



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: February 13, 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 January 9, 2019, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the February 13, 2020, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ | #20-04a, -04b, -04c, & -04bd | Grass Lake Charter Township Rezoning [**ACTION**] 7
 - (2) CZ | #20-05 | Sandstone Charter Township Rezoning [**ACTION**] 35
 - 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 March 12, 2020

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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

January 9, 2020

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

Members Present: Mr. Roger Gaede, Environment; Ms. Amy Guerriero, Industry and Economics; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners;

Members Absent: Mr. Timothy Burns, At Large; Ms. Jennifer Morris, At Large; and Mr. Jim Videto, Agriculture

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: Mr. David Darkowski (Norfolk Homes), Ms. Deborah Fraga, Mr. James Fraga, Mr. Ben Latocki, Mr. Chuck Moyer, Ms. Diane Moyer, Mr. David Spring, Ms. Tracy Spring, Mr. David Trosin, Ms. Jane Trosin, Mr. Jeff Yost, and Mr. Tim Yost.

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:10 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. Gaede, to **approve** the December 12, 2019, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Comm. Hilleary, and seconded by Comm. Kennedy, to **approve** the January 9, 2020, 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 | #20-01a & -01b | Summit Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID #000-13-16-427-006-22 and located in Section 16 (T3S-R1W) of the Township—from ‘suburban residential 2 (RS-2)’ to a combination of ‘planned residential (PR-1)’ and ‘local commercial (C-1)’. Staff advised County Planning Commissioners to recommend **approval** of the rezoning to ‘local commercial (C-1)’ and **approval with comments** of the rezoning to ‘planned residential (PR-1)’ noting his concerns regarding flooding and road connectivity (please see the staff report). Chair Guerriero provided the opportunity for the following public and commissioner comment:

- Mr. Darkowski, representing the applicant, spoke in favor of the request. He noted that the property is located in a drainage district, that Norfolk Homes does not want to add to the flooding problem, and that it will work with the County Drain Commissioner and the Township to address this concern.
- Mr. Spring expressed his appreciation for the work of the County Drain Commissioner and JCPC staff regarding the drainage issue. He noted that the east side of the proposed site condominium development (where he lives) has the same flooding issues as the west side documented in the staff report. He stated that these concerns need to be addressed. Comm. Guerriero asked Mr. Spring if he had contacted the County Drain Commissioner. He said no, but Ms. Fraga stated that she had because her swimming pool was flooded out twice. She went on to note that drains are already located on her property and flooding still occurs. Mr. Fraga requested a buffer zone between the new development and existing homes.
- Mr. Tim Yost expressed his support for the development, acknowledged the responsiveness of Norfolk Homes and the County Drain Commissioner, and stated that on-site detention needs to be addressed. He had already pumped 30,000 gallons of water out of his basement since January 1st. This occurs naturally and he was concerned that the proposed development will exacerbate the situation. Mr. Latocki also spoke about drainage and stated that the area is wet all of the time.
- Another citizen living on Cranmoor Road voiced his concern about the proposed roads and a resulting increase in traffic in the surrounding area, especially through-traffic. He stated that many people walk in the neighborhood and there are no sidewalks. The resident also asked if higher density apartments could be built on the property if it is rezoned to PR-1. JCPC staff responded that it is his understanding that the street originally proposed for connection to Cranmoor Road will terminate in a cul-de-sac and explained that the PR-1 development process requires further approval of any development not contained on the approved site plan. Comm. Guerriero also noted that a site plan must be approved before anything can be built for this or future developments.
- Comm. Kennedy stated that the County Drain Commissioner should ascertain if the additional drainage from the Cascades Lagoons in Sparks Foundation County Park will affect the subject property and surrounding area.
- Comm. Gaede stated that the wetlands should be documented and that the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) should be involved in the development of the site plan. Mr. Darkowski stated that a permit is required from EGLE.

- Comm. Hawley noted that larger common areas may be needed in order to accommodate more storm water detention. She explained that higher densities are more likely needed for modest dwellings while luxury dwellings are more likely to call for additional ‘elbow room’. There is no reason, such as a lake in her opinion, that would necessitate higher densities. Comm. Guerriero noted that low-density residential is recommended for the property and that a higher density would not be in conformance with the Township’s master plan.

A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the rezoning to ‘local commercial (C-1)’ and **approval with comments** of the rezoning to ‘planned residential (PR-1)’ to the Summit Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(2) **CZ | #20-02 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a 1½ acre portion of the subject property—known as Parcel ID #000-20-05-126-002-06 and located in Section 5 (T4S-R2E) of the Township—from ‘agricultural (AG-1)’ to ‘single-family residential (R-1)’. County Planning Commissioners were advised to recommend **disapproval** of the rezoning to ‘single family residential (R-1)’, noting that rezoning to ‘rural residential(RR)’ would be more appropriate provided that the area to be rezoned was increased to at least 2 acres (please see the staff report).

A motion was made by Comm. Kennedy, and seconded by Comm. Hawley, to recommend **disapproval** of the ‘R-1’ rezoning request to the Napoleon Township Board (please see the staff report). *The motion was approved unanimously.*

(3) **CZ | #20-03a & -03b | Spring Arbor Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID #000-12-16-201-001-02 and Parcel ID #000-12-16-201-001-01 (the eastern 205 feet) and located in Section 16 (T3S-R2W) of the Township—from ‘agricultural (AG-1)’ to ‘suburban residential (RS-1)’. Staff advised County Planning Commissioners to recommend **approval with comments** of the rezonings to ‘suburban residential (RS-1)’, noting that the Zoning Administrator told him that an easement to Concerto Court will be provided to the landlocked remainder of the property proposed for partial rezoning which allayed his concerns (please see the staff report).

A motion was made by Comm. Gaede, and seconded by Comm. Jennings, to recommend **approval with comments** of the rezoning to ‘suburban residential (RS-1)’ to the Spring Arbor Township Board as long as an easement is provided to the landlocked portion of the property. *The motion was approved unanimously.*

- b. **Consideration of Master Plan(s).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business.**

a. **Unfinished Business.** None.

b. **New Business.** None.

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

Item 8. **Commissioner Comment.** Chair Guerriero informed the Commission that she is retiring on April 1st and will be resigning from the JCPC prior to its April 9th meeting. Her fellow commissioners congratulated her on her retirement and expressed their appreciation of her leadership on the JCPC. Comm. Hilleary thanked JCPC Staff and the Chair for their work.

Item 9. **Adjournment.** The meeting was adjourned by Chair Guerriero at 7:36 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



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 | #20-04a, -04b, -04c, & -04d

To: County Planning Commissioners

From: Grant E. Bauman

Date: February 10, 2020

Proposal: Rezoning in Grass Lake Charter Township

Request

The subject properties are proposed for rezoning to 'single-family residential (R-2)' from 'general commercial (GC)'.

Purpose

The rezoning of the subject parcels is requested to "make [them] conforming" (see the Zoning Amendment Forms).¹

Location and Size of the Property

Subject property A (ID# 000-10-34-126-001-07) has an area of approximately 3.2 acres (see Figure 1). Subject parcels B (ID# 000-10-34-301-003-00), C (ID# 000-10-34-326-001-00), and D (ID# 000-10-34-326-002-00) have areas of approximately 2.3 acres, 4.7 acres, and 1 acre, respectively. All of the properties are located on the north side of Michigan Avenue in Section 34 (T2S-R2E) of Grass Lake Charter Township (see Figure 1).

Land Use and Zoning

Current Land Use – The subject parcels are used residentially (see Figure 2). Properties to the north are essentially vacant. Properties to the east are farmed. The Grass Lake Charter Township Fire Department is located to the west. Other parcels are used for a mix of residential and commercial uses.

Future Land Use – The Township's Future Land Use map places the subject parcels in an area on the north side of Michigan Avenue recommended for 'medium-density residential' uses (see Figure 3).

Current Zoning – The subject properties are zoned 'general commercial (GC)' as are some properties to south and west. Other adjacent parcels are zoned 'R-1' and 'R-2' (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services are not available nor are there plans to extend them (see the attached Zoning Worksheet Form).

Public Road/Street Access – Direct access is provided by Michigan Avenue, a paved county primary built to class A standards.

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.

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

Analysis and Recommendation

Township Planning Commission Recommendation – The Grass Lake Charter Township Planning Commission recommends **approval** of the proposed rezonings of the southern portion of parcel A to ‘R-2’, retaining the current ‘GC’ zoning to the north. The Commission also recommends rezoning parcels B-D to ‘R-2’ (see the attached Zoning Amendment Form and other background information).

Staff Analysis – Grass Lake Charter 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?**

No. Although the Township’s future land use plan places the subject properties in an area recommended for ‘medium-density residential’ uses, its Zoning Plan equates the ‘R-2’ zoning district 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. The properties are already utilized for residential purposes and the proposed rezoning will make them conforming according to the Township.

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 ‘R-2’.

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. Some of the adjacent properties are already zoned residentially.

