



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: March 12, 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 February 13, 2020, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the March 12, 2020, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ | #20-06 | Summit Township Rezoning [**ACTION**] 5
 - (2) CZ | #20-07 | Summit Township Rezoning [**ACTION**] 29
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s)
 - (1) CZ | #20-01 | Hanover Township [**ACTION**] 51
6. Other business
 - a. Unfinished business – *Jackson County Master Plan* [**ACTION**]
Proposed goals and objectives and other information will be provided at the meeting.
 - b. New business – *Jackson City + County Nonmotorized Plan* [**PRESENTATION**]
Staff requests that this item be moved after Item #4 in order to accommodate the schedule of the presenter.
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next meeting of the Jackson County Planning Commission is scheduled for April 9, 2020

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MEETING MINUTES

February 13, 2020

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

Members Present: Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; Mr. Corey Kennedy, Jackson Co. Board of Comm.; and Ms. Jennifer Morris, At Large

Members Absent: Ms. Amy Guerriero, Industry and Economics, and Mr. Jim Videto, Agriculture

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: None.

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Secretary Morris. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2. **Public Comment.** There was no public comment.
- Item 3. **Approval of Minutes.** A motion was made by Comm. Hilleary, and seconded by Comm. Hawley, to **approve** the January 9, 2020, meeting minutes as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Staff requested that the agenda be amended to include the election of officers under new business (Item #6b). A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, to **approve** the February 13, 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 | #20-04a, -04b, -04c, & -04d | Grass Lake Charter Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—identified in the staff report as ‘A’, ‘B’, ‘C’, and ‘D’; known as Parcel ID #000-10-34-126-001-07, #000-10-34-301-003-00, #000-10-34-326-001-00, and #000-10-34-326-002-00, respectively; and located in Section 34 (T2S-R2E) of the Township—from ‘general commercial (GC)’ to ‘single family residential (R-2)’. The Township Planning Commission recommends approval of rezoning Parcels ‘B’ - ‘D’ to ‘C-2’ and the rezoning of the southern portion of Parcel ‘A’ to ‘R-2’, retaining the ‘GC’ zoning on the remainder of the property. Staff advised County Planning Commissioners to recommend **approval** of the rezoning to ‘R-2’ for parcels ‘B’ - ‘D’ and **disapproval** of the partial rezoning of parcel ‘A’ to ‘R-2’ (please see the staff report).

After some discussion a motion was made by Comm. Burns, and seconded by Comm. Hawley, to concur with the staff advisement to recommend **approval** of the rezoning to ‘R-2’ for Parcels ‘B’ - ‘D’ and **approval** of rezoning the entirety of Parcel

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'A' to 'R-2', or **disapproval** of the partial rezoning to 'R-2' for Parcel 'A', to the Grass Lake Charter Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(2) **CZ | #20-05 | Sandstone Charter Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID #000-07-36-201-001-09 and located in Section 36 (T2S-R2W) of the Township—from 'suburban residential (RS-1)' to 'agricultural (AG-1)'. County Planning Commissioners were advised to recommend **approval with comments** of the rezoning to 'AG-1' (please see the staff report).

After some discussion a motion was made by Comm. Kennedy, and seconded by Comm. Jennings, to recommend **approval with comments** of the rezoning to 'AG-1' to the Sandstone Charter Township Board (please see the staff report). *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.**

Jackson County Master Plan. Commissioners and staff discussed the next steps in developing the master plan. It was decided to concentrate on goals and objectives related to land use, including the agricultural preservation component from the community master plan. The future land use categories identifying areas recommended for agricultural preservation, low- and high-density residential, commercial, and industrial, and the categories of institutions and parks as overlays, will be shown on a map utilizing 'bubbles'.

b. **New Business.**

Election of Officers. After some discussion the following motions were made:

A motion was made by Comm. Hilleary, and seconded by Comm. Burns, to elect Comm. Morris as the **Chair** of the Jackson County Planning Commission for 2020. *The motion was approved unanimously.*

A motion was made by Comm. Jennings, and seconded by Comm. Hilleary, to elect Comm. Hawley as the **Secretary** of the Jackson County Planning Commission for 2020. *The motion was approved unanimously.*

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

Item 8. **Commissioner Comment.** Comm. Hawley announced the availability of the Jackson County Conservation District's seedling tree catalogue.

Item 9. **Adjournment.** The meeting was adjourned by Secretary Morris at 6:57 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

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COORDINATED ZONING REPORT | #20-06

To: County Planning Commissioners

From: Grant E. Bauman, Principal Planner

Date: March 9, 2020

Proposal: **A rezoning in Summit Township**

Request

The Sentry Self Storage facility and a portion of the adjacent parent property are proposed for rezoning to 'highway service commercial (C-3)' (see the zoning amendment and rezoning worksheet forms).

Purpose

The purpose of the request is to allow for the expansion of the Sentry Self Storage facility onto the southern $\frac{2}{3}$ (approximately) of the adjacent parent parcel (see Figures 1 and 5b); the applicant would also detach (i.e., 'split off') it from the parent property and attach (i.e., join) it to the adjacent commercial lot (see the Summit Township Zoning Application). The northern $\frac{1}{3}$ (approximately) of the parcel would continue to be used residentially and remain zoned 'urban residential (RU-1).'

Location and Size of the Property

The approximately 3.85 acre Sentry Self Storage facility (ID #000-13-24-301-067-00) and the adjacent 2.25-acre parent property (ID #000-13-24-301-068-00) are situated in Section 24 (T3S-R1W) of the Township (see Figure 1). They are located on the south side of McDevitt Avenue west of US-127. The portion of the parent parcel proposed for rezoning is approximately 1.42 acres, beginning 220 south of the road right-of-way.

Current Land Use

Property assessment data shows that the Sentry Self Storage facility is assessed 'commercial' (see Figure 2). The adjacent parent property contains a single-family dwelling and is assessed 'residential', as are lots to the northeast, south and west (see Figure 2); the southern $\frac{2}{3}$ (approximately) of the parent parcel would be considered vacant if it was detached. Lots to the north of the property are assessed 'commercial' and contain commercial uses. The Cozy Parklife, LLC, manufactured housing park, located to the east, is assessed 'commercial'.

Future Land Use

The *Summit Township Master Plan* recommends 'commercial uses to the north of McDevitt Avenue, as well as along its south side (in the vicinity of Draper Road), and a mix of 'high- and low density residential' uses further to the south (see Figure 3).

Current Zoning

The Sentry Self Storage facility is zoned 'local commercial (C-1)' as are parcels to the north/northwest

* 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.

(see Figure 4). The adjacent parent property is zoned 'urban residential (RU-1)' as are parcels to the east, south and west. Most of the Cozy Parklife, LLC, manufactured housing park is zoned 'mobile home residential (MH-1)' although its office/clubhouse is zoned 'local commercial (C-1)'.

Water and Sewer Availability

Municipal water and sewer services are available (see the rezoning worksheet form).

Public Road/Street Access

McDevitt Avenue, a paved 'county primary' constructed to 'class A standards', provides direct access.

Environmental Constraints

The Township did not provide any information of environmental constraints pertaining to the Sentry Self Storage facility. The adjacent parent property has no known environmental constraints (see the rezoning worksheet form).

Township Planning Commission Recommendation

Summit Township received an application to rezone the southern $\frac{2}{3}$ (approximately) of the parent parcel to 'general commercial (C-2)' and sent it to the Region 2 Planning Commission (R2PC)—*which also staffs the JCPC*— for analysis and advisement. R2PC staff suggested that the request be changed to rezone: (1) the Sentry Self Storage facility, (2) the southern $\frac{2}{3}$ (approximately) of the adjacent parent parcel, and (3) the Cozy Parklife, LLC, office/clubhouse to 'highway service commercial (C-3)', bringing the self-storage facility into conformance with the Zoning Code and consolidating the commercial zoning pattern in this part of the Township. The Summit Township Planning Commission then recommended **approval** of the proposed rezoning of the Sentry Self Storage facility and the southern $\frac{2}{3}$ (approximately) of the adjacent parent parcel to 'highway service commercial (C-3)'.

JCPC Staff Analysis

Sec. 150.381 of Summit Township's [zoning code](#) —and the zoning plan element in the [Summit Township Master Plan](#)— contains the following criteria upon which a rezoning request must be considered:

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

Yes. Summit Township's future land use map recommends 'commercial uses along the south side of McDevitt Avenue (in the vicinity of Draper Road) and a mix of 'high- and low density residential' uses further to the south (see Figure 3). Given that a future land use category is not meant to be applied to individual parcels as specifically as a zoning district, the proposed rezoning is consistent.

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

Yes. The northern $\frac{1}{3}$ (approximately) of the property would continue to be used residentially and remain zoned 'urban residential (RU-1)'. Parcels to the north/northwest of the properties are zoned 'local commercial (C-1)' and contain commercials. Lots to the northeast are zoned 'highway service commercial (C-3)' and 'general commercial (C-2)'.

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

No. McDevitt Avenue, a paved 'county primary' constructed to 'class A standards', provides direct access to the subject parcels.

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

Yes. The existing Sentry Self Storage facility will be zoned properly and the commercial zoning pattern in this part of the Township will be further consolidated, leaving one remnant of 'local commercial (C-1)' zoning directly to the east.

JCPC Staff Advisement

The proposed rezoning conforms to the *Summit Township Master Plan* and will make the Sentry Self Storage facility legally conforming. Unfortunately, the Cozy Parklife, LLC, clubhouse was not included in the amended request. Consequently, a remnant of 'local commercial (C-1)' will remain on the south side of McDevitt Avenue, east of the Sentry Self Storage facility.

Based upon this analysis, staff advises the Summit Township Planning Commission to recommend **APPROVAL WITH COMMENTS** to the Summit Township Board of the proposed rezoning of the Sentry Self Storage facility (ID #000-13-24-301-067-00) and the southern $\frac{2}{3}$ (approximately) of the adjacent parent property (ID #000-13-24-301-068-00)—beginning 220 feet south of the road right-of-way—to 'highway service commercial (C-3)', noting the need to further consolidate the commercial zoning pattern in this part of the Township by rezoning the office/clubhouse of the Cozy Parklife, LLC, manufactured housing park at some point in the future (ID #000-13-24-301-066-00) to C-3).

Suggested Actions:

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

Staff Report Attachments:

Background information provided by the Summit Township Zoning Administrator

Figure 1
Location

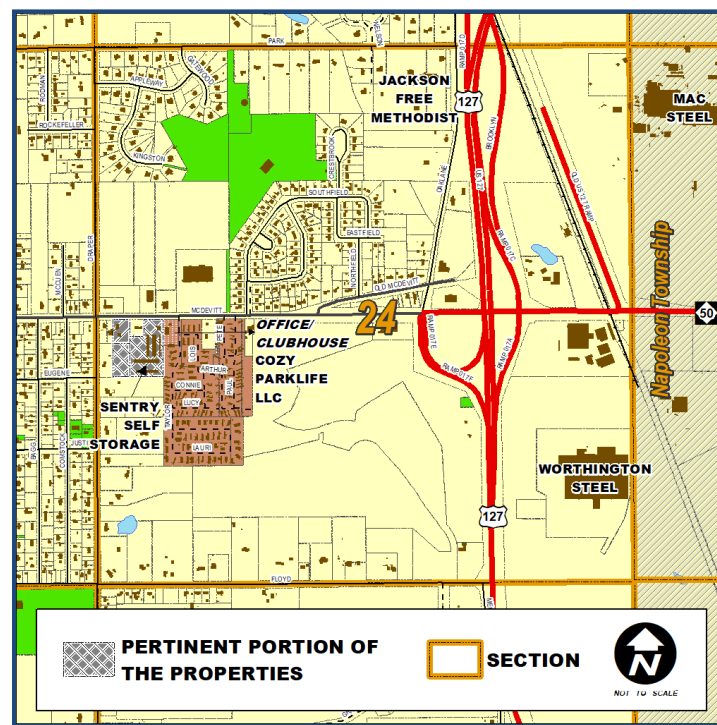


Figure 2
Property Assessment

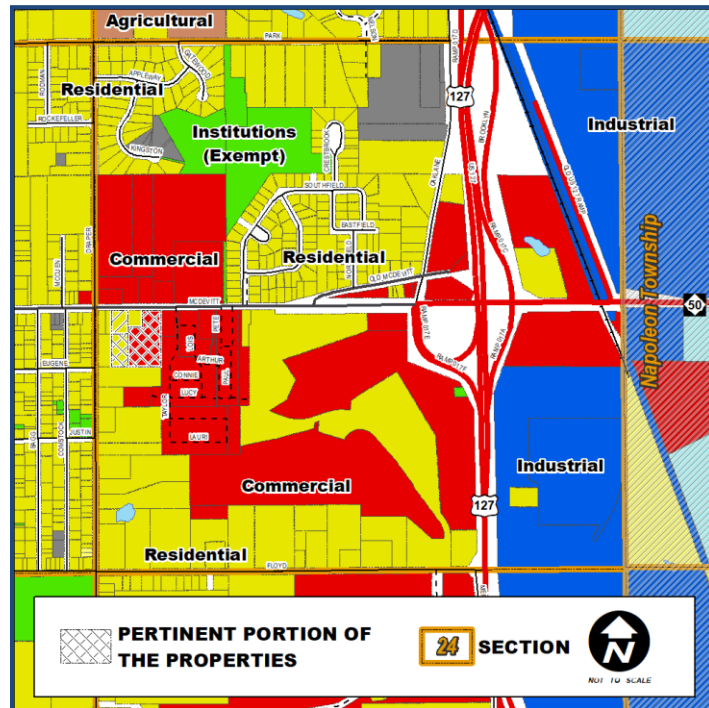


Figure 3
Municipal Future Land Use

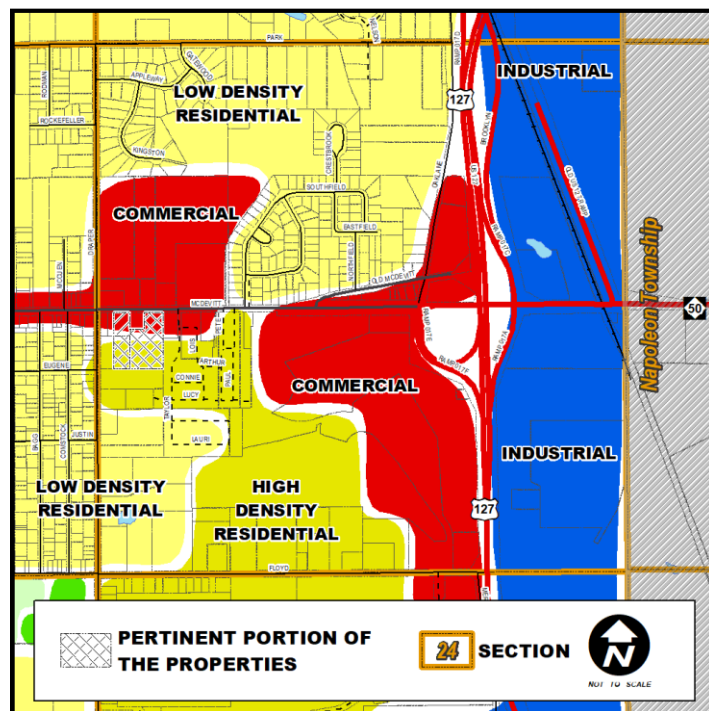


Figure 4
Municipal Zoning

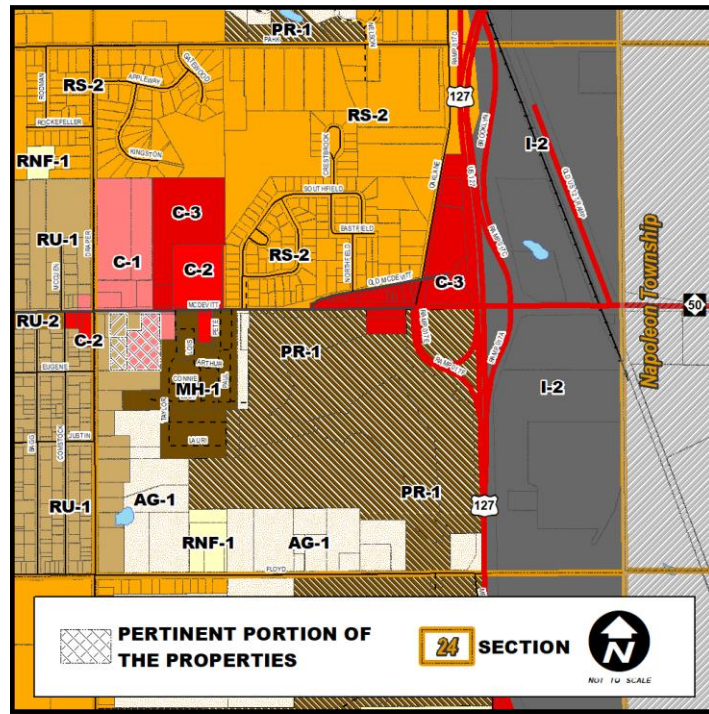


Figure 5a
Aerial Photo

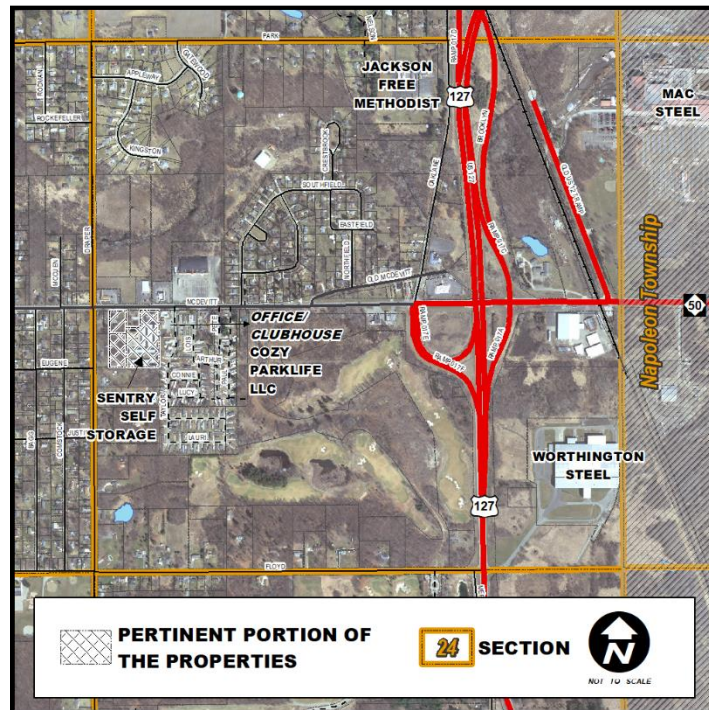


Figure 5b
Aerial Photo

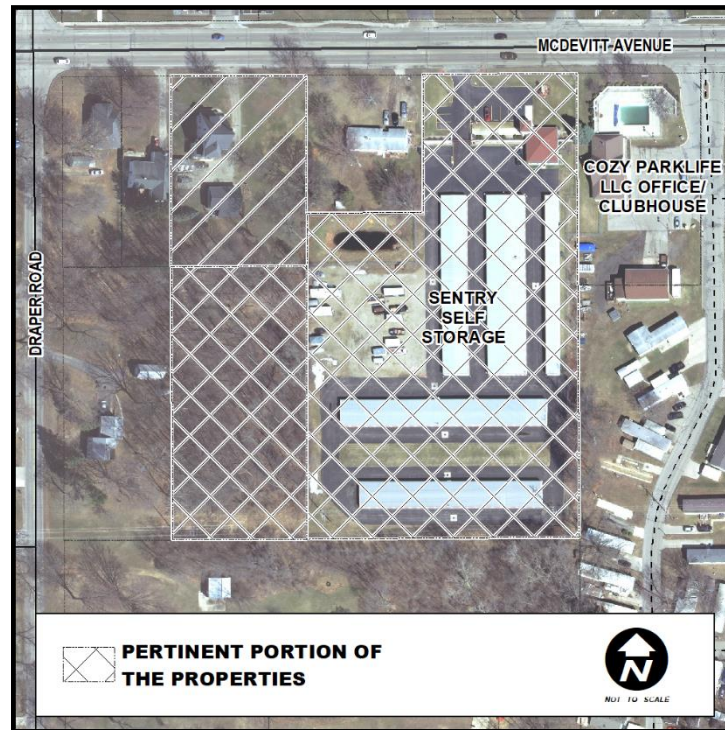


Figure 6
Google Photo | Looking South



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.)

