



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: November 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 October 14, 2021, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the November 10, 2021, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ | #21-28 | Summit Township rezoning [**ACTION**] 7
 - (2) CZ | #21-29 | Norvell Township text amendment [**ACTION**] 23
 - (3) CZ | #21-30 | Norvell Township text amendment [**ACTION**] 31
 - 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 [**ACTION**] 37
 - b. New business – 2022 Meeting Dates [**ACTION**] 43
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is December 9, 2021

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MEETING MINUTES

October 14, 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. Russ Jennings, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners
- Members Absent:** Mr. Timothy Burns, At Large; Mr. Ted Hilleary, Education; and Mr. Jim Videto, Agriculture
- Liaisons Present:** Mr. Grant Bauman, Principal Planner
- Others Present:** Link Cecil, Pam Petress-Kelly, Martin Kelly, James Bradley, Karolyn Bradley, and Dennis Kurts

- Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:01 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Chair Hawley announced that the November meeting of the JCPC will take place on Wednesday, November 10 at 6:00 pm due to Veteran's Day falling on Thursday, November 11, the normal meeting day.

- Item 2. **Public Comment.** There was no public comment.

- Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Jennings, to **approve** the July 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. Gallagher, to **approve** the October 14, 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 | #21-27 | Summit Township**

Staff summarized his report regarding the proposed rezoning of a property located at the end of Hudson Avenue and known as Parcel ID #000-13-23-126-042-05, to 'agricultural (AG-1)'. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report). Staff passed out a petition in opposition to the rezoning. Mr. Bradley spoke in opposition to the rezoning, citing concerns over firearms and spot zoning.

Comm. Kennedy made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **disapproval** of the proposed 'AG-1' rezoning to the Summit Township Board. *Commissioners approved the motion. Yeas (Beda, Gaede,*

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Gallagher, Hawley, Jennings, and Kennedy). Absent (Burns, Hilleary, and Videto).

(2) **CZ | #21-24 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 102 N. Lakeside Drive and known as Parcel ID #000-14-09-152-002-01, to 'high density residence and office (R-4)'. Staff advised County Planning Commissioners to recommend **disapproval** of the rezoning (please see the staff report). It was noted that the future land use map provided by JCPC staff recommends moderate-density residential for the property while the future land use map provided by the Township recommends high-density residential. Comm. Jennings was concerned about the discrepancy between the maps provided by JCPC staff and the Township. Mr. Kurts stated he wants the zoning change because it will enable him to get a residential mortgage with a lower interest rate.

Comm. Jennings made a motion, seconded by Comm. Kennedy, to recommend **approval** of the proposed 'R-4' rezoning to the Leoni Township Board. *Commissioners approved the motion. Yeas (Gaede, Gallagher, Hawley, Jennings, and Kennedy). Abstain (Beda). Absent (Burns, Hilleary, and Videto).*

(3) **CZ | #21-18 | Sandstone Township**

Staff summarized his report regarding proposed text amendments that would allow a medical marihuana caregiver as a conditional use in the agricultural residential (AG-1), rural nonfarm residential (RNF-1), suburban residential (RS-1) and Mobile Home Park (MHP) districts. Staff advised County Planning Commissioners to recommend **disapproval** of the text amendments, noting the absence of definitions (please see the staff report).

Comm. Kennedy made a motion, seconded by Comm. Jennings, to recommend **disapproval** of the proposed text amendments to the Sandstone Township Board. *Commissioners approved the motion unanimously.*

(4) **CZ | #21-19 | Sandstone Township**

Staff summarized his report regarding proposed text amendments that would amend the sign regulations in the Zoning Ordinance by making them content neutral. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments (please see the staff report). Comm. Gallagher voiced her concern with the holes in the proposed text. Comm. Beda wanted more information regarding the court case.