JCPC Staff Advisement – Although the proposed ‘single-family residential (R-2)’ rezonings do not technically conform to the *Grass Lake Charter Township Master Plan*, it does come closer to fulfilling its intent in the general area (see Figure 6). The proposed rezonings also recognize the current use of the subject properties. However, retaining the ‘GC’ rezoning on the northern portion of parcel A is not supported by the master plan

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the ‘single-family residential (R-2)’ rezoning requests for parcels B-D to the Grass Lake Township Board. Staff also advises the JCPC to recommend **DISAPPROVAL** of the partial ‘single-family residential (R-2)’ rezoning request for parcel A for the reason stated in the staff report.

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

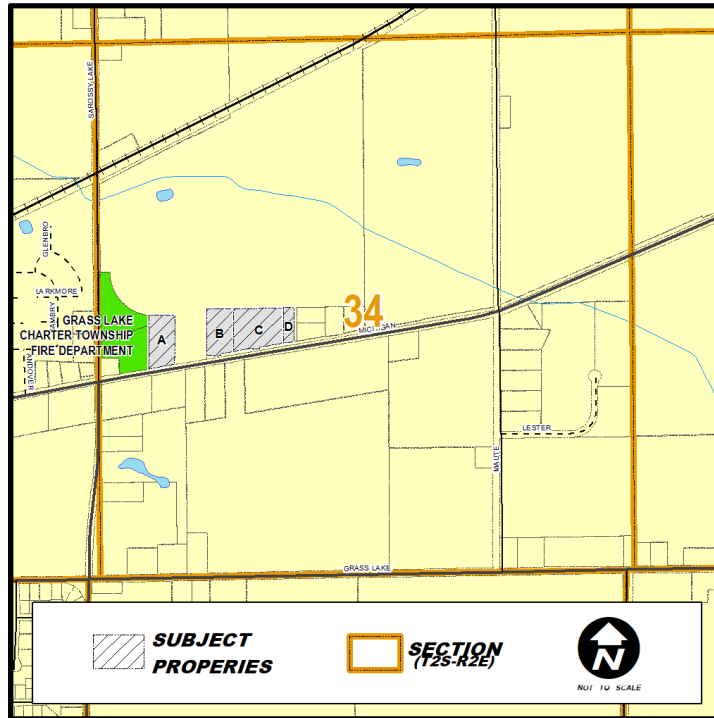
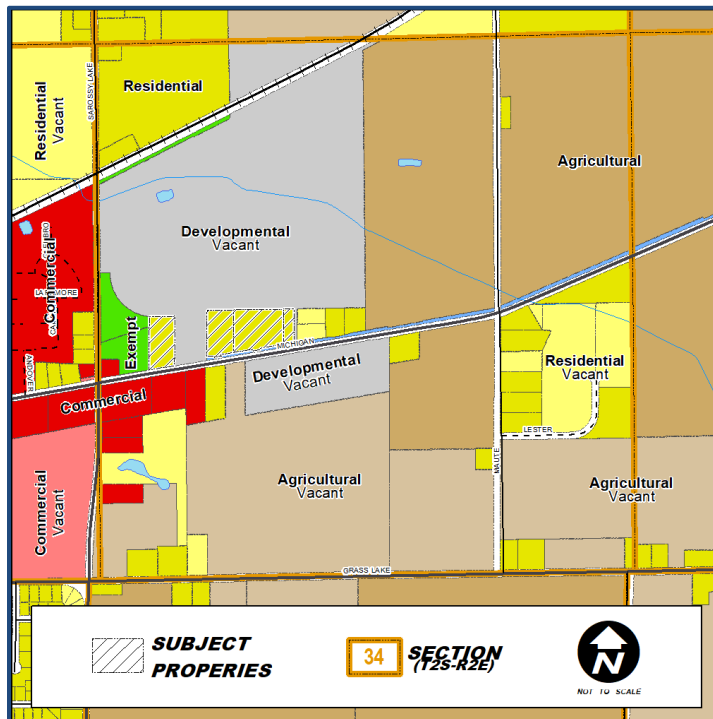


Figure 2
Property Assessment



[illegible]

Figure 5a
Aerial Photo

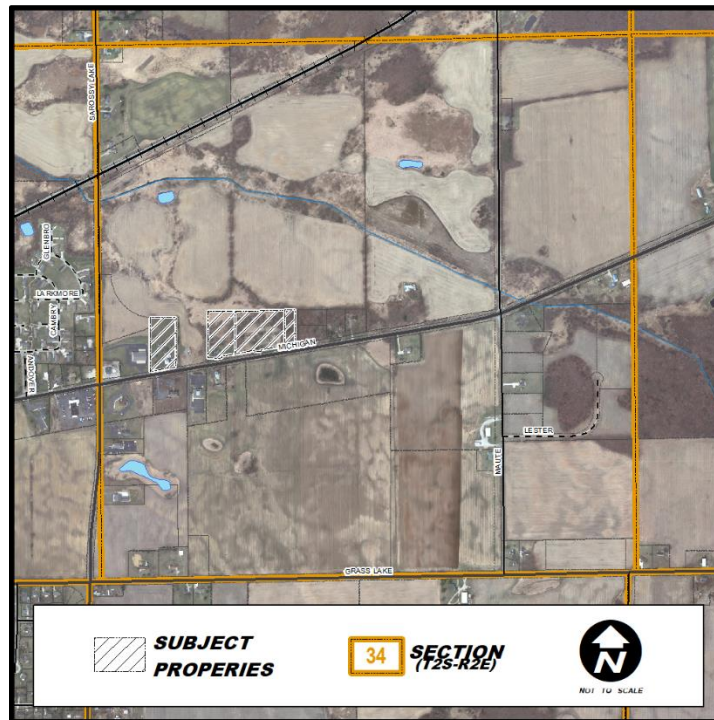
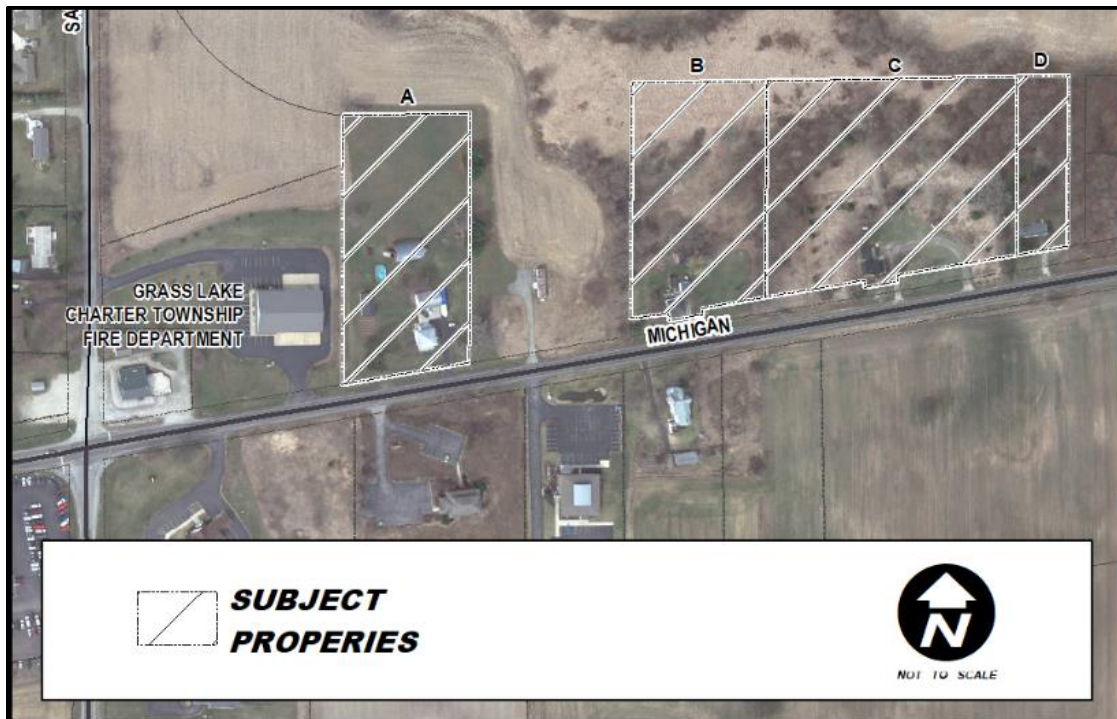


Figure 5b
Aerial Photo



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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

12336 E, Michigan Ave. 000-10-34-126-001-07, 3.19 acres, Section 34, This is the parcel that is proposed to be split

1. The above described property has a proposed zoning change FROM General Commerical (GC)
ZONE TO Residential (R-2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: To make it conforming

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 19 year 2020
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month November day 28 year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Grass Lake Times

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

[Signature] ☐ Chair or ☒ Secretary 11/24/2020 (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

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: Grass Lake Charter Township Case #: 19-02-0001

Township official we may contact: Doug Lammers Phone #: (517) 522 - 8464 ext 130

Applicant: Grass Lake Charter Township Phone #: () -

Rezoning Request: From: General Commerical (GC) To: Residential (R-2)

Property Location: Section(s): 34 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"): 3.19 acres proposed to split parcel, leave a portion (GC) rezone where the house is to (R-2), rezoning conditional to land division seperating the house that will be zoned R-2.

