



# 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](mailto:gbauman@co.jackson.mi.us)

DATE: February 11, 2021

TIME: 6:00 p.m.

PLACE: **zoom**  
(see the back for login information)

## MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment *[3 MINUTE LIMIT]*
3. Approval of minutes  
Approval of the January 14, 2021, meeting minutes *[ACTION]* ..... 3
4. Approval of agenda  
Approval of the February 11, 2021, meeting agenda *[ACTION]*
5. Request(s) for review, comment, and recommendation
  - a. Consideration of township zoning amendment(s)
    - (1) CZ | #21-03 | Leoni Township rezoning *[ACTION]* ..... 5
    - (1) CZ | #21-04 | Sandstone Township text amendments *[ACTION]* ..... 25
  - b. Consideration of master plan(s) – *None*
  - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
  - a. Unfinished business – *None*
  - b. New business  
2020 JCPC Annual Report *[ACTION]* ..... 41
7. Public comment *[2 MINUTE LIMIT]*
8. Commissioner comment
9. Adjournment

*The next scheduled meeting of the Jackson County Planning Commission is March 11, 2021*

**[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)**



Grant Bauman, Recording Secretary, is  
inviting you to a scheduled JCPC Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/95184094153?pwd=ZWwSdzNPdUwR2diNWdGMUI2NVJkdz09>

Meeting ID: 951 8409 4153

Passcode: 136714

One tap mobile

+16468769923,,95184094153#,,,,\*136714# US (New York)

+13017158592,,95184094153#,,,,\*136714# US (Washington DC)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

Meeting ID: 951 8409 4153

Passcode: 136714

Find your local number: <https://zoom.us/u/aDPUN7Zub>



# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING MINUTES

January 14, 2021

**zoom** • Meeting ID: 954 0475 5366 • Passcode: 034113

**Members Present:** Mr. Eric Beda, Industry and Economics (virtually from Jackson); Mr. Roger Gaede, Environment (virtually from Columbia); Ms. Pat Gallagher, At Large (virtually from Leoni); Ms. Nancy Hawley, At Large (virtually from Munith); Mr. Ted Hilleary, Education (virtually from Blackman); Mr. Russ Jennings, At Large (virtually from Leoni); Mr. Corey Kennedy, Jackson County Board of Commissioners (virtually from Leoni); and Mr. Jim Videto, Agriculture (virtually from Spring Arbor)

**Members Absent:** Mr. Timothy Burns, At Large

**Liaisons Present:** Mr. Grant Bauman, Principal Planner

**Others Present:** N/A

- Item 1. **Call to Order and Pledge of Allegiance.** Secretary Hawley called the meeting to order at 6:00 p.m. Those in attendance rose and joined in a virtual Pledge of Allegiance.
- Item 2. **Public Comment.** There was no public comment, but Secretary Hawley took the opportunity to welcome Comm. Gallagher to the Jackson County Planning Commission.
- Item 3. **Approval of Minutes.** Comm. Gaede located a mistake in item 5a(2). The reference should be to the Columbia Township Board rather than the Summit Township Board. Comm. Kennedy made a motion, seconded by Comm. Jennings, to **approve** the December 10, 2020, meeting minutes as corrected. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Staff noted the addition of election of officers under Item 6b (new business) and the need to rename the second Item 5a(1) as 5a(2). Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the January 14, 2021, meeting agenda as corrected. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation.**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ | #21-01 | Napoleon Township**
- Staff summarized his report regarding the proposed rezoning of a property located on Brooklyn Road (M-50) and known as Parcel ID #000-14-36-477-003-02, to 'general commercial (GC)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).
- Comm. Kennedy made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'GC' rezoning to the Napoleon Township Board. *Commissioners approved the motion unanimously.*

[www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)

(2) **CZ | #21-02 | Leoni Township**

Staff summarized his report pertaining to proposed text amendments regarding regulating medical marijuana primary caregivers as a type of home occupation. Staff noted various comments/suggestions contained in his report aimed at strengthening the regulations. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments (please see the staff report).

Comm. Hawley commented that an October 30, 2018, court case decision (#340487) regarding the Charter Township of Ypsilanti disallows limiting primary caregivers to certain zoning districts. Comm. Jennings noted that the amendments boil down to a registration process, rather than limiting yields. He is concerned that no time frame is given for the completion of registrations. Comm. Gallagher noted that the person to grant permits is not designated. She also noted that a registration cost was not specified; staff explained that that is often done by separate resolution.

Comm. Hilleary made a motion, seconded by Comm. Videto, to concur with the staff advisement to recommend **approval with comments** (see the staff report and these minutes) of the proposed text amendments to the Leoni Township Board. *Commissioners approved the motion by majority vote, with Comm. Gaede voting no.*

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

Item 6. **Other Business.**

- a. **Unfinished Business.** None.
- b. **New Business.**

**Election of the Chair and Secretary.** Staff asked for nominations for Chair and Secretary of the JCPC in 2021

Comm. Videto made a motion, seconded by Comm. Hilleary, to nominate Comm. Hawley as the JCPC Chair for 2021. She accepted. *Commissioners approved the motion unanimously.*

Comm. Beda made a motion, seconded by Comm. Jennings, to nominate Comm. Beda as the JCPC Secretary for 2021. *Commissioners approved the motion unanimously.*

Item 7. **Public Comment.** None.Item 8. **Commissioner Comment.** Comm. Videto welcomed Comm. Gallagher to the JCPC, congratulated Comm. Hawley and Comm. Beda for their election as Chair and Secretary, respectively, and thanked Comm. Hawley for her research. Comm. Gallagher provided a brief biography of herself at the request of Comm. Gaede. Comm. Hawley noted that she gets a lot of her information from the MSU Citizen Planner.Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:33 p.m.

Respectfully submitted by:  
Grant Bauman, Recording Secretary





# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

## COORDINATED ZONING REPORT | #21-03

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** February 1, 2021

**Proposal:** **A rezoning in Leoni Township**

### Request

The subject property (ID #000-14-07-351-001-01) is proposed for rezoning from 'community business (B-2)' to 'light industrial (ML)' (see the background information).

### Purpose

A commercial insulation business is located on the subject property (2221 E. South Street), where all truck maintenance is done. The purpose behind the request is that 'light industrial (ML)' zoning aligns better with the current use of the site given the use of larger trucks (see the Rezoning Worksheet Form).<sup>1</sup>

### Location and Size of the Property

The 0.98-acre subject property is situated in Section 7 (T3S-R1E) of the Township. It is located on the south side of South Street, below the southbound exit ramp from US-127 (see Figure 1); the southbound entrance ramp is located to the east. The High Street/Meridian Road corridor is located to the west.

### Land Use and Zoning

**Current Land Use** – An industrial looking building is located on the subject property, currently assessed by the Township for commercial use (see Figure 2); *JCPC staff noticed a for sale sign posted on the site*. The City of Jackson's Micor Industrial Park is located to the north (see Figure 5) and an industrial property within Leoni Township is located to the northeast. Dwellings are located to the east and south. Finally, a vacant lot is located directly to the west and a Mobile gas station is located on the west side of Meridian Road.

**Future Land Use Plan** – The *Leoni Township Master Plan* recommends 'commercial' uses on the south side of South Street, between Meridian Road and US-127 (see Figure 3); residential uses are recommended to the south.

**Current Zoning** – The subject property is zoned 'community business (B-2)' (see Figure 4). Properties to the north in the City of Jackson are zoned 'general industrial (I-2)'; a property to the northeast is zoned 'heavy industrial (M)'. Properties to the east and south are zoned 'suburban residential (RS)'. Properties to the west and northwest in Summit Township are zoned 'highway service commercial (C-3)'.

<sup>1</sup> Please note that this report lists the proposed use for informational purposes only. Do not utilize it in making the rezoning decision. Circumstances may change tomorrow which make the proposed use impractical. All of the uses that the proposed zoning designation would allow are pertinent to the rezoning request.

### Public Facilities and Environmental Constraints

**Water and Sewer Availability** – The Township did not provide any information on the availability of water and sewer service.

**Public Road/Street Access** – South Street, a county primary road built to Class A (i.e., all season) standards in the general area, provides direct access to the subject parcel.

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

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Leoni Township Planning Commission recommends **approval** of the proposed rezoning of the subject property to ‘light industrial (ML)’ (see the attached Zoning Amendment Form).

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

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

**No.** The Future Land Use Plan recommends ‘commercial’ uses on the south side of South Street, between Meridian Road and US-127 (see Figure 2).

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

**Yes.** The City of Jackson’s Micor Industrial Park is located to the north and an industrially zoned property within Leoni Township is located to the northeast (see Figure 4).

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

**Yes.** South Street is a county primary road built to Class A (i.e., all season) standards in the general area. Although the presence of water and sewer is unknown, those services (if they exist) are unlikely to be impacted negatively given the current industrial use of the subject property.

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

**Yes.** The City of Jackson’s Micor Industrial Park and an industrially zoned property in Leoni Township are located on the north side of South Street. It appears that the subject property is already used for light industrial uses, eliminating a nonconformity.

**JCPC Staff Advisement** – Based upon the analysis provided in his report, staff advises the Planning Commission to recommend **APPROVAL** to the Leoni Township Board of the proposed rezoning of the subject property (ID #000-14-07-351-001-01) to ‘light industrial (ML)’.

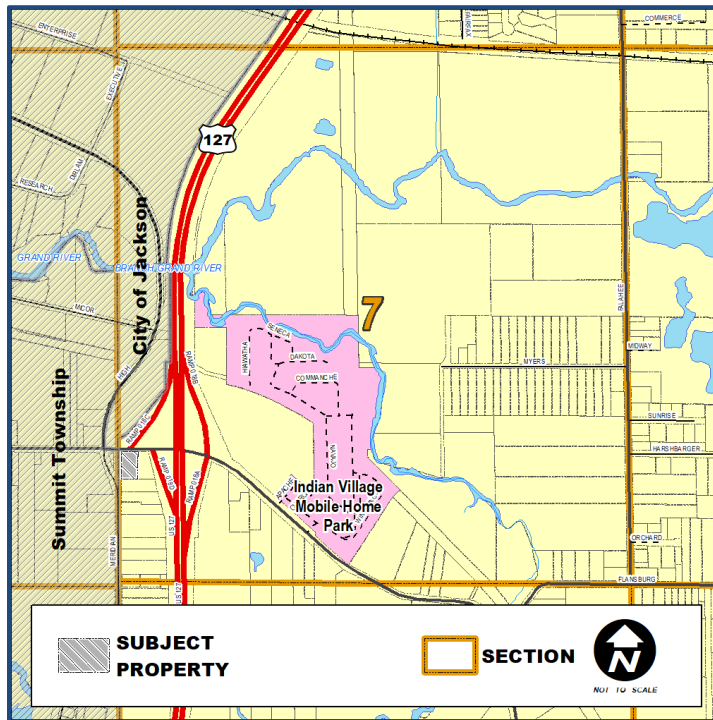
#### Staff Report Attachment(s):

