



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

01/09/20 BACKGROUND INFORMATION

5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ #20-34 | Leoni Township *[ACTION]* A-3
 - (2) CZ #20-35 | Hanover Township *[ACTION]* A-19
 - (3) CZ #20-36 | Norvell Township *[ACTION]* A-27
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*

This page is intentionally blank.

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

931 Horton Rd. - 000-13-16-427-006-22 - 49.164 acres- Section 16

1. The above described property has a proposed zoning change FROM Suburban Residential (RS-2) ZONE TO Planned Residential (PR-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Allow development of 68 residential living units as Site Condominium

B. ZONING ORDINANCE TEXT AMENDMENT:

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

- C. **PUBLIC HEARING** on the above amendment was held on: month December day 17 year 2019
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month December 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: Jackson Citizen Patriot

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

[Signature] ☒ Chair or ☐ Secretary 12 / 17 / 2019 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

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: Summit Township Case #: 19-12-0018
Township official we may contact: John Worden Phone #: (517) 788 - 4113
Applicant: Norfolk Development Corp.-8178 Jackson Rd. Suite D, Ann Arbor, MI 48103 Phone #: (734) 408 - _____
Rezoning Request: From: Suburban Residential (RS-2) To: Planned Residential (PR-1)
Property Location: Section(s): 16 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"): 49.164

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? vacant

What is the proposed use of the site? 71 Residential Living Units as a Site Condominium Development

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

North: Residential
East: Residential

South: Residential and Vacant
West: Residential

What are the surrounding Zoning Districts?

North: (RS-2) Suburban Residential
East: (RS-1) Suburban Residential

South: (RS-2) Suburban Residential
West: (RU-1) Urban Residential

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

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

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

Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name Horton Rd. and Cranmoor Rd.

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

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

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

931 Horton Rd. - 000-13-16-427-006-22 - 3.24 acres- Section 16

1. The above described property has a proposed zoning change FROM Suburban Residential (RS-2) ZONE TO Local Commercial (C-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Allow development of Commercial to serve the development

B. ZONING ORDINANCE TEXT AMENDMENT:

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

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

C. **PUBLIC HEARING** on the above amendment was held on: month December day 17 year 2019

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month December 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: Jackson Citizen Patriot

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

[Signature] ☒ Chair or ☐ Secretary 12 / 17 / 2019 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

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

☐ Recommends APPROVAL of the zoning change

☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.

☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.

☐ Takes NO ACTION.

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

TOWNSHIP BOARD ACTION:

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

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

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: Summit Township Case #: 19-12-0018
Township official we may contact: John Worden Phone #: (517) 788 - 4113
Applicant: Norfolk Development Corp.-8178 Jackson Rd. Suite D, Ann Arbor, MI 48103 Phone #: (734) 408 - _____
Rezoning Request: From: Suburban Residential (RS-2) To: General Commercial (C-2)
Property Location: Section(s): 16 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"): 3.24 Acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? vacant

What is the proposed use of the site? Small Commercial Area to serve the Development and surrounding area

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

North: Office
East: Commercial

South: Residential and Vacant
West: Residential

What are the surrounding Zoning Districts?

North: (O-1) Office and Residential
East: (C-2) General Commercial

South: (RS-2) Suburban Residential
West: (RU-1) Urban Residential

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

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 Horton Rd. and Cranmoor Rd.

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

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

Please attach the minutes of the Planning Commission.

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

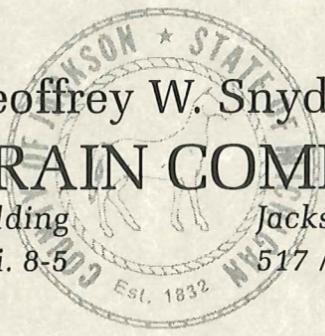
Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.


Geoffrey W. Snyder
COUNTY DRAIN COMMISSIONER

County Tower Building

Jackson, Michigan 49201

Mon.-Fri. 8-5

517 / 788-4398

December 16, 2019

Meghan Dobben, Clerk
Summit Township
2121 Ferguson Road
Jackson, MI 49203

Re: Zoning/Site Plan review of Norfolk Home's Proposed Hillside Park
Condominium Development; Horton Road

Dear Ms. Dobben:

This Office: has visited the site; reviewed the site plans dated 11/18/19, prepared by Ripstra & Scheppelman, Inc., and; 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. The plans do not show the pipe size/grade nor the required "storm water management calculations" necessary to demonstrate compliance with the requirements of the Jackson County Storm Water Management Plan and the Upper Grand River Watershed Management Plan.

Extreme caution should be given by the Township to the fact that all of the sump-pumps serving the homes adjacent to the west side of the proposed development operate as a direct result of the water surface elevations of both the regulated and unregulated wetlands situated on the westerly side of the proposed development. Any storm water directed to those wetlands from the proposed development will cause an immediate increase to the frequency of the sump pumps' operation.

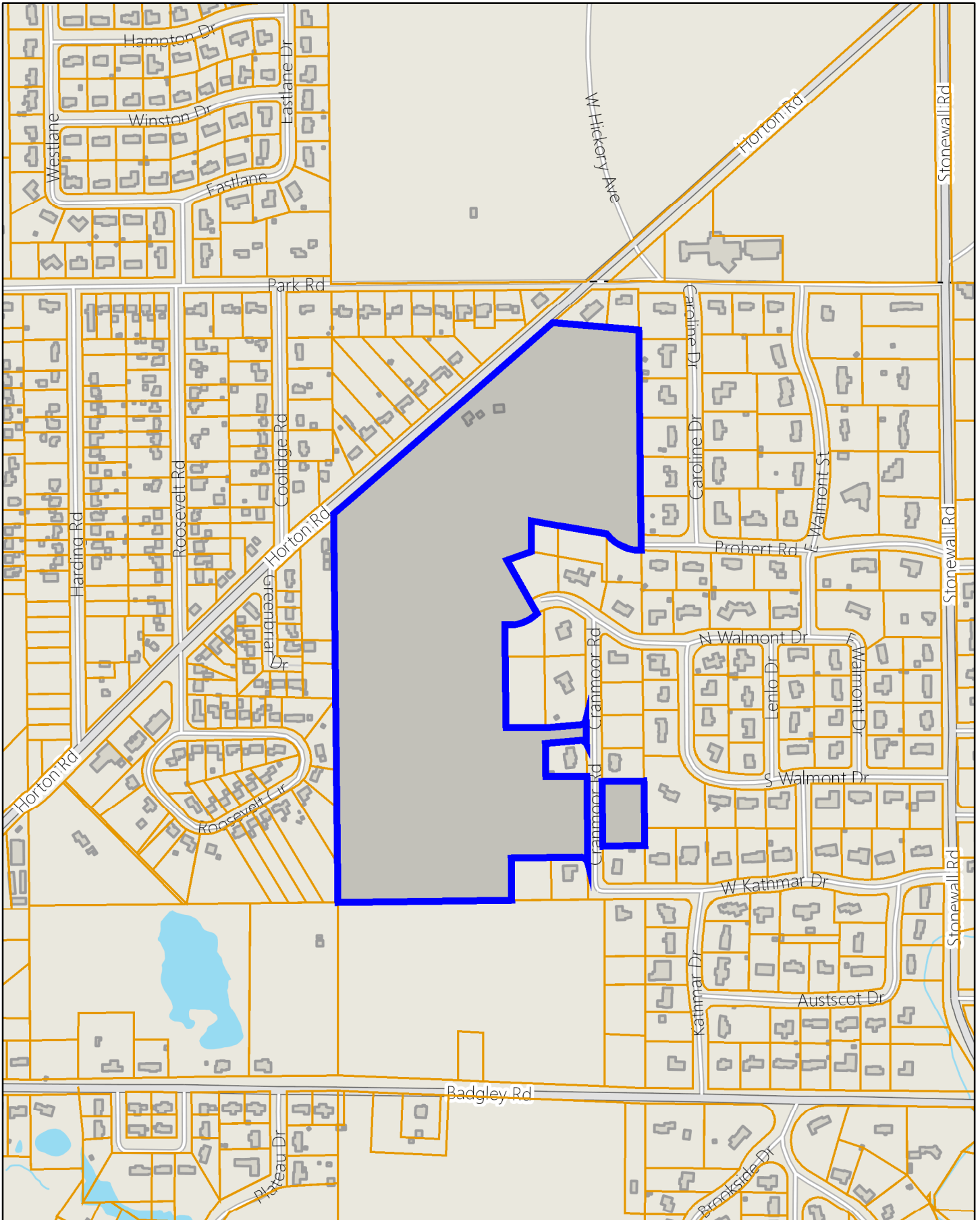
No analysis has yet been provide by the engineer as to the sufficiency of the Stonewall County Drain to serve as an outlet to any of the proposed detention facilities.

