



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: June 10, 2021

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 May 13, 2021, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the June 10, 2021, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ | #21-12 | Leoni Township rezoning [**ACTION**] 7
 - (2) CZ | #21-13 | Leoni Township rezoning [**ACTION**] 27
 - (3) CZ | #21-14 | Blackman Township rezoning [**ACTION**] 49
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – Jackson County Master Plan
 - (1) Future Land Use Plan 67
 - b. New business – *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is June 10, 2021

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MEETING MINUTES

May 13, 2021

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

Members Present: Mr. Eric Beda, Industry and Economics; Mr. Roger Gaede, Environment; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; and Mr. Corey Kennedy, Jackson County Board of Commissioners;

Members Absent: Mr. Timothy Burns, At Large; Mr. Russ Jennings, At Large; and Mr. Jim Videto, Agriculture

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: Ms. Dennise Barber, Mr. Jay Marshall, and Ms. Jennifer Marshall

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:03 p.m. 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.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the April 8, 2021, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the May 13, 2021, 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 | #21-09 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of 1-acre of a property located at 7900 Napoleon Road, south of M-50, and known as Parcel ID #000-14-36-151-007-01, to 'single-family residential (R-1)'. The applicant plans to split off the rezoned acre and combine the remainders of the parcel with an associated parcel to the south. Staff observed that the rezoning is consistent with the future land use plan, that properties on the west side of Napoleon Road are assessed for residential uses and a few of them are already zoned 'R-1', that no negative impacts to public services/facilities are anticipated, and that the property already contains a single-family residence. Staff advised County Planning Commissioners to recommend **approval with comments** of the rezoning, noting that similar nearby properties could also be rezoned 'R-1' (please see the staff report).

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Comm. Kennedy made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the proposed 'R-1' rezoning to the Napoleon Township Board, noting that other residentially used properties in the general area could also be rezoned 'R-1'. *Commissioners approved the motion unanimously.*

(2) **CZ | #21-10 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of properties located on Ann Arbor Road, west of Race Road and known as Parcel ID #000-09-24-103-017-00 and #000-09-24-103-018-00, to 'general business (B-4)'. Staff observed that the rezoning is consistent with the future land use plan, that properties on the south side of Ann Arbor Road are already zoned 'B-4', and that no negative impacts to public services/facilities are anticipated. Accordingly, staff originally advised County Planning Commissioners to recommend approval of the rezoning (please see the staff report).

However, the parcels are part of the Vineyard Hills Site Condominium, which is covered by a master deed. Staff relayed the Chair did some investigation and discovered that the Township approved the site condominium project and that she had found no evidence that a portion of a site condominium has ever been split off or rezoned. Based upon that information, staff revised his advisement to County Planning Commissioners to recommend **disapproval** of the rezoning.

Comm. Beda asked about community input. Comm. Gallagher mentioned an email that she had received from Mary Jane Bush, a resident of the site condominium, in opposition to the rezoning. Staff noted the emails from Jennifer Marshall in opposition to the rezoning, including signed letters from 15 occupants/owners of site condominium lots. Jennifer Marshall was present at the meeting and spoke in opposition to the rezoning. Dennise Barber, owner of the adjacent Lone Oak Winery, also spoke in opposition to the rezoning.

Comm. Beda made a motion, seconded by Comm. Kennedy, to recommend **disapproval** of the proposed 'B-4' rezoning to the Leoni Township Board. *Commissioners approved the motion unanimously.*

(3) **CZ | #21-11 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of the old Bertha Robinson Elementary School, located at 5400 Seymour Road and known as Parcel ID #000-09-21-101-002-01, to 'light industrial (ML)'. Staff observed that the rezoning is inconsistent with the future land use plan, that there is the potential for conflict with the surrounding mix of residential and agricultural uses, and that rezoning the property would result in a 'spot zone' as there is no other 'ML' zoning present on adjacent parcels. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report).

Comm. Kennedy made a motion, seconded by Comm. Hilleary, to recommend **disapproval** of the proposed 'ML' rezoning to the Leoni Township Board. *Commissioners approved the motion 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.

(1) **Goals and Actions** – Staff provided commissioners with a clean copy of the goals and actions to be included in the next edition of the Jackson County Master Plan, noting the main areas of focus:

- open ethical governance and citizen participation,
- planning coordination,
- innovative planning and zoning,
- nonmotorized facilities,
- community facilities,
- natural resources,
- farmland and open space preservation, and
- ‘over zoning’ and ‘strip’ commercial development.

(2) **Future Land Use and Agricultural Preservation Maps** – Staff informed commissioners that the next step in the completion of the next edition of the Jackson County Master Plan is the drafting of a future land use plan. Using the examples contained in his memo, staff explained that the future land use plan could take the form of a traditional future land use map—with designations for residential, commercial, industrial, and agricultural uses—or a more streamlined map that shows areas proposed for development and those proposed for agricultural preservation.

Comm. Hawley spoke about the need for a holistic countywide approach to the future land use map. Comm. Gaede noted that he tilts toward agricultural preservation. Comm. Gallagher, Comm. Hilleary, and Comm. Hawley advocated for a more hybridized map that shows areas of agricultural preservation and developed areas. Staff was directed to begin work on that type of map

b. **New Business.** None.

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

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

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 7:00 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | #21-12

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

Proposal: **A rezoning in Leoni Township**

Request

The subject property (4797 Page Road, ID #000-14-09-101-009-00) is proposed for rezoning from 'community business (B-2)' to 'light industrial (ML)' (see the background information).

Purpose

The purpose provided is the marketing of the property for sale (see the Rezoning Worksheet Form and background information).¹

Location and Size of the Property

The subject property has an area of approximately 0.62 acres. Situated in Section 9 (T3S-R1E) of the Township, the property is located in the southwest corner of the intersection of Page Avenue and Sixth Street in Michigan Center (see Figure 1).

Land Use and Zoning

Current Land Use – The subject property contains a commercial business and is currently assessed for 'commercial' uses (see Figure 2). Properties on the north side of Page Avenue are assessed for 'residential' uses. Properties to the east are assessed as 'commercial vacant' and 'residential'. An active rail line bounds the property to the south. Commercial properties are located to the west.

Future Land Use Plan – The *Leoni Township Master Plan* recommends 'commercial' uses for the subject property and other properties west of Sixth Street (see Figure 3). 'Medium-density residential' uses are proposed for properties on the north side of Page Avenue. 'Industrial' uses are proposed on the east side of Sixth Street. 'Medium-density residential' uses are proposed south of the rail line.

Current Zoning – The subject property is currently zoned 'community business (B-2)', as are properties to the southeast, south, and west (see Figure 4). Properties to the north are zoned 'one-family residential (R-1)'. Properties to the east are zoned 'light industrial (ML)'.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services are available according to the Township (see the Rezoning Worksheet Form).

¹ 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 Road/Street Access – Page Avenue, a county primary roadway, bounds the subject property to the north. Sixth Street, a county local roadway, bounds the property to the east. Access to the property appears to be off Sixth Street (see Figure 5).

Environmental Constraints – The subject property 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 **disapproval** of the proposed rezoning of the subject property to ‘light industrial (ML)’ (see the attached Zoning Amendment Form and background information).

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 proposed rezoning is not consistent with the Master Plan. The Future Land Use Plan identified ‘commercial’ uses for the subject property.

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

No. The Future Land Use Plan recommends industrial uses along Page Avenue to the east of Sixth Street, not the west (see Figure 3). Similarly, ‘light industrial (ML)’ zoning along Page Avenue is currently limited to east of Sixth Street (see Figure 4). Only a few properties along Page Avenue, east of Sixth Street, are used for industrial purposes, leaving sufficient room for such development without expanding the current ‘ML’ district.

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

No. It is unlikely that the rezoning would have a negative impact of public services and facilities.

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?**

No. With the existing ‘light industrial (ML)’ district located east of Sixth Street underutilized for industrial use, there is no need to expand the district west of Sixth Street.

JCPC Staff Advisement – Based upon the analysis provided in his report, staff advises the Planning Commission to recommend **DIS-APPROVAL** to the Leoni Township Board of the proposed rezoning of the subject property (ID #000-14-09-101-009-00) to ‘light industrial (ML)’.

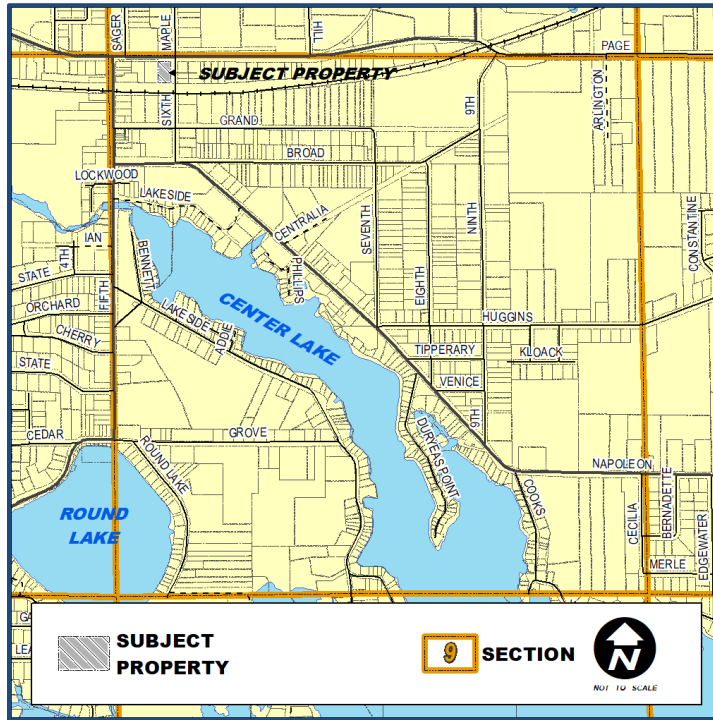
Staff Report Attachment(s):