Comm. Jennings made a motion, seconded by Comm. Kennedy, to recommend **approval with comments** of the proposed text amendments to the Sandstone Township Board. *Commissioners approved the motion unanimously.*

(5) **CZ | #21-20 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 2648 E. South Street and known as Parcel ID #000-14-07-451-002-01, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

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

(6) **CZ | #21-21 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 3150 Page Avenue and known as Parcel ID #000-14-06-151-005-04, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

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

(7) **CZ | #21-22 | Napoleon Township**

Staff summarized his report regarding proposed text amendments that would allow small solar energy facilities as a permitted use in all zoning districts and utility grid/large scale solar energy facilities as a conditional use in the agricultural (AG), limited industrial (LI), and general industrial (GI) districts. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments (please see the staff report). Comm. Hawley noted that adjustable solar panels, which follow the sun, now need to be 16 feet high (rather than 14 feet) according to Detroit Edison.

Comm. Beda made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval with comments** of the proposed text amendments to the Napoleon Township Board. *Commissioners approved the motion unanimously.*

(8) **CZ | #21-23 | Pulaski Township**

Staff reminded Commissioners that they recommended disapproval of Zoning Ordinance amendments that would have allowed for various types of recreational (adult use) marihuana facilities in several districts because there were no definitions. The Township is now supplying those definitions. Staff advised County Planning Commissioners to recommend **approval with comments** of the text amendments (please see the staff report).

Comm. Jennings made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval with comments** of the proposed text amendments to the Pulaski Township Board. *Commissioners approved the motion by majority vote with Comm. Gaede and Comm. Beda voting no.*

(9) **CZ | #21-25 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property located at 3133 Whipple Road and known as Parcel ID #000-09-23-377-002-08, to 'suburban residential (RS)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Gaede made a motion, seconded by Comm. Beda, to concur with the staff advisement to recommend **approval** of the proposed 'RS' rezoning to the Leoni Township Board. *Commissioners approved the motion unanimously.*

(10) **CZ | #21-26 | Leoni Township**

Staff summarized his report regarding the proposed rezoning of a property known as Parcel ID #000-09-30-151-007-01, to 'light industrial (ML)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report). Comm. Hawley voiced concern over the large amount of land near residential neighborhoods rezoned to industrial sprawl. She could see the property zoned residential or high-density residential.

Comm. Gaede made a motion, seconded by Comm. Jennings, to recommend **disapproval** of the proposed 'ML' rezoning to the Leoni Township Board, citing no water or sewer service and better use as residential. *Commissioners approved the motion unanimously.*

b. **Consideration of Master Plan(s).** None.

c. **Farmland & Open Space Preservation Program (PA 116) application(s).**

(1) **FA | #21-01 | Henrietta Township**

Staff summarized his report regarding the proposed PA 116 application for a 120.5 acre farm known as Parcel ID #000-04-28-251-001-04. Staff advised County Planning Commissioners to recommend **approval with comments** of the application (please see the staff report).

Comm. Beda made a motion, seconded by Comm. Gallagher, to concur with the staff advisement to recommend **approval with comments** of the PA 116 application to the Henrietta Township Board. *Commissioners approved the motion unanimously.*

Item 6. **Other Business.**

a. **Unfinished Business** – Jackson County Master Plan.

Staff reviewed the second draft of the Future Land Use map with the County Planning Commissioners.

b. **New Business.** None.

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

Item 8. **Commissioner Comment.** Comm. Jennings requests a change in the date and/or time of the JCPC meeting and requests that it be placed on the agenda for next month under new business. Comm. Gaede wanted to know why the first two case votes were by roll call vote. Comm. Beda thinks that voting procedure should be consistent.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 7:33 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary



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COORDINATED ZONING REPORT | #21-28

To: County Planning Commissioners
From: Grant E. Bauman
Date: October 29, 2021

Proposal: **A rezoning in Summit Township**

Request

The applicant proposes rezoning the southeastern 2.19 acres of the subject property (ID #000-13-07-426-027-02) to 'suburban residential 2 (RS-2)' from 'office (O-1)' (see Figures 1 and 6).

Purpose

"To allow for the sale of the home located on the property" (see the Background Information).¹

Location and Size of the Property

The portion of the property proposed for rezoning has an area of approximately 2.19 acres (see Figure 6). It is located on the west side of Robinson Road, south of Spring Arbor Road, in Section 7 (T3S-R1W) of Summit Township. The northern end of the parent property extends to Spring Arbor Road.

