



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: October 10, 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 September 12, 2019, meeting minutes *[ACTION]*..... 3
4. Approval of agenda
Approval of the October 10, 2019, meeting agenda *[ACTION]*
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ #19-23 | Henrietta Township *[ACTION]* 7
 - (2) CZ #19-24 | Napoleon Township *[ACTION]* 19
 - (2) CZ #19-25 | Hanover Township *[ACTION]* 53
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – *None*
 - 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 November 7, 2019

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

This page is intentionally blank.



Jackson County Planning Commission

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

MEETING MINUTES

September 12, 2019

5th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

Members Present: Timothy Burns, At Large; Roger Gaede, Environment; Amy Guerriero, Industry and Economics; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At Large; and Jim Videto, Agriculture

Members Absent: Corey Kennedy, Jackson County Board of Commissioners, and Jennifer Morris, At Large

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Ashley and Benjamin Carroll, John Kane, and Nora Sharpe-McGee

- 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. Hilleary, and seconded by Comm. Hawley, to **approve** the minutes of the August 8, 2019, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Hilleary, and seconded by Comm. Burns, to **approve** the September 12, 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 #19-21 – Summit Township**

Staff summarized his report on the proposed text amendments to Chapter 150 (Zoning Code) of the *Summit Township Code of Ordinances* which will prohibit the placement of accessory structures in front of single and two family dwellings. County Planning Commissioners were advised to recommend **approval with comments** of the text amendments (please see the staff report). Comm. Gaede was concerned about also locating the prohibition in Sec. 150.150, which regulates height exemptions for all structures, and thinks it should be removed. Comm. Guerriero was concerned about the use of the term 'single and two family residential districts' and thinks it should be changed to 'single and two family dwellings'.

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

(2) **CZ #19-22 – Leoni Township**

Staff summarized his report on the proposed text amendments to Chapter 42 (Zoning) of the *Leoni Township Code of Ordinances* that 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 certain development requirements are met. County Planning Commissioners were advised to recommend **disapproval** of the amendments as currently written (please see the staff report). Comm. Guerriero noted that the use proposed for Sec. 42-153(b)(6) should be 'Agricultural Tourism' rather than 'Agritourism'. Comm. Gaede noted that distance from the property line listed in Sec. 42-345(9)(g)(2) should be '(100)' rather than '(1001)' feet. A motion was made by Comm. Hawley, and seconded by Comm. Videto, to concur with the staff advisement to recommend **disapproval** with comments (provided by staff and commissioners) of the text amendments to the Leoni Township Board. The Chair opened the floor for discussion.

Several people spoke in favor of the proposed amendments. Ben Carroll, a co-owner of property proposed for a wedding barn (a type of Agricultural Business), did not think the Farm Market GAAMPs (Generally Accepted Agricultural Management Practices) cited by staff apply to Agricultural Businesses and that the GAAMPs are not law. John Kane, the Carroll's attorney, stated that the intent of the amendments goes beyond the GAAMPs and that staff's concerns do not apply. Ashley Carroll, a co-owner of property proposed for a wedding barn, cited the proposed definition of an Agricultural Business and the JCPC recommendation to approve the amendments to the *Grass Lake Charter Township Zoning Ordinance* upon which the current amendments are based.

Comm. Hawley stated that the Farm Bureau refers to seasonal Agritourism, cited court case rulings which determined that year-round businesses are beyond seasonal and were okay to prohibit, and declared the need for clear definitions. Comm. Jennings welcomed the opportunity for lots of discussion, specified his opinion that the amendments are an attempt to open a commercial business using tools not intended for that use, relayed his respect for the Carroll's viewpoint, and noted that there is a lot of community support for the proposed wedding barn. Comm. Guerriero stated that the proposed amendments seem to be allowing for a commercial use in the agricultural district but recognized the importance of community support. Comm. Videto pointed out that the role of the JCPC is to identify loopholes.

Nora Sharpe-McGee, a Leoni Township Trustee, pointed out that the proposed definition for an Agricultural Business replicates the definition recommended by the JCPC for amendment into the *Grass Lake Charter Township Zoning Ordinance* word-for-word and asked why not for Leoni Township. Mr. Carroll summarized the reasoning behind the exclusion of certain sections from Grass Lake Township amendment noted in the staff report and explained in the attached Kane letter. Staff related his opinion that the proposed amendments, as modified, are made to fit a particular use and project.

Comm. Hawley stated that she was willing to withdraw her motion concurring with the staff advisement to recommend **disapproval** of the text amendments. She just

requested that the amendments be looked at by new eyes and made to be protective of the citizens of Leoni Township. Comm. Jennings noted that other Agricultural Businesses are tied to a Farm Operation or at least 50% of the products produced on site. Comm. Guerriero recommended that the 5-year renewal be added back in as a protection if an Agricultural Business becomes a nuisance. Comm. Videto did not agree to the withdrawal, stating that he likes the staff advisement. The motion was restated and voted upon as follows:

A motion was made by Comm. Hawley, and seconded by Comm. Videto, to concur with the staff advisement to recommend **disapproval** with comments (provided by staff and commissioners) of the text amendments to the Leoni Township Board (please see the staff report and these minutes). *The motion was approved by majority vote: Yes = 4 (Gaede, Hawley, Guerriero, and Videto), No = 3 (Burns, Hilleary, Jennings), Abstain = 0, Absent = 2 (Kennedy and Morris).*

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

(1) **MP19-05 – Village of Brooklyn**

Staff summarized its report on the proposed *Village of Brooklyn Master Plan* (please see the staff report). County Planning Commissioners were advised to state that in the opinion of the Commission, the proposed master plan is generally consistent with: (1) the master plans of adjacent Jackson County municipalities and (2) the Jackson Community Comprehensive Plan. Comm. Gaede asked about reviewing the text. Staff explained that a review of the text was beyond the normal practice of the JCPC, but that a link to the full document was included in the staff report.

A motion was made by Comm. Hilleary, and seconded by Comm. Burns, to concur with the staff advisement (please see the staff report). *The motion was approved unanimously.*

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

Item 6. **Other Business.**

a. **Unfinished Business.**

(1) **Jackson County Master Plan.** Staff informed Commissioners that various changes to Chapter 2 (Community Description and Issue Identification) recommended by the Jackson County Drain Commissioner are currently under review. The Trails map was also updated to include water trails established on the North and South Branches of the Kalamazoo River by the Kalamazoo River Watershed Council.

b. **New Business.** None.

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

Item 8. **Commissioner Comment.** Comm. Hilleary remarked that it was quite a meeting and thanked staff for his efforts. Comm. Guerriero and Comm. Videto also thanked staff. Comm. Gaede stated that the Columbia Township Planning Commission will consider if wedding barns are appropriate to zone in early 2020.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:30 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

This page is intentionally blank.



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #19-23

To: County Planning Commissioners
From: Grant E. Bauman
Date: October 7, 2019

Proposal: Child Care Centers in Henrietta Township

The Request and Background Information

Proposed amendments to the *Henrietta Township Zoning Ordinance* would allow a Child Care Center as a permitted use in the Township's Commercial (C-1) District, subject to applicable licensing requirements with the State of Michigan.

Staff Analysis and Advisement

Child care facilities are needed by working parents/guardians. Family and Group Daycare Homes remain in short supply according to research undertaken by the Township (see the background material). That research also reveals that the State already approves building plans, the size of play areas and play equipment, and other aspects pertinent to a Child Care Center. Parking and sign standards are already addressed by the Township for all permitted uses.

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

Staff Report Attachments:

- Background information provided by Henrietta Township

Suggested Actions:

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

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE Henrietta 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 II and IX SECTION 201 and 901
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 September day 24 year 2019
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month September day 1 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.

Mary Haulcy Chair or Secretary _____ / _____ / _____ (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month October day 10 year 2019
 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

Proposed Text Amendments to the Henrietta Township Zoning Ordinance September 2019.

ARTICLE II
CONSTRUCTION OF LANGUAGE AND DEFINITIONS

SECTION 201 – DEFINITIONS

The following definitions were added as amendments to the Zoning Ordinance on November 8, 2006.

201.111 – BUFFER-ZONE

A vegetated area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a wetland, stream system or lake.

201.112 – BUILDING FOOTPRINT

The original concrete, brick, or fieldstone foundation of a structure which was in compliance with all applicable Ordinances and Regulations in effect when originally constructed.

201.113 – ROAD FRONTAGE/Frontage/STREET LINE – The total continuous and contiguous length of the front lot line that abuts a public or private road. The legal line of demarcation or division between a street and abutting land.

201.114 – SIDEWALLS – The height of the accessory building shall be measured from the bottom of the rafters or trusses down to the finished floor or sill plate, whichever is lowest.

201.115 – WETLANDS – The lands characterized by soil or substrate that are periodically saturated or covered by water at a frequency and duration sufficient to support, under normal circumstances, wetland vegetation or aquatic life and may be commonly referred to as bogs, swamps, fens or marshes.

The following definitions were added as an amendment to the Zoning Ordinance on 1-11-2017.

201.116 – CLEAR VIEW SETBACK – Clear views of lake from adjacent property shall not be obstructed as a result of the increased structure's height or decreased setback.

201.117 – Floor Area, Gross – The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings. For the purpose of calculating parking spaces, gross floor area shall not include areas within the main building used for storage, utility, and/or similar uses.

201.118 – Child Care Center – is a facility, other than a private residence, receiving one or more children for care and supervision for periods less than twenty-four (24) hours.

ARTICLE IX
C-1, COMMERCIAL DISTRICT

SECTION 901 – USE PERMITTED

1. Food services, including grocery store, party store, meat market, bakery and fruit market, and similar service or self-serve units.
2. Personal services, including barber shop, beauty salon, medical clinic, dental clinic, banks, savings and loan associations, and other similar uses.
3. Retail services, including barber shop, beauty salon, medical clinic, dental clinic, banks, savings and loan associations, and other similar uses.
4. Retail services, including pharmacy, hardware, book store, news stand and news dealer.
 - a. No sign shall be erected on or at any location which by reason of its position, size, shape, color, movement of illumination will interfere with or obstruct the view of traffic, or be confused with any authorized traffic sign, signal or device, nor shall such sign be such as to interfere with the use of the adjoining property.
 - a. A single sign only may be placed on property and shall not exceed twenty (20) square feet in area. It may be illuminated by not more than five hundred (500) watts of power supplied by one or more lamps, said limit being the total power allowed regardless of the number of lamps used. Said sign may indicate of the sale of goods or services provided on the property or the sale or lease of property.
5. Telecommunication facility not exceeding 25 feet.
6. Outdoor Wood-Fired Boiler subject to the provisions and requirements of Article XXII

7. Child Care Center, subject to applicable licensing requirements with the State of Michigan

HENRIETTA TOWNSHIP PLANNING COMMISSION

11732 Bunkerhill Road, Pleasant Lake, MI 49272

Phone: 517-769-6925

Website: henriettatownship.org

REGULAR MEETING

7:30 pm., September 24, 2019

AGENDA

1. Call to Order
2. Approval of August Minutes
3. Public Comment
4. Township Official's Report (Supervisor, Board Member, etc.)

