



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: July 8, 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 June 10, 2021, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the July 8, 2021, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ | #21-15 | Leoni Township rezoning [**ACTION**] 5
 - (2) CZ | #21-16 | Pulaski Township text amendment [**ACTION**] 25
 - (3) CZ | #21-17 | Summit Township rezoning [**ACTION**] 35
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – Jackson County Master Plan
 - (1) Future Land Use Map 53
 - 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 August 12, 2021

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

This page is intentionally blank.



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING MINUTES

June 10, 2021

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

Members Present: Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; and Mr. Jim Videto, Agriculture

Members Absent: Mr. Eric Beda, Industry and Economics; Mr. Russ Jennings, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners;

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: Mr. Chris Breneman, Mr. Gerald Brown, and Mr. Jeff Vilminot

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:00 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. Hilleary made a motion, seconded by Comm. Burns, to **approve** the May 13, 2021, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the June 10, 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 | #21-12 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 4797 Page Road and known as Parcel ID #000-14-09-101-009-00, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report). Mr. Breneman and Mr. Vilminot spoke in favor of the rezoning, noting that it was originally zoned 'ML' (changed without the owner's consent) and that the building is industrial in nature. They also provided documentation of other rezonings in the general area that do not coincide with the master plan. Commissioners discussed the proposal further among themselves and with Mr. Breneman and Mr. Vilminot. The hodgepodge of zoning in Leoni Township and inconsistencies in decision-making in Leoni Township were topics of discussion. So was the consistency of the staff advisement with the Master Plan. The possibility of taking no action due to those factors was also considered.

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

Comm. Gaede made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **disapproval** of the proposed 'ML' rezoning to the Leoni Township Board. *Commissioners approved the motion by majority vote, with Comm. Videto and Comm. Gallagher voting no.*

(2) **CZ | #21-13 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of properties located on Flansburg Road and known as Parcel ID #000-14-18-227-002-01 and #000-14-18-227-002-02, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report). Comm. Hawley noted her concern regarding the wetlands.

Comm. Videto made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **disapproval** of the proposed 'ML' rezoning to the Leoni Township Board. *Commissioners approved the motion unanimously.*

(3) **CZ | #21-14 | Blackman Township**

Staff summarized his report regarding the proposed rezoning of two Cooper Road (M-106) properties known as Parcel ID #000-08-22-427-003-00 and #000-08-22-427-004-00, to 'heavy industrial (I-2)'. Staff advised County Planning Commissioners to recommend **approval with comments** of the rezoning (please see the staff report). Gerald Brown spoke in favor of the rezoning.

Comm. Burns made a motion, seconded by Comm. Gaede, to recommend **approval with comments** of the proposed 'I-2' rezoning to the Blackman Township Board (see the staff report). *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.

Staff showed Commissioners the first draft of the Future Land Use map to be included in the Master Plan. It will be discussed at greater length at a future meeting.

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



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 | #21-15

To: County Planning Commissioners
From: Grant E. Bauman
Date: July 1, 2021

Proposal: **A rezoning in Leoni Township**

Request

The subject property (4946 Page Road, ID #000-14-04-451-009-00) is proposed for rezoning from 'general business (B-4)' to 'light industrial (ML)' (see the background information).

Purpose

The purpose provided is to make the property more marketable (see the Zoning Amendment Form).¹

Location and Size of the Property

The subject property has an area of approximately 2.63 acres. Situated in Section 4 (T3S-R1E) of the Township, the property is located in the north side of Page Avenue, west of Ballard Road (see Figure 1).

Land Use and Zoning

Current Land Use – The subject property currently contains the Leoni Veterinary Hospital and is assessed for 'commercial' use (see Figure 2). The property to the north and east is assessed for 'residential' uses. Properties to the south are assessed as 'commercial', 'industrial' or 'industrial vacant'. Properties located to the west are assessed 'residential vacant'.

Future Land Use Plan – The *Leoni Township Master Plan* recommends 'commercial' uses for the subject property and the parcel to the north and east (see Figure 3). 'Industrial' uses are proposed for properties on the south side of Page Avenue. 'Low density residential' uses are recommended for parcels located to the west.

Current Zoning – The subject property is currently zoned 'general business (B-4)' as are other parcels located on the north side of Page Avenue (see Figure 4). Properties on the south side of Page Avenue 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).

Public Road/Street Access – Page Avenue, a county primary roadway, provides direct access to the subject property.

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.

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 **approval** 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. The Future Land Use Plan recommends industrial uses on the south side of Page Avenue, between Sixth Street/Maple Road and Ballard Road, not to the north (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. A ‘general business (B-4)’ zone is located on the north side of Page Avenue between Sixth Street/Maple Road and Ballard Road (see Figure 4). A ‘light industrial (ML)’ zone is currently limited to the south side of Page Avenue.

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. There is currently no ‘light industrial (ML)’ zoning on the north side of Page Avenue between Sixth Street/Maple Road and Ballard Road.

A similar rezoning request located at the intersection of Page Avenue and Sixth Street was recommended for disapproval by the JCPC on June 10, 2021 (see Figure 1).

JCPC Staff Advisement – Based upon the analysis provided in his report, staff advises the County Planning Commission to recommend **DISAPPROVAL** to the Leoni Township Board of the proposed rezoning of the subject property (ID #000-14-04-451-009-00) to ‘light industrial (ML)’.

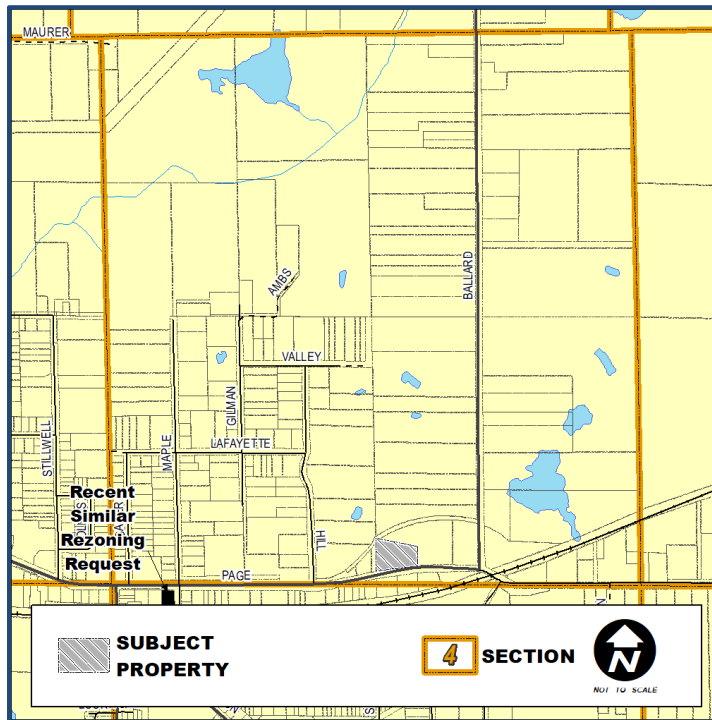
Staff Report Attachment(s):

- Background information provided by Leoni Township

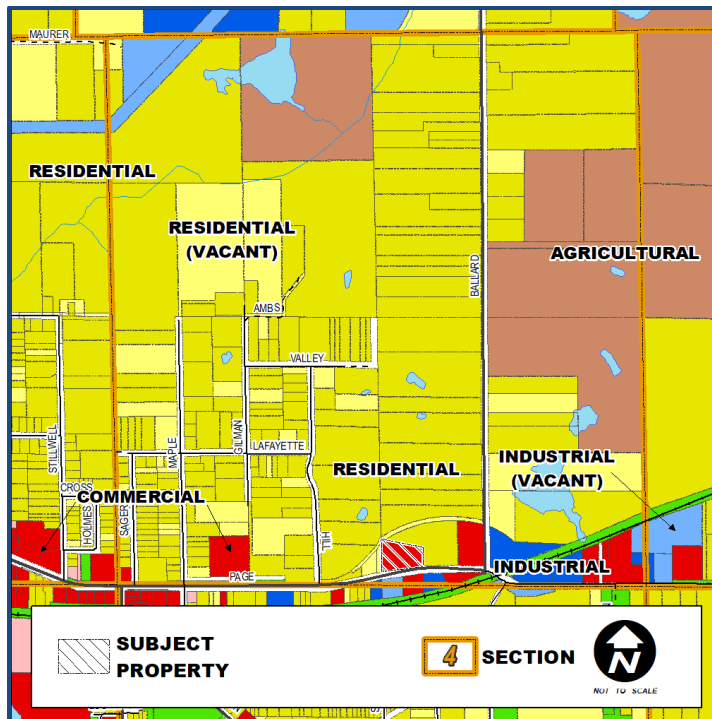
Suggested Actions:

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

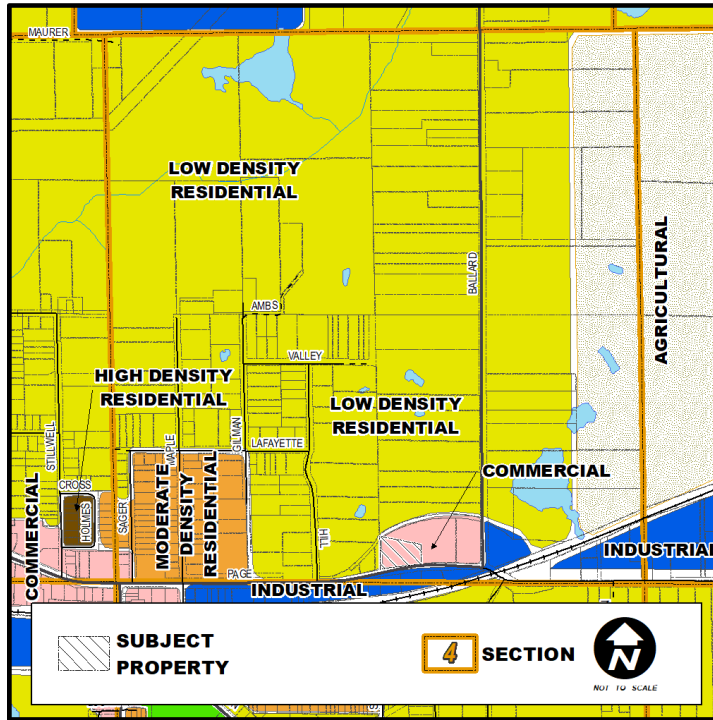
**Figure 1
Location**



**Figure 2
Property Assessment**



**Figure 3
Municipal Future Land Use**



**Figure 4
Municipal Zoning**

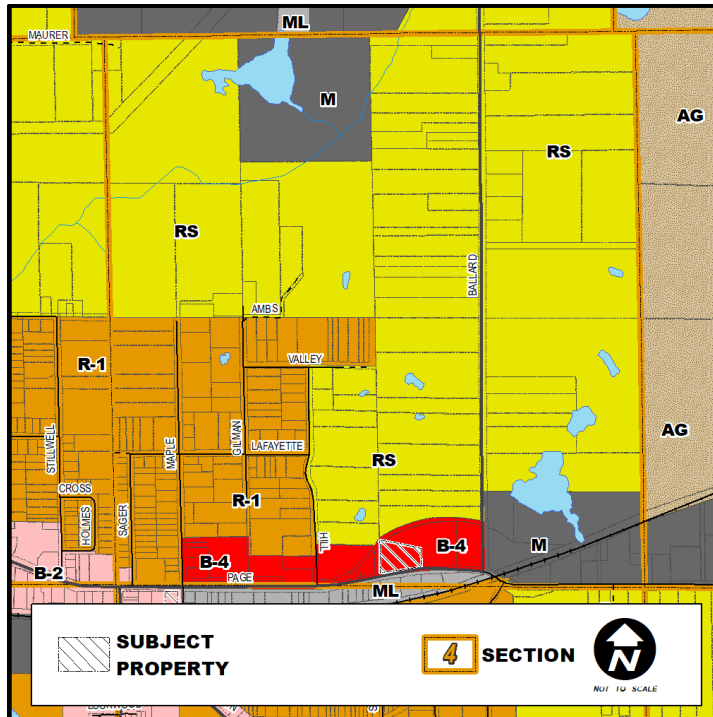


Figure 5
Aerial Photo



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 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.)

000-14-04-751-009-00 Beg In N&S 1/4 LN of Sec 4 T35 R1E at a pt
411.84 ft N of S 1/4 Post TH E 412.6 ft TH S PAR WITH N&S 1/4 LN
224.4 ft to CEN of MI Road TH WLY ALG CEN of SD RD TO N&S 1/4 LN TH N ALG SD

1. The above described property has a proposed zoning change FROM General Business (B4) ZONE TO Light Industrial (ML) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Make property more marketable.

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 June day 2 year 2021

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month May day 9 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 Trammell ☐ Chair or ☒ Secretary 6/17/2021 (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 Norri's Phone #: (517) 936-2290
Applicant: Randy & Alicia Jones Phone #: (517) 796-1107
Rezoning Request: From: General Business (B4) To: Light Industrial (ML)
Property Location: Section(s): 4 Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please ☒ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): 2.63 Acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vetrinary Clinic

What is the proposed use of the site? Not Known

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

North: Residential
East: Residential

South: Industrial Vacant
West: Asphalt Business

What are the surrounding Zoning Districts?

North: (B4) General Business
East: (B4) General Business

South: (ML) Light Industrial
West: (B4) 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? _____

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

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

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

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

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

Leoni Township Office

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

DATE OF APPLICATION: 4-21-21 APPLICATION #: _____

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

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

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

1. Applicants Name: Randy + Alicia Jones Phone: 517-796-1107
2. Address of Property Involved: 4946 PAGE AVE Applicant Address: 1277 S. WINDYBOLT JACKSON
3. Legal Description of Property: BEG IN N&S 1/4 LN OF SEC 4 AT A PT DISTANT 411.84 FT N OF S 1/4 POST TH E 412.6 FT TH S PAR WITH N&S 1/4 LN 224.4 FT TO CEN OF MICHIGAN CENTER RD (PAGE AVE) TH WLY ALG CEN OF SD RD TO N&S 1/4 LN TH N ALG SD 1/4 LN TO BEG. SEC 4 T3S R1E 2.63A
4. The above property is presently zoned: B-4
5. I wish the zoning to be changed from: B4 to: ML
6. I wish the boundaries to be changed from: _____ to: Light Industrial
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: _____

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

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

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

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

FEE: 550.⁰⁰

Randy Jones Alicia Jones
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

SUBJECT SITE SURVEY WITH LEGAL DESCRIPTION

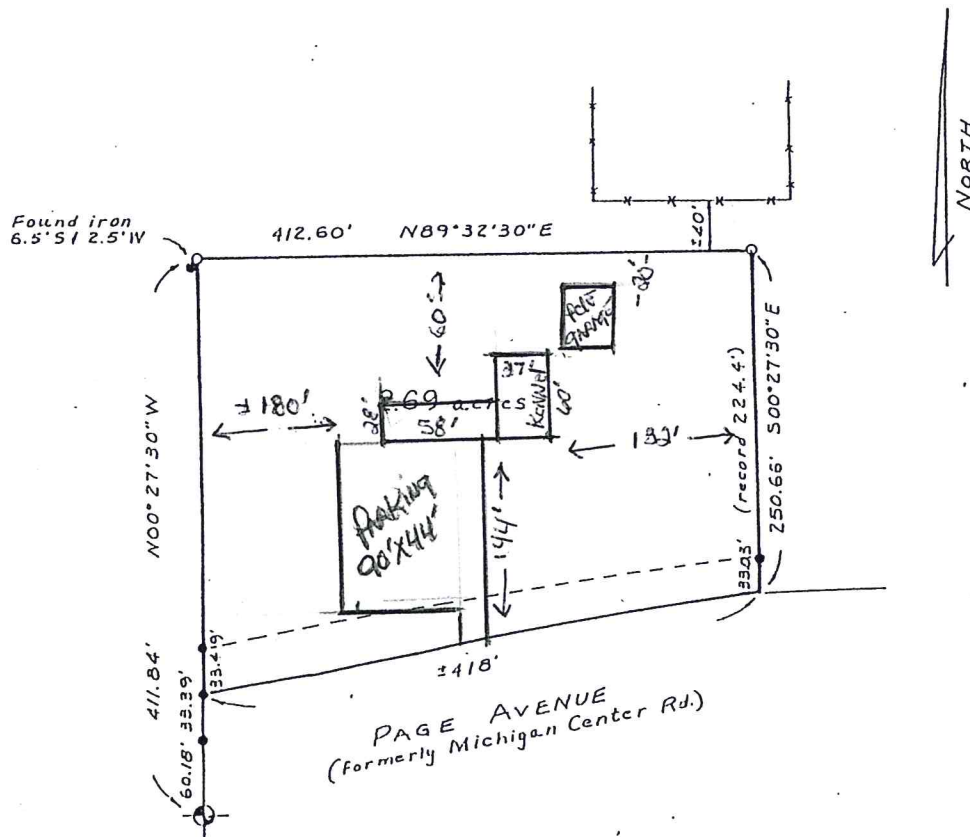
CERTIFICATE OF SURVEY

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER

Bearings are from the recorded plat of "MEADOWHIRE SUBDIVISION".

Commencing at a point on the North-South Quarter Line of Section 4, Township 3 South, Range 1 East, Leoni Township, Jackson County, Michigan, said point being distant 411.84 feet North of the South Quarter Corner of said Section 4 which is the POINT OF BEGINNING of this description; thence East 412.6 feet; thence South parallel with said North-South Quarter line 224.4 feet (measured 250.66 feet) to the centerline of Michigan Center Road (now called Page Avenue); thence Southwesterly along said Road centerline to said North-South Quarter Line; thence North along said Quarter line to the POINT OF BEGINNING; and containing 2.69 acres more or less.

Subject to the rights of the public in and to that portion known as Page Avenue.
Also subject to any easements and restrictions of record.



JONES, R.

Part of W 1/2 of SE 1/4
Sec. 4 T35-R1W

SCALE 1" = 100'

DRAWN R.M.M.