- Background information provided by Leoni Township

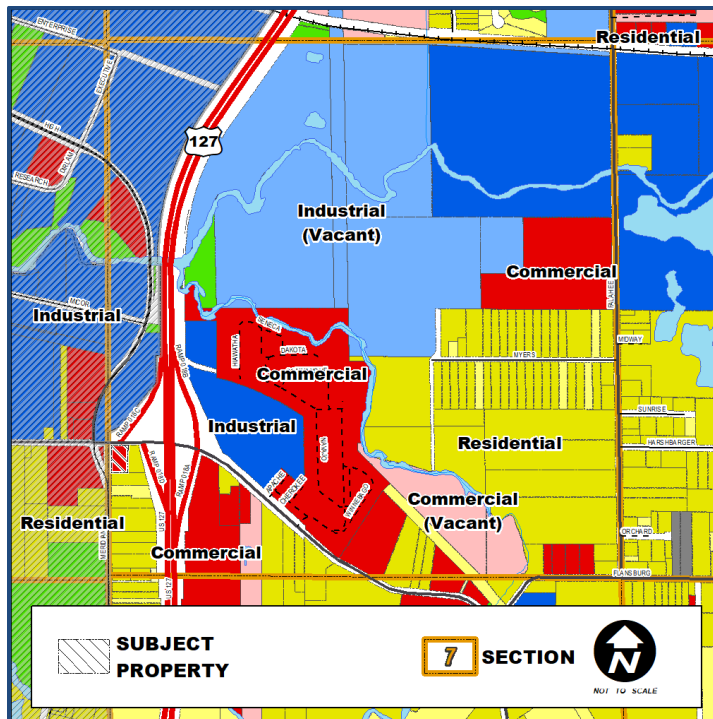
#### Suggested Actions:

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

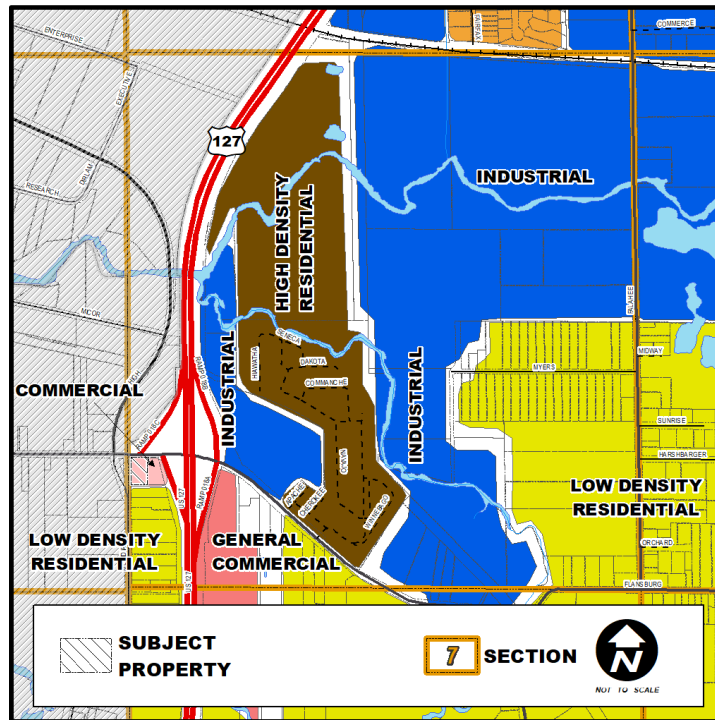
**Figure 1  
Location**



**Figure 2  
Property Assessment**



**Figure 3**  
**Municipal Future Land Use**



**Figure 4**  
**Municipal Zoning**

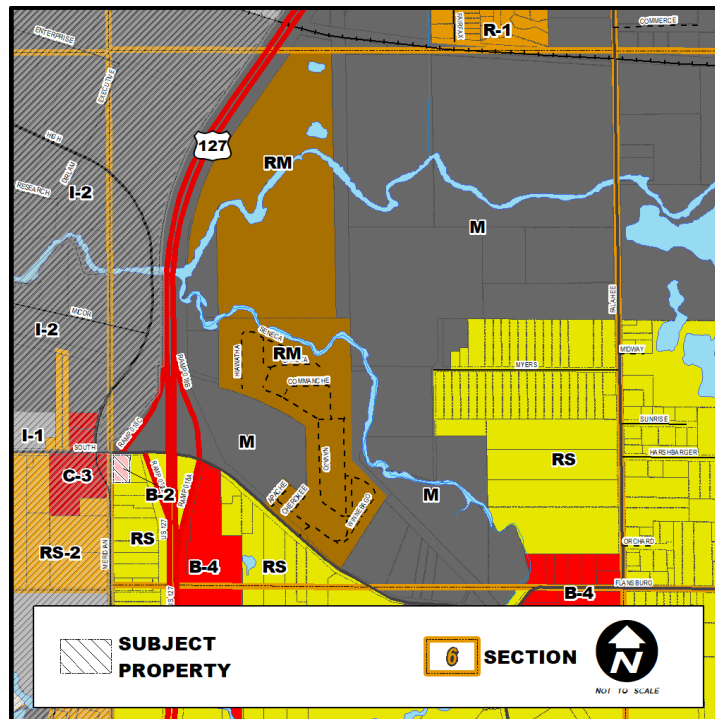
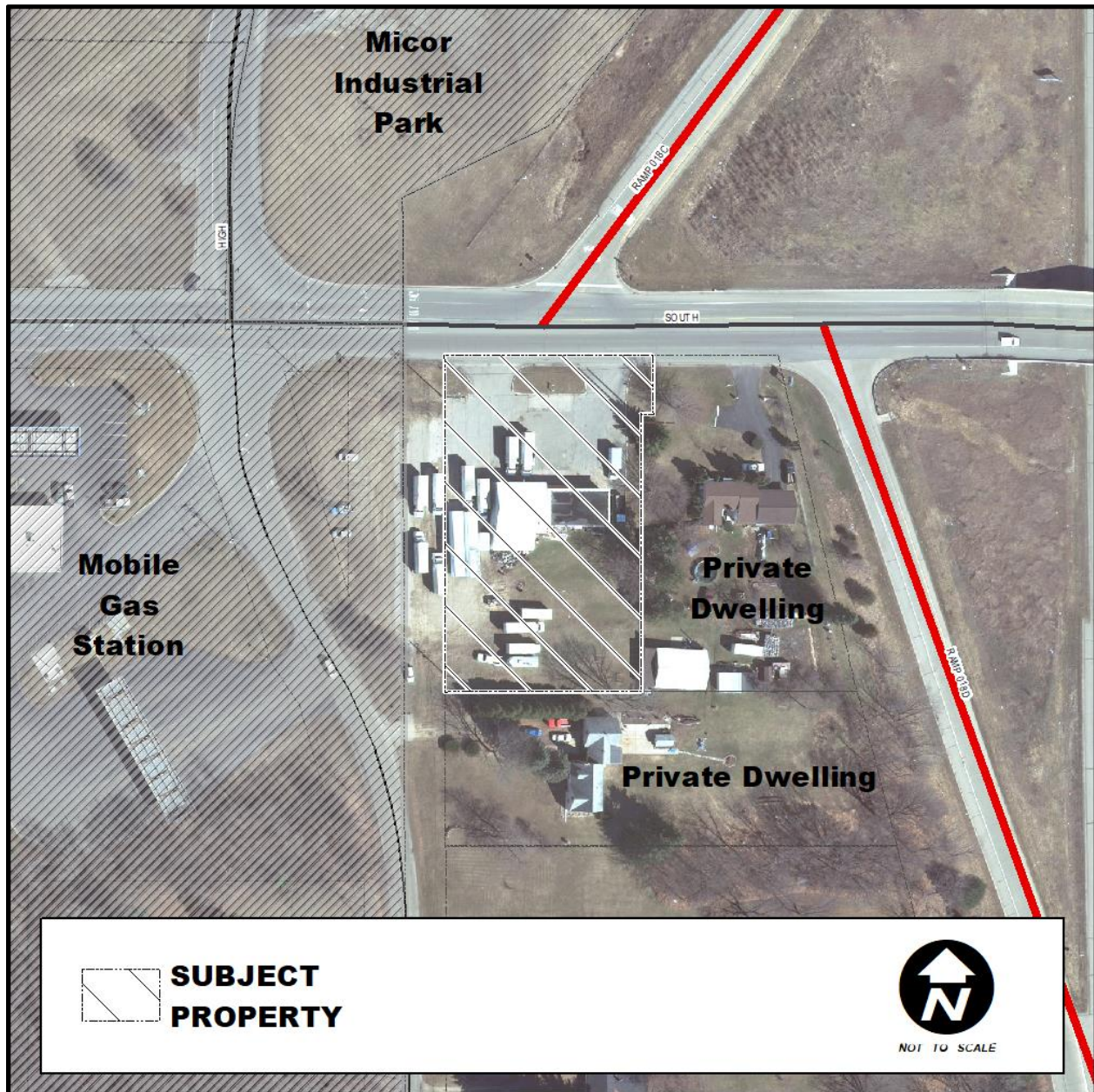




Figure 5  
Aerial Photo





## ZONING AMENDMENT FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE Leoni 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.)

2221 E. South St. Please see attached

1. The above described property has a proposed zoning change FROM Neighborhood Business (B1) ZONE TO Light Industrial (ML) ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

**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 Jan day 20 year 2021

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Dec day 27 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: The Salesman

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

Vern Beckwith ☒ Chair or ☐ Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

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

☐ Recommends APPROVAL of the zoning change

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

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

☐ Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

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

\_\_\_\_\_  
Township Clerk

## REZONING WORKSHEET FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: \_\_\_\_\_

Township official we may contact: Cindy Norris Phone #: (517) 934-2290

Applicant: Spink Properties LLC (Todd & Shelly Spink) Phone #: (517) 499-4755

Rezoning Request: From: Neighborhood Business (B-1) To: Light Industrial (ML)

Property Location: Section(s): 07 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"): 1.98 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Insulation Commercial business  
all truck maintenance done on site

What is the proposed use of the site? Current use aligns better with light  
industrial due to use of larger trucks

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

North: Industrial City of Jackson South: Single-family residential

East: Single-family residential West: Commercial fuels (Summit)

What are the surrounding Zoning Districts?

North: ( ) Industrial South: ( B-1 ) Neighborhood Residential

East: ( B-1 ) Neighborhood Business West: ( ) Commercial

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

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.



---

**Leoni Township  
Planning Commission**

**Meeting of January 20, 2021**

**DRAFT Minutes**

The meeting was called to order at 6 PM by Acting Chair Vern Beckwith.

Pledge of Allegiance

Present:

Vern Beckwith

Judy Southworth

Ron Kinch

Bill Lester

Connie Gibson

Doug Perrine

Bill Miles arrived at 6:05 P.M.

Moved Southworth, seconded Beckwith to approve the agenda as stated but adding "Approval of minutes for Dec. 16, 2020" as an action item prior to new business. Approved unanimously by roll call vote.

Approval of Minutes of Dec. 16, 2020 meeting: moved Kinch, seconded Southworth to approve the minutes of the Dec. 16, 2020 meeting but striking the motion of Ben Carroll concerning the communication to the County Board of Commissioners concerning an appointment to the County Planning Commission for the reason that the proposed communication was never submitted to the Clerk for inclusion in the minutes. Approved unanimously by roll call vote.

The purpose of the Planning Commission was read by the Acting Chair.

Public comment was solicited and there was none.

No old business was scheduled.

**New Business**

1. Moved Kinch, seconded Southworth to approve the site plan for True North Collective, parcel # 000-14-07-451-002-01. Approved unanimously by roll call vote with Gibson, Perrine and Miles abstaining.
2. Moved Kinch, seconded Southworth to recommend approval of the rezone of 000-14-07-351-001-01 (Spink Properties LLC) from B-1 to ML. Approved unanimously by roll call vote with Gibson, Perrine and Miles abstaining.
3. Moved Kinch, seconded Beckwith to approve the site plan as presented by Jack Shelby for parcel 000-09-31-226-006-01 (Choice Auto Sales of Jackson). Approved unanimously by roll call vote with Gibson, Perrine and Miles abstaining.

Public comment was solicited and there was none.



---

The Acting Chair welcomed the new members of the Commission.

