



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: January 9, 2020

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 December 12, 2019, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the January 9, 2020, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ | #20-01a & -01b | Summit Township Rezoning [**ACTION**] 7
 - (2) CZ | #20-02 | Napoleon Township Rezoning [**ACTION**] 15
 - (3) CZ | #20-03a & 03b | Spring Arbor Township Rezoning [**ACTION**] 21
 - 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 – *Jackson County Master Plan*
 - 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 February 13, 2020

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MEETING MINUTES

December 12, 2019

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

Members Present: Mr. Roger Gaede, Environment; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; Mr. Corey Kennedy, Jackson County Board of Commissioners; Ms. Jennifer Morris, At Large; and Mr. Jim Videto, Agriculture

Members Absent: Mr. Timothy Burns, At Large, and Ms. Amy Guerriero, Industry and Economics;

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Secretary Morris. 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 November 7, 2019, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, to **approve** the December 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 #19-34 – Leoni Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID #000-09-29-326-002-00 and located in Section 29 (T2S-R1E) of the Township—from ‘agricultural (AG-1)’ to ‘heavy industrial (M)’. County Planning Commissioners were advised to recommend **disapproval** of the rezoning (please see the staff report).

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

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(2) **CZ #19-35 – Henrietta Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID #000-04-21-101-003-02 and #000-04-21-003-03 and located in Section 21 (T1S-R1E) of the Township—from ‘agricultural (AG-1)’ to ‘commercial (C-1)’. County Planning Commissioners were advised to recommend **approval** of the text amendments (please see the staff report). Comm. Morris suggested that the Township consider amending its future land use map to make the existing commercial node larger.

A motion was made by Comm. Morris, and seconded by Comm. Jennings, to recommend **approval with comments** of the ‘C-1’ rezoning request to the Henrietta Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(3) **CZ #19-36 – Norvell Township**

Staff summarized his report on the proposed text amendments to the *Norvell Township Zoning Ordinance* regarding ‘wireless communication facility and structures’ and the ‘keeping of animals’ (specifically ‘miniature horses’). County Planning Commissioners were advised to recommend separate **approvals with comments** of the amendments regarding ‘wireless communication facility and structures’ and the ‘keeping of animals’ (please see the staff report). Comm. Morris suggested that the security fences be required to be ‘solid’ rather than ‘woven wire’.

A motion was made by Comm. Kennedy, and seconded by Comm. Jennings, to concur with the staff advisement to recommend **approval with comments** of the text amendments regarding ‘wireless communication facility and structures’ to the Norvell Township Board. *The motion was approved unanimously.*

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the text amendments regarding the ‘keeping of animals’ to the Norvell Township Board. *The motion was approved unanimously.*

b. **Consideration of Master Plan(s).**(1) **MP #19-06 – Concord Area**

Staff summarized its report on the proposed *Concord Area 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. Videto stated that the proposed mixed use corridor along M-60 is inconsistent with adjacent townships and Comm. Morris remarked on its large width. Comm. Hawley noted that by establishing such a large mixed use corridor, the Village and Township may find it more difficult to maintain and fill existing development in the area.

A motion was made by Comm. Hilleary, and seconded by Comm. Videto, 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 | Existing Land Use**

Staff provided County Planning Commissioners with more detailed existing land use mapping utilizing assessment data. Residential, commercial and industrial, and exempt uses are highlighted on separate maps and a new map displays areas of low-intensity and high-intensity land uses which should be useful in creating a generalized countywide future land use map.

(2) **Jackson County Master Plan | Next Steps**

County Planning Commissioners decided to postpone the discussion on next steps until the January 9, 2020, meeting. Staff was directed to provide digital copies of the existing land use maps (large scale) and other background materials to the Commissioners prior to the meeting.

b. **New Business.**

(1) **2019 JCPC Annual Report**

Staff provided County Planning Commissioners with the Annual Report for 2019, summarized its content, and requested approval so that it can be submitted to the County Board in January.

A motion was made by Comm. Gaede, and seconded by Comm. Hawley, to **approve** the 2019 JCPC Annual Report as presented. *The motion was approved unanimously.*

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

Item 8. **Commissioner Comment.** None.

Item 9. **Adjournment.** The meeting was adjourned by Secretary Morris at 7:04 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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COORDINATED ZONING REPORT | #20-01a & -01b

To: County Planning Commissioners

From: Grant E. Bauman, Principal Planner

Date: January 9, 2020

Proposal: **A rezoning in Summit Township**

Request

The property is proposed for rezoning to 'planned residential (PR-1)' and 'local commercial (C-1)'.

Purpose

The purpose of the request is to "[a]llow [the] development of 68 residential living units as Site Condominium[s]" on approximately 49 acres and to "[a]llow development of Commercial to serve the [condominiums]" on approximately 3 acres (see the Zoning Amendment Forms).*

Location and Size of the Property

The 52-acre subject parcel (ID #000-13-16-427-006-22) is situated in Section 16 (T3S-R1W) of the Township (see Figure 1). It is located at 931 Horton Road, southwest of Ella Sharp Park and Sharp Park School (in the City of Jackson). It is also adjacent to Cranmoor Road and the Horton Road Trail.

Land Use and Zoning

Current Land Use – With the exception of a single residence and associated outbuildings located along Horton Road (see Figure 1), the subject property is essentially vacant (see the rezoning worksheet forms). Property assessment data (i.e., an approximation for existing land use), shows that the subject property and most of the surrounding properties are taxed for 'residential' uses (see Figure 2). A couple of properties to the north along Horton Road are taxed for 'commercial' uses.

Future Land Use – The *Summit Township Master Plan* places the subject property in an area recommended for 'low density residential' uses, as are most of the surrounding parcels (see Figure 3). A small area recommended for 'commercial' uses is located to the north along Horton Road.

Current Zoning – The majority of the subject property is zoned 'suburban residential 2 (RS-2)', as are parcels on the north side of Horton Road and to the south (see Figure 4). However, portions of the subject property in the vicinity of Cranmoor Road are zoned 'suburban residential 1 (RS-1)', as are most of the properties to the east. Properties to the west are zoned 'urban residential 1 (RU-1)'. Small 'local commercial (C-1)' and 'office (O-1)' districts are located to the north along the east and west sides of Horton Road, respectively.