J. E. "SKIP" MAXSON AND ASSOC.

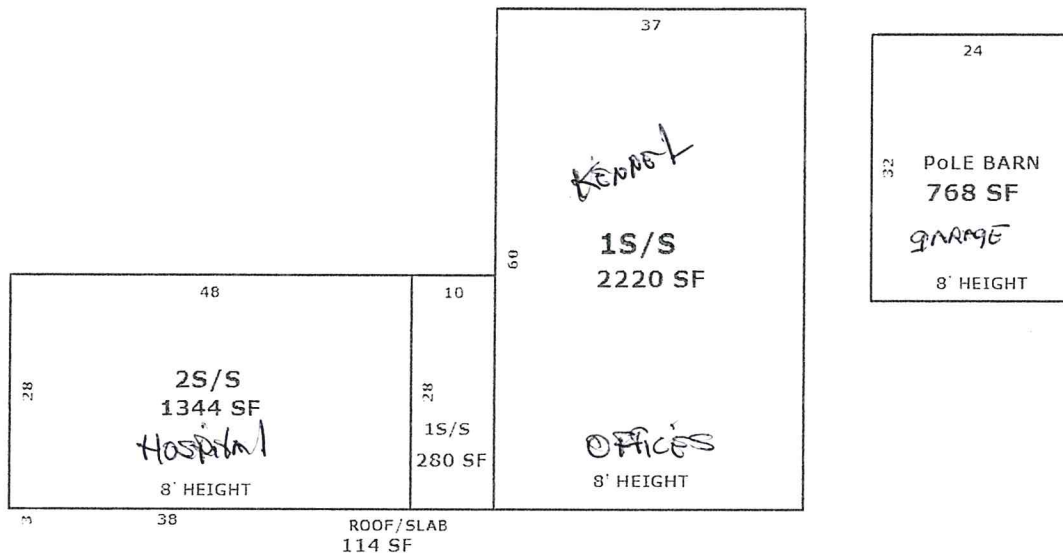
PROFESSIONAL SURVEYORS AND CONSULTANTS
224 EAGLEHURST DR., JEROME, MI 49749

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 21 August 1989 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS WAS 1.5000 OR BETTER AND THAT THIS SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF P.A. 132-OF-1970-AS AMENDED.

SIGNED John E. Maxson RLS # 27454



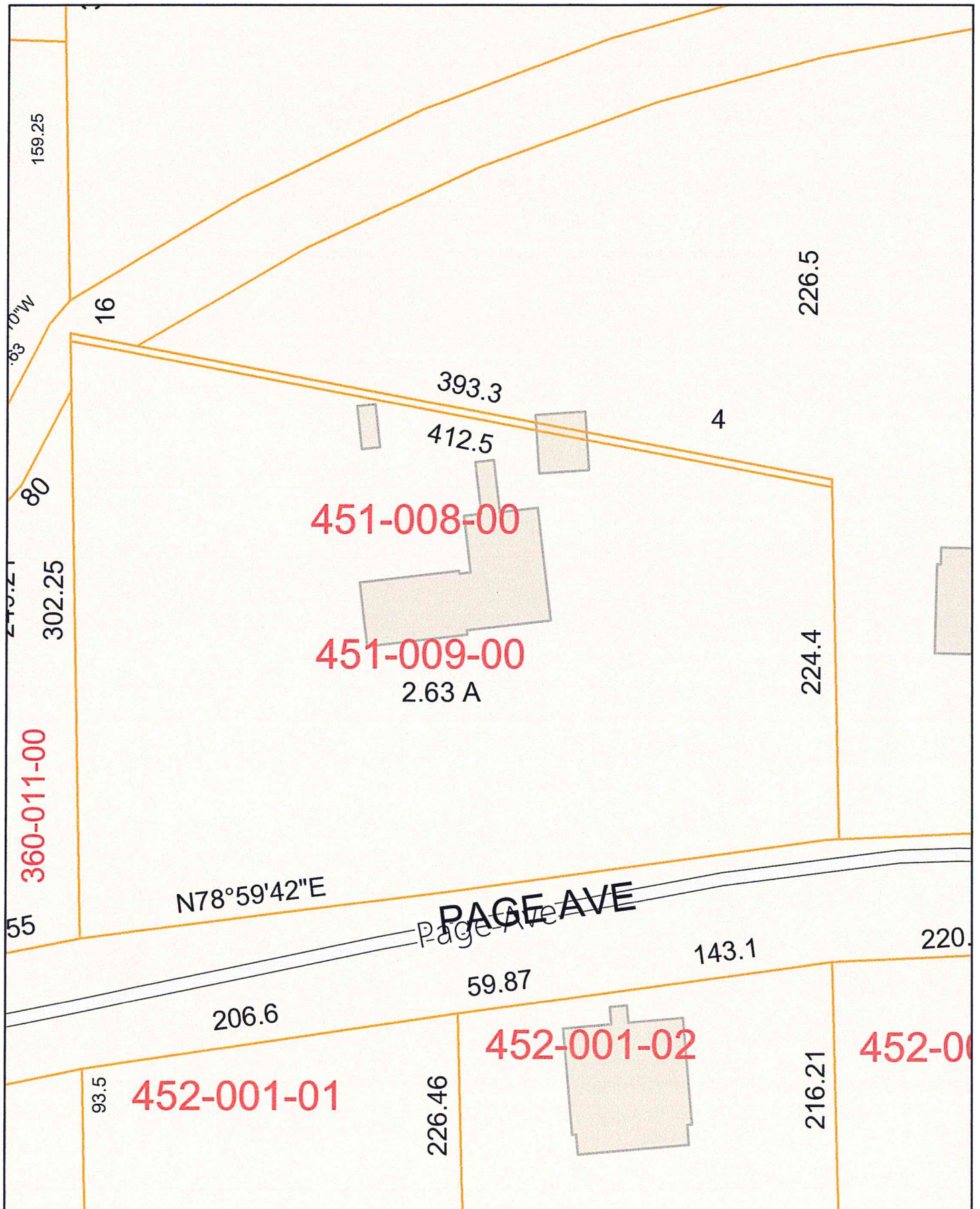
Image/Sketch for Parcel: 000-14-04-451-009-00



Sketch by Apex Sketch

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2021 BS&A Software, Inc.







Parcel Report - Parcel ID: 000-14-04-451-009-00

5/4/2021



Owner Name JONES RANDY L & ALICIA T
Owner Address 4946 PAGE AVE
MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 4946 PAGE AVE
MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 2.63
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page

	2018	2019	2020
Taxable Value	\$135,264	\$138,510	\$141,141
Assessed Value	\$139,778	\$162,478	\$158,965

Tax Description:

BEG IN N&S 1/4 LN OF SEC 4 T3S R1E AT A PT DISTANT 411.84 FT N OF S 1/4 POST TH E 412.6 FT TH S PAR WITH N&S 1/4 LN 224.4 FT TO CEN OF MICHIGAN CENTER RD (PAGE AVE) TH WLY ALG CEN OF SD RD TO N&S 1/4 LN TH N ALG SD 1/4 LN TO BEG. SEC 4 2.63A



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



TOWNSHIP OF LEONI

Receipt: 170076

05/04/21

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

Cashier: TPOTTER
Received Of: LEONI VETERINARY HOSPITAL

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

The sum of: 550.00

ZON REZONE APP FEE 4946 PAGE A

550.00

Total 550.00

CHK/MO/CASHIE 16892

550.00

Signed: _____

**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, June 2, 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.

000-14-04-451-009-00
4946 Page Ave.
Randy & Alicia Jones

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

Legal Description: BEG IN N&S 1/4 LN OF SEC 4 T3S R1E AT A PT DISTANT 411.84 FT N OF S 1/4 POST TH E 412.6 FT TH S PAR WITH N&S 1/4 LN 224.4 FT TO CEN OF MICHIGAN CENTER RD (PAGE AVE) TH WLY ALG CEN OF SD RD TO N&S 1/4 LN TH N ALG SD 1/4 LN TO BEG. SEC 4 2.63A

Cindy Norris, Clerk



Parcel Report - Parcel ID: 000-14-04-451-009-00

5/4/2021



Owner Name JONES RANDY L & ALICIA T
Owner Address 4946 PAGE AVE
MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 4946 PAGE AVE
MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 2.63
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page

	2018	2019	2020
Taxable Value	\$135,264	\$138,510	\$141,141
Assessed Value	\$139,778	\$162,478	\$158,965

Tax Description:

BEG IN N&S 1/4 LN OF SEC 4 T3S R1E AT A PT DISTANT 411.84 FT N OF S 1/4 POST TH E 412.6 FT TH S PAR WITH N&S 1/4 LN 224.4 FT TO CEN OF MICHIGAN CENTER RD (PAGE AVE) TH WLY ALG CEN OF SD RD TO N&S 1/4 LN TH N ALG SD 1/4 LN TO BEG. SEC 4 2.63A



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.



000-14-04-360-006-00
CECIL JOHN C & KATHLEEN L
195 HILL RD
MICHIGAN CENTER, MI 49254

000-14-04-360-007-00
CONANT CHIPS
116 BAGG AVE
JACKSON, MI 49203

000-14-04-451-008-00
STATE OF MICHIGAN - MDOT
, 0
..