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Residential

What is the proposed use of the site? Residential

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

North: Residential South: General Commerical

East: General Commerical West: General Commerical

What are the surrounding Zoning Districts?

North: (R-2) Residential South: (GC) General Commerical

East: (GC) General Commerical West: (GC) General Commerical

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 E. Michigan Ave.

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.



JACKSON COUNTY, MI
PARCEL VIEWER



Vigo Anthony & Michelle
12336 E Mich. Ave.

000-10-34-126-001-07

3.14 acres

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

12446 E. Michigan Ave 000-10-34-301-003-00, 2.34 Acres, Section 34

1. The above described property has a proposed zoning change FROM General Commerical (GC) ZONE TO Residential (R-2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: To make it conforming

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 March day 21 year 2019
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month February day 28 year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Grass Lake Times

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

[Signature] ☐ Chair or ☒ Secretary 1 / 24 / 2020 (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

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: Grass Lake Charter Township Case #: 19-02-0001
Township official we may contact: Doug Lammers Phone #: (517) 522 - 8464 ext 130
Applicant: Grass Lake Charter Township Phone #: () -
Rezoning Request: From: General Commerical (GC) To: Residential (R-2)
Property Location: Section(s): 34 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"): 2.34 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Residential

What is the proposed use of the site? Residential

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

North: Residential
East: General Commerical

South: General Commerical
West: General Commerical

What are the surrounding Zoning Districts?

North: (R-2) Residential
East: (GC) General Commerical

South: (GC) General Commerical
West: (GC) General Commerical

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 E. Michigan Ave.

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.



JACKSON COUNTY, MI
PARCEL VIEWER



Sherwood Pamela
12446 E. Michigan Ave
000-10-34-301-003-00
2.34 acres

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

12552 E. Michigan Ave. 000-10-34-326-001-00, 4.65 acres, Section 34

1. The above described property has a proposed zoning change FROM General Commerical (GC)
ZONE TO Residential (R-2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: To make it conforming

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 March day 21 year 2019
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month February day 28 year 2019

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

- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Grass Lake Times

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

[Signature] ☐ Chair or ☒ Secretary 1/24/2020 (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

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: Grass Lake Charter Township Case #: 19-02-0001
Township official we may contact: Doug Lammers Phone #: (517) 522 - 8464 ext 130
Applicant: Grass Lake Charter Township Phone #: () -
Rezoning Request: From: General Commerical (GC) To: Residential (R-2)
Property Location: Section(s): 34 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"): 4.65 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Residential

What is the proposed use of the site? Residential

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

North: Residential
East: General Commerical

South: General Commerical
West: General Commerical

What are the surrounding Zoning Districts?

North: (R-1) Residential
East: (R-1) Residential

South: (GC) General Commerical
West: (GC) General Commerical

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 E. Michigan Ave.

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.



JACKSON COUNTY, MI
PARCEL VIEWER



Campbell Phillip D. 101
12552 E. Michigan Ave.
000-10-34-326-001-00

4.65 acres

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

12610 E. Michigan Ave. 000-10-34-326-002-00, 1 acre, Section 34

1. The above described property has a proposed zoning change FROM General Commerical (GC)
ZONE TO Residential (R-2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: To make it conforming

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 March day 21 year 2019
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month February day 28 year 2019
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Grass Lake Times

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

[Signature] ☐ Chair or ☒ Secretary 1/28/20 (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

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: Grass Lake Charter Township Case #: 19-02-0001
Township official we may contact: Doug Lammers Phone #: (517) 522 - 8464 ext130
Applicant: Grass Lake Charter Township Phone #: () -
Rezoning Request: From: General Commerical (GC) To: Residential (R-2)
Property Location: Section(s): 34 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"): 1 acre

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Residential

What is the proposed use of the site? Residential

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

North: Residential
East: Residential

South: General Commerical
West: General Commerical

What are the surrounding Zoning Districts?

North: (R-1) Residential
East: (R-1) Residential

South: (GC) General Commerical
West: (GC) General Commerical

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 E. Michigan Ave.

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.



JACKSON COUNTY, MI
PARCEL VIEWER



Collins Sharon D
12610 E. Michigan Ave.
000-10-34-326-002-00
laure



Grass Lake Charter Township Planning Commission
121919 Unapproved Planning Committee Meeting
Grass Lake Charter Township Hall
373 Lakeside Dr Grass Lake, MI 49240

Planning Commission Meeting Minutes

December 19, 2019

7:00 pm

CALL TO ORDER: Chairman Hinkle called the meeting to order at 7:03 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL: Members -- _P_Tom Brennan, _P_Jim Ducey, _P_Jere Hinkle, ___Todd Keszler, _P_Dale Lucas, _P_Nancy Prindle, _P_Jim Warbritton (P = present Blank = absent)

Also present Board Members Tina Benardsky-Lynch and Tom Loveland, Doug Lammers, Township Zoning Administrator Doug Lammers and approximately 15 public members. It was noted that Todd Keszler has resigned from the Planning Commission.

APPROVAL OF AGENDA:

It was moved by Ducey, and supported by Warbritton, that the first item of Old Business be advanced to immediately after the Approval of Minutes. All ayes. Motion carried.

APPROVAL OF MINUTES:

It was moved by Brennan, and supported by Prindle, to approve the November 21, 2019 Meeting Minutes. All ayes. Motion carried.

OLD BUSINESS:

1. Rezoning of remaining parcels from March meeting, specifically Parcel #10-34-126-001-07 owned by Mr. and Mrs. Tony Vigo tabled from the March 21, 2019 Public Hearing.

Mr. Lammers reviewed the actions taken by the commission at the March 2019 Public Hearing regarding five consecutive adjacent parcels immediately east of the Fire Station and facing the north side of East Michigan Avenue. Four of these properties have occupied residences on them. In past zoning actions by the Township these Parcels were zoned General Commercial, making those parcels with residences legal non-conforming. The Public Hearing addressed the

issue of whether the General Commercial zoning should be retained on these parcels, or because of lack growth in this area, other zoning would be appropriate. The Commission proposed R2 residential zoning for the five parcels. The owners of the three easterly parcels agreed with this proposal and as such, the Commission rezoned them R2 Residential. The owners of the two westerly parcels requested retention of General Commercial zoning on them. A copy of the minutes of this public hearing is attached.

Subsequently, Mr. and Mrs. Vigo, owners of the subject property adjacent to the Fire Station, have requested a zoning change for it. A copy of their letter requesting is attached. This request is to split the property with the parcel fronting on Michigan Avenue containing their residence zoned residential, and the remaining property retaining General Commercial (GC) zoning designation. The size of the existing parcel is large enough that minimum lot size and required setbacks would be met for both resultant post-split properties.

After discussion, it was moved by Ducey and supported by Lucas, as follows: *Subject to Township approval of the proposed parcel division, the resultant parcel fronting on Michigan Avenue be zoned R2 Residential and the remaining parcel zoned General Commercial. All ayes. Motion carried.*

This should be forwarded to Jackson County Planning for review and comment.

It was then moved by Hinkle and seconded by Warbritton, the following:

The actions of the Planning Commission in the March 21, 2019 Public Hearing regarding the proposed zoning changes of General Commercial to R2- Residential for the following parcels;

*Parcel 10-34-301-003-00 (Sherwood owners),
Parcel 10-34-326-001-00 (Campbell owners), and
Parcel 10-34-326-002-00 (Collins owner)*

be forwarded to Jackson County Planning for review and comment. All ayes. Motion carried.

PUBLIC HEARING, Case #19-11-0011 for Text Amendment to Township Zoning Ordinance, Section 14.07 HH – Removal and Processing of Topsoil, Stone, Rock, Water, Sand, Gravel, Lime or other Soil or Mineral Resources .

Chairman Hinkle closed the public meeting and opened the Public Hearing for Case #19-11-0011 for Text Amendment to Zoning Ordinance Section 14.07 HH - Removal and Processing of Topsoil, Stone, Rock, Water, Sand, Gravel, Lime or other Soil or Mineral Resources (the Mining Ordinance).

a. Draft Ordinance

Chairman Hinkle stated that the Commission had completed a first draft of the text amendment changes to the Mining Ordinance. This draft (17 pages in length) had been placed on the Township Website for access by the public. As requested, copies were distributed to two attendees. A copy of this initial draft is attached.

b. Public Comments

Approximately 15 people attended the hearing. This included Township officials and representatives and concerned citizens.

Chairman Hinkle requested that those persons wishing to address the Planning Commission put their name on provided index cards so that they could be recognized by the chairman for making their comments.

It was noted that three letters, one e-mail and one hand delivered request were received by the Township. Copies of these were provided to all Planning Commission members and are appended to these minutes. Seven people addressed the Planning Commission. A copy of this list is attached to these minutes.

Specific comments or concerns expressed, including those received in written format, included the following; (in no particular order)

1. Length of initial and renewal permit periods.
2. Size of Area proposed for mining.
3. Setbacks.
4. Responsibility for Monitoring and Enforcement of mining operations.
5. Financial Considerations including Insurance and Bonding Requirements and Penalties for Operating Infractions.
6. Hours of Operation, including equipment maintenance.
7. Designation of Truck Routing operations and restrictions.
8. Treatment of Existing Mining Operations (Grandfathering Rights)

Being no further comments, It was moved by Hinkle and supported by Brennan to close the Public Hearing at 8:12 pm. All ayes. Motion carried. Chairman Hinkle reopened the public meeting at 8:14 pm.