5. Old Business:

- Review draft Child Care Centers text amendments.

6. New Business:

Jackson City+County Non-Motorized Plan, September 2019 Outreach Meeting Notes (attached)

7. Committees/Special Projects/Administrative:

Region 2 Planning Commission, Jackson Co. Planning, Jackson Co. Parks, Jackson Co. Conservation District, Upper Grand River Watershed Alliance, Township Budget, Zoning Administration, Land Divisions, ZBA Variances, Recreation Committee, Training Opportunities.

8. Public Comment/Open Discussion

9. Adjournment

Next Meeting: October 22, 2019

HENRIETTA TOWNSHIP PLANNING COMMISSION

11732 Bunkerhill Road, Pleasant Lake, MI 49272

Phone: 517-769-6925

Website: henriettatownship.org

PUBLIC HEARING

8:00 pm., September 24, 2019

Amendments to the Henrietta Township Zoning Ordinance

AGENDA

1. Call to Order
2. Public Comment
3. Introduction of the Amendments.

The proposed amendments are a proactive approach to address an understanding of the needs of working families and the child care system with the text addition of Child Care Centers as a Permitted Use in Commercial District-1, and the text addition of Child Care Centers to the Definitions Section of the Zoning Ordinance. State required licensing and local regulations will be in place to protect neighboring properties from potential nuisance impacts.

Henrietta Township Zoning was amended in 2017 to reflect the State's regulatory preemption on adult and child care homes in zoning districts that allow residence.

4. Proposed Text Amendments:

Article IX C-1, Commercial District, Section 901-Use Permitted

7. Child Care Centers, subject to applicable licensing requirements with the State of Michigan.

Article II Construction of Language and Definitions, Section 201 Definitions:

201.118 – Child Care Centers – is a facility, other than a private residence, receiving one or more children for care and supervision for periods less than twenty-four (24) hours, and where the parents or guardians are not immediately available to the child.

5. Planning Commission recommendation.
6. Public Comment
7. Adjournment

Henrietta Township Planning Commission
11732 Bunkerhill Rd.
Pleasant Lake, MI 49272
517-769-6122

Regular Meeting
9-24-19

Meeting called to order at 7:30 p.m.

Members present: Hawley, Draeger, Troman, Duszynski
Hoffman, Faist
Absent: Wellington
Pledge of Allegiance was said

Minutes were reviewed. Motion to accept with some adjustments in spelling and public comment from attendees in favor of day care centers, made by Hoffman, 2nd by Duszynski all in favor motion passed to accept.

Township report: Old Silo Rd. is preparing for paving work through this subdivision. The Board went through the budget, and a woman came in to speak about the Redistricting applications, and about if we have anyone who is seeking employment, they could submit a resume'.

Public comment: None

Old Business: PC worked on wording for amending the Article IX sec.7. Striking the (s) off Centers, and not using the sentence of Article II 201.118 (and where the parents or guardians are not immediately available to the child) this sentence is not applicable because a parent, could in fact be working at the day care. No motion was made but all were in favor of removing this sentence.

New Business: Notes form the Jackson County Non-Motorized Planning Meeting and a picture flyer of invasive species to watch for on our lakes and streams, were passed out for our information.

Public Comment: We talked about the goose problem still at Pleasant Lake, if hunters still would like to hunt them, it would save the association money on removal costs.

Motion to close the meeting made by Draeger 2nd by Troman all in favor meeting ended 7:55

Next meeting 10-22-19 at 7:30

Minutes given by Cyndi Tripp recording secretary.

Henrietta Township Planning Commission
11732 Bunkerhill Rd.
Pleasant Lake, MI 49272
517-769-6122

Public Hearing
9-24-19

Meeting called to order at 7:56 p.m.

Members present: Hawley, Draeger, Troman, Duszynski
Hoffman, Faist
Absent: Wellington

Introduction of the Amendment.

#7. Child Care Centers, subject to applicable licensing requirements with the State of Michigan

Wording was gone over to strike the (s) off Centers. With this change Draeger motions to approve Duszynski 2nd all in favor motion passed.

201.118 Child Care Centers- is a facility, other than a private residence, receiving one or more children for care and supervision for periods less than twenty-four (24) hours, and where the parents or guardians are not immediately available to the child.

Wording was gone over to strike the (s) off Centers, and the last sentence (and where the parent or guardians are not immediately available to the child).

Motion made to accept without last sentence by Duszynski 2nd by Troman motion passed all in favor.

PC's Recommendation: These new amendment additions will be sent to the County Planning Commission for recommendation, then to the Township board to be passed or denied or adjusted.

Public Comment: None

Motion to close the meeting made by Faist 2nd by Draeger all in favor meeting ended 8:07

Minutes given by Cyndi Tripp recording secretary.

"Like Us"



ECRWSS
Postal
Customer

PRESORTED
STANDARD
U.S. POSTAGE PAID
JACKSON, MI 48201

Happy Labor Day Sunday, September 1, 2019

The Salesman

CENTRAL, EASTERN & HEART O' LAKES EDITIONS

Serving all of Jackson County, Eastern Calhoun, Northern Lenawee & parts of Eaton & Hillsdale Counties

NOTICE OF PUBLIC HEARING RESIDENTS OF HENRIETTA TOWNSHIP

Amendment to the Township Zoning Ordinance.

A public hearing has been scheduled for
Tuesday September 24, 2019 at 8:00p.m.
Henrietta Township Offices 11732 Bunkerhill Road,
Pleasant Lake, MI.

The purpose of the public hearing is to accept comments on the Proposed Text Amendments to: ARTICLE IX C-1 COMMERCIAL DISTRICT, of the Henrietta Township Zoning Ordinance pertaining to the text addition of Child Care Centers to SECTION 901 - USE PERMITTED 7. ARTICLE II CONSTRUCTION OF LANGUAGE AND DEFINITIONS, SECTION 201 DEFINITIONS of the Henrietta Township Zoning Ordinance pertaining to text addition of Child Care Centers to SECTION 201.118. Copies of the Proposed Amendment to the Henrietta Township Zoning Ordinance are available for public review at the Township Offices.

If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Road, Pleasant Lake, MI 49272 or phone: 517-769-6925.

Sally J. Keene, Clerk
Henrietta Township

Child Day Care Research Notes August 2019

Discussion on amending the zoning ordinance to add the following:

Child Day Care Center as a conditional use to commercial zoning.

Since the 1970, the proportion of working mothers with young infants had doubled. By the 1990's, 60% of children spent some part of their childhood in some form of child care. Today, more than 75% of both parents must financially remain in the workforce while raising their young. As a result, child care has moved permanently into the domain of community planning. With an understanding of the needs of working families and the child care system, communities can play a role in alleviating current child care demand.

Currently, the most widely used form of out-of-home care is family day care. This home-like setting is usually convenient, cost-effective, and provided in the home of the provider. The State regulates Family child care homes including provisions dealing with the number of children triggering licensing requirements and the maximum of children allowed in care. Typically, the smaller homes serve one to six children, while the "group" child care homes* serve seven to twelve children. Despite demand, day care homes remain in short supply.

According to Michigan's Bureau of Children and Adult Licensing, there was only one licensed day care home in the Pleasant Lake area and none in the Munith area. Henrietta Township Zoning was amended in 2017 to reflect the State's statutes on care homes in zoning districts that allow residence.

State Definitions of Family child care homes differ from child day care Centers.

A **Child Day Care Center** is a facility, other than a private residence, receiving more than one or more children for care and supervision for periods less than twenty-four (24) hours, and where the parents or guardians are not immediately available to the child.

These facilities are usually listed as a "conditional use permit in commercial zoning in less populated townships and as a "conditional use permit" in both commercial and residential in urban areas.

Child Day Care Center is a Conditional Use in Spring Arbor's RNF, RS-2, C-1; Grass Lake C-1; Napoleon AG, R-1, & permitted in GC; Delta C-1; Pittsfield C-1, R-1; Lyndon C-1;

Many Zoning regulations address:

1. Drop-off/pick-up and parking area that does not create congestion with public road
2. Property setbacks, and fence height for safety.
3. Sign regulation per zoning district.
4. Evidence of ability to comply with all applicable State licensing requirements.
5. Property maintained in a manner that is consistent with the visible characteristics of the neighborhood.
6. Hours of operation.

Erika Bigelow of the Michigan's Bureau of Children and Adult Licensing stated that "Child Day Care Centers are required to have an "A" fire safety rating, the State must approve building plans

first, oversees size of play area, play equipment, fences around water areas, number of staff and educational requirements, and Health Dept. requirements. Regarding hours of operation, third shift worker child care needs should be considered. State licensing is needed before beginning child care center operation.”

More information at: www.michigan.gov/mychildcare

*Group child care homes must be issued a conditional use permit meeting all the standards in Section 206 of the Michigan Enabling Act: (a) Located not closer than 1,500 feet from other care home, adult foster care homes, substance abuse treatment services, and correctional centers. (b) Has appropriate fencing for child safety as determined by local government. (c) Maintains the property consistent with the visible characteristics of the neighborhood. (d) Does not exceed 16 hours of operation during a 24-hour period. The local government may limit but not prohibit operation between 10pm and 6am. (e) Meets local sign regulations used by child care home to identify itself. (f) Meets local regulations to provide off-street parking for employee(s).

This page is intentionally blank.



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #19-24

To: County Planning Commissioners
From: Grant E. Bauman
Date: October 7, 2019

Proposal: The rezoning of a property in Napoleon Township

Request

The property is proposed for rezoning to 'General Commercial (GC)' from 'Mobile Home Park (MHP)' and 'Single Family Residential (R-1)'.

Purpose

The purpose of the request is to: *allow the property to be used for needed commercial development in the unincorporated business district of Napoleon* (see the Zoning Amendment Form).*

Location and Size of the Property

The subject parcel (ID# 000-14-36-477-003-03) is situated in Section 36 (T3S-R1E) of the Township (see Figure 1). It is located on the south side of Brooklyn Road (M-50) in the unincorporated Village of Napoleon, west of M-50's dogleg-turn south (see Figure 1).