000-14-04-360-008-00
FREDRICKSON RYAN D
101 HILL RD
MICHIGAN CENTER, MI 49254

000-14-04-451-006-00
FRANSTEAD RONALD L
604 BALLARD RD
JACKSON, MI 49201

000-14-04-360-011-00
BECKWITH RICHARD V & MARY C
5044 MIECZEWO
MICHIGAN CENTER, MI 49254

000-14-04-360-010-01
BECKWITH RICHARD V & MARY C
5044 MIECZEWO
MICHIGAN CENTER, MI 49254

000-14-04-360-009-01
WATKINS CHRISTINA & MARY
4916 PAGE AVE
MICHIGAN CENTER, MI 49254

000-14-04-452-001-06
ADAMES PHILIP
2880 FOX RD
JACKSON, MI 49201

000-14-04-452-001-05
FAMILY TREES LLC
11105 WOODBURN CIR
SOUTH LYON, MI 48178

000-14-04-452-001-02
FOOR HAROLD STANLEY
3271 BROOKLYN RD
JACKSON, MI 49203

000-14-04-452-001-01
WEAKLEY JAMES
7119 GLENDALE
JACKSON, MI 49201

000-14-04-361-001-00
BROW JAMES R
609 W GANSON ST
JACKSON, MI 49201

000-14-04-361-002-00
WING MICHAEL & TRACY
4917 PAGE AVE
MICHIGAN CENTER, MI 49254

000-14-04-361-004-00
WEAKLEY JAMES
4827 PAGE AVE
MICHIGAN CENTER, MI 49254

000-14-04-451-005-00
FRANSTEAD RONALD L
604 BALLARD RD
JACKSON, MI 49201

000-14-04-451-009-00
JONES RANDY L & ALICIA T
4946 PAGE AVE
MICHIGAN CENTER, MI 49254

000-14-04-451-010-02
SMITH JANET I
4960 PAGE AVE
MICHIGAN CENTER, MI 49254

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

000-14-04-361-003-00
WEAKLEY JAMES
7121 GLENDALE PLACE
JACKSON, MI 49201

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

PLANNING COMMISSION MINUTES
June 2, 2021

The Leoni Township Planning Commission held a meeting Wednesday, June 2, 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, B. Lester, D. Perrine, W. Miles & R. Kinch
Members absent: 2 Connie Gibson & Judy Southworth
Persons in attendance: 9

Pledge of Allegiance

Purpose of Planning Commission read by V. Beckwith

Motion by W. Miles supported by D. Perrine to approve the June 2 Agenda as presented
Motion adopted by voice vote

Motion by D. Perrine and supported by W. Miles to approve the May 19 minutes as written.
Motion adopted by voice vote

Public Comment: **Open at 6:04 pm.**
 No Comments
 Closed at 6:04 pm.

NEW BUSINESS:

1. **000-14-04-451-009-00**
Randy & Alicia Jones Rezone
4946 Page Ave.

Motion by W. Miles, supported by R. Kinch to approve the request to rezone parcel 000-14-04-451-009-00 from B4 to (ML) Light Industrial.
Roll call vote: 5 Ayes, R. Kinch, W. Miles, B. Lester, D. Perrine, and V. Beckwith
0 Nays

Motion Carried

OLD BUSINESS:

Master Plan - Discussion: V. Beckwith and the commission went over several pages of the Master Plan and D. Perrine took notes on each of the pages to review with Mr. Baumann.

Closed at 7:05 pm.

Motion by W. Miles, supported by R. Kinch to adjourn the meeting.

Meeting Adjourned 7:00 pm.
Next meeting: June 16, 2021

**NOTICE
LEONI TOWNSHIP
JACKSON COUNTY, MI**

The Leoni Township Planning Commission will hold a ZOOM Public Hearing, Wednesday, June 2, 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.

000-14-04-451-009-00

4946 Page Ave.

Randy & Alicia Jones

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

Legal Description: BEG IN N&S 1/4 LN OF SEC 4 T3S R1E AT A PT DISTANT 411.84 FT N OF S 1/4 POST TH E 412.6 FT TH S PAR WITH N&S 1/4 LN 224.4 FT TO CEN OF MICHIGAN CENTER RD (PAGE AVE) TH WLY ALG CEN OF SD RD TO N&S 1/4 LN TH N ALG SD 1/4 LN TO BEG. SEC 4 2.63A

Cindy Norris, Clerk

2x5

Eastern - 5/9/21

\$123.50

-35%

\$80.28



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 | #21-16

To: County Planning Commissioners
From: Grant E. Bauman
Date: July 1, 2021

Proposal: **Medical and Recreational Marihuana Facilities in Pulaski Township**

Background Information

Pulaski Township's zoning ordinance currently allows various types of medical marihuana facilities (e.g., grower facility, safety compliance facility, processor facility, secure transporter, and provisioning center) as permitted uses in its Agricultural District (AG-1), Local Commercial District (C-1), and Light Industrial District (I-1). The Township now proposes to amend those uses to allow for various types of facilities associated with recreational marihuana as well. Accordingly, the following listings of permitted uses in the AG-1, C-1, and I-1 districts are proposed for amendment:

SECTION 4.1.1 Agricultural District (AG-1):

A. Permitted Uses:

...

11. State of Michigan licensed commercial Medical and Recreational Marihuana facilities limited to Grower Facility, Safety Compliance Facility, Processor Facility and Secure Transporter

...

SECTION 4.3.1 Local Commercial District (C-1):

A. Permitted Uses:

...

8. State of Michigan licensed commercial Medical and Recreational Marihuana facilities limited to Safety Compliance Facility, ~~and~~ Secure Transporter, ~~and~~ Commercial Medical Marihuana Provisioning Centers and Commercial Recreational Marihuana Adult-Use Retail Centers.

...

SECTION 4.4.1 Light Industrial District (I-1):

A. Permitted Uses:

...

13. State of Michigan licensed commercial Medical and Recreational Marihuana facilities limited to Grower Facility, Safety Compliance Facility, Processor Facility, ~~and~~ Secure Transporter, ~~and~~ Commercial Medical Marihuana Provisioning Center and Commercial Recreational Marihuana Adult-Use Retail Centers.

...

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

Staff Analysis and Advisement

The proposed regulations simply allow certain types of recreational marihuana facilities to take place in the same location as their associated medical marihuana facilities. The actual uses are not likely to change in character. Consequently, staff has no issue with the amendments.

The zoning ordinance currently contains definitions for the various types of medical marihuana facilities (e.g., grower facility, safety compliance facility, processor facility, secure transporter, and provisioning center). However, this amendment does not contain definitions for the proposed recreational marihuana facilities. Consequently, staff suggests adding a definition for Commercial Recreational Marihuana Adult-Use Retail Centers to Section 2.2 (Definitions) of the zoning ordinance.

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the zoning ordinance amendments regarding medical and recreational marihuana facilities to the Pulaski Township Board with the comments/suggestions made by staff (see the staff report).

Staff Report Attachments:

- *Background information provided by Pulaski Township.*

Suggested Actions:

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

ZONING AMENDMENT FORM

JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)



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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____ (_____)
ZONE TO _____ (_____) ZONE.
2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 4.1.1 SECTION A(11)

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) State of Michigan licensed commercial Medical and Recreational marijuana facilities limited to grower facility, Safety Compliance Facility, Processor Facility and Secure Transporter

- C. PUBLIC HEARING on the above amendment was held on: month 5 day 26 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 5 day 12 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 Recorder

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.

Theresa Giske ☐ Chair or ☒ Secretary 5 / 26 / 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

Page #27

Appliance & Refrigerator Repair

Retail Parts Counter

113 W. Porter, Albion

517-629-9644

**Advertise in The
Recorder -**

Call 517-629-0041

Pulaski Township

There will be a Pulaski Planning Commissions Meeting at the Township Meeting Room on May 26, 2021 at 6:30 p.m.

The purpose is Zoning Ordinance to include Recreational Marijuana Facilities.

PULASKI TOWNSHIP RESIDENTS

There will be a Public Hearing by the Pulaski Planning Commission at the Township Meeting Room on Wednesday, May 26, 2021 at 6:30 p.m.

THE PURPOSE IS: To consider a request made by Craig Doan for a Conditional Use Permit to build a home on the property that is zoned as RC1 Recreational Open Space.

Address of the property involved is between 9554 Wilbur Lake Road and 9560 Wilbur Lake Road.

Legal Description: 000-16-14-301-006-01 3.2867 Acres

Any property owner or resident in the Township or their representatives will be heard. Send written comments to Pulaski Township Clerk, 12363 Folks Rd., Hanover, MI 49241

Bobbi Jo Riley, Clerk
Pulaski Township

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____ (_____)
ZONE TO _____ (_____) ZONE.
2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 4.3.1 SECTION A(8)
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See attached

- C. **PUBLIC HEARING** on the above amendment was held on: month 5 day 26 year 2021
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 5 day 12 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 Recorder
- 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.
- Theresa Liske ☐ Chair or ☒ Secretary 5 / 26 / 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.

4.3.1 A(8)

State of Michigan licensed Commercial Medical and Recreational marihuana facilities limited to Safety Compliance Facility and Secure Transporter, Commercial Medical Marihuana Provisioning Centers and Commercial Recreational Marihuana Adult-Use Retail Centers

Appliance & Refrigerator Repair

Retail Parts Counter
113 W. Porter, Albion

517-629-9644

**Advertise in The
Recorder -
Call 517-629-0041**

Pulaski Township

There will be a Pulaski Planning Commissions Meeting at the Township Meeting Room on May 26, 2021 at 6:30 p.m.

The purpose is Zoning Ordinance to include Recreational Marijuana Facilities.

PULASKI TOWNSHIP RESIDENTS

There will be a Public Hearing by the Pulaski Planning Commission at the Township Meeting Room on Wednesday, May 26, 2021 at 6:30 p.m.

THE PURPOSE IS: To consider a request made by Craig Doan for a Conditional Use Permit to build a home on the property that is zoned as RC1 Recreational Open Space.

Address of the property involved is between 9554 Wilbur Lake Road and 9560 Wilbur Lake Road.