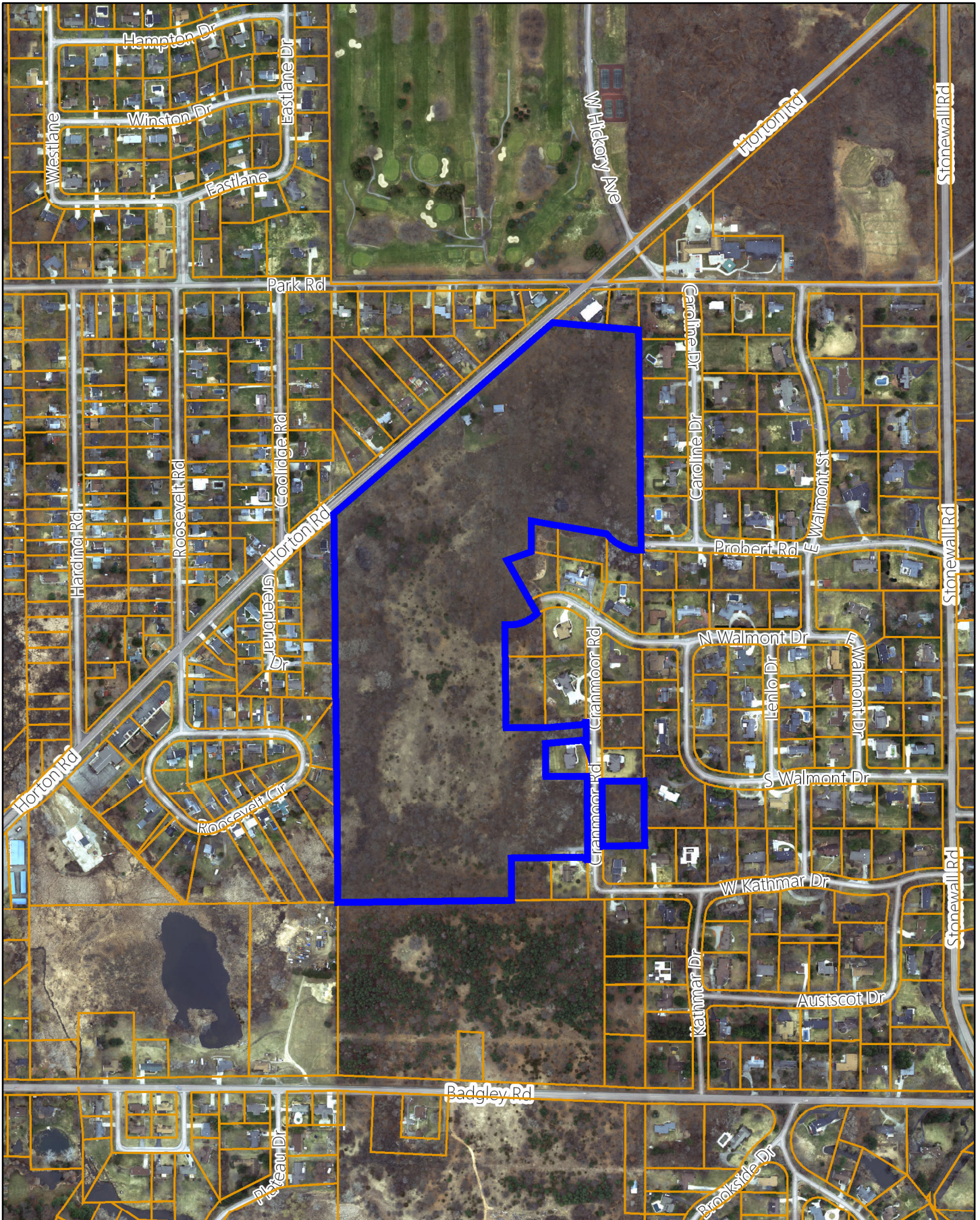
If I can provide additional information or be of further service, please feel free to contact this Office.

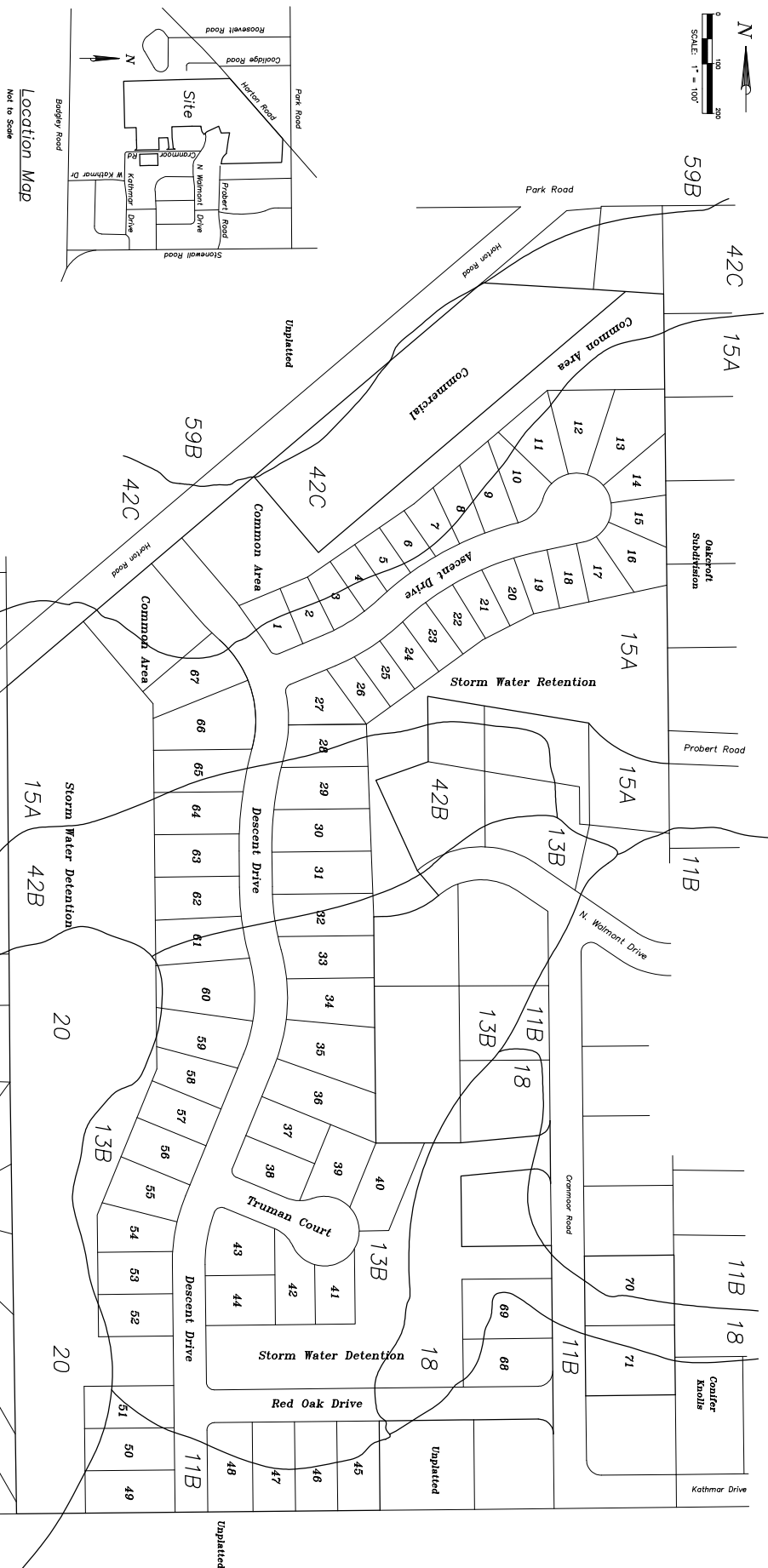
Very truly yours,


Geoffrey W. Snyder

Cc: John Worden, Twp. Zoning Administrator
Jack Ripstra, PE







Location Map
Not to Scale

- 11B – Boyer-Ostremo sandy loam, 1 to 6% slopes
- 13B – Ormae-Spinka complex, 0 to 6% slopes
- 15A – Teasdale fine sandy loam, 0 to 3% slopes
- 18 – Gilford-Callowood complex
- 20 – Houghton muck
- 42B – Riddles sandy loam, 2 to 6% slopes
- 42C – Riddles sandy loam, 6 to 12% slopes
- 57A – Urban land-Barry-Brady complex, 0 to 3%
- 59B – Urban land-Riddles complex, 0 to 6% slopes

11D	USCS Soil Classification Code
12	USCS Soil Classification Border
	Proposed Unit Number

Soil information is from the 1978 Soil Survey of Jackson County by the United States Department of Agriculture

Owner/Developer
Norfolk Homes
8178 Jackson Road, Suite D
Ann Arbor, MI 48103
(734) 408-0777

Soil Type Plan for
Hillside Park
16 Town 1 South Range 1 West
Township, Jackson County, Michigan

[illegible]

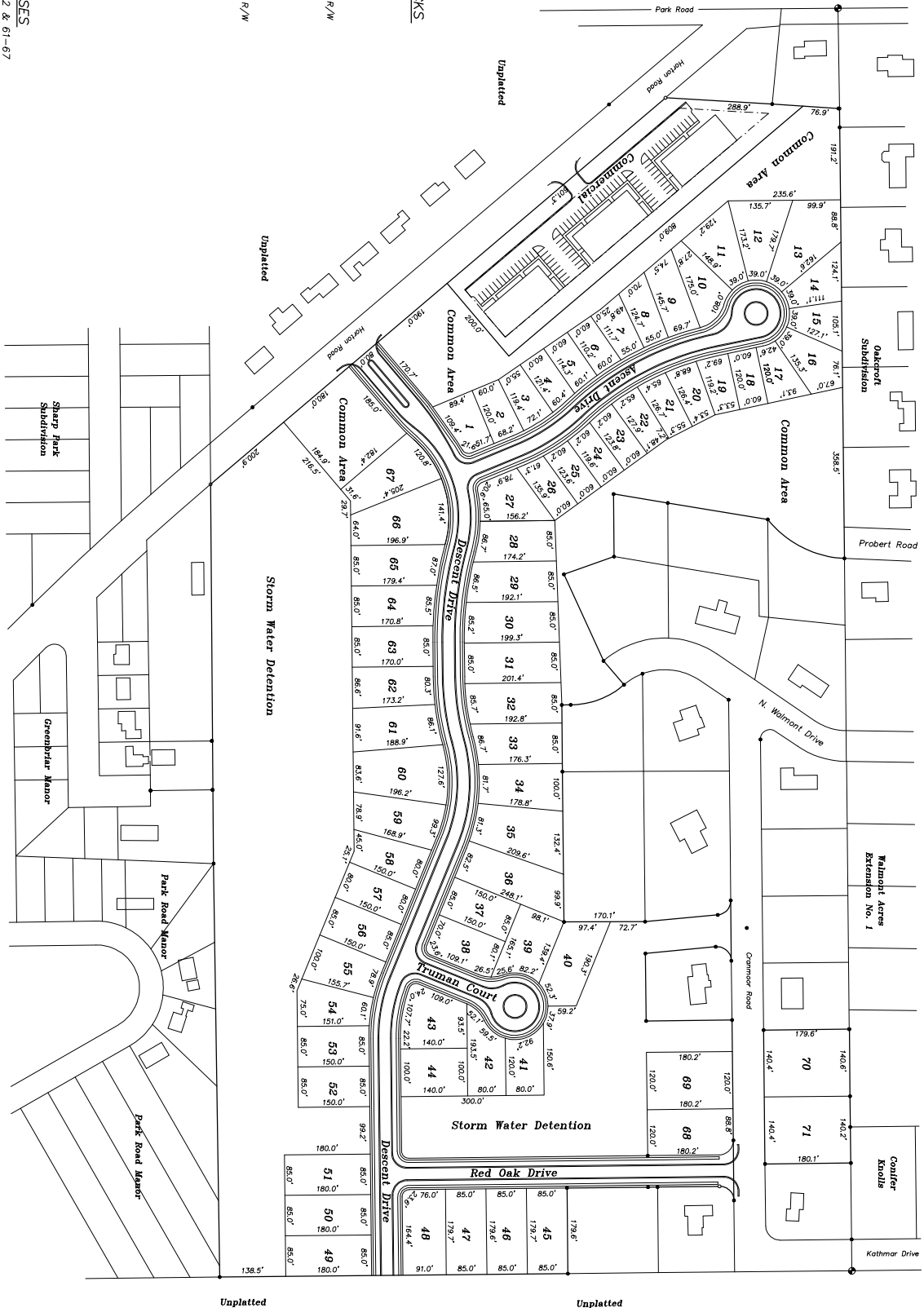
RIPSTRA & SCHEPPELMAN, INC.
CIVIL ENGINEERING - LAND SURVEYING
2535 SPRING ARBOR ROAD
JACKSON, MI 49203