2500 and 2600 Robinson Rd.- 000-13-07-426-027-01, 000-13-07-426-027-02 - 2.95, 7.05 acres, Section 7

1. The above described property has a proposed zoning change FROM Suburban Residential (RS-2) ZONE TO Office (O-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: allow development of the property for office use

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 February day 18 year 2020
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month February day 2nd year 2020
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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 Feb. / 18th / 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.

Summit Township Planning Commission
February 18, 2020

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

Members Absent: George Gancsos Jr

The meeting was called to order by Jack Shelby; Chairman on February 18, 2020 at 6:00 p.m. in The Summit Township Hall, 2121 Ferguson Rd.

A motion was made by Allan Hooper, supported by John Griffin to approve the agenda. Motion carried unanimously.

A motion was made by John Griffin, supported by Robert Kendall, to approve the minutes of the January 21, 2020 meeting. Motion carried unanimously.

Case# 20-02-003-Site Plan review-3370 Spring Arbor Rd-Jackson County Animal Shelter.

Jason Covalle, Architect for Animal Shelter, presented the proposed building addition (6,545 sq. ft.) and parking addition for the Animal Shelter. There will be a separate area for adoption and the intake of animals. The electrical, mechanical and generator will be updated. New Fire suppression will be installed. Approval was received for the storm retention plan from Jackson County Drain Commissioner. There were questions from Board members concerning hours of operation, water source, noise, lights in parking lot and the propane tank. Jason Covalle stated there may be some after hour learning classes, has not had any noise complaints in the past, will connect to the water main on Spring Arbor Rd, parking lot lights will full cut off led lights, and will be removing the propane tank and hooking to natural gas. John Worden informed him that they will have to work with fire chief so the east side of building will be drivable for fire trucks.

Public Comment: none

A motion made by Allan Hooper, supported by John Griffin to approve the site plan review with conditions of approval from the Drain Commissioner, DPW Department, JDOT, and the Fire Department. Motion carried unanimously.

Case 20-01-0001-Morris Inv./Cynthia Schultz-1235-1245 McDevitt Rd -Rezoning. Cindy Schultz explained she wants to divide off parcel 000-13-24-301-068-00, rezone from RU-1 to C-3 and combine remaining property from 1235 E McDevitt Rd to join 1245 E McDevitt Rd 000-13-24-301-067-00, rezone from C-1 to C-3. Plans to split the property and sell the existing house, and

use the land as part of storage and to add 30 additional units. The existing entrance will be used.

Public Comment: none

A motion was made by Allan Hooper, supported by John Griffin to recommend to the Township Board approval of the the requested rezoning as presented. Motion carried unanimously.

Case 20-02-0002-2500-2600 Robinson Rd-BSJ Real Estate owner- Rezone from RS-2 to O-1

Kevin Thompson on behalf for BSJ Realty presented the request for rezoning to O-1. Region 2, Grant Bauman has recommended the rezoning, and the Master Plan fits the area. Will be combining the parcels for approximately 10 acres, and plan to implement buffer zones. Board members inquired about current plans for the space. Kevin Thompson informed them that BSJ Realty is not going to be developing it, only preparing the area for sale.

Public comment:

Moe Page, lives right next door at 2650 Robinson Rd., concerned with what may go in there and how will affect property values, and hopes the developer with be considerate of the neighbors. Jack Shelby explained that any future development will be subject to a site plan review and will have to presented to this board. The Road Commission would have jurisdiction over where the driveway would be placed, Spring Arbor Rd versus Robinson Rd.

Cheryl Conrad, 2565 Robinson Rd, asked why the hurry to rezone, 10 acre parcel, the building could be huge, would need a big buffer to hide. Traffic concerns with the Lumen Christi drive. Todd Emmons explained there is a limitation on elevation and also property is close to the airport and may need their approval. John Shelby explained again that those concerns along with lights and drainage etc. would have to be addressed and approved at the site plan review when ready to build.

Tom Legarie, 2505 Robinson Rd. Asked to be notified when a site plan comes to this Board, has concerns with entrances, which explained will be determined by JDOT.

Moe Page, asked about lot growing wild until its sold. John Worden informed him there is a Weed and Grass Ordinance would have to be followed.

John Worden presented letter of opposition to the Board that he received.

A motion was made by Todd Emmons, supported by Robert Kendall to recommend approval to the Township Board the rezoning of parcels-000-13-07-426-027-01 and 000-13-07-426-027-02,2500 and 2600 Robinson Rd. from RS-2 to O-1. Motion carried unanimously.

Other Business: none

Meeting adjourned at 6:54 p.m. by Jack Shelby; Chairman

Respectfully submitted,

Laurie Cunningham, Secretary

Summit Township Planning Commission

Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

STAFF REPORT | #20-01-0001

To: Summit Township Planning Commissioners
c/o John Worden, Summit Township Zoning Administrator
From: Grant E. Bauman
R2PC Principal Planner
Date: January 14, 2020

Proposal: **The partial rezoning of 1235 East McDevitt Avenue**

Request

A portion of the parent property is proposed for rezoning to 'general commercial (C-2)' from 'urban residential 1 (RU-1)' (see the zoning amendment and rezoning worksheet forms).

Purpose

The purpose of the request is to allow for the expansion of the adjacent Sentry Self Storage onto the southern $\frac{2}{3}$ (approximately) of the parent parcel (see Figures 1 and 5b); the applicant would also detach (i.e., 'split off') it from the parent property and attach (i.e., join) it to the adjacent commercial lot (see the Summit Township Zoning Application).¹ The northern $\frac{1}{3}$ (approximately) of the parcel would continue to be used residentially and remain zoned 'urban residential (RU-1)'.

Location and Size of the Property

The approximately 2.25-acre parent property (ID #000-13-24-301-068-00) is situated in Section 24 (T3S-R1W) of the Township (see Figure 1). It is located on the south side of McDevitt Avenue west of Sentry Self Storage and US-127. The portion of the parcel proposed for rezoning is approximately 1.42 acres, beginning 220 south of the road right-of-way.

Current Land Use

Property assessment data shows that the entire parent property contains a single-family dwelling and is assessed 'residential', as are lots to the (north)east, south and west (see Figure 2); the southern $\frac{2}{3}$ (approximately) of the parent parcel would be considered vacant if it was detached. Lots to the north of the property and to its (south)east (and further to the east), are assessed 'commercial' and contain commercial uses, including Sentry Self Storage.

Future Land Use

The *Summit Township Master Plan* recommends 'commercial uses to the north of McDevitt Avenue, as well as along its south side (in the vicinity of Draper Road), and a mix of 'high- and low density residential' uses further to the south (see Figure 3).

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.

Current Zoning

The subject property is zoned 'urban residential (RU-1)', as are parcels to the (north)east, south and west (see Figure 4) Lots to the north and to the (south)east (and further to the east) are zoned 'local commercial (C-1)'. Properties further to the northeast are zoned 'highway service commercial (C-3)' and 'general commercial (C-2)'.

Water and Sewer Availability

Municipal water and sewer services are provided to the subject parcel (see the rezoning worksheet form).

Public Road/Street Access

McDevitt Avenue, a paved 'county primary' constructed to 'class A standards', provides direct access to the subject parcel.

Environmental Constraints

The subject property has no known environmental constraints according to the Township (see the rezoning worksheet form).

Analysis and Advisement

Sec. 150.381 of Summit Township's [zoning code](#) —and the zoning plan element in the [Summit Township Master Plan](#)— contains the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan?**

Yes. Summit Township's future land use map recommends 'commercial uses along the south side of McDevitt Avenue (in the vicinity of Draper Road) and a mix of 'high- and low density residential' uses further to the south (see Figure 3). Given that a future land use category is not meant to be applied to individual parcels as specifically as a zoning district, the proposed rezoning is consistent.

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

Yes. The northern ⅓ (approximately) of the property would continue to be used residentially and remain zoned 'urban residential (RU-1)'. Parcels to the north of the property and to the (south)east (and further to the east), are zoned 'local commercial (C-1)' and contain commercial uses including Sentry Self Storage. Lots further to the northeast are zoned 'highway service commercial (C-3)' and 'general commercial (C-2)'

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

No. McDevitt Avenue, a paved 'county primary' constructed to 'class A standards', provides direct access to the subject parcel.

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?**

No. Although the rezoning would not change the mix of commercial and residential uses currently found in the surrounding area, adjacent properties assessed 'commercial' are zoned 'local commercial (C-1)' making that zone better suited to the surrounding area than 'general commercial (C-2)'.

R2PC Staff Advisement

The proposed rezoning conforms to the *Summit Township Master Plan*, although 'local commercial (C-1)' rezoning would be more in keeping with the zoning of adjacent commercial properties. However, Sec. 150.145.173 of the [Summit Township Zoning Code](#) only allows 'storage sheds and storage facilities for rent' as a permitted use in the 'highway service commercial (C-3)' district. Therefore, it is suggested that the Township recommend that the applicant amend its request to include the southern $\frac{2}{3}$ (approximately) of the subject property and the adjacent property containing Sentry Self Storage (ID #000-13-24-301-067-00) and change the proposed district to 'highway service commercial (C-3)' district in order to facilitate the expansion of that business.

It would also make sense to rezone what appears to be the office/clubhouse of the Cozy Parklife, LLC, manufactured housing park in the suggested 'C-3' rezoning. If the owner of that property (ID #000-13-24-301-066-00) agrees, commercial zoning in this portion of Summit Township would be consolidated. Conformance with the Township's master plan would also be maintained under this scenario. Please note that the suggested changes would necessitate the establishment of a new public hearing and publishing/mailling an amended public notice.

Based upon this analysis, staff advises the Summit Township Planning Commission to recommend **DISAPPROVAL** to the Summit Township Board of the proposed rezoning of the southern $\frac{2}{3}$ (approximately) of the subject property (ID #000-13-24-301-068-00) to 'general commercial (C-2)' and to suggest that the applicant amend its request to 'highway service commercial (C-3)' and include the adjacent properties containing Sentry Self Storage (ID #000-13-24-301-067-00) the office of Cozy Parklife, LLC, manufactured housing park (ID #000-13-24-301-066-00)'.

Staff Report Attachments:

Background information provided by the Summit Township Zoning Administrator

Suggested Actions:

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

Staff Report Attachments:

Background information provided by the Summit Township Zoning Administrator

Figure 1
Location

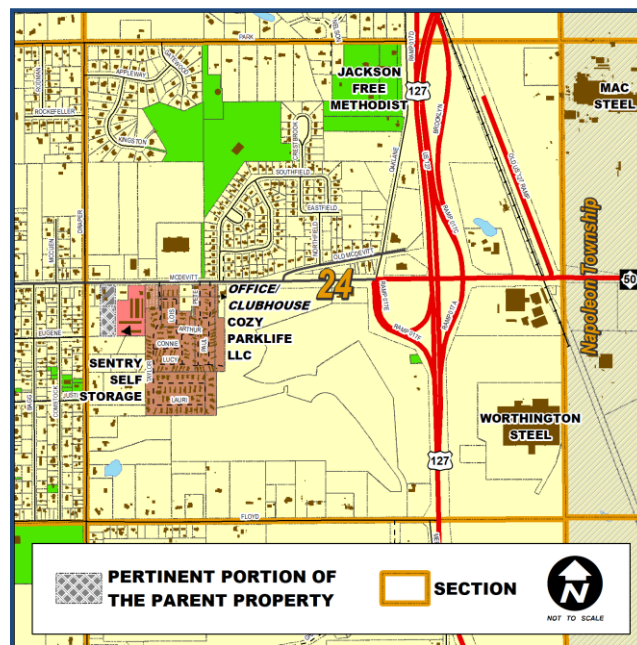


Figure 2
Property Assessment

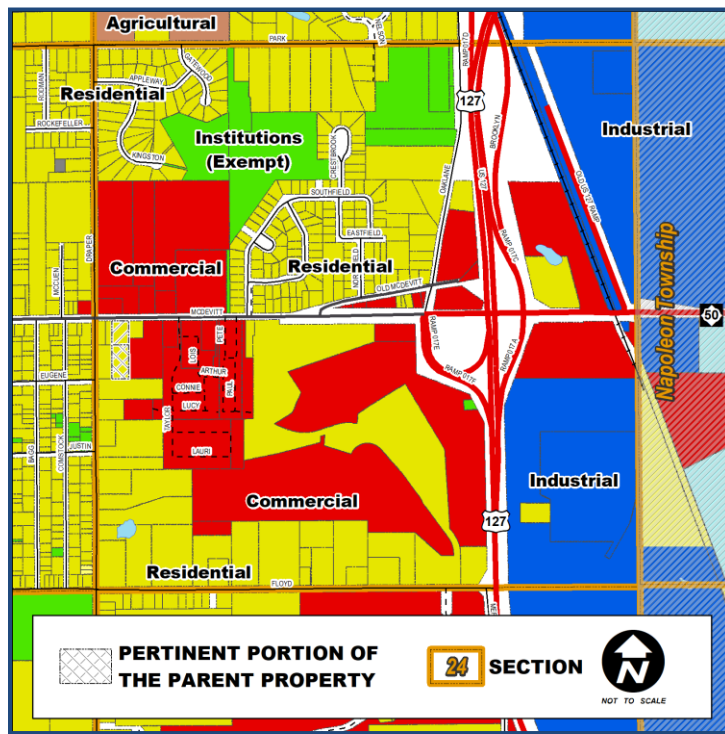


Figure 3
Municipal Future Land Use

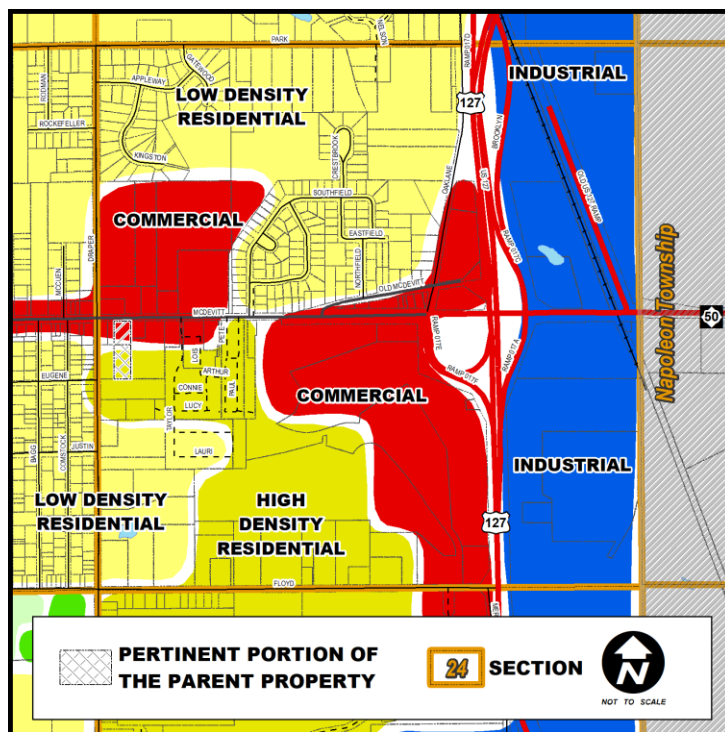


Figure 4
Municipal Zoning

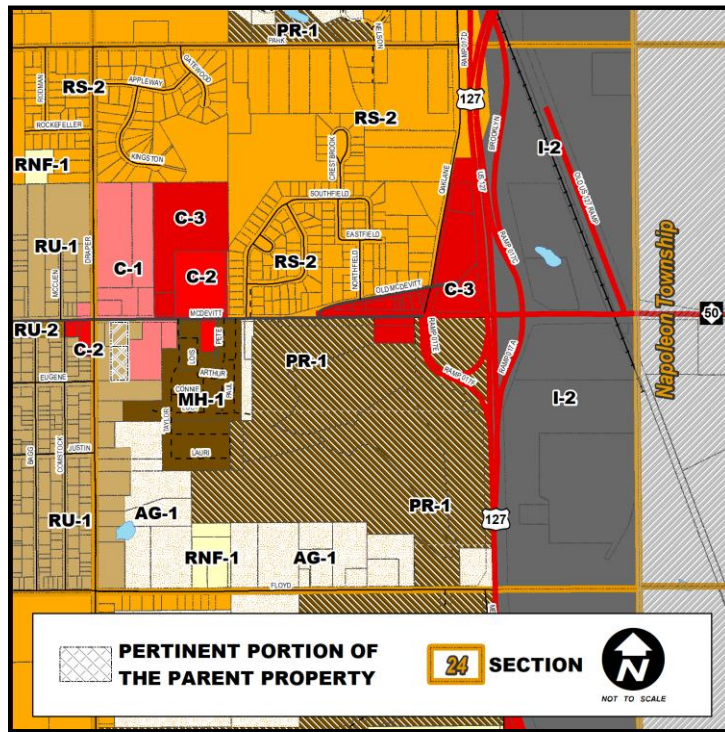


Figure 5a
Aerial Photo

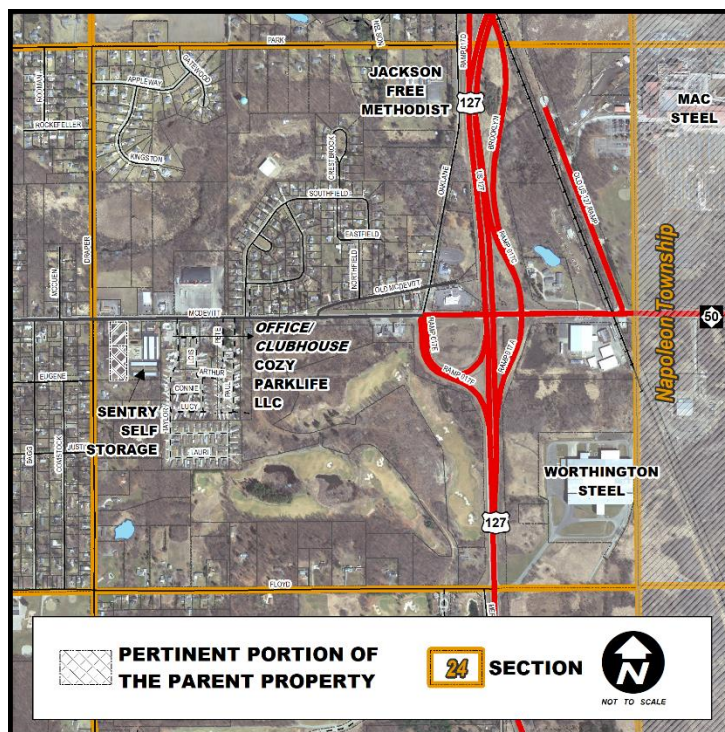


Figure 5b
Aerial Photo

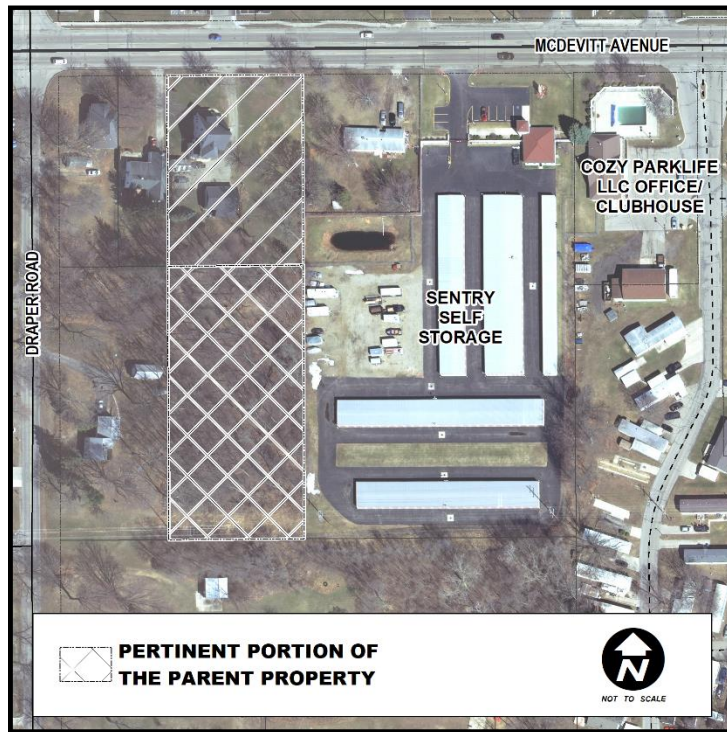


Figure 6
Google Photo | Looking South



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 #: 20-01-0001
Township official we may contact: John Worden Phone #: (517) 788 - 4113
Applicant: Morris Investment -Cynthia Schultz Phone #: (734) 474 - 9452
Rezoning Request: From: Urban Residential (RU-1) To: General Commercial (C-2)
Property Location: Section(s): 24 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"): 1.41 of 2.25

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? Residential

What is the proposed use of the site? allow expansion of self storage facility at 1245 E. McDevitt

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
North: Commercial South: Residential
East: Commercial West: Residential

What are the surrounding Zoning Districts?
North: (C-2) General Commercial South: (RU-1) Rural Residential
East: (C-2) General Commercial West: (RU-1) Rural Residential

What is the suggested use of the site on the Township's Land Use Plan map? High 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 East Mc Devitt

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.

SUMMIT TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 20-01-001

This application will not be processed if incomplete. **All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation twenty-one (21) days prior to the next Planning Commission meeting. Special Use Site Plans forty-five (45) days prior to the next Planning Commission meeting.

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

①

APPLICATION FOR

- | | |
|---|---|
| <input type="checkbox"/> Rezoning ** | <input type="checkbox"/> Variance ◆ |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Conditional Use ** |
| <input type="checkbox"/> Planned Developments | <input type="checkbox"/> Home Occupation ** |
| <input type="checkbox"/> Special Land Use | <input type="checkbox"/> Site Plan Change/Renewal |
| | <input type="checkbox"/> Administrative Site Plan |

②

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

Name(s) Morris Inv. Vch / Cynthia Schultz Phone 734 474 9452

Address 1245 E. McDevitt
Jackson, MI 49203

③

OWNER INFORMATION

Name(s) MORRIS INV VCH / CYNTHIA SCHULTZ Phone 734-474-9452

Address 1245 E. McDevitt
Jackson, MI 49203

④

PROPERTY INFORMATION

Address or Location 1235 E. McDevitt Jackson MI

Permanent Parcel # 000-13-24-301-068-00

Zone District (Current) Residential RU-1 Property Size 2.25 AC

Attach legal description-also a survey, site drawing and pictures may be required.

⑤

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

Divide House off from Parcel leaving House on lot 165' on Road
and 220' Deep Approx. Connecting remaining of Parcel
To 1245 E McDevitt. Self Storage Parcel

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Cynthia Schultz
Signature of Applicant

Cynthia Schultz
Signature of Applicant

12-5-19
Date

⑥

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

Cynthia Schultz
Signature of Applicant

Cynthia Schultz
Signature of Applicant

12-5-19
Date

DO NOT WRITE BELOW THIS LINE

Date Received 12/10/19

Application ☒

⑦

Submitted Materials: Site plan ☐ # of copies 24 x 36 ☒ 11 x 17 ☒ CD/PDF ☒

Site plan checklist ☐ Environmental checklist ☐ Pictures/Video ☐

Survey: Stake ☐ Mortgage ☐

Letters: JCRC ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ DEQ ☐ FIRE ☐

Application Fee 350.00 Publication/Mailing Fee

APPLICATION ACCEPTED BY: C. Brown

Meeting Dates: PC 1/21/20

ZBA X

CNTY 2/13/20

TWPBD 3/24/20

Publication Dates #1 1/5/20

WEB 1/5/20

TXSystem

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets.

03/09/20 JCPC Meeting Agenda Publication and postage cost charged accordingly over and above filing fees. Page 21

White Copy - Township

Yellow Copy - Township

Pink Copy - Applicant

NOTICE

The Summit Township Planning Commission will hold a public hearing January 21, 2020 at 6:00 p.m. in the Township Hall, 2121 Ferguson Road.

At this time all interested parties will be heard on the request of Morris Investment/Cynthia Schultz of 1245 E. McDevitt to rezone 1.41 acres of 2.25 acres located at 1235 E. McDevitt from Urban Residential (RU-1) to General Commercial (C-2) to allow additional storage buildings at 1245 E. McDevitt. The area to be rezoned is located starting 220 feet from the road right-of-way of E. McDevitt.

The property and request are more particularly described and on display at the Township Offices.

Current Zoning for the property is Urban Residential (RU-1)

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

John Worden
Zoning Administrator

Jackson Citizen Patriot
Insertion Date: January 5, 2020

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

Copy to Meghan Dobben, Clerk

Office Use Only

Petition for Change of Property Classification

Petition No.	
Year	2019

Note: The information filed in and with this petition will be the only information to be considered by the STC. In accordance with MCL 211.34c which states: The STC shall arbitrate the petition based on the written petition and the written recommendations of the assessor and the STC staff; no taxpayer will be afforded an opportunity to present thier appeal in person.

A. Property Owner Information

Name SCHWEDA, EDWARD J & DIANE	
Address 1235 E MCDEVITT AVE	
City JACKSON	State MI
Zip Code 49203	Telephone Number

If Represented by Attorney or Agent

Name	
Address	
City	State
Zip Code	Telephone Number

B. The property owner or his/her authorized agent hereby files a petition for change of the following described property classification

County of JACKSON	City or Township of
School District(s) Vandercook Lake	Village of

C. Complete Legal Description and Parcel Code Number

List complete legal description and parcel code number THE E 10 RDS OF THE W 20 RDS OF THE N 36 RDS OF THE NW 1/4 OF SW 1/4 SEC 24 T3S R1W
--

D. Property Address

Number and Street 1235 E MCDEVITT AVE	between _____ Street and _____ Street
---	---------------------------------------

E. Date of protest of property classification to the Local Board of Review

Note: Provide a copy of the appeal to the Board of Review regarding the classification. Failure to provide this documentation will result in the dismissal of the application.

Date of Protest 12/12/2019	Property Classification as approved by the Board of Review 401 (RESIDENTIAL)
--------------------------------------	--

F. Current Year Property Classification (as classified by the assessor)

- | | | |
|--|---|--|
| <input type="checkbox"/> Agricultural Real (100) | <input type="checkbox"/> Industrial Real (300) | <input type="checkbox"/> Timber-Cutover Real (500) |
| <input type="checkbox"/> Agricultural Personal (150) | <input type="checkbox"/> Industrial Personal (350) | <input type="checkbox"/> Utility Personal (550) |
| <input type="checkbox"/> Commercial Real (200) | <input type="checkbox"/> Residential Real (400) | <input type="checkbox"/> Developmental Real (600) |
| <input type="checkbox"/> Commercial Personal (250) | <input type="checkbox"/> Residential Personal (450) | |

G. Requested Property Classification

--

H. List reasons for requested property classification

Be specific

I. Does the total usage of the petitioned property include more than one usage?

☐ Yes

☐ No

If yes, what are the uses and approximate percentage of each?

J. Number of Acres

Number of Acres

2.250

K. Current Zoning

Current Zoning

RU1

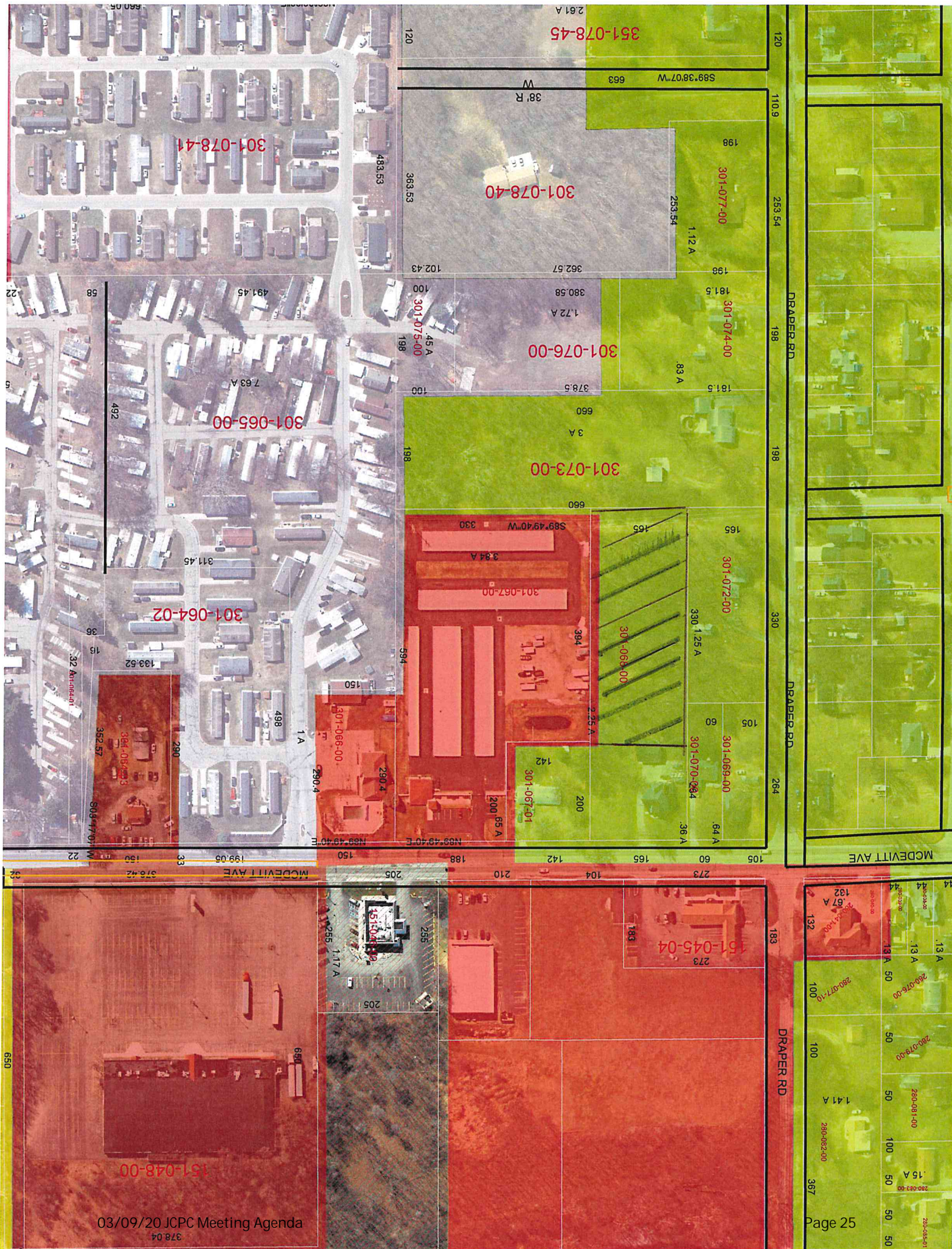
Certification: I hereby declare that the foregoing information submitted is a complete and true statement

Signature of Property Owner

Date

Print or typed signature



Return to: State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, Mi. 48909-7971
Fax: (517) 241-2621

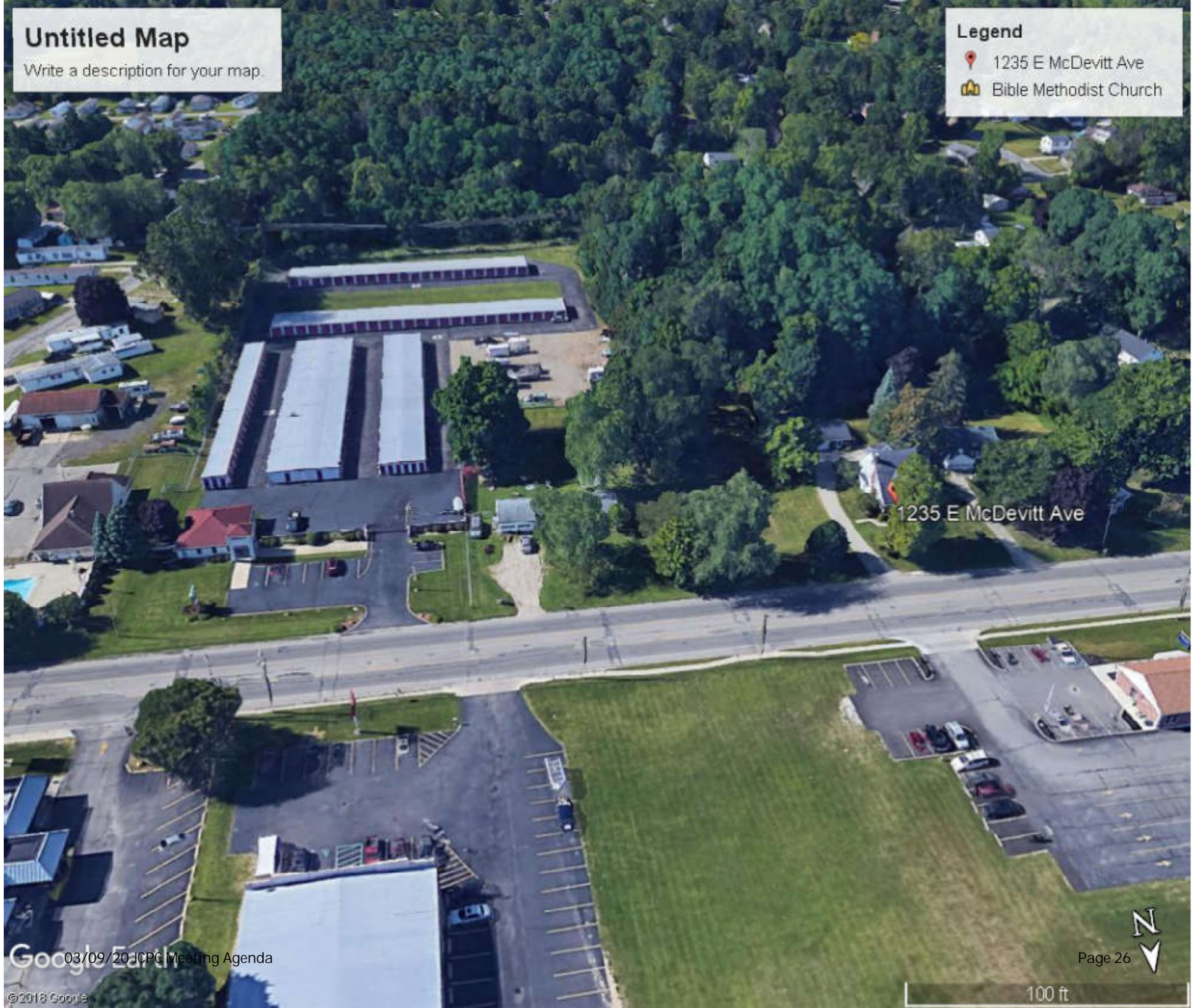


Untitled Map

Write a description for your map.