Legal Description: 000-16-14-301-006-01 3.2867 Acres

Any property owner or resident in the Township or their representatives will be heard. Send written comments to Pulaski Township Clerk, 12363 Folks Rd., Hanover, MI 49241

Bobbi Jo Riley, Clerk
Pulaski Township

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____ (_____)
ZONE TO _____ (_____) ZONE.
2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 4.4.1 SECTION A(13)
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See attached

- C. PUBLIC HEARING on the above amendment was held on: month 5 day 26 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 5 day 12 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 Recorder

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.

Theresa Kuske ☐ Chair or ☒ Secretary 5 / 26 / 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.

4.4.1 A (13)

State of Michigan licensed commercial Medical and Recreational Marihuana facilities limited to Grower Facility, Safety Compliance Facility, Processor Facility and Secure Transporter, Commercial Medical Marihuana Provisioning Center and Commercial Recreational Marihuana Adult-Use Retail Centers

Appliance & Refrigerator Repair

Retail Parts Counter

113 W. Porter, Albion

517-629-9644

**Advertise In The
Recorder -
Call 517-629-0041**

Pulaski Township

There will be a Pulaski Planning Commissions Meeting at the Township Meeting Room on May 26, 2021 at 6:30 p.m.

The purpose is Zoning Ordinance to include Recreational Marijuana Facilities.

PULASKI TOWNSHIP RESIDENTS

There will be a Public Hearing by the Pulaski Planning Commission at the Township Meeting Room on Wednesday, May 26, 2021 at 6:30 p.m.

THE PURPOSE IS: To consider a request made by Craig Doan for a Conditional Use Permit to build a home on the property that is zoned as RC1 Recreational Open Space.

Address of the property involved is between 9554 Wilbur Lake Road and 9560 Wilbur Lake Road.

Legal Description: 000-16-14-301-006-01 3.2867 Acres

Any property owner or resident in the Township or their representatives will be heard. Send written comments to Pulaski Township Clerk, 12363 Folks Rd., Hanover, MI 49241

Bobbi Jo Riley, Clerk
Pulaski Township



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | #20-17

To: County Planning Commissioners
From: Grant E. Bauman
Date: July 1, 2020

Proposal: **A rezoning in Summit Township**

Request

The applicant proposes rezoning the subject properties (3440 Weatherwax Drive, A = ID #000-13-17-287-060-00 and B = ID #000-13-17-287-057-06) to 'general commercial (C-2)' from 'agricultural (AG-1)' and 'suburban residential (RS-2)' (see Figure 1).

Purpose

"Retail sales and food service" is the purpose (see the Background Information).¹

Location and Size of the Property

Parcel A has an area of approximately 1.939 acres and Parcel B has an area of approximately 0.606 acres (see Figure 1). The subject properties are located on the west side of Weatherwax Drive at Park Road, on the eastern edge of Section 17 (T3S-R1W) in Summit Township.

Land Use and Zoning

Current Land Use – The subject properties contain the Summit Landscape and Garden Center and are currently assessed for commercial use (see Figure 2). The Summit Park Assisted Living Center (assessed commercially) is located on the east side of Weatherwax Drive.

Future Land Use Plan – The Township's master plan places both of the subject properties in an area recommended for 'commercial' uses (see Figure 3). Given the presence of the Summit Park Assisted Living Center, the FLUP recommends 'high density residential' on the east side of Weatherwax Road.

Current Zoning – Parcel A is zoned 'agricultural (AG-1)', and Parcel B is zoned 'suburban residential (RS-2)', as are all surrounding parcels on the west side of Weatherwax Road (see Figure 4). 'Planned residential (PR-1)' is located to the east. 'General commercial (C-2)' is located to the southeast.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services are available (see the attached Zoning Worksheet Form).

Public Road/Street Access – Weatherwax Drive, a paved county primary, provides access to both properties.

¹ Please note that staff lists the proposed use for informational purposes only. Commissioners should 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.

Environmental Constraints –The Township identified no environmental constraints (see the attached Zoning Worksheet Form).

Analysis and Recommendation

Township Planning Commission Recommendation – The Summit Township Planning Commission recommends **approval** of the proposed rezoning to ‘C-2’ (see the background information).

Staff Analysis – Summit 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?**

Yes. The Master Plan recommends ‘commercial’ uses on west side of Weatherwax Drive at Park Road (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?**

Yes. Properties on Weatherwax Drive to the southeast are already zoned ‘C-2’. The JCPC recommended approval of a couple of rezonings located to the southeast on Weatherwax Road in 2020 (see Figure 1); the Township adopted both of those rezoning requests.

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

No. Water and sewer services are available. Weatherwax Road, a paved county primary, should be able to accommodate the commercial development.

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 used for commercial purposes and other commercial development is already located along the corridor.

JCPC Staff Advisement – The proposed ‘general commercial (C-2)’ rezoning conforms to the Township’s future land use map and meets all of the criteria upon which a rezoning should be considered.

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the ‘general commercial (C-2)’ rezoning request to the Summit Township Board (see the staff report).

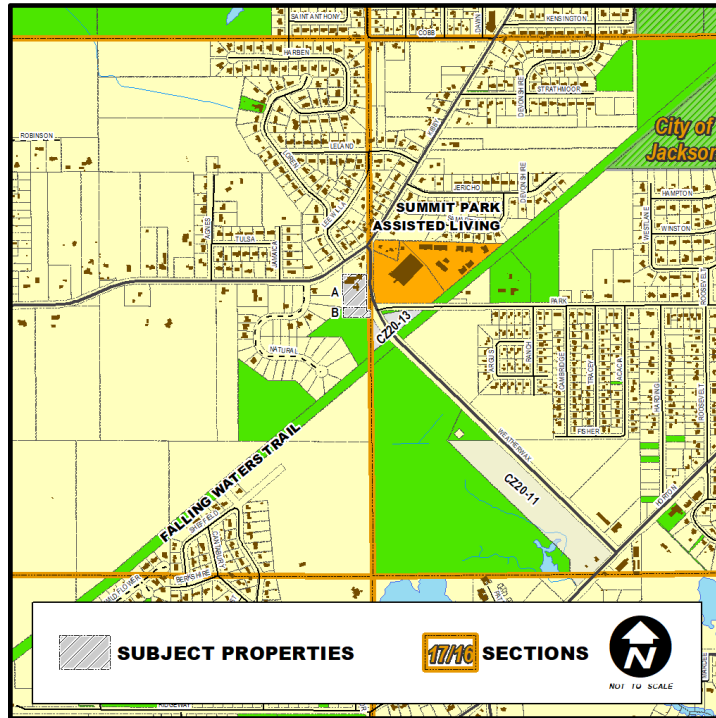
Staff Report Attachment(s):

- Background information provided by Summit 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**