Office 517-789-9898
Fax 517-789-6065

Page A-10
www.ripstra-scheppelman.comHillside Park
(Preliminary)

PROPOSED PHASES
 PHASE 1: UNITS 1-7, 21-32 & 61-67
 PHASE 2: COMMERCIAL
 PHASE 3: UNITS 33-44 & 52-60
 PHASE 4: UNITS 45-51 & 68-71

PROPOSED SETBACKS
 Units 1-26
 Front - 15'
 Side - 6'
 Rear - 15'
 Clearing Limits - 110' from R/W
 Units 27-71
 Front - 25'
 Side - 10'
 Rear - 20'
 Clearing Limits - 130' from R/W
 Commercial
 Front - 35'
 Side - 20'
 Rear - 35'

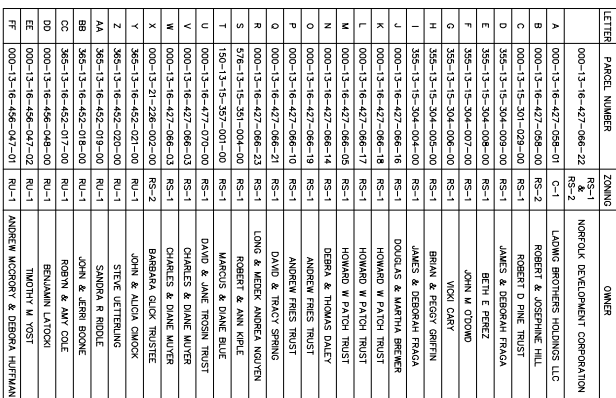


Survey Plan for
Hillside Park
 009420 JCPC Background Information
 Summit Township, Jackson County, Michigan

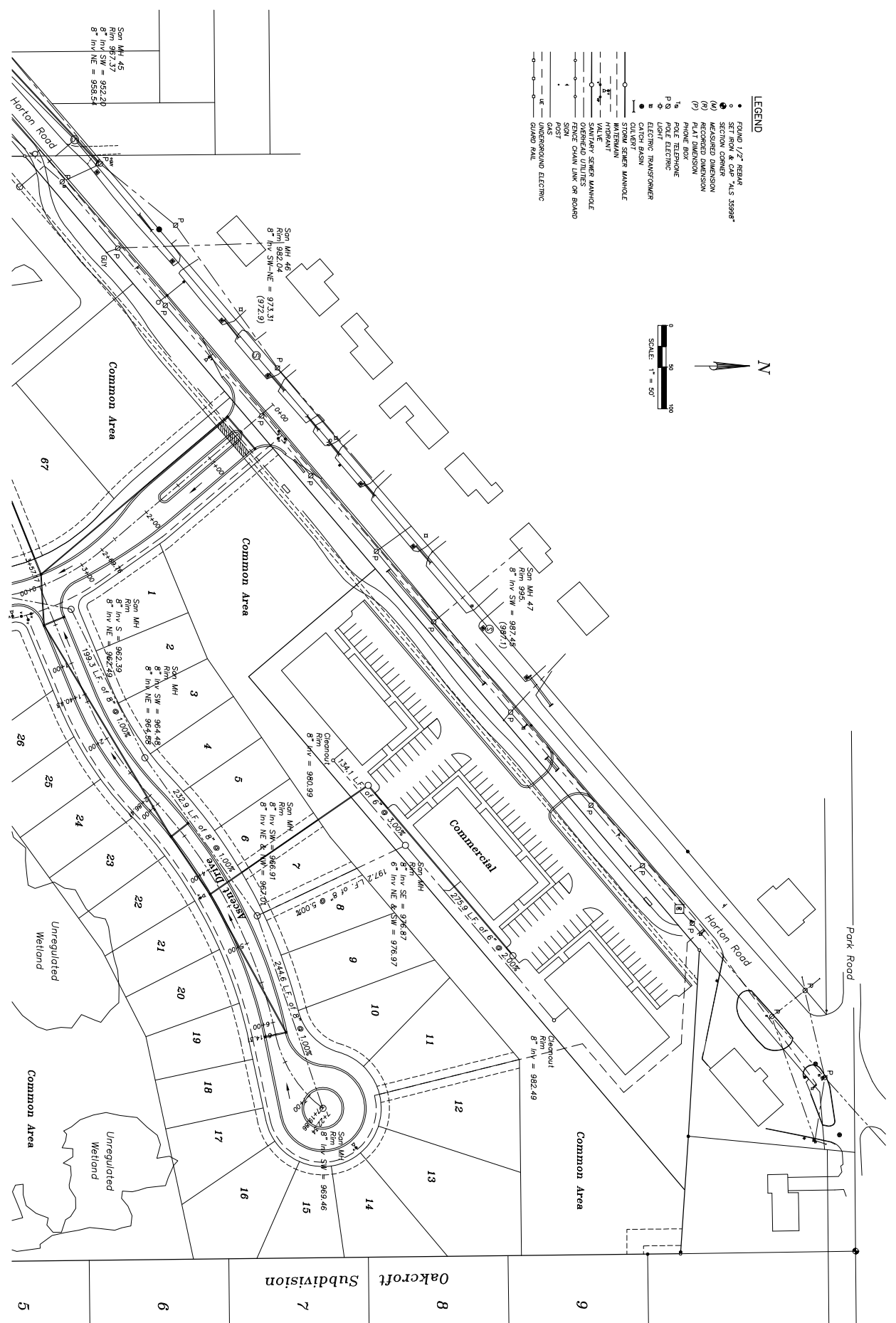
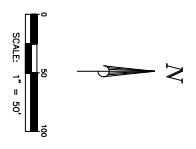
revisions	by	date



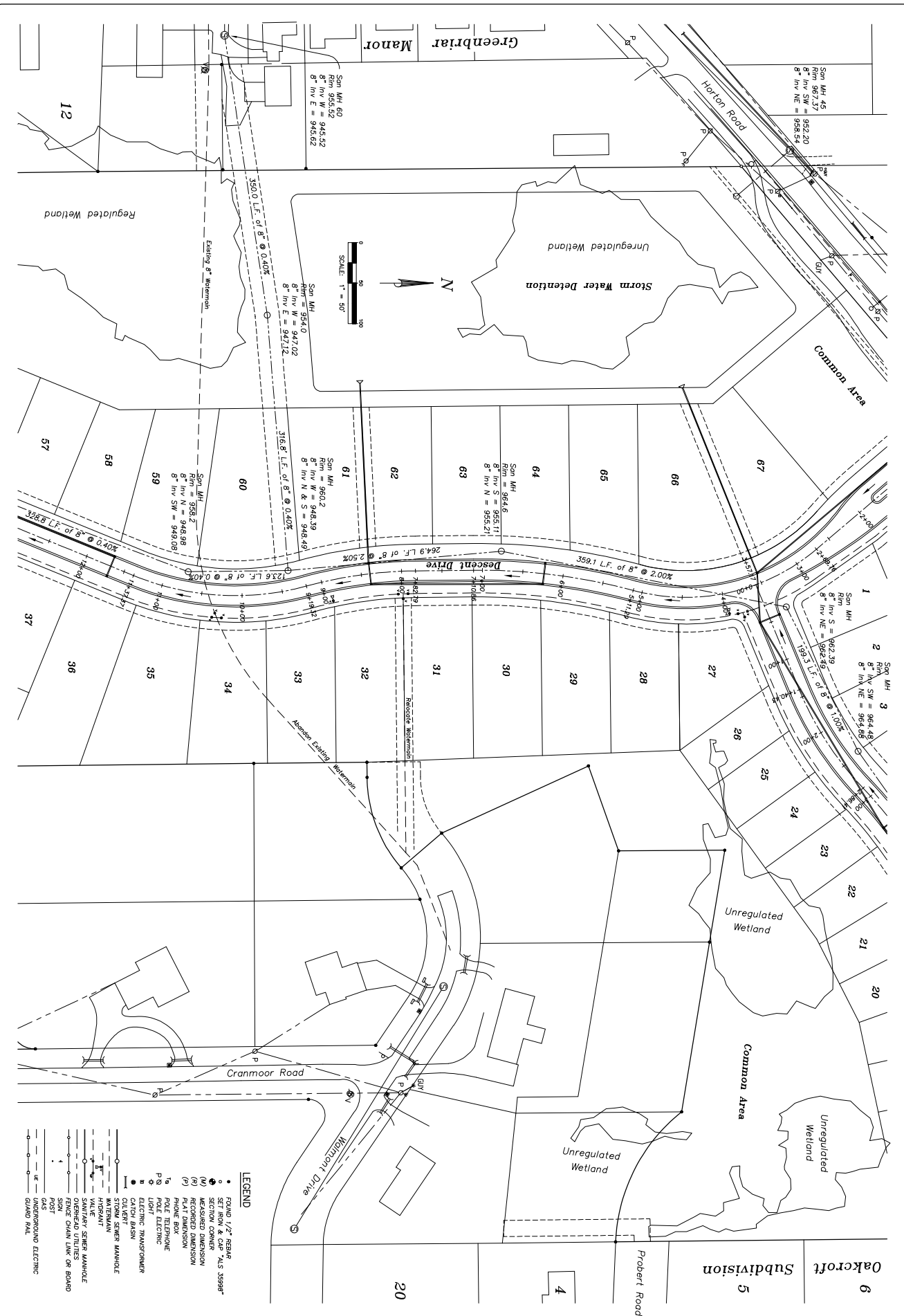
RIPSTRA & SCHEPPELMAN, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 2535 SPRING ARBOR ROAD
 JACKSON, MI 49203
 Office 517-789-9888
 Fax 517-789-6065
www.ripstra-schepelman.com