- 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**

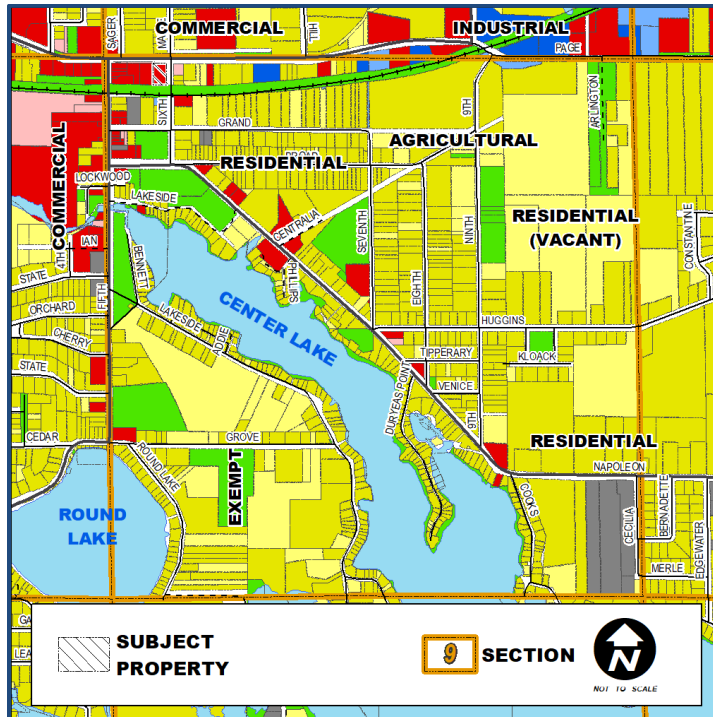


Figure 3
Municipal Future Land Use

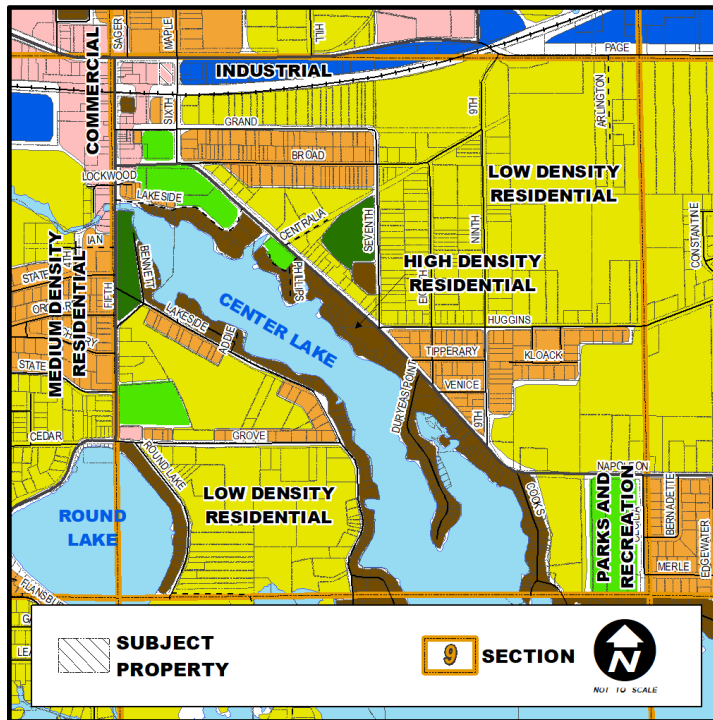


Figure 4
Municipal Zoning

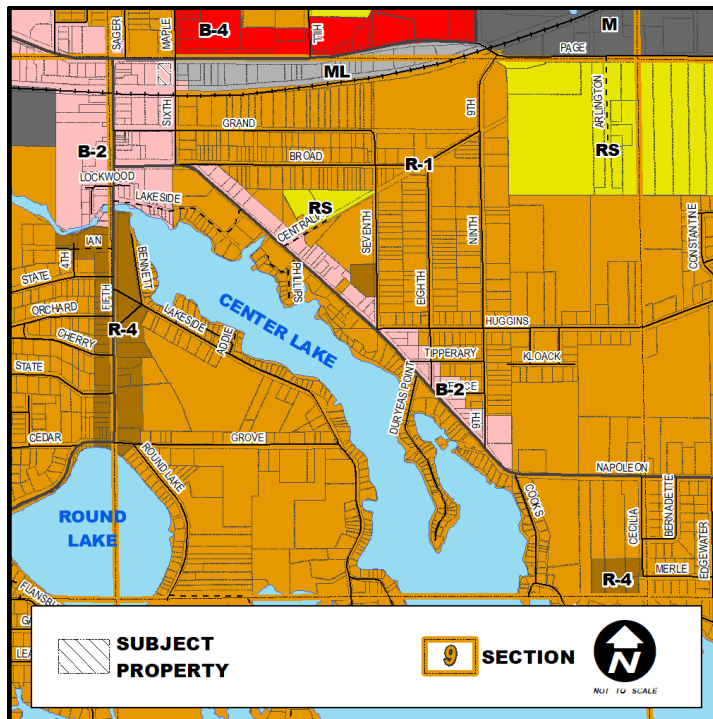
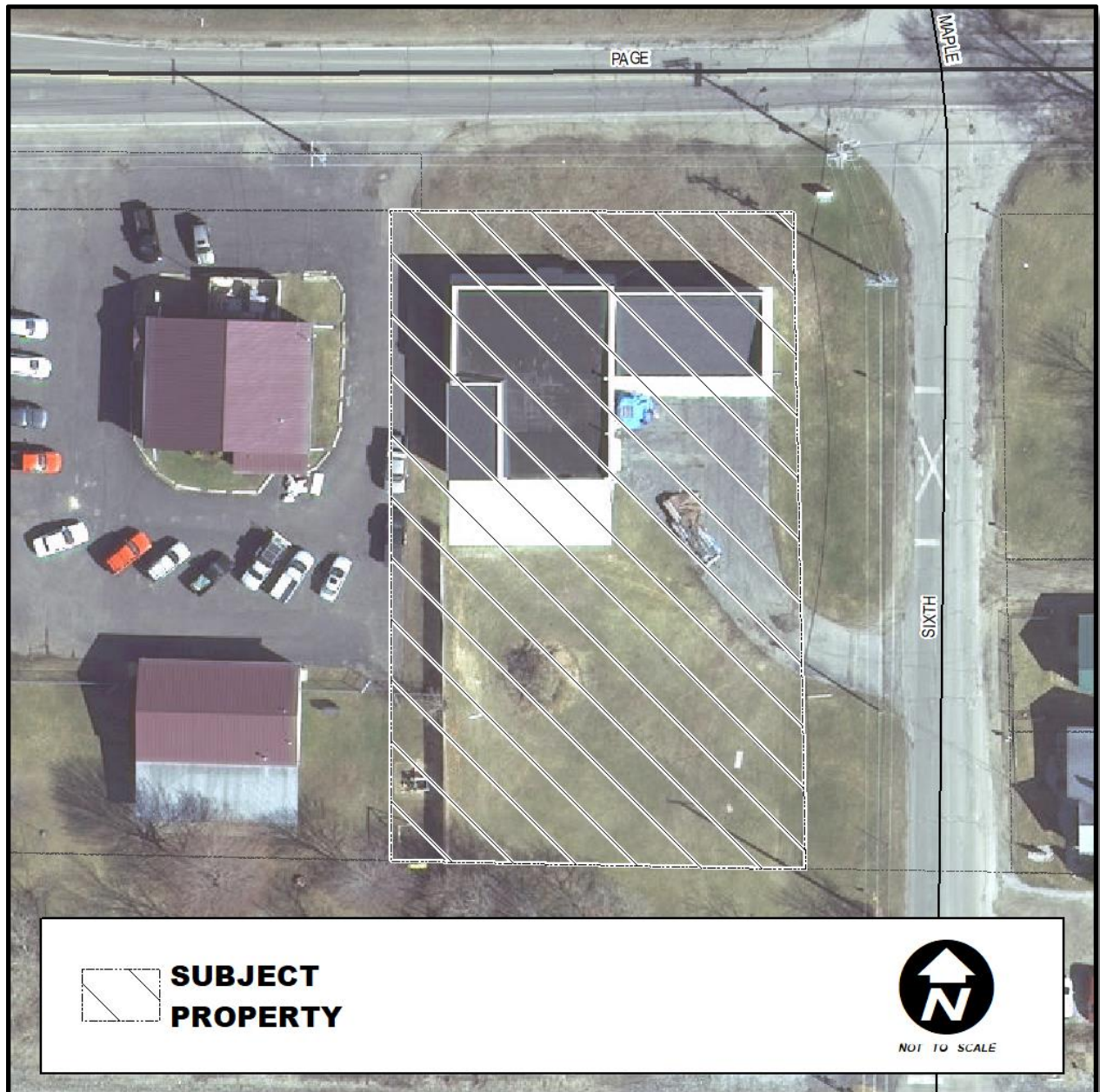


Figure 5
Aerial Photo



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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

000-14-09-101-009-00, 62 acres, That part of Lots 7 & 8 lying N of
NLY Plw Ln of MCRR also lots 9 & 10 Block 66 of village of Michigan
Center Sec 9 T3S R1E; Leon

1. The above described property has a proposed zoning change FROM Business (B2) ZONE TO Light Industrial (ML) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Marketing

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 May day 5 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month April day 18 year 2021
(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.

Pamela Hammel ☐ Chair or ☒ Secretary 5/11/2021 (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) 936-2290

Applicant: Jeffrey Vilminot Phone #: (517) 764-3651

Rezoning Request: From: Community Business (B2) To: Light Industrial (ML)

Property Location: Section(s): 9 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"): 162 acres Part of lots 788 lying N of NLY R/W in of mch. Also lots 9 & 10 block 66 of Mich. Cent sec. 9 T35 R1E

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Commercial business

What is the proposed use of the site? Marketing

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

North: Residential South: Industrial Vacant

East: Commercial vacant West: Commercial

What are the surrounding Zoning Districts?

North: (R1) 1 Family Residential South: (B2) Business

East: (ML) Light Ind. West: (B2) Business

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

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

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

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

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

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

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254

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

www.leonitownship.com

DATE OF APPLICATION: 4/12/21

APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

PLANNING COMMISSION, LEONI TOWNSHIP

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.

Applicants Name: JEFFREY P. VILMINOT Phone: 517 7643651
Address of Property Involved: 4797 PAGE AVE. 000-14-09-01-009-00
Legal Description of Property: THAT PART OF LOTS 7 AND 8 LYING N OF NLY R/W LN
OF MCRR ALSO LOTS 9 & 10 BLOCK 66 OF VILLAGE OF MT. CENTER SEC 9 T3S R1E
The above property is presently zoned: B2
wish the zoning to be changed from: B2 BACK to: ML (ORIGINAL) 1984
wish the boundaries to be changed from: _____ to: _____
wish the change in the text from section: _____
The proposed use(s) and nature(s) of operation is/are: MARKETING

TE: 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.

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

WARRANT 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.)

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) _____

Signature: _____

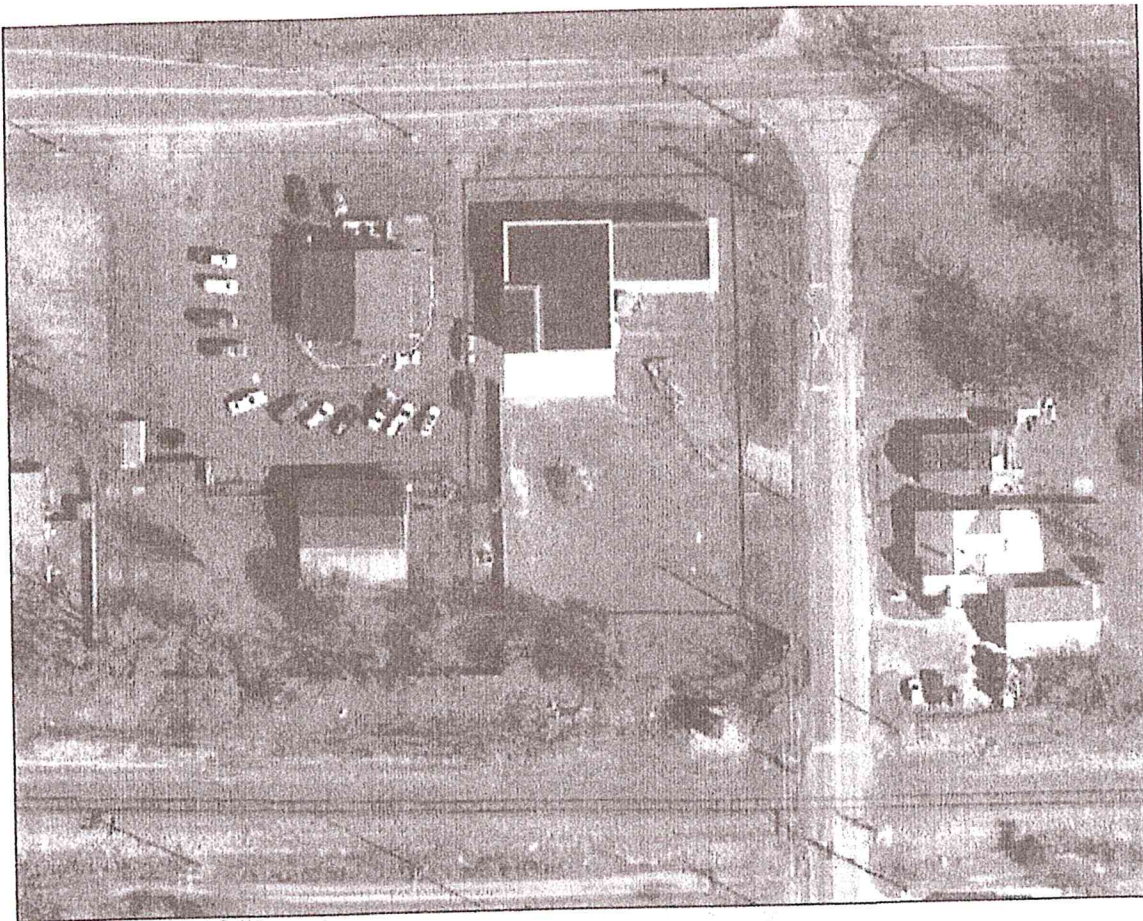
CHAIRMAN: _____

SIGNATURE

TOWNSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby () APPROVE () DISAPPROVE the Application for the following reasons: _____

Signature: _____

CLERK: _____

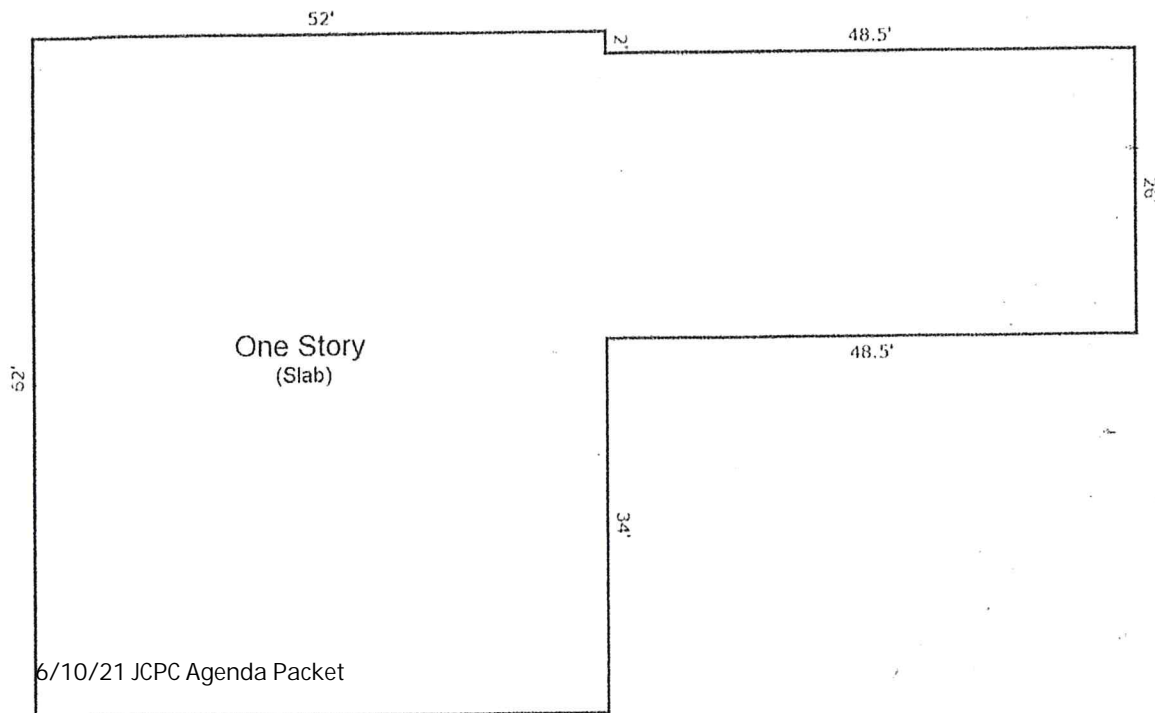


Occupancy: Owner-Occupied

LEGAL DESCRIPTION

THAT PART OF LOTS 7 AND 8 LYING N OF NLY R/W LN OF MCRR ALSO LOTS 9 AND 10 BLOCK 66 OF VILLAGE OF MICHIGAN CENTER SEC 9 T3S R1E; LEONI TOWNSHIP, JACKSON COUNTY, MI.

SUBJECT SKETCH



7/23/2020

LEONI TOWNSHIP

2020

Winter

Bill #: 07376

MESSAGE TO TAXPAYER

MICHIGAN CENTER FLAGSTAR BANK WILL ACCEPT WINTER TAX PAYMENTS UNTIL FEBRUARY 16, 2021. PLEASE VISIT LEONI TOWNSHIP.COM FOR MORE INFORMATION OR CALL 517-936-2303 OR 517-936-2291. MARCH 1, 2021 IS THE LAST DAY WE CAN ACCEPT PAYMENTS IN THIS OFFICE. AFTER THAT DAY, PLEASE CALL JACKSON COUNTY TREASURER AT 788-4418

PAYMENT INFORMATION

This tax is due by: 02/16/2021
Pay by mail to: LEONI TOWNSHIP TREASURER
913 FIFTH ST
MICHIGAN CENTER, MI 49254

PROPERTY INFORMATION

Property Assessed To:
VILMINOT PROPERTY DEV ENTER LLC
200 HILL RD
MICHIGAN CENTER, MI 49254

MICHIGAN CENTER
School: 38120

Prop #: 000-14-09-101-009-00
Prop Addr: 4797 PAGE AVE

Legal Description:

THAT PART OF LOTS 7 AND 8 LYING N OF NLY R/W LN OF MCHR ALSO LOTS 9 AND 10 BLOCK 66 OF VILLAGE OF MICHIGAN CENTER SEC 9 T3S R1E

PAID

TAX DETAIL

Taxable Value: 36,416 COMMERCIAL
State Equalized Value: 42,568 Class: 201
PRE/MBT %: 0.0000 Mort Code:

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
MC OPERATING	9.00000	327.74
MC BOND	1.49500	54.44
MED CARE	0.24910	9.07
LIBRARY	1.75080	63.75
JACKSON ISD	4.37200	159.21
JAIL	0.48270	17.57
LEONI TOWNSHIP	0.76650	27.91
SENIOR SERVICES	0.60000	21.84
POLICE/FIRE/EQUI	1.50000	54.62
LIFEWAYS	0.49750	18.11
COUNTY PARKS	0.49820	18.14
ANIMAL CONTROL	0.24910	9.07
STREET LIGHTS	0.00000	26.48

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 01/01/2021 - 12/31/2021
Twn/Cty: 07/01/2020 - 06/30/2021
School: 07/01/2020 - 06/30/2021
State: 10/1/2020 - 9/30/2021
Does NOT affect when the tax is due or its amount

Total Tax	21.46090	807.95
Administration Fee		7.81
TOTAL AMOUNT DUE		815.76
PREV. PAYMENTS		
BALANCE DUE		815.76

Please detach along perforation. Keep the top portion.