Land Use and Zoning

Current Land Use – The portion of the property proposed for rezoning contains a dwelling and the entire property is currently assessed for 'residential' use (see Figure 2). Redeemer Lutheran Church borders the entire property to the west. All of the other surrounding properties on the south side of Spring Arbor Road are assessed for 'residential' use. Lumen Christi Catholic School is located further to the east.

Future Land Use Plan – The Township's master plan places the subject property in an area recommended for 'low density residential' uses (see Figure 3).

Current Zoning – The property is zoned 'office (O-1)', but properties to the east and south of the portion of the property proposed for rezoning are zoned 'suburban residential 2 (RS-2)' (see Figure 4).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water service is available and municipal sewer service will be made available, according to the Township (see the attached Zoning Worksheet Form).

Public Road/Street Access – Robinson Road, a paved county primary, provides access to the portion of the property proposed for rezoning.

Environmental Constraints – The Township states that there are no environmental constraints (see the attached Zoning Worksheet Form).

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.

Analysis and Recommendation

Township Planning Commission Recommendation – The Summit Township Planning Commission recommends **approval** of the proposed rezoning to ‘suburban residential 2 (RS-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 ‘low density residential’ uses for the subject property and surrounding parcels to the east and south (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. Residential properties are already located to the east and the south.

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

No. Existing and proposed services should be able to accommodate a residential use.

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 portion of the property proposed for rezoning already contains a residential dwelling.

JCPC Staff Advisement – The proposed ‘suburban residential 2 (RS-2)’ rezoning conforms to the Township’s future land use map and meets 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 ‘suburban residential 2 (RS-2)’ rezoning request to the Summit Township Board (see the staff report).

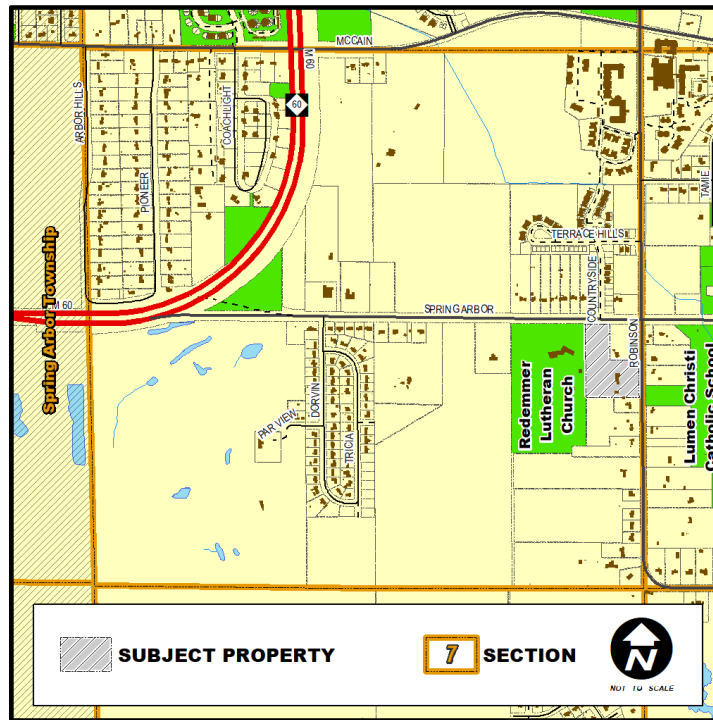
Staff Report Attachment(s):