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

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services are provided to the subject property (see the rezoning worksheet forms).

Public Road/Street Access – Horton Road, a paved ‘county primary’ constructed to ‘class A standards’, provides direct access to the subject parcel. Cranmoor Road, a paved ‘county local’ subdivision street, also provides direct access to the property.

Environmental Constraints – The subject property has no known environmental constraints according to the Township (see the rezoning worksheet forms). However, the County Drain Commissioner suggests that the Township’s zoning approval and site plan approval may be premature, for the reason that adequate drainage infrastructure does not exist on the site, nor has such been proposed to accommodate the proposed development (see the letter from the County Drain Commissioner and Figure 6). Mr. Tim Yost, an adjacent homeowner to the west, also echoed those concerns.

It should also be pointed out that the applicant could theoretically develop up to 214 lots (of at least 10,000 sf.) on the approximately 49 acres proposed for rezoning to PR-1 given the current ‘suburban residential 2 (RS-2)’ zoning, and the availability of water and sewer; the actual number of lots would depend upon the area taken up by rights-of-way/easements for roads, wetlands, and other amenities.

Analysis and Recommendation

Township Planning Commission Recommendation – The Summit Township Planning Commission considered a request to rezone the approximately 3-acre proposed commercial area to ‘general commercial (C-2)’ and the approximately 49-acre proposed residential area to ‘planned residential (PR-1)’. The Commission recommends **approval** of the proposed rezoning of the proposed commercial area to ‘local commercial (C-1)’ and the proposed residential area to ‘planned residential (PR-1)’, with the 4 lots proposed along both sides of Cranmoor Road removed (see the Zoning Amendment Forms, meeting minutes, and Figure 6). **It should also be noted** that staff provided a report and advisements regarding the initial requests (and updated to create this report).

JCPC Staff Analysis – Sec. 150.381 of Summit Township’s [zoning code](#) —and the zoning plan element in the [Summit Township Master 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. Summit Township’s future land use map recommends ‘low density residential’ uses for the subject property and most of the surrounding parcels (see Figure 3). A small area to the north along Horton Road is recommended for ‘commercial uses’. The Township’s zoning plan equates the ‘commercial’ land use category with the proposed ‘local commercial (C-1)’ zoning. The proposed ‘planned residential (PR-1)’ district is equated to both the ‘low density residential’ and ‘high density residential’ future land use categories.

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

Yes. Most of the subject property is already zoned ‘suburban residential (RS-2)’ which is equated to the ‘high density residential’ future land use category in the Township’s zoning plan (see Figure 4). The proposed commercial area is adjacent to an existing ‘local commercial (C-1)’ district (see Figure 2).

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

No. Municipal water and sanitary sewer services are available. Horton Road is a paved 'county primary' built to 'class A' standards. Access is also available via Cranmoor Road. The Horton Road Trail traverses the front of the property.

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

Yes. There are other 'planned residential (PR-1)' districts in the surrounding area as well as other zones which equate to the 'high density residential' future land use category. **However**, intensive development of the subject property could lead to flooding in the surrounding area without sufficient onsite storm-water infiltration and detention/retention systems in place.

JCPC Staff Advisement – The proposed rezonings conform to the *Summit Township Master Plan* (based upon the analysis provided in this report). The following should also be taken into consideration:

- The Jackson County Drain Commissioner pointed out that intensive development of the subject property could lead to flooding in the surrounding area without sufficient onsite storm-water infiltration and detention/retention systems in place (including towards the north of the property). The standards and approval process for a 'planned residential (PR-1)' development—as outlined in Secs. 150.130 and 150.131 of the Township's [zoning code](#)—provide ample opportunity for the Township to ensure that adequate systems are installed. Rezoning the property to 'PR-1' is just the first step and in no way obligates the Township to approve the final site plan to be proposed for the site condominium development.
- The Summit Township recommends that the 4 'lots' proposed along Cranmoor Road be excluded from the rezoning to 'PR-1', which would likely remove a connection to the local street system. The southeastern border of the proposed 'PR-1' district needs to be re-delineated if those proposed 'lots' are removed. Many of the comments received during the public hearing cautioned against connecting to Cranmoor Road (see the meeting minutes) while staff pointed out in his initial report that "[c]onnecting the proposed site condominium streets to N. Walmont Drive (see Figure 6) would make the existing subdivision street system in this part of Summit Township slightly less convoluted and easier to navigate".

Based upon this analysis, staff advises the Summit Township Planning Commission to recommend the following to the Summit Township Board:

- **APPROVAL** of the rezoning of the proposed commercial area—as depicted on the initial site plan (see Figure 6)—to 'local commercial (C-1)'.
- **APPROVAL WITH COMMENTS** of the proposed rezoning of the proposed residential area—as depicted on the initial site plan (see Figure 6)—to 'planned residential (PR-1)', noting the flooding and road connectivity concerns identified in this staff report and clarifying that approval of the rezoning in no way obligates the Township to approve the final site plan to be proposed for the site condominium development.

Suggested Actions:

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

Staff Report Attachments:

- Background information provided by the Summit Township Zoning Administrator
- Drain Commissioner letter

[illegible]