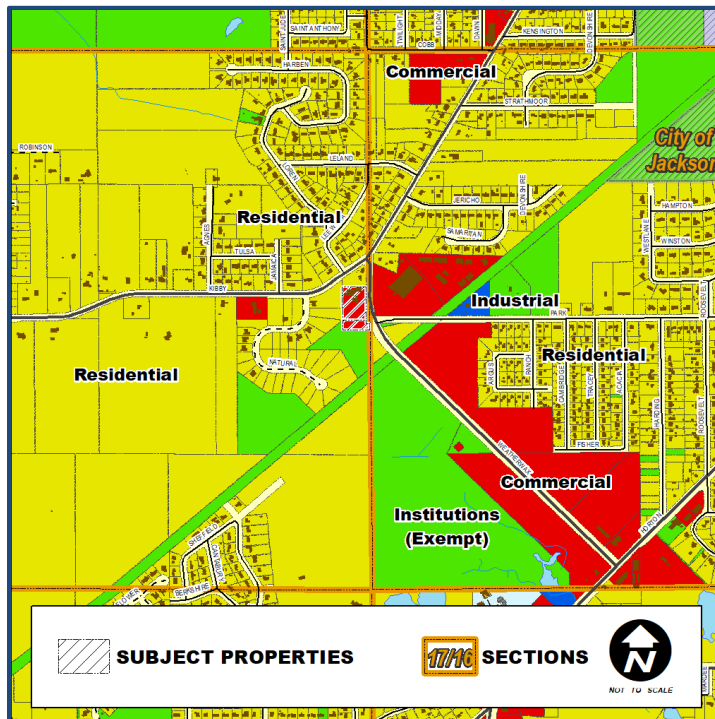


Figure 3
Municipal Future Land Use

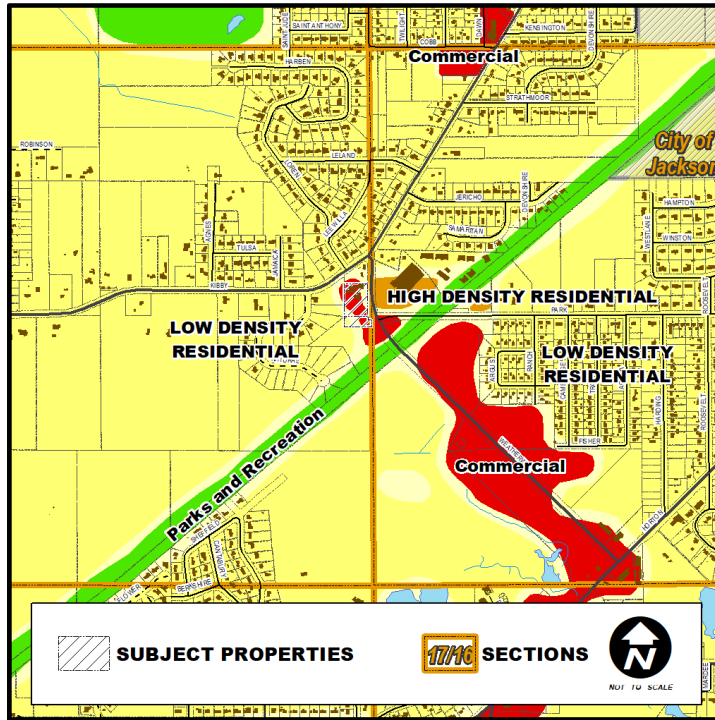


Figure 4
Municipal Zoning

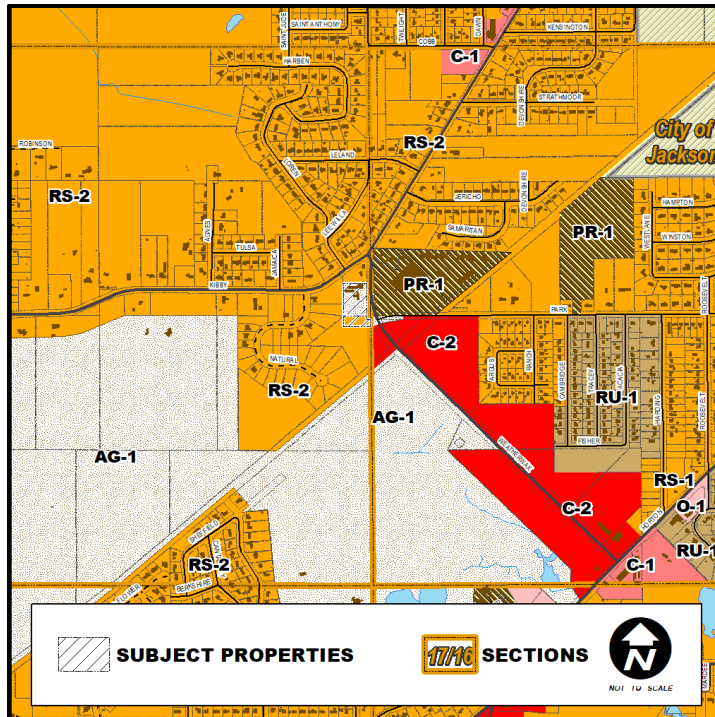


Figure 5
Aerial Photo



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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

000-13-17-287-060-00 & 000-13-17-287-057-06 - 1.939 and 0.606 - Address 3440 Weatherwax Dr.-and Vacant South

1. The above described property has a proposed zoning change FROM Agricultural & Residential (RS-2) Ag-1)
ZONE TO General Commercial (C-2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Retail Sales and Food Service

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 June day 15 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month May day 30 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: Citizen Patriot

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

☐ Chair or ☐ Secretary June / 15 / 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 August day 10 year 2021
2. The Summit Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Summit Township Case #: 21-06-0004 & 0005
Township official we may contact: John Worden Phone #: (517) 788 - 4113
Applicant: Beiswanger & Risner Real Estate Group Phone #: (517) 914 - 9555
Rezoning Request: From: Ag & Sub-Residential RS-2 (AG-1) To: General Commercial (C-2)
Property Location: Section(s): 17 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"): AG-1=1.939 acres RS-2=6.06

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Garden Center

What is the proposed use of the site? Retail Sales and Food Service

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

North: Residential

South: Vacant

East: Residential and Vacant

West: Residential and Vacant

What are the surrounding Zoning Districts?

North: (RS-2) Suburban Residential

South: (C-2) General Commercial

East: (PR-1) Planned Residential and General Commercial

West: (RS-2) Suburban Residential

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

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 Weatherwax Dr.

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

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

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached.

☐ No, the minutes are not attached.

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

☒ Yes, copies of documentation are attached.

☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☒ Yes, public comments are attached.

☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

SUMMIT TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 21-06-0004805

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

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

APPLICATION FOR

- ☒ Rezoning **
☐ Site Plan Review
☐ Planned Developments
☐ Special Land Use
☐ Admendments
- ☐ Variance ◆
☐ Conditional Use **
☐ Home Occupation **
☐ Site Plan Change/Renewal
☐ Administrative Site Plan
☐ Other

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

Name(s) Beiswanger & Risner Real Estate Group, c/o Doug Beiswanger Phone 517-914-9555

Address 1331 Horton Road, Jackson, MI 49203

OWNER INFORMATION

Name(s) J L & B Enterprises LLC, c/o Andrew Bailey Phone 517-945-1204

Address 5276 Sharon Drive, Jackson, MI 49203

PROPERTY INFORMATION

Address or Location 3440 Weatherwax Road and VL Weatherwax Road

Permanent Parcel # 000-13-17-287-060-00 and 000-13-17-287-057-06

Zone District (Current) Commercial District Property Size 1.939AC and 0606AC

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

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

Owner request this property to be rezoned to mirror all of the other properties already rezoned to C2 on Weatherwax Road (both the south and the north side of Weatherwax Rd). Additionally, we believe that because all of Weatherwax Road is going C2, this is the best use of this property.

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

Doug Beiswanger

dotloop verified
05/07/21 10:56 AM EDT
MOLI-PSG5-SSY7-RBBJ

Signature of Applicant

Signature of Applicant

05/07/2021

Date

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

Doug Beiswanger

dotloop verified
05/07/21 10:56 AM EDT
SSNA-MJFY-ECQH-XWQI

Signature of Applicant

Signature of Applicant

05/07/2021

Date

DO NOT WRITE BELOW THIS LINE

Date Received 5/7/21

Application ☒

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

Site plan checklist ☐ Environmental checklist ☐ Pictures\ Video ☐

Survey: Stake ☐ Mortgage ☐

Letters: JCDOT ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ EGLE ☐ FIRE ☐

Application Fee 350.00 Publication/Mailing Fee

APPLICATION ACCEPTED BY: [Signature]

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

Publication and postage cost charged accordingly over and above filing fees.

White Copy - Township

Yellow Copy - Applicant

Meeting Dates: PC 6/15/21

ZBA

CNTY 7/8/21

TWPBD 8/10/21

Publication Dates 5/30/21

WEB

SUMMIT TOWNSHIP

PLANNING COMMISSION

June 15, 2021- 6:00 P.M.

1. Approval of the Agenda
2. Minutes – April 20, 2021
3. Master Plan – Grant Bauman Region 2 Planning – Proposed Survey
4. Case#21-06-0004 & 0005 – Rezoning from Agricultural (AG-1) and Suburban Residential (RS-2) to General Commercial (C-2) property located at 3440 Weatherwax and adjacent vacant lot.
5. Other Business
6. Public/Commission Members-Comments
7. Adjourn

Attachments:

Summit Township Planning Commission

June 15, 2021

Members Present- Jack Shelby, Chairman; Allan Hooper, Vice Chairman; Laurie Cunningham, Secretary; George Gancsos Jr., John Griffin, Board Liaison, Tom Beila, Robert Kendall, Mark Cesarz, Doug Beiswanger, John Worden, Summit Township Zoning Administrator. Gerry Deluca

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

A motion was made by Allan Hooper, supported by George Gancsos Jr to approve the agenda. Motion carried unanimously.

A motion was made by George Gancsos Jr, supported by Doug Beiswanger to approve the minutes of the April 20, 2021 meeting as presented. Motion carried unanimously.

Master Plan -Grant Bauman Region 2 Planning- Proposed Survey

Grant Bauman reviewed additional revisions since last meeting, discussed the water/sewer Map and its verbiage on the map. Confusion on wording however the map is a jpg file and may not be changeable.

A draft of the survey was reviewed based on input from the previous meeting. John Griffin suggested adding a question concerning the new Township office hours Monday – Thursday 7am to 5:30pm and closed Fridays. Board agreed to add as separate question, if satisfied yes or no. Discussion on how to get the survey out to the public and when it would be able. John Worden will help with getting it out to the public.

Case #21-06-0004 & 0005- Rezoning from Agricultural (AG-1) and Suburban Residential (RS-2) To General Commercial (C-2) property located at 3440 Weatherwax and adjacent vacant lot. Doug Beiswanger left the meeting as a member to represent the applicant JL&B enterprises LLC c/o Andrew Bailey.

Discussion and question about potential buyer stated on application (Retail and Food Services) D. Beiswanger informed the Commission there are no firm plans and the property is not under contract unnder currently. The owner wishes to sell and this rezoning to General Commercial would make it more saleable. A motion was made by Allan Hooper, supported by George Gancsos Jr. to recommend to the Township Board the rezoning of the properties from Agricultural (AG-1) and Suburban Residential (RS-2) to General Commercial (C-3). Motion Carried, Doug Beiswanger abstained.

Meeting adjourned by Jack Shelby 6:51 p.m.

Respectfully Submitted, _____
Laurie Cunningham, Secretary



BEISWANGER & RISNER

— REAL ESTATE GROUP —

Residential • Commercial • Investment

Summit Township
2121 Ferguson Road
Jackson, MI 49203
May 7, 2021

To Whom It May Concern:

This letter shall serve as the required notice that Doug Beiswanger of Beiswanger & Risner Real Estate Group, 1331 Horton Road, Jackson, MI 49203 is authorized and approved to act in accordance with my desire to complete the rezoning of parcels 000-13-17-287-060-00 and 000-13-17-287-057-06, AG and RS to C2.