The Commission engaged in Commission comment.

# Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254

PHONE: (517) 764-4694 FAX: (517) 764-1106

www.leonitownship.com

DATE OF APPLICATION: 12/16/2020

APPLICATION #: \_\_\_\_\_

## APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

I (We) Hereby make application with the Township of Leoni to:

- ( ) Add to or change the text of the Ordinance.  
( ) Change the district boundaries.  
( ☒ ) Re-Zone the property to another classification.  
( ) Conditional Use.  
( ) Home Occupation.  
( ) Extending Residential Non-Conforming Use.

1. Applicants Name: Spink Properties LLC (Todd & Shelly Spink) Phone: 517-499-4755  
2. Address of Property Involved: 2221 E South ST, Jackson, MI 49201 Applicant Address: 320 Farview ST, Horton MI 49246  
3. Legal Description of Property: 000-14-07-351-001-01  
4. The above property is presently zoned: B-2 (Business Community District) B-1  
5. I wish the zoning to be changed from: B-2 (Business Community District) B-1 to: ML (Light Industrial)  
6. I wish the boundaries to be changed from: \_\_\_\_\_ to: \_\_\_\_\_  
7. I wish the change in the text from section: \_\_\_\_\_  
8. The proposed use(s) and nature(s) of operation is/are: an insulation company. (All Truck maintenance is done on sight)

**NOTE:** Attach an **ACCURATE SURVEY DRAWING** of said property drawn to scale showing existing and proposed building and structures, the type thereof and their uses, and the distances from property lines.

**I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OF THE PROPERTY.**

I GRANT PERMISSION FOR MEMEBERS OF THE LEONI TOWNSHIP PLANNING COMMISSION AND/OR TOWNSHIP BOARD TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

**IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.**

FEE: \$550.00

  
SIGNATURE OF OWNER/APPLICANT

\*\*\*\*\*

PLANNING COMMISSION RECOMMENDATION: Having review the submitted data, hereby recommend the Township Board  
( ) Approve ( ) Disapprove the Application for the following reasons (or with these restrictions) \_\_\_\_\_

DATE: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

SIGNATURE

\*\*\*\*\*

TOWNSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby ( ) APPROVE ( ) DISAPROVE the application for the following reasons: \_\_\_\_\_

DATE: \_\_\_\_\_

CLERK: \_\_\_\_\_

SIGNATURE

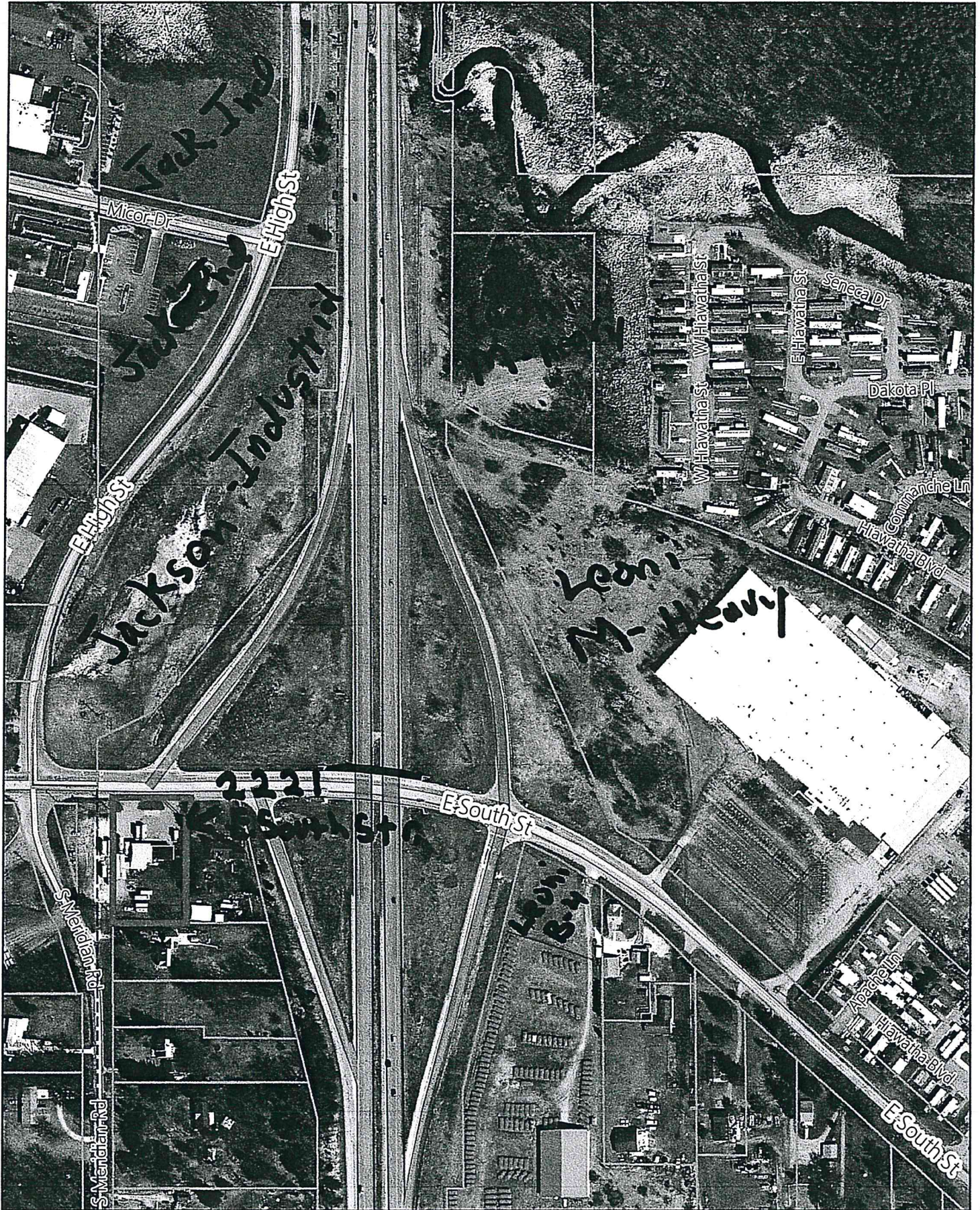
8/15/12

---

## Building and Land Use Description

- There is one building on the property
- On the West end of the building there are two truck bays. This is where all the truck maintenance is done. In the back end there is a storage area.
- In the middle of the building there is office space. There is a separate entrance for this.
- On the East side of the building there are two more truck bays. No maintenance is done here. It also has some storage space.
- Several trucks are parked on the property.
- There is a semi-truck trailer parked on the property. This is where the trucks are loaded every morning before driving to the job site.







JACKSON COUNTY, MI  
PARCEL VIEWER

2221 E SOUTH ST

2221 E SOUTH ST

PRINT (PDF) | BUFFER | MEASURE | CLEAR

INFO | THEMES | LAYERS | HELP

ZOOM TO | PAN TO

OWNER INFORMATION

NAME  
SPINK PROPERTIES LLC  
ADDRESS  
320 FARVIEW STREET  
HORTON, MI 49246  
HOMESTEAD %  
0

PARCEL INFORMATION

PARCEL ID  
000-14-07-351-001-01  
ADDRESS  
2221 E SOUTH ST  
JACKSON, MI 49201  
PROP CLASS  
201 - COMMERCIAL  
STATUS  
Active  
ACREAGE  
0.98  
GOVT UNIT  
Leoni  
TAX UNIT  
Leoni  
SCHOOL DIST  
MICHIGAN CENTER SCHOOL  
LIBER/PAGE  
1865-1212  
LAST UPDATED  
December 15, 2020

ASSESSMENT INFORMATION

Year Assessed Taxable  
2018 \$72,422 \$63,979  
2019 \$77,127 \$65,514  
2020 \$75,308 \$66,758

TAX DESCRIPTION

BEG AT THE INTERSECTION OF THE S LN OF SOUTH ST WITH THE E LN OF MERIDIAN RD TH S 89 DEG 31'52"E 258.13 FT ALG THE S LN OF SOUTH ST TO THE WLY LIMITED ACCESS RW LN OF THE ENTRANCE RAMP TO HWY US-127 TH S 14 DEG 54'44"E 256.47 FT ALG SD WLY LN TH N 89 DEG 31'52"W 323.85 FT TO THE E LN OF MERIDIAN RD TH N ALG THE E LN OF SD RD 247.29 FT TO BEG. EXC BEG AT NW COR OF SW 1/4 OF SW 1/4 OF SEC 7 TH S 0 DEG 03'52"E 60 FT TH S 89 DEG 31'52"E ALG S RW LN OF SOUTH ST 203 FT TO A PT

