/or expand on any real estate property zoned AG on the effective date of the legislation.

5) To amend the Agricultural Zoning Ordinance to include as a Conditional Use "Agritourism"

Kerry Pickett, Clerk

Sandstone Charter Township CLEAN UP DAY

Residents of Sandstone Charter Township will be able to place items into garbage trucks that will be parked at the Township Hall, 7940 County Farm Rd. on

May 4th, 2019 from 9am until 1pm

The following items will be accepted from Sandstone Charter Township residents:



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #18-06

To: County Planning Commissioners
From: Grant E. Bauman, AICP
Date: April 12, 2018

**Proposal: 'Agricultural Tourism' and 'Agricultural Businesses'
in Grass Lake Charter Township**

The Request

The Grass Lake Charter Township Planning Commission developed zoning ordinance amendments to address the regulation of 'Agricultural Tourism' and 'Agricultural Businesses'. The proposed amendments would:

- Add various definitions regarding 'Agricultural Tourism' and 'Agricultural Businesses' to Section 2.03 (Definitions "A") of Chapter 2 (Definitions and Illustrations of Terms).
- Add 'Agricultural Tourism' to the listing of permitted uses in the Agricultural (AG) District in Section 5.02 (Permitted Uses) of Chapter 5 (AG – Agricultural District) as Subsection 5.02.A.
- Add 'Agricultural Businesses' to the listing of special land uses in the Agricultural (AG) District in Section 5.03 (Permitted Uses) of Chapter 5 (AG – Agricultural District) as Subsection 5.03.A.
- Add regulations regarding 'Agricultural Businesses' to Section 14.07 (Special Land Use Specific Requirements) of Chapter 14 (Special Land Uses) as Subsection 14.07.SS.

Background Information

The Michigan Right-to-Farm Act exempts commercial farm operations from most local zoning regulations and requires the establishment of various 'Generally Accepted Agricultural Management Practices (GAAMPs)'. 'Farm Markets' GAAMPs were established in 2010 by the Michigan Department of Agriculture & Rural Development. The GAAMPs define a Farm Market as follows:

A "farm market" is a place or an area where transactions between a farm market operator and customers take place. This includes roadside stands. It does not necessarily mean a physical structure such as a building and is considered part of a farm operation. At least 50 percent of the products marketed and offered for sale at a farm market (measured as an average over the farm market's marketing season or up to a five-year timeframe) must be produced on and by the affiliated farm. Farm products may be processed more extensively into a form that adds value and makes them more marketable for direct customer sales in accordance with Michigan laws, and then sold at the affiliated farm market, as long as allowed by local, state and federal regulations. A farm market may operate seasonally or year-round. Farm markets may include marketing activities and services to attract and entertain customers and facilitate retail trade business transactions, when allowed by applicable local, state, and federal regulations.

www.co.jackson.mi.us/county_planning_commission

Local zoning regulation is allowed by the 'Farm Markets' GAAMPs for activities such as corn mazes, haunted barns/trails, social events, etc. Local regulation is also allowed for buildings/structures, parking and driveways, and signage.

A differentiation is made between 'Agricultural Tourism' and 'Agricultural Business' in the proposed amendments:

- The definition for 'Agricultural Tourism' allows seasonal U-Pick operations, seasonal outdoor mazes, and agricultural festivals. The sale of value-added agricultural products and the provision of other facilities/activities (see item (iv) under the definition for Agricultural Tourism) are also allowed as long as the income from them represents less than 50% of the gross receipts for the farm operation.

'Agricultural Tourism' is proposed as a permitted use in the AG District. No specific development standards are proposed.

- An 'Agricultural Business' is defined as allowing for the sale of value-added agricultural products and the provision of other facilities/activities when the income from them represents 50% or more of the gross receipts for the farm operation. Fun houses, haunted houses, or similar facilities and organized meeting spaces for use by weddings, birthday parties, corporate picnics, or other similar events are included under the definition of an 'Agricultural Business.'

'Agricultural Business' is proposed as a special land (i.e., conditional) use in the Agricultural (AG) District. Various 'Agricultural Business' standards are proposed regarding parking, setbacks, the structural integrity of related structures, indemnification of the Township, and proof of insurance naming the Township as additional insured. A site plan that addresses specific issues (e.g., sanitation, traffic concerns, outdoor areas, alcohol, etc.) is also required.

Music

The standards for an 'Agricultural Business' originally included a requirement that an "[a]pplicant shall provide a certification indicating that the music to be played during the operation of an Agricultural Business shall only occur within structures." This standard was deleted from the proposed text amendment based upon public comment made during the public hearing, but a request was made by the Township's Planning Commission that the JCPC provide any comments related to the removal of that requirement. JCPC staff notes that requiring music to be played inside of a structure will not necessarily protect against noise if such structures are not well insulated and/or if there are open windows and doors. The proposed standards mandate that "[a]ll events shall be located on-site not less than one hundred (100') feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved (Section 14.07.2.c). It is also stated that "[s]ight and sound barriers such as walls, berms and/or vegetation screens may be required in order to minimize impacts to neighboring properties" (Section 14.07.2.c). The site plan standards for an 'Agricultural Business' also requires information about the nature of music to be played and mitigation efforts. Adding noise standards which apply to all uses is another approach and could be accomplished by adding such standards to Chapter 3 (General Provisions).

Analysis and Recommendation

An ‘Agricultural Business’ is more apt to have a greater impact upon its surrounding area than ‘Agricultural Tourism’. Therefore, it makes sense to JCPC staff to require a special land use permit for an ‘Agricultural Business’ and to place codified conditions upon its approval.

The differentiation between ‘Agricultural Tourism’ and ‘Agricultural Business’ is based in large part upon whether or not the gross income generated by the activities is more than or equal to 50% of the farm operation’s gross receipts. This caused JCPC staff some confusion given that the GAAMPs requirement that at least 50% of the gross sales dollars of products sold at a ‘Farm Market’ must be from products produced on and by the farm operation. However, a more thorough reading of the texts shows that there is not conflict.

Some of the local standards for ‘Agricultural Business’ are not discussed in the ‘Farm Markets’ GAAMPs (i.e., indemnification of the Township, and proof of insurance naming the Township as additional insured). However, the proposed amendments were drafted by an attorney experienced with local ‘Farm Market’ standards, according to the Township’s Zoning Administrator.

Based on the above analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the proposed amendments regarding ‘Agricultural Tourism’ and ‘Agricultural Business’.