Figure 3
Municipal Future Land Use

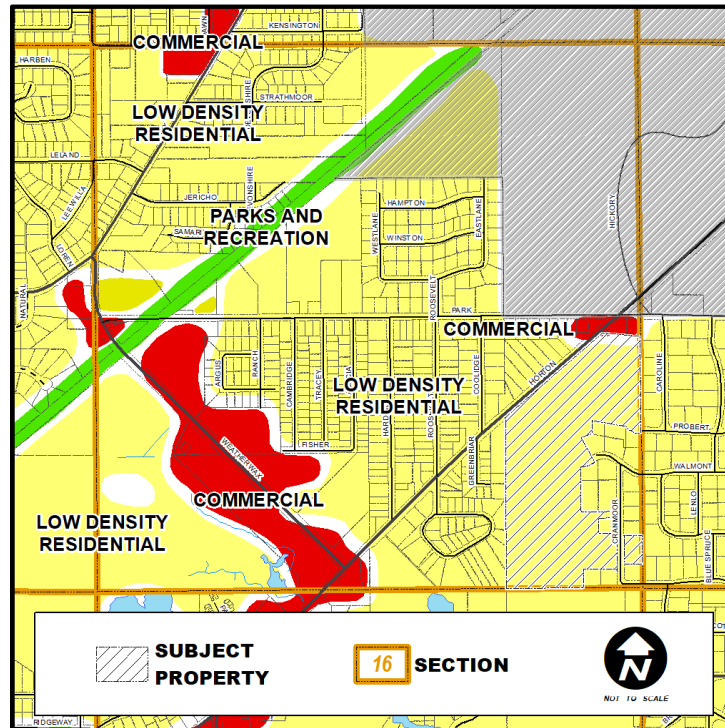


Figure 4
Municipal Zoning

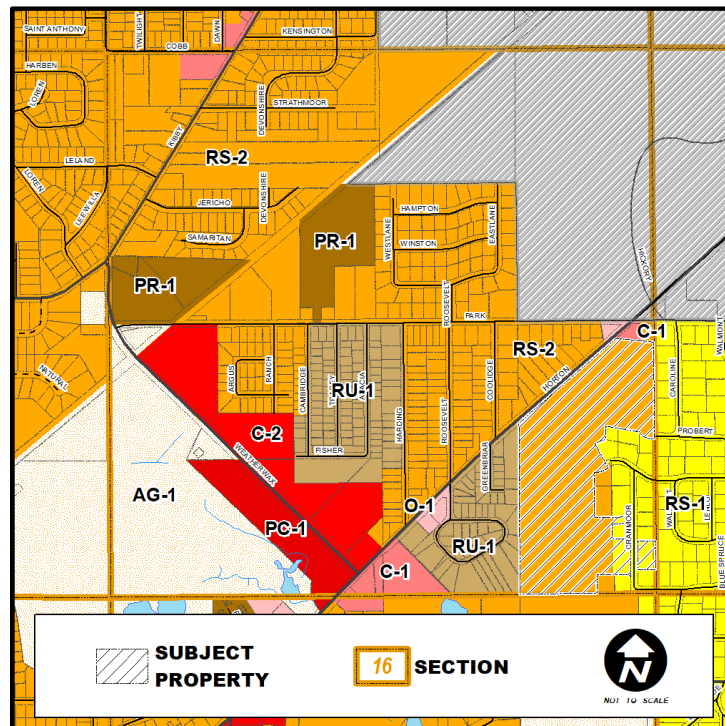


Figure 5a
Aerial Photo

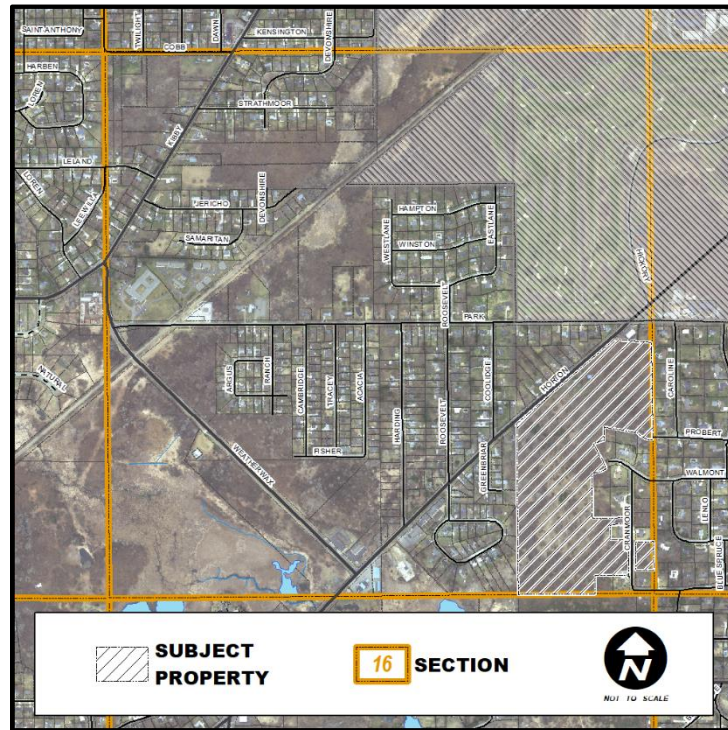
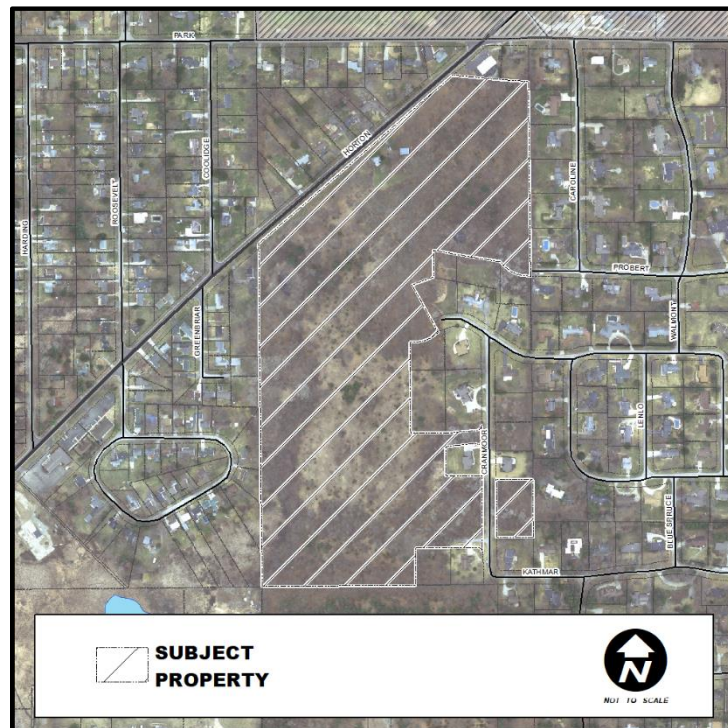


Figure 5b
Aerial Photo



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COORDINATED ZONING REPORT | #20-02

To: County Planning Commissioners

From: Grant E. Bauman

Date: January 9, 2020

Proposal: **A rezoning in Napoleon Township**

Request

The subject site (currently included in the parent property (see Figure 6)) is proposed for rezoning to 'single family residential (R-1)' from 'agricultural (AG-1)'.