Land Use and Zoning

Current Land Use – The western portion of the site is a former mobile home park while the remainder of the property is vacant (see Figures 4a & 4b). Residential uses surround the parcel according to the Township (see the Rezoning Worksheet Form).

Future Land Use – The new edition of the *Napoleon Township Master Plan* recommends 'Commercial' uses along the M-50 corridor in this part of the Township (see Figure 2).

Current Zoning – Surrounding properties are located in a 'Single Family Residential (R-1)' district (see Figure 2). General and Local Commercial (GC and LC) properties are located along to the east and west along Brooklyn Road (M-50).

Public Facilities and Environmental Constraints

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

Public Road/Street Access – Brooklyn Road (M-50), a state highway, provides direct access to the subject parcel.

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

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

Analysis and Recommendation

Township Planning Commission Recommendation – The Napoleon Township Planning Commission recommends **approval** of the proposed rezoning (see the Zoning Amendment Form and meeting minutes).

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

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

Yes. ‘Commercial’ uses are recommended along Brooklyn Road (M-50) in this part of the Township (see Figure 2).

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

Yes. Although all of the surrounding properties are zoned Single Family Residential (R-1), the M-50 corridor has been transitioning to commercial uses for some time (see Figure 3).

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

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

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

Yes. General and Local Commercial (GC and LC) zoning is located to the east and the west.

JCPC Staff Advisement – The proposed rezoning conforms to the recently adopted edition of the *Napoleon Township Master Plan*. Requesting that the entire parcel be rezoned, rather than simply the Mobile Home Park (MHP) zoned portion, makes sense in staff’s opinion.

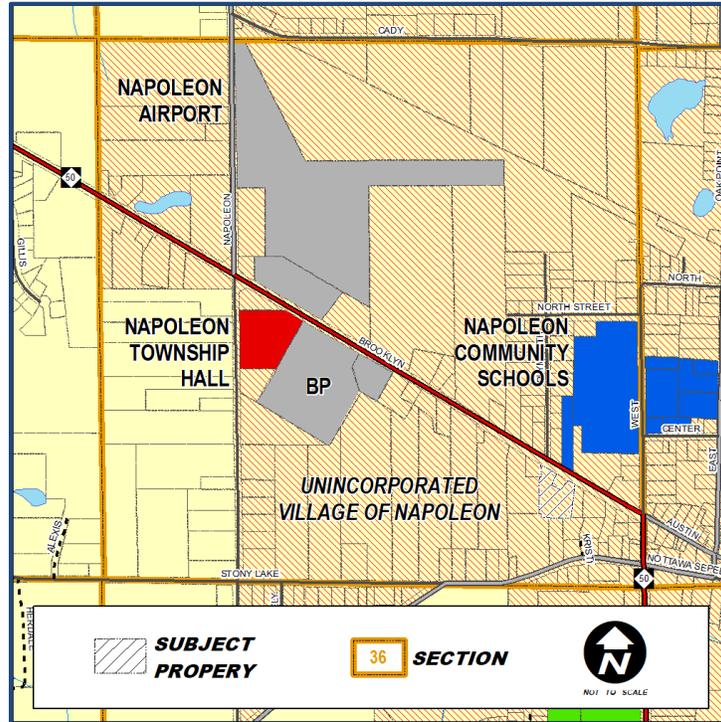
Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the ‘General Commercial (GC)’ rezoning request to the Napoleon Township Board.

Staff Report Attachment(s):

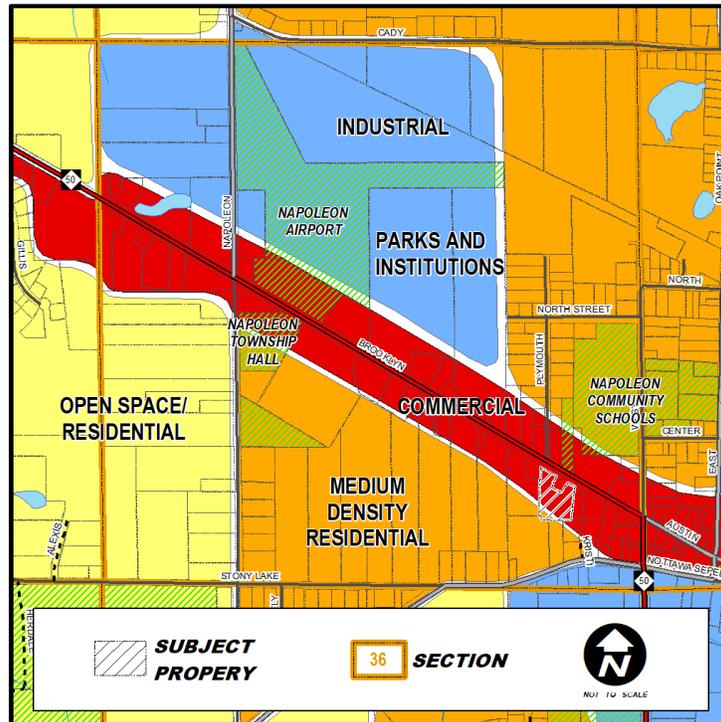
- *Background information provided by Napoleon Township*