Legend



-  1235 E McDevitt Ave
-  Bible Methodist Church



Untitled Map

Write a description for your map.

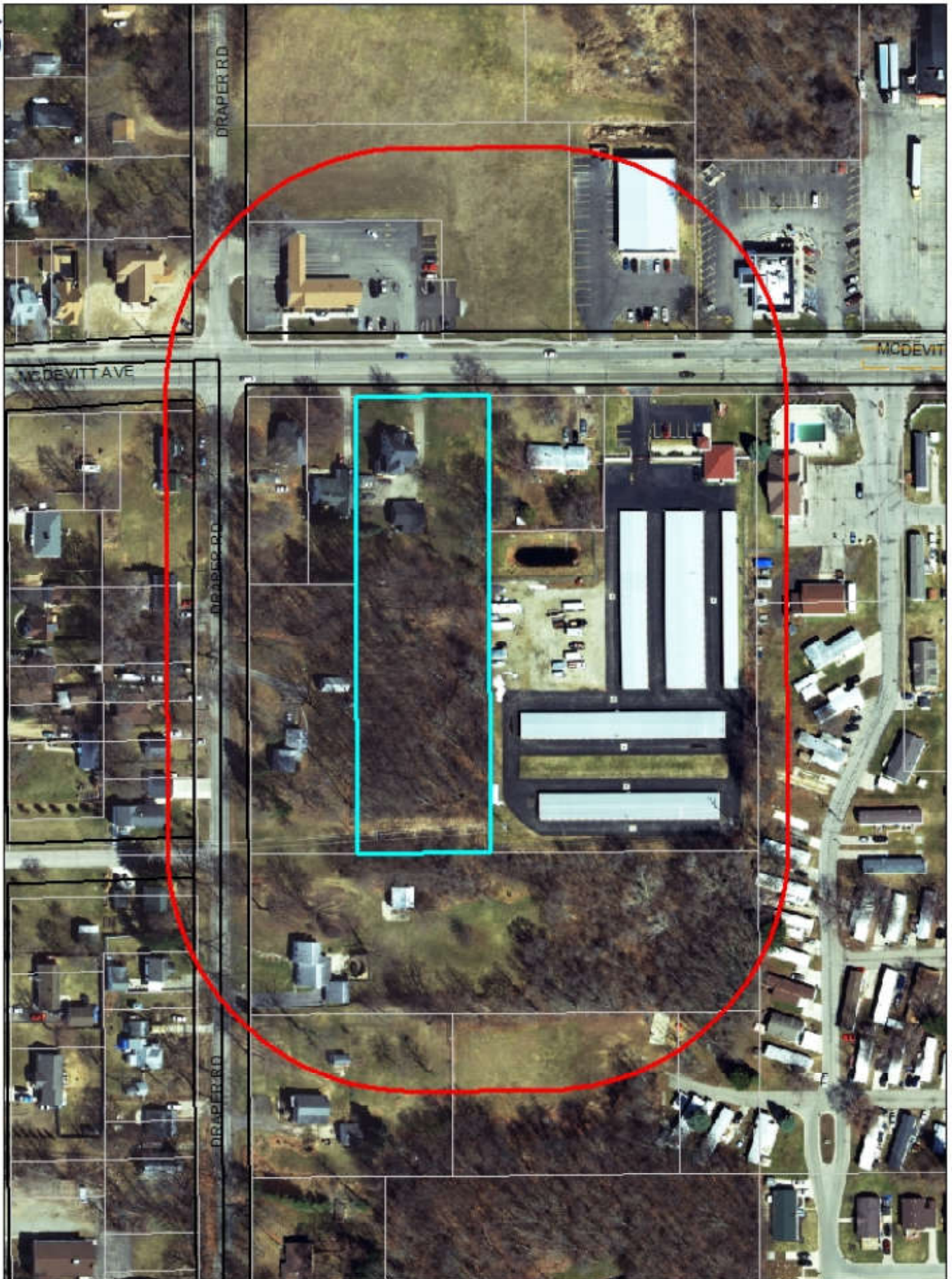
Legend

-  1235 E McDevitt Ave
-  Bible Methodist Church

1235 E McDevitt Ave



Case#20-01-0001-1235 E. McDevitt-Rezoning RU-1 to-C-2
Owner Morris Inv./Cynthia Schultz-Additional Self-Storage





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 | #20-07

To: County Planning Commissioners
From: Grant E. Bauman, Principal Planner
Date: March 9, 2020

Proposal: **A rezoning in Summit Township**

Request

The subject properties are proposed for rezoning to 'office (O-1)' (see the zoning amendment and rezoning worksheet forms).

Purpose

The purpose of the request is to 'allow development of the [properties] for office use' (see the Zoning Amendment Form).*

Location and Size of the Property

The subject properties (ID #000-13-07-426-027-01 and #000-13-07-426-027-02), with a combined area of approximately 10 acres, are situated in Section 7 (T3S-R1W) of the Township (see Figure 1). They are located on the southwest corner of the intersection of Spring Arbor and Robinson Roads.

Current Land Use

Property assessment data shows that the subject properties contain single-family dwellings and are assessed 'residential', as are lots to the northwest, southeast, and south (see Figure 2). Redeemer Lutheran Church is adjacent to the parcels and Lumen Christi Catholic School is located nearby to the east.

Future Land Use

The *Summit Township Master Plan* recommends 'low density residential' uses to the southeast, southwest, and northwest and 'office' uses to the northeast (see Figure 3). 'Public/semi-public' uses are recommended further to the east.

Current Zoning

The subject properties are zoned 'suburban residential 2 (RS-2)', as are parcels to the east, south, and northwest (see Figure 4). A peninsula of 'planned residential (PR-1)' zoning is located directly to the north and 'office (O-1)' zoning is located further to the northeast on both sides of Robinson Road.

Water and Sewer Availability

Municipal water service is provided to the subject parcels and there are plans to provide sewer service (see the rezoning worksheet form).

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

Public Road/Street Access

Spring Arbor Road, a paved 'county primary' constructed to 'class A standards', and Robinson Road, a paved 'county primary', provide direct access to the subject parcel.

Environmental Constraints

The subject properties have no known environmental constraints according to the Zoning Administrator (see the rezoning worksheet form).

Township Planning Commission Recommendation

It should be noted that the Summit Township Planning Commission first considered a request to rezone the subject properties to 'general commercial (C-2)' during its November 19, 2019, meeting and passed a motion to "accept the request for contractual rezoning (C-2) at the applicant's request" (see the attached 11/19/19 meeting minutes). The applicant ultimately decided to seek the requested 'O-1' rezoning. The Summit Township Planning Commission then recommended **approval** of the proposed rezoning of the parcels to 'office (O-1)' (see the attached 2/18/20 meeting minutes).

JCPC Staff Analysis

Sec. 150.381 of Summit Township's [zoning code](#) —and the zoning plan element in the [Summit Township Master Plan](#)— contains the following criteria upon which a rezoning request must be considered:

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

Yes. Summit Township's future land use map recommends 'low density residential' uses along the south side of Spring Arbor Road (in the vicinity of Robinson Road), 'office' uses to the northeast, and 'public/semi-public' uses further to the east (see Figure 3). Given that a future land use category is not meant to be applied to individual parcels as specifically as a zoning district, the proposed rezoning is consistent.

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

Yes. 'Office' uses and zoning are already located to the northeast and 'public/semi-public' uses are located to the west and further to the east.

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

No. Spring Arbor Road, a paved 'county primary' constructed to 'class A standards', and Robinson Road, a paved 'county primary', provide direct access to the subject parcel. Municipal water service is available and municipal sewer service is planned.

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

Yes. 'Office' uses are located to the northeast, a church is located directly to the west, and a large private school is located nearby to the east.

JCPC Staff Advisement

The rezoning request is consistent with the *Summit Township Master Plan*. Its Future Land Use Plan element recommends 'office' uses in the general area and its Zoning Plan element equates the 'office (O-1)' zoning district to the 'office' future land use category. The Township should also consider amending the future land use map to recognize the adjacent church as a 'public/semi-public' area and to extend the existing 'office' area to the east and south sides of the intersection of Spring Arbor and Robinson Roads.

Based upon this analysis, staff advises the Summit Township Planning Commission to recommend **APPROVAL WITH COMMENTS** to the Summit Township Board of the proposed rezoning of the subject properties (ID #000-13-07-426-027-01 and #000-13-07-426-027-02) to 'office (O-1)' and to suggest that the Township's master plan be amended as described in this report.

Suggested Actions:

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

Staff Report Attachments:

Background information provided by the Summit Township Zoning Administrator

Figure 1
Location

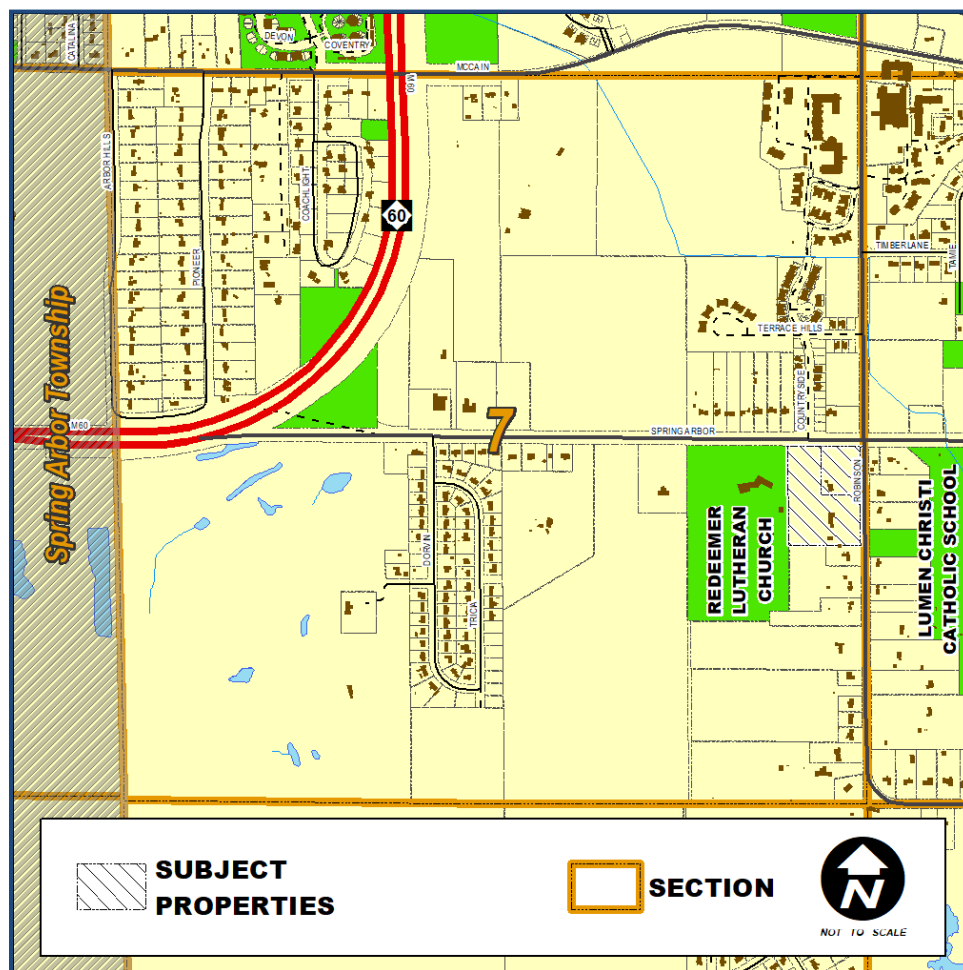


Figure 2
Property Assessment

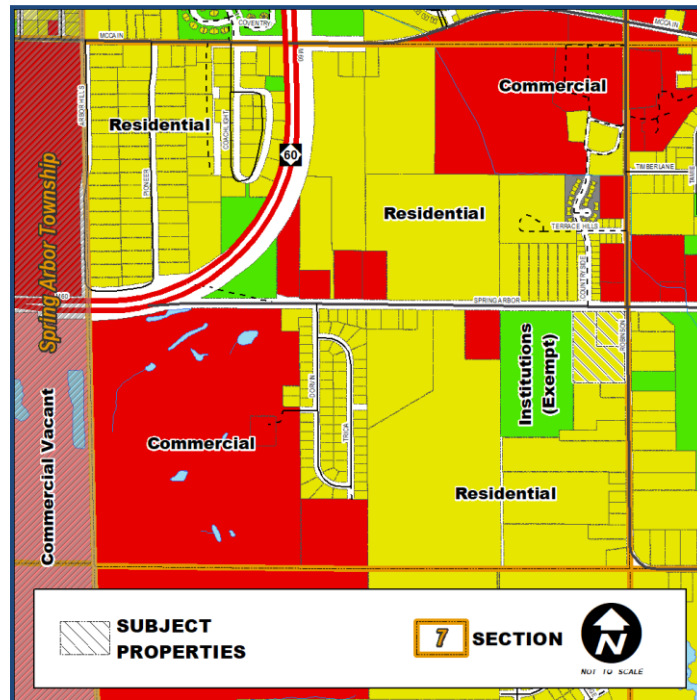


Figure 3
Municipal Future Land Use

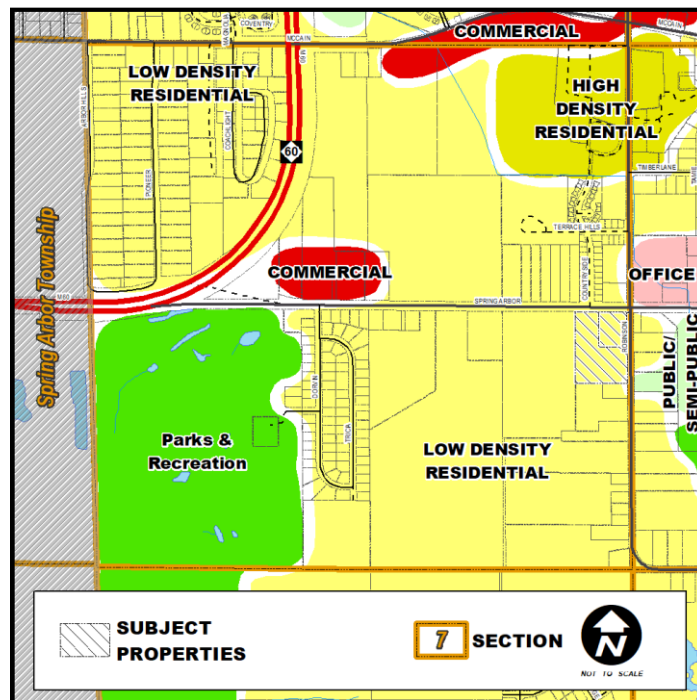


Figure 4
Municipal Zoning

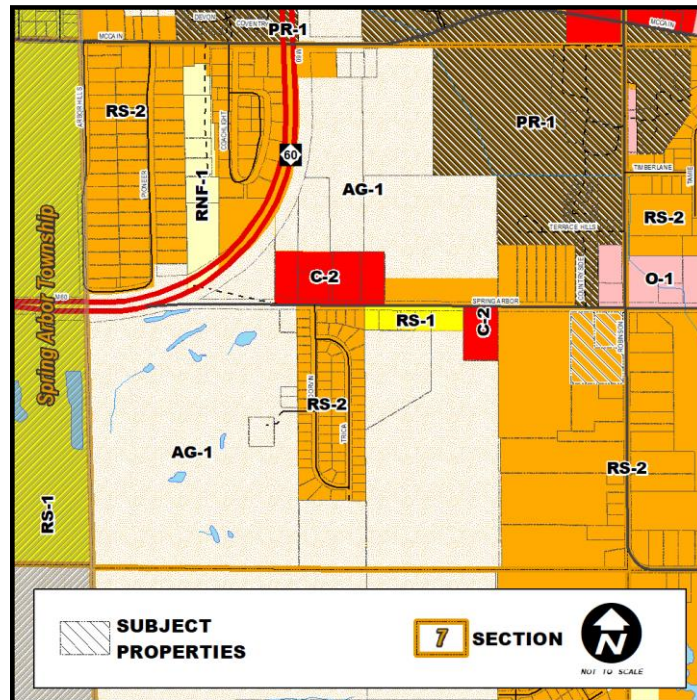


Figure 5a
Aerial Photo

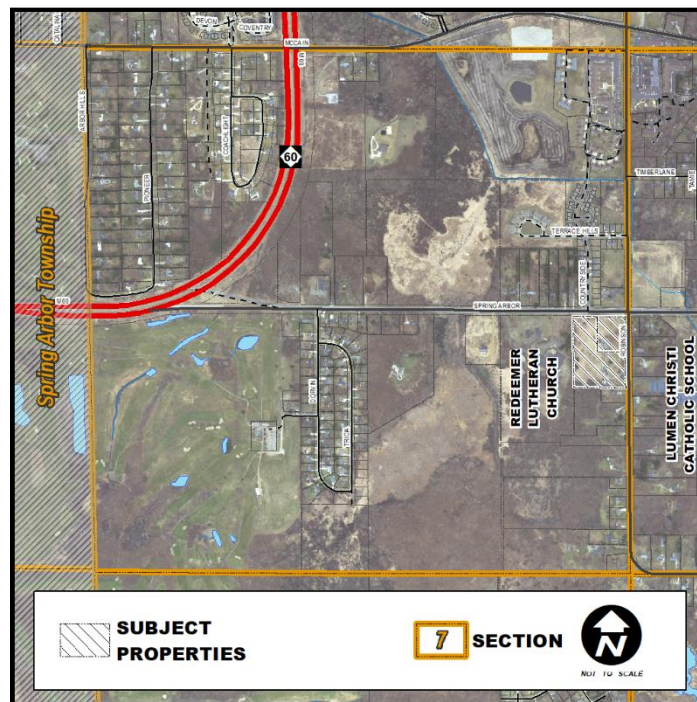
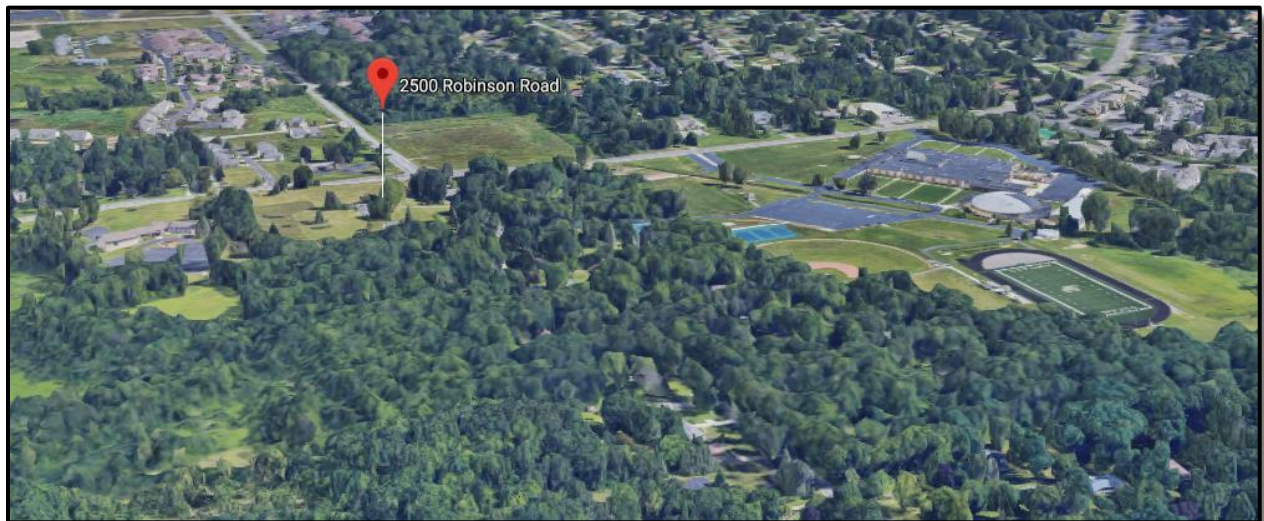


Figure 5b
Aerial Photo



Figure 6
Google Photo | Looking South



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.)