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 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 _____
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) Chapter 2, Section 2.03 Chapter 5, Section 5.02
Chapter 5, Section 5.03 Chapter 14, Section 14.07 Ordinance and related Sections are attached

C. **PUBLIC HEARING** on the above amendment was held on: month 02 day 15 year 2018

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 01 day 25 year 2018
(Notice must be provided at least fifteen days prior to the public hearing.)

E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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 03 / 12 / 2018 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

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

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

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

TOWNSHIP BOARD ACTION:

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

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

GRASS LAKE CHARTER TOWNSHIP
JACKSON COUNTY, MICHIGAN
AMENDMENT TO ZONING ORDINANCE
ORDINANCE NO. _____

At a regular meeting of the Township Board of Grass Lake Charter Township, Jackson County, Michigan, held at the Grass Lake Township Hall on _____, 2018, at _____ p.m., Township Board Member _____ moved to introduce the following Ordinance for first reading, posting, and publication prior to subsequent final adoption, which motion was seconded by Township Board Member _____:

An Ordinance to amend the Grass Lake Charter Township Zoning Ordinance, as amended, to provide definitions for the terms “Agricultural Tourism” and “Agricultural Business;” to establish Agricultural Tourism as a permitted use within the Agricultural District (A-1); to establish Agricultural Business as a special use within the Agricultural District (A-1); to impose requirements for the operation of such uses; and to repeal any ordinances or parts of ordinances or resolutions in conflict with this Ordinance; in order to maintain the public health, safety and welfare of the residents and visitors to Grass Lake Charter Township.

THE CHARTER TOWNSHIP OF GRASS LAKE ORDAINS:

Section 1. Amendment of Chapter 2, Section 2.03, Definitions, which shall add the following definitions:

Agricultural Business. Seasonal, private activities for entertainment or commercial activities involving an agricultural setting, but which is not focused primarily on farming activities of a farm operations, including the following:

- (i) Fun houses, haunted houses, or similar entertainment facilities.
- (ii) An organized meeting space for use by weddings, birthday parties, corporate picnics, or other similar events.
- (iii) Any of the accessory uses provided in the definition for Agricultural Tourism where such uses are 50 percent or more of a farm’s gross receipts, or are otherwise the primary use of the farm.

Agricultural Tourism. Seasonal, community-oriented activities for education and enjoyment that involve participation or involvement in the farming activities of a farm operations, including the following:

- (i) Seasonal U-Pick fruit and vegetable operations;
- (ii) Seasonal outdoor mazes of agricultural origin such as straw bales or corn;

- (iii) Agricultural festivals;
- (iv) Accessory activities connected to the above operations, so long as these activities preserve the general agricultural character of the farm and the income from such activities represents less than 50 percent of the gross receipts from the farm. Such activities are limited to the following:
 - a. Value-added agricultural products of activities such as education tours, processing facilities, etc.;
 - b. Bakeries selling baked goods containing produce at least 50% of which is grown on-site;
 - c. Playgrounds or equipment typical of a school playground, such as slides, swings, etc., but not including motorized vehicles or rides;
 - d. Petting farms, animal displays, and pony rides;
 - e. Wagon, sleigh, and hayrides;
 - f. Nature trails;
 - g. Open air or covered picnic areas with restrooms;
 - h. Education classes, lectures, and seminars;
 - i. Historical agricultural exhibits;
 - j. Kitchen facilities, processing or cooking items for sale;
 - k. Gift shops for the sale of agricultural products and/or products related to agriculture;
 - l. Gift shops for the sales of non-agriculturally related products such as antiques or crafts, with up to 25 percent of gross sales resulting from the sale of such products.

Section 2. Amendment of Chapter 5, Section 5.02, to identify Agricultural Tourism as a permitted use in the A-1 Agriculture District, which shall read as follows:

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

A. Agricultural Tourism.

B. Commercial greenhouses and nurseries, when operated primarily as wholesale operations and/or retail sales.

- C. Conservation and recreation areas, including forest preserves, game refuges, nature preserves, and other similar areas of low intensity uses.
- D. Family day care homes.
- E. Farms for both general and specialized farming, together with a farm dwelling and buildings and other installation useful to farms.
- F. Roadside stands for the sale of produce grown on the premises.
- G. Single-family dwellings, including home occupations in accordance with the requirements of Section 3.13.
- H. State licensed residential family care facilities; provided that such facility is not located closer than one thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for four (4) or less minors.
- I. Utility and public service buildings, without storage yards.
- J. Accessory buildings, structures, and uses customarily incidental to any Permitted or Special Land Use.

Section 3. Amendment of Chapter 5, Section 5.03, to identify Agricultural Business as a use permitted by special use permit in the A-1 Agriculture District, which shall read as follows:

Land and/or buildings in the AG District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

A. Agricultural Business.

- B. Bed and breakfast establishments.
- C. Churches.
- D. Commercial kennels.
- E. Country clubs, golf courses, riding stables, gun clubs, private athletic grounds and parks, and other similar uses, including related uses such as snack bars, and small retail shops selling goods directly related to the primary use.
- F. Home Based Businesses.
- G. Intensive livestock operations.
- H. Open Space Preservation Developments.

- I. Private airports.
- J. Private elementary, middle, and high schools, and colleges.
- K. Private campgrounds.
- L. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- M. Veterinary clinics.

Section 4. Amendment of Chapter 14, Section 14.07, to provide the following regulations of Agricultural Business as special use:

SS. Agricultural Business

- 1. **Intent.** The intent of this section is to promote the preservation and viable use of existing property and structures of recognized agricultural heritage in a manner that is harmonious with neighboring properties while maintaining peace and quiet of the area.
- 2. **Permitted Use of Agricultural Business.** Consideration of a Special Land Use Permit for Agricultural Business requires review of the following conditions, in addition to the conditions generally applicable to all Special Land Uses as described in Chapter 14.
 - a. All parking must be located on site not less than one hundred (100') feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved. There shall be sufficient on-site parking provided to accommodate all vehicles related to the events with no on-street parking or parking on a neighboring parcel without the written permission of the owner and occupant of that parcel. All parking areas shall be clearly marked and shall be adequate to satisfy the volume of anticipated or actual use. Dust and drainage from the parking area shall not create a nuisance or hazard to adjoining property or uses. Parking shall not be within any recorded conservation easement.
 - b. All events shall be located on-site not less than one hundred (100') feet from any property line and not less than two hundred (200') from any neighboring residence existing at the time the use is approved.
 - c. Sight and sound barriers such as walls, berms and/or vegetation screens may be required in order to minimize impacts to neighboring properties.
 - d. Applicant must demonstrate, via specific and certified written plans, approved by the Township, that all structures related to an Agricultural Business are structurally safe and adequately protected against the risk of fire.