- LEGEND**
- FOUND 1/2" REBAR
 - SECTION CORNER
 - MEASURED DIMENSION
 - MEASURED DIMENSION
 - PHONE BOX
 - POLE TELEPHONE
 - POLE TELEPHONE
 - ELECTRIC TRANSFORMER
 - CATCH BASIN
 - CULVERT MANHOLE
 - WATER MAIN
 - HYDRAULIC
 - VALVE
 - WATERWAY SUMP MANHOLE
 - OVERHEAD UTILITIES
 - FENCE CHAIN LINK OR BOARD
 - POST
 - GAS
 - UNDERGROUND ELECTRIC
 - GUARD RAIL



<p>Utility Plan Hillside Park Subdivision</p> <p>drawn by: [blank] checked by: [blank] date: 04/18/18 drawing number: 18545 - PRELIM project number: 18545 sheet number: 5 of 8</p>	<p>Utility Plan Hillside Park Subdivision</p>	<p>revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>no.</th> <th>description</th> <th>by</th> <th>date</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	no.	description	by	date														<p>RIPSTRA & SCHEPPELMAN, INC. CIVIL ENGINEERING - LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203 Office 517-789-0888 Fax 517-789-6065 www.ripstra-schepelman.com</p>
no.	description	by	date																	



Legend

- ROUND 1/2" REBAR
- SECTION CORNER
- (M) MEASURED DIMENSION
- (P) RECORDED DIMENSION
- (P) PLAT DIMENSION
- ⊕ POLE TELEPHONE
- ⊕ POLE ELECTRIC
- ⊕ LIGHT
- ⊕ TRANSFORMER
- ⊕ CATCH BASIN
- COLLECT
- STORM SEWER MANHOLE
- VALVE
- SANITARY SEWER MANHOLE
- FENCE CHAIN LINK OR BOARD
- SIGN
- POST
- UNDERGROUND ELECTRIC
- GROUND RAIL

Revisions

NO.	DATE	BY	REVISION

Project Information

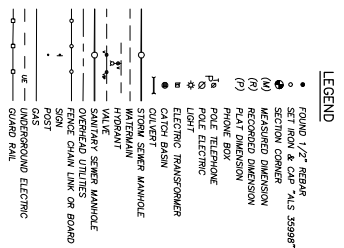
drawn by: JLS
checked by: JLS
drawing no.: 18549-0000
project no.: 18549
sheet number: 6 of 8

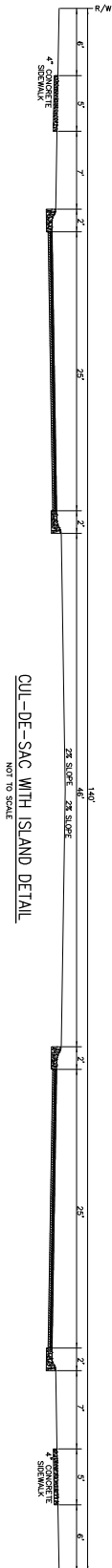
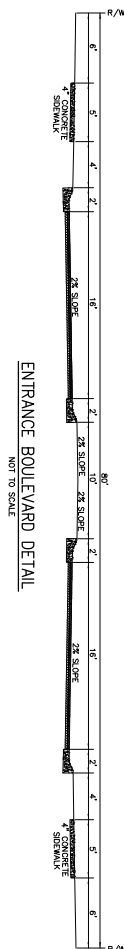
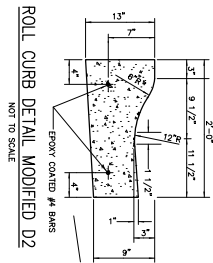
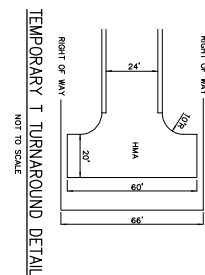
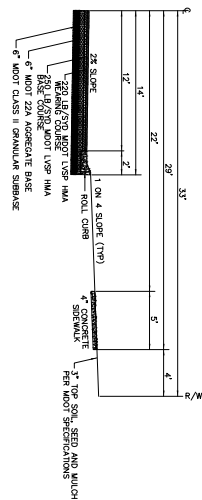
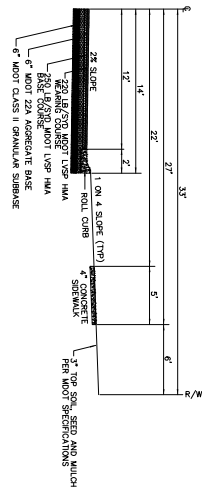
Road & Utility Plan
Hillside Park
2004-2010 JCPC Background Information
 Summit Township, Jackson County, Michigan

Hillside Park
(Preliminary)

RIPSTRA & SCHEPPELMAN, INC.
CIVIL ENGINEERING - LAND SURVEYING
 2535 SPRING ARBOR ROAD
 JACKSON, MI 49203
 Office 517-789-0888
 Fax 517-789-6065
www.ripstra-scheppeelman.com

Page A-15





This page is intentionally blank.

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.)

000-20-05-126-002-06 Parent Parcel 6.62 rezoning 1.5 acres to Residential

1. The above described property has a proposed zoning change FROM Agricultural (AG-1)
ZONE TO Residential Single Family (R-1) ZONE.

2. PURPOSE OF PROPOSED CHANGE: allow a smaller lot for an existing home

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 a smaller lot for an existing home

C. **PUBLIC HEARING** on the above amendment was held on: month December day 19th. year 2019

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month December day 3rd. year 2019

(Notice must be provided at least fifteen days prior to the public hearing.)

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

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

John Hummer Recording Secretary 12 / 19 / 2019 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month January day 9th. year 2020

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.

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

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month January day 14th. year 2020

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

Township Clerk

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: _____ 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.

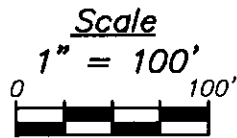
☐ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

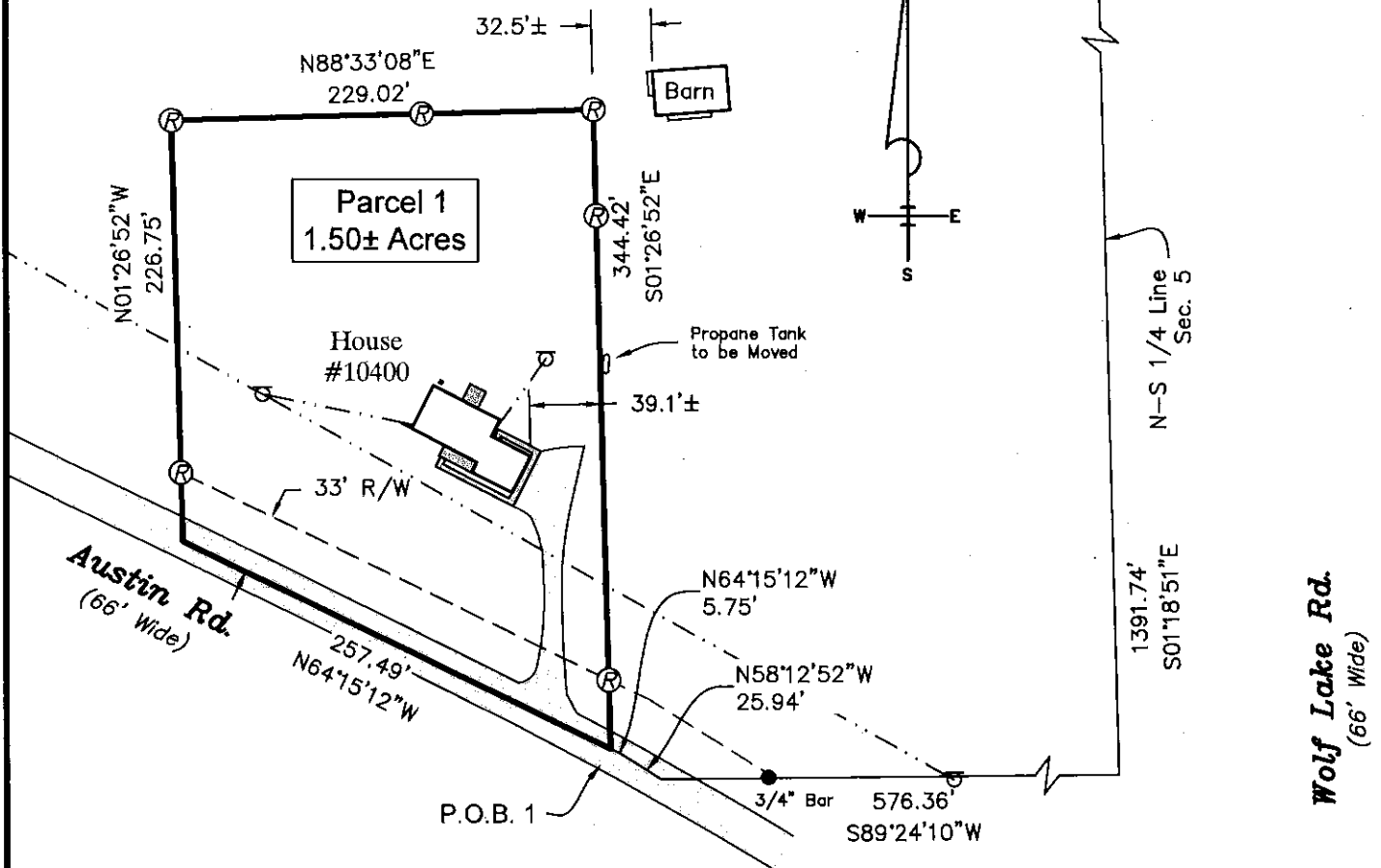
☐ Yes, public comments are attached. ☐ No, public comments are not attached.