2500 and 2600 Robinson Rd.- 000-13-07-426-027-01, 000-13-07-426-027-02 - 2.95, 7.05 acres, Section 7

1. The above described property has a proposed zoning change FROM Suburban Residential (RS-2) ZONE TO Office (O-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: allow development of the property for office use

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 February day 18 year 2020
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month February day 2nd year 2020
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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 Feb. / 18th / 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.

Summit Township Planning Commission
February 18, 2020

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

Members Absent: George Gancsos Jr

The meeting was called to order by Jack Shelby; Chairman on February 18, 2020 at 6:00 p.m. in The Summit Township Hall, 2121 Ferguson Rd.

A motion was made by Allan Hooper, supported by John Griffin to approve the agenda. Motion carried unanimously.

A motion was made by John Griffin, supported by Robert Kendall, to approve the minutes of the January 21, 2020 meeting. Motion carried unanimously.

Case# 20-02-003-Site Plan review-3370 Spring Arbor Rd-Jackson County Animal Shelter.

Jason Covalle, Architect for Animal Shelter, presented the proposed building addition (6,545 sq. ft.) and parking addition for the Animal Shelter. There will be a separate area for adoption and the intake of animals. The electrical, mechanical and generator will be updated. New Fire suppression will be installed. Approval was received for the storm retention plan from Jackson County Drain Commissioner. There were questions from Board members concerning hours of operation, water source, noise, lights in parking lot and the propane tank. Jason Covalle stated there may be some after hour learning classes, has not had any noise complaints in the past, will connect to the water main on Spring Arbor Rd, parking lot lights will full cut off led lights, and will be removing the propane tank and hooking to natural gas. John Worden informed him that they will have to work with fire chief so the east side of building will be drivable for fire trucks.

Public Comment: none

A motion made by Allan Hooper, supported by John Griffin to approve the site plan review with conditions of approval from the Drain Commissioner, DPW Department, JDOT, and the Fire Department. Motion carried unanimously.

Case 20-01-0001-Morris Inv./Cynthia Schultz-1235-1245 McDevitt Rd -Rezoning. Cindy Schultz explained she wants to divide off parcel 000-13-24-301-068-00, rezone from RU-1 to C-3 and combine remaining property from 1235 E McDevitt Rd to join 1245 E McDevitt Rd 000-13-24-301-067-00, rezone from C-1 to C-3. Plans to split the property and sell the existing house, and

use the land as part of storage and to add 30 additional units. The existing entrance will be used.

Public Comment: none

A motion was made by Allan Hooper, supported by John Griffin to recommend to the Township Board approval of the the requested rezoning as presented. Motion carried unanimously.

Case 20-02-0002-2500-2600 Robinson Rd-BSJ Real Estate owner- Rezone from RS-2 to O-1

Kevin Thompson on behalf for BSJ Realty presented the request for rezoning to O-1. Region 2, Grant Bauman has recommended the rezoning, and the Master Plan fits the area. Will be combining the parcels for approximately 10 acres, and plan to implement buffer zones. Board members inquired about current plans for the space. Kevin Thompson informed them that BSJ Realty is not going to be developing it, only preparing the area for sale.

Public comment:

Moe Page, lives right next door at 2650 Robinson Rd., concerned with what may go in there and how will affect property values, and hopes the developer with be considerate of the neighbors. Jack Shelby explained that any future development will be subject to a site plan review and will have to presented to this board. The Road Commission would have jurisdiction over where the driveway would be placed, Spring Arbor Rd versus Robinson Rd.

Cheryl Conrad, 2565 Robinson Rd, asked why the hurry to rezone, 10 acre parcel, the building could be huge, would need a big buffer to hide. Traffic concerns with the Lumen Christi drive. Todd Emmons explained there is a limitation on elevation and also property is close to the airport and may need their approval. John Shelby explained again that those concerns along with lights and drainage etc. would have to be addressed and approved at the site plan review when ready to build.

Tom Legarie, 2505 Robinson Rd. Asked to be notified when a site plan comes to this Board, has concerns with entrances, which explained will be determined by JDOT.

Moe Page, asked about lot growing wild until its sold. John Worden informed him there is a Weed and Grass Ordinance would have to be followed.

John Worden presented letter of opposition to the Board that he received.

A motion was made by Todd Emmons, supported by Robert Kendall to recommend approval to the Township Board the rezoning of parcels-000-13-07-426-027-01 and 000-13-07-426-027-02,2500 and 2600 Robinson Rd. from RS-2 to O-1. Motion carried unanimously.

Other Business: none

Meeting adjourned at 6:54 p.m. by Jack Shelby; Chairman

Respectfully submitted,

Laurie Cunningham, Secretary

Summit Township Planning Commission

Region 2 Planning Commission

Serving Hillsdale, Jackson and Lenawee Counties

STAFF REPORT | #20-02-0002

To: Summit Township Planning Commissioners
c/o John Worden, Summit Township Zoning Administrator
From: Grant E. Bauman, R2PC Principal Planner
Date: February 4, 2020

Proposal: **The rezoning of 2500 & 2600 Robinson Road**

Request

The subject properties are proposed for rezoning to 'office (O-1)' from 'suburban residential 2 (RS-2)' (see the zoning amendment and rezoning worksheet forms). It should be noted that the Planning Commission first considered a request to rezone the subject properties to 'general commercial (C-2)' during its November 19, 2019, meeting and passed a motion to "accept the request for contractual rezoning (C2) at the applicant's request" (see the attached meeting minutes). The applicant ultimately decided to seek the requested 'O-1' rezoning.

Purpose

The purpose of the request is to 'allow development of the [properties] for office use' (see the Zoning Amendment Form).¹

Location and Size of the Property

The subject properties (ID #000-13-07-426-027-01 and #000-13-07-426-027-02), with a combined acreage of approximately 10 acres, are situated in Section 7 (T3S-R1W) of the Township (see Figure 1). They are located on the southwest corner of the intersection of Spring Arbor and Robinson Roads.

Current Land Use

Property assessment data shows that the subject properties contain single-family dwellings and are assessed 'residential', as are lots to the northwest, southeast, and south (see Figure 2). Redeemer Lutheran Church is adjacent to the parcels and Lumen Christi Catholic School is located nearby to the east.

Future Land Use

The *Summit Township Master Plan* recommends 'low density residential' uses to southeast, southwest, and northwest and 'office' uses to the northeast (see Figure 3). 'Public/semi-public' uses are recommended further to the east.

Current Zoning

The subject properties are zoned 'suburban residential 2 (RS-2)', as are parcels to the east, south, and northwest (see Figure 4). A peninsula of 'planned residential (PR-1)' zoning is located directly to the north and 'office (O-1)' zoning is located further to the northeast on both sides of Robinson Road.

¹Please 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.

Water and Sewer Availability

Municipal water service is provided to the subject parcels and there are plans to provide sewer service (see the rezoning worksheet form).

Public Road/Street Access

Spring Arbor Road, a paved 'county primary' constructed to 'class A standards', and Robinson Road, a paved 'county primary', provide direct access to the subject parcel.

Environmental Constraints

The subject properties have no known environmental constraints according to the Zoning Administrator (see the rezoning worksheet form).

Analysis and Advisement

Sec. 150.381 of Summit Township's [zoning code](#) —and the zoning plan element in the [Summit Township Master Plan](#)— contains the following criteria upon which a rezoning request must be considered:

1. **Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan?**

Yes. Summit Township's future land use map recommends 'low density residential' uses along the south side of Spring Arbor Road (in the vicinity of Robinson Road), 'office' uses to the northeast, and 'public/semi-public' uses further to the east (see Figure 3). Given that a future land use category is not meant to be applied to individual parcels as specifically as a zoning district, the proposed rezoning is consistent.

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

Yes. 'Office' uses and zoning are already located to the northeast and 'public/semi-public' uses are located to the west and further to the east.

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

No. Spring Arbor Road, a paved 'county primary' constructed to 'class A standards', and Robinson Road, a paved 'county primary', provide direct access to the subject parcel. Municipal water service is available and municipal sewer service is planned.

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. 'Office' uses are located to the northeast, a church is located directly to the west, and a large private school is located nearby to the east.

R2PC Staff Advisement

The rezoning request is consistent with the *Summit Township Master Plan*. Its Future Land Use Plan element recommends 'office' uses in the general area and its Zoning Plan element equates the 'office (O-1)' zoning district to the 'office' future land use category. The Township should also consider amending the future land use map to recognize the adjacent church as a 'public/semi-public' area and to extend the existing 'office' area to the east and south sides of the intersection of Spring Arbor and Robinson Roads.

Based upon this analysis, staff advises the Summit Township Planning Commission to recommend **APPROVAL WITH COMMENTS** to the Summit Township Board of the proposed rezoning of the subject properties (ID #000-13-07-426-027-01 and #000-13-07-426-027-02) to 'office (O-1)' and to suggest that the Township's master plan be amended as described in this report.

Suggested Actions:

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

Staff Report Attachments:

Background information provided by the Summit Township Zoning Administrator

Figure 1
Location

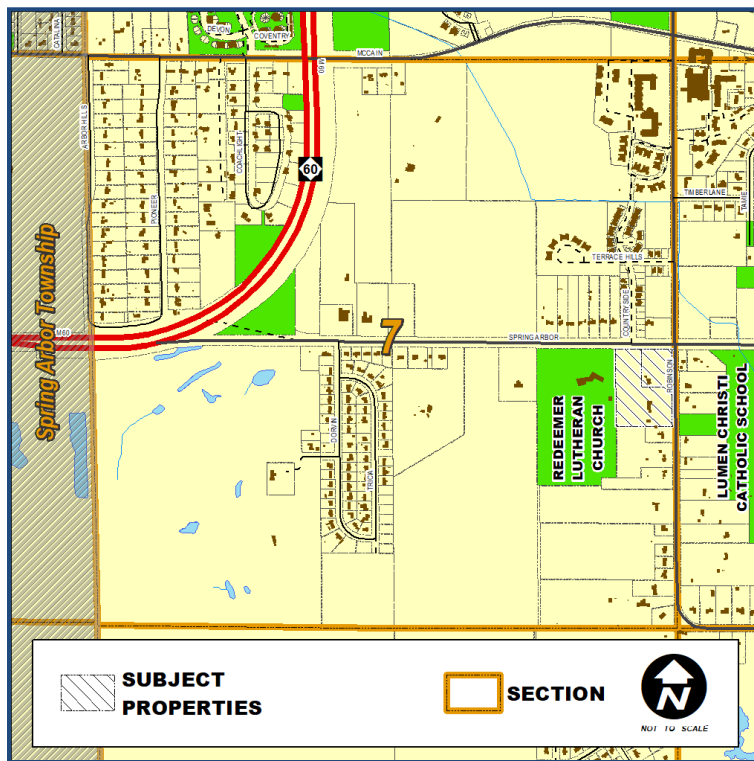


Figure 2
Property Assessment

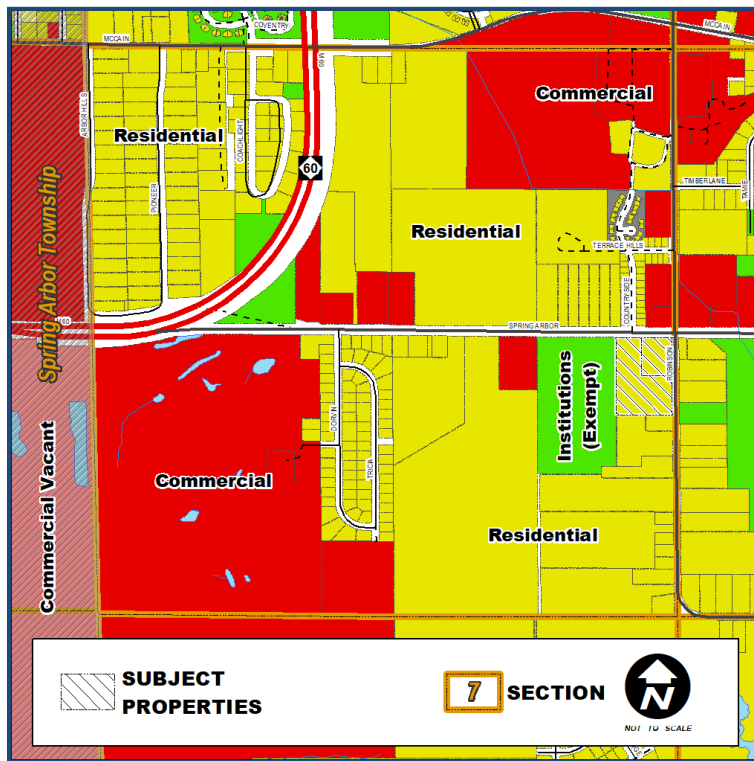


Figure 3
Municipal Future Land Use

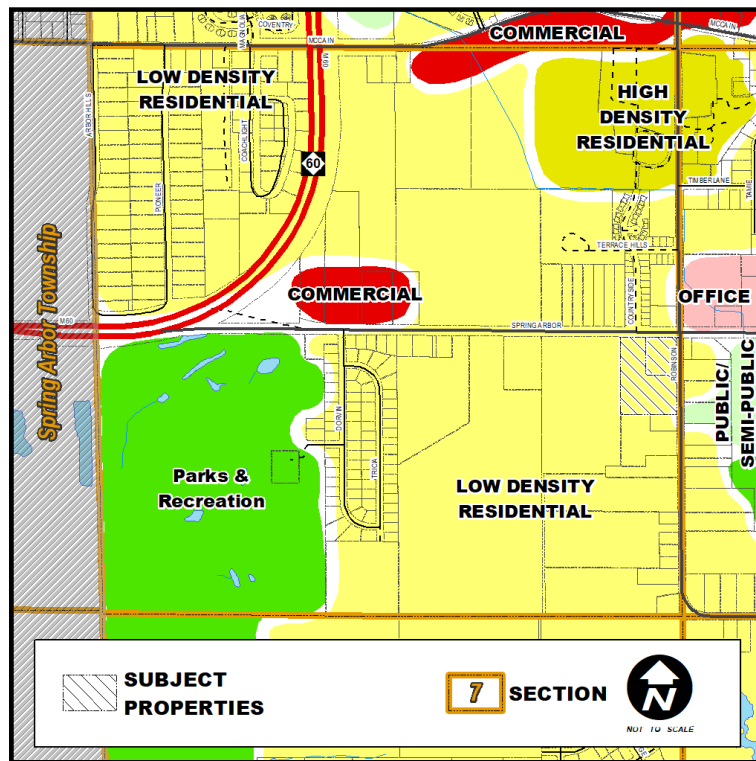


Figure 4
Municipal Zoning

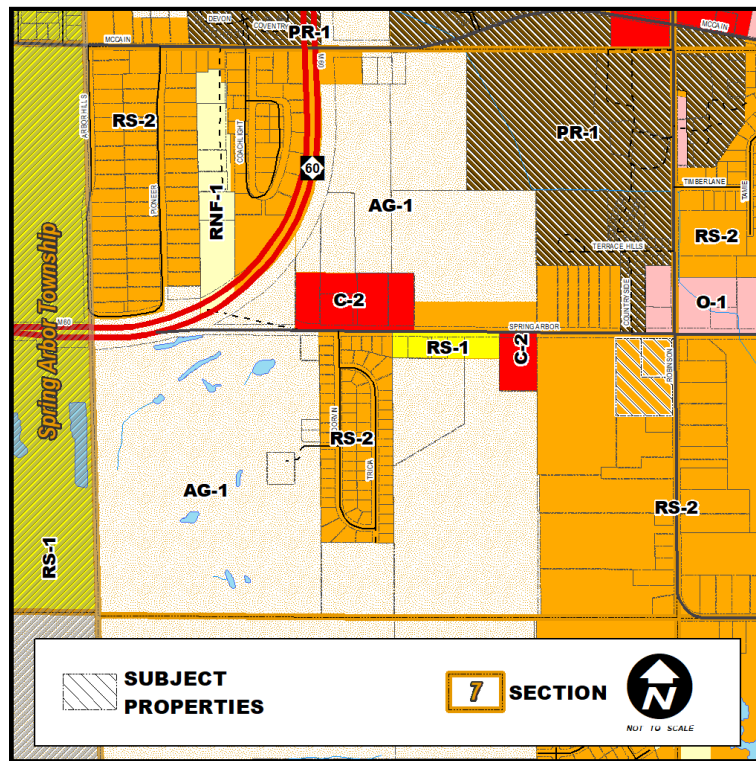


Figure 5a
Aerial Photo

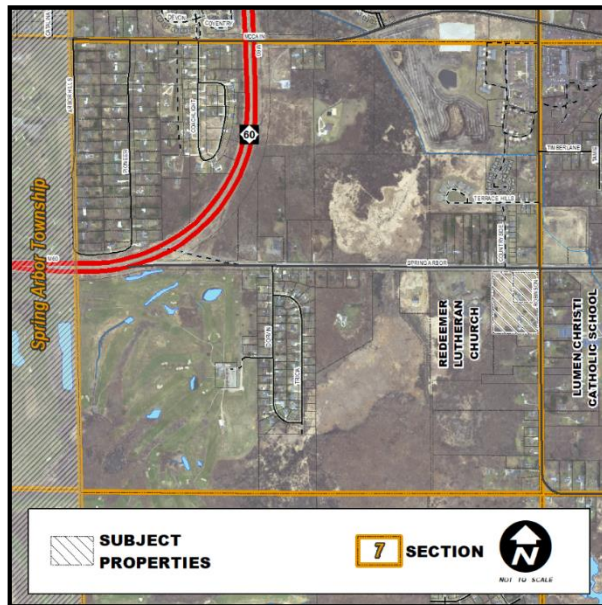


Figure 5b
Aerial Photo

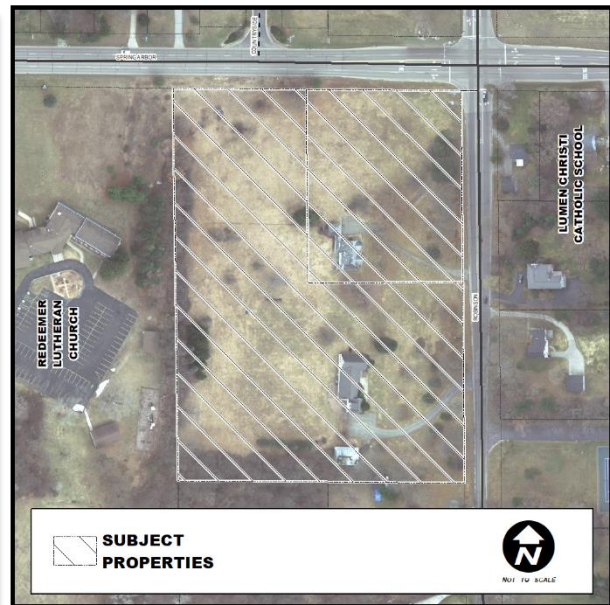
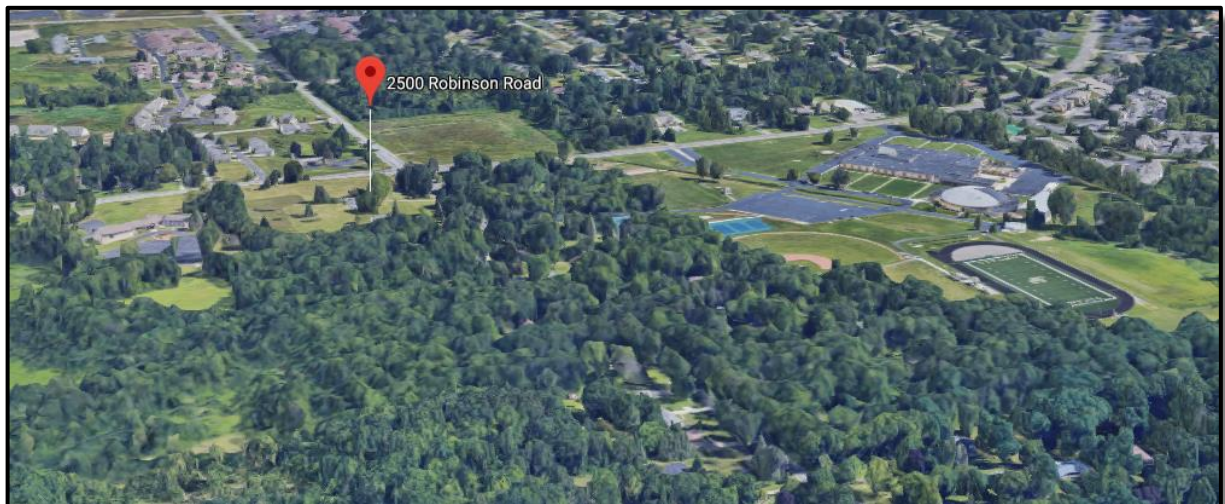


Figure 5c
Google Photo



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 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.)

2500 and 2600 Robinson Rd.- 000-13-07-426-027-01, 000-13-07-426-027-02 - 2.95, 7.05 acres, Section 7

1. The above described property has a proposed zoning change FROM Suburban Residential (RS-2) ZONE TO Office (O-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: allow development of the property for office use

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 February day 18 year 2020
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month February day 2nd year 2020
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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.

☐ Chair or ☐ Secretary Feb. / 18th / 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.

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 #: 20-02-0002
Township official we may contact: John Worden Phone #: (517) 788 - 4113
Applicant: BSJ Real Estate Phone #: (517) 206 - 4700
Rezoning Request: From: Suburban Residential (RS-2) To: Office (O-1)
Property Location: Section(s): 7 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"): 2.95 acres & 7.05 acres

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? Residential

What is the proposed use of the site? General Commercial

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
North: Planned Residential & Office South: Residential
East: Residential West: Residential

What are the surrounding Zoning Districts?
North: (O-1) Office South: (RS-2) Residential
East: (RS-2) Residential West: (RS-2) 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 Robinson & Spring Arbor

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.

Summit Township Planning Commission

November 19, 2019

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

Members Absent: Tom Biela

The meeting was called to order by Jack Shelby, Chairman on November 19, 2019 at 6:00 p.m. in the Township hall, 2121 Ferguson Rd.

A motion was made by Allan Hooper, supported by Mark Cesarz to approve the minutes of the August 29, 2019 meeting with the correction of adding John Griffin present. Motion carried unanimously.

Case #19-11-0014- Conditional Use Permit- 2500 Spring Arbor Rd.

Request for a Conditional Use Permit to operate a Secondary Trade School for Cosmetology at 3386 Spring Arbor Road, Applicant Denise Geisman. Applicant is currently renting a space and business is growing. She is looking to purchase a larger building. Hours would be from 9 a.m. to 3 p.m. Monday/Friday, and some Saturdays. She also has a class from 3 p.m. to 8 p.m. three nights a week. Will be teaching Cosmetology, Manicurist, student instructors. Maximum students would be 10 to 12, but normal class size is 2 to 4 students at a time.

Question from resident, what is the difference between the career center and yours? Responded that the career center is for students under 18 and this class is for 18 and above. George Gancsos Jr. asked about parking, the most would be 20 at a time and there are 47 parking spaces available.

A Motion was made by Allan Hooper, supported by John Griffin to grant the Conditional Use Permit, With said hours; 8:00 a.m. to 9:00 p.m. 7 days a week. Motion carried unanimously.

Case # 19-11-0015 & 19-11-0016- Rezoning from Suburban (RS-2) to General Commercial (C-2) 2500 and 2600 Robinson Rd

Request for a rezoning of property at 2500 Robinson Rd 000-13-07-426-027-01 2.95 acres and 2600 Robinson Rd. 000-13-07-426-027-02 7.05 acres from Suburban (RS2) to General Commercial (C2), Applicant BSJ Real Estate, LLC. Kevin Thompson, Attorney speaking on behalf of the applicant, stated that the applicant and realtor believe that having the parcels rezoned from residential to its intended use of commercial will enhance the value of the subject property and make it more likely that a purchaser seeking commercial property to look for that commercial property in Summit Township. Buffers, berms would be put in place to buffer noise from residents south on Robinson Rd.

Jack Shelby asked why (C2) and not (O1) like most business zoned in that area already. Thompson replied the developer wanted to have flexibility.

Robert Kendall asked will any development be only facing Spring Arbor Rd and not Robinson Rd? Thompson replied yes.

John Worden pointed out that (C2) Commercial will open property to all allowable things under C2. The Applicant can request a "Contractual" zoning. Kevin Thompson says that they are willing to have Contractual zoning.

Public Comment- opposed

Rebecca Ethridge, concerns about property values and increased traffic.

Tom LeGarie, concerns about property values and increased traffic.

Susan Dombrowski, concerns about increased traffic, increased crime, well head protection issue question and property values, business are not in the area several have closed.

John Abbey, concerned what kind of business C2 would bring and would prefer it remain residential and have any traffic study's been done.

Anne Lusk, concerned about traffic, noise buffers, prefers the rural atmosphere, website zoning map from 2008

Kevin Thompson made additional comments and answered some of the concerns. He feels the request is consistent with the current business along Spring Arbor Rd. and buffers and landscaping would be used. He again offered a Contractual zoning as something the developer would consider.

Tom LeGarie, informed Commission that across the street the property for sale has a sign that says zoned C2, which is not correct. Also would like to keep residential atmosphere.

Maurice Page, recently moved to area, concerned about what C2 zoning would allow and what happens if the property is sold after it is rezoned.

Don Stillwell, phone call to John Worden opposing the rezoning.

Cheryl Moore, letter written and read by Susan Dombrowski is in opposition of rezoning.

Close public comment

Board Comments

Todd Emmons, understands concerns, not sure that this will increase already significant traffic on Spring Arbor Road. He would be more in favor of the "contractual" zoning option, pointed out that any future development would be subject to a site plan.

Jack Shelby, master plan for Spring Arbor Rd is primarily office and criteria for rezoning should follow the master plan. This would be contradictory to what the Board just voted for with the new master plan 2016.

George Gancsos Jr, not comfortable with blanket C2 zoning

Allan Hooper, agrees it may not be a great residential development, but not ready to approve a C2 rezoning, either table or consider "office" rezoning.

John Worden, the applicant would have to request a contract zoning, the contract zoning stipulations would stay with the property if it were to be sold, and development has to be started in 18 months or would revert back to original zoning. The Contract zoning would be deeded and recorded with the Register of deeds. John Worden suggested a 4 member committee of the planning commission to work out the details with the applicant and bring to the Commission for a decision.

Robert Kendell, agrees to consider contract zoning

Kevin Thompson requested contractual zoning option on behalf of applicant.

Discussion among Board members as to how they are to proceed.

A motion was made by Jack Shelby, supported by Todd Emmons to accept the request for contractual zoning (C2) at the applicant's request. Roll Call: Ayes: Jack Shelby, Laurie Cunningham, John Griffin, George Gancsos Jr, Robert Kendell, Todd Emmons, Mark Cesarz. Nays: Allan Hooper. Motion carried.

Other Business:

Allan Hooper, suggested that Region 2 Planning have input for these types of zoning change requests, Zoning Administrator and Region 2 Planning, should have the recommendations, ready before the Commission meets.

A motion was made by Allan Hooper, supported by Robert Kendall to engage Region 2 for opinions on Zoning Ordinance changes at the discretion of the Zoning Administrator. Motion carried unanimously.

Contractual Zoning committee members; Allan Hooper, Mark Cesarz, Jack Shelby, John Griffin and John Worden, Zoning Administrator.

Meeting adjourned at 7:20 p.m. by Jack Shelby, Chairman

Respectfully Submitted,




Laurie Cunningham, Secretary


Summit Township Planning Commission

Untitled Map

Write a description for your map.

Legend

-  2500 Robinson Rd
-  Ganton Home Care
-  Redeemer Lutheran Church

 2500 Robinson Rd

NOTICE

The Summit Township Planning Commission will hold a public hearing February 18, 2020 at 6:00 p.m. in the Township Hall, 2121 Ferguson Road.

At this time all interested parties will be heard on the request of BSJ Realty. LLC of 3606 Wildwood Ave. to rezone property located at 2500 and 2600 Robinson Rd. from Suburban Residential (RS-2) to Office (O-1).

The property and request are more particularly described and on display at the Township Offices.

Current Zoning for the property is Suburban Residential (RS-2)

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

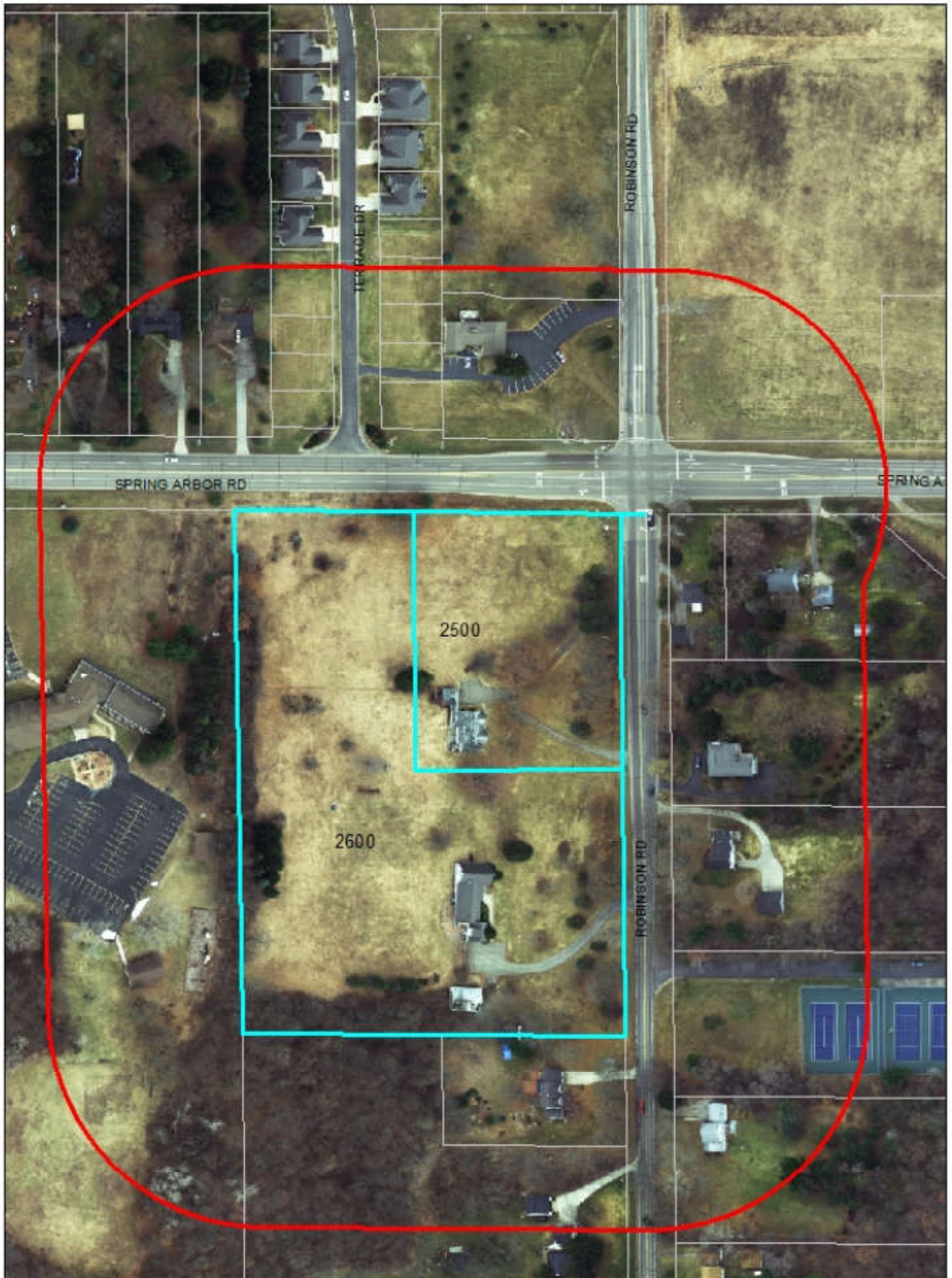
John Worden
Zoning Administrator

Jackson Citizen Patriot
Insertion Date: February 2, 2020

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

Copy to Meghan Dobben, Clerk

Case#20-02-0002-2500-2600 Robinson Rd
Rezone from Suburban Residential (RS-2) to Office (O-1)





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

PA 116 FARMLAND AGREEMENT | #20-01

Applicant: Michael & Barbara Greiner
5312 Hanover Road
Hanover, MI 49241

Date: March 9, 2020

Proposal: **Application for Farmland Agreement in Hanover Township**

Location: An application was filed for the subject properties—Property IDs #000-17-20-426-001-00 and #000-17-21-301-001-03—situated in Sections 20 & 21 of Hanover Township. (T4S,R2W). They are located on the west side of Rountree Road, north of the Village of Hanover (see Map 1).

Description: The subject properties have a combined area of approximately 65 acres of which 53 acres (approximately) are cultivated. Aerial photography reveals that the remaining 12 acres (approximately) are comprised of woodlands (placed in the 'all other acres' category) and that there are no buildings (see Map 3b).

Term: A 30-year term is proposed on the application.

Future Land Use: The Jackson County Community Comprehensive Land Use Plan places the properties in areas recommended for "Agricultural Preservation", with a proposed "Greenway" along its western edge (Map 2). It is curious to note that a "Residential" area anchored in the Village of Hanover also extends into the southeastern edge of the properties, illustrating the need for a new countywide future land use map.