The maximum occupancy of all such structures shall be included in any application for an Agricultural Business.

e. All event areas shall be depicted on a site plan as required by Article 15 of this Ordinance.

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

g. Applicant shall provide proof of proper insurance naming Grass Lake Charter Township as an additional insured. This proof of insurance shall be provided to the Township annually, or upon demand of the Township Zoning Administrator. A certificate of insurance shall not be adequate to satisfy the requirements of this Section.

h. A Special Land Use Permit for an Agricultural Business shall be valid for five (5) years from the date of issuance. Upon expiration, a Special Land Use Permit may be reissued after an additional application as provided by this Section.

i. Applicant shall provide a plan detailing the management and operation of an Agricultural Business. The plan must address the following:

- i. How the use meets the intent of this Section, the Zoning District in which the Agricultural Business will take place, and the Ordinance as a whole;
- ii. Proper sanitation, including the type, location of, and frequency of trash or garbage disposal;
- iii. Preparation and source of food related to Agricultural Business will be prepared and served;
- iv. Availability and service of alcoholic beverages will be provided and served, including whether proper licenses have been obtained regarding the same;
- v. Potential traffic concerns, including a description of the volume and frequency of increased traffic, and, if alcoholic beverages are to be served at an Agricultural Business, measures Applicant will have in place in order to prevent drunk driving;

- vi. Use of outdoor areas, including a description of where each specified use is anticipated to occur;
- vii. The volume and duration of music played in connection with an Agricultural Business, including whether such music is to be provided by a live band or disc jockey, whether amplification equipment shall be used, and measures to be taken to mitigate the effects of any sounds originating from an Agricultural Business on neighboring properties;
- viii. Operating hours and frequency of events;
- ix. Security to be provided while an Agricultural Business is operational;
- x. Measures to ensure that events shall end on a timely and consistent basis;
- xi. Anticipated size and location of all structures or outdoor areas in which an Agricultural Business will occur, the average attendance during normal operation of the Agricultural Business, and the minimum and maximum number of people permitted at the same;
- xii. The location, type, and hours of operation of outdoor lighting associated with an Agricultural Business, including measures to prevent such light from interfering with the use or enjoyment of neighboring properties.

Section 5. Severability: The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

Section 6. Repeal: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 7. Effective Date: This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: _____
 NAYS: _____
 ABSENT/ABSTAIN _____

INTRODUCED FOR FIRST READING, POSTING, AND PUBLICATION PRIOR TO SUBSEQUENT FINAL ADOPTION.

Jim Stormont, Grass Lake Charter Township Supervisor

CERTIFICATE

STATE OF MICHIGAN)
) ss
COUNTY OF JACKSON)

I, the undersigned, the duly qualified and acting Clerk for Grass Lake Charter Township, Jackson County, Michigan, HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Grass Lake Charter Township Board at a meeting held on the ___ day of _____, 2018, and further certify that the proposed Ordinance was introduced for first reading, posting, publication and subsequent final adoption at said meeting.

Cathy Zenz, Grass Lake Charter Township Clerk

AFFIDAVIT OF POSTING AND PUBLICATION

I hereby certify that:

1. The above is a true copy of an Ordinance introduced for first reading and subsequent final adoption by the Grass Lake Charter Township Board at a duly scheduled and noticed meeting of that Township Board held on _____, 2018, pursuant to the required statutory procedures.
2. The complete text of the proposed Ordinance was posted at the Township Clerk's office and on the Township's website, www.grasslakect.com, on _____, 2018.
3. The attached Notice of Posting of the Ordinance was duly published in the _____ newspaper, a newspaper that circulates within Grass Lake Charter Township, on _____, 2018, within not more than seven (7) days after the posting.

ATTESTED:

Cathy Zenz, Grass Lake Charter Township Clerk

**Grass Lake Charter Township
Jackson County, Michigan
Ordinance Amending the Grass Lake Township Zoning Ordinance
Notice of Posting after Introduction and First Reading**

Ordinance No. _____

At a meeting of the Township Board of Grass Lake Charter Township, Jackson County, Michigan, held at the Grass Lake Charter Township Hall on _____, 2018, at _____ p.m., the Township Board introduced for first reading, posting and publication prior to subsequent final adoption a proposed Ordinance No. _____. The proposed Ordinance amends the Grass Lake Charter Township Zoning Ordinance to provide for a definition for “Agricultural Tourism” and “Agricultural Business,” establish Agricultural Tourism as a permitted use in the Agricultural (A-1) District, establish Agricultural Business as a special use in the Agricultural (A-1) District, and provide regulations regarding the scope of activities that may occur at an Agricultural Business. The Ordinance takes effect thirty (30) days after publication. Copies of the complete text of the Ordinance were posted at the office of the Township Clerk at 373 Lakeside Drive, Grass Lake, MI 49240 and on the Township’s website: www.grasslakect.com.

By Order of the Grass Lake Charter Township Board

Cathy Zenz, Township Clerk
517-522-8464

Unapproved Minutes
Grass Lake Charter Township Planning Commission Meeting
February 15, 2018 @ 7:00 PM

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

ROLL CALL: Members present: Jere Hinkle, Ken Elliott, Lacey O'Quinn, Tom Brennan, Rob Doerr and Roger Memmer. Members absent: Jim Warbritton.

ALSO PRESENT: Doug Lammers, Township Zoning Administrator and approximately twelve citizens.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Chairperson, Hinkle, proposed that item 10.d, Revised Meeting Calendar, be added to the Agenda. Moved by Brennan and supported by Doerr to approve the amended agenda. All ayes. One absent. Motion carried.

APPROVAL OF MINUTES:

Moved by Doerr and supported by O'Quinn to approve the January 19, 2018 meeting minutes. All ayes. One absent. Motion carried.

PUBLIC HEARING

- a. Chairperson Hinkle closed the Planning Commission meeting at 7:05 and opened the Public Hearing for Case #18-01-0002, Zoning Ordinance Amendment, Agricultural Business-Agricultural Tourism.

Chairperson Hinkle noted that the proposed zoning ordinance amendment is to provide definitions for the terms "Agricultural tourism" and "Agricultural Business;" to establish Agricultural Tourism as a permitted use within the Agricultural District (A-1); to establish Agricultural Business as a special use within the Agricultural District (A-1) and to impose requirements for the operation of such uses.