2221 E SOUTH ST

Office

Truck Bays/Storage

Truck Bays/Storage

Space

Maintenance

Meridian Rd

964

970

972

974

976

978

980

982

984

986

988

990

992

994

996

998

1000

1002

1004

1006

1008

1010

1012

1014

1016

1018

1020

1022

1024

1026

1028

1030

1032

1034

1036

1038

1040

1042

1044

1046

1048

1050

1052

1054

1056

1058

1060

1062

1064

1066

1068

1070

1072

1074

1076

1078

1080

1082

1084

1086

1088

1090

1092

1094

1096

1098

1100

1102

1104

1106

1108

1110

1112

1114

1116

1118

1120

1122

1124

1126

1128

1130

1132

1134

1136

1138

1140

1142

1144

1146

1148

1150

1152

1154

1156

1158

1160

1162

1164

1166

1168

1170

1172

1174

1176

1178

1180

1182

1184

1186

1188

1190

1192

1194

1196

1198

1200

1202

1204

1206

1208

1210

1212

1214

1216

1218

1220

1222

1224

1226

1228

1230

1232

1234

1236

1238

1240

1242

1244

1246

1248

1250

1252

1254

1256

1258

1260

1262

1264

1266

1268

1270

1272

1274

1276

1278

1280

1282

1284

1286

1288

1290

1292

1294

1296

1298

1300

1302

1304

1306

1308

1310

1312

1314

1316

1318

1320

1322

1324

1326

1328

1330

1332

1334

1336

1338

1340

1342

1344

1346

1348

1350

1352

1354

1356

1358

1360

1362

1364

1366

1368

1370

1372

1374

1376

1378

1380

1382

1384

1386

1388

1390

1392

1394

1396

1398

1400

1402

1404

1406

1408

1410

1412

1414

1416

1418

1420

1422

1424

1426

1428

1430

1432

1434

1436

1438

1440

1442

1444

1446

1448

1450

1452

1454

1456

1458

1460

1462

1464

1466

1468

1470

1472

1474

1476

1478

1480

1482

1484

1486

1488

1490

1492

1494

1496

1498

1500

1502

1504

1506

1508

1510

1512

1514

1516

1518

1520

1522

1524

1526

1528

1530

1532

1534

1536

1538

1540

1542

1544

1546

1548

1550

1552

1554

1556

1558

1560

1562

1564

1566

1568

1570

1572

1574

1576

1578

1580

1582

1584

1586

1588

1590

1592

1594

1596

1598

1600

1602

1604

1606

1608

1610

1612

1614

1616

1618

1620

1622

1624

1626

1628

1630

1632

1634

1636

1638

1640

1642

1644

1646

1648

1650

1652

1654

1656

1658

1660

1662

1664

1666

1668

1670

1672

1674

1676

1678

1680

1682

1684

1686

1688

1690

1692

1694

1696

1698

1700

1702

1704

1706

1708

1710

1712

1714

1716

1718

1720

1722

1724

1726

1728

1730

1732

1734

1736

1738

1740

1742

1744

1746

1748

1750

1752

1754

1756

1758

1760

1762

1764

1766

1768

1770

1772

1774

1776

1778

1780

1782

1784

1786

1788

1790

1792

1794

1796

1798

1800

1802

1804

1806

1808

1810

1812

1814

1816

1818

1820

1822

1824

1826

1828

1830

1832

1834

1836

1838

1840

1842

1844

1846

1848

1850

1852

1854

1856

1858

1860

1862

1864

1866

1868

1870

1872

1874

1876

1878

1880

1882

1884

1886

1888

1890

1892

1894

1896

1898

1900

1902

1904

1906

1908

1910

1912

1914

1916

1918

1920

1922

1924

1926

1928

1930

1932

1934

1936

1938

1940

1942

1944

1946

1948

1950

1952

1954

1956

1958

1960

1962

1964

1966

1968

1970

1972

1974

1976

1978

1980

1982

1984

1986

1988

1990

1992

1994

1996

1998

2000

2002

2004

2006

2008

2010

2012

2014

2016

2018

2020

2022

2024

2026

2028

2030

2032

2034

2036

2038

2040

2042

2044

2046

2048

2050

2052

2054

2056

2058

2060

2062

2064

2066

2068

2070

2072

2074

2076

2078

2080

2082

2084

2086

2088

2090

2092

2094

2096

2098

2100

2102

2104

2106

2108

2110

2112

2114

2116

2118

2120

2122

2124

2126

2128

2130

2132

2134

2136

2138

2140

2142

2144

2146

2148

2150

2152

2154

2156

2158

2160

2162

2164

2166

2168

2170

2172

2174

2176

2178

2180

2182

2184

2186

2188

2190

2192

2194

2196

2198

2200

2202

2204

2206

2208

2210

2212

2214

2216

2218

2220

2222

2224

2226

2228

2230

2232

2234

2236

2238

2240

2242

2244

2246

2248

2250

2252

2254

2256

2258

2260

2262

2264

2266

2268

2270

2272

2274

2276

2278

2280

2282

2284

2286

2288

2290

2292

2294

2296

2298

2300

2302

2304

2306

2308

2310

2312

2314

2316

2318

2320

2322

2324

2326

2328

2330

2332

2334

2336

2338

2340

2342

2344

2346

2348

2350

2352

2354

2356

2358

2360

2362

2364

2366

2368

2370

2372

2374

2376

2378

2380

2382

2384

2386

2388

2390

2392

2394

2396

2398

2400

2402

2404

2406

2408

2410

2412

2414

2416

2418

2420

2422

2424

2426

2428

2430

2432

2434

2436

2438

2440

2442

2444

2446

2448

2450

2452

2454

2456

2458

2460

2462

2464

2466

2468

2470

2472

2474

2476

2478

2480

2482

2484

2486

2488

2490

2492

2494

2496

2498

2500

2502

2504

2506

2508

2510

2512

2514

2516

2518

2520

2522

2524

2526

2528

2530

2532

2534

2536

2538

2540

2542

2544

2546

2548

2550

2552

2554

2556

2558

2560

2562

2564

2566

2568

2570

2572

2574

2576

2578

2580

2582

2584

2586

2588

2590

2592

2594

2596

2598

2600

2602

2604

2606

2608

2610

2612

2614

2616

2618

2620

2622

2624

2626

2628

2630

2632

2634

2636

2638

2640

2642

2644

2646

2648

2650

2652

2654

2656

2658

2660

2662

2664

2666

2668

2670

2672

2674

2676

2678

2680

2682

2684

2686

2688

2690

2692

2694

2696

2698

2700

2702

2704

2706

2708

2710

2712

2714

2716

2718

2720

2722

2724

2726

2728

2730

2732

2734

2736

2738

2740

2742

2744

2746

2748

2750

2752

2754

2756

2758

2760

2762

2764

2766

2768

2770

2772

2774

2776

2778

2780

2782

2784

2786

2788

2790

2792

2794

2796

2798

2800

2802

2804

2806

2808

2810

2812

2814

2816

2818

2820

2822

2824

2826

2828

2830

2832

2834

2836

2838

2840

2842

2844

2846

2848

2850

2852

2854

2856

2858

2860

2862

2864

2866

2868

2870

2872

2874

2876

2878

2880

2882

2884

2886

2888

2890

2892

2894

2896

2898

2900

2902

2904

2906

2908

2910

2912

2914

2916

2918

2920

2922

2924

2926

2928

2930

2932

2934

2936

2938

2940

2942

2944

2946

2948

2950

2952

2954

2956

2958

2960

2962

2964

2966

2968

2970

2972

2974

2976

2978

2980

2982

2984

2986

2988

2990

2992

2994

2996

2998

3000

3002

3004

3006

3008

3010

3012

3014

3016

3018

3020

3022

3024

3026

3028

3030

3032

3034

3036

3038

3040

3042

3044

3046

3048

3050

3052

3054

3056

3058

3060

3062

3064

3066

3068

3070

3072

3074

3076

3078

3080

3082

3084

3086

3088

3090

3092

3094

3096

3098

3100

3102

3104

3106

3108

3110

3112

3114

3116

3118

3120

3122

3124

3126

3128

3130

3132

3134

3136

3138

3140

3142

3144

3146

3148

3150

3152

3154

3156

3158

3160

3162

3164

3166

3168

3170

3172

3174

3176

3178

3180

3182

3184

3186

3188

3190

3192

3194

3196

3198

3200

3202

3204

3206

3208

3210

3212

3214

3216

3218

3220

3222

3224

3226

3228

3230

3232

3234

3236

3238

3240

3242

3244

3246

3248

3250

3252

3254

3256

3258

3260

3262

3264

3266

3268

3270

3272

3274

3276

3278

3280

3282

3284

3286

3288

3290

3292

3294

3296

3298

3300

3302

3304

3306

3308

3310

3312

3314

3316

3318

3320

3322

3324

3326

3328

3330

3332

3334

3336

3338

3340

3342

3344

3346

3348

3350

3352

3354

3356

3358

3360

3362

3364

3366

3368

3370

3372

3374

3376

3378

3380

3382

3384

3386

3388

3390

3392

3394

3396

3398

3400

3402

3404

3406

3408

3410

3412

3414

3416

3418

3420

3422

3424

3426

3428

3430

3432

3434

3436

3438

3440

3442

3444

3446

3448

3450

3452

3454

3456

3458

3460

3462

3464

3466

3468

3470

3472

3474

3476

3478

3480

3482

3484

3486

3488

3490

3492

3494

3496

3498

3500

3502

3504

3506

3508

3510

3512

3514

3516

3518

3520

3522

3524

3526

3528

3530

3532

3534

3536

3538

3540

3542

3544

3546

3548

35



# TOWNSHIP OF LEONI

Receipt: 161738

12/16/20

913 5TH STREET  
P.O. BOX 375  
MICHIGAN CENTER, MI 49254

Cashier: SHELLY  
Received Of: SPINK BROCK

(517) 764-4694  
(517) 764-1106 FAX

The sum of: 550.00

ZON RE ZONE BROCK SPINK

550.00
<b>Total</b> 550.00

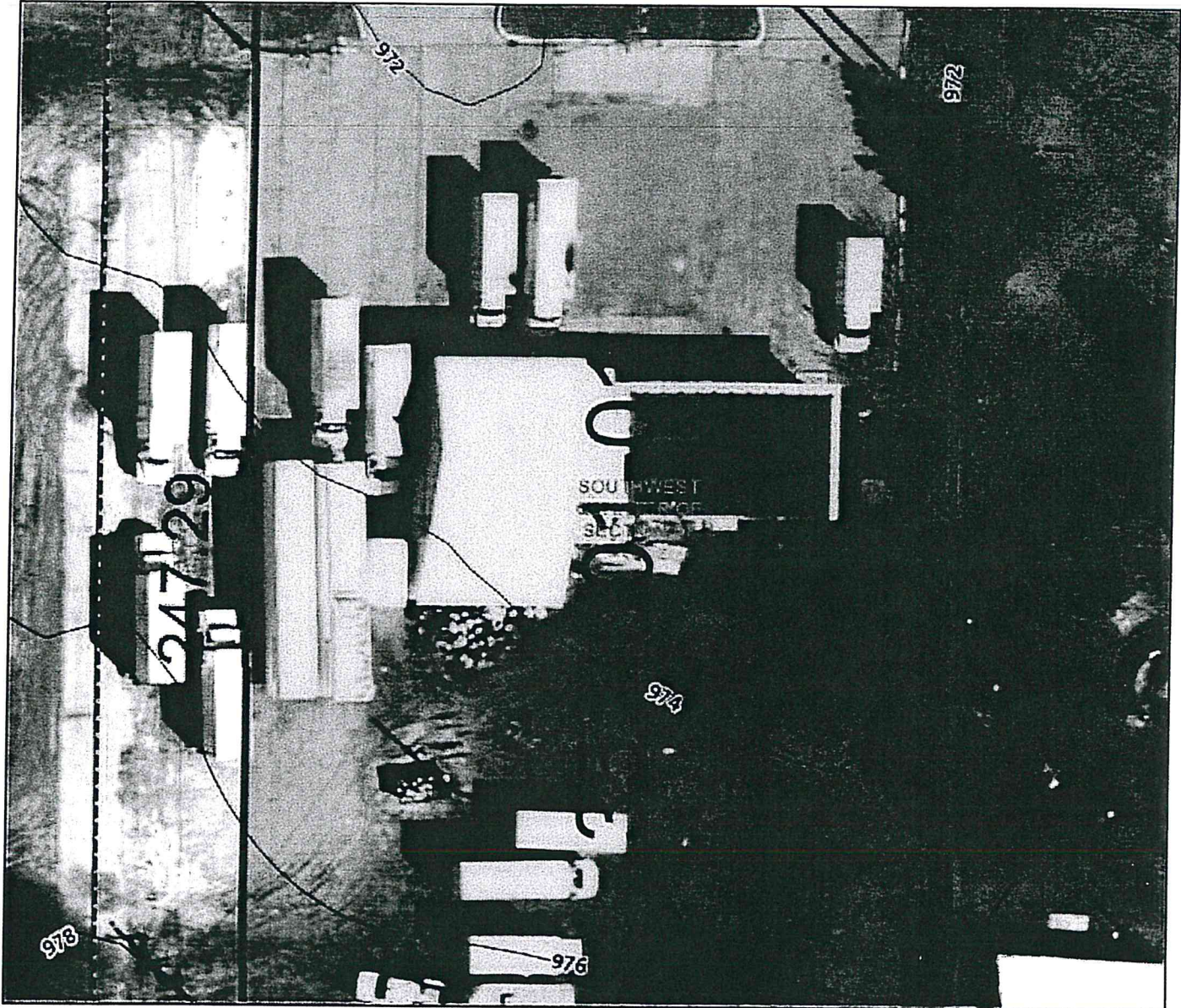
CHECK	1015	550.00
-------	------	--------

Signed: \_\_\_\_\_



# Parcel Report - Parcel ID: 000-14-07-351-001-01

12/21/2020



**Owner Name** SPINK PROPERTIES LLC

**Owner Address** 320 FARVIEW STREET  
HORTON, MI 49246

**Homestead** 0

**Parcel Address** 2221 E SOUTH ST  
JACKSON, MI 49201

**Property Class** 201 - COMMERCIAL

**Status** Active

**Acreage** 0.98

**Gov't Unit** Leoni

**Tax Unit** Leoni

**School District** MICHIGAN CENTER SCHOOL

**Liber/Page** 1865-1212

	2018	2019	2020
<b>Taxable Value</b>	\$63,979	\$65,514	\$66,758
<b>Assessed Value</b>	\$72,422	\$77,127	\$75,308