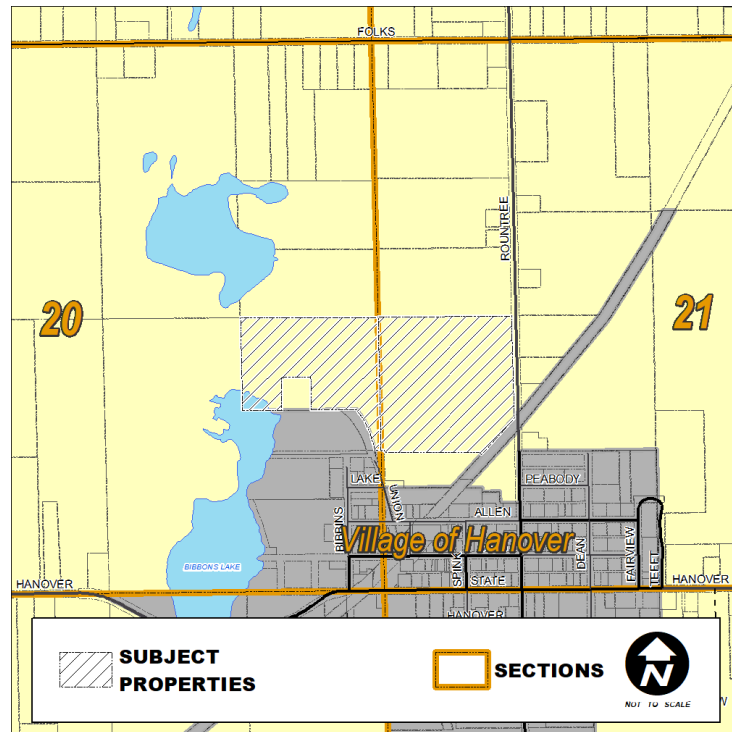
Staff Comments: The application contains various errors/omissions which the applicant should consider addressing:

- *Question #15:* The "2 or more persons having a joint or common interest in the land" answer should have been checked.
- *Question #16:* No type of "agricultural enterprise" was identified for the properties. The fact that no buildings are located on the properties was not stated for question #16g.

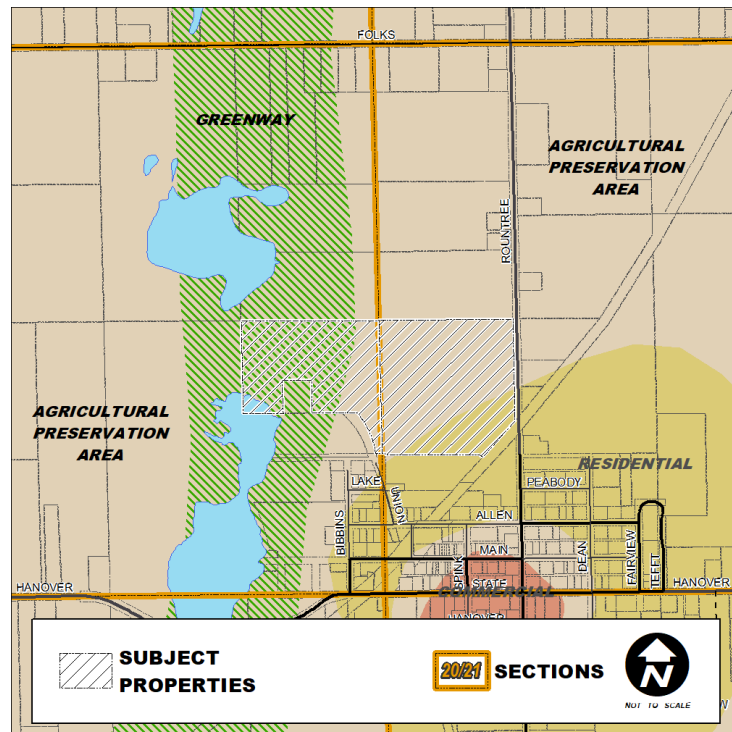
Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the application provided that the applicant considers making the corrections/clarifications suggested in the staff report to the Hanover Township Board.

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

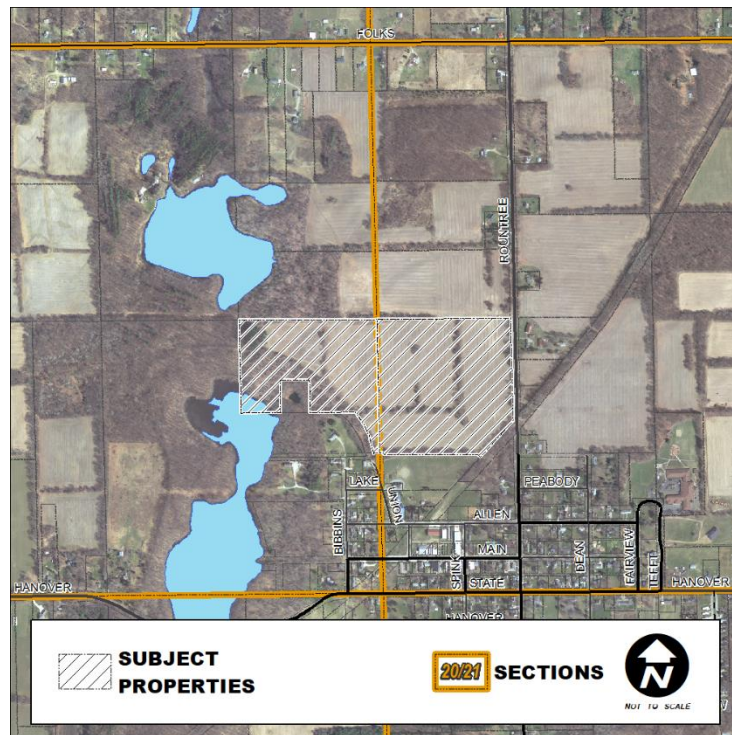
**Map 1
Location Map**



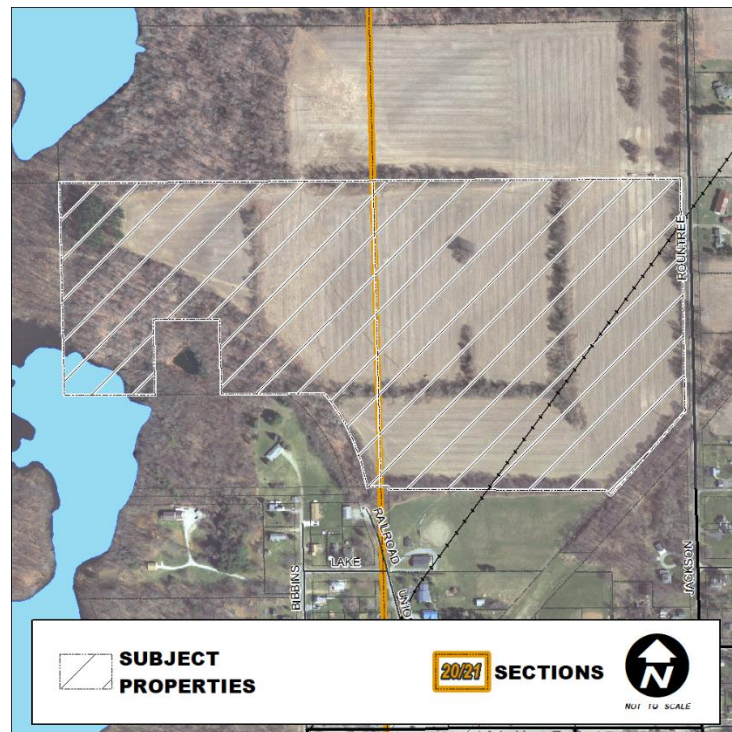
**Map 2
County Future Land Use Map**



Map 3a
Aerial Photograph



Map 3b
Aerial Photograph





FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. **Please read the Eligibility and Instructions document before filling out this form.**

OFFICIAL USE ONLY

Local Governing Body:

Date Received February 4, 2020

Application No: 2020-001

State:

Date Received _____

Application No: _____

Approved: _____ Rejected _____

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant: Greiner Michael A
Last First Initial

(If more than two see #15) Greiner Barbara A
Last First Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

☒ Married ☐ Single

2. Mailing Address: 5312 Hanover Rd. Hanover MI. 49241
Street City State Zip Code

3. Telephone Number: (Area Code) (517) 563-2286

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 474-6822

5. E-mail address: Greiner 53@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Jackson 7. Township, City or Village: Hanover

8. Section No. 20-21 Town No. 4 South Range No. 2 West

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: _____

Name the types of mineral(s) involved: _____

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract ☐ Yes ☒ No: If "Yes", indicate vendor (sellers): _____

Name: _____

Address: _____
Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date _____

Signature of Land Contract Vendor(s) (Seller) _____

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☐ 2 or more persons having a joint or common interest in the land
☐ Corporation ☐ Limited Liability Company ☐ Partnership
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Michael A Greiner Title: Husband

Name: Barbara A Greiner Title: Wife

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- ☒ a. 40 acres or more → complete only Section 16 (a thru g);
☐ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
☐ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

- b. Total number of acres on this farm 65
 c. Total number of acres being applied for (if different than above): _____
 d. Acreage in cultivation: 53
 e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
 f. All other acres (swamp, woods, etc.) 12
 g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings _____ Residence: _____ Barn: _____ Tool Shed: _____
 Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____
 Poultry House: _____ Milking Parlor: _____ Milk House: _____
 Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income):**

\$ _____ : _____ = \$ _____ (per acre)
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 30

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Michael A. Green
(Signature of Applicant)

(Corporate Name, If Applicable)

Barbara Greiner
(Co-owner, If Applicable)

(Signature of Corporate Officer)

2/11/20
(Date)

(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 2/4/2020 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Hanover Township
☐ County ☒ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

☒ Upon filing an application, clerk issues receipt to the landowner indicating date received.

☒ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

N/A If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

_____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

☒ Township (if county has zoning authority)

**Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:**

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (must include tax description of property)

☒ Map of Farm

N/A Copy of most recent appraisal record

_____ Copy of letters from review agencies (if available)

☒ Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

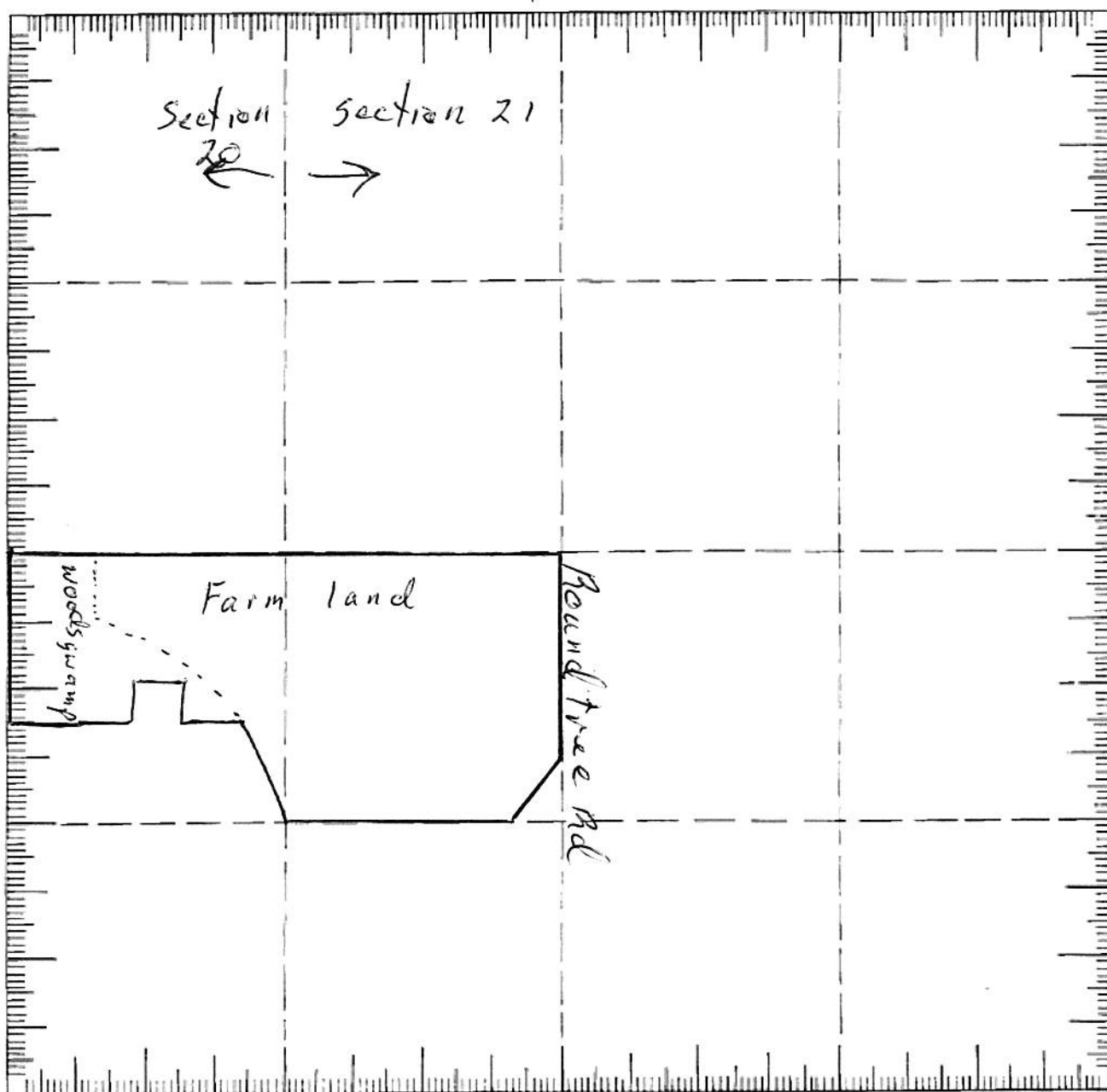
Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Jackson
 Township Hanover
 T 45 R 2W Section 20 & 21

↑ North



RIDER A

PROPERTY DESCRIPTION

The land referred to is described as follows:

Land in Township of Hanover, Jackson County, Michigan described as:

PARCEL 1:

The North 1304.14 feet of the West 1/2 of the Southwest 1/4 of Section 21, Town 4 South, Range 2 West, Hanover Township, Jackson County, Michigan, lying West and North of the former Toledo-Milwaukee Railroad right of way line.

ALSO: Commencing at the Southwest corner of Section 21, Town 4 South, Range 2 West, Hanover Township, Jackson County, Michigan, thence North 1 degree 02' 30" West 1339.86 feet along the West boundary of Section 21, thence East 973.07 feet to the place of beginning of this description, thence South 49 degrees 08' East 45.3 feet, thence North 40 degrees 52' 38" East 39.2 feet along the right of way line of the former Toledo-Milwaukee Railroad, thence West 59.91 feet to the place of beginning of this description.

PARCEL 2:

Land located in the East 1/2 of the Southeast 1/4 of Section 20, Hanover Township, Jackson County, Michigan, Commencing at the East 1/4 post of Section 20, Town 4 South, Range 2 West, thence West 1287.53 feet along the East-West 1/4 line of the said Section, thence North 75 feet parallel with the East 1/8 line of the Section, thence East 20 feet parallel with the East-West 1/4 line of the said Section, thence North 90 feet parallel with the East 1/8 line of the Section, thence West 50 feet to the East 1/8 line of the Section, thence South 1056 feet along the East 1/8 line of the section, thence East 423.86 feet parallel with the East-West 1/4 line of the said Section, thence North 315 feet parallel with the East Section line, thence East 276 feet parallel with the South Section line, thence South 315 feet parallel with the East Section line, thence East 616.84 feet to the East Section line, thence North 891 feet along the East Section line to the place of beginning of this description.

ALSO: Commencing at the East 1/4 post of Section 20, Town 4 South, Range 2 West, Hanover Township, Jackson County, Michigan, thence South along the East Section line 891 feet to the place of beginning of this description; thence West 222 feet to the Easterly line of the former Toledo-Milwaukee Railroad right of way, thence Southeasterly 445.11 feet along the said right of way, thence East 54.72 feet to the East Section line, thence North 413.14 feet along the East Section line to the place of beginning of this description.

EXCEPT Commencing at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 20, Town 4 South, Range 2 West, Hanover Township, Jackson County, Michigan, thence North 165 feet; thence East 50 feet; thence South 90 feet; thence West 20 feet thence South 75 feet thence West 30 feet to the place of beginning.

JACKSON COUNTY
AUGUST 24, 2018
RECEIPT # 1018143

STATE OF
MICHIGAN
REAL ESTATE
TRANSFER TAX

\$275.00- CO
\$1,875.00- ST
STAMP # 82198



LIBER 2126

PAGE 1129

1 of 3



STATE OF MICHIGAN - JACKSON COUNTY
Received 08/24/2018 11:04 AM 2804117
Processed 08/24/2018 12:10:55 PM DW
Amanda L. Kirkpatrick, Clerk/Register of Deeds

JACKSON COUNTY TREASURER'S CERTIFICATE
No. 165909 Jackson, MI 8/22, 2018
I HEREBY CERTIFY that there are no TAX LIENS or
TITLES held by the State or any individual against the
within description, and all TAXES on same are paid for
five years previous to the date of this instrument, as
appears by the records in this office except as stated

Karen A. Coffman MB

KAREN A. COFFMAN, County Treasurer
Sec. 135, Act 205, 1893 As Am.

WARRANTY DEED

The Grantor(s) JAMES E. GREINER AND ANNE M. GREINER, husband and wife,

convey(s) and warrant(s) to MICHAEL A. GREINER AND BARBARA A. GREINER, husband and wife, whose
address is 5312 Hanover Road, Hanover, Michigan 49241,

the following described premises situated in the Township of Hanover, County of Jackson and State of Michigan:

SEE RIDER "A" ATTACHED

commonly known as 218 N. Jackson Street, Hanover, Michigan 49241,

for the sum of Two Hundred Fifty Thousand and ⁰⁰/₁₀₀ (\$250,000.00) Dollars.

Subject to all existing restrictions, easements, rights-of-way and zoning laws affecting the use of the property, any and all water, oil, gas, mineral, mining rights, exploration rights and/or reservations thereof, the rights of the public or any governmental unit over any part of subject property taken, deeded or used for N. Jackson Road, easement in favor of ANR Pipeline Company as evidenced by instrument recorded in Liber 1337, Page 215, and in Liber 1337, Page 216, Jackson County Records (as to Parcel 1), any provisions contained in any instruments of record which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended, and liens for taxes and special assessments which are not delinquent. This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act. The grantor grants to the grantee the right to make ALL divisions under Section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967. Grantor makes no representations as to the availability of such divisions.