TOWNSHIP OF LEONI

Receipt: 169723

04/12/21

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

Cashier: TPOTTER
Received Of: JEFFREY VILMINOT

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

The sum of: 550.00

ZON	VILMANOT REZON APP FEE
-----	------------------------

550.00

Total	550.00
-------	--------

CHECK	7365	550.00
-------	------	--------

Signed: _____



Parcel Report - Parcel ID: 000-14-09-101-009-00

4/12/2021



Owner Name VILMINOT ENTERPRISES LLC
Owner Address 200 HILL RD
MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 4797 PAGE AVE
MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.62
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 1837-1158

	2018	2019	2020
Taxable Value	\$34,900	\$35,737	\$36,416
Assessed Value	\$42,639	\$43,625	\$42,568

Tax Description:
THAT PART OF LOTS 7 AND 8 LYING N OF NLY R/W LN OF
MCRR ALSO LOTS 9 AND 10 BLOCK 66 OF VILLAGE OF
MICHIGAN CENTER SEC 9 T3S R1E



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

NOT I CE

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, May 5, 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.

000-14-09-101-009-00
Jeffrey P. Vilminot
4797 Page Ave.

Purpose of hearing: Rezone from B-2 Community Business to ML Light Industrial

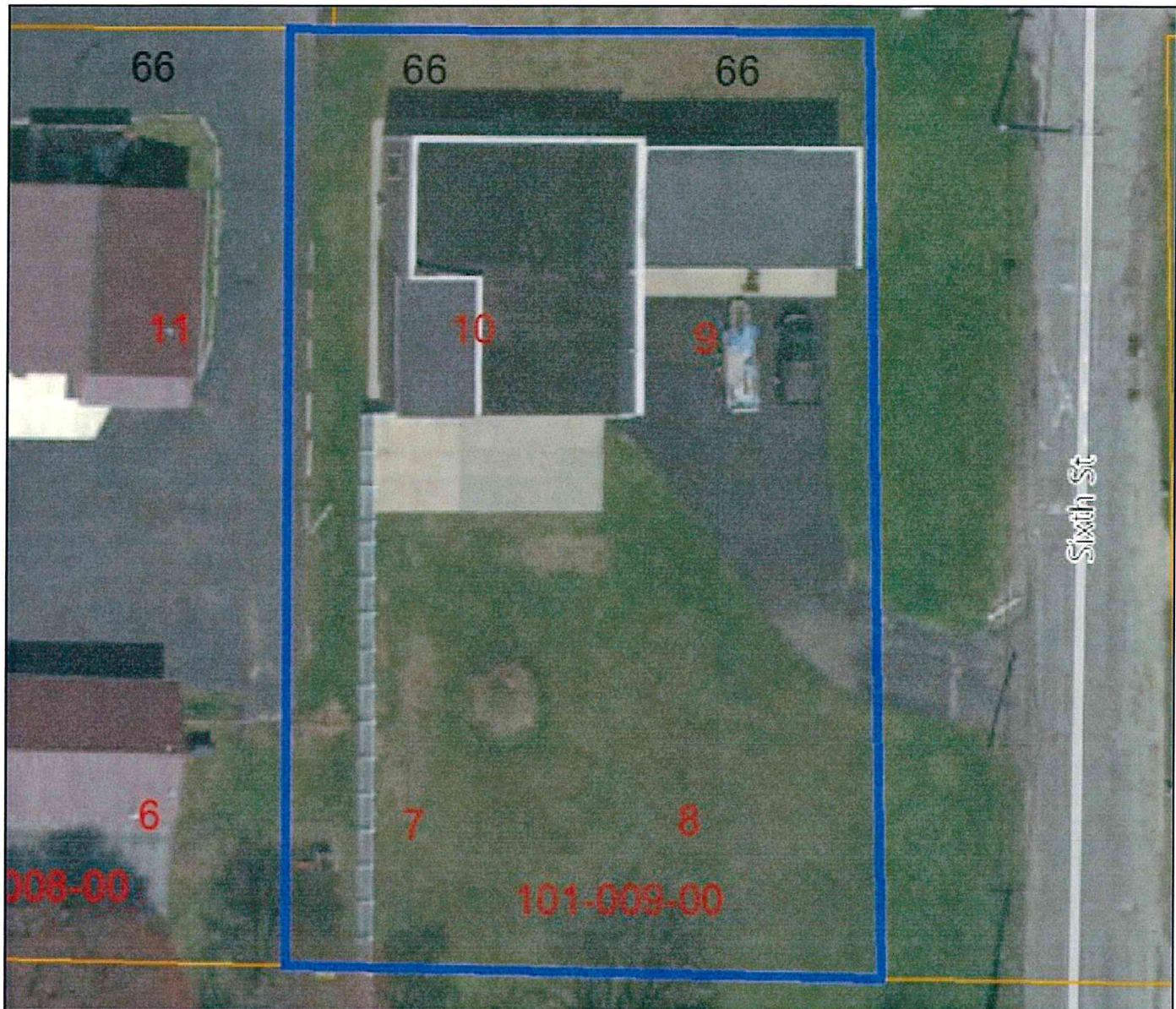
Legal Description: THAT PART OF LOTS 7 AND 8 LYING N OF NLY R/W LN OF MCRR ALSO LOTS 9 AND 10 BLOCK 66 OF VILLAGE OF MICHIGAN CENTER SEC 9 T3S R1E

Cindy Norris, Clerk



Parcel Report - Parcel ID: 000-14-09-101-009-00

4/12/2021



Owner Name VILMINOT ENTERPRISES LLC
Owner Address 200 HILL RD
MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 4797 PAGE AVE
MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.62
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 1837-1158

	2018	2019	2020
Taxable Value	\$34,900	\$35,737	\$36,416
Assessed Value	\$42,639	\$43,625	\$42,568

Tax Description:

THAT PART OF LOTS 7 AND 8 LYING N OF NLY R/W LN OF MCRR ALSO LOTS 9 AND 10 BLOCK 66 OF VILLAGE OF MICHIGAN CENTER SEC 9 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.



000-14-04-357-017-00
TAYLOR NELSON & KIMBERLY
115 MAPLE RD
MICHIGAN CENTER, MI 49254

000-14-04-354-034-01
FIERO DAVID S
2425 DIAGON DR
PARMA, MI 49269

000-14-04-357-018-00
BUZZARD DENNIS
24 E SHADY LN
HOUSTON, TX 77063

000-14-04-352-002-00
JACKSON COUNTY ROAD COMMISSION
PO BOX 1125
JACKSON, MI 49201

000-14-09-101-001-00
CENTER THREE HORSE CLUB
PO BOX 718
MICHIGAN CENTER, MI 49254

000-14-09-101-001-01
BERRY SAMUEL
26638 DOXTATOR ST
DEARBORN HEIGHTS, MI 48127

000-14-09-102-005-00
WESTRA KENNETH L
938 S CEDAR ST APT 2
MASON, MI 48854

000-14-09-102-004-00
WESTRA KENNETH L
938 S CEDAR ST APT 2
MASON, MI 48854

000-14-09-102-001-00
BOWER DIANE Y
11900 CADY RD
GRASS LAKE, MI 49240

000-14-09-101-009-00
VILMINOT ENTERPRISES LLC
200 HILL RD
MICHIGAN CENTER, MI 49254

000-14-09-101-008-00
CENTER THREE HORSE CLUB
4793 PAGE AVE PO BOX 718
MICHIGAN CENTER, MI 49254

000-14-09-101-007-00
CENTER THREE HORSE CLUB
4793 PAGE AVE PO BOX 718
MICHIGAN CENTER, MI 49254

000-14-09-101-002-00
BERRY SAMUEL
26638 DOXTATOR ST
DEARBORN HEIGHTS, MI 48127

000-14-09-101-003-00
BERRY SAMUEL
26638 DOXTATOR ST
DEARBORN HEIGHTS, MI 48127

000-14-09-101-004-00
BERRY SAMUEL
26638 DOXTATOR ST
DEARBORN HEIGHTS, MI 48127

000-14-09-102-002-00
GAMBLE ELIZABETH & RICHARD
2801 GILLETTS LAKE RD
JACKSON, MI 49201

000-14-09-101-006-00
PICKETT TODD & KERRY
539 JOUETT AVE
JACKSON, MI 49201

000-14-09-102-003-00
CONNELL BRENDA B
109 SIXTH ST
MICHIGAN CENTER, MI 49254

000-14-09-103-001-00
EZ4X LLC
26173 DARIA CIR W
SOUTH LYON, MI 48178-8086

000-14-09-103-003-02
KEPLINGER ANDREW & DEBRA
450 BATES ST
JACKSON, MI 49202-3608

000-14-09-104-011-00
CONSUMERS ENERGY CO
ONE ENERGY SQUARE
JACKSON, MI 49201

000-14-09-104-013-00
WOOLIEVER GAYLE E & PAMELA S
130 GRAND ST
MICHIGAN CENTER, MI 49254

000-14-09-104-006-00
MICHIGAN BELL
ONE SBC CENTER 36-M-01
SAINT LOUIS, MO 63101

000-14-09-104-001-00
CANNON JAMES D
PO BOX 4050
JACKSON, MI 49204

000-14-09-104-012-00
COMMET KURTIS
117 JOHN ST
PARMA, MI 49269

000-14-09-103-002-00
SEARS JULIE
215 SIXTH ST
MICHIGAN CENTER, MI 49254

000-14-09-104-008-00
JEFFERSON MICHAEL G & JEANNA L
317 SIXTH ST
MICHIGAN CENTER, MI 49254

000-14-04-352-001-00
FOUNTAIN LEASING LLC
PO BOX 1855
JACKSON, MI 49204

000-14-04-354-032-00
RAYMOND TRACY L
116 MAPLE RD
MICHIGAN CENTER, MI 49254

000-14-04-354-031-00
BATTERSON ASHLEE
118 MAPLE RD
MICHIGAN CENTER, MI 49254

000-14-09-104-010-00
STATE OF MICHIGAN - MDOT
,

000-14-09-500-001-00
MDOT
425 W OTTAWA ST; PO BOX 30050
LANSING, MI 48909

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) April 18, 2021

Sworn to and subscribed before me this 19th day
of April 2021.

Coreen Chase

Notary Public, Jackson County, Michigan

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

NOTICE LEONI TOWNSHIP JACKSON COUNTY, MI

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, May 5, 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.

000-14-09-101-009-00

Jeffrey P. Vilminot
4797 Page Ave.

Purpose of hearing: Rezone from B-2 Community Business to ML Light Industrial

Legal Description: THAT PART OF LOTS 7 AND 8 LYING N OF NLY R/W LN OF MCRR ALSO LOTS 9 AND 10 BLOCK 66 OF VILLAGE OF MICHIGAN CENTER SEC 9 T3S R1E

6/10/21 JCPC Agenda Packet Cindy Norris, Clerk

Leoni Township Office
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1380
Leonitownship.com

PLANNING COMMISSION MINUTES
May 5, 2021 DRAFT

The Leoni Township Planning Commission held a meeting Wednesday, May 5, 2021 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:00 pm

Members Present: V. Beckwith, J. Southworth, B. Lester, D. Perrine, W. Miles, Connie Gibson and R. Kinch

Members absent: 0

Persons in attendance: 11

Pledge of Allegiance

Purpose of Planning Commission read by V. Beckwith

Motion by V. Beckwith supported by J. Southworth to approve the May 5 Agenda with the change of moving Old Business #1 to after New Business and New Business #1 to New Business #2.

Motion adopted by voice vote

Motion by W. Miles and supported by J. Southworth to approve the April 21 minutes as written.

Motion adopted by voice vote

Public Comment: **Open at 6:04 pm.**
 Closed at 6:06 pm.

NEW BUSINESS:

- 1. 000-14-18-227-002-01 & 000-14-18-227-002-02 -Aguila Investment Group LLC – 3639 Flansburg Rd. Rezone**

Discussion: Amy Aldrich was on to represent the property owner and explained that the Aguila Investment Group wanted to rezone from B4 to ML to develop the property.

Motion by V. Beckwith, supported by R. Kinch to grant the rezone for parcels 000-14-18-227-002-01 & 000-14-18-227-002-02

Roll call Vote: 1 Aye: Lester

6 Nays: Southworth, Kinch, Perrine, Miles, Gibson & Beckwith

Motion Failed

- 2. 000-14-09-101-009-00 Jeffrey P. Vilminot Rezone – 4797 Page Ave.**

Discussion: Mr. Vilimont explained that the property was originally ML and the township rezoned it to B2 in 2005. Mr. Vilimont recently retired and wants to sell the property and the ML rezone would make the property more marketable.

Motion by V. Beckwith, supported by W. Miles to grant the rezone for parcel 000-14-09-101-009-00

Roll call Vote: 1 Aye: Lester

6 Nays: Southworth, Kinch, Perrine, Miles, Gibson & Beckwith

Motion Failed

OLD BUSINESS:

Discussion: D. Perrine suggested that the commission should go through 5-6 pages per meeting until they have completed the Master Plan. Commission agreed that would be a good plan. Agreed Page 1 of Master Plan is good as written. Page 2 of Master Plan is good as written. Page 3 of Master Plan commission agreed that the statement where the Master Plan is not law but is used for long term planning. Page 4 of Master Plan is good as written. Page 5 of Master Plan is good as written.

Public Comment:	Open at	6:56 pm.
	Closed at	7:05 pm.

Motion by W. Miles, supported by J. Southworth to adjourn the meeting.

Meeting Adjourned 7:21 pm.

Next meeting: May 19, 2021



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 | #21-13

To: County Planning Commissioners

From: Grant E. Bauman

Date: June 3, 2021

Proposal: **A rezoning in Leoni Township**

Request

The subject property (3639 Flansburg Road, ID #000-14-18-227-002-00) is proposed for rezoning from 'general business (B-4)' and 'suburban residential (RS)' to 'light industrial (ML)' (see the background information). The subject property was subsequently divided into two new subject parcels (ID #000-14-18-227-002-01 and ID #000-14-18-227-002-02 (see the background information).