- 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**

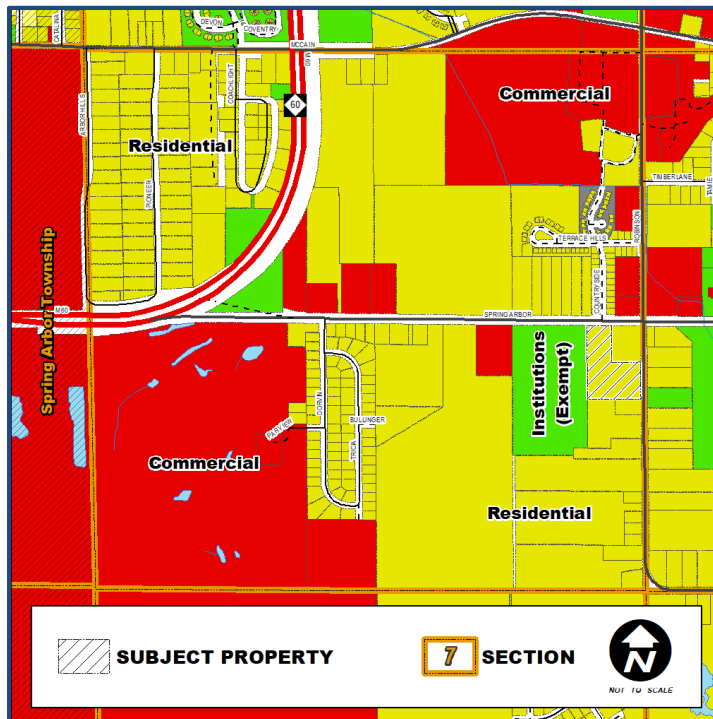


Figure 3
Municipal Future Land Use