Certificate of Survey

~ Parcel 1 ~



North 1/4 Corner
Sec. 5, T4S, R2E
(D-1) Harrison Mon.
L1589, P645



Parcel 1 - Description as Surveyed:

A parcel of land in the Northwest 1/4 of Section 5, Town 4 South, Range 2 East, Napoleon Township, Jackson County, Michigan, being more particularly described as:

Commencing at the North 1/4 Corner of said Section 5, thence S01°18'51"E along the North-South 1/4 Line of said section, 1391.74 feet; thence S89°24'10"W 576.36 feet to the centerline of Austin Road; thence N58°12'52"W along said centerline, 25.94 feet; thence N64°15'12"W along said centerline, 5.75 feet to the Point of Beginning of this description; thence continuing N64°15'12"W along said centerline, 257.49 feet; thence N01°26'52"W 226.75 feet; thence N88°33'08"E 229.02 feet; thence S01°26'52"E 344.42 feet to the Point of Beginning. Containing 1.50 acre, more or less.

Subject to the rights of the public to Austin Road. Also to all easements and restrictions, if any.

Legend

01/09/20 JCP Background Information
-- Section Corner

Note

Page 2

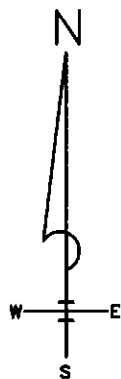
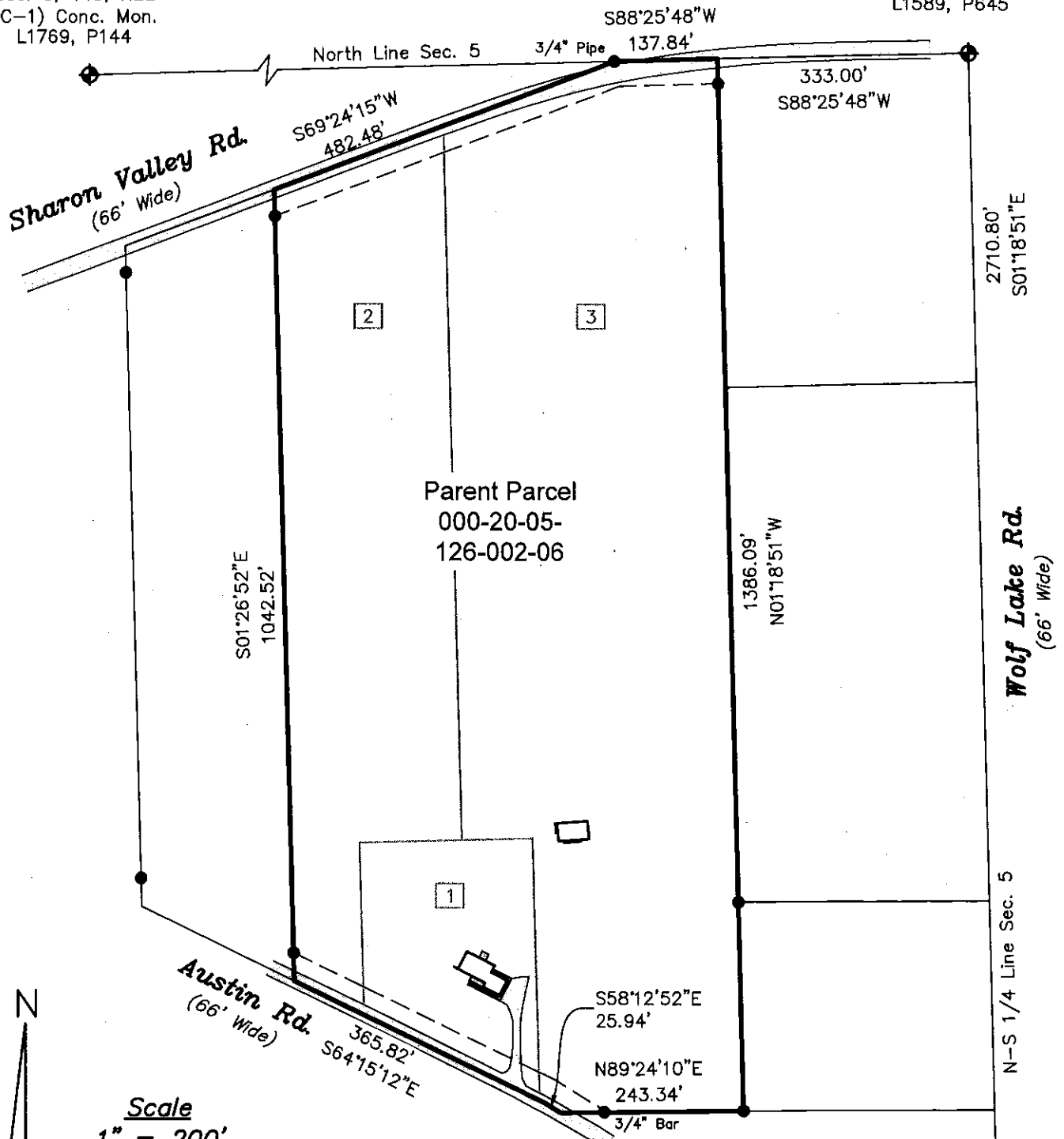
Certified To:
Garnet & Elaine Graves
10330 Austin Road
Napoleon, MI 49261

Certificate of Survey

Part of the NW Frac'l 1/4 of
Sec. 5, T4S, R2E
Napoleon Twp., Jackson County, MI

Northwest Corner
Sec. 5, T4S, R2E
(C-1) Conc. Mon.
L1769, P144

North 1/4 Corner
Sec. 5, T4S, R2E
(D-1) Harrison Mon.
L1589, P645



Scale
1" = 200'
0 200'

Legend

01/09/20 JCPC Background Information
-- Section Corner

Reference Surveys

Gutekunst Surveyors
Job #1187-'73
Job #108-'92
Job #56-'96
Job #39-'98

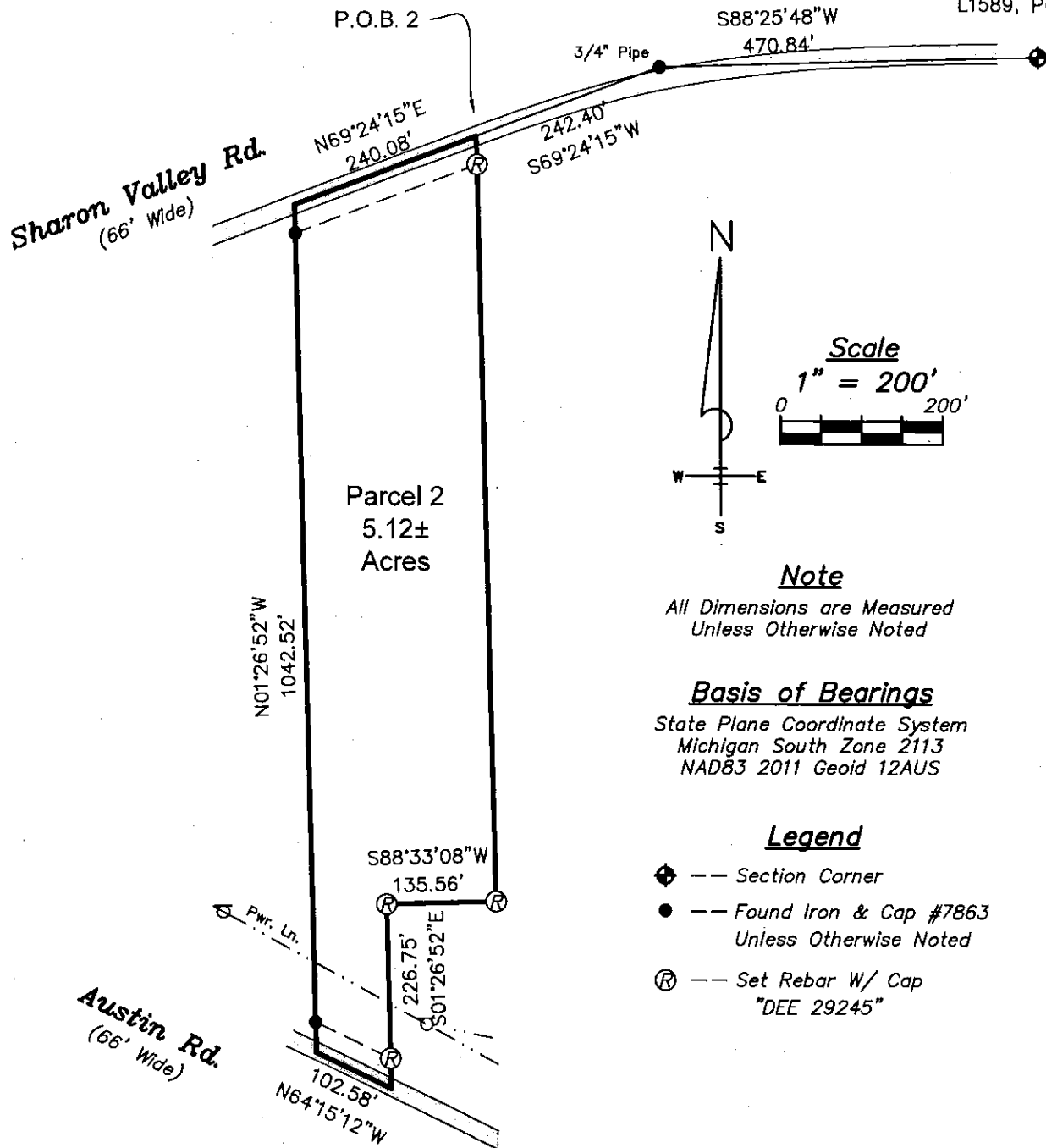
Center of
Sec. 5, T4S, R2E
(D-2) Harrison Mon.
L1654, P1017