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

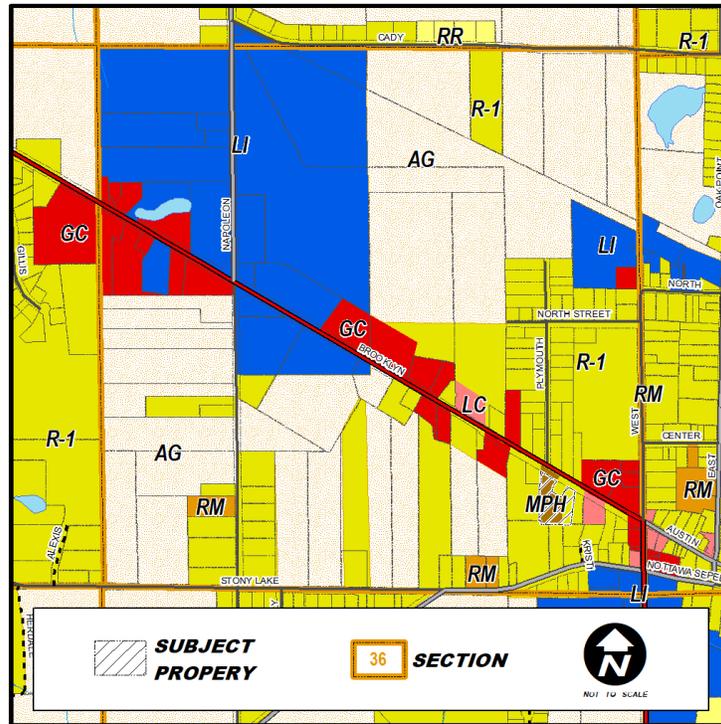
**Figure 1
Location**



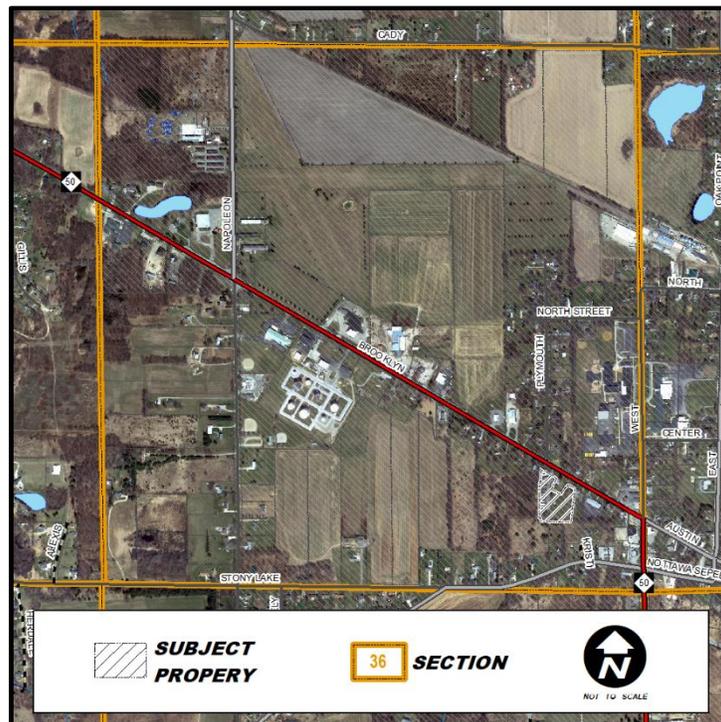
**Figure 2
Municipal Future Land Use**



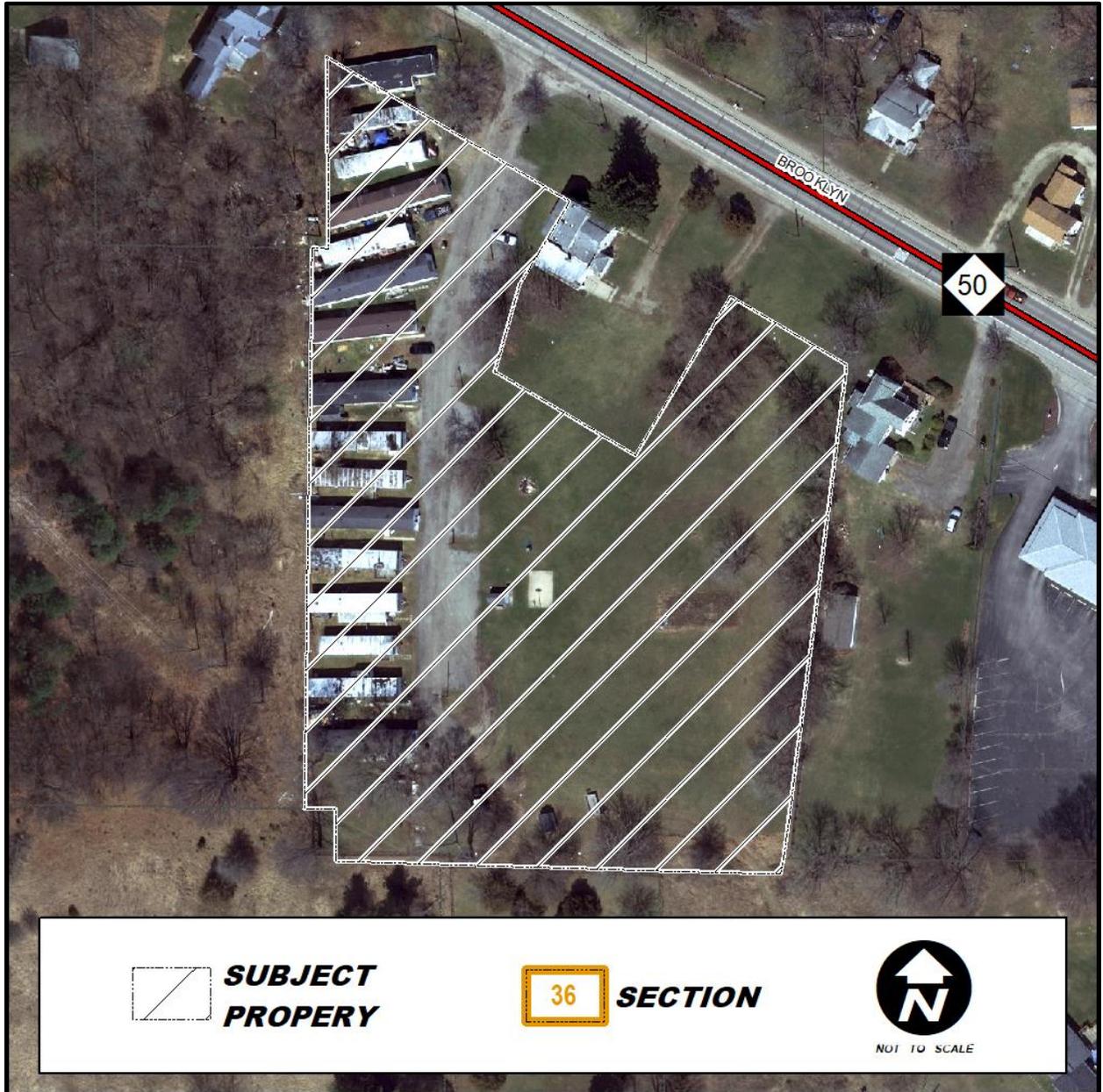
**Figure 3
Municipal Zoning**



**Figure 4a
Aerial Photo**



**Figure 4b
Aerial Photo**



ZONING AMENDMENT FORM



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

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

217 Brooklyn Rd. , 000-14-36-477-003-03, 3.56 acres,

1. The above described property has a proposed zoning change FROM Mobile Home Park (MHP) and Residential (R-1) ZONE TO General Commercial (GC) ZONE.

2. PURPOSE OF PROPOSED CHANGE: allow the property to be used for needed commercial development in the unincorporated business district of Napoleon

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.)

allow the property to be used for needed commercial development in the unincorporated business district of Napoleon

C. **PUBLIC HEARING** on the above amendment was held on: month September day 26 year 2019

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month September day 10 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 Exponent

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

John E. Hummer, Recording Secretary Sept. / 26 / 2019 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

REZONING WORKSHEET FORM



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

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

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

Township of: _____ Township Case #: _____

Township official we may contact: _____ Phone #: (_____) _____ - _____

Applicant: _____ Phone #: (_____) _____ - _____

Rezoning Request: From: _____ (_____) To: _____ (_____)

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

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

Parcel Size (if more than one parcel, label "A" - "Z"): _____

Please attach location map Yes No

What is the existing use of the site? _____

What is the proposed use of the site? _____

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

North: _____ South: _____

East: _____ West: _____

What are the surrounding Zoning Districts?

North: _____ (_____) South: _____ (_____)

East: _____ (_____) West: _____ (_____)

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

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

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

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

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

Wetland(s) Floodplain(s) Brownfield(s) Soil(s)

Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Napoleon Township Planning Commission
Minutes – September 26, 2019

Call to Order: 7:00 p.m.

Commission Members Present: John Hummer, Recording Secretary and Township Board Liaison; Jeff Kirkpatrick, Bill Ralston, Scott Miles, Susan Sayles, Steve Smoyer

Commission Members Absent: Eric Maes, chair

Also Present: John Worden, Napoleon Township Zoning Administrator; Christopher Wyatt, applicant for Case #19-09-0013; Dan Wymer, Napoleon Township supervisor and applicant spokesperson for Case #19-09-0014; David and Patricia Olmsted.

Pledge of Allegiance

In the absence of chair E. Maes, MOTION by J. Kirkpatrick, seconded by J. Hummer, to appoint S. Miles to chair the meeting. All ayes. Motion passed. MOTION by J. Kirkpatrick, seconded by J. Hummer, to nominate S. Miles as vice chair of the planning commission. All ayes. Motion passed. S. Miles replaces Doug Lammers, who resigned from the commission.

Approval of Agenda: J. Kirkpatrick proposed having a time at the end of the meeting where he could share several concerns/issues. MOTION by J. Kirkpatrick, seconded by S. Sayles to modify the agenda as discussed. All ayes. Motion passed.

Minutes of June 27, 2019: Motion by J. Kirkpatrick, seconded by S. Miles, to approve the June 27, 2019 meeting minutes as presented. All ayes. Motion passed.

Case #19-09-0013 - Conditional Use Type 2 Home Occupation – 7009 Moon Lake Rd. – Christopher Wyatt, Applicant/Owner – Zoning Residential (R-1): C. Wyatt provided an overview of his proposal for the conditional use permit. C. Wyatt stated that he wants to refurbish and sell old bicycles and garage sale items. He is applying for a Type 2 Home Occupation conditional use permit. His property is zoned residential. D. Olmsted, 6999 Moon Lake Rd., submitted written comments to the commission and reviewed the comments orally. He and his wife, P. Olmsted, object to the granting of the proposed conditional use permit and cited several reasons why in the written comments and verbally. The commission discussed several conditions that would need to be met (that are in the motion) as part of a conditional use permit. MOTION by S. Sayles, seconded by J. Kirkpatrick, to recommend to the township board approval of the Type 2 Home Occupation conditional use permit for 7009 Moon Lake Road with the following conditions: Hours of operation are not to exceed 9 a.m. to 8 p.m.; there are to be no more than six items for on display outside the building only while the operator is available on the premises to conduct business; and the provisions for signage shall follow the current zoning ordinance for a Type 2 Home Occupation. All ayes. Motion passed. J. Kirkpatrick informed those present that the township board will make the final decision at their meeting on Oct. 8.

Case #19-09-0014 - Rezoning 217 Brooklyn Rd. from Mobile Home Park (MHP) and Residential (R-1) to General Commercial (GC) - Napoleon Township, Applicant: Dan Wymer, Napoleon Township supervisor, was spokesperson for the township. When asked what the township's plans are, D. Wymer stated that the township wants to make sure the property will never be a trailer park again via the rezoning to general commercial, adding that it will also then be consistent with the township land use plan which calls for the property in the area where it is located to, at some point, become general commercial. J. Kirkpatrick stated it is a very appropriately made request considering the trailer park saga. MOTION by J. Kirkpatrick, seconded by S. Sayles, to recommend to the township board approval of the zoning change. All ayes. Motion passed. J. Worden reminded those present that the recommendation must go to the county because it is a zoning change.

Public Comment - Non-Agenda Items: Though it was an agenda item, D. Wymer stated that he has a concern that because the C. Wyatt will be selling more than bicycles, the commission has proposed, in effect, that he will be allowed to have a perpetual garage sale. J. Kirkpatrick replied that there is really no limitation on garage sales. J. Worden stated that in another township they passed a police power ordinance that limits garage sales to three days and not more than one every six weeks at the same premises. He indicated the ordinance worked and it's something that Napoleon Township should consider. J. Kirkpatrick suggested that the township board might tweak the conditions of the proposed conditional use permit to limit it to bikes.

Commissioner Comments: Prior to the forthcoming comments, there was discussion about how to fit commissioner comments in the agenda. Hummer raised the suggestion/example that Norvell Township has a “Public/Board Comment” at the end of their agendas and the planning commission could do something similar. There was consensus and S. Miles stated future agendas should include a “Commissioner/Public Comment - Non-Agenda Items at the end of the agenda.

J. Kirkpatrick brought up the following items of concern that he suggested the planning commission look at:

- Tweaking of existing ordinance language due to issues he has seen in the township since June. A lengthy discussion ensued about various dock/lake/property line issues. J. Worden cautioned that if dock ordinance language is revised, an attorney will be needed due to the various laws that come into play when dealing with public water resources. J. Kirkpatrick suggested reaching out to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for assistance.
- Civil infractions: Develop an incremental penalty system where, as the same violator continues getting ticketed, the penalty/fines increase.
- A tremendous number of “plastic covered pipe sheds” in the township - suggested the need for zoning permits for them.
- People living in campers. Suggested to work on camping language as part of the zoning ordinance.
- Noise ordinance issues: Time of day, frequency and decibels, particularly in mixed commercial/residential areas. Cited a case where a refuse company operates loud trucks/machinery at 4 a.m. at a business adjacent to a residential area.

Adjourned 8:28 p.m.

John Hummer, Secretary _____

NOTICE

The Napoleon Township Planning Commission will hold a public hearing September 26, 2019 at 7:00 p.m. in the Township Hall, 6775 Napoleon Road, Jackson, MI. 49201

At this time all interested parties will be heard on the request of Napoleon Township to Rezone 3.56 acres the property located at 217 Brooklyn Rd. from Mobile Home Park (MHP) and Residential (R-1) to General Commercial (GC).

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday 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) 536-8694 Extension 209. Napoleon 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. John Worden, Zoning Administrator

The Exponet
Insertion Date: September 10, 2019

Copy to John Hummer, Clerk

TOWNSHIP OF NAPOLEON

6755 Brooklyn Road
P.O. Box 385
Napoleon, Michigan 49261
(517) 536-8694

Napoleon Township
County of Jackson, STATE OF MICHIGAN

AFFIDAVIT OF MAILING OF NOTICE

I, John Hummer being first duly sworn, depose and say that on the 10th day of September, 2019 I mailed a true and correct copy of the attached Notice of Public Hearing and Meeting of the Planning Commission for September 26, 2019, to the owners of each property proposed for Rezoning(s) in said Notice, to the applicant (s) for said Rezoning(s), to all persons to whom any real property is assessed within three hundred (300) feet of any property proposed in said Notice for Rezoning(s) as shown on the last assessment role of the Township, and to the occupants of all single-family and two-family dwellings located within three hundred (300) feet of any property therein proposed for Rezoning(s), all as shown on the attached list, by properly addressing an envelope to each person or to "occupant" where a tenant's name was not known, placing a copy of the Notice in each envelope, and sealing the envelopes and mailing the same, First Class Mail, with postage fully prepaid, from a United States Post Office box in Jackson, Michigan, all in accordance with MCLA 125.284.