NEW BUSINESS:

1. Case #19-11-0011 for Text Amendment to Township Zoning Ordinance, Section 14.07 HH – Removal and Processing of Topsoil, Stone, Rock, Water, Sand, Gravel, Lime or other Soil or Mineral Resources .

There was discussion regarding the issue of designation of mining truck routes on public roadways and its possible negative funding impact on future Township roadway improvements. This issue will be pursued with Commission attorneys.

Further consideration of the potential economic impacts of the size and location of proposed setbacks is required.

Refinement of text requiring the type of hydrological studies required for permitting should be expanded.

Further discussion with Commission attorneys should be held regarding insurance, bonding and permit violation penalties. This would include the issue of inclusion of them, if any, in the Commission Ordinance rather defer to the Township General requirements.

It was concluded that these issues should be considered, advanced and resolved in future board sessions before submittal of text changes to Jackson County Planning for review and comment.

CITIZENS WISHING TO ADDRESS THE COMMISSION – NON AGENDA ITEMS

A question of the definition of grade as used in the draft ordinance text was raised. It was noted that it is the quantification of slope of the land in a particular area.

An observation was made that Michigan Senate Bill 431 (pertaining to mining extraction) is dormant.

OLD BUSINESS:

2. Rezoning Project, discussion from last month's meeting.

Item was tabled.

TOWNSHIP BOARD REPORT

Tom Brennan related that the LI/HC Zoning Ordinance text amendment was being edited and being processed for inclusion in the Ordinance Manual. Hinkle said he was the culprit of the required numbering change.

The Board requests that budget impacts be considered when making requests for professional review and assistance (planning and legal).

PROPOSED BUSINESS FOR NEXT REGULAR MEETING

- a. Housekeeping items (2020 Meeting Schedule and Election of Officers)
- b. Rezoning

GENERAL DISCUSSION

The public meeting where a proposed solar farm in the eastern portion of the Township was debuted was discussed.

ADJOURNMENT

Moved by Ducey and supported by Brennan to adjourn the meeting at 9:30 pm. All ayes.
Motion carried.

Respectively Submitted.

Jim Ducey, Secretary

Grass Lake Charter Planning Commission

Attachments

1. March 18, 2019 Public Hearing Minutes (??)
2. Vigo Letter (??)
3. Draft Mining Ordinance
4. Miller Letter
5. Michigan Aggregate Association Letter
6. Target Letter
7. Hoffman Letter (hand delivered)
8. Wilczynski email
9. Harper List of Miller letter supporters
10. List of speakers at Public Hearing

Approved Minutes
Grass Lake Charter Township Planning Commission Meeting
March 21, 2019 @ 7:00 PM

CALL TO ORDER: Chairperson Hinkle called the meeting to order at 7:00 pm.

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

ALSO PRESENT: Doug Lammers, Township Zoning Administrator, Chris Patterson & Kendal O'Connor Township Attorneys and ~70 Residents.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Lammers requested that the Clear Lake Road Item be removed from the agenda.

It was moved by Brennan and supported by Warbritton to approve the modified agenda. All ayes. One absent. Motion carried.

APPROVAL OF February 21st, 2019 MEETING MINUTES:

Moved by Brennan and supported by Warbritton to approve the February 21st, 2019 meeting minutes. All ayes. One absent. Motion carried.

Moved by Hinkle and supported by Brennan to close the meeting to open up the public hearing. All ayes. One absent. Motion carried.

Public Hearing, Case #19-02-0001 Rezoning of 13 parcels.

- a. Hinkle presented the Case for rezoning of parcels. Three sets of properties are being considered for rezoning. First a set of 6 adjacent to I-94 currently zoned as Light Industrial/Highway Commercial (LI/HC). The zoning ordinance manual does not contain this (LI/HC). The parcel is along Michigan Avenue that are currently General Commercial (GC). The final set is on Norvell Rd. currently Residential (R-1).

Zoning Administrator Lammers read the proposed 13 Parcels. They are as follows to be addressed. All parcels below start with 000-

Parcel 10-21-126-001-00(**Tabled**)* JCA Associates submitted a letter and had a representative (John M Basso) speak in favor of working to have the zoning as Light Industrial (LI) rather Highway Commercial (HC). Representative Basso later indicating that they would be in favor of the overlay district or the creation of the (LI/HC) zone by the planning commission.

Parcels 10-21-200-16 & 17(**Tabled**) on Knight Rd. Under the name of WA FOOTE did not have a representative or comment. It is being recommended HC.

Parcel 10-21-200-002-13(**Tabled**) L & H Leasing also currently zoned LI/HC and recommended to be zone HC. L & H representative George Husak wants the zoning to remain LI/HC vs recommended HC. Mr. Husak bought this property 12 years ago under the assumption of the flexibility that the current LI/HC would provide. Mr. Husak would like the language written for the Hybrid zoning.

Parcel 10-21-200-002-15(**Tabled**) JCLB, LLC represented by Bruce Maxson. Mr. Maxson requested the commission retain the LI/HC zoning. Flexibility of use is key to further developing the property.

Parcel 10-13-376-001-03(**Tabled**) is under Coy Investment. No representative was present nor any written requests to Zoning Administrator Lammers. Current use is LI

20-04A Parcel 10-34-126-001-07(**Tabled**) is owned by Anthony and Michelle Vigo. Currently zoned GC. A letter was received asking for GC to remain as their designation. Currently it is residential use with a residence in place. Confirmed by Zoning Administrator Lammers.

Parcel 10-34-126-001-08(**GC**) RSW Development. Currently GC and proposed is to be GC. A portion of this parcel is split up into two zones. One portion is zoned commercial along Michigan Ave and the rest is zoned residential. Tom Simon did come as a partner to represent RSW. The commission needs to show a depth to where the commercial ends and the residential begins. The property is an overlay district and Residential development is still possible.

20-04B Parcel 10-34-301-003-00(**R2**) Sherwood, Pamela. It is Currently zoned GC and is Residential (**R2**) use. No letter or representation for this parcel.

20-04C Parcel 10-34-326-001-00(**R2**) Campbell, Phillip. It is Currently zone GC and is being used as R2. Phillip Campbell did support R2 zoning and assumed the property was zoned as such.

20-04D Parcel 10-34-326-002-00(**R2**) Collins, Sharon. It is currently zoned GC and is in residential use. Zoning Administrator Lammers believes that Sharon Collins did visit and expressed that she was okay with the property to be rezoned R2, but noted there is nothing in writing.

Parcel 15-04-400-001-04 & 15-04-400-002-00 (**Tabled**) Fisher, Dale. Currently R1 and is being operated as AG. Dale Fisher did address the commission. He does not want the property rezoned as AG as he feels it's not in his best interest. Mr. Fisher is working with an appraiser to get the property to be split. Mr. Fisher asked that this be tabled. Attorney

5. Joanne Ackerman addressed the commission on their lack of support at the information seminars presented to the public about silica dust. Gave a hand out to the commission. Asked for information on the consequences of what happens if the conditions that are set are violated for the L&L and Bohne road pit.
6. Resident questioned the commission's decision making process. Why are decisions predetermined before the meetings?

TOWNSHIP BOARD REPORT:

Tom Brennan reported that the Township Board is looking for a zoning enforcement officer.

OLD BUSINESS:

- a. Discussion of submitted material by L&L for the Norvell Road property being proposed for extraction. The township attorney Chris Patterson presented the litigation relevance to the commission. Informed of the commission of recent judge ruling to temporarily not allow the commission to give final approval. The commission is allowed to review the documents and determine where more information is needed from L&L. There are specific findings. 12 preconditions are required to be met before extraction can begin. Letter conditions A,B,E,H,K,&L have not been satisfied. Conditions C,D,F,G,I,&J have been satisfied. It's proposed that a final site plan be prepared for the commissioners to review. Per attorney Patterson, discussions are ongoing with L&L to get all documents updated. Discussion around site reclamation on whether plan cost for reclamation was appropriate. Commissioner Doerr expressed concern for reclamation costs being unsubstantiated. Does the current costs account for 5 years of inflation etc. Final site plan will be key to final decisions and discussions. Chairman Hinkle questioned if the commission could add more conditions to the operating conditions (SUP)...i.e. hours of operations. Crushing on site was also questioned by commissioner Memmer. Crushing would be done offsite, only expect sand and gravel extraction is proposed. Commissioner Doerr asked for clarification of a proposed 5 week day operation vs article that mentioned 6 days? Rocky from Wood Environment also addressed the commission. Confirmed no crushing on the site and that it's going to only be a proposed 5 day activity. Rocky expressed that L&L is okay with memorializing some of these concerns.
- b. Bill Lester addressed the commission and offered to build a 12ft berm vs 6ft. berm. Mr. Lester expressed that pine trees will not be effective in a short term extraction. This could be included in the site plan. Commissioner Hinkle asked if this berm be a U shape extended to the wet lands. That is not on the preliminary site plan. Rest rooms on the site was also brought up and should be reviewed on the site plan. Commissioner Memmer also asked regarding bonding? Further discussion is needed. Reclamation is expected to be the entire disturbed area including the proposed pond(31.2acres)

Patterson expressed that they have been working with Mr. Fisher and expressed that the property is currently operating in violation of current zoning. Attorney Patterson is pleased to see that a surveyor is being pursued to help split up that property. Commission agreed to table the discussion and look to put a timeline together and to see progress in the parcel splits.