## Tax Description:

BEG AT THE INTERSECTION OF THE S LN OF SOUTH ST WITH THE E LN OF MERIDIAN RD TH S 89DEG 31'52"E 258.13 FT ALG THE S LN OF SOUTH ST TO THE WLY LIMITED ACCESS R/W LN OF THE ENTRANCE RAMP TO HWY US-127 TH S 14DEG 54'44"E 256.47 FT ALG SD WLY LN TH N 89DEG 31'52"W 323.85 FT TO THE E LN OF MERIDIAN RD TH N ALG THE E LN OF SD RD 247.29 FT TO BEG. EXC BEG AT NW COR OF SW 1/4 OF SW 1/4 OF SEC 7 TH S 0DEG 03'52"E 60 FT TH S 89DEG 31'52"E ALG S R/W LN OF SOUTH ST 203 FT TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING S 89DEG 31'52"E 88.13 FT TO R/W RAMP OF US-127 TH S 14DEG 54'44"E 256.47 FT TH N 89DEG 31'52"W 163.85 FT TH N 0DEG 03'52"W 221.29 FT TH S 89DEG 31'52"E 10 FT TH N 0DEG 03'52"W 26 FT TO BEG. SEC 7 T3S R1E



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



# TOWNSHIP OF LEONI

Receipt: 161884

12/17/20

913 5TH STREET  
P.O. BOX 375  
MICHIGAN CENTER, MI 49254

Cashier: TPOTTER  
Received Of: BROCK SPINK

(517) 764-4694  
(517) 764-1106 FAX

The sum of: 550.00

ZON	2221 E SOUTH ST REZONE APP		550.00
		Total	550.00
	CHECK	1015	550.00

Signed: \_\_\_\_\_



**LEONI TOWNSHIP OFFICE  
913 FIFTH ST  
MICHIGAN CENTER MI 49254  
517-764-4694 PHONE 517-764-1106 FAX**

# NOTICE

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, January 20, 2021 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

**“This meeting is being held by ZOOM because of the COVID-19 State of Emergency and in conformance with Executive Orders issued by the Governor of the State of Michigan.”**

**Please visit the Leoni Township website at <http://www.leonitownship.com> prior to the meeting for instructions regarding remote access and any updates that may be needed due to COVID-19 requirements.**

000-14-07-351-001-01  
Spink Properties LLC  
2221 E. South St.,  
Jackson, MI 49201

Purpose of hearing: Rezone from B-1 to ML

**Legal Description:** BEG AT THE INTERSECTION OF THE S LN OF SOUTH ST WITH THE E LN OF MERIDIAN RD TH S 89DEG 31'52"E 258.13 FT ALG THE S LN OF SOUTH ST TO THE WLY LIMITED ACCESS R/W LN OF THE ENTRANCE RAMP TO HWY US-127 TH S 14DEG 54'44"E 256.47 FT ALG SD WLY LN TH N 89DEG 31'52"W 323.85 FT TO THE E LN OF MERIDIAN RD TH N ALG THE E LN OF SD RD 247.29 FT TO BEG. EXC BEG AT NW COR OF SW 1/4 OF SW 1/4 OF SEC 7 TH S 0DEG 03'52"E 60 FT TH S 89DEG 31'52"E ALG S R/W LN OF SOUTH ST 203 FT TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING S 89DEG 31'52"E 88.13 FT TO R/W RAMP OF US-127 TH S 14DEG 54'44"E 256.47 FT TH N 89DEG 31'52"W 163.85 FT TH N 0DEG 03'52"W 221.29 FT TH S 89DEG 31'52"E 10 FT TH N 0DEG 03'52"W 26 FT TO BEG. SEC 7 T3S R1E

Cindy Norris, Clerk

000-14-07-351-001-01  
SPINK PROPERTIES LLC  
320 FARVIEW STREET  
HORTON, MI 49246

000-14-07-351-001-02  
CREGER ELEANOR M ETAL  
2227 E SOUTH ST  
JACKSON, MI 49201

000-14-07-351-002-00  
WOLFF RICKY L  
2681 S MERIDIAN RD  
JACKSON, MI 49203

000-14-07-351-003-02  
VARNER JASON  
2705 S MERIDIAN RD  
JACKSON, MI 49203

000-14-07-351-003-01  
VARNER JASON  
9221 POST BRANCH DR  
NEWPORT, MI 48166

000-13-12-427-002-05  
ALRO STEEL CORP  
3100 E HIGH ST  
JACKSON, MI 49203

~~000-13-12-427-008-00  
ALRO STEEL CORP  
3100 E HIGH ST  
JACKSON, MI 49203~~

000-13-12-476-051-01  
COMMERCIAL FUELS INC  
740 E SOUTH ST BOX 375  
JACKSON, MI 49204

000-13-12-476-052-00  
FRANKLIN DAVID R & RUTH E  
2704 S MERIDIAN RD  
JACKSON, MI 49203

6-185200000  
LEWIS GARY JAY  
5245 BROOKLYN RD  
JACKSON, MI 49201

# AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN }  
County of Jackson

*Bettie Watson*

Bettie Watson

being duly sworn, says: I am the Publisher of The Salesman, a shopping guide printed and circulated in said county since 1948.

The attached is a printed copy of an ad which was published in

The Salesman (Publications) December 27, 2020

Sworn to and subscribed before me this 28th day  
of December 2020.

*Coreen Chase*

Notary Public, Jackson County, Michigan

COREEN CHASE  
NOTARY PUBLIC, Jackson County, MI  
My Commission Expires Aug. 31, 2023

## LEONI TOWNSHIP NOTICE

The Leoni Township Planning Commission will hold a ZOOM Public Hearing Wednesday, January 20, 2021 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

"This meeting is being held by ZOOM because of the COVID-19 State of Emergency and in conformance with Executive Orders issued by the Governor of the State of Michigan."

Please visit the Leoni Township website at <http://www.leonitownship.com> prior to the meeting for instructions regarding remote access and any updates that may be needed due to COVID-19 requirements.

000-14-07-351-001-01  
Spink Properties LLC  
2221 E. South St.,  
Jackson, MI 49201

Purpose of hearing: Rezone from B-1 to ML

Legal Description: BEG AT THE INTERSECTION OF THE S LN OF SOUTH ST WITH THE E LN OF MERIDIAN RD TH S 89DEG 31'52"E 258.13 FT ALG THE S LN OF SOUTH ST TO THE WLY LIMITED ACCESS R/W LN OF THE ENTRANCE RAMP TO HWY US-127 TH S 14DEG 54'44"E 256.47 FT ALG SD WLY LN TH N 89DEG 31'52"W 323.85 FT TO THE E LN OF MERIDIAN RD TH N ALG THE E LN OF SD RD 247.29 FT TO BEG. EXC BEG AT NW COR OF SW 1/4 OF SW 1/4 OF SEC 7 TH S 0DEG 03'52"E 60 FT TH S 89DEG 31'52"E ALG S R/W LN OF SOUTH ST 203 FT TO A PT FOR PL OF BEG OF THIS EXCN TH CONTINUING S 89DEG 31'52"E 88.13 FT TO R/W RAMP OF US-127 TH S 14DEG 54'44"E 256.47 FT TH N 89DEG 31'52"W 163.85 FT TH N 0DEG 03'52"W 221.29 FT TH S 89DEG 31'52"E 10 FT TH N 0DEG 03'52"W 26 FT TO BEG. SEC 7 T3S R1E

Cindy Norris  
Leoni Township Clerk

*This page is intentionally blank.*





## Jackson County Planning Commission

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

### COORDINATED ZONING REPORT | #21-04

**To:** County Planning Commissioners  
**From:** Grant E. Bauman  
**Date:** February 3, 2021

#### Proposal: **Indoor and outdoor sport shooting ranges in Sandstone Township**

##### Background Information

Sandstone Township proposes to add standards for sport shooting ranges (i.e. firearms and archery, indoor and outdoor) to its Zoning Ordinance

##### Staff Analysis and Advisement

The proposed amendments:

- Section 2.1 – add various sport shooting range definitions.
- Section 4.1.2 – Add indoor and outdoor sport shooting ranges as a conditional land use in the agricultural (AG-1) district.
- Section 7.11 – Add various standards/regulations pertaining to sport shooting ranges.

Staff has no issue with the development of standards for sport shooting ranges. According, this report displays the proposed addition of the proposed subsections, as they will (generally) appear in the Zoning Ordinance (if adopted), and provides comments/suggestions aimed at strengthening the regulations:

**Commented [GB21]:** Comments will be provided in this fashion.

##### **MODIFY SECTION 2.1: Definitions**

**Sport Shooting Range.** An area or facility designed and operated for the use of archery and firearms for ~~the~~ practice shooting and for commercial purposes.

**Target Archery.** An area designed for shooting at stationary circular targets at varying distances from fixed locations.

**Field Archery.** An area designed for shooting at targets of varying distance, often in woodland and rough terrain to simulate a realistic outdoor setting for hunting; often referred to as a walking or roving course.

##### **MODIFY SECTION 4.1: AG-1, AGRICULTURAL RESIDENTIAL DISTRICT**

*[Add the following to Section 4.1.2 – Conditional Land Uses]*

V) Indoor and Outdoor sport shooting ranges subject to the provisions of Section 7.11.26.

[www.region2planning.com/jackson-county-planning-commission/](http://www.region2planning.com/jackson-county-planning-commission/)

**MODIFY SECTION 7: CONDITIONAL LAND USE PROVISIONS**

*[Add the following to Section 7.11 – Additional Development Requirements for Certain Uses]*

**7.11.26 ~~Gun, Firing and Archery~~ Sport Shooting Ranges.****A. Firearms Range – Enclosed within a building:**

- (1) A minimum lot area of not less than forty (40) acres shall be maintained, unless the Planning Commission permits a smaller area for plans prepared in compliance with Section 7.11.26 F.
- (2) Indoor ranges must be designed so projectiles cannot penetrate the walls, floor or ceiling, and ricochets or back splatter cannot harm range users. Lead exposure shall follow EPA and OSHA guidelines to make sure that the facility is properly ventilated.
- (3) Walls and partitions shall be designed to stop all projectiles fired on the range by containing or redirecting bullets to the backstop.
- (4) Floors, walls, backstops, and ceilings must be able to contain the sound in addition to the bullet fired and be made of an acceptable engineering standard compliant with standards applicable under A(2) of this section.
- (5) Fully automatic firearms are prohibited. Firearm use shall be limited to .45 caliber or less, provided the facility is designed to meet all standards listed in this section.
- (6) This structure shall be not less than five hundred (500) feet from any RNF-1, RS-1, RM-1, MHP, C-1, C-2, LI Districts, public right-of-way, or a residential structure.
- (7) A license for such a range be must obtained from the Township Board. The initial license shall be issued after all applicable zoning requirements and inspections are completed and approved. Annual approval and license fee shall be paid for renewal and be performed by the Zoning Administrator and Police Department.
- (8) Public liability and property damage insurance for injuries arising from the operation of the range shall be maintained.
- (9) There shall be continuous supervision by 1 or more employees when such range is in operation.

**(10) Also apply the standards included in Section 7.11.26C.**

**B. Firearms Range - Outdoor:**

- (1) A minimum lot area of not less than one hundred (100) acres ~~or as specified~~ shall be maintained, unless the Planning Commission permits a smaller area for plans prepared in compliance with Section 7.11.26 F.
- (2) The gun firing lines of the range shall be not less than five thousand (5,000) feet in length from the firing point, and shall be at least one-quarter (1/4) mile from the

**Commented [GB22]:** Should the title be 'Sport Shooting Ranges', synonymous with the definition in Sec. 2.1?

**Commented [GB23]:** Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA) should be spelled out.

**Commented [GB24]:** Subsection C(4)g cites the 'Sandstone Township Police Authority or his designee'. The citations should be standardized.