Purpose

The purpose provided is to develop the new parcels (see the Rezoning Worksheet Form and background information).¹

Location and Size of the Property

The smaller subject parcel (ID #000-14-18-227-002-01) has an area of approximately 2.27 acres while the larger subject parcel (ID #000-14-18-227-002-02) has an area of approximately 17.89 acres. Situated in Section 18 (T3S-R1E) of the Township, the properties are located on the south side of Flansburg Road, southwest of the intersection with Falahee Road (see Figure 1).

Land Use and Zoning

Current Land Use – The smaller subject parcel (ID #000-14-18-227-002-01) contains buildings while the larger subject parcel (ID #000-14-18-227-002-02) is vacant. They are currently assessed as a 'reference' property, which does not translate into a land use category (see Figure 2). 'Commercially' and 'residentially' assessed properties are located to the north. 'Residentially' assessed properties are located to the east. 'Residential vacant' parcels are located to the southwest. An 'industrially' assessed property is located to the west.

Future Land Use Plan – The *Leoni Township Master Plan* recommends 'low density residential' uses for the subject property and all surrounding properties (see Figure 3). 'Industrial' uses are proposed for properties further to the west and northwest.

Current Zoning – The smaller subject parcel (ID #000-14-18-227-002-01) appears to be entirely within a 'general business (B-4)' zone. The larger subject parcel (ID #000-14-18-227-002-02) appears to be split between a 'general business (B-4)' zone and a 'suburban residential (RS)' zone (see Figure 4). Properties to the north are zoned 'B-4'. All other surrounding properties are zoned 'RS'.

¹ 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 – Municipal water and sewer services are not available according to the Township (see the Rezoning Worksheet Form).

Public Road/Street Access – Flansburg Road, a county primary roadway, provides direct access to the subject properties.

Environmental Constraints – The Township did not indicate if there are any known environmental constraints (see the Rezoning Worksheet Form). However, the National Wetlands Inventory indicates the presence of wetlands on the larger subject property (ID #000-14-18-227-002-02) (see Figure 5).

Analysis and Recommendation

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

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 proposed rezoning is not consistent with the Master Plan. The Future Land Use Plan identifies ‘low-density residential’ uses for the subject properties (see Figure 3).

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

No. While a portion of the property to the west is recommended for ‘industrial’ uses, the portion closest to the subject properties is recommended for ‘low-density residential’ uses (see Figure 3). ‘Heavy industrial (M)’ zoning is limited to the same general area, with ‘suburban residential (RD)’ zoning on the portion closest to the subject properties.

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

No. It is unlikely that the rezoning would have a negative impact of public services and facilities.

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?**

No. Wetlands are located on the larger subject property (ID #000-14-18-227-002-02), allowing for potential flooding/contamination from industrial uses.

JCPC Staff Advisement – Based upon the analysis provided in his report, staff advises the Planning Commission to recommend **DIS-APPROVAL** to the Leoni Township Board of the proposed rezoning of the subject properties (ID #000-14-18-227-002-01 and ID #000-14-18-227-002-02) to ‘light industrial (ML)’.

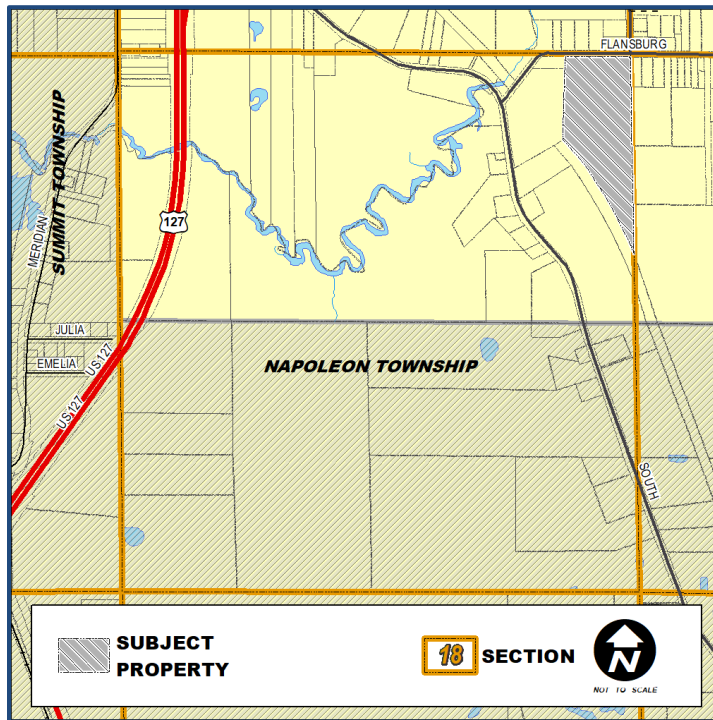
Staff Report Attachment(s):

- 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**

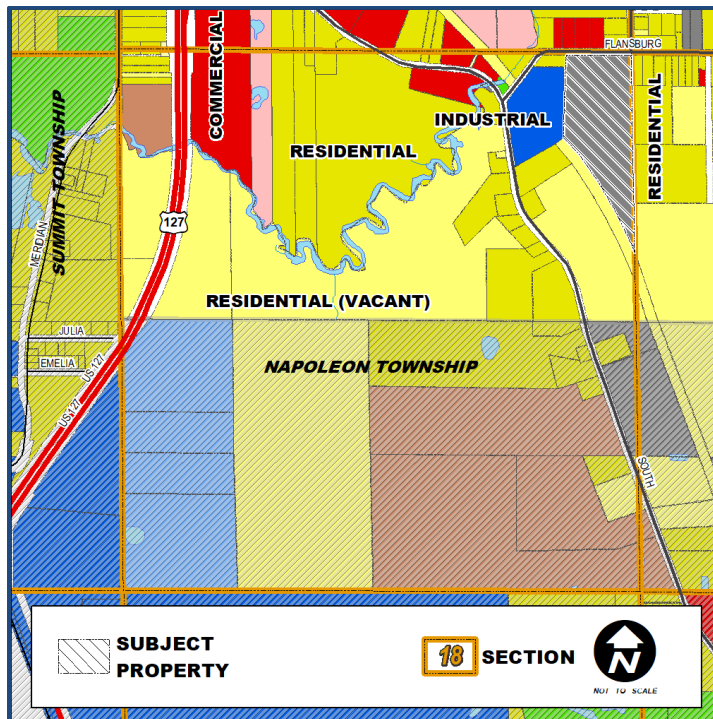


Figure 3
Municipal Future Land Use

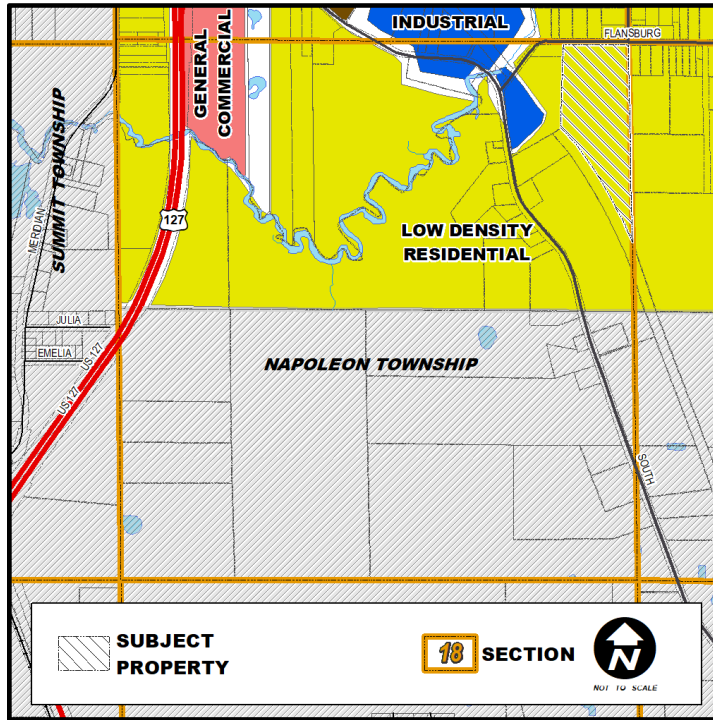
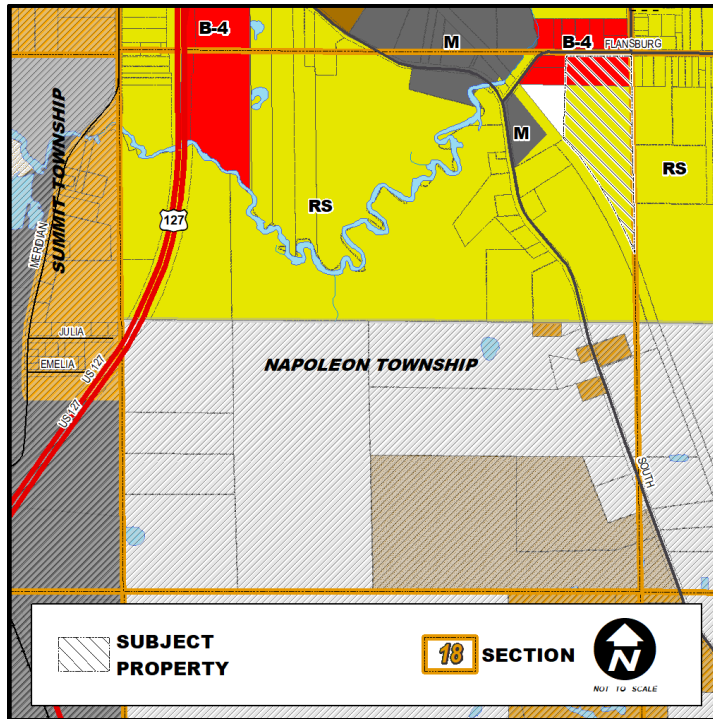
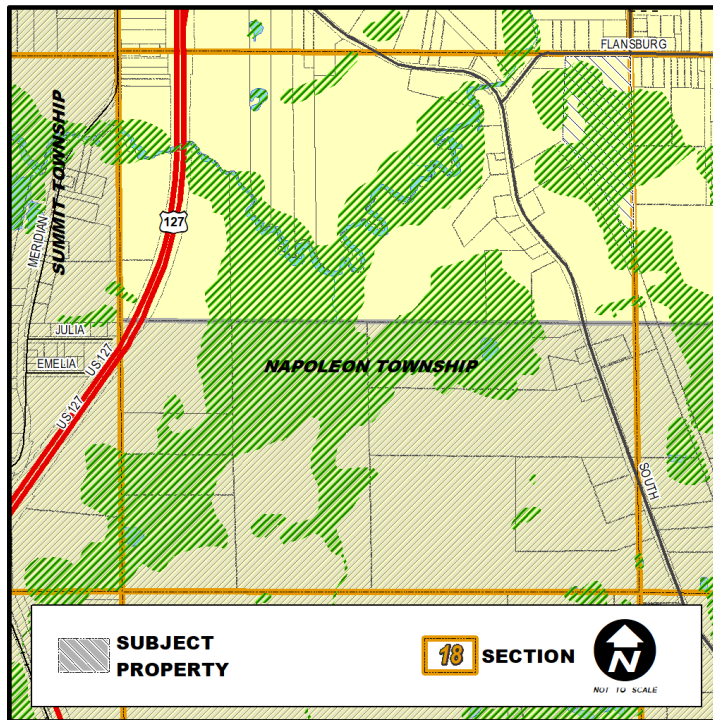


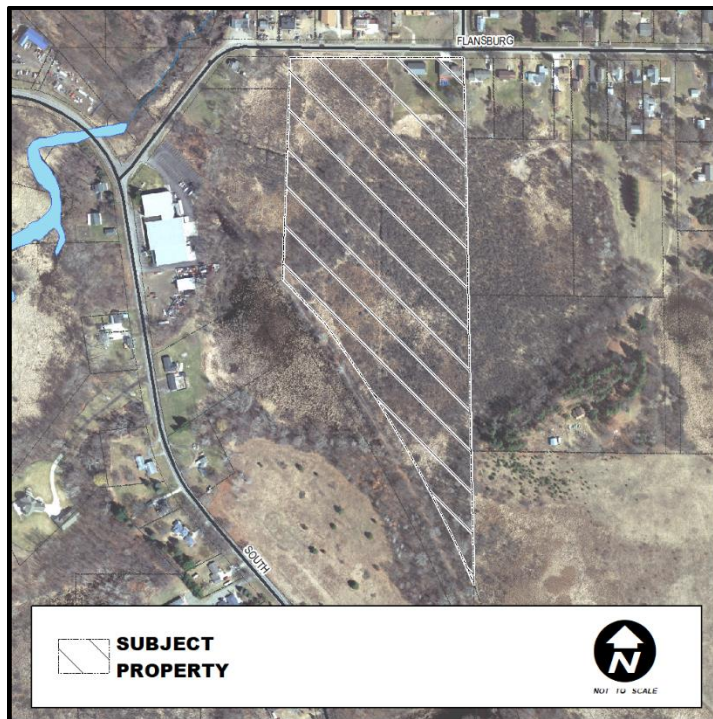
Figure 4
Municipal Zoning



**Figure 5
Wetlands**



**Figure 6
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.)

000-14-18-227-002-01 2.27 acres & 000-14-18-227-002-02 17.89 acres
Beq at NE Cor of Sec 18 TH W Alg N Sec LN 9.6 CHS TH S at RT angles to
N Sec Ln 12.41 CHS to Nely R/W LN of NYC RR TH Sely ALG SDR/W LN To E

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

2. PURPOSE OF PROPOSED CHANGE: Develop Property

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 May day 5 year 2021

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month April day 11 year 2021
(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.

☐ Chair or ☒ Secretary 5/12/21 (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) 936-2290

Applicant: Aquila Investment Group LLC Phone #: (813) 614-4279

Rezoning Request: From: General Business (B4) To: Light Industrial (ML)

Property Location: Section(s): 18 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"): 000-14-18-227-002-01 2.27 acres &
000-14-18-227-002-02 17.89 acres Original parcel # 000-14-18-227-
002-00

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Residential & vacant land

What is the proposed use of the site? Develop property

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

North: _____ South: _____

East: _____ West: _____

What are the surrounding Zoning Districts?

North: (_____) South: (_____)

East: (_____) West: (_____)

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

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

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

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

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

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

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1106
www.leonitownship.com

DATE OF APPLICATION: 03/29/2021 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.
(X) Re-Zone the property to another classification.
() Conditional Use.
() Home Occupation.
() Extending Residential Non-Conforming Use.