Thank you,

<i>Andrew Bailey</i>	dotloop verified 05/07/21 11:41 AM EDT FQUF-HJ8F-G053-9R1R
----------------------	---------------------------------------------------------------------

J L & B Enterprises
Andrew Bailey
5276 Sharon Drive
Jackson, MI 49203

Cc: Beiswanger & Risner Real Estate Group
Doug Beiswanger
1331 Horton Road
Jackson, MI 49203
Doug@MiRealEstatePro.com

NOTICE

The Summit Township Planning Commission will hold a public hearing June 15, 2021 at 6:00 p.m. in the Township Hall, 2121 Ferguson Road.

At this time all interested parties will be heard on the request of Beiswanger & Risner Real Estate Group on behalf of JL&B LLC, c/o Andrew Bailey of 5276 Sharon Dr. To rezone property located at 3440 Weatherwax Dr. and adjacent vacant lot from Agricultural (AG-1) and Residential (RS-2) to General Commercial (C-2) to allow the development mixed use business.

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

Current Zoning for the property is Agricultural and Residential (AG-1) and RS-2)

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

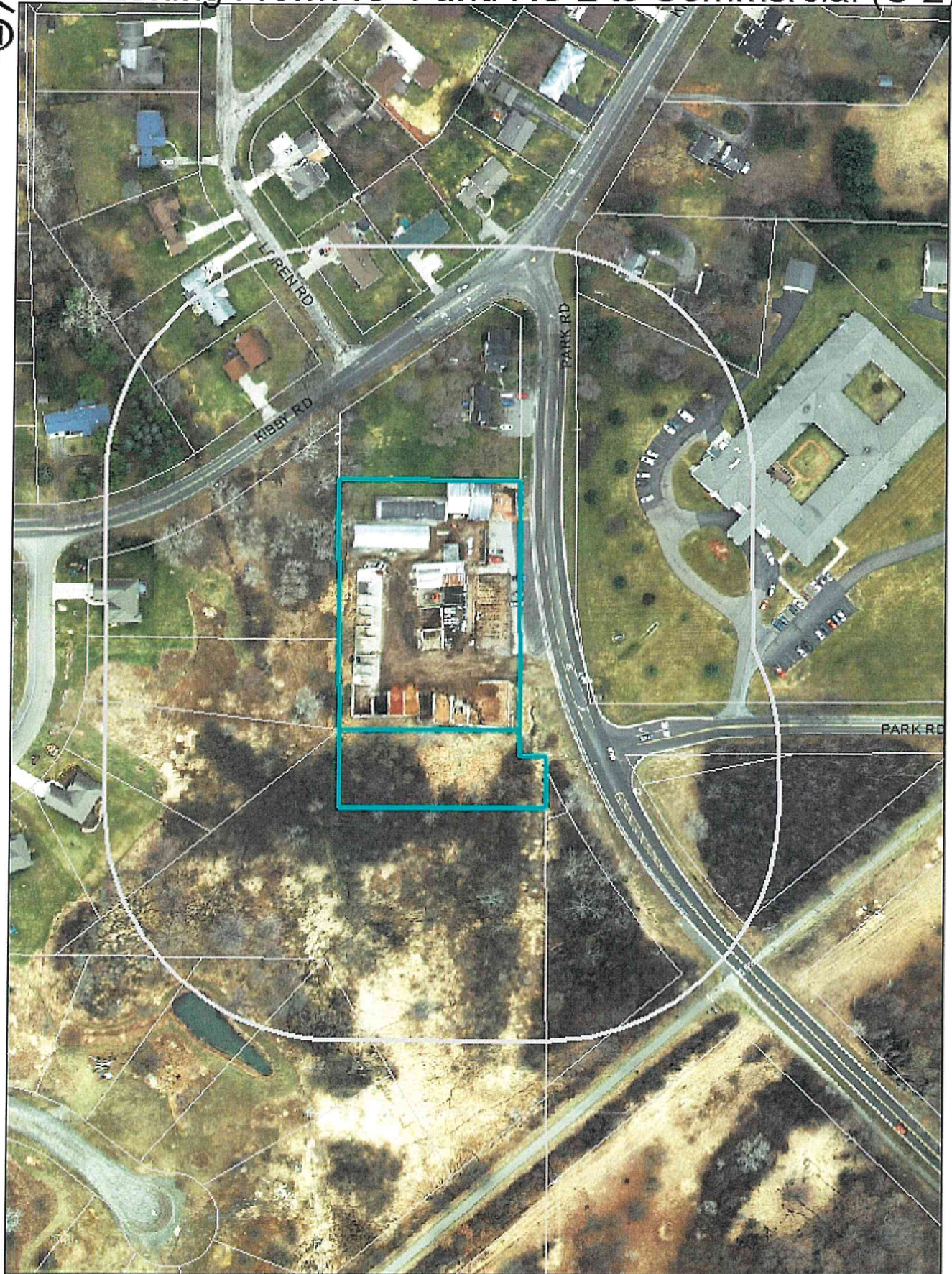
John Worden
Zoning Administrator

Jackson Citizen Patriot
Insertion Date: May 30, 2021

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

Copy to Meghan Dobben, Clerk

Case#21-06-0004&0005-3440 Weatherwax Dr.
Rezoning From AG-1 and RS-2 to Commercial (C-2)





Parcel Report - Parcel ID: 000-13-17-287-060-00

7/29/2019



Owner Name J L & B ENTERPRISES LLC
Owner Address 5276 SHARON DR
 JACKSON, MI 49203
Homestead 0
Parcel Address 3440 WEATHERWAX DR
 JACKSON, MI 49203
Property Class 201 - COMMERCIAL
Status Active
Acreage 1.939
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2142-955

	2017	2018	2019
Taxable Value	\$60,600	\$60,000	\$61,440
Assessed Value	\$60,600	\$60,000	\$110,900

Tax Description:

BEG AT E 1/4 POST OF SEC 17 TH W 264 FT TH N00°28'W
 320 FT TH E 264 FT TO E SEC LN TH S00°28'E 320 FT TO
 BEG SEC 17 T3S R1W



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.

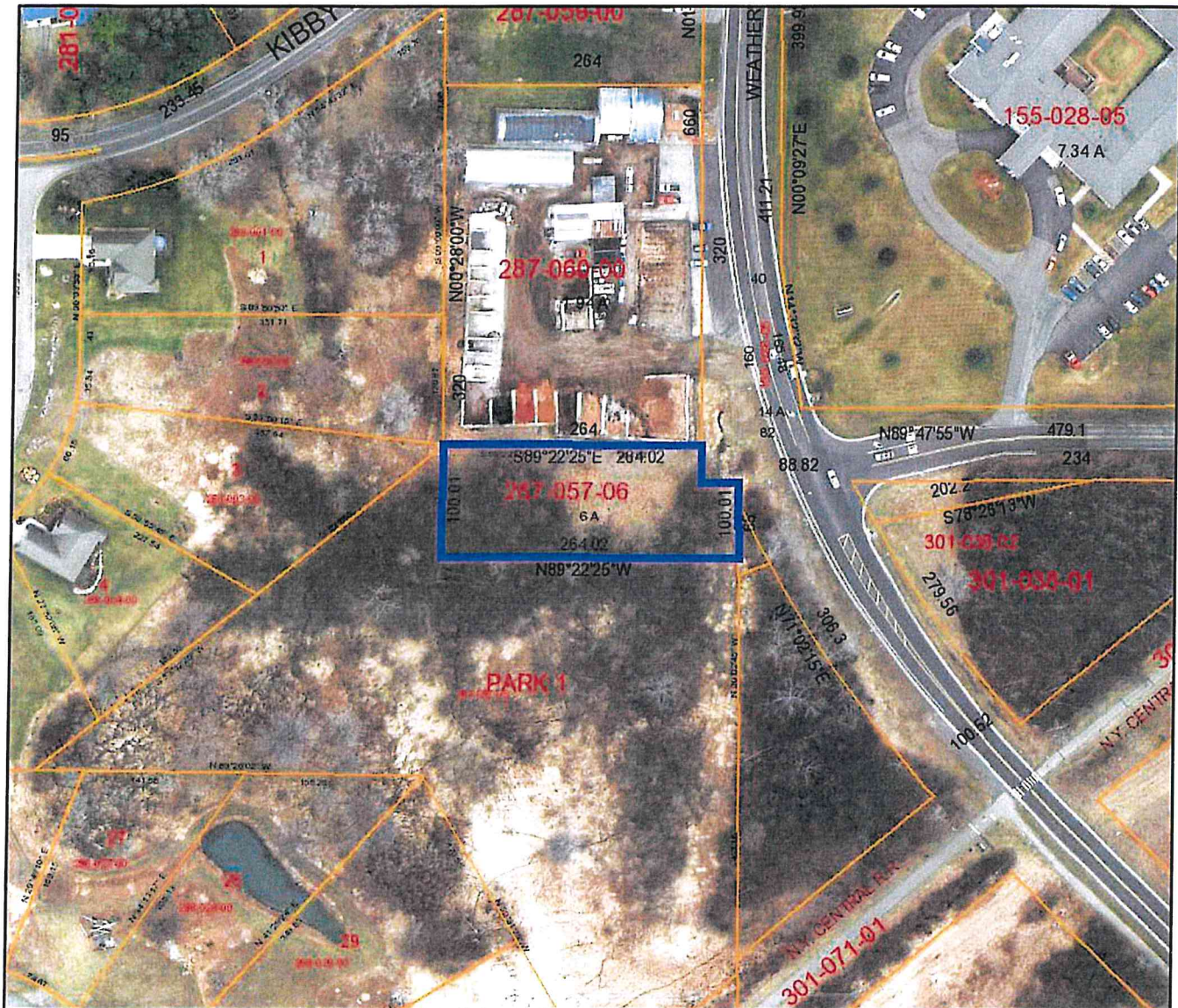


This parcel data last updated: July 23, 2019



Parcel Report - Parcel ID: 000-13-17-287-057-06

7/29/2019



Owner Name J L & B ENTERPRISES LLC
Owner Address 5276 SHARON DR
JACKSON, MI 49203
Homestead 0
Parcel Address WEATHERWAX DR
JACKSON, MI 49203
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.606
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2142-955