- b. Public comments: Several people commented on, and most in attendance concurred, that the requirement that the proposed amendment to the ordinance should not require that music to be played during the operation of an Agricultural Business needs to only occur within structures (paragraph 4.SS.2.i). It was noted by neighbors to an existing wedding venue, that noise

has never been an issue and to their knowledge, noise complaints have never been registered to the Township or authorities. It was noted that music played in an outdoor setting is often part of the Agricultural Businesses defined in the proposed amendment.

Several public expressed concern that requiring music to occur within structures did not seem consistent with requirements for other venues, such as campgrounds.

It was questioned how the proposed ordinance amendment would be applied to numerous large residentially zoned districts of the Township that are in agriculture use. Although the proposed amendment only applies to agriculture zoning districts, it was noted that the Planning Commission is looking into possibly rezoning these areas back to agricultural zoned districts, which would make them a conforming use rather than the currently non-conforming use. If they were to be rezoned to an agriculture district, the proposed amendment would apply.

- c. Chairperson Hinkle closed the public hearing at 7:39 and reopened the Planning Commission meeting.

NEW BUSINESS

- a. Case #18-01-0002 Zoning Ordinance test amendment, Agricultural Business-Agricultural Tourism

In light of comments received during the public hearing, there was discussion on whether it is appropriate for music to be played during the operation of an Agricultural Business to only occur within structures. It was noted that noise complaints have not been an issue at an existing wedding venue. It was also noted that excessive noise, should it occur, could be addressed through other ordinances.

Moved by O'Quinn and supported by Brennan to:

1. Remove paragraph SS.2.i from Section 4 of the proposed zoning ordinance amendment.

- i. ~~Applicant shall provide a certification indicating that the music to be played during the operation of an Agricultural Business shall only occur within structures.~~

2. Forward the revised ordinance to the Jackson County Planning Commission for their review and
3. Specifically request that the Jackson County Planning Commission provide any comments they have related to removing paragraph SS.2.i.

All ayes. One absent. Motion carried.

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Township resident, Bob Kraft, noted that Planning Commission member, Jim Warbritton, is absent from the meeting but indicated that he was under the impression that Mr. Warbritton, was going to be at the February Planning Commission meeting and express a public apology in response to Mr. Craft's complaint. Mr. Kraft expressed a complaint to the Township after the January Planning Commission Meeting regarding behavior of Planning Commission member, Warbritton, during and after the January meeting. Planning Commission member, Tom Brennan, indicated that he had talked to member, Warbritton, and noted that Mr. Warbritton was planning to issue an apology.

TOWNSHIP BOARD REPORT:

Tom Brennan reported that the Township Board discussed the need to address solar farms since several Township residents have shown interest in developing a solar farm on their property and currently there are no regulations for solar farms in the zoning ordinance.

OLD BUSINESS:

- a. Zoning Ordinance Text, R-1 District, Farming as a permitted use: This item was tabled.
- b. Zoning Ordinance, Section for LI/HC: This item was tabled.
- c. Solar Energy Ordinance: Zoning Administrator, Lammers, is looking for additional sample language or ordinances that we can review.
- d. Revised Meeting Calendar: The previously adopted 2018-2019 meeting calendar had some errors. Moved by Doerr and supported by Hinkle to adopt the revised Planning Commission meeting calendar. Five ayes. One nay. One absent. Motion carried.

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

Continued work on Solar Farm ordinance amendment.

ADJOURNMENT:

Moved by O'Quinn and supported by Hinkle to adjourn meeting at 8:15. All ayes. One absent. Motion carried.

Respectively submitted,

Roger Memmer, Secretary
Grass Lake Charter Township Planning Commission

Attachments:

Proposed 2018 Planning Commission meeting dates

Michigan



Department of
AGRICULTURE
& Rural Development

Michigan Department of
AGRICULTURE
& Rural Development

**Generally Accepted Agricultural
and Management Practices
for Farm Markets**

January 2018

Michigan Commission of Agriculture
& Rural Development

PO Box 30017
Lansing, MI 48909

PH: 877 632-1783

www.michigan.gov/mdard
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In the event of an agricultural pollution emergency such as a chemical/fertilizer spill, manure lagoon breach, etc., the Michigan Department of Agriculture & Rural Development and/or the Michigan Department of Environmental Quality should be contacted at the following emergency telephone numbers:

**Michigan Department of Agriculture & Rural Development: 800 405-0101
Michigan Department of Environmental Quality: 800 292-4706**

If there is not an emergency, but you have questions on the Michigan Right to Farm Act or items concerning a farm operation, please contact the:

**Michigan Department of Agriculture & Rural Development (MDARD)
Right to Farm Program (RTF)
P.O. Box 30017
Lansing, Michigan 48909
517-284-5619
517-335-3329 FAX
877-632-1783**

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PREFACE

The Michigan legislature passed into law the Michigan Right to Farm Act, (Act 93 of 1981, as amended), which requires the establishment of Generally Accepted Agricultural and Management Practices (GAAMPs). These practices are written to provide uniform, statewide standards and acceptable management practices based on sound science. These practices can serve producers in the various sectors of the industry to compare or improve their own managerial routines. New scientific discoveries and changing economic conditions may require revision of the practices. The GAAMPs are reviewed annually and revised as considered necessary.

The GAAMPs that have been developed are as follows:

- 1) 1988 - Manure Management and Utilization
- 2) 1991 - Pesticide Utilization and Pest Control
- 3) 1993 - Nutrient Utilization
- 4) 1995 - Care of Farm Animals
- 5) 1996 - Cranberry Production
- 6) 2000 - Site Selection and Odor Control for New and Expanding Livestock Facilities
- 7) 2003 - Irrigation Water Use
- 8) 2010 - Farm Markets

These practices were developed with industry, university and multi-governmental agency input. As agricultural operations continue to change, new practices may be developed to address the concerns of the neighboring community. Agricultural producers who voluntarily follow these practices are provided protection from public or private nuisance litigation under the Right to Farm Act.

This GAAMP does not apply in municipalities with a population of 100,000 or more in which a zoning ordinance has been enacted to allow for agriculture provided that the ordinance designates existing agricultural operations present prior to the ordinance's adoption as legal non-conforming uses as identified by the Right to Farm Act for purposes of scale and type of agricultural use.

The website for the GAAMPs is <http://www.michigan.gov/gaamps>.

INTRODUCTION

Over the past 20 years farmers have increasingly developed value-added products as a means to maintain or increase profits. One aspect of this trend has been direct marketing of farm products to consumers resulting in an expansion in agricultural tourism (agritourism), including farm markets. As farm operations engage in more on-site retail activity, conflicts have arisen regarding oversight of these emerging on-farm businesses.