(Signature) _____

John Hummer, Clerk

Subscribed and sworn to before me on _____, 2019

(Signature) _____

_____, Notary Public

Jackson County, Michigan

Expiration of Commission:

Name: Napoleon Township
Mailings: 27

AFFIDAVIT.doc

NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 19-090014

APPLICATION FOR

- Rezoning ** to General Commercial
- Site Plan Review
- Planned Developments
- Special Land Use
- Amendments
- Variance ♦
- Conditional Use **
- Home Occupation **
- Site Plan Change/Renewal
- Administrative Site Plan
- Other

This application will not be processed if incomplete. **All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation thirty (30) days prior to the next Planning Commission meeting.

♦All required materials must be submitted at least thirty (30) days prior to the next Zoning Board of Appeals meeting.

APPLICANT INFORMATION (If different than owner, a letter of authorization from the owner must be attached)

Name(s) Napoleon Township Phone 517-536-8694
 Address 6755 Brooklyn Rd, PO Box 385
Napoleon, MI 49261

OWNER INFORMATION

Name(s) Napoleon Township Phone 517-536-8694
 Address 6755 Brooklyn Rd, PO Box 385
Napoleon, MI 49261

PROPERTY INFORMATION

Address or Location 217 Brooklyn Rd
 Permanent Parcel # 000-14-38-477-003-03
 Zone District (Current) Mobile Home Park Property Size 3.56 Acres
 Attach legal description-also a survey, site drawing and pictures may be required.

NARRATIVE DESCRIPTION OF PROPOSED USE/REQUEST (attach additional pages as needed)

The subject property is an abandoned mobile home park. Napoleon Township obtained ownership through the tax forfeiture process. Our intent is to clear the mobile homes from the property and make it available for commercial development.
 I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Don Wymmer Signature of Applicant 20 August 2019 Date
Napoleon Township Supervisor Signature of Applicant

I hereby grant permission for members of the Napoleon Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

Don Wymmer Signature of Applicant 20 August 2019 Date
 Signature of Applicant

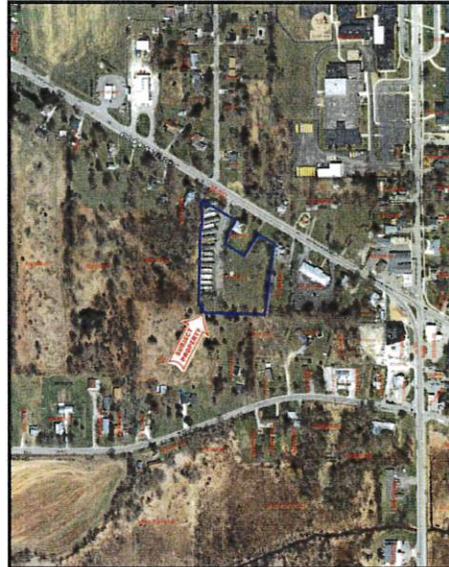
DO NOT WRITE BELOW THIS LINE

Date Received 8/20/19 Application E-mail or CD/PDF
 Submitted Materials: Site plan # of copies 24 x 36 11 x 17 CD/PDF
 Site plan checklist Environmental checklist Pictures\ Video
 Survey: Stake Mortgage
 Letters: JCRC JCDC JCHD DPW JCAP DEQ FIRE
 Application Fee NA Publication/Mailing Fee _____

Meeting Dates: PC 9/26/19
 ZBA _____
 CNTY 10/10/19
 TWPBD 10/17/19
 Publication Dates #1 Sept 14 2019
 WEB _____

APPLICATION ACCEPTED BY: John Warden

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets. Publication and postage cost charged accordingly over and above filing fees.



APPRAISAL OF REAL PROPERTY

LOCATED AT:

217 Brooklyn Rd

Jackson, MI 49201

FOR:

Dan Wymer, Napoleon Township Supervisor

6755 Brooklyn Rd

Napoleon, MI 49261

AS OF:

07/31/2019

BY:

Patrick J Jors

Jors Appraisal Company LLC

2900 Spring Arbor Road

Jackson, Michigan 49203

Client	Dan Wymer, Napoleon Township Supervisor		File No. 33855	
Property Address	217 Brooklyn Rd			
City	Jackson	County	Jackson	State MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor			

TABLE OF CONTENTS

Cover Page 1

Table of Contents 2

GP Land 3

Supplemental Addendum 5

Subject Photos 9

Comparable Photo Page 10

Location Map 12

Site Drawing and Legal Description 13

Aerial View 14

Additional Aerial View 15

Statement of Limiting Conditions 16

Appraiser Qualifications 18

Appraiser License Addendum 19

LAND APPRAISAL SUMMARY REPORT

File No.: 33855

Property Address:	217 Brooklyn Rd	City: Jackson	State: MI	Zip Code: 49201							
County: Jackson	Legal Description: See Site Drawing and Legal Description (Tax Description) exhibit										
Assessor's Parcel #: 000-14-36-477-003-03	Tax Year: 2019	R.E. Taxes: \$ Not Known	Special Assessments: \$ None Known								
Market Area Name: SE Section of Jackson County	Map Reference: 27100	Census Tract: 0062.00									
Current Owner of Record: NAPOLEON TOWNSHIP	Borrower (if applicable):										
Project Type (if applicable):	<input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) No Project Type HOA: \$ N/A <input type="checkbox"/> per year <input type="checkbox"/> per month										
Are there any existing improvements to the property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable											
If Yes, give a brief description: Abandoned mobile homes. The most recent use of the subject was as a mobile home park. Per client request, the subject is being as vacant land.											
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)											
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective											
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)											
Intended Use: The intended use of this report is in decision making regarding disposition of the subject property.											
Intended User(s) (by name or type): The intended user of this report is the client and others involved in decision making regarding disposition of the subject.											
Client: Dan Wymer, Napoleon Township Supervisor		Address: 6755 Brooklyn Rd, Napoleon, MI 49261									
Appraiser: Patrick J Jors		Address: 2900 Spring Arbor Rd, Jackson, MI 49203									
Characteristics											
Location:	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use							
Built up:	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner	PRICE AGE	One-Unit 30%							
Growth rate:	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	\$(000) (yrs)	2-4 Unit 0%							
Property values:	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	40 Low New	Multi-Unit 0%							
Demand/supply:	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	600 High 150+	Comm'l 0%							
Marketing time:	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		140 Pred 50	Vacant Land 70%							
Change in Land Use											
<input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *											
Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Area Comments: Conventional financing is readily available at rates purchasers consider acceptable. Sellers need not negotiate a sale on financing related concessions. Local market conditions constitute a normal supply/ demand relationship with typical market time of 90-180 days. This data was obtained from the local MLS service.											
Dimensions: See Site Drawing and Legal Description (Tax Description) exhibit Site Area: 3.56 Acres											
Zoning Classification: Commercial Description: The subject is currently zoned MHP (Mobile Home Park), per client request it is being appraised as being zoned commercial.											
Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements											
Uses allowed under current zoning: For a complete list of uses allowed the reader should obtain an up to date copy of the applicable zoning ordinances. A complete list of allowed uses is beyond the scope of this appraisal.											
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ N/A/ N/A											
Comments: Extraordinary Assumption: It is assumed there are no applicable CC&Rs (covenants, conditions, and restrictions).											
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Vacant land available for commercial use.											
Actual Use as of Effective Date: Abandoned mobile home park. Use as appraised in this report: Vacant Land											
Summary of Highest & Best Use: Highest and Best Use is: The legal use of the land which would bring the greatest economic return over a given period of time. For the subject property, that would be vacant land available for commercial use.											
Utilities											
Electricity	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	~85+/- and ~180+/-			
Gas	<input checked="" type="checkbox"/>	Readily Available	Street	Two Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Level			
Water	<input checked="" type="checkbox"/>	Readily Available	Width	Adequate for 2 way traffic			Size	Average/Typical			
Sanitary Sewer	<input checked="" type="checkbox"/>	Readily Available	Surface	Asphalt			Shape	Very Irregular			
Storm Sewer	<input type="checkbox"/>	None	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate			
Telephone	<input type="checkbox"/>	Readily Available	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Average			
Multimedia	<input type="checkbox"/>	Readily Available	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>					
Other site elements:	<input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)										
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 26075C0350D FEMA Map Date 05/03/2010											
Site Comments: See Supplemental Addendum											



LAND APPRAISAL SUMMARY REPORT

File No.: 33855

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Jackson Multiple Listing Service and Assessor records

1st Prior Subject Sale/Transfer Analysis of sale/transfer history and/or any current agreement of sale/listing: _____

Date: _____

Price: _____

Source(s): _____

2nd Prior Subject Sale/Transfer

Date: _____

Price: _____

Source(s): _____

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	217 Brooklyn Rd Jackson, MI 49201	317 Brooklyn Rd Jackson, MI 49201	418 N Main St Brooklyn, MI 49230	2732 E South St Jackson, MI 49201	
Proximity to Subject		0.12 miles W	3.47 miles S	6.62 miles NW	
Sale Price	\$ N/A	\$ 58,000	\$ 66,667	\$ 35,357	
Price/	\$	\$ Per Acre	\$ Per Acre	\$ Per Acre	
Data Source(s)	Site Visit	Jackson Multiple Listing Service	Jackson Multiple Listing Service	Jackson Multiple Listing Service	
Verification Source(s)	Assessor Record	Assessor Record	Assessor Record	Assessor Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing	N/A	Not Known		Cash	
Concessions	N/A	Not Known		None	
Date of Sale/Time	N/A	09/28/2016(+10.5%)	+4,277	01/12/2017(+7.7%)	+5,133
Rights Appraised	Fee Simple	Fee Simple		Fee Simple	
Location	SESection/AvGd	SESection/AvGd		SESec/FairPoor(40%)	+14,143
Site Area	3.56	2.5 Acres (4.93Excess)		7 Acres	
Road Frontage	265 Ft	~280 Ft		~470 Ft	
Gap in Road Frontage	Yes	No	-25,000	No	-25,000
Soils	AvgGood	AvgGood		Fair (+20%)	+13,333
Economy of Scale	None	Superior(-4%)	-2,320	Average Fair (-10%)	+6,667
Sale Price	N/A	\$145,000		Superior(-5%)	-3,333
				Inferior(+13%)	+4,596
				\$247,500	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-23,043	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-16,534
				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	1,997
Adjusted Sale Price (in \$)		\$ 34,957		\$ 50,133	\$ 37,354

Summary of Sales Comparison Approach The sales comparison approach is the most reliable indicator of value. Sales 1 and 2 are considered the most similar to subject and are supported by sale 3. A per acre range of \$34,957 to \$50,133 is noted with a mean or average of \$40,815, with sales 1 and 2 in the low and high ends of the range. Based on the data and analysis a reasonable value per acre for the subject property is considered to be \$41,000. A 3% annualized time adjustment has been made to account for increasing values in the subject market in recent years. Location adjustments have been made to account for differences in traffic volume, quality and condition of nearby properties, and proximity to economic activity. A 'Gap in Road Frontage' adjustment was made to account for the old, vacant, and unsightly house property that interrupts the subject road frontage. Soil adjustments were made to account differences in soil drainability. An Economy of Scale adjustment has been made to abide by the principle by which as the number of units increase the cost per unit decreases. The actual site size of comparable 1 when it was sold was 7.43 acres - the use the buyer, "Dollar General", intended for the site did not require the full site size, therefore 4.93 acres are considered excess and excluded from the comparable 1 site size. The subject market is very imperfect for lack of sale activity.