Purpose

The purpose of the request is to: "allow a smaller lot for an existing home" (see the Zoning Amendment Form).*

Location and Size of the Property

The 15¾-acre parent parcel (ID# 000-20-05-126-002-06)—including the ½-acre subject site—is situated in Section 5 (T4S-R2E) of the Township. The subject site is located on the north side of Austin Road, west of Wolf Lake Road (see Figure 1).

Land Use and Zoning

Current Land Use – The subject site is used for residential purposes, as is the rest of the parent property and neighboring parcels on the south side of Austin Road (see Figure 2).

Future Land Use – The new edition of the *Napoleon Township Master Plan* recommends 'open space/residential' uses in this part of the Township (see Figure 2).

Current Zoning – The parent property is zoned 'agricultural (AG-1)' and surrounding properties are zoned either 'rural residential (RR)' or 'agricultural (AG-1)' (see Figure 2).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sanitary sewer services are not available according to the Township (see the Rezoning Worksheet Form).

Public Road/Street Access – Austin Road, a paved county primary, provides direct access to the 1½-acre subject site. Sharon Valley Road, another paved county primary, also provides access to the parent 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 site 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 (an element of the Master Plan) contains the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan?**
Yes. The subject site is in the midst of an area recommended for ‘open space/residential’ uses (see Figure 2). The Zoning Plan equates the ‘open space/residential’ future land use category with ‘agricultural (AG-1), rural residential (RR), single family residential (R-1), and planned unit development (PUD) zoning districts.
2. **Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?**
No. The subject site would be surrounded by ‘agricultural (AG-1) zoning (see Figure 3). Other nearby properties are zoned ‘rural residential (RR)’, making that the more appropriate designation. However, the size of the subject site would have to be increased to 2 acres in order to bring it into conformance with Sec. 3.11 of the *Napoleon Township Zoning Ordinance*.
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. The uses will be compatible. Density is the issue

JCPC Staff Advisement – The proposed ‘single family residential (R-1)’ rezoning of the subject site technically conforms to the recently adopted edition of the *Napoleon Township Master Plan*. However, rezoning it to ‘rural residential (RR)’ would be more in keeping with the character of the surrounding area and avoid the appearance of a ‘spot’ zone. The area of the subject site would have to be increased to 2 acres; the other sites have access to Sharon Valley Road as well as Austin Road (see Figure 5).

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **DISAPPROVAL** of the ‘single family residential (R-1)’ rezoning request and to suggest that the Napoleon Township Board consider rezoning to ‘rural residential (RR)’ once the subject site is enlarged to at least 2 acres.

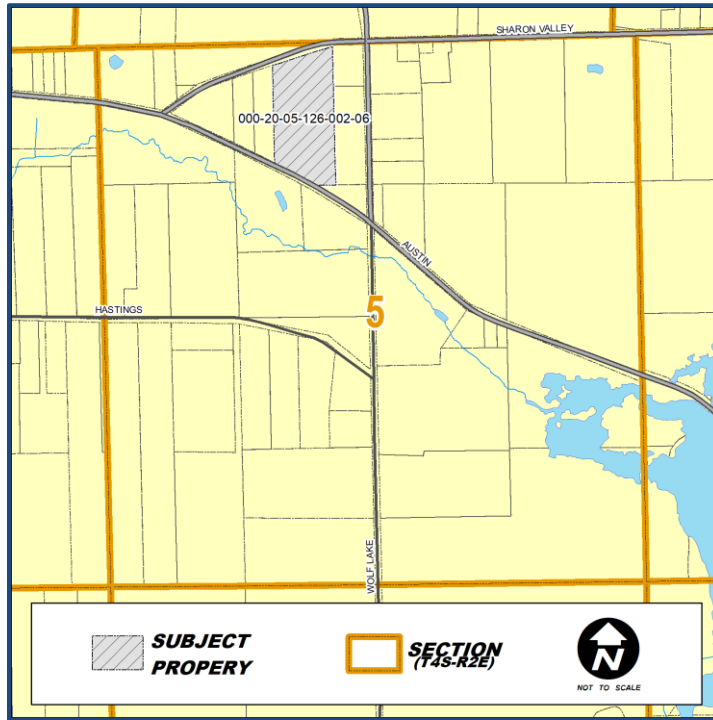
Staff Report Attachment(s):