Dated this 17 day of August, 2018.

Signed:

James E. Greiner
James E. Greiner

Anne M. Greiner
Anne M. Greiner

000-17-21-426-005-00 EQ

000-17-21-351-002-00 EQ

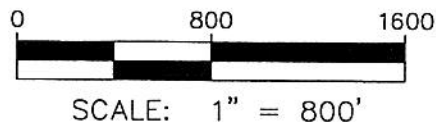
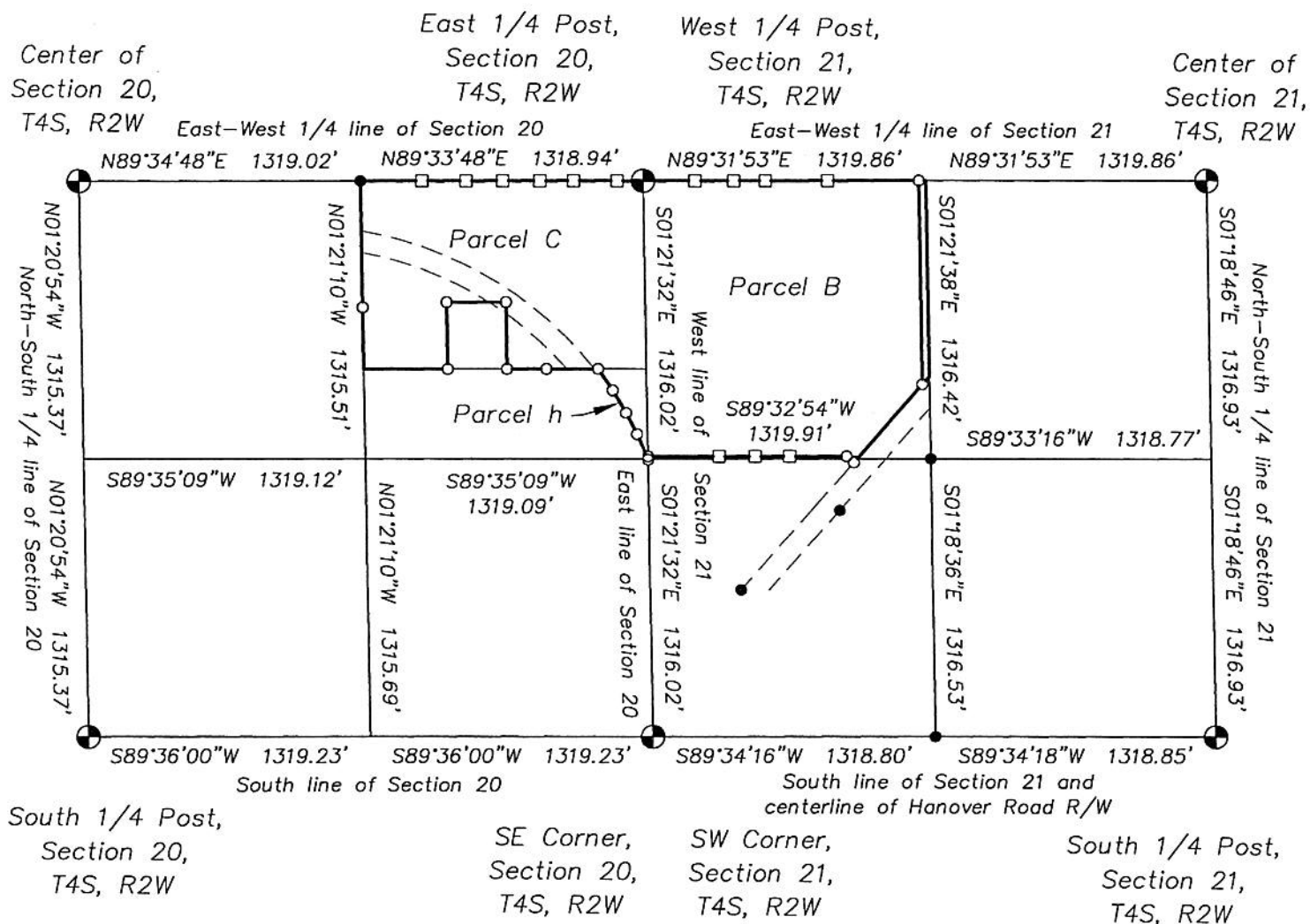
000-17-20-426-001-00 EQ

CERTIFICATE OF SURVEY

Project No. 19508

July 27, 2019

For: Michael Greiner
5312 Hanover Road
Hanover, MI 49241





United States
Department of
Agriculture

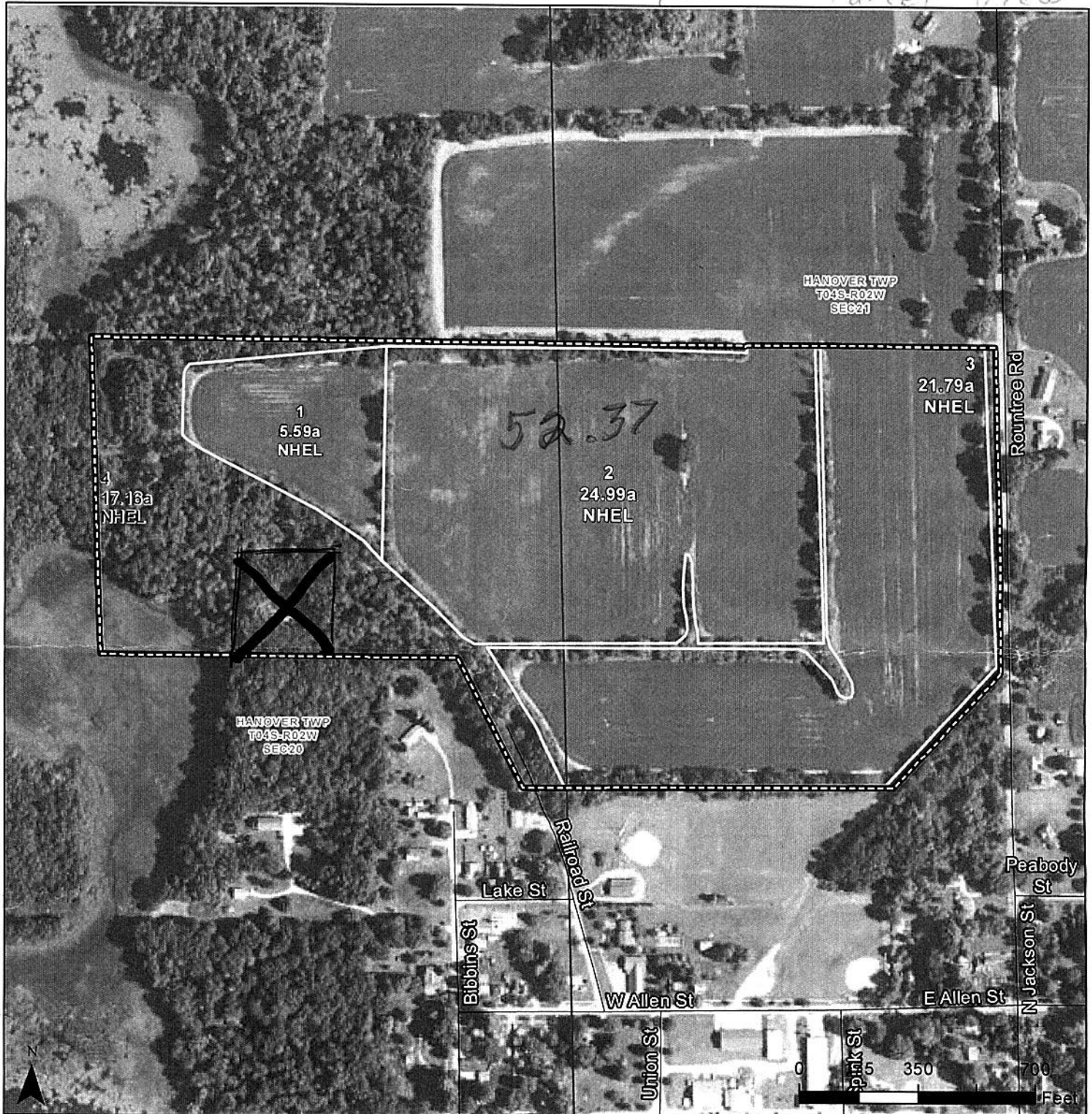
Jackson County, Michigan

Jackson County

GIS

Parcel View

Gneiner



Common Land Unit

Common Land Unit

Tract Boundary

Section Line

Cropland CLU's contain white text with a thin black outline;
Non-Cropland CLU's contain black text with a thin white outline.

Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions

■ Exempt from Conservation
Compliance Provisions

This box is applicable **ONLY** for certification maps.
Options only valid if checked.

- | | |
|---|--|
| <input type="checkbox"/> Shares - 100% OP | <input type="checkbox"/> All Crops - NI |
| <input type="checkbox"/> CORN - YEL/GR | <input type="checkbox"/> WHEAT - GR (SRW or SWW) |
| <input type="checkbox"/> SOYS - COM/GR | <input type="checkbox"/> ALFALFA - FG or GZ |
| <input type="checkbox"/> DRY BEANS - DE | <input type="checkbox"/> MIXFG - FG or GZ |

2018 Program Year

Map Created June 11, 2018

2016 NAIP Imagery*

Farm 9025

Tract 1921

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). *NAIP year may vary for tracts physically located in an adjacent state.

Checks payable to:
HANOVER TOWNSHIP
P O BOX 40
HORTON, MI 49246
PH: 517 563-2791

2019
Summer TAX BILL

Prop #: 000-17-20-426-001-00
DUE DATE: 09/16/2019
Bill #: 00781
RECPT NO:

DUE SEPT 16, 2019. AS OF SEPT 17, 2019,
1% INTEREST ADDED PER CALENDAR MONTH.
HOURS: MON-THUR 8:00-12:00 AND 1:00-4:00

-----FISCAL YEARS-----

County: JAN 1, 2019 - DEC 31, 2019
Twn/City: APR 1, 2019 - MAR 31, 2020
School: JUL 1, 2019 - JUN 30, 2020
State: OCT 1, 2018 - SEP 30, 2019

Taxable Value: 12,942
SEV Value: 59,800
School: HANOVER
Class: 102

Legal Description:

THE N 27A OF NE 1/4 OF SE 1/4 ALSO BEG 54
RDS S OF E 1/4 POST TH S 431FT TO ELY LN OF
FORMER T & M RY R/W TH NWLY ALG SD R/W LN
490 FT TH E 222 FT TO BEG. EXC BEG AT SE
COR OF SEC 20 TH N ALG E SEC LN 1339.86 FT
TH W 54.72 FT TO A PT FOR PL OF BEG OF THIS
EXCN TH E 54.72 FT TO E SEC LN TH S ALG E S
BALANCE OF DESCRIPTION ON FILE

To: GREINER MICHAEL A & BARBARA A
5312 HANOVER RD
HANOVER MI 49241

* * * POST MARKS NOT ACCEPTED * * *

TAXING UNIT	MILLS	TAX
HANOVER OPER	18.00000	EXEMPT
HANOVER DEBT 95	1.00000	12.94
HANOVER DEBT 7	0.20000	2.58
HANOVER S F	0.90000	10.35
JACKSON COLLEGE	1.14310	14.79
JACKSON ISD	4.38000	56.68
STATE ED	6.00000	77.65
COUNTY	5.11200	66.15
Total Tax	36.63510	241.14
Admin Fee		2.41
DUE		243.55
PREV. PAYMENTS		

AS OF MAR 3, 2020 ALL TAXES ARE PAYABLE TO THE
JACKSON COUNTY TREASURER, 120 W. MICHIGAN
AVE. JACKSON, MI 49201. A 4% FEE AND 1% INTEREST PER
MONTH WILL BE APPLIED.

% Principal Res. Exempt: 100.0000

Checks payable to:
HANOVER TOWNSHIP
P O BOX 40
HORTON, MI 49246
PH: 517 563-2791

2019
Winter TAX BILL

Prop #: 000-17-20-426-001-00
DUE DATE: 03/02/2020
Bill #:
RECPT NO:

DUE MAR 2, 2020. AS OF MAR 3, 2020 ALL TAXES
ARE PAYABLE TO THE JACKSON COUNTY TREASURER,
120 WEST MICHIGAN AVE, JACKSON, MI 49201.
A 4% ADMIN FEE AND 1% INTEREST PER MONTH
WILL BE APPLIED.

-----FISCAL YEARS-----
County: JAN 1, 2019 - DEC 31, 2019
Twn/City APR 1, 2019 - MAR 31, 2020
School: JUL 1, 2019 - JUN 30, 2020
State: OCT 1, 2018 - SEP 31, 2019

Taxable Value: 12,942
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THE N 27A OF NE 1/4 OF SE 1/4 ALSO BEG 54
RDS S OF E 1/4 POST TH S 431FT TO ELY LN OF
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EXCN TH E 54.72 FT TO E SEC LN TH S ALG E S
BALANCE OF DESCRIPTION ON FILE

To: GREINER MICHAEL A & BARBARA A
5312 HANOVER RD
HANOVER MI 49241

* * * POST MARKS NOT ACCEPTED * * *

TAXING UNIT	MILLS	TAX
MED CARE	0.24960	3.23
LIBRARY	1.75700	22.73
JACKSON ISD	4.38000	56.68
HANOVER TOWNSHIP	0.75930	9.82
HANOVER FIRE	1.50000	19.41
JAIL	0.48440	6.26
SENIOR SERVICES	0.24960	3.23
LIFEWAYS	0.49930	6.46
COUNTY PARKS	0.49930	6.46
ANIMAL CONTROL	0.24960	3.23
Total Tax		137.51
Admin Fee		1.37
DUE		138.88
PREV. PAYMENTS		
SUMMER TAXES OWING		

* * * OFFICE HOURS * * *
MON - THUR: 8:30 - 12:00 & 1:00 - 4:00
CLOSED: DEC 24 & 25, 2019 & JAN 1, 2020.
NORMAL HOURS RESUME ON JAN 2, 2020

% Principal Res. Exempt: 100.0000

Checks payable to:
 HANOVER TOWNSHIP
 P O BOX 40
 HORTON, MI 49246
 PH: 517 563-2791

2019
 Summer TAX BILL

Prop #: 000-17-21-301-001-03
 DUE DATE: 09/16/2019
 Bill #: 00846
 RECPT NO:

DUE SEPT 16, 2019. AS OF SEPT 17, 2019,
 1% INTEREST ADDED PER CALENDAR MONTH.
 HOURS: MON-THUR 8:00-12:00 AND 1:00-4:00

-----FISCAL YEARS-----

County: JAN 1, 2019 - DEC 31, 2019
 Twn/City APR 1, 2019 - MAR 31, 2020
 School: JUL 1, 2019 - JUN 30, 2020
 State: OCT 1, 2018 - SEP 30, 2019

Taxable Value: 34,515
 SEV Value: 76,300
 School: HANOVER
 Class: 102

Legal Description:
 THE N 1304.14 FT OF W 1/2 OF SW 1/4 OF SEC
 21 LYING W AND N OF FORMER TOLEDO-MILWAUKEE
 RR R/W. ALSO BEG AT SW COR OF SEC 21 TH N
 1%02'30''W 1339.86 FT ALG W SEC LN TH E
 973.07 FT TO A PT FOR PL OF BEG OF THIS
 DESCN TH S 49%08'E 45.3 FT TH N 40%52'38''E
 39.2 FT ALG SD R/W TH W 59.91 FT TO BEG.
 BALANCE OF DESCRIPTION ON FILE

To: GREINER MICHAEL A & BARBARA A
 5312 HANOVER RD
 HANOVER MI 49241

% Principal Res. Exempt: 100.0000

* * * POST MARKS NOT ACCEPTED * * *

TAXING UNIT	MILLS	TAX
HANOVER OPER	18.00000	EXEMPT
HANOVER DEBT 95	1.00000	34.51
HANOVER DEBT 7	0.20000	6.90
HANOVER S F	0.80000	27.61
JACKSON COLLEGE	1.14310	39.45
JACKSON ISD	4.38000	151.17
STATE ED	6.00000	207.09
COUNTY	5.11200	176.44
Total Tax	36.63510	643.17
Admin Fee		6.43
DUE		649.60
PREV. PAYMENTS		

AS OF MAR 3, 2020 ALL TAXES ARE PAYABLE TO THE
 JACKSON COUNTY TREASURER, 120 W. MICHIGAN
 AVE. JACKSON, MI 49201. A 4% FEE AND 1% INTEREST PER
 MONTH WILL BE APPLIED.

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RR R/W. ALSO BEG AT SW COR OF SEC 21 TH N
1&02'30''W 1339.86 FT ALG W SEC LN TH E
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DESCN TH S 49&08'E 45.3 FT TH N 40&52'38''E
39.2 FT ALG SD R/W TH W 59.91 FT TO BEG.
BALANCE OF DESCRIPTION ON FILE

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5312 HANOVER RD
HANOVER MI 49241

* * * POST MARKS NOT ACCEPTED * * *

TAXING UNIT	MILLS	TAX
MED CARE	0.24960	8.61
LIBRARY	1.75700	60.64
JACKSON ISD	4.38000	151.17
HANOVER TOWNSHIP	0.75930	26.20
HANOVER FIRE	1.50000	51.77
JAIL	0.48440	16.71
SENIOR SERVICES	0.24960	8.61
LIFEWAYS	0.49930	17.23
COUNTY PARKS	0.49930	17.23
ANIMAL CONTROL	0.24960	8.61
Total Tax		366.78
Admin Fee		3.66
DUE		370.44
PREV. PAYMENTS		
SUMMER TAXES OWING		

* * * OFFICE HOURS * * *
MON - THUR: 8:30 - 12:00 & 1:00 - 4:00
CLOSED: DEC 24 & 25, 2019 & JAN 1, 2020.
NORMAL HOURS RESUME ON JAN 2, 2020

% Principal Res. Exempt: 100.0000