Hypothetical Condition: The subject is appraised as though vacant, with no mobile homes nor mobile home park remnants such as septic systems located on the site.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 146,000

Final Reconciliation Final estimate of value is based on the Sales Comparison Approach. The Cost and Income Approaches to value are generally not used in vacant land appraisal analysis. The final value is based on a value of \$41,000 per acre. FORMULA: 3.56 ACRES X \$41,000 PER ACRE = \$146,000 (rounded)

This appraisal is made "as is", or subject to the following conditions: _____

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 146,000, as of: 07/31/2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains _____ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: Scope of Work

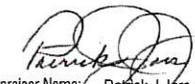
Limiting cond./Certifications Aerial View Exhibits Location Map Flood Addendum

Photo Addenda Site Drawing and Legal Desc Hypothetical Conditions Extraordinary Assumptions Supplemental Addendum

Client Contact: _____ Client Name: Dan Wyrmer, Napoleon Township Supervisor

E-Mail: _____ Address: 6755 Brooklyn Rd, Napoleon, MI 49261

APPRAISER

Appraiser Name:  Patrick J. Jors

Company: Jors Appraisal Company, LLC

Phone: (517) 782-9000 Fax: _____

E-Mail: pat@jorsappraisal.com

Date of Report (Signature): August 10, 2019

License or Certification #: 1201070174 State: MI

Designation: Certified General Appraiser

Expiration Date of License or Certification: 07/31/2020

Inspection of Subject: Did Inspect Did Not Inspect (Desktop)

Date of Inspection: 07/31/2019

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date of Report (Signature): _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Did Inspect Did Not Inspect

Date of Inspection: _____



Supplemental Addendum

File No. 33855

Client	Dan Wymer, Napoleon Township Supervisor				
Property Address	217 Brooklyn Rd				
City	Jackson	County	Jackson	State	MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor				

ELEMENTS OF THE ASSIGNMENT AND SCOPE OF WORK

- #1. The intended use of this report is in decision making regarding disposition of the subject property.**
- #2. The intended user of this report is the client, no other users have been identified. If this client or other readers of this report have any questions regarding reading and/or understanding this report, they should contact the appraiser immediately.**
- #3. The property interest appraised is fee simple.**
- #4. The purpose of this appraisal assignment is to provide Market Value of the subject property as of the effective date of this appraisal, 07/31/2019, the date the subject property was viewed by the appraiser. Market Value is defined in the attached Statement of Limiting Conditions addenda.**
- #5. The appraised value is based on an estimated marketing time (the estimated time it might take to sell the subject property immediately after the effective date of the appraisal) of 90 to 180 days, assuming reasonably aggressive efforts to market the property and consummate a sale.**
- #6. In preparing this appraisal, the appraiser:**
- a. Viewed the subject from Brooklyn Rd and walked the site.**
 - b. Obtained the parcel number, zoning classification, legal description, and site dimension of the subject parcel from township and GIS records via the internet. This data is assumed to be accurate.**
 - c. Described the subject to the level of detail shown in the 'Site Description' section of the form report utilized for this appraisal and in the attached exhibits.**
 - d. Chose comparable sales from the local area MLS data base and gathered information on these comparables for use in the sales comparison approach to value. Since "ideal" comparable sales are seldom found, this appraiser has chosen what are considered the best sales available from a thorough search of the data base; The data pertaining to each of the comparable sales provided in the MLS data base is assumed to be accurate. After selecting the sales, a comparative analysis of relevant factors that affect value was undertaken to adjust the sales to the subject property based upon the actions and the preferences demonstrated by participants in the marketplace.**
 - e. The subject is appraised as vacant land, therefore the cost approach lacks rational and is not considered necessary for credible results**
 - f. Gave consideration to the income approach to value but chose not to use it because vacant land in the area is not typically owned for investment income, therefore no comparable rentals are available. The income approach is also not considered applicable nor necessary for credible results.**
 - h. The appraisal is presented in Appraisal Report format according to the Uniform Standards of Professional Appraisal Practice or USAP standards rule 2-2(a). It presents only summary discussions of the data, analyses, and reasoning used to develop opinions and conclusions. The depth of presentation and discussion in this report is specific to the needs of the client, intended users, and intended use as stated in this report. It is intended to provide sufficient summary level information to enable the client and intended users to understand the rationale for the opinions and conclusions. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's files. The appraiser is not responsible for unauthorized use of this report.**

Supplemental Addendum

File No. 33855

Client	Dan Wymer, Napoleon Township Supervisor				
Property Address	217 Brooklyn Rd				
City	Jackson	County	Jackson	State	MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor				

i. The appraisal problem did not warrant an intensive highest and best use study. Given the nature of the subject real estate, my highest and best use was based in logic and observed evidence.

#7. See the attached Statement of Limiting Conditions addenda for Contingent and Limiting Conditions, and the Appraiser's Certification.

#8. Research on the sales history of the subject was provided by assessment records, the Jackson Area Association of REALTORS, the local title company(s), and/or from this appraiser's files. It should be noted that the appraiser did not conduct a title search. The legal description used in the report was researched through public records. Regional, local, and neighborhood data was provided by public records and the Chamber of Commerce. The appraiser has witnessed first hand the development and evolution of the general area and the specific neighborhood in recent years.

#9. The comparable sales data was obtained from the local M.L.S. as provided by the Jackson Area Association of REALTORS, area assessors, other appraisers in this area and this appraiser's data bank. This data was verified with the participants involved in the transaction whenever possible. The appraiser takes no responsibility for factors relating to marketable title of the subject property.

#10. Zoning for the subject and the surrounding properties was also investigated for the permissible use. The market approach used in this report is the primary determinant of value. After assembling and analyzing the data defined in this scope of appraisal, a final estimate of market value was made and set forth in this report.

#11. There is a question in the Site Description section on page one of the form report used for this appraisal: Are CC&Rs applicable? CC&Rs are covenants, conditions and restrictions. An investigation to identify any applicable CC&Rs is outside the scope of this appraisal. Extraordinary assumption: It is assumed that there are no adverse CC&Rs. If there are any adverse CC&Rs they could have a negative impact on the appraised value. The client may want to conduct a search for CC&Rs at the Registrar of Deeds or hire a title company to conduct such a search. The appraiser reserves the right to modify the appraised value if adverse CC&Rs are found.

#13. A complete list of uses allowed under current zoning is outside the scope of this appraisal. If the user or reader of this report wants a complete list of uses allowed a copy of the applicable zoning ordinances should be obtained from the city or township zoning department.

• Land: Neighborhood Comments

#1. This rural area is bordered by the Napoleon School District. The neighborhood is made up mainly with single family residential homes, farms, and vacant land. There is an average and typical variety of styles and designs of homes throughout this neighborhood. The continuity among these homes is average, consideration given to age, quality and condition of improvements.

#2. The subject is located on the south of Brooklyn Rd (aka M-50) between Napoleon Rd and Oakpoint Rd. This area is situated in the SE section of Jackson County. The subject is approximately 7 miles SE of the city of Jackson. The level of maintenance to existing properties in this area is average overall.

#3. Historically, property in this area has exhibited average to good resalability. Amenities in this area are considered typical for this type of neighborhood. Schools, shopping, parks and employment centers are located within acceptable commuting distance to this area.

• Land: Site Comments

#1. The subject site is average & typical of this market area in terms of size & utility, with no

Supplemental Addendum

File No. 33855

Client	Dan Wymer, Napoleon Township Supervisor				
Property Address	217 Brooklyn Rd				
City	Jackson	County	Jackson	State	MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor				

adverse easements noted at the time of the inspection.

#2. The subject property is located in FEMA zone "X". The local unit of government has complied with the federal requirements and the area has been mapped by the Federal Emergency Management Agency for the National Flood Insurance Program. The improvements appear to be sufficiently elevated above surrounding lakes, rivers and streams. This appraiser has no knowledge of this area flooding in recent times.

• **Land: Adverse Environmental Conditions**

#1. HAZARDOUS SUBSTANCES: The existence of hazardous materials and/or toxic waste, that may or may not be present on this property, was not observed by this appraiser; nor do I have any knowledge of any current or previous existence. This appraiser is not qualified to detect such substances. The existence of hazardous materials and/or toxic waste may have an effect on value. An expert in the field should be retained if the client so desires.

• **Land: Market Data**

This Addendum is designed to simplify the reporting of comments most typically required by lenders/clients and to clarify aspects of the appraisal process. Every effort has been made to conform to all FNMA and FHLC guidelines; and, in most cases, an even stricter interpretation found common to most investors in the secondary market. This appraiser has selected what are believed to be the best comparable sales available from the open market search, relying upon the Multiple Listing Services with which we are associated, other REALTORS, appraisers, county and township records. Adjustments in the Market Data Approach are based on market extraction with additional support from known cost figures. Occasionally, it is necessary to: (1) use comparables that occurred over six (6) months prior to the appraisal date; (2) have individual adjustments that exceed 10% of the comparable's sale price; (3) have gross adjustments more than 25% of the comparable's sale price; or (4) to use properties that are located more than the typical distance from the subject. Since "ideal" comparable sales are seldom found, this appraiser has chosen the best sales available from the open market search. The sale data selected meet inventory underwriting standards, and also conform to guidelines established by The Appraisal Institute of which I was a member.

#1. All comparable sales used in this report are "SOLD AND CLOSED" unless otherwise indicated. Verification of same was obtained from either the buyer, the seller, the REALTOR involved in the sale, the local MLS and/or this offices' files.