- 1. Applicants Name: Aguila Investments Group LLC/ Miguel Aguir Delgado Phone: 813-614-4279
- 2. Address of Property Involved: 3639 Flansburg Jackson, MI Applicant Address: 15507 Furlong Circle Odessa, FL 33556
- 3. Legal Description of Property: attached with survey
- 4. The above property is presently zoned: B4 - GEN
- 5. I wish the zoning to be changed from: B\$ - GEN to: 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: Develop Property

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

Aguila group Llc
dotloop verified
03/29/21 1:46 PM EDT
LR10-EV6Y-DAVG-WNMC
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 () DISAPPROVE the application for the following reasons:

DATE: CLERK: SIGNATURE 8/15/12

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

05/12/2021 10:42 AM

Parcel:	000-14-18-227-002-00	Current Class:	000.REFERENCE/REAL
Owner's Name:	AGUILA INVESTMENTS GROUP LLC	Previous Class:	401.RESIDENTIAL IMPROVED
Property Address:	3639 FLANSBURG RD JACKSON, MI 49203	Gov. Unit:	07 LEONI TOWNSHIP
Liber/Page:	2155/0120	MAP #	
Split:	/ /	School:	38120 MICHIGAN CENTER SCHOOL DIST
Public Impr.:	Paved Road, Electric, Gas, Street Lights, Standard Utilities	Neighborhood:	4002 4002 METES/BOUNDS SOUTH OF I-94
Topography:	Rolling		

Mailing Address:

AGUILA INVESTMENTS GROUP LLC
4211 W WATER
TAMPA FL 33614

Description:

BEG AT NE COR OF SEC 18 TH W ALG N SEC LN 9.6 CHS TH S AT RT ANGLES TO N SEC LN 12.41 CHS TO NELY R/W LN OF NYC RR TH SELY ALG SD R/W LN TO E SEC LN TH N ALG E SEC LN TO BEG. SEC 18 T3S R1E 20.25A

Most Recent Sale Information

Sold on 01/15/2020 for 262,000 by WALDRON LUCINDA J & ANTHONY D.

Terms of Sale: INVALID SALE

Liber/Page: 2155/0120

Most Recent Permit Information

None Found

Physical Property Characteristics

2021 S.E.V.:	0	2021 Taxable:	0	Lot Dimensions:	
2020 S.E.V.:	142,654	2020 Taxable:	88,506	Acreage:	20.25
Zoning:	B-4 GEN	Land Value:	30,125	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	10,294	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 2,719
Ground Area: 1,901
Garage Area: 1,025
Basement Area: 1,901
Basement Walls: Block
Estimated TCV: 283,590

of Agricultural Buildings: 1
Estimated TCV: 24,490
Cmts:

Image





Detail by Entity Name

Florida Profit Corporation

D & J DRYWALL SERVICES INC

Filing Information

Document Number P19000078874
 FEI/EIN Number 84-3150108
 Date Filed 10/08/2019
 Effective Date 10/08/2019
 State FL
 Status ACTIVE

Principal Address

6210 NORTH HIMES AVE
 TAMPA, FL 33614

Mailing Address

6210 NORTH HIMES AVE
 TAMPA, FL 33614

Registered Agent Name & Address

Aguiar, Miguel D
 6210 NORTH HIMES AVE
 TAMPA, FL 33614

Name Changed: 03/07/2020

Officer/Director Detail

Name & Address

Title P

aguiar, miguel a
 6210 NORTH HIMES AVE
 TAMPA, FL 33614

Annual Reports

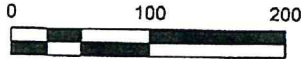
Report Year	Filed Date
2020	03/07/2020

Document Images

03/07/2020 -- ANNUAL REPORT [View image in PDF format](#)

10/08/2019 6/10/2021 Domestic Corp Agenda Packet [View image in PDF format](#)

CERTIFICATE OF SURVEY
PART OF THE NORTHEAST 1/4
SECTION 18, T3S, R1E
LEONI TWP., JACKSON CO., MI.



N 1/4 COR.
 SEC. 18
 T3S, R1E
 L.1865, P.40

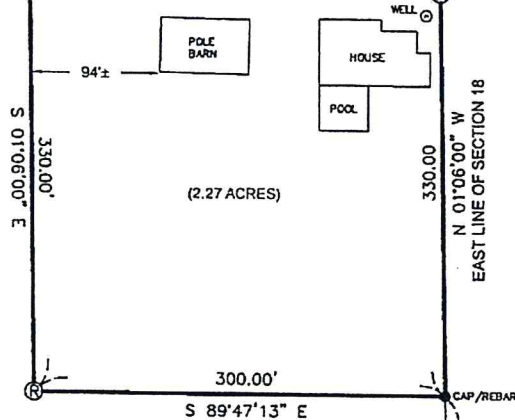
N 89°47'13" W
 2341.94'

FLANSBURG RD.
 NORTH LINE OF SECTION 18
 N 89°47'13" W

NE COR.
 SEC. 18
 T3S, R1E
 L.1580, P.506

LEGEND

- --- IRON FOUND
- ⊗ --- SET REBAR W/CAP
 "MAF 55056"
- ⊕ --- P.L.S.S. SECTION CORNER
- (R) / (M) --- (RECORD) / (MEASURED)
- --- NOT DRAWN TO SCALE



PROPERTY DESCRIPTION

A parcel of land being part of the East 1/2 of the Northeast 1/4 of Section 18 Town 3 South, Range 1 East, Leoni Township, Jackson County, Michigan being more specifically described as follows: Commence at the Northeast corner of Section 18, as the Point of Beginning for this description; thence N 89°47'13" W., along the North line of Section 18, a distance of 300.00 feet; thence S 01°06'00" E., parallel with the East line of Section 18, a distance of 330.00 feet; thence S 89°47'13" E., parallel with the North line of said section, a distance of 300.00 feet, to the East line of Section 18; thence N 01°06'00" W, along the East line of said section, 330.00 feet, to the Point of Beginning. Containing 2.27 acres of land.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE STATE PLANE
 COORDINATE SYSTEM MICHIGAN SOUTH ZONE
 CONTINENTAL US GEOID 2018



E 1/4 COR.
 SEC. 18
 T3S, R1E
 L.1954, P.549

DWG. NAME: AGUILA INVESTMENTS P2.DWG

JOB # : 20 09 002	FAUSER LAND SURVEYING, L.L.C.	<i>Mark A. Fauser</i> PROFESSIONAL SURVEYOR
DRAWN : M.A. FAUSER	2756 W. Kinneville Rd. Leslie, MI 49251	
DATE : 09- 01- 2020		
SCALE : 1" = 100'		
PAGE : 1 OF 1	I MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.	

CERTIFICATE OF SURVEY
PART OF THE EAST 1/2 OF THE
NORTHEAST 1/4, SEC. 18, T3S, R1E
LEONI TWP., JACKSON CO., MI.

N 1/4 COR.
 SEC. 18
 T3S, R1E
 L.1855, P.40

NORTH LINE OF SECTION 18
 N 89°47'13" W
 2008.34'

LEGEND

- -- IRON FOUND
- Ⓡ -- SET REBAR W/CAP
"MAF 55056"
- ⊕ -- P.L.S.S. SECTION CORNER
- (R) / (M) -- (RECORD) / (MEASURED)
- --- NOT DRAWN TO SCALE



CURVE DATA

L = 1357.22'
 R = 5671.15'
 Ch. Brg = N 29°54'00" W
 Ch. Len = 1353.99'

PROPERTY DESCRIPTION

A parcel of land being part of the East 1/2 of the Northeast 1/4 of Section 18 Town 3 South, Range 1 East, Leoni Township, Jackson County, Michigan being more specifically described as follows: Commence at a point on the North line of Section 18, being N 89°47'13" W., a distance of 300.00 feet, from the Northeast corner of Section 18, as the Point of Beginning for this description; thence S 01°06'00" E., parallel with the East line of Section 18, a distance of 330.00 feet; thence S 89°47'13" E., parallel with the North line of said section, a distance of 300.00 feet, to the East line of Section 18; thence S 01°06'00" E., along the East line of Section 18, a distance of 1664.58 feet, to the intersection of said East Section line with the Northerly right of way of the former LS & MS railroad line; thence along the Northerly right of way line of said abandon railroad on the arc of a curve concave to the Southwest, a distance of 1357.22 feet (said curve having a radius of 5671.15 feet, with a chord bearing and distance of N 29°54'00" W., 1353.99 feet); thence N 00°12'47" E., a distance of 822.80 feet, to the North line of Section 18; thence S 89°47'13" E., along the North line of Section 18, a distance of 333.60 feet, to the Point of Beginning.
 Containing 17.80 acres of land (more or less)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE STATE PLANE
 COORDINATE SYSTEM MICHIGAN SOUTH ZONE
 CONTINENTAL US GEOID 2018

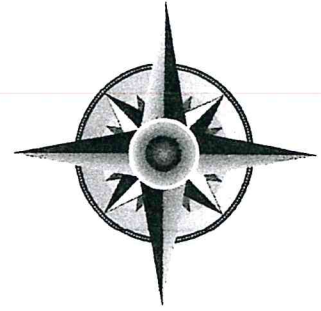
DWG. NAME: AGUILA INVESTMENTS.DWG

JOB # : 20 00.000	FAUSER LAND SURVEYING, L.L.C.	 PROFESSIONAL SURVEYOR
DRAWN : M.A. FAUSER	2756 W. Kinneville Rd. Leslie, MI 49251	
DATE : 09- 02 -20		
SCALE : 1" = 300'		
PAGE : 1 OF 1	I MARK A. FAUSER, PS#55056 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCEL(S) HEREON DESCRIBED AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL THE REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.	

Fauser Land Surveying, L.L.C.

2756 W. Kinneville Rd.
Leslie, Michigan 49251
(517) 589-0225

Mark A. Fauser, PS #55056



Date: 3 Sep 2020

Invoice

Client Information	Surveyed Parcel
To: <u>Aguila Investments Group LLC</u>	Section: <u>18</u>
Address: <u>3639 Flansburg Rd (Property Address)</u>	Township: <u>LEONI</u>
City, State, Zip <u>JACKSON, MI 49203</u>	County: <u>JACKSON</u>
Phone:	Town, Range: <u>35, 1E</u>

Description of work performed

2 Certificates of Survey for a 2.27 acre parcel and a 17.80 acre parcel.

Set or found all corners as shown on the certificates.

Prepared property descriptions for each parcel.

Located structures on 2.27 acre parcel for Leoni Township Land division requirements.

Survey Estimate: \$1800.⁰⁰

Amount of Deposit: —

Amount Due: \$1800.⁰⁰

Thank you for your business.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/29/2021 12:27 PM

Parcel:	000-14-18-227-002-01	Current Class:	401.RESIDENTIAL IMPROVED
Owner's Name:	AGUILA INVESTMENTS GROUP LLC	Previous Class:	001.NEW PARCEL
Property Address:	3639 FLANSBURG RD JACKSON, MI 49203	Gov. Unit:	07 LEONI TOWNSHIP
		MAP #	
Liber/Page:	2155/0120	School:	38120 MICHIGAN CENTER SCHOOL DIST
Split:	/ /	Neighborhood:	4002 4002 METES/BOUNDS SOUTH OF I-94
Public Impr.:	None		
Topography:	None		

Mailing Address:

AGUILA INVESTMENTS GROUP LLC
4211 W WATER
TAMPA FL 33614

Description:

Most Recent Sale Information

Sold on 01/15/2020 for 262,000 by WALDRON LUCINDA J & ANTHONY D.

Terms of Sale: SPLIT

Liber/Page: 2155/0120

Most Recent Permit Information

None Found

Physical Property Characteristics

2021 S.E.V.:	171,414	2021 Taxable:	171,414	Lot Dimensions:	
2020 S.E.V.:	0	2020 Taxable:	0	Acreage:	2.27
Zoning:	B-4 GEN	Land Value:	19,430	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	5,944	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 2,719
Ground Area: 1,901
Garage Area: 1,025
Basement Area: 1,901
Basement Walls: Block
Estimated TCV: 292,963

of Agricultural Buildings: 1
Estimated TCV: 24,490
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/29/2021 12:27 PM

Parcel: 000-14-18-227-002-02
Owner's Name: AGUILA INVESTMENTS GROUP LLC
Property Address: FLANSBURG RD
JACKSON, MI 49203

Current Class: 402.RESIDENTIAL VACANT LAND
Previous Class: 001.NEW PARCEL
Gov. Unit: 07 LEONI TOWNSHIP
MAP #
School: 38120 MICHIGAN CENTER SCHOOL DIST
Neighborhood: 4002 4002 METES/BOUNDS SOUTH OF I-94

Liber/Page: 2155/0120
Split: / /
Created: 02/17/2021
Active: Active

Public Impr.: None
Topography: None

Mailing Address:

Description:

AGUILA INVESTMENTS GROUP LLC
4211 W WATER
TAMPA FL 33614

Most Recent Sale Information

Sold on 01/15/2020 for 262,000 by WALDRON LUCINDA J & ANTHONY D.

Terms of Sale: SPLIT

Liber/Page: 2155/0120

Most Recent Permit Information

None Found

Physical Property Characteristics

2021 S.E.V.: 53,170

2021 Taxable: 53,170

Lot Dimensions:

2020 S.E.V.: 0

2020 Taxable: 0

Acreage: 17.89

Zoning: B-4 GEN

Land Value: 106,340

Frontage: 0.0

PRE: 0.000

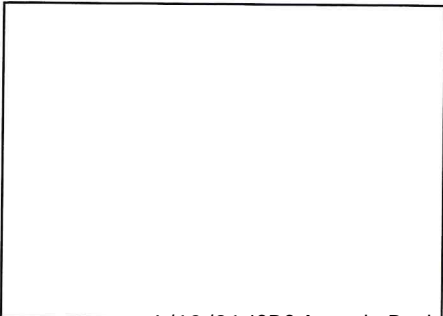
Land Impr. Value: 0

Average Depth: 0.0

Improvement Data

None

Image



TOWNSHIP OF LEONI

Receipt: 169605

04/05/21

913 5TH STREET

P.O. BOX 375

MICHIGAN CENTER, MI 49254

(517) 764-4694

(517) 764-1106 FAX

Cashier: TPOTTER

Received Of: AGUILA INVESTMENTS GROUP LLC

The sum of: 550.00

ZON AGUILA INVESTMENTS REZO

550.00

Total 550.00

CHECK 11949

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, May 5, 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.

000-14-18-227-002-01 & 000-14-18-227-002-02
Aguila Investments Group LLC Rezone
3639 Flansburg Rd.