**Commented [GB25]:** Should proof of 'public liability and property damage insurance' be required for the annual license approval mandated in Subsection A(7)?

**Commented [GB26]:** It appears that Subsection C applies to all firearms ranges. If so, the addition of this subsection is recommended.

nearest RNF-1, RS-1, RM-1, MHP, C-1, C-2, or LI Districts in any direction from the firing point.

- (3) The firing line of the range must be no closer than (1/4) mile from the nearest occupied structure.
- (4) No incendiary, explosive and/or tracer ammunition.
- (5) The shooters shall fire in a northerly direction at all times, and away from any traveled ~~highways~~ roadways.
- (6) Shooters shall fire into a thirty (30) foot high hill or suitable backstop to be approved by the Zoning Administrator and Police Department.
- (7) A six (6) foot chain link fence shall be provided and maintained to prevent persons from moving into the area and firing line. Signage must be maintained and be posted at a minimum of 200-foot intervals by durable, weatherproof signs not less than two square feet in size with a minimum of two-inch lettering, containing the following in large print: DANGER SHOOTING RANGE
- (8) A license for such a range be obtained from the Township Board. The initial license shall be issued after all applicable zoning requirements and inspections are completed and approved. Annual approval and license fee shall be paid for renewal and be performed by the Zoning Administrator and Police Department.
- (9) Public liability and property damage insurance for injuries arising from the operation of the range shall be maintained.
- (10) There shall be continuous supervision by 1 or more employees when such range is in operation.
- (11) Shooters shall fire from a structure constructed to standards not less than those required as minimum safety standards by the National Rifle Association.
- (12) Shooting on the range shall be limited to the hours between sunrise and sunset but not prior to 7:00 a.m. or later than 8:00 p.m.

(10) Also apply the standards included in Section 7.11.26C.

C. General Standards ~~Sport Shooting~~ for all Firearms Ranges

- (1) Noise shall be limited to 67dBA at the property line.
- (2) The facility shall be designed to meet and comply with applicable federal and state laws, county, and local ordinances and guidelines, such as but not limited to, the Environmental Protection Agency (EPA), Occupational Safety & Health Administration (OSHA), and National Rifle Association (NRA) Range Source Book (current edition), the Bureau of Alcohol, Tobacco, Firearm and Explosives (ATF) registration requirements, local health department, and building code requirements and the generally accepted operation practices adopted by the Michigan Department of Natural Resources.

**Commented [GB27]:** What about minimum front, side, and rear yard setback requirements from the property line for the entire range?

**Commented [GB28]:** Subsection C(4)g cites the 'Sandstone Township Police Authority or his designee'. The citations should be standardized.

**Commented [GB29]:** Consider standardizing this requirement with Subsection D(11).

**Commented [GB210]:** Subsection C(4)g cites the 'Sandstone Township Police Authority or his designee'. The citations should be standardized.

**Commented [GB211]:** Should proof of 'public liability and property damage insurance' be required for the annual license approval man-dated in Subsection B(8)?

**Commented [GB212]:** It appears that Subsection C applies to all firearms ranges. If so, the addition of this subsection is recommended.

**Commented [GB213]:** Do these standards apply to 'Firearms Range - Enclosed within a building' (Subsection A) and Firearms Range - Outdoor' (Subsection B)? If so, consider appending the need to adhere to all of the standards in Subsection C to the end of Subsections A and B (see above).

Should this be titled 'General Standards for all Firearms Ranges' given that the definition or 'Sport Shooting Range' includes archery as well as firearms?

**Commented [GB214]:** 60 dBA = normal conversation, background music. 70 dBA = office noise, inside car at 60 mph.

- (3) The range facility shall not be within 1,000 feet of a school and shall not be located directly adjacent to a residential zoned district (RNF-1, RS-1, RM-1, or MHP), church, or childcare facility.
- (4) The range owner/operator shall submit to the Township prior to operation, and maintain as a condition for operation, a Range Safety Plan that addresses the following items at a minimum and all rules and regulations must be complied with:
  - a. Firearm Handling Rules
    - i. Address how firearms will be handled on site in a safe manner.
    - ii. Guns shall be stored where they are not accessible to unauthorized persons.
  - b. General Range Rules
    - i. Range commands.
    - ii. Designated range officer.
    - iii. Downrange safety measures.
  - c. Specific Range Rules based on type of facility
    - i. Types of firearms permitted on site.
    - ii. Types of activities permitted on site.
    - iii. Caliber restrictions.
  - d. Administrative Rules and Regulations
    - i. Who is authorized to use the facilities? (members, public, law enforcement, etc.)
    - ii. How are authorized personnel identified?
    - iii. Who will enforce rules and penalties?
    - iv. What type of targets will be used?
    - v. Hours of operation?
    - vi. Barrier free accessibility shall be provided for use of the facility.
    - vii. What shooting activities are allowed and not allowed?
    - viii. Alcohol and controlled substances shall not be permitted at the facility.
    - ix. What age restrictions will be utilized for the facility or what safety procedures will be in place for minors?
    - x. How will firearms be transported into the facility?
    - xi. What procedures will be utilized to protect patrons and employees from health hazards such as lead contamination that includes but is not limited to, lead contamination monitoring, disposal methods, etc. to ensure a



safe environment?

xii. Will food be served on site?

- e. The facility must be under its ownership's supervision and control while open and in use.
- f. No sport shooting range shall create a nuisance that interferes with others' rights to safety and enjoyment of their own property.
- g. The Sandstone Charter Township Police Authority or his designee shall be made available a minimum of two times a year at a time of their choosing to perform an inspection of the facility to make sure the firearm range safety plan is being followed and that the facility is safe for use.

**Commented [GB215]:** Subsections A(7), B(6), and B(8) cite the 'Police Department'. The citations should be standardized.

D. Outdoor Archery Ranges are permitted under the following conditions:

- (1) Activities are limited to archery use only.
- (2) Specific land area requirements:
  - a. For target archery ranges, a site shall be at a minimum of ten (10) acres in size.
  - b. For field archery ranges, a site shall be at a minimum thirty (30) acres in size. One acre shall be provided per target.
- (3) An applicant is encouraged to provide a recommendation for reasonable hours of operation for use of the facility. However, the hours of operation shall be determined by the Planning Commission. In no event, shall exterior lighting be provided on the range area that encourages shooting activities after dusk to protect the rural character of the Agricultural zoning district.
- (4) A minimum of forty-eight (48) square feet shall be provided for each shooting station with a dimension of eight feet wide by six (8x6) feet deep.
- (5) Target areas and shooting line areas shall be identified on a site plan for target archery.
- (6) Spectator areas shall be separated from the range to prevent anyone from entering the down range area and shall be placed behind the shooting line.
- (7) Backstops shall be placed immediately behind targets that consist of bales of excelsior (i.e., fine curled wood shavings), straw bales, netting, or similar materials to keep arrows on-site.
- (8) Restrooms shall be provided within enclosed buildings.
- (9) Berms shall be placed downrange from the target area along with dense evergreen plantings near the property line.
- (10) Target areas shall be setback at least 300 feet from the property line and must be at least 1,500 feet from dwellings downrange. Indoor archery may be permitted as

**Commented [GB216]:** There is no requirement for restrooms associated with indoor and outdoor firearms ranges. What is the reasoning for this difference?

an ancillary use to the outdoor facilities.

- (11) Fencing and gates shall be provided around the shooting range facility to maintain a level of security at the range with a minimum height of six feet tall to prevent unauthorized access. Signage must be maintained and be posted at a minimum of 200-foot intervals by durable, weatherproof signs not less than two square feet in size with a minimum of two-inch lettering, containing the following in large print: DANGER SHOOTING RANGE

**Commented [GB217]:** Consider standardizing this requirement with Subsection A(7).

- E. Any violation of section 7.11.26 shall be cause for revocation of the ~~Special Conditional~~ Use Permit.
- F. The proposed facility and any alternate designs shall be in compliance with "Range Design Criteria" as published by the U.S. Department of Energy Office of Health, Safety and Security or criteria established by any of the following; Environmental Protection Agency (EPA), Occupational Safety & Health Administration (OSHA), and National Rifle Association (NRA) Range Source Book (current edition), the Bureau of Alcohol, Tobacco, Firearm and Explosives (ATF) registration requirements, local health department, and building code requirements and the generally accepted operation practices adopted by the Commission of Natural Resources will be considered by the Planning Commission. The Applicant will need to provide documentation from a design professional of the suitability of any design.

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the zoning ordinance amendments regarding indoor and outdoor sport shooting ranges to the Sandstone Township Board with the comments/suggestions made by staff (see the staff report).

**Staff Report Attachments:**

- Background information provided by Sandstone Township.

**Suggested Actions:**

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

## ZONING AMENDMENT FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ( \_\_\_\_\_ )  
ZONE TO \_\_\_\_\_ ( \_\_\_\_\_ ) ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_  
\_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE 2, 4 & 7 SECTION 2.1, 4.1.2 & 7.11.26  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See Attached

C. **PUBLIC HEARING** on the above amendment was held on: month January day 5 year 2021

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month December day 22 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: Country Press

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

Christopher E. Crisenbery ☒ Chair or ☐ Secretary 1 / 5 / 2020 (enter date) P.C. Meeting 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.

## **MODIFY SECTION 2.1: Definitions**

**Sport Shooting Range.** An area or facility designed and operated for the use of archery and firearms for the practice shooting and for commercial purposes.

**Target Archery.** An area designed for shooting at stationary circular targets at varying distances from fixed locations.

**Field Archery.** An area designed for shooting at targets of varying distance, often in woodland and rough terrain to simulate a realistic outdoor setting for hunting often referred to as a walking or roving course.

## **MODIFY SECTION 4.1: AG-1, AGRICULTURAL RESIDENTIAL DISTRICT**

*[Add the following to Section 4.1.2 – Conditional Land Uses]*

V) Indoor and Outdoor sport shooting ranges subject to the provisions of Section 7.11.26.

## **MODIFY SECTION 7: CONDITIONAL LAND USE PROVISIONS**

*[Add the following to Section 7.11 – Additional Development Requirements for Certain Uses]*

### **7.11.26 Gun, Firing and Archery Ranges.**

#### **A. Firearms Range – Enclosed within a building:**

- (1) A minimum lot area of not less than forty (40) acres shall be maintained, unless the Planning Commission permits a smaller area for plans prepared in compliance with Section 7.11.26 F.
- (2) Indoor ranges must be designed so projectiles cannot penetrate the walls, floor or ceiling, and ricochets or back splatter cannot harm range users. Lead exposure shall follow EPA and OSHA guidelines to make sure that the facility is properly ventilated.
- (3) Walls and partitions shall be designed to stop all projectiles fired on the range by containing or redirecting bullets to the backstop.
- (4) Floors, walls, backstops, and ceilings must be able to contain the sound in addition to the bullet fired and be made of an acceptable engineering standard compliant with standards applicable under A(2) of this section.
- (5) Fully automatic firearms are prohibited. Firearm use shall be limited to .45 caliber or less, provided the facility is designed to meet all standards listed in this section.

- (6) This structure shall be not less than five hundred (500) feet from any RNF-1, RS-1, RM-1, MHP, C-1, C-2, LI Districts, public right-of-way, or a residential structure.
- (7) A license for such a range be obtained from the Township Board. The initial license shall be issued after all applicable zoning requirements and inspections are completed and approved. Annual approval and license fee shall be paid for renewal and be performed by the Zoning Administrator and Police Department.
- (8) Public liability and property damage insurance for injuries arising from the operation of the range shall be maintained.
- (9) There shall be continuous supervision by 1 or more employees when such range is in operation.