- 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
Property Assessment**

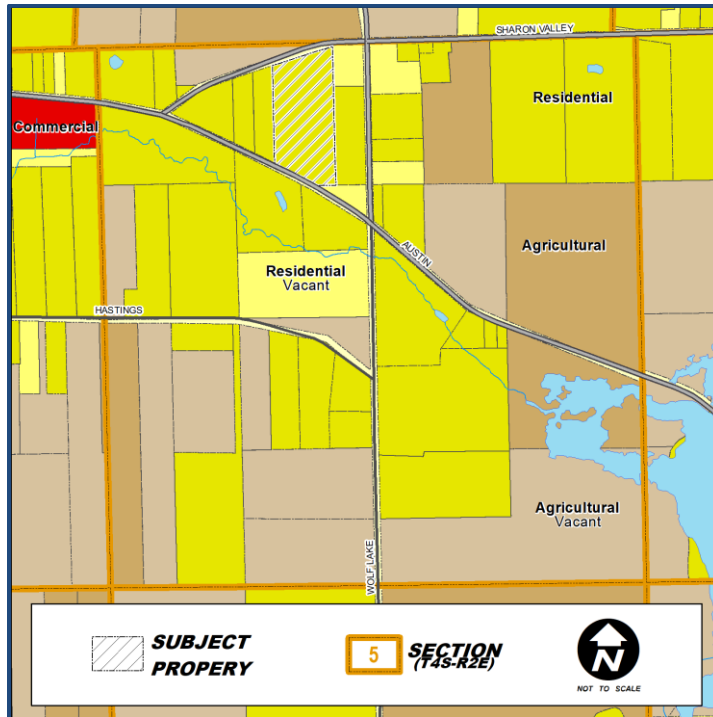


Figure 3
Municipal Future Land Use

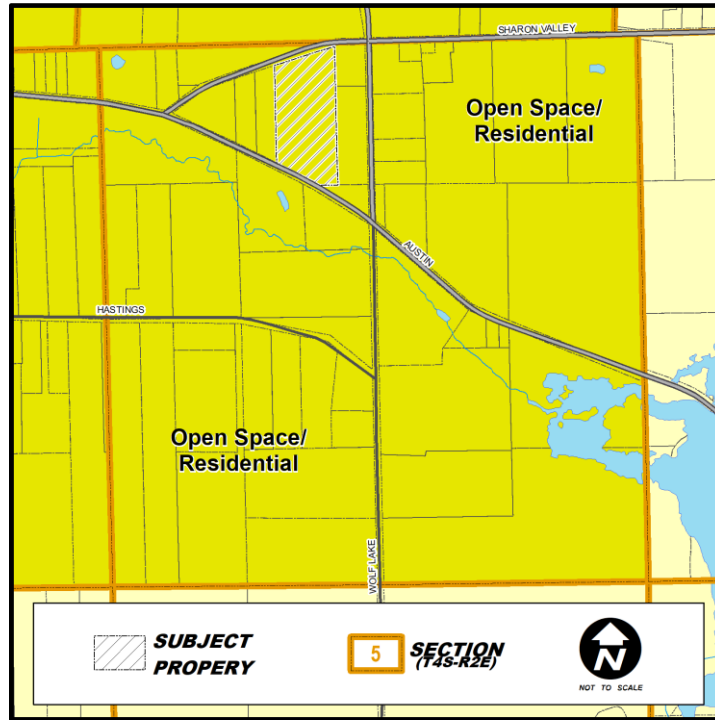


Figure 4
Municipal Zoning

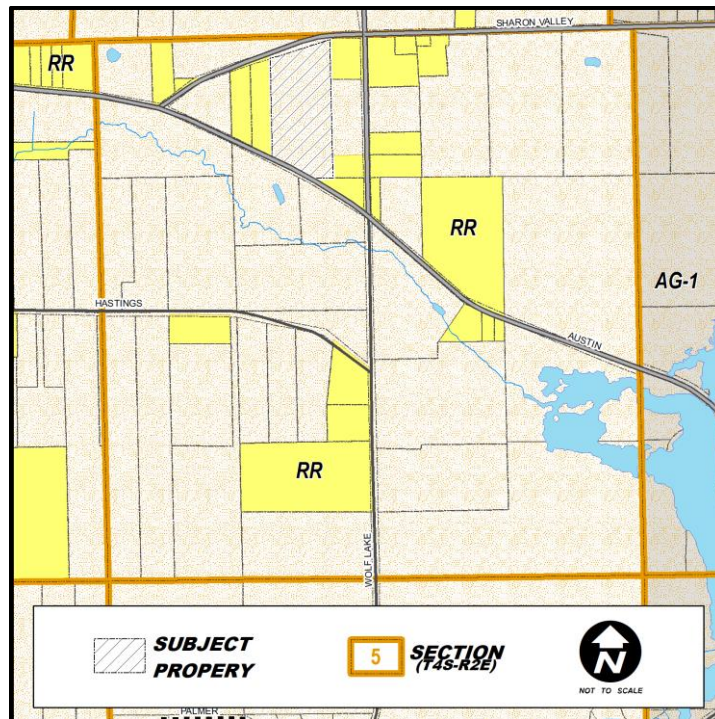


Figure 5a
Aerial Photo

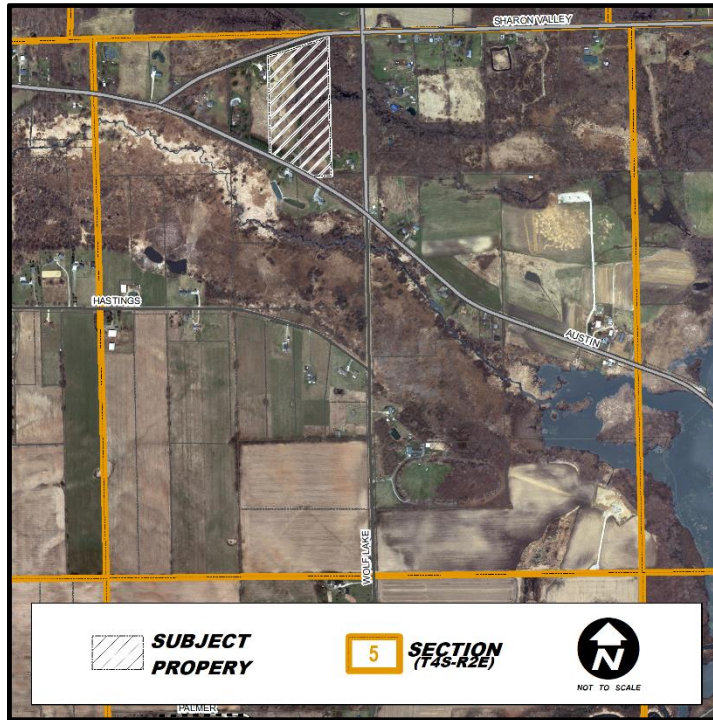


Figure 5b
Aerial Photo

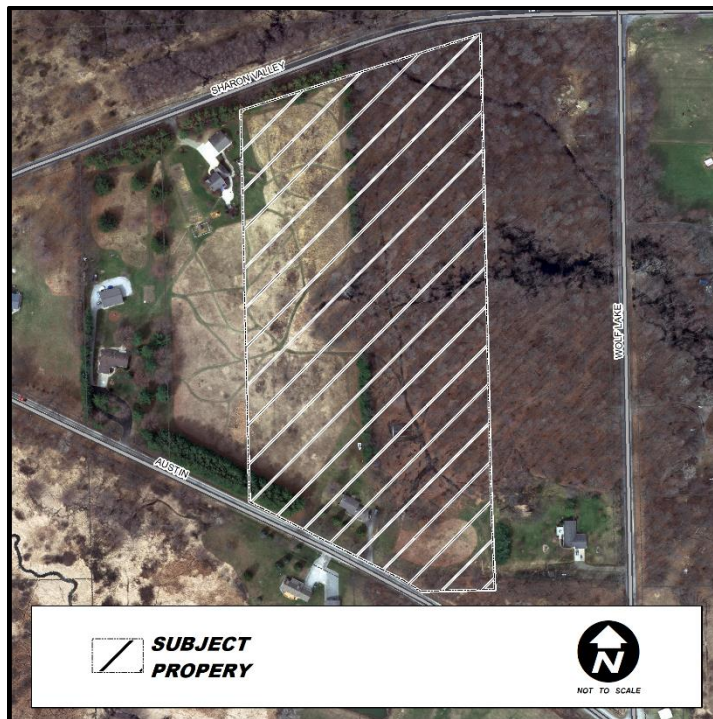
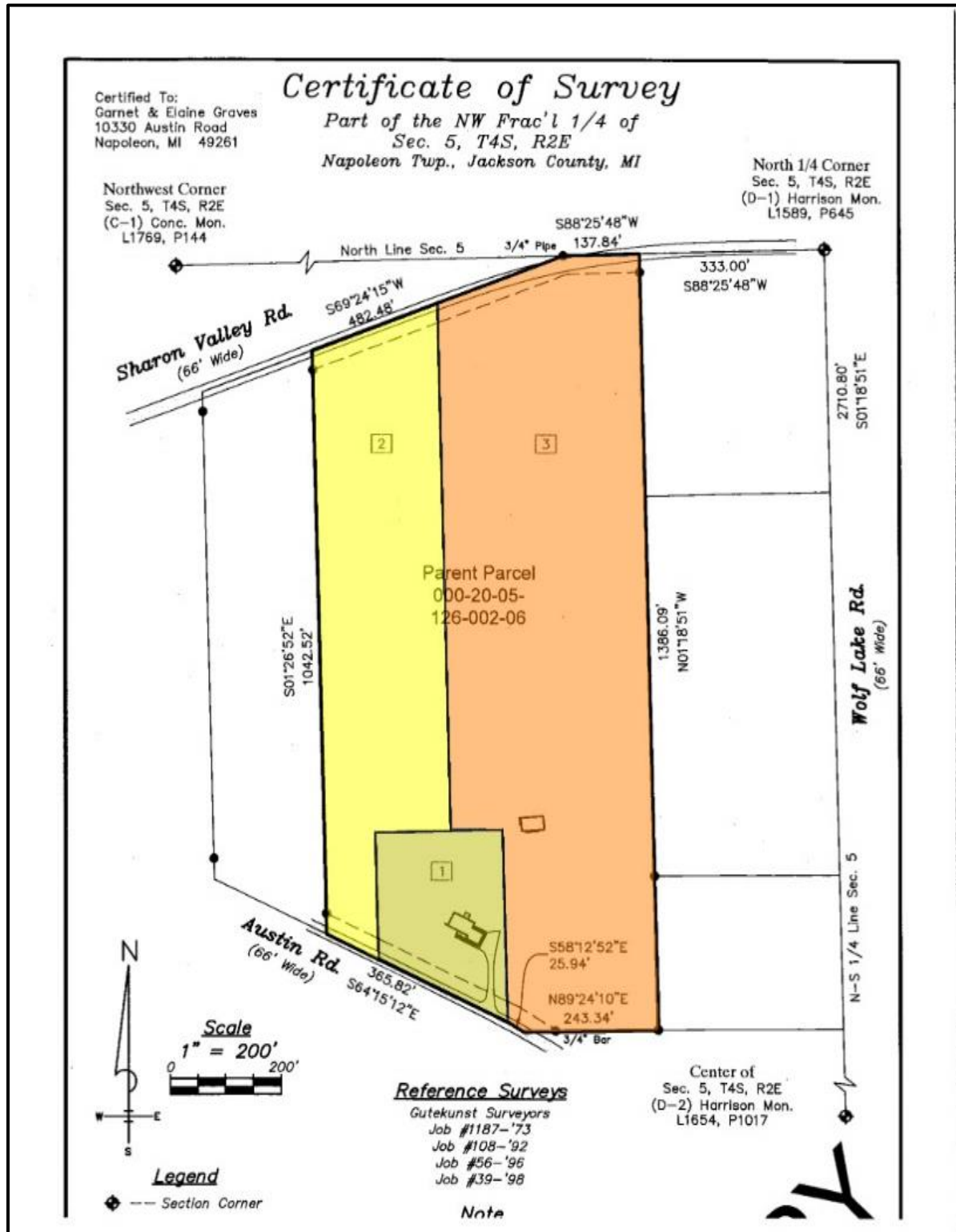


Figure 6
Proposed Parcels





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COORDINATED ZONING REPORT | #20-03a & -03b

To: County Planning Commissioners

From: Grant E. Bauman

Date: January 9, 2020

Proposal: **A rezoning in Spring Arbor Township**

Request

The subject properties (see Figure 6) are proposed for rezoning to 'suburban residential (RS-1)' from 'agricultural (AG-1)'.

Purpose

The rezoning of the subject parcels is requested "[to] reduce required minimum lot size and width and to maximize the owner's investment" (see the Zoning Amendment Form).¹

Location and Size of the Property

The 1st subject property (ID# 000-12-16-201-001-02) has an area of approximately 2¼ acres and is located on the south side of King Road. The 2nd subject parcel (ID# 000-12-16-201-001-01) is located the west side of north of Concerto Court and has an area of approximately 4¾ acres (although only its eastern-most 205 feet are proposed for rezoning). Both of the subject parcels are located in Section 16 (T3S-R2W) of Spring Arbor Township (see Figure 1).

Land Use and Zoning

Current Land Use – Both of the subject properties are vacant (see Figure 5) although the 1st property is assessed 'residential' while the 2nd parcel is assessed 'residential vacant' (see Figure 2). The Township describes a mix of single family residences and vacant lots in the surrounding area (see the Rezoning Worksheet Form).

Future Land Use – The Township's Future Land Use map places the subject parcels in the midst of an area recommended for 'low-density residential' uses (see Figure 3).

Current Zoning – The subject property is zoned 'AG' (Agricultural) as are properties to the west and south. However, properties to the north and east are zoned 'suburban residential (RS-1)' (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water service is available but the subject properties are not served by sewers (see the attached Zoning Worksheet Form).