Purpose of hearing: Rezone from B-4 General Business to ML Light Industrial

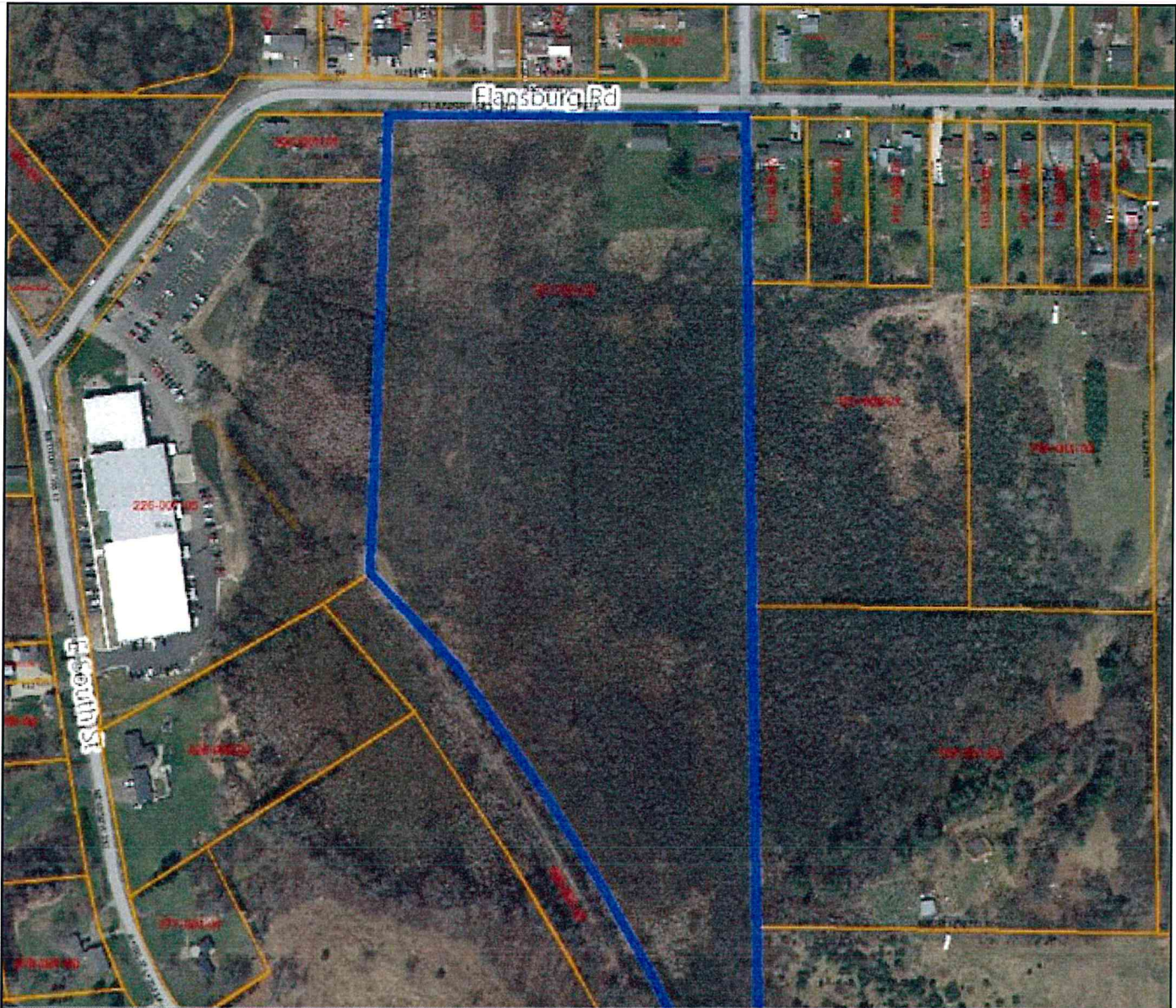
Legal Description: BEG AT NE COR OF SEC 18 TH W ALG N SEC LN 9.6 CHS TH S AT RT ANGLES TO N SEC LN 12.41 CHS TO NELY R/W LN OF NYC RR TH SELY ALG SD R/W LN TO E SEC LN TH N ALG E SEC LN TO BEG. SEC 18 T3S R1E 20.25A

Cindy Norris, Clerk



Parcel Report - Parcel ID: 000-14-18-227-002-00

4/5/2021



Owner Name AGUILA INVESTMENTS GROUP LLC
Owner Address 4211 W WATER
TAMPA, FL 33614
Homestead 100
Parcel Address 3639 FLANSBURG RD
JACKSON, MI 49203
Property Class 000 - REFERENCE
Status Active
Acreage 20.25
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2155-120

	2018	2019	2020
Taxable Value	\$84,821	\$86,856	\$88,506
Assessed Value	\$124,148	\$126,557	\$142,654

Tax Description:

BEG AT NE COR OF SEC 18 TH W ALG N SEC LN 9.6 CHS
TH S AT RT ANGLES TO N SEC LN 12.41 CHS TO NELY
R/W LN OF NYC RR TH SELY ALG SD R/W LN TO E SEC LN
TH N ALG E SEC LN TO BEG. SEC 18 T3S R1E 20.25A



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.



000-14-08-352-003-01

COMVESKO PROPERTIES #8 LLC
801 E MCDEVITT AVE
JACKSON, MI 49203

000-14-08-352-005-00

STACKLING ROBERT & KRYSTAL
1595 FALAHEE RD
JACKSON, MI 49203

000-14-08-352-003-02

STACKLING ROBERT & KRYSTAL
1595 FALAHEE RD
JACKSON, MI 49203

000-14-08-352-006-00

SHISSLER DAN R
3704 FLANSBURG RD
JACKSON, MI 49203

000-14-08-352-007-00

ROTHFUSS REVOCABLE TRUST
1004 SEYMOUR AVE
JACKSON, MI 49202-2546

000-14-07-477-010-00

SCHMELL JEFFREY T
3773 N DEARING RD
PARMA, MI 49269

000-14-07-477-012-03

DONALDSON DAWN, DENNIS & KATHLEEN
3610 FLANSBURGH RD
JACKSON, MI 49203

000-14-07-477-007-00

SULLIVAN HUNTER T
5900 WOLF LAKE RD
GRASS LAKE, MI 49240

000-14-07-477-011-00

KILPATRICK BETH & PLOOF LOUIS
1594 FALAHEE RD
JACKSON, MI 49203

000-14-17-500-001-00

BOLEY WILLIAM G
4202 E SOUTH ST
JACKSON, MI 49201

000-14-18-227-002-00

AGUILA INVESTMENTS GROUP LLC
4211 W WATER
TAMPA, FL 33614

000-14-07-477-008-00

SULLIVAN HUNTER T
5900 WOLF LAKE RD
GRASS LAKE, MI 49240

000-14-07-477-009-00

AGUILA INVESTMENTS GROUP LLC
4211 W WATER AVE
TAMPA, FL 33614

000-14-07-477-006-00

PELFREY MARK A
343 FLANSBURG RD
JACKSON, MI 49203

000-14-18-227-001-01

BONNYMEDE PROPERTIES LLC
6231 MOON LAKE RD
JACKSON, MI 49201

000-14-17-101-010-02

CLARK DONNIE AND SHANI
3635 FLANSBURG RD
JACKSON, MI 49203

000-14-17-101-008-01

ERICKSON THOMAS M & DARLA J
3743 FLANSBURG RD
JACKSON, MI 49203

000-14-17-101-011-02

LGP HOLDINGS LLC
509 S EAST ST
CHELSEA, MI 48118

000-14-17-152-001-00

JABLONSKI BRIAN T & WHITING NICOLE
460 W GROVE
MICHIGAN CENTER, MI 49254

000-14-17-101-006-01

BECKWITH CLIFFORD T A.S.M
3749 FLANSBURG RD
JACKSON, MI 49203

000-14-17-101-010-03

TARRANT JOSEPH N & HOBBS JANET A
3703 FLANSBURG RD
JACKSON, MI 49203

000-14-18-226-002-01

JONES JAMES R & ERIKA
3018 E SOUTH ST
JACKSON, MI 49201

000-14-18-226-001-05

CLASSIC PROPERTY LLC
2500 W ARGYLE ST
JACKSON, MI 49202

000-14-18-277-001-02

RUDOLPH STEVEN B
4116 FLANSBURG
JACKSON, MI 49201

000-14-18-500-001-01

BOLEY WILLIAM G
4202 E SOUTH ST
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) April 11, 2021

Sworn to and subscribed before me this 12th day of April 2021.

Coreen Chase

Notary Public, Jackson County, Michigan

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

NOTICE LEONI TOWNSHIP JACKSON COUNTY, MI

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, May 5, 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.

000-14-18-227-002-01 & 000-14-18-227-002-02
Aguila Investments Group LLC Rezone
3639 Flansburg Rd.

Purpose of hearing: Rezone from B-4 General Business to ML Light Industrial

Legal Description: BEG AT NE COR OF SEC 18 TH W ALG N SEC LN 9.6 CHS TH S AT RT ANGLES TO N SEC LN 12.41 CHS TO NELY R/W LN OF NYC RR TH SELY ALG SD R/W LN TO E SEC LN TH N ALG E SEC LN TO BEG. SEC 18 T3S R1E 20.25A

Cindy Norris, Clerk

Leoni Township Office
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1380
Leonitownship.com

PLANNING COMMISSION MINUTES
May 5, 2021 DRAFT

The Leoni Township Planning Commission held a meeting Wednesday, May 5, 2021 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:00 pm

Members Present: V. Beckwith, J. Southworth, B. Lester, D. Perrine, W. Miles, Connie Gibson and R. Kinch

Members absent: 0

Persons in attendance: 11

Pledge of Allegiance

Purpose of Planning Commission read by V. Beckwith

Motion by V. Beckwith supported by J. Southworth to approve the May 5 Agenda with the change of moving Old Business #1 to after New Business and New Business #1 to New Business #2.

Motion adopted by voice vote

Motion by W. Miles and supported by J. Southworth to approve the April 21 minutes as written.

Motion adopted by voice vote

Public Comment: **Open at 6:04 pm.**
 Closed at 6:06 pm.

NEW BUSINESS:

- 1. 000-14-18-227-002-01 & 000-14-18-227-002-02 -Aguila Investment Group LLC – 3639 Flansburg Rd. Rezone**

Discussion: Amy Aldrich was on to represent the property owner and explained that the Aguila Investment Group wanted to rezone from B4 to ML to develop the property.

Motion by V. Beckwith, supported by R. Kinch to grant the rezone for parcels 000-14-18-227-002-01 & 000-14-18-227-002-02

Roll call Vote: 1 Aye: Lester

6 Nays: Southworth, Kinch, Perrine, Miles, Gibson & Beckwith

Motion Failed

- 2. 000-14-09-101-009-00 Jeffrey P. Vilminot Rezone – 4797 Page Ave.**

Discussion: Mr. Vilimont explained that the property was originally ML and the township rezoned it to B2 in 2005. Mr. Vilimont recently retired and wants to sell the property and the ML rezone would make the property more marketable.

Motion by V. Beckwith, supported by W. Miles to grant the rezone for parcel 000-14-09-101-009-00

Roll call Vote: 1 Aye: Lester

6 Nays: Southworth, Kinch, Perrine, Miles, Gibson & Beckwith
Motion Failed

OLD BUSINESS:

Discussion: D. Perrine suggested that the commission should go through 5-6 pages per meeting until they have completed the Master Plan. Commission agreed that would be a good plan. Agreed Page 1 of Master Plan is good as written. Page 2 of Master Plan is good as written. Page 3 of Master Plan commission agreed that the statement where the Master Plan is not law but is used for long term planning. Page 4 of Master Plan is good as written. Page 5 of Master Plan is good as written.

Public Comment: **Open at 6:56 pm.**
 Closed at 7:05 pm.

Motion by W. Miles, supported by J. Southworth to adjourn the meeting.

Meeting Adjourned 7:21 pm.

Next meeting: May 19, 2021



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 | #21-14

To: County Planning Commissioners

From: Grant E. Bauman

Date: May 25, 2021

Proposal: **A rezoning in Leoni Township**

Request

The subject properties (Cooper Road (M-106), ID #000-08-22-427-003-00 and #000-08-22-427-004-00) are proposed for rezoning from 'urban residential (RU-1)' to 'heavy industrial (I-2)' (see the background information).

Purpose

The applicant wishes to combine the subject properties with Main & Company, the adjacent industrial property located to the north (see the Rezoning Worksheet Form and background information).¹

Location and Size of the Property

The subject properties have a combined area of approximately 8 acres. Situated in Section 22 and 23 (T2S-R1W) of the Township, the properties are located on the west side of Cooper Road (M-106), south of Chanter Road (see Figure 1).

Land Use and Zoning

Current Land Use – The subject properties are vacant and currently assessed by the Township as 'residential vacant' (see Figure 2). Main & Company, the adjacent industrial property located to the north, is assessed for industrial use. Properties on the east side of Cooper Road (M-106) are assessed for 'residential' use, as are parcels to the south. An 'exempt' property, part of the City of Jackson's wastewater treatment plant, is located on the west side of the adjacent railroad right-of-way.

Future Land Use Plan – The *Blackman Township Master Plan* recommends 'general commercial' uses for the subject properties as well as properties to the north, east, and south along Cooper Road (M-106) (see Figure 3). 'Public-quasi-public' uses are proposed to the west.

Current Zoning – The western ends of the subject properties are currently zoned 'heavy industrial (I-2)', but the most of their area is zoned 'urban residential (RU-1)' (see Figure 4). Properties located to the north, southwest, and west are also zoned 'I-2'. Properties on the east side of Cooper Road (M-106) are zoned 'suburban residential (RS-1)'. Properties to the south along M-106 are zoned 'RU-1'.

Public Facilities and Environmental Constraints

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

¹ 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 Road/Street Access – Cooper Road (M-106), a state highway, provides direct access to the subject properties.

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

Analysis and Recommendation

Township Planning Commission Recommendation – The Blackman Township Planning Commission recommends **approval** of the proposed rezoning of the subject properties to ‘heavy industrial (I-2)’ (see the attached Zoning Amendment Form and background information).

Staff Analysis – Blackman 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 (FLU) Plan includes the parcels in an area recommended for ‘general commercial’ uses (see Figure 3). The FLU Plan should be amended to accommodate the existing and proposed industrial development in this part of Blackman Township.

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

Yes. The property to the north is already utilized for industrial uses and Jackson’s wastewater treatment plant is located to the west (see Figure 4).

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

No. Cooper Road (M-106) is a state highway. Water and sewer services are not provided.

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 properties are already partially zoned ‘heavy industrial (I-2)’ and industrial uses are already located to the north and the west.

An incorrect Parcel ID # was provided on the notice published in the Jackson Citizen Patriot (ID #000-08-32-434-003 rather than #000-08-22-427-003-00). This mistake should be corrected and a new public hearing held before the Blackman Township Planning Commission prior to any action taken by the Blackman Township Board.

JCPC Staff Advisement – Based upon the analysis provided in his report, staff advises the Planning Commission to recommend **APPROVAL WITH COMMENTS** to the Blackman Township Board of the proposed rezoning of the subject properties (ID #000-08-22-427-003-00 and #000-08-22-427-004-00) to ‘heavy industrial (I-2)’ (see the staff report).