Note

Certificate of Survey

~ Parcel 2 ~

North 1/4 Corner
Sec. 5, T4S, R2E
(D-1) Harrison Mon.
L1589, P645



Parcel 2 - Description as Surveyed:

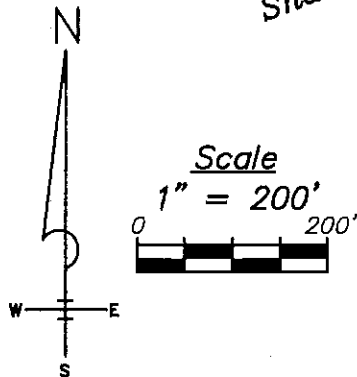
A parcel of land in the Northwest 1/4 of Section 5, Town 4 South, Range 2 East, Napoleon Township, Jackson County, Michigan, being more particularly described as:

Commencing at the North 1/4 Corner of said Section 5, thence S88°25'48"W along the North Line of said section, 470.84 feet; thence S69°24'15"W along the centerline of Sharon Valley Road, 242.40 feet to the Point of Beginning of this description; thence S01°26'52"E 226.75 feet; thence S88°33'08"W 135.56 feet; thence S01°26'52"E 226.75 feet to the centerline of Austin Road; thence

Certificate of Survey

~ Parcel 3 ~

North 1/4 Corner
Sec. 5, T4S, R2E
(D-1) Harrison Mon.
L1589, P645



Note

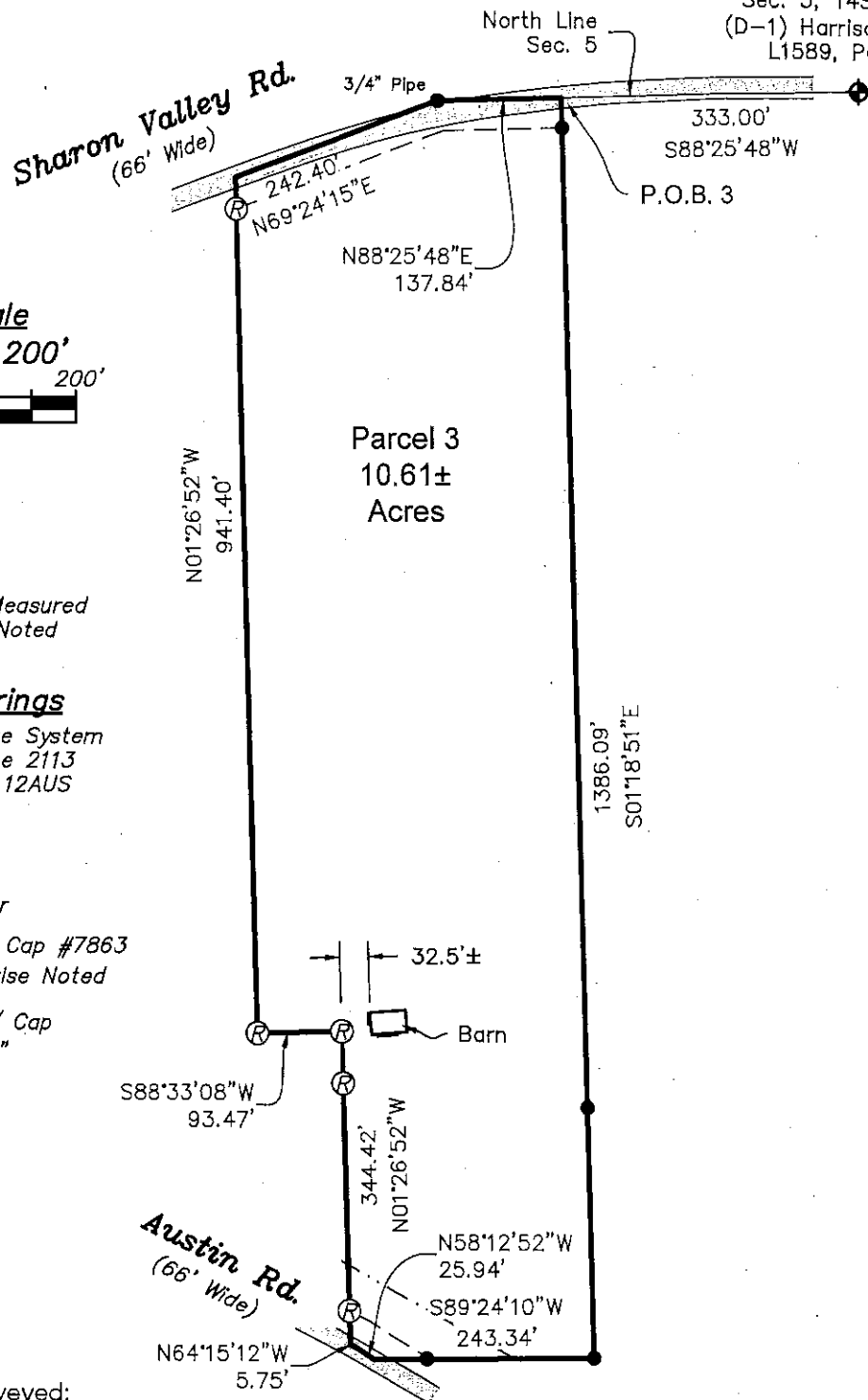
All Dimensions are Measured
Unless Otherwise Noted

Basis of Bearings

State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 12AUS

Legend

- ◆ --- Section Corner
- --- Found Iron & Cap #7863
Unless Otherwise Noted
- Ⓡ --- Set Rebar W/ Cap
"DEE 29245"



Parcel 3 - Description as Surveyed:

A parcel of land in the Northwest 1/4 of Section 5, Town 4 South, Range 2 East, Napoleon Township, Jackson County, Michigan, being more particularly described as:

Commencing at the North 1/4 Corner of said Section 5, thence S88°25'48"W along the North Line of said section, 333.00 feet to the Point of Beginning of this description; thence S01°18'51"E 1386.09 feet; thence S89°24'10"W 243.34 feet to the centerline of Austin Road; thence N58°12'52"W along said centerline, 25.94 feet; thence N64°15'12"W along said centerline, 5.75 feet; thence N01°26'52"W 344.42 feet; thence

Parcel Report - Parcel ID: 000-20-05-126-002-06

11/18/2019



Owner Name	GRAVES ELAINE	2017	2018	2019
Owner Address	10330 AUSTIN RD NAPOLEON, MI 49261	Taxable Value	\$53,516	\$54,639
Parcel Address	10400 AUSTIN RD BROOKLYN, MI 49230	Assessed Value	\$72,200	\$71,549
Property Class	401 - RESIDENTIAL	Homestead	0	
Acreage	16.397	Gov't Unit	Napoleon	
Liber/Page	1807-622	Tax Unit	Napoleon	
		School District	NAPOLEON SCHOOL	
		Status	Active	

Legal Description:

NEFRL 1/4 OF NWFRL 1/4 EXC THEREFROM THAT PART THEREOF LYING N&W OF CEN OF NORVELL RD(SHARON VALLEY RD). ALSO EXC THEREFROM THAT PART THEREOF LYING S&W OF CEN OF M-11(AUSTIN RD). ALSO EXC BEG AT N 1/4 POST OF SEC 5 TH W 1326.63 FT TH S00°07'20"W 295.32 FT TO CEN OF SHARON VALLEY RD FOR POB OF THIS EXCN TH N70°58'20"E 211.72 FT TH S00°07'20"W 870.32 FT TO CEN OF AUSTIN RD TH N62°41'W 224.86 FT TH N00°07'20"E 698.11 FT TO BEG. ALSO EXC BEG AT N 1/4 POST OF SEC 5 TH S00°15'20"W 433 FT ALG N&S 1/4 LN TH W PAR WITH N SEC LN 333 FT TH N00°15'20"E 433 FT TO N SEC LN TH E ALG N SEC LN 333 FT TO BEG. ALSO EXC COM AT N 1/4 POST OF SEC 5 TH S00°15'20"W 1116.43 FT ALG N&S 1/4 LN FOR POB OF THIS EXCN TH S00°15'20"W 275 FT TO N 1/8 LN TH N89°01'38"W 333 FT ALG SD 1/8 LN TH N00°15'20"E 275 FT TH S89°01'38"E 333 FT TO BEG. ALSO EXC COM AT N 1/4 POST OF SEC 5 TH W 1326.63 FT ALG N LN OF SD SEC TH S00°07'20"W 295.32 TO CEN LN OF SHARON VALLEY RD TH N70°58'20"E 211.72 FT ALG SD CEN LN TO POB TH N70°58'20"E 211.72 FT ALG SD CEN LN TH S00°07'20"W 1042.53 FT TO CEN LN OF AUSTIN RD TH N62°41'W 224.86 FT ALG AUSTIN RD TH N00°07'20"E 870.32 FT TO BEG. ALSO EXC COM AT THE N 1/4 POST SEC 5 TH S00°15'20"W 433.00 FT ALG THE N-S 1/4 LN & CL OF WOLF LAKE RD FOR POB TH CONT S00°15'20"W 683.43 FT TH N89°01'38"W 333.00 FT TH N00°15'13"E 677.78 FT TH E 333.00 FT TO BEG. SEC 5 T4S R2E; SPLIT ON 05/17/2016 FROM 000-20-05-126-002-04;

Napoleon Township Planning Commission
Minutes – December 19, 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

Also Present: John Worden, Napoleon Township Zoning Administrator; Elaine Graves and Garnet Graves, applicant and spokesperson for Case #19-11-0019.

Pledge of Allegiance

In the absence of chair E. Maes, vice chair Scott Miles chaired the meeting.

Approval of Agenda: A correction was noted on No. 2 on the agenda to change the approval of minutes from the Oct. 24, 2019 to the Nov, 21, 2019 minutes. MOTION by J. Kirkpatrick, seconded by S. Sayles to approve the agenda. All ayes. Motion passed.

Minutes of November 21, 2019: Motion by J. Kirkpatrick, seconded by S. Sayles, to approve the November 21, 2019 meeting minutes as presented. All ayes. Motion passed.