¹ Please note that the proposed use is listed for informational purposes only. It should not be utilized in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning request.

Public Road/Street Access – Direct access to the 1st subject parcel is provided by King Road, a paved county primary. Access to the 2nd property is limited to Concerto Court, a private road.

Environmental Constraints – The Township did not identify any environmental constraints (see the attached Zoning Worksheet Form).

Analysis and Recommendation

Township Planning Commission Recommendation – The Spring Arbor Township Planning Commission recommends **approval** of the proposed rezonings to ‘RS-1’ (see the attached Zoning Amendment Form and other background information).

Staff Analysis – Spring Arbor Township has a Zoning Plan (an element of the Master Plan) which includes the following criteria upon which a rezoning request must be considered (*also see Sec. 17.4 of the Zoning Ordinance*):

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township’s master plan?**

Yes. The Township’s future land use plan places the subject property in an area recommended for ‘low-density residential’ uses. The Zoning Plan equates the ‘RNF-1’ and ‘RS-1’ zoning districts to ‘low-density residential’ uses.

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

Yes. Single-family detached dwellings are permitted in the ‘AG-1’ district as well as the proposed ‘RS-1’ district. However, the minimum lot size for a single-family dwelling without water and sewer service is only 15,000 sq. ft. in the ‘RS-1’ district, compared to 1 acre in the ‘AG-1’ district.

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

No. Existing public services and facilities should not be negatively impacted by the proposed rezoning to ‘RS-1’ (Suburban Residential).

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

Yes. Adjacent properties are already utilized for residential uses.

JCPC Staff Advisement – The proposed ‘suburban residential (RS-1)’ rezonings conform to the current edition of the *Spring Arbor Township Master Plan*. However, the partial rezoning of the 2nd parcel will make its remainder a landlocked de facto parcel (see Figure 6).

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the ‘suburban residential (RS-1)’ rezoning request to the Spring Arbor Township Board, noting the creation of a landlocked de facto parcel.

Staff Report Attachment(s):

- Background information provided by Spring Arbor Township

Suggested Actions:

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

Figure 1
Location

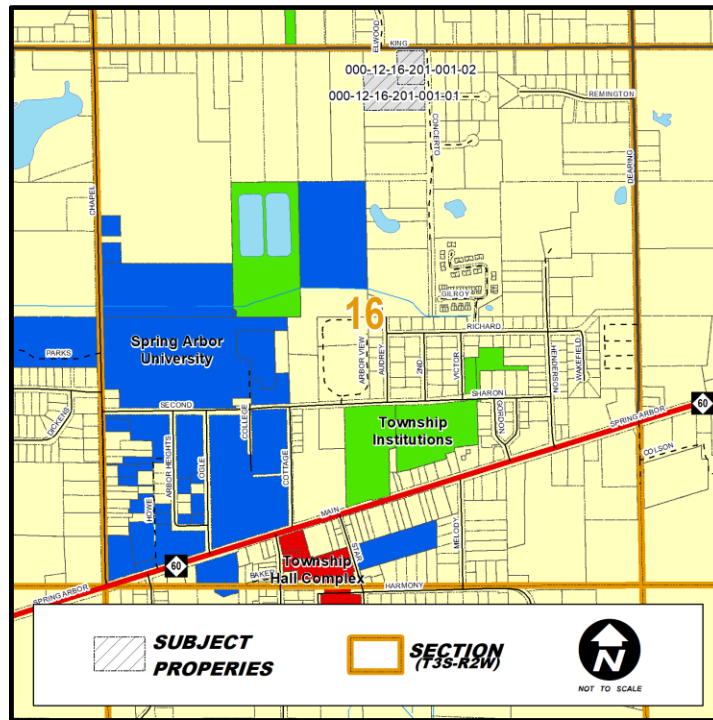


Figure 2
Property Assessment

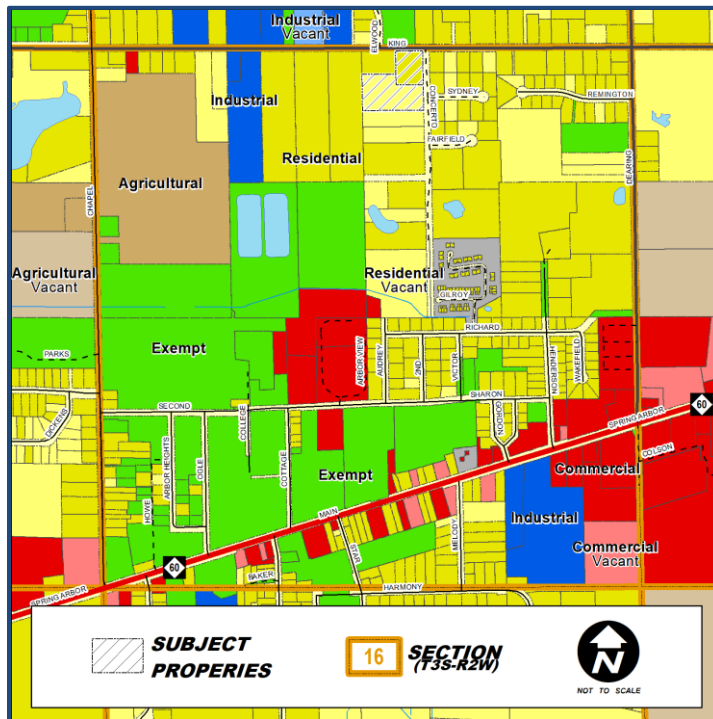


Figure 3
Municipal Future Land Use

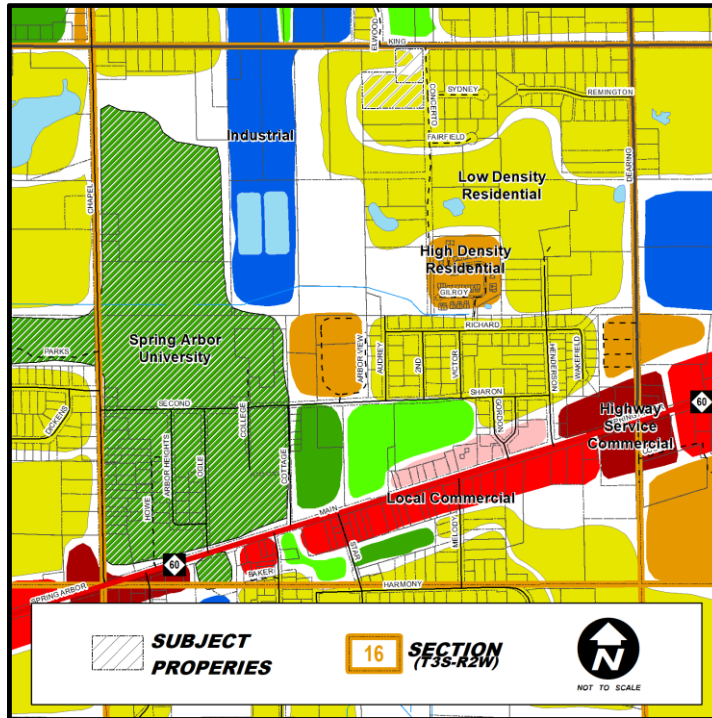


Figure 4
Municipal Zoning

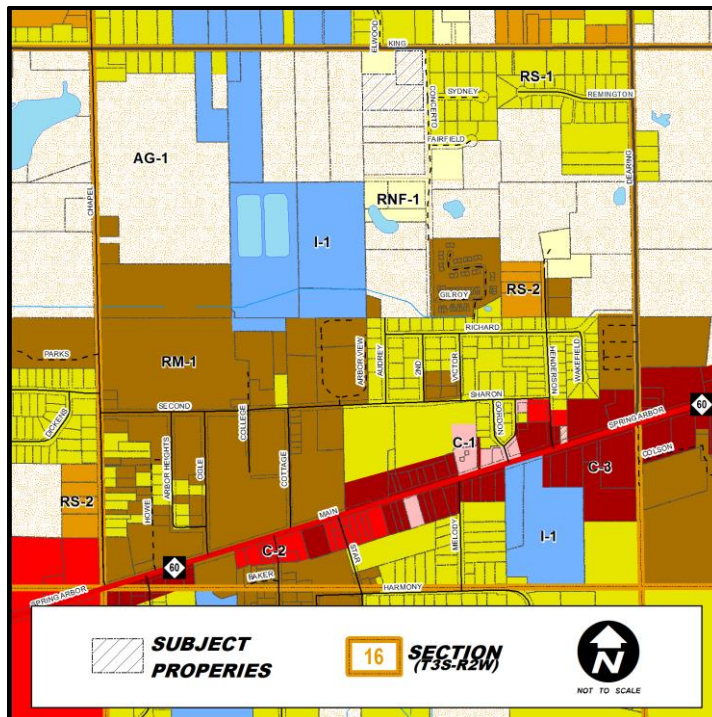


Figure 5a
Aerial Photo

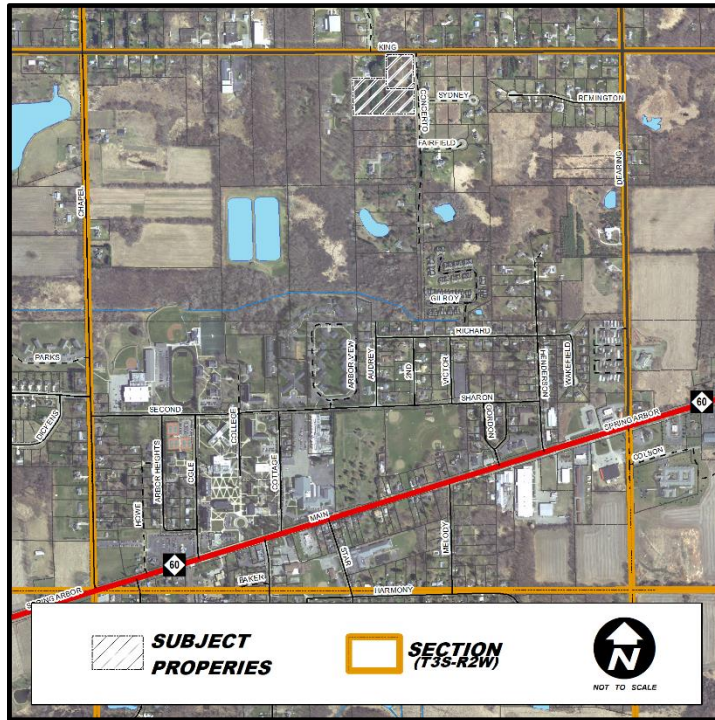


Figure 5b
Aerial Photo

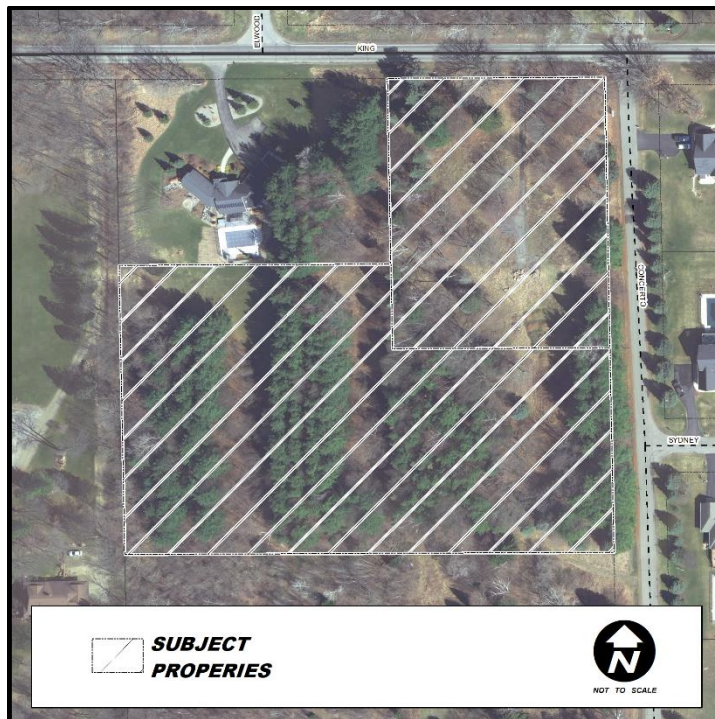


Figure 6
Proposed Rezoning