*Note: The bolded action notes the subsequent action taken by the commission in discussion following the close of the public hearing.

Michael Coppernoll of 12111 knight Road expressed that he wants to keep the hybrid LI/HC zone for the properties along I94.

Public Hearing was closed. Moved by Warbritton and seconded by O'Quinn.

NEW BUSINESS

a. Public Hearing Case # 19-02-0001

Discussion by the commission to create the I94 Hybrid District zone LI/HC. A zoning district needs to be put together to make a Hybrid District. Commissioner Memmer offered the idea of an overlay district with its own requirements. Attorney Patterson also suggested a textual amendment could also be put in place to the current language. These options would support the properties listed as 1-7 on Grass Lake Charter Township Re-zoning Project handout presented by Zoning Administrator Lammers.

Motion was made by Warbritton and supported by Doerr to Table properties 1-7. Table property item 8, approve property 9 unchanged to remain HC. Properties 10-12 are to be rezoned to R2. Properties 13 & 14 were tabled. All ayes. One absent. Motion carried

CITIZENS WISHING TO ADDRESS THE COMMISSION:

Comments included:

1. Jill Margenau addressed the commission about the proposed Norvell Road Gravel Pit and submitted a copy of her letter.
2. Dr. Melissa Mercer-Tachick presented the concerns of crystalline silica dust. Also presented a hand out to the commission members.
3. Frank Hasbrouck expressed support for Dale Fishers operation. It is not a nuisance to his home directly across the street. Expressed that the loudspeaker at the high school is loud and annoying. Would like the speaker turned down.
4. Star Suzanne addressed the commission about her home being complained about. Feels bullied and supports the idea that Dale Fisher is being bullied.

GENERAL DISCUSSION: None

PROPOSED BUSINESS FOR NEXT MEETING:

The next regular meeting was established for Thursday April 18, 2019.

Business to include:

1. Public Hearing, Case #19-03-0002, Special Land Use request
2. Public Hearing, Case #19-03-0003, Parcel Rezoning

ADJOURNMENT:

Moved by Brennan and supported by Doerr to adjourn meeting at 10:05 pm.
All ayes. One absent. Motion carried.

Respectively submitted,

Robert Doerr, Member
Grass Lake Charter Township Planning Commission

Attachments:

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 | #20-05

To: County Planning Commissioners

From: Grant E. Bauman

Date: February 10, 2020

Proposal: **A rezoning in Sandstone Charter Township**

Request

The subject property is proposed for rezoning to 'agricultural (AG-1)' from 'suburban residential (RS-1)'.

Purpose

The subject property was originally slated to contain Phases II and III of Rolling Meadows Site Condominiums, which were never built. "The settlement agreement between Rolling Meadows of Sandstone Condominium Association and Rolling Meadows of Sandstone, LLC, (Melvin and Trudy Moon) states that Melvin and Trudy Moon will proceed to rezone the retracted land to agricultural (AG-1)" (see the Background Information).¹

Location and Size of the Property

The subject property (ID# 000-07-36-201-001-09) has an area of approximately 74 acres in Section 36 (T2S-R2W) of Sandstone Charter Township (see Figure 1).

Land Use and Zoning

Current Land Use – The subject property—currently for sale—is currently farmed (see the Rezoning Worksheet Form). Surrounding properties are assessed for residential uses although some of them are vacant (see Figure 2). A railroad and Michigan Avenue border the property to the south.

Future Land Use – The Township's master plan places the subject parcel and surrounding properties to the north of the railroad in an area recommended for 'medium-density residential' uses (see Figure 3).

Current Zoning – The subject property is zoned 'suburban residential (RS-1)' as are parcels to the north and directly to the west. Properties to the east are zoned 'rural-nonfarm (RNF-1)'. Parcels to the south and further to the west are zoned 'agricultural (AG-1)' (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services are not available, nor are there plans for their extension (see the attached Zoning Worksheet Form).

Public Road/Street Access – Oakview Trail, currently a private road, provides direct access to the subject property.

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.

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

Analysis and Recommendation

Township Planning Commission Recommendation – The staff report prepared for the Sandstone Township Planning Commission notes that although the rezoning does not conform to the Township’s future land use map, consideration is warranted as it would further the master plan goal to preserve and conserve rural character and agriculture. The Commission recommends **disapproval** of the proposed rezoning to ‘AG-1’ (see the attached Zoning Amendment Form and other background information).

Staff Analysis – Sandstone Township has a Zoning Plan (an element of the Master Plan) which includes the following criteria upon which a rezoning request must be considered:

1. **Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.**

The proposed rezoning recognizes that the expansion of the Rolling Meadows Site Condominiums will no longer move forward as planned.

2. **The precedents and the possible effects of such precedents, which might result from approval or denial of the petition.**

The subject property was rezoned ‘RS-1’ from ‘AG-1’ in 2006 to allow the expansion of the Rolling Meadows Site Condominiums. It is not anticipated that rezoning the parcel back to its current use as farmland will set a precedent. Single family homes can still be built.

3. **The capability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.**

Rezoning the property back to ‘AG-1’ will most likely lessen the need to provide additional services, facilities, and/or programs to it.

4. **Effect of approval of the petition on the condition and/or value of property in the Township or in adjacent civil divisions.**

As the parcel is currently farmed, there should be no effect on its current condition.

5. **Effect of approval of the petition on adopted development policies of Sandstone Charter Township and other government units.**

The rezoning would decrease the number of single-family homes that could be constructed on the property.

JCPC Staff Advisement – Although the proposed ‘agricultural (AG-1)’ rezoning does not conform to the Township’s future land use map it does further the master plan goal to preserve/conserv rural character. The request also meets all of the criteria upon which a rezoning should be considered.

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the ‘agricultural (AG-1)’ rezoning request to the Sandstone Charter Township Board (see the staff report).

Staff Report Attachment(s):

- Background information provided by Sandstone Township

Suggested Actions:

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

Figure 1
Location

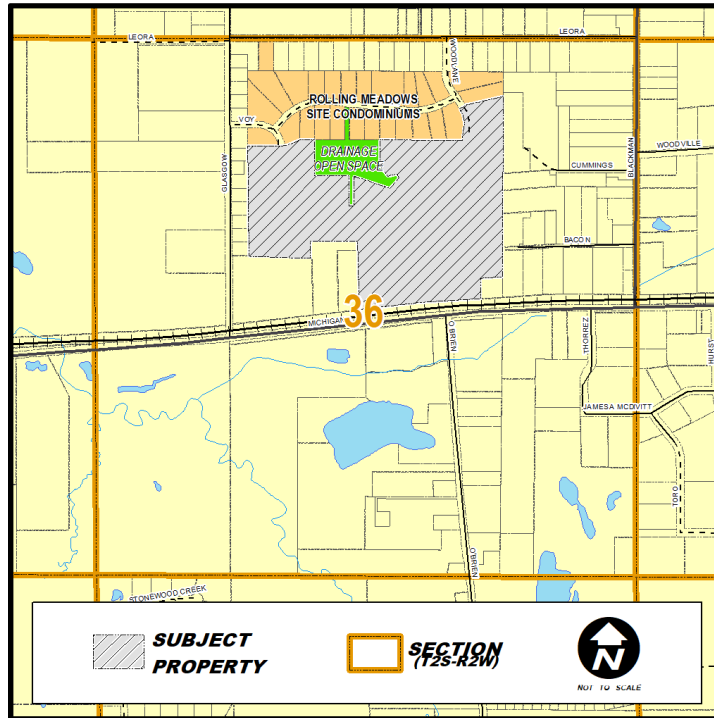


Figure 2
Property Assessment

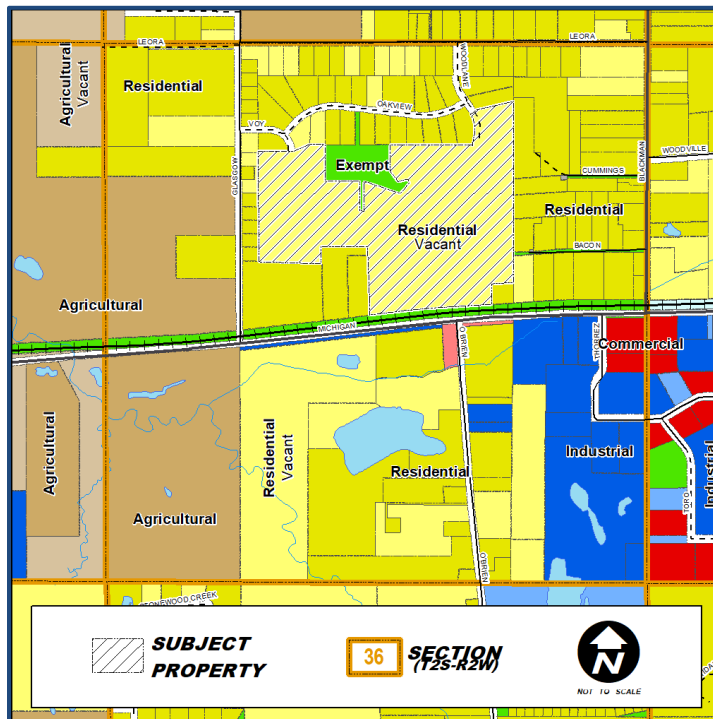


Figure 3
Municipal Future Land Use

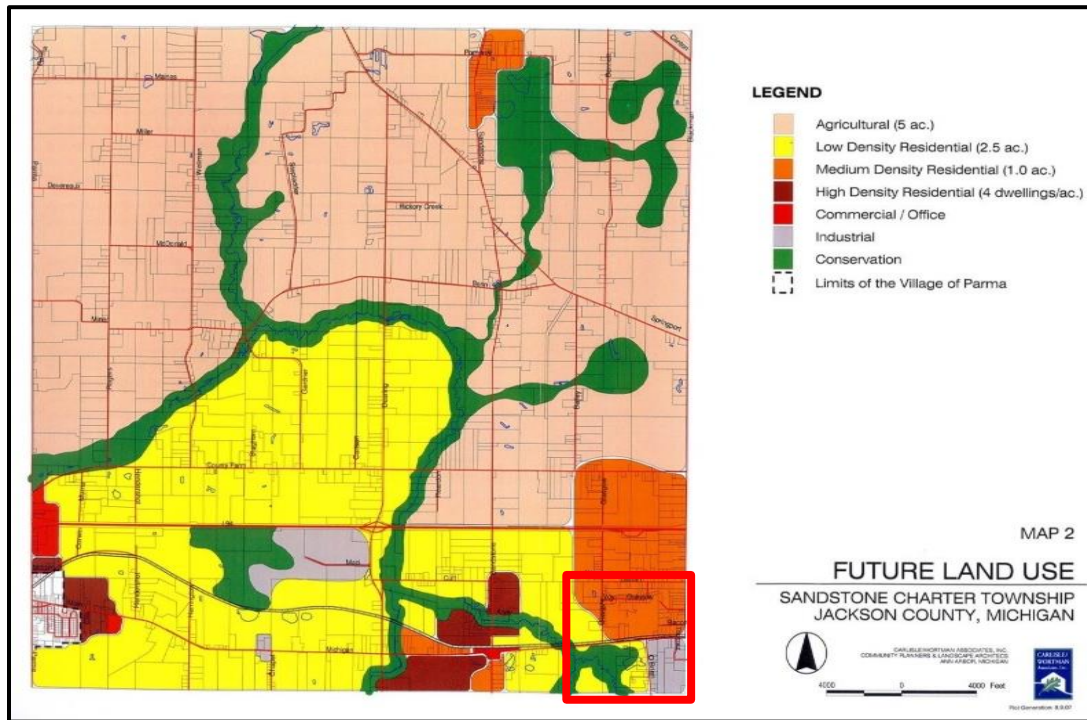


Figure 4
Municipal Zoning

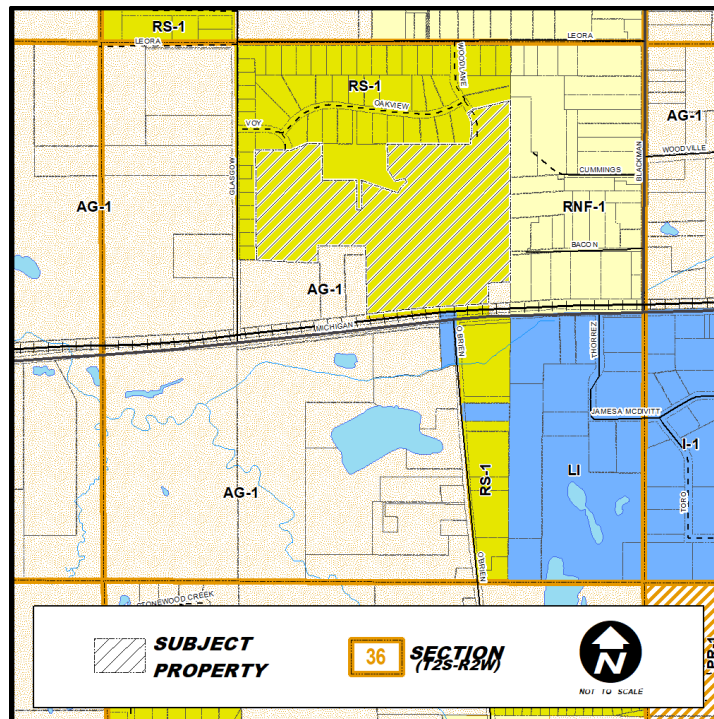


Figure 5a
Aerial Photo

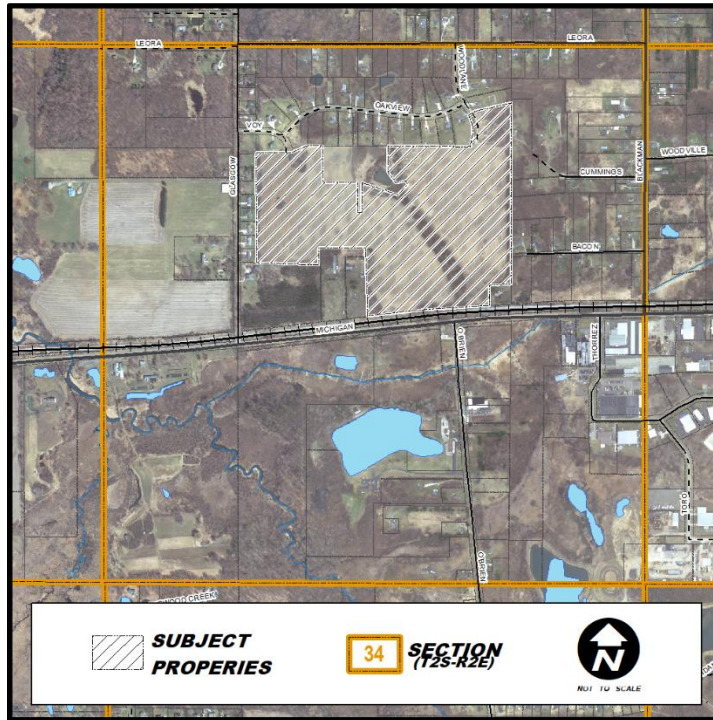
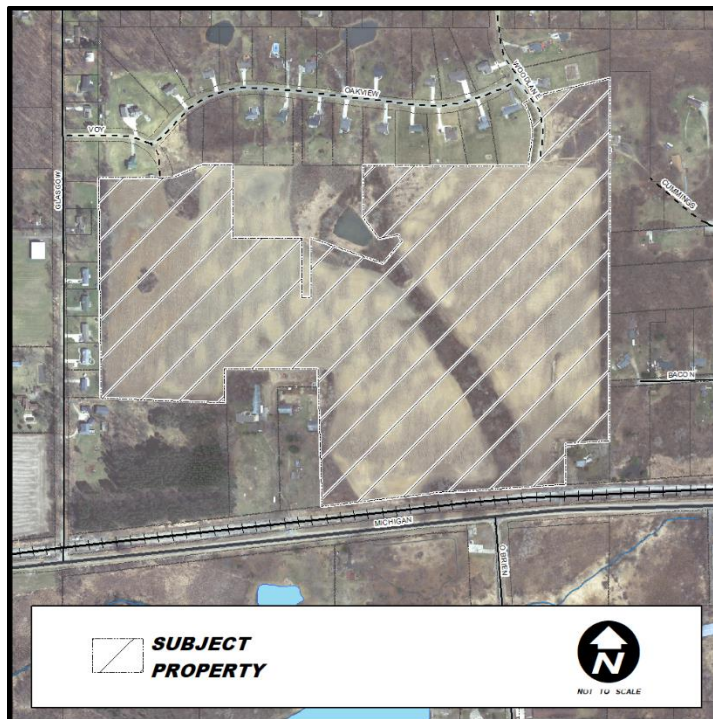


Figure 5b
Aerial Photo



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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

See Attached Legal Description and Drawing for Parcel 000-07-36-201-001-09

1. The above described property has a proposed zoning change FROM RS-1, Suburban Residential () ZONE TO AG-1, Agricultural () ZONE.
2. PURPOSE OF PROPOSED CHANGE: Request of the property Owner to rezone the property from RS-1 to AG-1

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE N/A 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 January day 7 year 2020

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 12 day 23 year 2019

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

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

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.