Since the mid-20th century, farmers sold commodities in bulk to wholesale buyers. As farming returns declined, some farms were not situated to continue operations selling exclusively into wholesale markets. Many farmers sought a means to capture more value from their production through activities that included providing transportation to deliver their commodities to wholesale buyers, installing packing operations to provide more retail-ready produce to wholesale buyers, etc. Some farmers recognized the financial opportunities of selling directly to consumers. In doing so, they were able to maintain their farming operations and the benefits of those operations to local communities, including economic activity, provision of jobs, open space, carbon sequestration, water filtration, fresh produce, plants, etc. As the consumer trend toward buying locally produced products continues, so does the importance of direct marketing to local communities. Farm markets and roadside stands are an important component of direct marketing, adding value by offering customers a visit to the farm and the opportunity to purchase products from the people who grew them.

The Michigan Right to Farm (RTF) Act defines a “farm operation” as meaning the operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products. This definition includes, but is not limited to, marketing produce at roadside stands or farm markets.

Although the RTF Act includes farm markets in the definition of a farm operation, this definition does not define a farm market or describe specific marketing activities. These GAAMPs for Farm Markets were developed to provide guidance as to what constitutes an on-farm market and farm market activities.

Definitions

Farm Market - A “farm market” is a place or an area where transactions between a farm market operator and customers take place. This includes roadside stands. It does not necessarily mean a physical structure such as a building and is considered part of a farm operation. At least 50 percent of the products marketed and offered for sale at a farm market (measured as an average over the farm market’s marketing season or up to a five-year timeframe) must be produced on and by the affiliated farm. Farm products may be processed more extensively into a form that adds value and makes them more marketable for direct customer sales in accordance with Michigan laws, and then sold at the affiliated farm market, as long as allowed by local, state and federal regulations. A farm market may operate seasonally or year-round. Farm markets may include marketing activities and services to attract and entertain customers and facilitate retail trade business transactions, when allowed by applicable local, state, and federal regulations.

50 Percent of the Products Marketed - For purposes of determining the percentage of products being marketed, the primary measure will be 50 percent of the retail space used to display products offered for retail sale during the affiliated farm’s marketing season. If measurement of retail space during the marketing season is not feasible, then the percent of the gross sales dollars of the farm market will be used.

At least 50 percent of the gross sales dollars of products sold at the farm market need to be from products produced on and by the affiliated farm. For processed products, at least 50 percent of the products’ main ‘namesake’ ingredient must be produced on and by the affiliated farm. For example, the apples used in apple pie, maple sap in maple syrup, strawberries in strawberry jam, etc.

Affiliated – “Affiliated” means a farm under the same ownership or control (e.g. leased) as the farm market whether or not the farm market is located on the property where production occurs. However, the market must be located on land where local land use zoning allows for agriculture and its related activities.

Processed – A farm product or commodity may be processed, in accordance with state and federal laws, to convert it into a value-added product that is more marketable for direct sales. Processing may include packing, washing, cleaning, grading, sorting, pitting, pressing, fermenting, distilling, packaging, cooling, storage, canning, drying, freezing, or otherwise preparing the product for sale. These activities can be used to extend a farm market’s marketing season beyond its production season.

Farm - A “farm” means the land, plants, animals, buildings, structures, (including ponds used for agricultural or aquacultural activities), machinery, equipment, and other appurtenances used in the commercial production of farm products.

Farm Product - A “farm product” means those plants and animals useful to humans produced by agriculture and includes, but is not limited to, forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products,

cervidae, livestock (including breeding and grazing), equine, fish and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur as determined by the Michigan Commission of Agriculture & Rural Development.

Community Supported Agriculture or CSA – A CSA is a marketing strategy in which a farm produces farm products for a group of farm members or subscribers who pay in advance for their share of the harvest. Typically the farm members receive their share once a week, sometimes coming to the farm to pick up their share; other farms deliver to a central point.

U-Pick Operation – A U-pick operation is a farm that provides the opportunity for customers to harvest their own farm products directly from the plant. Also known as pick your own or PYO, these are forms of marketing farm products to customers who go to the farm and pick the products they wish to buy.

Physical Characteristics of a Farm Market

Use of space

A farm market may be a physical structure such as a building or tent, or simply an area where a transaction between a customer and a farmer is made. The farm market must be located on property owned or controlled (e.g. leased) by the producer of the products offered for sale at the market. The property on which the farm market is located does not have to be the land on which the products offered for sale are produced. For example, a farmer with a farm located far from normal traffic patterns may acquire control of land near a more heavily travelled road on which to locate the market. However, the market must be located on property where local land use zoning allows for agriculture and its related activities.

Buildings

If the farm market is housed in a physical structure such as a building or structure as defined and regulated by the Stille-Derossett-Hale Single State Construction Code Act (Act 230 of 1972), the structure must comply with the Stille-Derossett-Hale Single State Construction Code Act (Act 230 of 1972). The placement of the structure must comply with local zoning ordinances, including set-backs from property lines and road right-of-way areas.

Parking and Driveways

Parking and driveway surfaces may be vegetative, ground, pavement, or other suitable material. However, other parking and driveway requirements must comply with all applicable local, state, and federal regulations.

Vehicle Access and Egress

If access and egress to the parking areas is from roads that are under the jurisdiction of the Michigan Department of Transportation (MDOT), a permit from MDOT must be obtained. Examples of these roadways include U.S. Routes (US 127, US 10, etc.),

State of Michigan routes (M-57, M-66, etc.), or interstate business connections (BR I-94, BR US 31, etc.). Information about permits can be obtained from any one of the many MDOT Transportation Service Centers. Likewise, farm markets located adjacent to county or local roads must comply with the access and egress requirements for the appropriate governmental agency.

MDOT issues an "Individual Application and Permit For Use of State Trunkline Right of Way", Form 2205. Further information regarding the general driveway permit process can be found at the following website:

http://www.michigan.gov/mdot/0,1607,7-151-9623_26662_26679_27267_48606-182161--,00.htm

Signage

The operator of the farm market is responsible for contacting the Michigan Department of Transportation (MDOT), county, and/or township government regulatory authority to determine applicable sign regulations and must comply with all applicable local, state and federal regulations for signs.