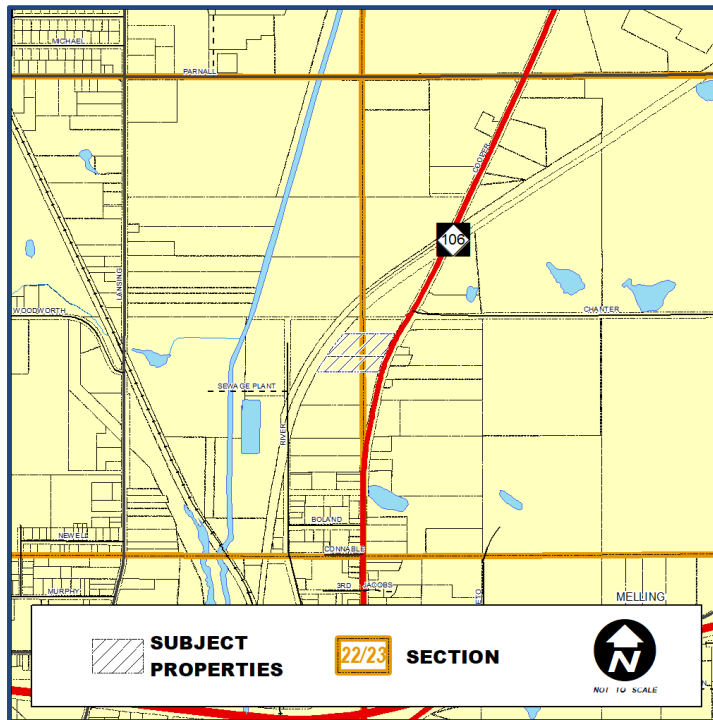
Staff Report Attachment(s):

- 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**

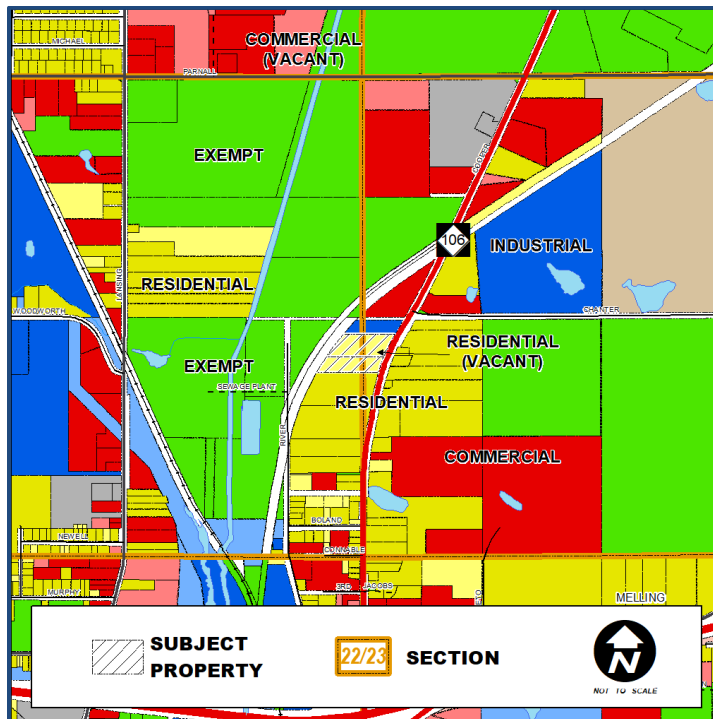


Figure 3
Municipal Future Land Use

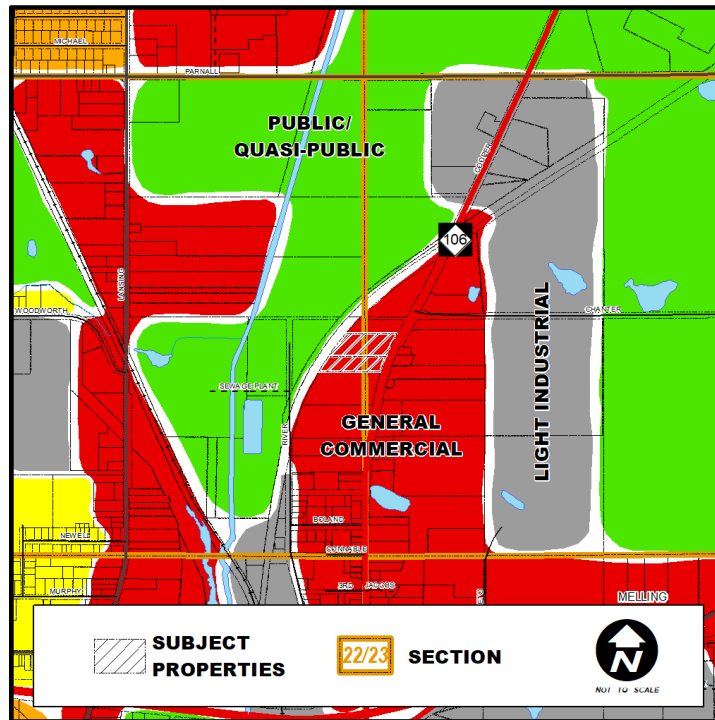


Figure 4
Municipal Zoning

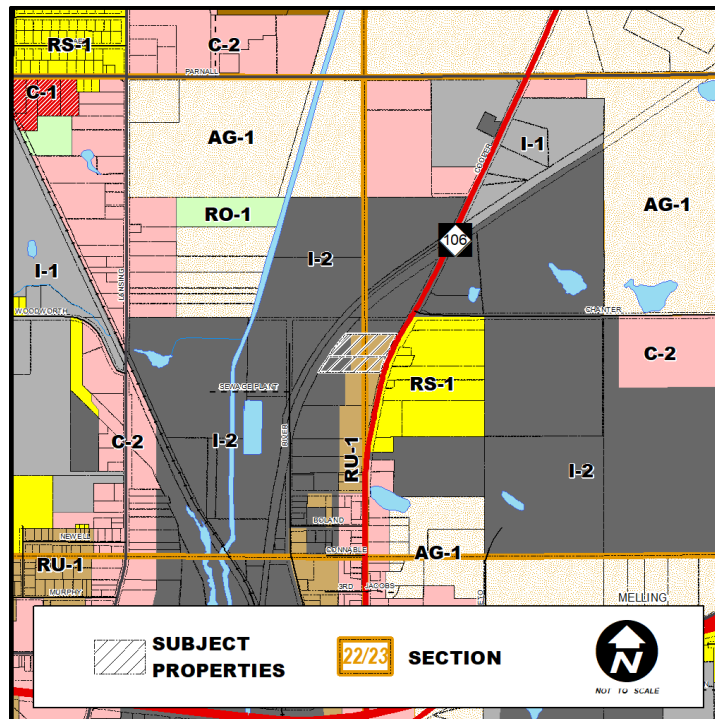
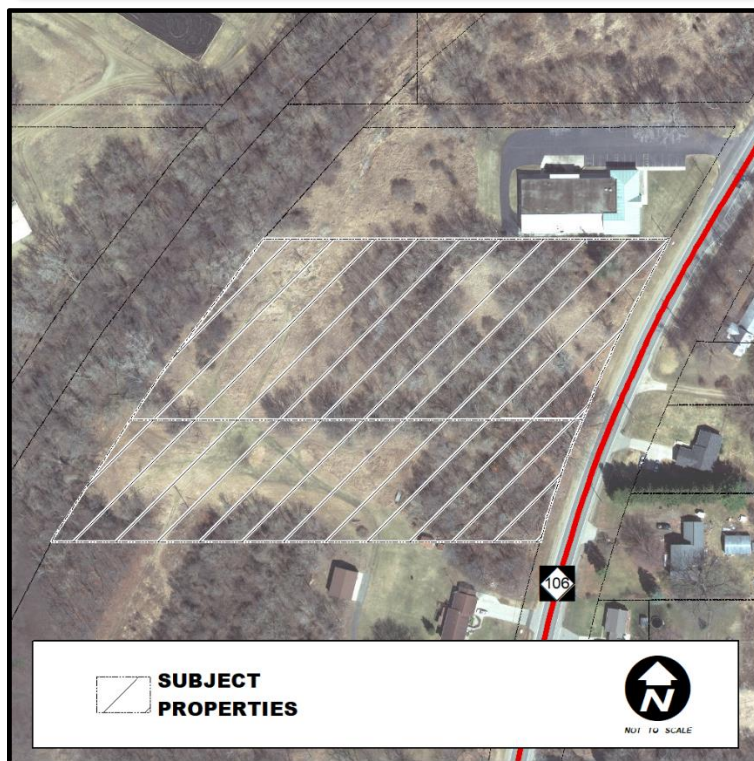
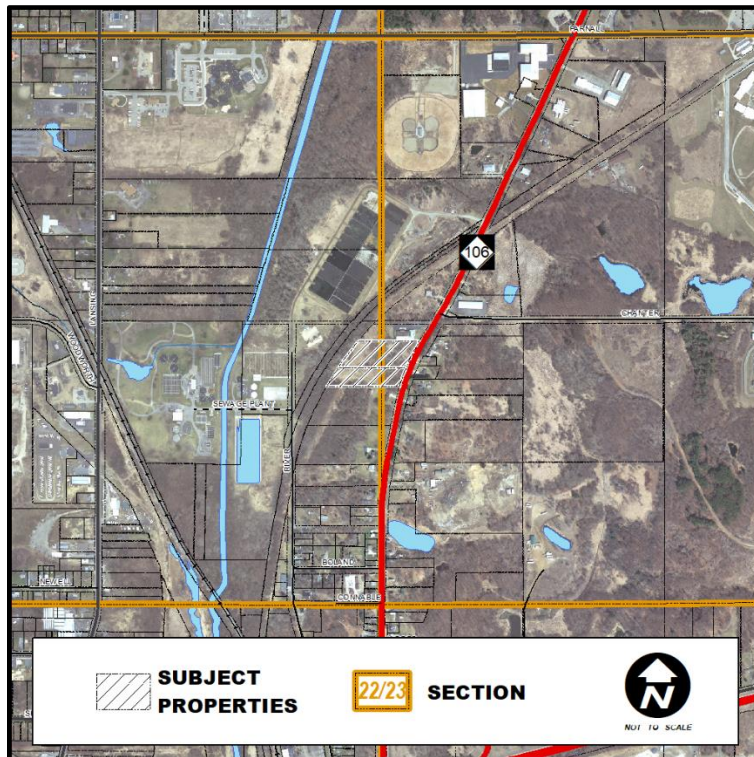


Figure 5a and 5b
Aerial Photos



JCPC Case #: _____
(For JCPC Use Only)

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A OR B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

000-08-22-427-003-00 3.7 acres The parcel is zoned
RU-1 Urban Residential and I-2 heavy Industrial
(See attached)

1. The above described property has a proposed zoning change FROM RU-1
ZONE TO I-2 heavy Industrial ZONE.

2. PURPOSE OF PROPOSED CHANGE: Potential Parcel Combination for addition
To North Property Shop 2700 Cooper

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 _____ day _____ year _____

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month _____ day _____ year _____
(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 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 5 / 18 / 2021 (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.

() Chair or () 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: Blackman Township Case #: 1522

Township official we may contact: Bryan Powers Phone #: (517) 812-1962

Applicant: Gerald Brown Phone #: (517) 789-7183

Rezoning Request: From: Urban Residential (RU-1) To: Heavy Industrial (I-2)

Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE

Legal Description and/or Survey Map/Tax Map (please attach) ☐ Yes ☒ No (Please do not use only the Parcel ID Number)

Parcel Size (if more than one parcel, label "A" - "Z"): 000-08-22-427-004-00 4.33 acres
000-08-22-427-003-00 3.7 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? VACANT LOTS

What is the proposed use of the site? COMBINE WITH BUILDING NEXT TO PARCELS 2700 COOPER RD

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

North: _____ South: _____
East: _____ West: _____

What are the surrounding Zoning Districts?

North: (I-2) Heavy Industrial South: (RU-1) Urban Residential
East: (RS-1) Suburban Residential West: (I-2) Heavy Industrial

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

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

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

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

Are there any known environmental constraints on the site? ☐ Yes ☒ No NOT SURE

☐ 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. NO COMMENTS MADE

Please include any additional information or comments as an attachment.

MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
TUESDAY MAY 18, 2021
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Tuesday, May 19, 2021 at the Blackman Township Office.

Members Present: Decker, Williams, Grabert, Schroeder

Members Absent: Bachus

Sign-in list of names present: In file

AGENDA MOTION: None

MINUTES APPROVAL: April 20, 2021

Motion by: **Bachus** supported by: **Grabert** to approve Minutes for the Planning Commission meetings held 04/20/2021.

Roll Call: Ayes 4, Nays 0. Motion Carried.

CASE# 1522 – ZONING CHANGE: RU-1 TO I-2

Parcel # 000-08-22-427-004-00 and 000-08-22-427-003-00

Requested by: Gerald Brown – Main & Company

Presentation by owner: Gerald Brown

Public Comment: None

Motion by: **Williams**, supported by: **Schroeder** to recommend approval of the Zoning Change Case #1522 as submitted. Region 2 declined to review the zoning change and issue report.

Roll Call: Ayes 4, Nays 0. Motion Carried.

CASE# 1524 – CONDITIONAL USE PERMIT: PROPOSED LANDSCAPE COMPANY C-3 (HIGHWAY COMMERCIAL)

Address: 3851 W. Michigan Ave, Jackson, MI 49202

Parcel # 000-08-31-426-003-00

Requested by: Total Property Management Group

Presentation by owner: Tim Bowman

Public Comment: None

Motion by: **Williams**, supported by: **Grabert** to recommend approval of the Conditional Use Permit Case #1524 with the following conditions: Fencing/Buffer shall be placed around property and no outside storage of materials. Recommendation was based on Section 4.4.3 b 6 of Blackman Charter Township Zoning Ordinance.

Roll Call: Ayes 4, Nays 0. Motion Carried.

CASE# 65.2021: SITE PLAN REVIEW: EMERALD OUTDOOR LANDSCAPE BUSINESS

Address: SW Corner Clinton Rd & Rives Junction Rd

Parcel: #000-08-451-004-01

Requested by: Emerald Property Development

Presentation: Doug Martz

Public Comment: None

Motion by: **Schroeder**, Supported by: **Williams** to approve case# 65.2021 as submitted w/ condition that they provide the zoning administrator the following prior to issuance of a building permit. Copy of Flowage Agreement and Recording, MDOT approval for Force Main and North East Retention Pond, JCDOT approval and Compliance with Drain Commissioner Letter dated May 13, 2021.

Roll Call: Ayes 4, Nays 0. Motion Carried.

OTHER MATTERS REVIEWED: None

PUBLIC COMMENT: None

TRUSTEE REPORT: Special meetings scheduled for Board on June 26 for review of consumers variance request to ZBA.