Election of Officers 2020: Motion by J. Kirkpatrick, seconded by J. Hummer, to elect S. Miles as chair of the planning commission. All ayes. Motion passed. Motion by S. Sayles, seconded by J. Hummer, to elect J. Kirkpatrick as vice chair of the planning commission. All ayes. Motion passed. Motion by J. Kirkpatrick, seconded by S. Sayles, to elect J. Hummer as recording secretary of the planning commission. All ayes. Motion passed.

Case #19-11-0019 - Rezoning from Agricultural (AG-1) to Residential (R-1) 1.5 Acres - 10400 Austin Rd. - Elaine Graves, Owner/Applicant: Garnet Graves, spokesperson for Elaine Graves, explained that they have done two splits to the property and would like to do one more split of 1.5 acres that requires rezoning the proposed split-off parcel from agricultural to residential. He noted that two surveys were completed and submitted to J. Worden. S. Miles asked about the barn which G. Graves indicated went with one of the previous split parcels which has already been sold. He also stated that the propane tank is being moved off the new parcel to one of the previous split parcels as well. Motion by J. Kirkpatrick, seconded by S. Sayles, to recommend approval of the proposed rezoning. All ayes. Motion passed. J. Worden stated the case now goes to the Jackson County Planning Commission the second Thursday in January (Jan. 9) and then to the township board the second Tuesday in January (Jan. 14).

Public/Commission Comment - Non-Agenda Items:

Public: None.

Commission: Brief discussion took place on the status of former chair E. Maes. J. Worden stated if he continues to be unavailable to attend meetings, then township supervisor Dan Wymer should be notified to find a replacement.

Adjourned 7:20 p.m.

John Hummer, Secretary_____

ZONING AMENDMENT FORM

RZ 19-01



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 Spring Arbor 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.)

Parcel # 000-12-16-201-001-02 2.24 acres
See attached map and legal description

1. The above described property has a proposed zoning change FROM Agricultural (AG-1) ZONE TO Suburban Residential (RS-1) ZONE.

2. PURPOSE OF PROPOSED CHANGE: To reduce required minimum lot size and width and to maximize the owner's investment

B. ZONING ORDINANCE TEXT AMENDMENT:

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

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

C. PUBLIC HEARING on the above amendment was held on: month 12 day 10 year 2019

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 11 day 21 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.

Mike Archer Jr. ☒ Chair or ☐ Secretary 12 / 10 / 19 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

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

☐ Recommends APPROVAL of the zoning change

☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.

☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.

☐ Takes NO ACTION.

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

TOWNSHIP BOARD ACTION:

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

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

Township Clerk

JCPC Case #: _____
(For JCPC Use Only)

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Spring Arbor Township Case #: R2 19-01
 Township official we may contact: Jan Gardner Phone #: (517) 750-2800
 Applicant: Terry and Karen French Phone #: (517) 740-2218
 Rezoning Request: From: Agricultural (AG-1) To: Suburban Residential (RS-1)
 Property Location: Section(s): 16 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"): 2.24 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? vacant land

What is the proposed use of the site? single family detached dwellings

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

North: single family residential South: vacant
 East: single family residential West: single family residential

What are the surrounding Zoning Districts?

North: (RS-1) Suburban Residential South: (AG-1) Agricultural
 East: (RS-1) Suburban Residential West: (AG-1) Agricultural

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

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

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

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

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

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

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

JCPC Case #: _____
(For JCPC Use Only)

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE Spring Arbor 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.)

Parcel # 000-12-116-201-001-01 4.72 acres

Note - Rezoning is requested for only the easternmost 205 feet of this parcel

- The above described property has a proposed zoning change FROM Agricultural (AG-1) ZONE TO Suburban Residential (RS-1) ZONE.
- PURPOSE OF PROPOSED CHANGE: To reduce required minimum lot size and width and to maximize the owner's investment

B. ZONING ORDINANCE TEXT AMENDMENT:

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

- PUBLIC HEARING** on the above amendment was held on: month 12 day 10 year 2019
- NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 11 day 21 year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)
- THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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.

Mike Archer ☒ Chair or ☐ Secretary _____ / _____ / _____ (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

JCPC Case #: _____
(For JCPC Use Only)

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Spring Arbor Township Case #: RZ 19-02
 Township official we may contact: Jan Gardner Phone #: (517) 750-2800
 Applicant: Terry and Karen French Phone #: (517) 740-2218
 Rezoning Request: From: Agricultural (AG-1) To: Suburban Residential (RS-1)
 Property Location: Section(s): 16 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"): 4.72 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? vacant land

What is the proposed use of the site? single family detached dwellings

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

North: single family residential and vacant South: vacant
 East: single family residential West: single family residential

What are the surrounding Zoning Districts?

North: () RNF-1 and AG-1 South: (AG-1) Agricultural
 East: (RS-1) Suburban Residential West: (AG-1) Agricultural

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

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

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

Does the site have access to a public street or road? ☐ Yes ☒ No If yes, name Site is accessed via a

Are there any known environmental constraints on the site? ☐ Yes ☒ No private road - Concerto Ct

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

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.



Jackson County, MI

12/31/2019

Location Map

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.

File No. RZ 19-01

**TOWNSHIP OF SPRING ARBOR
JACKSON COUNTY, MICHIGAN
APPLICATION FOR REZONING**

I(We) TERRY & Karen French Date 11-12-19

Address 7445 King Rd Spring Arbor 49283 Phone 517-740-2218

hereby file an application with the Township Clerk's office to:

- 1. _____ Add to or change the text of the Zoning Ordinance
- 2. X Re-Zone property from AG-1 classification to RS-1

Your application will not be processed without the parcel number.

Parcel Number: 000-12-16-201-001-02-

A. Legal description of property (lot, block, tract, subdivision name) see attached
2.24 acres

B. State intended use of buildings, structures or land single family dwelling

C. Reasons for requesting zoning change to reduce required minimum lot
size & width and to maximize my investment

D. Address of property, if different from owner's address above vacant land
7435 King Rd

Fee: \$400.00

Receipt No. 120257

Terry French
Signature of Applicant

Township Clerk

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/13/2019 8:48 AM

Parcel: 000-12-16-201-001-02
Owner's Name: FRENCH TERRY J & KAREN S
Property Address: 7435 KING RD
SPRING ARBOR, MI 49283

Current Class: 401.RESIDENTIAL
Previous Class: 401.RESIDENTIAL
Gov. Unit: 15 SPRING ARBOR TOWNSHIP
ROUTE #
School: 38010 Western
Neighborhood: RW030 RW030

Liber/Page: 2148/1284 **Created:** //
Split: // **Active:** Active

Public Impr.: None
Topography: None

Mailing Address:

FRENCH TERRY J & KAREN S
7445 KING RD
SPRING ARBOR MI 49283

Legal

Description:

BEG AT N 1/4 POST OF SEC 16 TH E 334 FT ALG N SEC LN TO POB OF THIS DESCN TH S 0DEG 57'22"E 365.01FT TH E266.54 FT TH N ALONG THE W RIGHT OF WAY FOR CONCERTO COURT 365 FT TO THE N SEC LN TH W ALONG THE N SEC LN 267.05 FT 2.24A SPLIT ON 10/22/2002 FROM 000-12-16-201-001-00;

Most Recent Sale Information

Sold on 09/13/2019 for 500,000 by KREGER JASON R & ERIN S.

Terms of Sale: WARRANTY DEED

Liber/Page: 2148/1284

Most Recent Permit Information

Permit 12-105 on 11/02/2012 for \$0 category DEMOLISH.

Physical Property Characteristics

2020 S.E.V.: Tentative

2020 Taxable: Tentative

Lot Dimensions:

2019 S.E.V.: 19,930

2019 Taxable: 12,984

Acreage: 2.24

Zoning: AG-1

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



File No. RZ 19-02

**TOWNSHIP OF SPRING ARBOR
JACKSON COUNTY, MICHIGAN
APPLICATION FOR REZONING**

I(We) Terry & Karen French Date 11-12-19

Address 7445 King Rd Spring Arbor 49283 Phone 377-740-2218

hereby file an application with the Township Clerk's office to:

1. _____ Add to or change the text of the Zoning Ordinance
2. X Re-Zone property from AG-1 classification to RS-1

Your application will not be processed without the parcel number.

Parcel Number: 000-12-16-201-001-01 the eastern most 205' of this parcel

A. Legal description of property (lot, block, tract, subdivision name) see attached

4.72 acres

B. State intended use of buildings, structures or land single family dwelling

C. Reasons for requesting zoning change to reduce required minimum lot

size & width and to maximize my investment

D. Address of property, if different from owner's address above vacant land

Fee: \$400.00

Receipt No. 120257

Terry French
Signature of Applicant

Township Clerk

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/13/2019 8:46 AM

Parcel: 000-12-16-201-001-01
Owner's Name: FRENCH TERRY J & KAREN S
Property Address: CONCERTO CT
SPRING ARBOR, MI 49283

Current Class: 402.RESIDENTIAL VACANT
Previous Class: 402.RESIDENTIAL VACANT
Gov. Unit: 15 SPRING ARBOR TOWNSHIP
ROUTE #
School: 38010 Western
Neighborhood: VRW01 VRW01 VACANT WESTERN RES

Liber/Page: 2148/1284 **Created:** //
Split: // **Active:** Active

Public Impr.: None
Topography: None

Legal

Mailing Address:

FRENCH TERRY J & KAREN S
7445 KING RD
SPRING ARBOR MI 49283

Description:

BEG AT N 1/4 POST OF SEC 16 TH S 261 FT ALONG THE N&S1/4 LN FOR POB OF THIS DESCN TH E 334 FT TH S 104.01 FT TH E 266.54 FT TH S 251 FT TH W 633.43 FT TO THE N&S1/4 LN TH N 355.02 FT ALONG SD N&S1/4 LN TO POB 4.72A SEC 16 T3S R2W SPLIT ON 10/22/2002 FROM 000-12-16-201-001-00; SPLIT ON 11/26/2002 INTO 000-12-16-201-001-03, 000-12-16-201-001-04;

Most Recent Sale Information

Sold on 09/13/2019 for 500,000 by KREGER JASON R & ERIN S.