Chris Crisenbery ☒ Chair or ☐ Secretary 01 / 07 / 2020 (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



Rezoning Application

- 1) Melvin and Trudy Moon (Rolling Meadows of Sandstone, LLC)
5470 W. Michigan Ave.
Jackson, MI. 49201
- 2) Trudy Moon – (cell) 517-262-8521
Stephanie Nicolai (daughter and contact person) (cell) 517-240-0625
- 3) The settlement agreement between Rolling Meadows of Sandstone Condominium Association and Rolling Meadows of Sandstone, LLC (Melvin and Trudy Moon) states that Melvin and Trudy Moon will proceed to rezone the retracted land to agricultural (AG-1). The Moons have been working closely for several months with Chris Crisenbery and Geoffrey Snyder to properly retract phase two and three from the condominium project. The 74.2 acres that were to be phase two and three will not be developed by Rolling Meadows of Sandstone, LLC. The Rolling Meadows of Sandstone Condominium Association will only exist as phase one. The remaining 74.2 acres that we are asking to be rezoned back to AG-2 is currently for sale. We are asking Sandstone Charter Township to help complete this settlement agreement by voting to rezone to AG-2. Your help and cooperation in this matter is greatly appreciated.
- 4) See attachment for the legal description of the property
- 5) See attachment for the drawing of the property
- 6) Check for \$350.00 to Sandstone Charter Township is attached

LAND SKETCH/DESCRIPTION PART OF ROLLING MEADOWS

A PIECE OF LAND BEING PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER, ALL BEING IN SECTION 36, TOWN 2 SOUTH, RANGE 2 WEST, SANDSTONE TOWNSHIP, JACKSON COUNTY, MICHIGAN, SAID PIECE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 36 WITH THE NORTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 36, SAID NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 36, ALSO BEING THE CENTERLINE OF LEORA LANE, AS IT NOW EXISTS, SAID POINT OF INTERSECTION BEING MARKED WITH A FOUND FIVE-EIGHT'S IRON PIPE IN MONUMENT BOX; THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 36, HAVING A BEARING OF NORTH 89°58' 43" EAST, 863.41 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN LIBER 1626 OF DEEDS, PAGE 843, JACKSON COUNTY REGISTER OF DEEDS; THENCE SOUTH 00°11' 53" EAST, 323.50 FEET; THENCE NORTH 89°58' 43" EAST, 480.35 FEET; THENCE SOUTH 00°11' 16" EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 261.56 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 00°11' 16" EAST ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION, 1762.54 FEET; THENCE SOUTH 88°27' 24" WEST, 217.67 FEET; THENCE SOUTH 00°12' 22" EAST TO THE NORTHERLY RIGHT OF WAY LINE OF THE NORFOLK-SOUTHERN RAILROAD, 203.69 FEET; THENCE SOUTH 83°44' 27" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE NORFOLK-SOUTHERN RAILROAD, 1185.70 FEET; THENCE NORTH 01°21' 59" WEST, 557.51 FEET; THENCE NORTH 01°04' 58" WEST, 124.17 FEET; THENCE SOUTH 89°48' 15" WEST, 450.00 FEET; THENCE SOUTH 00°11' 45" EAST, 167.36 FEET; THENCE NORTH 88°00' 59" WEST TO THE EASTERLY LINE OF LEONDALE SUBDIVISION, 612.08 FEET; THENCE NORTH 00°05' 00" WEST ALONG SAID EASTERLY LINE OF LEONDALE SUBDIVISION, 1083.33 FEET; THENCE NORTH 89°55' 00" EAST, 289.64 FEET; THENCE NORTH 89°03' 03" EAST, 90.00 FEET; THENCE NORTH 00°40' 01" EAST, 155.98 FEET; THENCE NORTH 89°48' 43" EAST, 100.61 FEET; THENCE SOUTH 00°03' 28" EAST, 358.17 FEET; THENCE NORTH 89°48' 43" EAST, 384.62 FEET; THENCE SOUTH 71°31' 42" EAST, 375.91 FEET; THENCE NORTH 40°54' 34" EAST, 51.53 FEET; THENCE NORTH 35°06' 20" WEST, 226.48 FEET; THENCE NORTH 00°11' 17" WEST, 253.89 FEET; THENCE NORTH 89°48' 43" EAST, 817.19 FEET; THENCE NORTH 08°08' 27" EAST, 146.46 FEET; THENCE 165.53 FEET ALONG AN ARC OF CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 185.00 FEET, A CHORD BEARING OF NORTH 17°29' 32" WEST AND A CHORD DISTANCE OF 160.06 FEET; THENCE NORTH 46°52' 29" EAST, 66.00 FEET; THENCE NORTH 76°39' 11" EAST, 9.61 FEET; THENCE ALONG AN ARC OF CURVE TO THE RIGHT, 11.77 FEET, SAID ARC OF CURVE HAVING A RADIUS OF 333.00 FEET, A CHORD BEARING OF SOUTH 32°42' 41" EAST AND A CHORD DISTANCE OF 11.77 FEET; THENCE NORTH 76°39' 11" EAST, 328.64 FEET BACK TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SCALE: 1"=400'
DATE: 07 NOV 2019
DRAWN BY: JAS
PROJECT NO.: 19-0092
PAGE: 1 OF 2

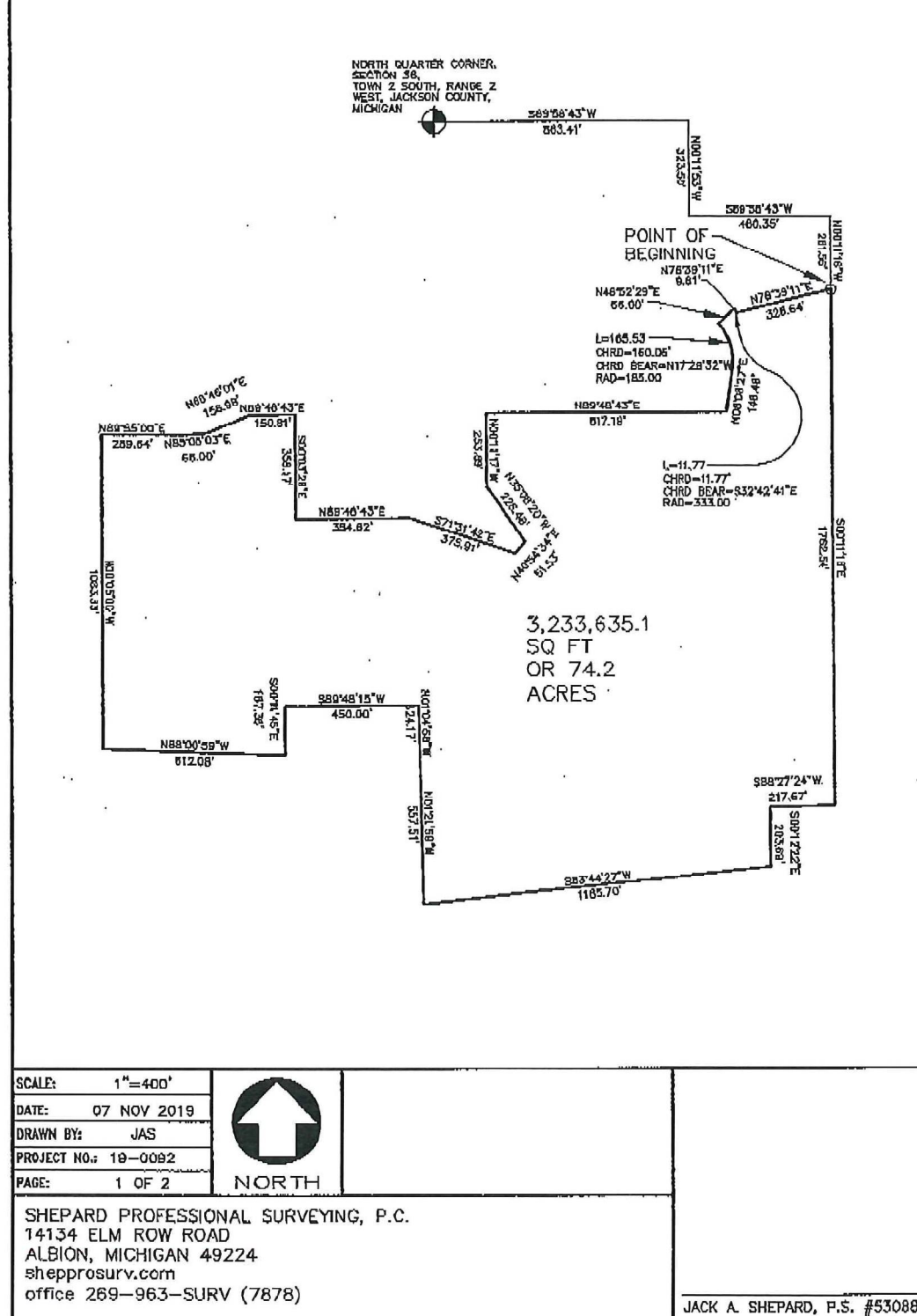


NORTH

SHEPARD PROFESSIONAL SURVEYING, P.C.
14134 ELM ROW ROAD
ALBION, MICHIGAN 49224
shepprosurv.com
office 269-963-SURV (7878)

JACK A. SHEPARD, P.S. #53086

LAND SKETCH/DESCRIPTION PART OF ROLLING MEADOWS





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

December 30, 2019

**Zoning Analysis
For
Sandstone Charter Township, Michigan**

GENERAL INFORMATION

Applicant:	Melvin and Trudy Moon
Project Name:	Rezoning of Parcel ID - 000-07-36-201-001-09
Location:	5470 West Michigan Avenue, Jackson, MI 49201
Current Zoning:	RS-1 Suburban Residential District
Proposed Zoning:	AG-1, Agricultural District
Action Requested:	Planning Commission to evaluate all factors relevant to the petition and make a recommendations of the proposed rezoning to the Township Board.