**B. Firearms Range - Outdoor:**

- (1) A minimum lot area of not less than one hundred (100) acres or as specified shall be maintained, unless the Planning Commission permits a smaller area for plans prepared in compliance with Section 7.11.26 F.
- (2) The gun firing lines of the range shall be not less than five thousand (5,000) feet in length from the firing point, and shall be at least one-quarter (1/4) mile from the nearest RNF-1, RS-1, RM-1, MHP, C-1, C-2, or LI Districts in any direction from the firing point.
- (3) The firing line of the range must be no closer than (1/4) mile from the nearest occupied structure.
- (4) No incendiary, explosive and/or tracer ammunition.
- (5) The shooters shall fire in a northerly direction at all times, and away from any traveled highways.
- (6) Shooters shall fire into a thirty (30) foot high hill or suitable backstop to be approved by the Zoning Administrator and Police Department.
- (7) A six (6) foot chain link fence shall be provided and maintained to prevent persons from moving into the area and firing line. Signage must be maintained and be posted at a minimum of 200-foot intervals by durable, weatherproof signs not less than two square feet in size with a minimum of two-inch lettering, containing the following in large print: DANGER SHOOTING RANGE
- (8) A license for such a range be obtained from the Township Board. The initial license shall be issued after all applicable zoning requirements and inspections are completed and approved. Annual approval and license fee shall be paid for renewal and be performed by the Zoning Administrator and Police Department

- (9) Public liability and property damage insurance for injuries arising from the operation of the range shall be maintained.
- (10) There shall be continuous supervision by 1 or more employees when such range is in operation.
- (11) Shooters shall fire from a structure constructed to standards not less than those required as minimum safety standards by the National Rifle Association.
- (12) Shooting on the range shall be limited to the hours between sunrise and sunset but not prior to 7:00 a.m. or later than 8:00 p.m.

C. General Standards Sport Shooting Ranges

- (1) Noise shall be limited to 67dBA at the property line.
- (2) The facility shall be designed to meet and comply with applicable federal and state laws, county, and local ordinances and guidelines, such as but not limited to, the Environmental Protection Agency (EPA), Occupational Safety & Health Administration (OSHA), and National Rifle Association (NRA) Range Source Book (current edition), the Bureau of Alcohol, Tobacco, Firearm and Explosives (ATF) registration requirements, local health department, and building code requirements and the generally accepted operation practices adopted by the Michigan Department of Natural Resources.
- (3) The range facility shall not be within 1,000 feet of a school and shall not be located directly adjacent to a residential zoned district (RNF-1, RS-1, RM-1, or MHP), church, or childcare facility.
- (4) The range owner/operator shall submit to the Township prior to operation, and maintain as a condition for operation, a Range Safety Plan that addresses the following items at a minimum and all rules and regulations must be complied with:
  - a. Firearm Handling Rules
    - i. Address how firearms will be handled on site in a safe manner.
    - ii. Guns shall be stored where they are not accessible to unauthorized persons.
  - b. General Range Rules
    - i. Range commands.
    - ii. Designated range officer.
    - iii. Downrange safety measures.

- c. Specific Range Rules based on type of facility
  - i. Types of firearms permitted on site.
  - ii. Types of activities permitted on site.
  - iii. Caliber restrictions.
- d. Administrative Rules and Regulations
  - i. Who is authorized to use the facilities? (members, public, law enforcement, etc.)
  - ii. How are authorized personnel identified?
  - iii. Who will enforce rules and penalties?
  - iv. What type of targets will be used?
  - v. Hours of operation?
  - vi. Barrier free accessibility shall be provided for use of the facility.
  - vii. What shooting activities are allowed and not allowed?
  - viii. Alcohol and controlled substances shall not be permitted at the facility.
  - ix. What age restrictions will be utilized for the facility or what safety procedures will be in place for minors?
  - x. How will firearms be transported into the facility?
  - xi. What procedures will be utilized to protect patrons and employees from health hazards such as lead contamination that includes but is not limited to, lead contamination monitoring, disposal methods, etc. to ensure a safe environment?
  - xii. Will food be served on site?
- e. The facility must be under its ownership's supervision and control while open and in use.
- f. No sport shooting range shall create a nuisance that interferes with others' rights to safety and enjoyment of their own property.
- g. The Sandstone Charter Township Police Authority or his designee shall be made available a minimum of two times a year at a time of their choosing to perform an inspection of the facility to make sure the firearm range safety plan is being followed and that the facility is safe for use.

D. Outdoor Archery Ranges are permitted under the following conditions:

- (1) Activities are limited to archery use only.
- (2) Specific land area requirements:

- a. For target archery ranges, a site shall be at a minimum of ten (10) acres in size.
  - b. For field archery ranges, a site shall be at a minimum thirty (30) acres in size. One acre shall be provided per target.
- (3) An applicant is encouraged to provide a recommendation for reasonable hours of operation for use of the facility. However, the hours of operation shall be determined by the Planning Commission. In no event, shall exterior lighting be provided on the range area that encourages shooting activities after dusk to protect the rural character of the Agricultural zoning district.
- (4) A minimum of forty-eight (48) square feet shall be provided for each shooting station with a dimension of eight feet wide by six (8x6) feet deep.
- (5) Target areas and shooting line areas shall be identified on a site plan for target archery.
- (6) Spectator areas shall be separated from the range to prevent anyone from entering the down range area and shall be placed behind the shooting line.
- (7) Backstops shall be placed immediately behind targets that consist of bales of excelsior, straw bales, netting, or similar materials to keep arrows on-site.
- (8) Restrooms shall be provided within enclosed buildings.
- (9) Berms shall be placed downrange from the target area along with dense evergreen plantings near the property line.
- (10) Target areas shall be setback at least 300 feet from the property line and must be at least 1,500 feet from dwellings downrange. Indoor archery may be permitted as an ancillary use to the outdoor facilities.
- (11) Fencing and gates shall be provided around the shooting range facility to maintain a level of security at the range with a minimum height of six feet tall to prevent unauthorized access. Signage must be maintained and be posted at a minimum of 200-foot intervals by durable, weatherproof signs not less than two square feet in size with a minimum of two-inch lettering, containing the following in large print: DANGER SHOOTING RANGE

E. Any violation of section 7.11.26 shall be cause for revocation of the Special Use Permit.



- F. The proposed facility and any alternate designs shall be in compliance with “Range Design Criteria” as published by the U.S. Department of Energy Office of Health, Safety and Security or criteria established by any of the following; Environmental Protection Agency (EPA), Occupational Safety & Health Administration (OSHA), and National Rifle Association (NRA) Range Source Book (current edition), the Bureau of Alcohol, Tobacco, Firearm and Explosives (ATF) registration requirements, local health department, and building code requirements and the generally accepted operation practices adopted by the Commission of Natural Resources will be considered by the Planning Commission. The Applicant will need to provide documentation from a design professional of the suitability of any design.

# Planning Commission Meeting Minutes

Sandstone Charter Township

January 5, 2021 - 6:00 p.m.

Meeting was called to order by Planning Commission Chairperson Crisenbery at 6:02 pm January 5, 2021. The meeting was held via Zoom

Roll Call was called and the following members of the Planning Commission were in attendance: Bill Donahue, Blaine Goodrich, Chris Crisenbery, Greg Inosencio, Nicole Cantrell. Chris Atkins from Carlisle Wortman, Keith Acker, Supervisor and Bryan Powers, Zoning Administrator was also in attendance.

A motion to approve the January 5, 2012 Agenda was made by Inosencio and supported by Goodrich: Motion passed

A motion to approve the minutes of the November 17, 2020 Planning Commission Meeting was made by Inosencio and supported by Goodrich: Motion passed

Chairperson Crisenbery opened up Public Comments, Concerns, & Input from Citizens: Dale Ebersole of 4199 N. Dearing Road introduced himself and briefly talked about the Gun Range Ordinance that was on the agenda for the Public Hearing. He was informed that additional public input would be held during the Public Hearing.

A motion was made by Goodrich to move into the Public Hearing and supported by Inosencio: Motion Passed

Chairperson Crisenbery discussed minor changes that were made to the proposed Ordinance based on discussions with Carlisle Wortman and the Township Supervisor. Those changes were clarifications of sections and consolidation of duplicate sections and no technical content of any substance had been made.

Dale Ebersole, concerned citizen asked questions regarding the required acreage and noise and how that was addressed in the proposed ordinance. Chairperson Crisenbery and Consultant Atkins addressed those questions and Mr. Ebersole was satisfied that they were adequately addressed.

Hearing no additional questions, the public comment period was closed, and questions and comments were then taken from the Planning Commission members.

Donahue asked about the section that discussed shooting would be to the North. Chairperson Crisenbery stated that as numerous design documents had this design feature in place due to potential conflicts with the rising and setting of the sun.

Cantrell asked about violations during operations of a facility. Chairperson Crisenbery stated that the Zoning Administrator handles violations and that he has the right to suspend operations and that the Township Board would be able to also review issues during a facilities annual renewal.

General discussion amongst the P.C. in regards to Section F of the proposed Ordinance was heard. Section F requires a person with design experience to propose an alternate design for review by the P.C. in the event a property does not meet the stated design standards.

Donahue questioned what was considered a commercial site and if there would be issues if someone said their shooting range was for their personnel use. The consensus was that if money or other forms of compensation was exchanged for the use of a facility that would immediately establish it as a commercial property. The Zoning Administrator would also have the ability to review the operations of the facility to help determine the nature of the facility.

Atkins stated that a litmus test to determine if financial compensation may need to be developed to help establish the nature of the facility.

The Township Supervisor also stated that there are current Ordinances that discussed noise and disturbance to surrounding properties that would be utilized at a facility that was deemed for personal use.

Atkins discussed that the Township Board would need to establish the annual renewal but would have at a minimum costs for the review by the Zoning Administrator, Township Police Authority and Township Board.

Goodrich stated that the P.C. has been working on this Ordinance a very long time and was happy to see that the P.C. had moved it to this point.

As no other comments were heard a motion to approve the Gun Range Ordinance was made by Goodrich and supported by Inosencio.

A brief discussion regarding if the Ordinance specifically addressed that it was for "Commercial" gun ranges and was addressed by Chairperson Crisenbery by indicating that this was addressed in the definition section of the proposed Ordinance.

A roll call vote was taken: Donahue – Yes, Inosencio – Yes, Crisenbery – Yes, Cantrell – Yes, Goodrich – Yes : Motion Passed

A motion to resume the January 5, 2021 Planning Commission Meeting was made by Inosencio and supported by Goodrich: Motion passed

No Old Business was heard

New Business

The 2 new members of the P.C. were asked to introduce themselves and that was then followed by a quick introduction of the existing P.C. members.

A motion to establish the 2021 Planning Commission Meeting dates was made by Donahue and supported by Cantrell: Motion passed

Dates are as follows: January 5<sup>th</sup>, March 2<sup>nd</sup>, May 4<sup>th</sup>, July 6<sup>th</sup>, September 7<sup>th</sup> and November 2<sup>nd</sup>

Election of officers for 2021 was discussed with Cantrell accepting the nomination for Secretary and Crisenbery to remain as Chairperson.

A motion to have Cantrell be the Secretary was made by Goodrich and supported by Donahue: Motion passed

A motion to have Crisenbery be the Chairperson was made by Goodrich and supported by Cantrell: Motion passed

A brief discussion was held regarding future work the P.C. could be looking at for 2021, which included a review of the Sign Ordinance, Future Land Use Plan and possibly the Private Road Ordinance

Chairperson Crisenbery moved to adjourn the meeting at 7:32 p.m. Inosencio supported the motion: Motion passed.