Marketing Characteristics of a Farm Market

At least 50 percent of the products offered for sale at a farm market must be produced by the farm that is owned or controlled by the person who owns and controls the farm market. The sale of non-farm products at a farm market may be regulated by other governmental bodies. This means that 50 percent or more of the retail space during the marketing season must be devoted to products produced on and by the farm. If measurement of retail space during the marketing season is not feasible, then the determination will be based on 50 percent of the gross sales of products at the farm market. The farm market operator is responsible for collecting and maintaining documentation of products produced on and by his/her farm operation, and the percentage of the retail space used to display products offered for retail sale within their farm market; and when applicable, maintain records of gross sales for products sold at their market.

The determination of retail space used to display products offered for retail sale and/or gross sales of products should be made during the usual marketing season for the farming operation. The marketing season is typically during the production season, and may be extended by the sale of farm processed products.

Farm markets may utilize CSA's and U-pick operations as a marketing strategy.

The operators of farm markets often conduct other activities and services designed to attract and entertain customers while they are at the farm market, and broaden goods and services offered for sale to the public. The activities in the table below are beyond the scope of these management practices, and may be regulated by other governmental bodies.

Farmers who plan to conduct these activities are responsible for obtaining and maintaining regulatory approval from appropriate government agencies. This is not considered an all-inclusive list.

<u>On Farm Activity</u>	<u>On Farm Activity typically regulated by:</u>		
	<u>Federal</u>	<u>State</u>	<u>Local</u>
Bakery		MDARD if selling only	Health Dept. if on-site food consumption
Bed & Breakfasts (B & B)			Health Dept. for on-site food consumption, local regulation
Beer Breweries	ATTB	MDARD/MLC	Local regulation
Bonfires			Local regulation
Camping			Local regulation
Carnival Rides		DLRA	Local regulation
Cider Mill (non-alcoholic)		MDARD if selling only	Health Dept. if on-site food consumption
Concerts			Local regulation
Cooking Demos			Health Dept. if on-site food consumption
Corn Mazes			Local regulation
Distilleries	ATTB	MDARD/MLC	Local regulation
Festivals			Health Dept. for on-site food consumption, local regulation
Fishing Pond			Local regulation
Food Service			Health Dept. for on-site food consumption
Haunted Barns/Trails			Local regulation
Hunting Preserves		DNR/MDARD	
Mud Runs			Local regulation
Petting Farms	USDA		Health Department
Play-scapes			Local regulation
Processing/bottling - Dairy		MDARD	Health Dept. if on-site food consumption, local regulation
Processing – Meat	USDA	MDARD	Health Department
Processing - Fruits & Vegetables	USDA/FDA	MDARD	
Riding Stables		MDARD	Local regulation
Social Events			Health Dept. for on-site food consumption, local regulation
Winery/Hard Cider	ATTB	MDARD/MLC	Local regulation

REFERENCES

Abbreviations used in this document:

MDARD	Michigan Department of Agriculture & Rural Development
RTF or RTFA	Right to Farm Act (Act 93 of 1981, as amended)
DNR	Michigan Department of Natural Resources
ATTB	Alcohol and Tobacco Tax and Trade Bureau
MLC	Michigan Liquor Control Commission
DLRA	Department of Licensing and Regulatory Affairs

State of Michigan. *Report of Recommendations*. Report of the Michigan Agricultural Tourism Advisory Commission. Commission report of Governor Granholm. January, 2007.

State of Michigan. *Agricultural Tourism Local Zoning Guidebook and Model Zoning Ordinance Provisions*. Report of the Michigan Agricultural Tourism Advisory Commission. Commission report of Governor Granholm. January, 2007.

Michigan Commission of Agriculture & Rural Development. *Final Report to the Michigan Commission of Agriculture & Rural Development*. Report of the Michigan Farm Market Task Force. Task Force report to the Michigan Commission of Agriculture & Rural Development. September, 2008.

State of Michigan. Michigan Department of Transportation. Directory of Offices by Region.
http://www.michigan.gov/mdot/0,1607,7-151-9623_26662_26679_27267_48606-182161--,00.html.

Community Supported Agriculture in Michigan, www.csafarms.org.

REVIEW COMMITTEE

Listed below are the annual review committee members for the Generally Accepted Agricultural and Management Practices for Farm Markets.

Bob Tritten, Chair
District Fruit Educator-East
Michigan
Michigan State University
Extension
605 N. Saginaw Street,
Suite 1A
Flint, MI 48502
810-244-8555
810-516-3800 – Cell
810-341-1729 – Fax

Joe Barson
Barson's Greenhouse
6414 N. Merriman Rd
Westland, MI 48185
734-421-5959
info@barsons.com

Robert Beckon
Michigan Department of
Transportation
517-335-2211
beckonrd@michigan.gov

Tom Dudek
Senior District
Horticulture/Marketing
Educator
MSU Extension
12220 Filmore St.,
Suite 122
West Olive, MI 49460
616-994-4580
616-994-4579 - Fax
dudek@msu.edu

Michael Fusilier
16400 Herman Rd
Manchester, MI 48158
734-428-8982
734-320-6063 – Cell
734-428-0092 – Fax
kmfusilier@aol.com

Ron Goldy
District Ext. Vegetable
Educator
Mich. State University
Extension
1791 Hillandale Rd
Benton Harbor, MI 49022
269-944-1477 ext. 207
269-208-1651 – Cell
269-944-3106 – Fax
goldy@msu.edu

Jeanne Hausler
Food and Dairy
Communication
Michigan Depart of
Agriculture & Rural
Development
PO Box 30017
Lansing, MI 48909
517-256-861
hauslerj@michigan.gov

Abby Jacobson
Westview Orchards
65075 Van Dyke Rd
Washington, MI 48095
586-752-3123
586-752-4445 – Fax
Abby429@comcast.net

Steve Klackle
Klackle Orchards
11466 W Carson City Rd
Greenville, MI 48838
616-754-8632
616-754-9223
www.klackleorchards.com

Kevin McRitchie
TMZ Farm
2324 Patterson Lake Rd
Hell, MI 48169
734-878-6425
734-878-1056 – Fax
Kevin.Macritchie@nethope.org

Kurt H. Schindler, AICP
Regional Land Use
Educator MSU Extension,
Greening Michigan
Institute
Benzie County
Government Center
448 Court Place
Beulah, Michigan 49617
schindl9@anr.msu.edu

Susan Smalley
Natural Resources
Building
480 Wilson Rd, Rm 302A
517-432-0049
Smalley3@msu.edu

Jeff Zimmer
Deputy Division Director
Michigan Department of
Agriculture & Rural
Development Pesticide
and Plant Pest
Management Division
517-284-5638
800-292-3939
zimmerj@michigan.gov



Jackson County Planning Commission

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

MASTER PLAN REPORT | #19-05

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

Proposal: Review of the proposed *Village of Brooklyn Master Plan*

Purpose

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

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

Analysis and Recommendation

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

Brooklyn is a political enclave of Columbia Township, which completely surrounds the Village.