	2017	2018	2019
Taxable Value	\$4,800	\$4,800	\$4,915
Assessed Value	\$4,800	\$4,800	\$5,300

Tax Description:

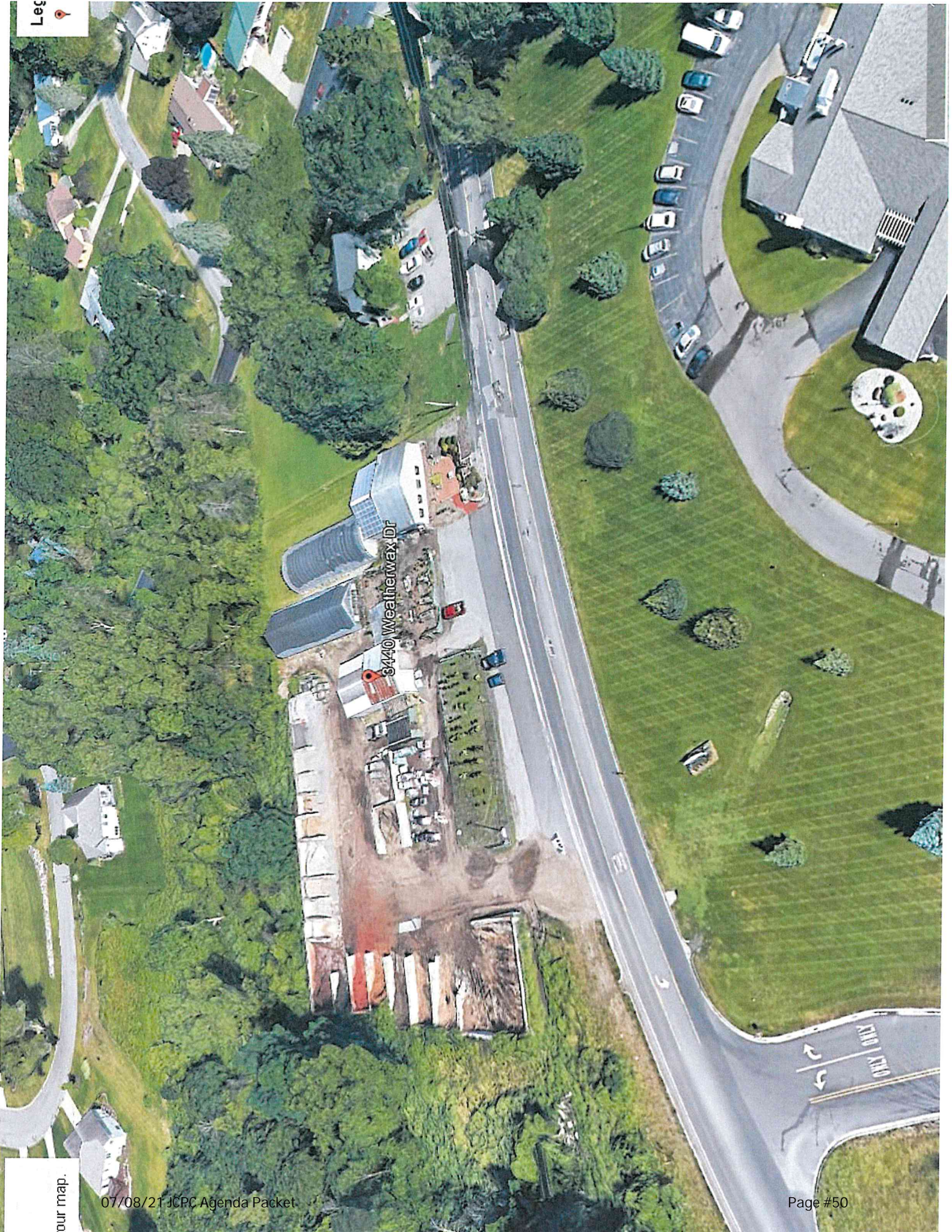
BEG AT E 1/4 POST OF SEC 17 TH S00°02'45"E 100.01 FT
ALG E&W 1/4 LN TH N89°22'25"W 264.02 FT PAR WITH
E&W 1/4 LN TH N00°02'45"W 100.01 FT TO E&W 1/4 LN TH
S89°22'25"E 264.02 FT TO BEG SEC 17 T3S R1W - .606A
SPLIT ON 04/07/2006 FROM 000-13-17-287-057-03



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.



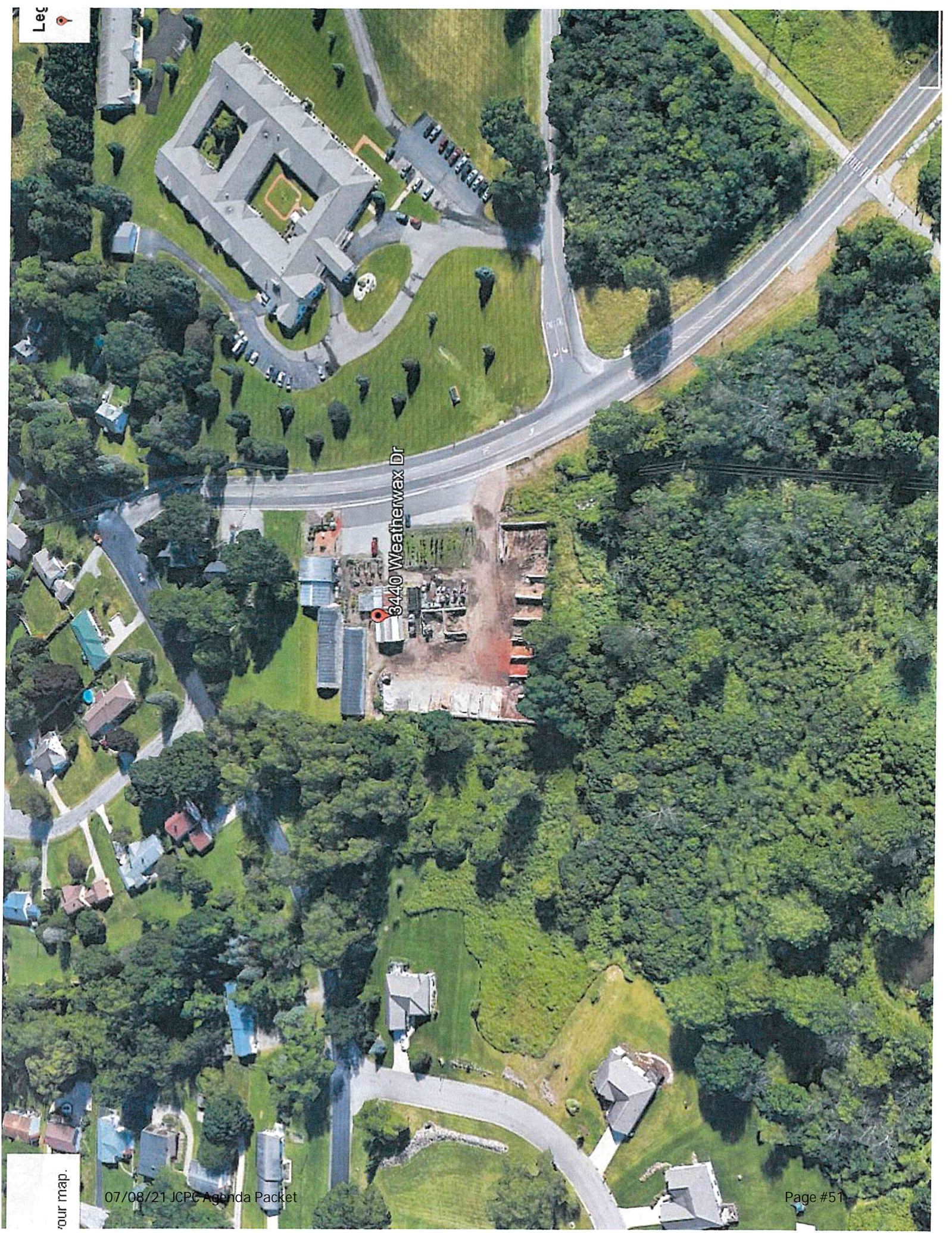
This parcel data last updated: July 23, 2019



Legend



your map.



This page is intentionally blank.

Jackson County Master Plan



Draft 2021 Future Land Use Map #1

Legend

- Developed Areas
- Agricultural Preservation