**NOTICE OF PUBLIC HEARINGS**  
**ZONING ORDINANCE TEXT AMENDMENTS**  
**CHARTER TOWNSHIP OF SANDSTONE**  
**PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN of Township Planning Commission Meeting: The township will host an electronic board meeting from the board room due to the Corvid-19 virus on: JANUARY 5, 2020 starting at 6:00 PM.

Everyone is required to attend the meeting via electronic means. Either the Zoom video conference or by calling into the telephone conference line. The process to join the “ZOOM” meeting is:

1. You need to download the Zoom app in advance of the meeting.
2. Send an email to [lkacker1@gmail.com](mailto:lkacker1@gmail.com) requesting to get an email invite to join the meeting. This email invite will have a link to allow you to join the meeting. Invites will be sent 15 minutes before the 6:00 PM meeting time.
3. The invite will also list Telephone numbers that can be used to join the audio only part of the zoom conference.
4. For assistance on loading the Zoom app on your computer or problems receiving an email invitation to join the meeting please call Keith Acker at 517-812-9441.

Agenda items:

1. Section 2.1 Definitions – Add Sport Shooting Range, Target Archery, and Field Archery.
2. Section 4.1.2 – Conditional Land Uses – Add “Indoor and Outdoor sport shooting ranges”.
3. Article 7 – Add Section 7.11.26 – Gun Clubs, Firing and Archery Ranges.

A full text of the ordinance amendments may be examined at the Sandstone Township Offices, by interested persons, during office hours, weekdays, between 9:00 a.m. and 4:00 p.m.

Any person having interest in said public hearing or their duly appointed representatives shall there and then be heard at the above described meetings or adjournment thereof relative to any matters that should come before the Planning Commission.

Sandstone Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon ten (10) day notice to Sandstone Township. Individuals with disabilities requiring auxiliary aids or services should contact Sandstone Township by writing or calling the Sandstone Township Clerk at 517-784-4712.

Written comments regarding the zoning amendments should be directed to the Sandstone Township Clerk at the Township Hall, located at 7940 County Farm Road, Parma, Michigan, 49269.

Kimberly M. Britten, Clerk  
Sandstone Township

**County Press**  
**December 22, 2020**



# 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

## 2020 JCPC Annual Report

Section 19(2) of the *Michigan Planning Enabling Act* (PA 33 of 2008, MCL 125.3819(2)) states that “[a] planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development. Section 103(B) of the *Jackson County Planning Commission Bylaws* also includes the preparation of an annual report to the County Board as a duty of the Commission. Accordingly, the report for 2020 follows:

### 1. 2019 JCPC Membership & Officers

The Jackson County Planning Commission (JCPC) is comprised of nine (9) members. The following commissioners served in 2020:

- Mr. Eric Beda – Industrial and Economic Interests (May – December)
- Mr. Timothy Burns – At Large
- Mr. Roger Gaede – Environmental Interests
- Ms. Amy Guerriero – Industrial and Economic Interests (January – April)
- Ms. Nancy Hawley – At Large
- Mr. Ted Hilleary – Educational Interests
- Mr. Russ Jennings – At Large
- Mr. Corey Kennedy – County Board of Commissioners
- Ms. Jennifer Morris – At Large
- Mr. Jim Videto – Agricultural Interests

Ms. Morris and Ms. Hawley served as the Chair and Secretary of the JCPC, respectively.

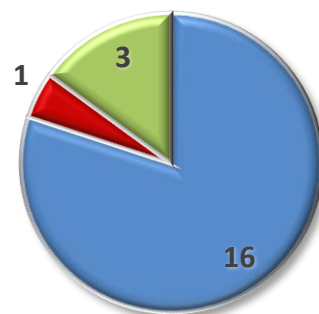
### 2. Immediate Responsibilities

Despite the COVID-19 pandemic, the Jackson County Planning Commission accomplished a lot during 2020, including the following responsibilities:

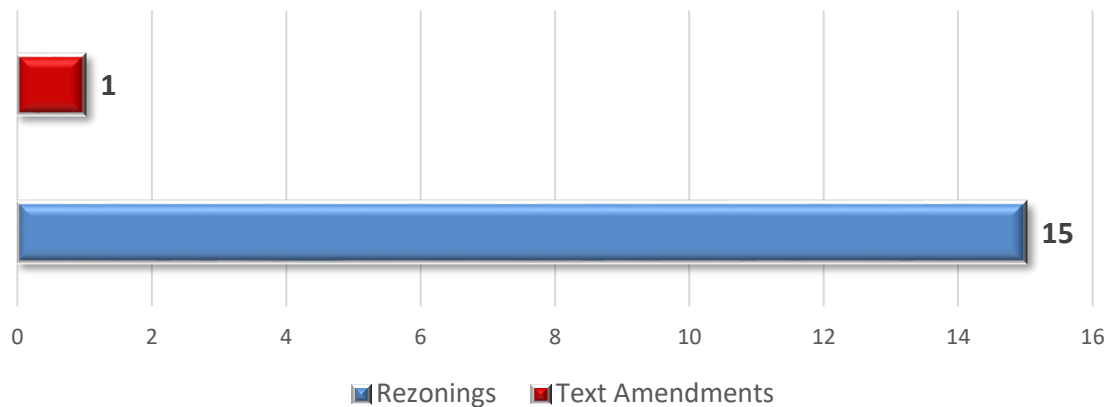
#### a. Coordinated Zoning

A primary responsibility of the Planning Commission is to review and recommend action on proposed amendments to township zoning ordinances.

The JCPC made sixteen (16) recommendations regarding zoning amendments for seven (7) townships in 2020.



- Zoning Amendments
- Master Plans
- PA 116 Agreements



A single text amendment —pertaining to mining and extractive operations— accounted for 6% of zoning ordinance amendment requests. Rezoning requests accounted for 94% of requests.

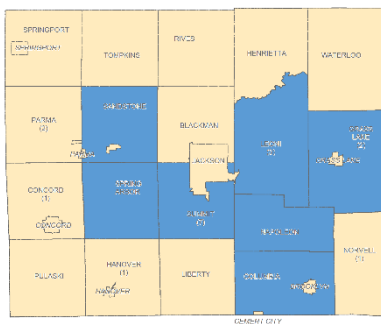
**b. Coordinated Planning**

Another primary responsibility of the Commission is to review and provide feedback on municipal (i.e., city, village and township) master plans proposed within Jackson County as well as master plans proposed by surrounding counties. The JCPC reviewed and commented upon one (1) proposed municipal master plan in 2020.

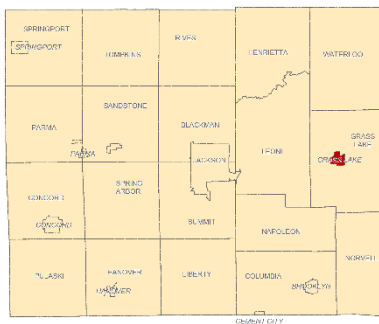
**c. Farmland and Open Space Preservation**

A secondary responsibility of the Planning Commission is to review and make recommendations regarding Farmland and Open Space Preservation (i.e., PA 116) applications to pertinent Township Boards. The JCPC made recommendations on three (3) applications regarding the preservation of farmland and open space in 2020.

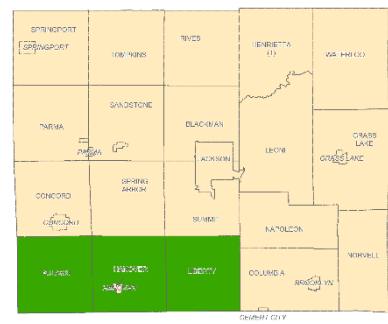
**Zoning Amendments**



**Master Plans**



**Farmland Agreements**

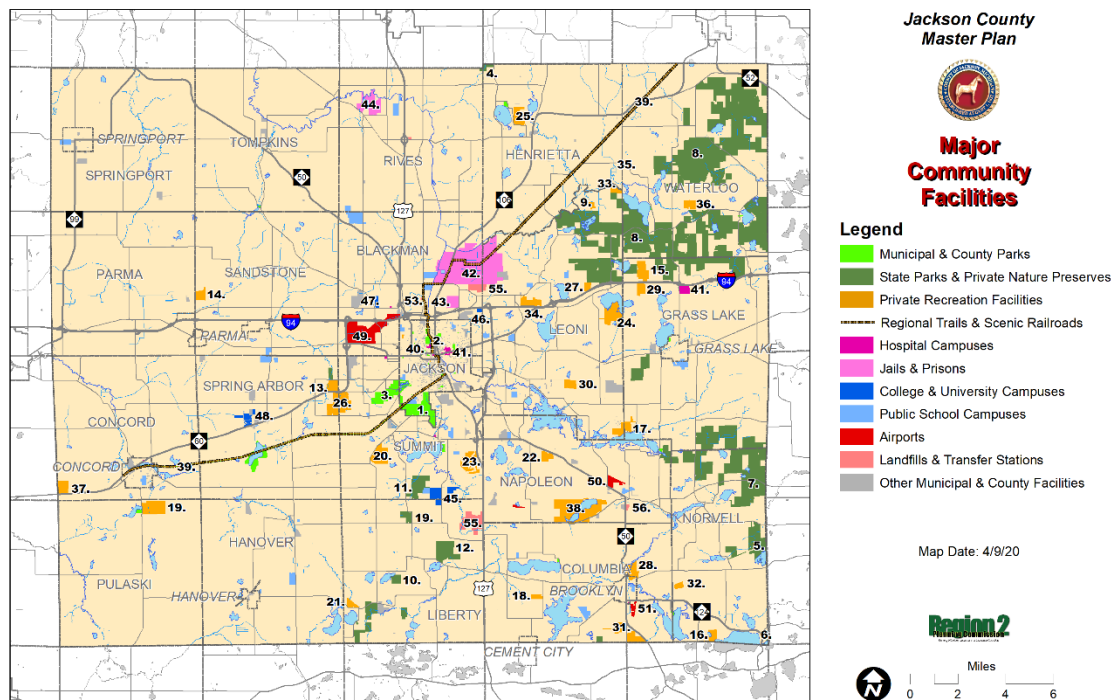


**3. Ultimate Goal and Objectives**

In the long-term, the JCPC seeks to coordinate planning throughout Jackson County while respecting the planning and zoning authority of municipal governments (i.e., the city, villages, and townships). This will be accomplished over time by:

a. **County Master Plan**

The Commission is also charged with developing a countywide master plan upon which it will base (in part) its recommendations regarding municipal master plans, township zoning amendments (i.e., rezonings and text amendments), and farmland and open space preservation applications. Towards that end, Commissioners continued work on a new edition of the *Jackson County Master Plan* in 2020. Comprehensive inventories of the components that comprise the county (e.g., land use and natural resources, community facilities and services, etc.) were completed.



- b. **Education and Advocacy.** The Commission will continue to maintain a webpage—located on [www.region2planning.com/jackson-county-planning-commission](http://www.region2planning.com/jackson-county-planning-commission)—regarding the County Planning Commission for the use of its members and the municipalities they serve. Agenda packets (which include staff reports on the requests reviewed by the JCPC), meeting schedules and minutes, and more can be found on the webpage.
4. **Meetings.** The County Planning Commission generally meets on the second (2nd) Thursday of each month at 6:00 pm in the Commission Chambers on the 5th Floor of the County Tower Building. However, some of those meetings were cancelled and others were conducted online in 2020 due to the COVID-19 pandemic.

*Submitted on the behalf of the Jackson County Planning Commission  
Grant Bauman | JCPC Staff and Recording Secretary | 2-1-21*