1. **Northeast.** ‘Low Density Residential’ uses are recommended for the northeastern corner of the Village (see Map 1). ‘Parks and Open Space’ uses are further recommended for Swains Memorial Park and Hills’ Heart of the Lakes Golf Course is further identified as an ‘Institution’. Adjacent properties in the Township are recommended for ‘Public/Quasi-Public’ and ‘Low-Density Residential’ uses (see Map 2).
2. **East Central.** ‘Low Density Residential’ uses are recommended for the east central portion of the Village (see Map 1). The campuses of the Columbia Elementary School and Columbia Upper Elementary School are further identified as ‘Institutions’. Adjacent properties in the Township are recommended for ‘Agricultural Preservation’ (see Map 2).
3. **Southeast.** An area recommended for ‘Light Industrial’ uses encompasses the majority of the southeastern corner of the Village, although there are smaller areas recommended for ‘Low Density Residential’ and ‘General Commercial’ uses (see Map 1). ‘Mixed Uses’ are proposed for adjacent properties in the Township along M-124 (Wamplers Lake Road) and ‘Agricultural Preservation’ is proposed for the remainder of the adjacent area (see Map 2).

www.co.jackson.mi.us/county_planning_commission

4. **South Central.** ‘General Commercial’ uses are proposed along the M-50 (Main Street) and M-124 corridors in the south central portion of the Village (see Map 1). Adjacent properties along M-50 in the Township are also recommended for ‘Commercial’ uses (see Map 2).
5. **Southwest and West Central.** ‘Low Density Residential’ and ‘Medium Density Residential’ uses are recommended for the southwestern corner and west central portion of the Village (see Map 1). The Brooklyn Living Center and Cornerstone Community Church are further identified as ‘Institutions’. An area recommended for ‘High-Density Residential’ uses includes most of the adjacent properties in the Township, although an enclave of ‘Agricultural Preservation’ remains (see Map 2).
6. **Northwest.** An area recommended for ‘Low Density Residential’ uses encompasses much of the northwestern corner of the Village, although areas along M-50 and Jefferson Road (across from the Township Hall) are recommended for ‘General Commercial’ uses (see Map 1). Properties on the north side of Goose Creek were recently detached from Brooklyn and the Township has not had the opportunity to plan for them. However, given its existing uses, it is reasonable to expect that the areas recommended by the Township for ‘Low-Density Residential’ uses and ‘Agricultural Preservation’ will be extended into that space (see Map 2). ‘Mixed Uses’ are recommended for the M-50 corridor in the Township.

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

The predominant land use recommended in the Village’s draft future land use plan is ‘Low Density Residential’, with ‘General Commercial’ areas located along the M-50 (Main Street) and M-124 (Wamplers Lake Road) corridors (see Map 1). These recommendations are mirrored in the *Jackson Community Comprehensive Plan* (see Map 8a). No portions of Brooklyn are included in the ‘Agricultural Preservation Areas’ recommended in the *Jackson Community Comprehensive Plan* (see Map 8b).

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

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

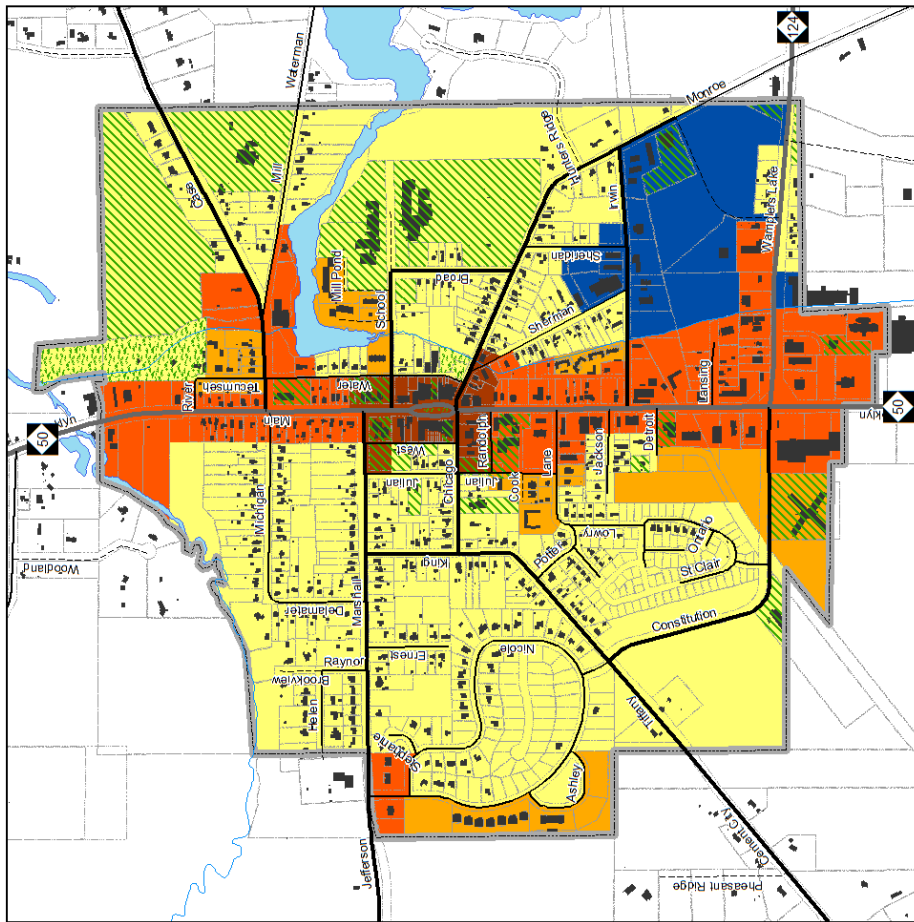
The entire document can be downloaded from the homepage on the Village of Brooklyn’s [website](#). The direct link to the plan is www.villageofbrooklyn.com/pdfs/FullDraft-bv-BVC_19-07-08.pdf.