#2. The MLS data used in this report was taken from the Jackson Area Association of REALTORS. The information shown in the market data section for the comparable sales is derived from a combination of sources: (a) MLS data; (b) appraisals on file in this office; (c) appraisal data from other appraisers in the area; and (d) records from local units of government.

#3. It is noted that there were net individual adjustments that exceeded 10% and gross adjustments that exceeded 25%. In addition, there were cumulative adjustments, positive or negative, that exceeded 15%. These adjustments are larger than normal and are so noted. The sales chosen were considered the best available, from a thorough search of the market. Other sales analyzed would have required less desirable adjustments and were not used for that reason.

#4. One or more of the comparable sales occurred over six (6) months prior to the appraisal date; however, this appraiser felt that these sales were the most appropriate and placed reliance on them over other sales analyzed.

• **Land: Conditions of Appraisal**

#1. No value for timber, gravel, mineral rights, etc. is included in this report. This appraiser is not qualified to give opinions on such items. An expert in that field should be contacted if the client so desires.

Supplemental Addendum

File No. 33855

Client	Dan Wymer, Napoleon Township Supervisor			
Property Address	217 Brooklyn Rd			
City	Jackson	County	Jackson	State MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor			

#2. In Michigan, appraisers are required to be licensed/certified and are regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909.

#3. See the table of contents for the number of pages in this report.

• **Land: Electronic Signature**

#1. This appraisal report has been Signed Electronically. Fannie Mae guidelines and the Uniform Standards of Professional Appraisal Practice (USPAP) indicate that measures must be taken to insure the integrity of the Electronic Signature. This appraiser has affixed his own signature to the report and this signature is only available to this appraiser by password. Therefore, electronically affixing a signature to this report using this method, has the same level of authenticity and responsibility as a hand affixed signature.

Subject Photos

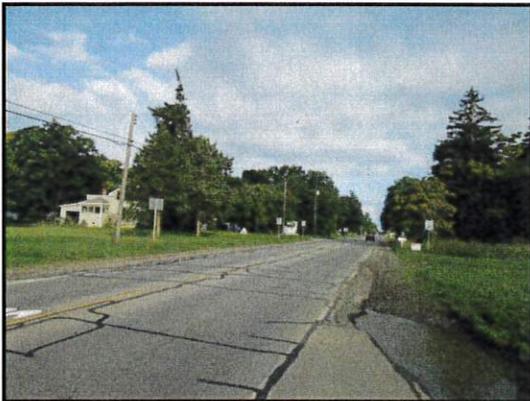
Client	Dan Wymer, Napoleon Township Supervisor				
Property Address	217 Brooklyn Rd				
City	Jackson	County	Jackson	State	MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor				



Looking SW To The Subject From Brooklyn Rd



Looking SE To The Subject From Brooklyn Rd



Road View Looking NW



Road View Looking SE



Looking South Along West Portion of The Subject



Looking South Along West Portion of The Subject

Subject Photos

Client	Dan Wymer, Napoleon Township Supervisor				
Property Address	217 Brooklyn Rd				
City	Jackson	County	Jackson	State	MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor				



Looking South Along West Portion of The Subject



Looking North Along West Portion of The Subject



Looking North Along East Portion Of The Subject



Looking NW From The Area of The SE Corner of The Subject



Looking South Along East Boundary of the Subject From Near The NE Corner of The Subject

Comparable Photo Page

Client	Dan Wymer, Napoleon Township Supervisor			
Property Address	217 Brooklyn Rd			
City	Jackson	County	Jackson	State MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor			



Comparable 1

317 Brooklyn Rd
 Prox. to Subject 0.12 miles W
 Sale Price 58,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location SESection/AvGd
 View
 Site 2.5 Acres (4.93Excess)
 Quality
 Age



Comparable 2

418 N Main St
 Prox. to Subject 3.47 miles S
 Sale Price 66,667
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location SESection/Gd(-10%)
 View
 Site 2.25 Acres
 Quality
 Age

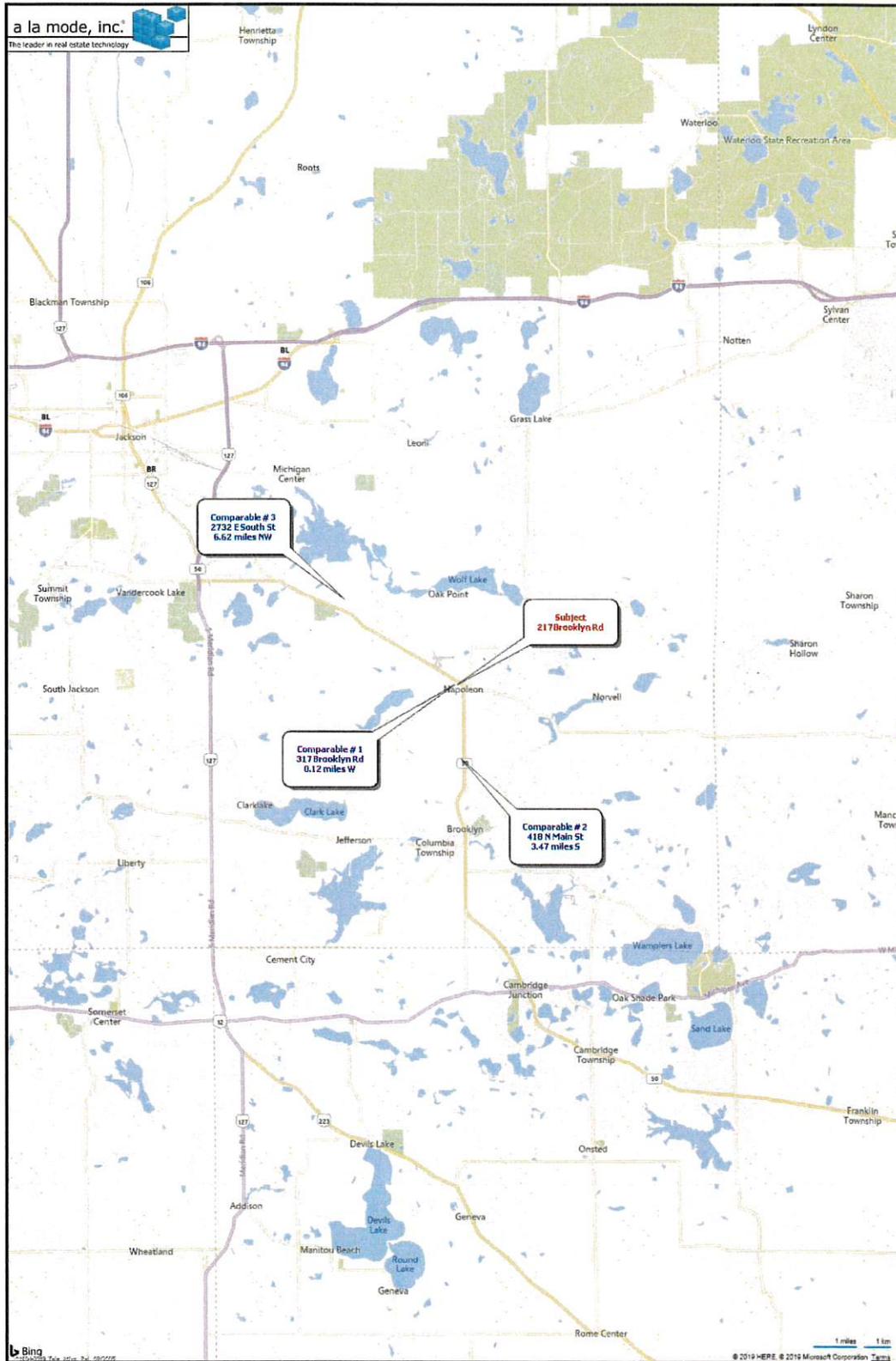


Comparable 3

2732 E South St
 Prox. to Subject 6.62 miles NW
 Sale Price 35,357
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location SESec/FairPoor(40%)
 View
 Site 7 Acres
 Quality
 Age

Location Map

Client	Dan Wymer, Napoleon Township Supervisor			
Property Address	217 Brooklyn Rd			
City	Jackson	County	Jackson	State MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor			



Site Drawing and Legal Description

Client	Dan Wymer, Napoleon Township Supervisor		
Property Address	217 Brooklyn Rd		
City	Jackson	County	Jackson
		State	MI
		Zip Code	49201
Lender	Dan Wymer, Napoleon Township Supervisor		

Parcel Report - Parcel ID: 000-14-36-477-003-03

7/12/2019

<p>Owner Name NAPOLEON TOWNSHIP</p> <p>Owner Address 6755 BROOKLYN RD NAPOLEON, MI 49261</p> <p>Parcel Address 217 BROOKLYN RD JACKSON, MI 49201</p> <p>Property Class 711 - TWP/CITY/VILLAGE OWNED</p> <p>Acres 3.56</p> <p>Liber/Page 2110-631</p> <p>Legal Description: BEG AT INTERSECTION OF CEN OF M-50 HWY WITH E 1/8 LN OF SEC 36 TH S 58DEG 55'E ALG SD CEN LN 402.56 FT TO PT WH IS THE PL OF BEG OF THIS DESCN TH S 58DEG 55'E ALG SD CEN LN 380.2 FT TH SWLY IN A STRAIGHT LN TO A PT DISTANT 626.34 FT E OF E 1/8 LN AND DISTANT 669.57 FT N OF S SEC LN TH N 88DEG 22'W PAR WITH S SEC LN TO A PT 330 FT E OF E 1/8 LN TH N PAR WITH E 1/8 LN 418.88 FT TH NELY IN A STRAIGHT LN TO BEG. EXC BEG AT SW COR OF SE 1/4 OF SEC 36 TH S88DEG 22'E ALG THE S LN OF SD SEC 1319.71 FT TH NODG 03'37"W 1472.56 FT TO CEN OF SD HWY TH S58DEG 56'57"E ALG CEN OF SD HWY 604.20 FT FROM SE COR OF SD SEC TH S58DEG 56'57"E ALG SD CEN 120 FT TH S31DEG 03'31"W PERPENDICULAR TO CEN OF M-50 HWY 200 FT TH N58DEG 56'57"W 104.60 FT TH N15DEG 57'09"E 59.13 FT TH N31DEG 03'03"E PERPENDICULAR TO CEN OF M-50 HWY 142.91 FT TO BEG. ALSO COM AT THE INTERSECTION OF THE CENTER OF M-50 WITH THE E 1/8 LN OF SEC 36 TH S58'55'E ALG THE C.L. OF M-50 49 FT TH SWLY IN A STRAIGHT LN 210 FT TO THE E 1/8 LN AT A PT DISTANT 232 FT S OF THE C.L. OF M-50 TH S ALG THE E 1/8 LN 527 FT TH E PAR WITH THE S SEC LN 310 FT TO POB TH E PAR WITH THE S SEC LN 20 FT TH N PAR WITH THE E 1/8 LN 360 FT TH W PAR WITH THE S SEC LN 10 FT TH SWLY IN A STRAIGHT LN TO THE BEG. SEC 36 T3S R1E COMBINED ON 11/15/2007 WITH PART OF 000-14-36-477-002-00;</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Taxable Value</td> <td style="width: 10%;">2017</td> <td style="width: 10%;">2018</td> <td style="width: 10%;">2019</td> </tr> <tr> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>Assessed Value</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>Homestead</td> <td colspan="3">0.0</td> </tr> <tr> <td>Gov't Unit</td> <td colspan="3">Napoleon</td> </tr> <tr> <td>Tax Unit</td> <td colspan="3">Napoleon</td> </tr> <tr> <td>School District</td> <td colspan="3">NAPOLEON SCHOOL</td> </tr> <tr> <td>Status</td> <td colspan="3">Active</td> </tr> </table>	Taxable Value	2017	2018	2019	\$0.00	\$0.00	\$0.00	\$0.00	Assessed Value	\$0.00	\$0.00	\$0.00	Homestead	0.0			Gov't Unit	Napoleon			Tax Unit	Napoleon			School District	NAPOLEON SCHOOL			Status	Active		
Taxable Value	2017	2018	2019																														
\$0.00	\$0.00	\$0.00	\$0.00																														
Assessed Value	\$0.00	\$0.00	\$0.00																														
Homestead	0.0																																
Gov't Unit	Napoleon																																
Tax Unit	Napoleon																																
School District	NAPOLEON SCHOOL																																
Status	Active																																

WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
 The intent of this map is to allow easy access and visual display of government information and services.
 Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.
 This parcel data last updated: July 09, 2019

Aerial View

Client	Dan Wymer, Napoleon Township Supervisor				
Property Address	217 Brooklyn Rd				
City	Jackson	County	Jackson	State	MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor				



Additional Aerial View

Client	Dan Wymer, Napoleon Township Supervisor			
Property Address	217 Brooklyn Rd			
City	Jackson	County	Jackson	State MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor			



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
11. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Appraisal Practice.
12. I have made a personal inspection of this property.
13. No one provided significant real property appraisal assistance to the person signing this certification.

ADDRESS OF PROPERTY ANALYZED: 217 Brooklyn Rd, Jackson, MI 49201

APPRAISER:

Signature: 
Name: Patrick J Jors
Title: Certified General Appraiser
State Certification #: 1201070174
or State License #: _____
State: MI Expiration Date of Certification or License: 07/31/2020
Date Signed: August 10, 2019

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
Title: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
 Did Did Not Inspect Property

Appraiser Qualifications

File No. 33855

Client	Dan Wymer, Napoleon Township Supervisor				
Property Address	217 Brooklyn Rd				
City	Jackson	County	Jackson	State	MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor				

Qualifications of Appraiser**Patrick J. Jors****EDUCATION:**

Bachelor of Arts, Business Administration, Michigan State University 1977

PROFESSIONAL EDUCATION:

Appraising the Tough Ones, The Appraisal Institute, 2003
 Narrative Report Writing, Northern Michigan University, 2006
 Market Analysis and Highest & Best Use, The Appraisal Institute, 2006
 Capitalization, Northern Michigan University, 2007
 Business Valuation, Northern Michigan University, 2007
 General Appraiser Income Approach Part I, The Appraisal Institute, 2008
 General Appraiser Income Approach Part II, The Appraisal Institute, 2008
 REO Appraisal, The Appraisal Institute, 2008
 Declining Markets and Sales Concessions, The Appraisal Institute, 2008
 General Appraiser Sales Comparison Approach, The Appraisal Institute 2009
 Appraising the Appraisal, The Appraisal Institute 2012
 REO and Foreclosures, McKissock 2012
 Essential Elements of Disclosures and Disclaimers, McKissock 2014
 Appraising Manufactured Homes, McKissock 2014
 Understanding Residential Construction 2016
 The New FHA Handbook 2016
 Environmental Hazards Impact On Value 2018
 FHA Inspection 2018

LICENSURE, AFFILIATIONS, AND EXPERIENCE:

Licensed by the State of Michigan Department of Licensing and Regulatory Affairs Certified
 General Appraiser
 Hardwick Appraisal Company, July 2003 to December 2015
 Jors Appraisal Company, January 2016 to Present

TYPES OF APPRAISALS PERFORMED

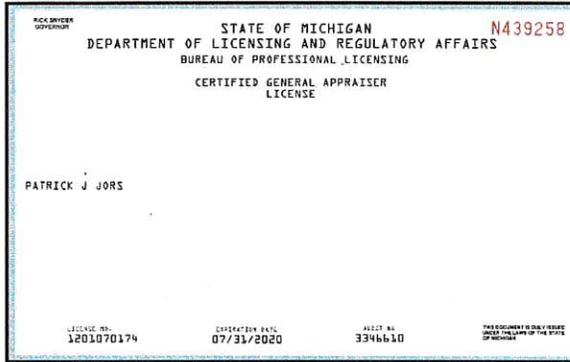
Single and Multi-Family Residential, Condominium, Vacant Land, and Commercial

WORK CONTRIBUTED TO THE FOLLOWING CLIENTS:

American 1 Federal Credit Union	Fifth Third Bank
American Community Federal Credit Union	Flag Star Bank
Aeroquip Credit Union	Genesis Relocation Management
Bank of Ann Arbor	Heritage National Mortgage Corp.
Ann Arbor Commerce Bank	Michigan Community Credit Union
Comerica Bank	MSU Federal Credit Union
Community Federal Credit Union	National City Mortgage
County National Bank	Prudential Relocation
CP Federal Credit Union	Quicken Loan, Inc. (Rock Financial)
EDS Relocation Services	South Central States Employees CU
ERA Franchise Systems, Inc.	University of Michigan Credit Union
Fannie Mae	Wells Fargo Bank, N.A.
Farmers State Bank	Various Attorneys
Fidelity Valuation Services	

Appraisers License Addendum

Client	Dan Wymer, Napoleon Township Supervisor		
Property Address	217 Brooklyn Rd		
City	Jackson	County	Jackson State MI Zip Code 49201
Lender	Dan Wymer, Napoleon Township Supervisor		



Patrick J. Jors
 Certified General Appraiser
 MI License #1201070174

Untitled Map

Write a description for your map.

Legend

-  217 Brooklyn Rd
-  Flagstar Bank



217 Brooklyn Rd

Google Earth

200 ft



Case#19-09-0014-217 Brooklyn Rd.- Napoleon Township
From Mobile Home Park & Residential to General Commercial



This page is intentionally blank.



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #19-25

To: County Planning Commissioners
From: Grant E. Bauman
Date: October 7, 2019

Proposal: Detached Accessory Structure Setbacks in Hanover Township's Residential Districts

The Request and Background Information

Proposed amendments to the *Hanover Township Zoning Ordinance* would clarify the setback requirements for detached residential accessory structures in relation to bodies of water.

Staff Analysis and Advisement

Detached accessory structures in residential districts are currently allowed to be located as close as 5 feet from rear and side lot lines (outside of the required front yard). The proposed amendment would remove that exception for lots abutting a body of water. In that circumstance, detached accessory structure would be required to be set back 50 feet from the body of water. This is a common zoning requirement aimed at preserving lakefronts, which many people lake residents consider to be their front yard.

The waterfront setback for accessory structures should not be greater than the rear setback for primary structures. The setback should also allow for decks or other outdoor living spaces next to the house. The Township may also want to consider allowing docks and low decks along the water's edge if the definition for accessory structures include those types of amenities.

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

Staff Report Attachments:

- Background information provided by Hanover Township

Suggested Actions:

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

ZONING AMENDMENT FORM



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

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____ (_____) ZONE TO _____ (_____) ZONE.
2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE IV SECTION 4.5.5b

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

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

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Aug. day 29 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: County Press

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

Alan Schepelman Chair or Secretary 9 / 30 / 19 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month October day 10 year 2019
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

B. Zoning Ordinance Text Amendment:

Hanover Township Zoning Ordinance

Section 4.5.5b

b. All detached accessory structures in any residential district shall be subject to the same dimensional requirements affecting the principal structure, except, however, such accessory structure may be placed not less than five (5) feet from any rear lot line or the rear yard portion of any side lot line, and shall not exceed twelve (12) feet in height. This exception does not apply to parcels abutting a body of water and the rear setback for accessory structures on said parcels will be 50' from the waters edge.

HANOVER TOWNSHIP PLANNING COMMISSION

September 18, 2019

Members Present: Mark Nastally, Alan Scheppelman, Angie Bodell (late)

Members Absent: Bruce Snyder

Meeting was called to order by Scheppelmann at 7:05 pm

Meeting minutes from July 16, 2019 were read individually by the Members.

Motion to approve the minutes by Bodell, seconded by Nastally. Motion passed unanimously.

Discussion regarding Section 4.5.5.b of the Zoning Ordinance and the setback for accessory buildings on lake lots. Mr. Scheppelman reads the current language aloud and opens up for public comment.

Mary Jo Kennedy is not sure where we want to go with the ordinance. She doesn't think we should change the ordinance just to change it. She wants to know if there is data showing a problem or a cause for concern. Just because one or two people complained, we should change the rule. Pie shaped lots may not be able to build if we change the setbacks.

Ken Powers asked if anyone has reached out to Region 2. He spoke with Grant at Region 2 and several communities use the 50' setback and feels a bunch of little buildings could hurt property value.

Alan Schultz asked for clarification on the 5' setback

Phil Fishmeister is concerned about the 50' setback and would like clarification in the zoning books regarding setbacks.

Burly Grimes has a question on the process of a variance

Rod Hardy asked about a permanent vs temporary structure and was told a variance wasn't needed for a temporary structure.

Bob goldsmith is in support of the 50' setback from the waters edge.

Public comment closed

Suggestion to add the following language to 4.5.5.b:

This exception does not apply to parcels abutting a body of water and the rear setback for accessory structures on said parcels will be 50' from the waters edge.

Motion to support language by Nastally; support by Bodell. Motion passed unanimously.

Sheppelmann stated that we need to have a public hearing to review Section 6.7.c and 6.7.e.

Sheppelmann motioned to adjourn, which was seconded by Bodell. Motion passed unanimously

Meeting adjourned at 8:30 pm

Minutes submitted by Angela Bodell