SITE/PROJECT DESCRIPTION

We are in receipt of a zoning map amendment application request from a Melvin and Trudy Moon of 5740 W. Michigan Ave., Jackson, MI 49201. The Parcel ID # 000-07-36-201-001-090.

The request is to rezone 74.2 acres of vacant land from RS-1, Suburban Residential to AG-1, Agricultural District. The subject site is situated east of Glasgow Road, north of W. Michigan Avenue, and south of Oak View Trail.

The subject property was rezoned in June 2006 from AG-1 to RS-1 for Phase II and Phase III of the Rolling Meadows site condominium development. The reason for the previous map amendment was partially due to a zoning regulation change in the AG-1 District; previous regulations allowed for a 150 feet minimum lot width; however, the minimum width was amended to 200 feet. For Phase II and Phase III to be developed by the same manner as Phase I, an RS-1 zoning designation was necessary. However, after the subject parcel was rezoned, the final two (2) phases of development were not initiated beyond final site plan approval of Phase II.

Recently, a settlement agreement between Rolling Meadows of Sandstone Condominium Association and Rolling Meadows of Sandstone, LLC (Melvin and Trudy Moon/applicants) states the applicants are to request the vacant 74.2 acres be rezoned back to AG-1, Agricultural District.

Location Map



NEIGHBORING ZONING AND LAND USE

The subject property is Zoned RS-1 and is currently vacant, the surrounding parcels are zoned and used as follows:

	North	South	East	West
Zoning	RS-1	AG-1, LI, and RS-1	RNF-1	RS-1
Land Use	Single Family Residential	Vacant	Single Family Residential	Single Family Residential

Items to be Addressed: None.

MASTER PLAN

Per the Future Land Use Map, the subject site planned for Medium Density Suburban Residential use. As described in the Township Master Plan, “the Medium Density Suburban Residential land use restricts development to single-family homes upon a minimum lot of one (1) acre in area.” The current RS-1 is in compliance with the Future Land Use Map.

However, as stated in the Township Master Plan, a primary goal is to “Maintain the rural character and preserve the local characteristics of Sandstone Charter Township including a viable, stable, agricultural industry. It shall be the Township's goal to encourage the retention and preservation of farmland in agricultural production as well as the preservation of general open space. It is a primary goal of Sandstone Charter Township to maintain its agricultural heritage, culture, and way of life.”

The proposed rezoning to AG-1, Agricultural would meet the intent of this goal.

NATURAL RESOURCES

- Topography -** The subject parcel is generally flat with a gradual slope inward from the east and west toward center to a natural surface drain.
- Woodlands -** While predominately bare, there are trees and vegetation along the west, south, and east property boundary, and along the previously mentioned natural surface drain.
- Wetlands -** The subject parcels does not contain any wetlands
- Soils -** Per a Soil Survey of Jackson County Soil, the site soils consist of Riddles sandy loam (42B and 42C), Eleva sandy loam (55C), Teasdale fine sandy loam (15A), and Barry loam (17). These soils have moderate to moderately rapid permeability.

DEVELOPMENT POTENTIAL

If developed with single family residential dwellings under the current RS-1 zoning classification; after an assumed 20% of the land area not devoted to the construction of lots, i.e. roads and stormwater detention, etc., the subject 73.7 acres could provide 59 home sites.

Residential development under the proposed AG-1 zoning district, with a residential density of one home per each 2.5 acres, less 20% of total land for infrastructure, would allow for approximately 23 home sites, a reduction of 36 home sites from the current zoning to the proposed zoning.

Other permitted uses in the AG-1 zoning district include:

- Agriculture, including general farming, fruit orchards, sod farming, forestry, tree and plant nurseries, greenhouses and the raising of livestock.
- Roadside stands involving retail sales of products principally grown on the premises.
- Conservation and/or recreation areas including forest preserves, game refuges, nature preserves, hunt clubs and similar areas of low intensity use.
- Category one home occupations.
- Small and medium solar energy systems.

Conditional land uses include:

- | | |
|--|---|
| <ul style="list-style-type: none">• Open space residential developments.• Churches.• Commercial kennels.• Commercial stables.• Livestock production facilities.• Mining and extractive operations.• Airports.• Parks and playgrounds.• Campgrounds.• Group day care homes.• Adult foster care large group homes.• Golf courses and country clubs.• Cemeteries. | <ul style="list-style-type: none">• Public or private elementary, intermediate and/or high schools.• Township offices.• Farm implement and garden equipment sales.• Category two home occupations.• Private service clubs, fraternal organizations and lodge halls.• Veterinary clinics where animals are boarded.• Large solar energy systems.• Agricultural Commercial/Tourism Business. |
|--|---|

Items to be Addressed: Planning Commission to consider all permitted an condition uses in the proposed zoning district.

TRAFFIC IMPACT AND SITE ACCESS

The site is vacant; rezoning will not have an impact on current traffic volume. However, if/when the site is developed, the planning commission may request a traffic impact study.

The site is accessible through two (2) easements from the Phase I development.

Items to be Addressed: None.

ESSENTIAL FACILITIES AND SERVICES

There are no on-site facilities.

Items to be addressed: None.

REVIEW OF ZONING MAP AMENDMENT

According to Section 14.5.B., the factors to be considered by the Planning Commission may include, but shall not be limited to, the following:

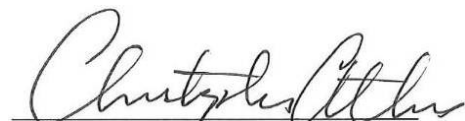
1. Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.
2. The precedents and the possible effects of such precedents, which might result from approval or denial of the petition.
3. The capability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.
4. Effect of approval of the petition on the condition and/or value of property in the Township or in adjacent civil divisions.
5. Effect of approval of the petition on adopted development policies of Sandstone Charter Township and other government units.

Items to be addressed: Planning Commission shall evaluate and consider all factors applicable to a zoning map amendment.

RECOMMENDATIONS

It is important to note that the proposed rezoning does not conform with the Future Land Use map; however, rezoning the parcel to its original AG-1 zoning designation meets the preservation and conservation of rural character goal of Master Plan.

Based on the comments of this review, we believe the proposed rezoning of Parcel ID 000-07-36-201-001-09 from RS-1, Suburban Residential to AG-1, Agricultural warrants consideration by the Township Planning Commission and Township Board.



CARLISLE/WORTMAN ASSOC., INC.
Christopher Atkin
Planner

210-1900

cc: Keith Acker, Supervisor
Pixie Sterrett, Clerk
Ken Powers, Zoning Administrator

SANDSTONE CHARTER TOWNSHIP PLANNING COMMITTEE

JANUARY 7, 2020

The Sandstone Charter Township Planning Committee on January 7, 2020 was called to order by Chairperson Christopher Crisenbery at 6:01 p.m. Roll was called and members Peggy Eiler, Blaine Goodrich and Greg Inosencio were present. Secretary and member Cheryl Marks was absent.

Other attendees included Carlisle-Wortman Representative Chris Atkin, Sandstone Charter Township Supervisor Keith Acker and citizens Amy Aldrich and Stephanie Nicolai.

Greg Inosencio moved and Peggy Eiler seconded the motion that the minutes of the previous December 3, 2019 meeting be approved. Motion passed unanimously.

Under public comments, Amy Aldrich of Key Reality addressed the board about the potential purchase by an individual of 122 acres of what is now part of Burr Oak Golf Course, reducing the course from eighteen holes to nine, making it private and building single family dwellings. To accomplish that, the property in question would need to be rezoned RM1. Discussion centered around possible duplexes, whether a planned unit development ought to be pursued, possible changes in the lot size, as well as ingress and egress. Several questions were raised with little information available through the potential investor. No action was taken.

At 6:45, the committee moved into the scheduled public hearing on a motion by Blaine Goodrich, second by Peg Eiler and unanimous agreement by the members present. The hearing centered around the potential rezoning of 74.2 acres of what was originally known as Rolling Meadows Phase II and phase III to Agriculture 1. When questioned, no one could cite an advantage to the owner of this rezoning. It was pointed out that the Planning Commission could be placed in the unenviable position of rezoning it back to the Ag 1 designation, then back to its current designation if a future purchaser wished to continue the original plan for Rolling Meadows Phase II and Phase III. Several other considerations were raised.

At 7:10, the committee went back into the regular public meeting. A motion was made by Blaine Goodrich, seconded by Greg Inosencio, which read, "The Sandstone Charter Planning Committee recommends to the Sandstone Charter Township Board that they not approve the request to rezone parcel ID 000-07-36-201-001-09 (formally known as Rolling Meadows Phase I and Phase II). The motion passed unanimously.

The meeting was adjourned by Chairperson Crisenbery at 7:12 p.m.

Minutes respectfully submitted by Acting Secretary, Blaine Goodrich./