Map 1 Napoleon Township



**2019 Master Plan
Future Land Use**











- Legend**
- Low Density Residential
 - Medium Density Residential
 - Downtown Commercial
 - General Commercial
 - Light Industrial
 - Institutions
 - Parks and Open Space

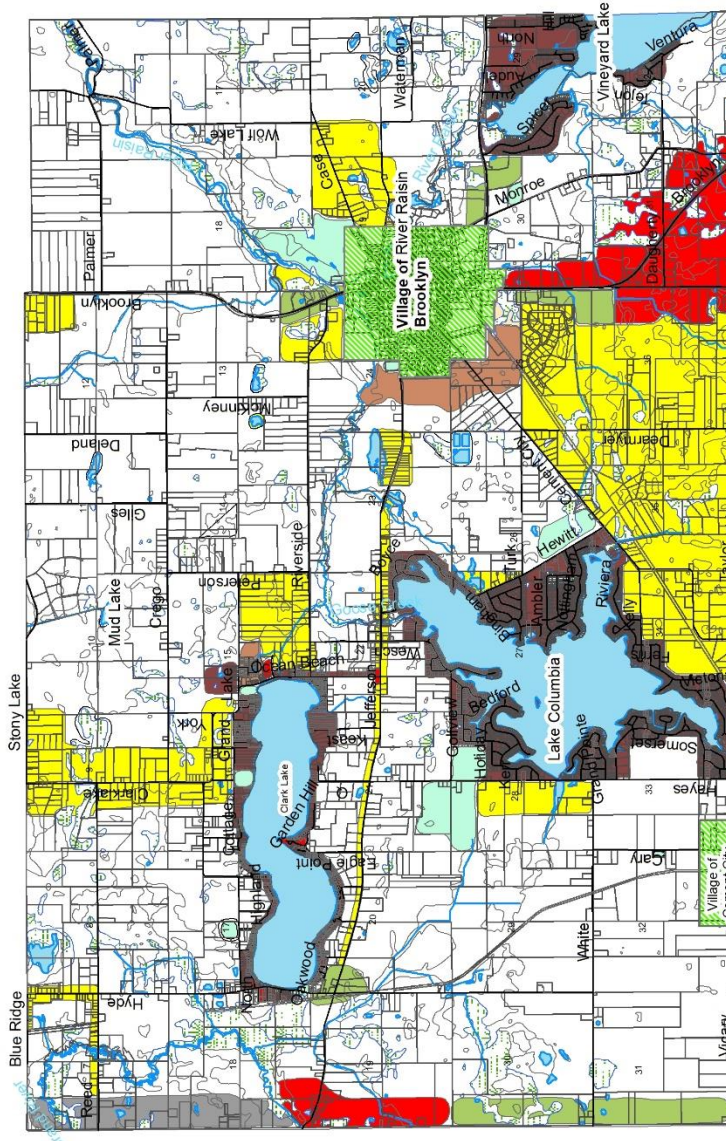


Map 2 Columbia Township

MAP 2

LEGEND

-  Agricultural Preservation
-  Low-Density Residential
-  Moderate-Density Residential
-  High-Density Residential
-  Mobile Home Park
-  Commercial
-  Industrial
-  Mixed Use
-  Public/Quasi-Public
-  Wetland



Map Created: June 8, 2007
 Revised: May 1, 2008

Columbia Township Jackson County, Michigan *Land Use Plan*

Map 3a Jackson County

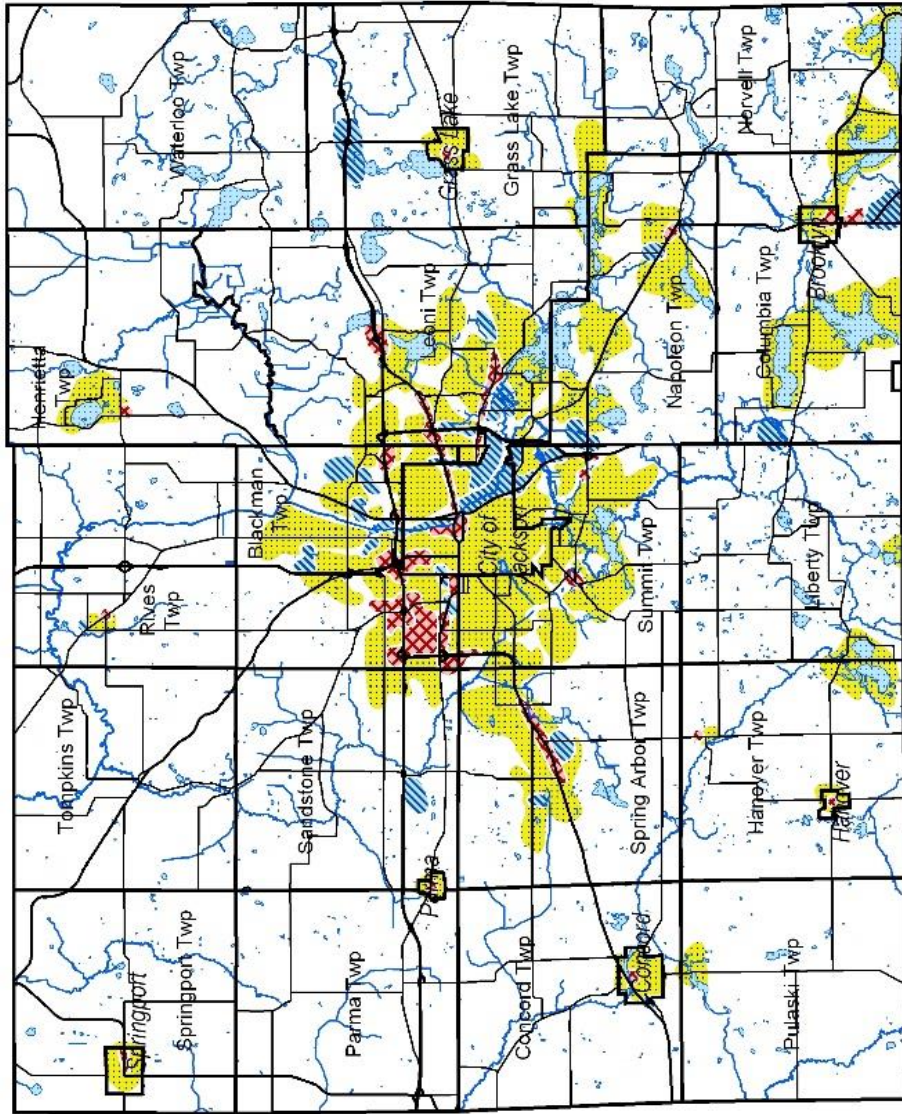
Jackson Community
Comprehensive Plan
Jackson, Michigan

Map 19
2025

Jackson County Land Use Plan

Legend

-  Commercial
-  Industrial
-  Residential



Map 3b Jackson County