ZBA REPORT: None

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 7:37 pm

Minutes prepared by: Byron Schroeder, Secretary

Narrative Description of Proposed Use/Request

We are currently in the process of purchasing two connected lots directly next to and south of Main & Company, 2700 Cooper St., Jackson, MI 49201, contingent upon the ability to rezone Industrial.

It is our understanding that neither of the two lots (000-08-22-427-004-00, and 000-08-22-427-003-00) are fully zoned Industrial. It is our desire to obtain this property for the possible future expansion of Main & Company so we would like to have both lots zoned fully industrial.

BLACKMAN TOWNSHIP ZONING APPLICATION

Print or Type

Case#

APPLICATION FOR

☒ Rezoning**

☐ Planned Developments

☐ Variance**

☐ Conditional Use**

☐ Site Plan Review

☐ Home Occupation**

☐ Site Plan Change/Renewal

☐ Administrative Site Plan

This application will not be processed if incomplete. **All required materials must be submitted at least twenty-one (21) days prior to the Next Planning Commission or Zoning Board of Appeals meeting. Site Plans with all documentation twenty-one (21) days prior to the next Planning Commission meeting.

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

Name(s) GERALD BROWN - MAIN * COMPANY Phone (517) 789-7183

Address 2700 COOPER ST.
JACKSON, MI 49201

OWNER INFORMATION

Name(s) CHARLES & EDWARD GOOSTREY Phone (517) 937-6330

Address 152 ACKERSON LAKE DR.
JACKSON, MI 49201

PROPERTY INFORMATION

Address or Location COOPER STREET JACKSON, MI 49201 NEAR CHANTER RD.

Permanent Parcel # 000-08-22-427-004-00 & 000-08-22-427-003-00

Zone District (Current) RESIDENTIAL Property Size 465 FT x 600 FT. APPROXIMATELY

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

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

SEE ATTACHED

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

Mark V. Brown
Signature of Applicant

Signature of Applicant

4-7-21
Date

I hereby grant permission for members of the Blackman 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.)

Mark V. Brown
Signature of Applicant

Signature of Applicant

4-7-21
Date

****APPLICANT OR APPOINTED REPRESENTATIVE MUST BE PRESENT AT THE MEETING.**

*****DO NOT WRITE BELOW THIS LINE*****

Date Received _____ Fee Paid _____ Meeting Date _____

Submitted Materials: ☐ Site Plan ☐ # of Copies ☐ Application ☐ Site Plan Checklist

Required Letters: ☐ Legal Description ☐ Survey ☐ Pictures

Application Accepted by _____

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

Zoning Board of Appeals **APPROVE/DENY** request. Chairman _____ Date _____

Planning Commission recommends **APPROVE/DENY**. Chairman _____ Date _____

Blackman Charter Township Board of Trustees **APPROVE/DENY** the Conditional Use or Zone Change as requested by Applicant. Clerk _____ Date _____

SECTION 5.18 TEMPORARY USES: Zoning Administrator **APPROVE/DENY** request.

Zoning Administrator _____ Date _____



BLACKMAN CHARTER TOWNSHIP

1990 W. Parnall Road • Jackson, Michigan 49201-8612 • Phone (517) 788-4345 • Fax (517) 788-4689

NOTICE **PLANNING COMMISSION MEETING** **BLACKMAN CHARTER TOWNSHIP**

Notice is hereby given that the Blackman Charter Township Planning Commission, located at 1990 West Parnall Road, will hold a Public Meeting on

MAY 18TH, 2021 at 6:00 p.m. to consider the following:

CASE#1522

ZONE CHANGE

PARCEL# 000-08-32-434-003-00

PARCEL# 000-08-22-427-004-00

PROPOSED ZONE CHANGE

FROM URBAN RESIDENTIAL RU-1 TO
HEAVY INDUSTRIAL I-2

CASE#1524

CONDITIONAL USE

3851 W MICHIGAN AVE JACKSON, MI 49202

PROPOSED LANDSCAPE COMPANY

CASE#65.2021

SITE PLAN REVIEW

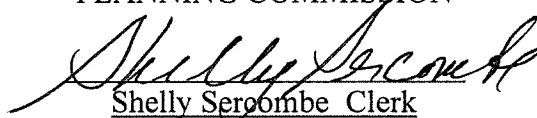
PARCEL#000-08-06-451-001-01

EMERALD PROPERTY DEVELOPMENT
WAREHOUSE

MASKS AND SOCIAL DISTANCING REQUIRED AT THE MEETING

At which time any person interested in the Township or their duly appointed representative will be heard. Requested by: **BLACKMAN TOWNSHIP**

BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION


Shelly Sercombe Clerk



6725418

612725

Order Confirmation

Ad Order Number 0009956058

Customer**BLACKMAN CHARTER TOWNSHIP**

Account: 20011771

BLACKMAN CHARTER TOWNSHIP

1990 W PARNALL RD,

JACKSON MI 49201 USA

(517)788-4345

FAX: 5177884689

kamtz@blackmantwp.com

Payor Customer**BLACKMAN CHARTER TOWNSHIP**

Account: 20011771

BLACKMAN CHARTER TOWNSHIP

1990 W PARNALL RD,

JACKSON MI 49201 USA

(517)788-4345

PO Number

Sales Rep. Joseph Rosa

Order Taker Joseph Rosa

Order Source

Special Pricing

Tear Sheets	0	TearsheetsCost	\$0.00	Net Amount	\$157.49
Proofs	0			Tax Amount	\$0.00
Affidavits	2	AffidavitsCost	\$20.00	Total Amount	\$157.49
Blind Box				Payment Method	Invoice
Promo Type				Payment Amount	\$0.00
Materials				Amount Due	\$157.49
Invoice Text					

Ad Schedule

Product	Jackson Citizen Patriot	Placement/Class	Announcements
# Inserts	1	POS/Sub-Class	Public Notices
Cost	\$124.99	AdNumber	0009956058-01
Ad Type	MI CLS Liner	Ad Size	1 X 63 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	NOTICEPLANNINGCOMMISSIONMEETINGBLACKMANCHARTERTOWNSHIPNOTICEISHEREBYGIVENTHATTHEBLAC	
05/02/2021			

Product	MLive.com	Placement/Class	Announcements
# Inserts	1	POS/Sub-Class	Public Notices
Cost	\$12.50	AdNumber	0009956058-01
Ad Type	MI CLS Liner	Ad Size	1 X 63 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	NOTICEPLANNINGCOMMISSIONMEETINGBLACKMANCHARTERTOWNSHIPNOTICEISHEREBYGIVENTHATTHEBLAC	
05/02/2021			

Ad Content Proof

NOTICE
PLANNING COMMISSION
MEETING
BLACKMAN CHARTER
TOWNSHIP

Notice is hereby given that
the Blackman Charter Town-
ship Planning Commission,
located at 1990 West Parnall
Road, will hold a Public
Meeting on:

**MAY 18TH, 2021 at 6:00
p.m. to consider the
following:**

CASE#1522
ZONE CHANGE
PARCEL#
000-08-32-434-003-00
PARCEL#
000-08-22-427-004-00
PROPOSED ZONE CHANGE
FROM URBAN RESIDENTIAL
RU-1 TO
HEAVY INDUSTRIAL I-2

CASE#1524
CONDITIONAL USE
3851 W MICHIGAN AVE
JACKSON, MI 49202
PROPOSED LANDSCAPE
COMPANY

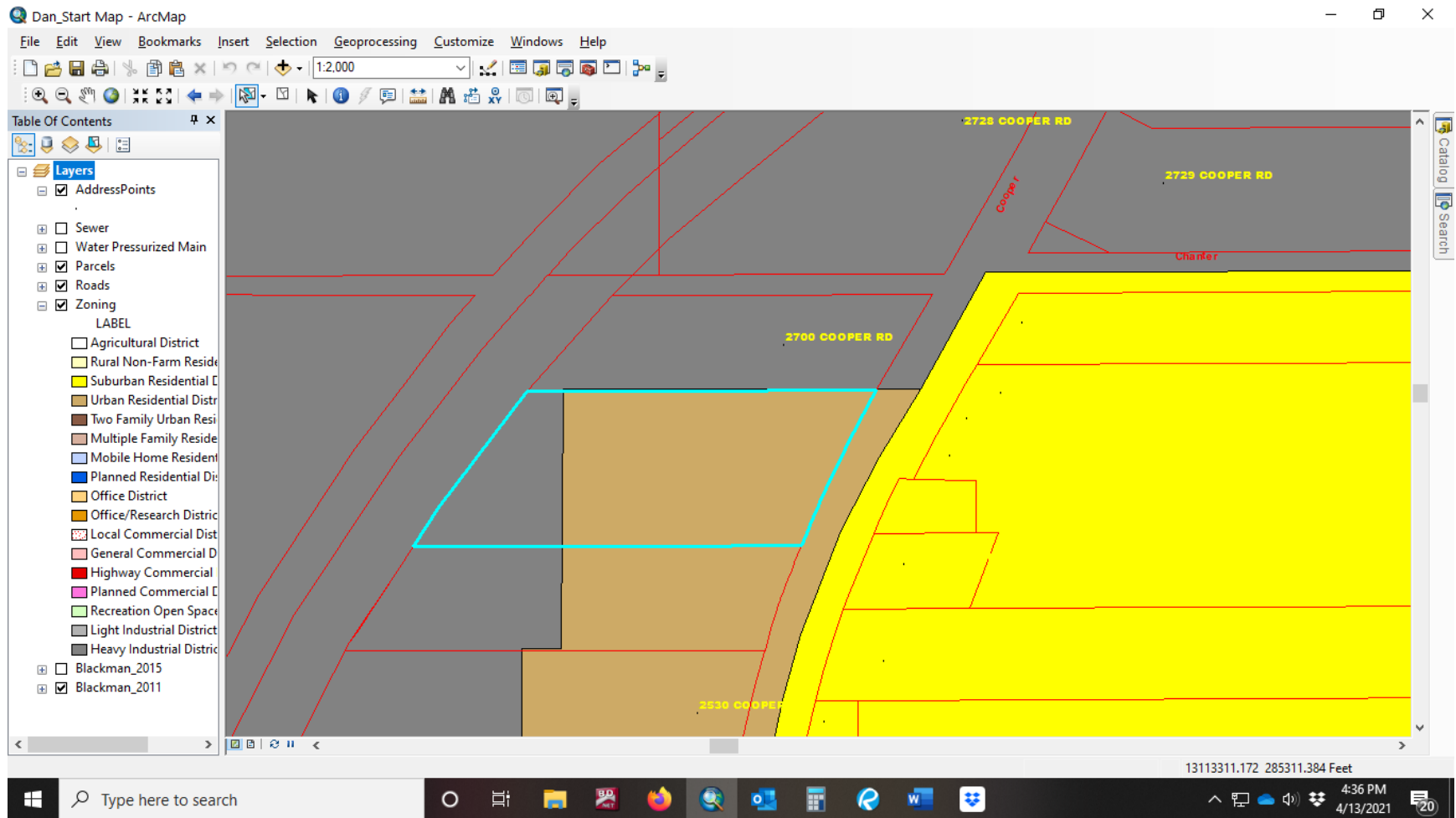
CASE#65.2021
SITE PLAN REVIEW
PARCEL#
000-08-06-451-001-01
EMERALD PROPERTY DEVEL-
OPMENT WAREHOUSE

MASKS AND SOCIAL
DISTANCING REQUIRED AT
THE MEETING

At which time any person in-
terested in the Township or
their duly appointed repre-
sentative will be heard. Re-
quested by BLACKMAN
TOWNSHIP

BLACKMAN CHARTER
TOWNSHIP
PLANNING COMMISSION

Shelly Sercombe, Clerk



(12 unread) - powers592@yahoo.com X c o - powersb1820@gmail.com X New Tab X GIS APPS X JACKSON COUNTY TAX PARCEL X

https://gis.mijackson.org/taxviewer/

JACKSON COUNTY, MI PARCEL VIEWER

000-08-22-427-004-00

PRINT (PDF) BUFFER MEASURE CLEAR

INFO THEMES LAYERS HELP

There are 17 parcels within 300 feet of Parcel No. 000-08-22-427-003-00.

LABELS (PDF) DATA (CSV)

22 23

12:53 PM
4/28/2021

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

JACKSON COUNTY MASTER PLAN

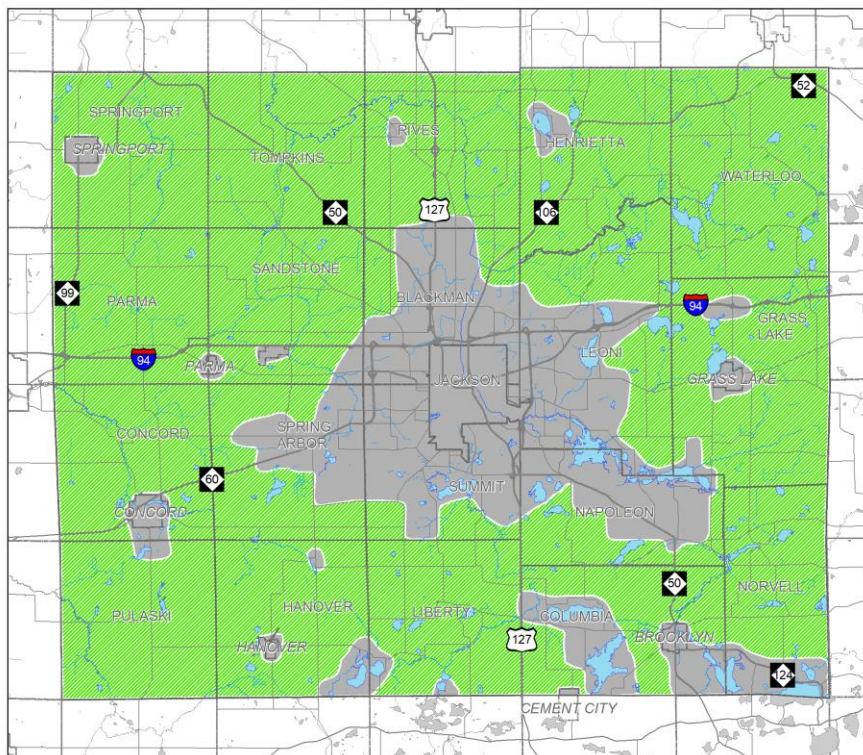
To: County Planning Commissioners

From: Grant E. Bauman

Date: June 3, 2021

Proposal: Future Land Use Plan

Based upon the discussion that occurred during the May 13, 2021, meeting, staff developed this first draft of the proposed Future Land Use Plan map:



Jackson County
Master Plan



**Draft 2021 Future
Land Use Map #1**

Legend

- Developed Areas
- Agricultural Preservation

Map Date: 5/18/21

Region 2



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