Terms of Sale: WARRANTY DEED

Liber/Page: 2148/1284

Most Recent Permit Information

None Found

Physical Property Characteristics

2020 S.E.V.: Tentative

2020 Taxable: Tentative

Lot Dimensions:

2019 S.E.V.: 16,820

2019 Taxable: 7,793

Acreage: 4.72

Zoning: AG-1

Land Value: Tentative

Frontage: 0.0

PRE: 100.000

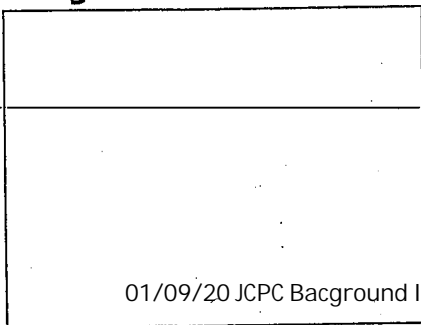
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

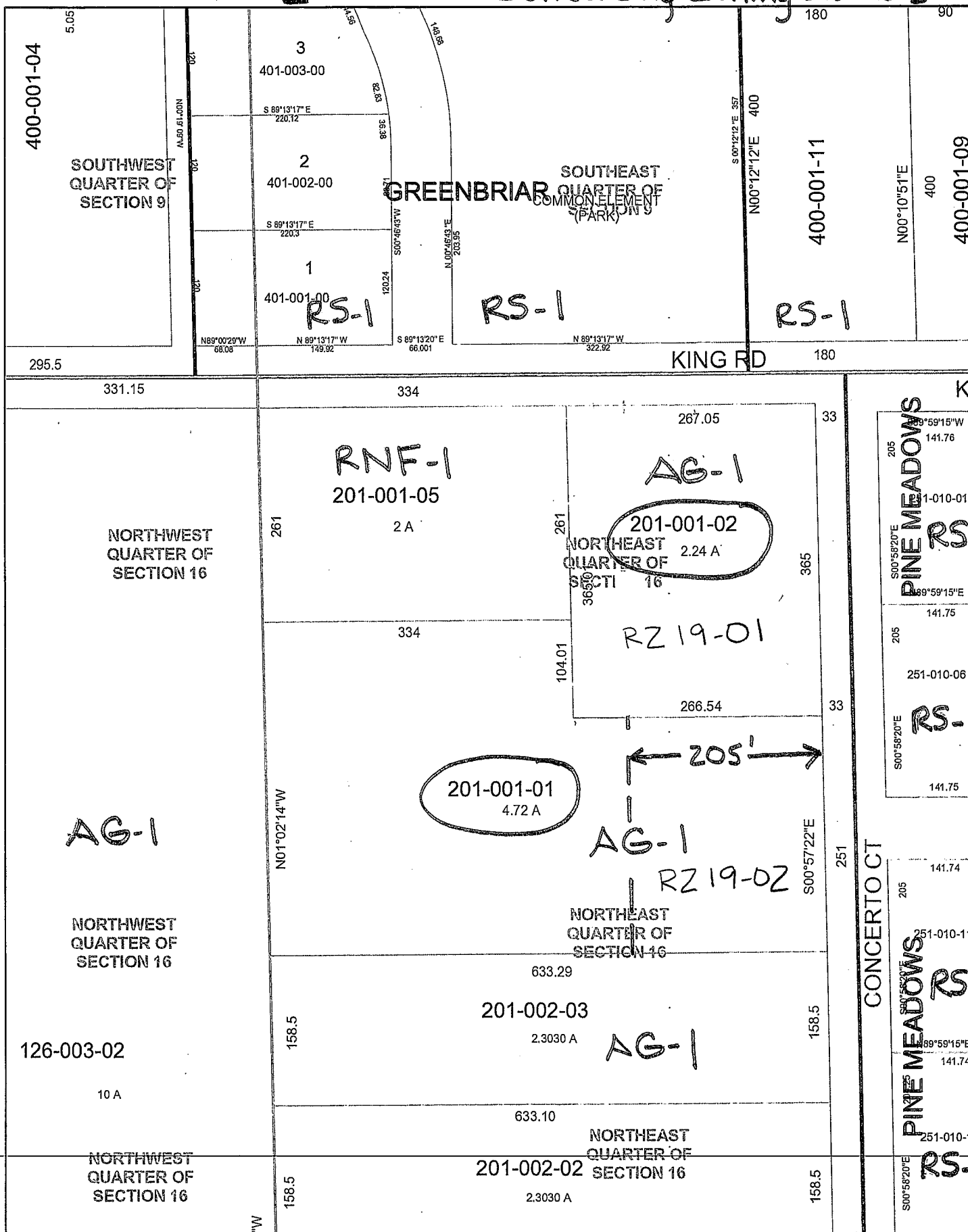
None

Image



RZ 19-01 and 19-02

Surrounding Zoning Districts



7

Article 17

Amendment Procedures



SECTION 17.4 - CRITERIA FOR CONSIDERING REZONING REQUESTS

In reviewing an application for rezoning, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to the following:•

- A. Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Plan;
- B. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;
- C. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; and
- D. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

SECTION 17.5 - CONFORMANCE TO COURT DECREE

Any amendment for the purpose of conforming a provision of this Ordinance to a decree of a court of competent jurisdiction shall be adopted by the Township Board and the amendment published without referring the same to any other board or agency.

Jan Gardner

From: Bradley, Lisa <lbradle2@hfhs.org>
Sent: Monday, December 09, 2019 10:20 AM
To: Jan Gardner
Subject: Application for Rezoning RZ19-01

Application for Rezoning RZ19-01

I will be in Orlando Florida at a conference on Tuesday December 10th. I apologize for not being able to attend in person.

I live in this subdivision and thoroughly enjoy the bit of nature that this land provides. My preference would be to maintain the Agricultural AG-1, preserving as much natural land as possible.

Thank you
 Lisa

Jan, could you please notify me of the final decision following the meeting?—Thank you

Lisa Bradley, BSN, RN
 Clinical Quality Facilitator II
 Performance Excellence & Quality
 Tel: (517) 205-1491
 Fax: (517) 205-4715
lbradle2@hfhs.org



**HENRY FORD
 ALLEGIANCE HEALTH**

CONFIDENTIALITY NOTICE: This email contains information from the sender that may be CONFIDENTIAL, LEGALLY PRIVILEGED, PROPRIETARY or otherwise protected from disclosure. This email is intended for use only by the person or entity to whom it is addressed. If you are not the intended recipient, any use, disclosure, copying, distribution, printing, or any action taken in reliance on the contents of this email, is strictly prohibited. If you received this email in error, please contact the sending party by reply email, delete the email from your computer system and shred any paper copies.

Note to Patients: There are a number of risks you should consider before using e-mail to communicate with us. See our Privacy & Security page on www.henryford.com for more detailed information as well as information concerning MyChart, our new patient portal. If you do not believe that our policy gives you the privacy and security protection you need, do not send e-mail or Internet communications to us.

Spring Arbor Township Planning Commission Meeting Tuesday, December 10, 2019

The regular meeting of the Spring Arbor Township Planning Commission was called to order by Chairman Mike Archer at 6:02 p.m. at the Township Hall.

Members Present: Mike Archer, Jim Buck, Terry French, Carl Jacobson, Susan Luplow, Mel Rice and Al Sorenson.

Members Absent: Doug Martz

Staff: Jan Gardner

Guests: Jennifer Spooner and Dan Milnes

Public Comment: None

Minutes: Motion was made by Jacobson and seconded by Rice to accept the minutes from the May 14, 2019 meeting. Approved.

New Business:

Public Hearing/**Application for Rezoning RZ19-01** Applicants - Terry and Karen French.

The applicant, Terry French, explained his request to rezone a vacant 2.24 acre parcel (# 000-12-16-201-001-02) located on the SW corner of King and Concerto, from Agricultural AG-1 to Suburban Residential RS-1. Terry stated that his ultimate goal (for the two applications) was to be able to create four parcels that would be accessed off of Concerto and would be similar in size to the lots in Pine Meadows.

During public comment the following questions/issues were raised:

- Would the size of the water-main be adequate to serve four additional homes?
- Would the four parcels share in the costs of maintaining Concerto- a private road?
- Would Terry consider putting in place deed restrictions that would be similar to those in Pine Meadows?

Copies of an email from Lisa Bradley, 7327 King Road, were distributed to the Planning Commission members for their review.

After discussion and reviewing Zoning Ordinance Section 17.4 -Criteria for Considering Zoning Requests, a motion was made by Sorenson and seconded by Rice to recommend to the Township Board the approval of the rezoning of parcel # 000-12-16-201-001-02 from AG-1 to RS-1. Motion approved. Because Terry French was the applicant, he recused himself from voting.

Public Hearing/**Application for Rezoning RZ-19-02** Applicants - Terry and Karen French

The applicant, Terry French, explained his request to rezone a vacant 4.72 acre parcel (# 000-12-16-201-001-01) located on the west side of Concerto. The current zoning of the parcel is Agricultural AG-1. The request is to rezone to Suburban Residential RS-1, only the easternmost 205 feet of this parcel. The balance of the parcel will remain AG-1. It was noted that the comments and questions previously stated for RZ 19-01 would also be applicable to R2 19-02. There were no additional comments from the public.

After discussion and reviewing Zoning Ordinance Section 17.4- Criteria for Considering Zoning Requests, a motion was made by Sorenson and seconded by Luplow to recommend to the Township Board the approval of the rezoning of the easternmost 205 feet of parcel # 000-12-16-201-001-01 from AG-1 to RS-1. Motion approved. Because Terry French was the applicant, he recused himself from voting.

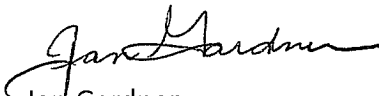
Old Business: None

Reports: None

Members Comments: Sorenson briefly described the status of the Master Plan update. Gardner distributed copies of a draft (version 8) of the Goals and Objectives for the members to review.

Meeting adjourned at 6:53 p.m.

Respectfully submitted,



Jan Gardner
Acting Secretary