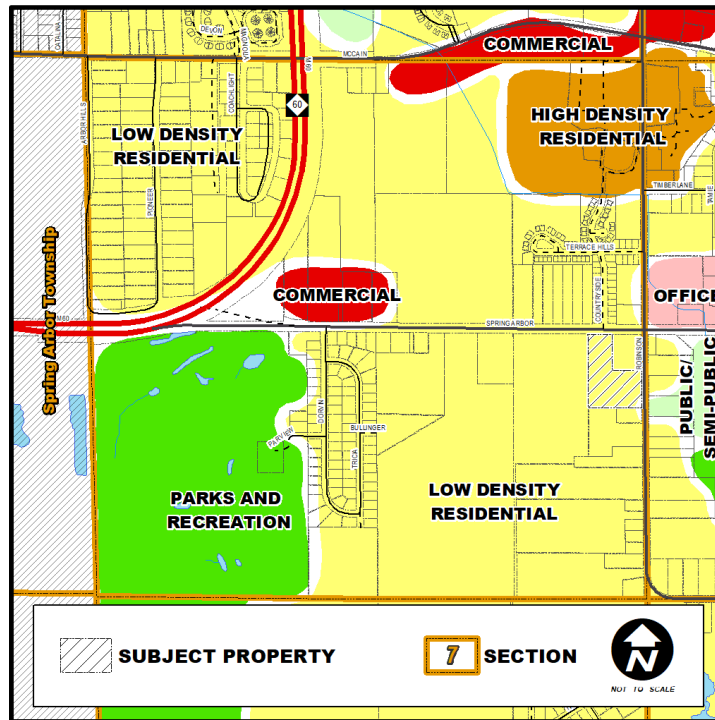


Figure 4
Municipal Zoning

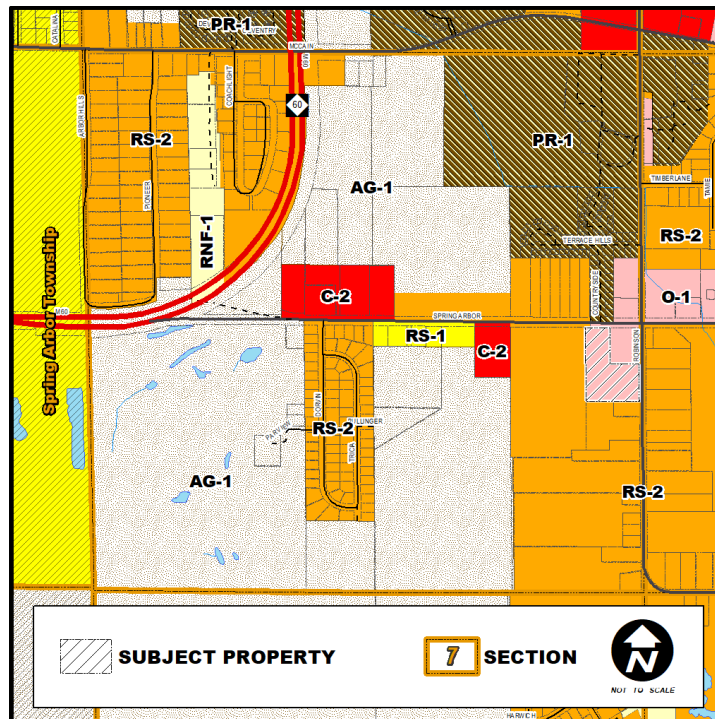


Figure 5
Aerial Photo

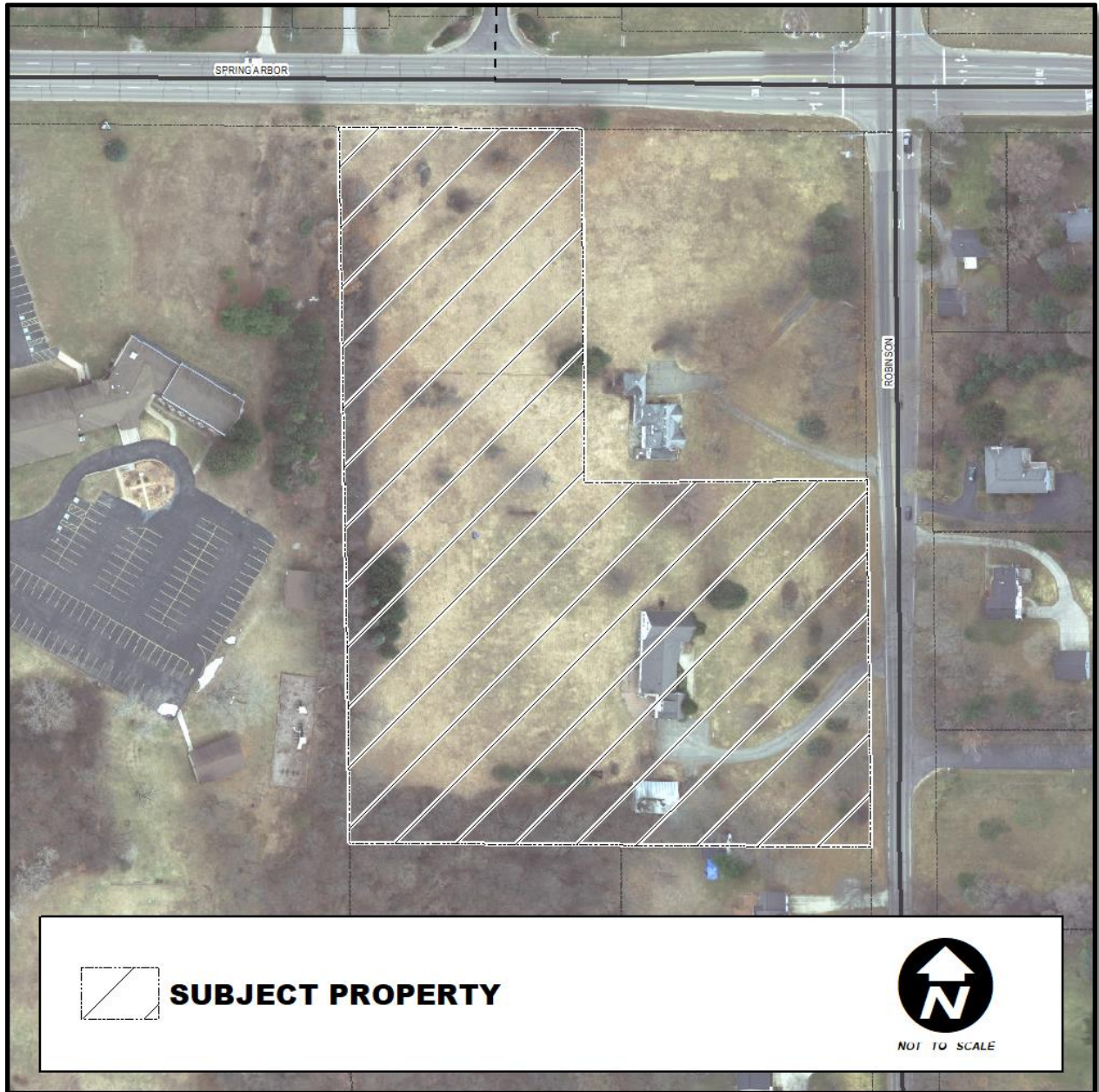
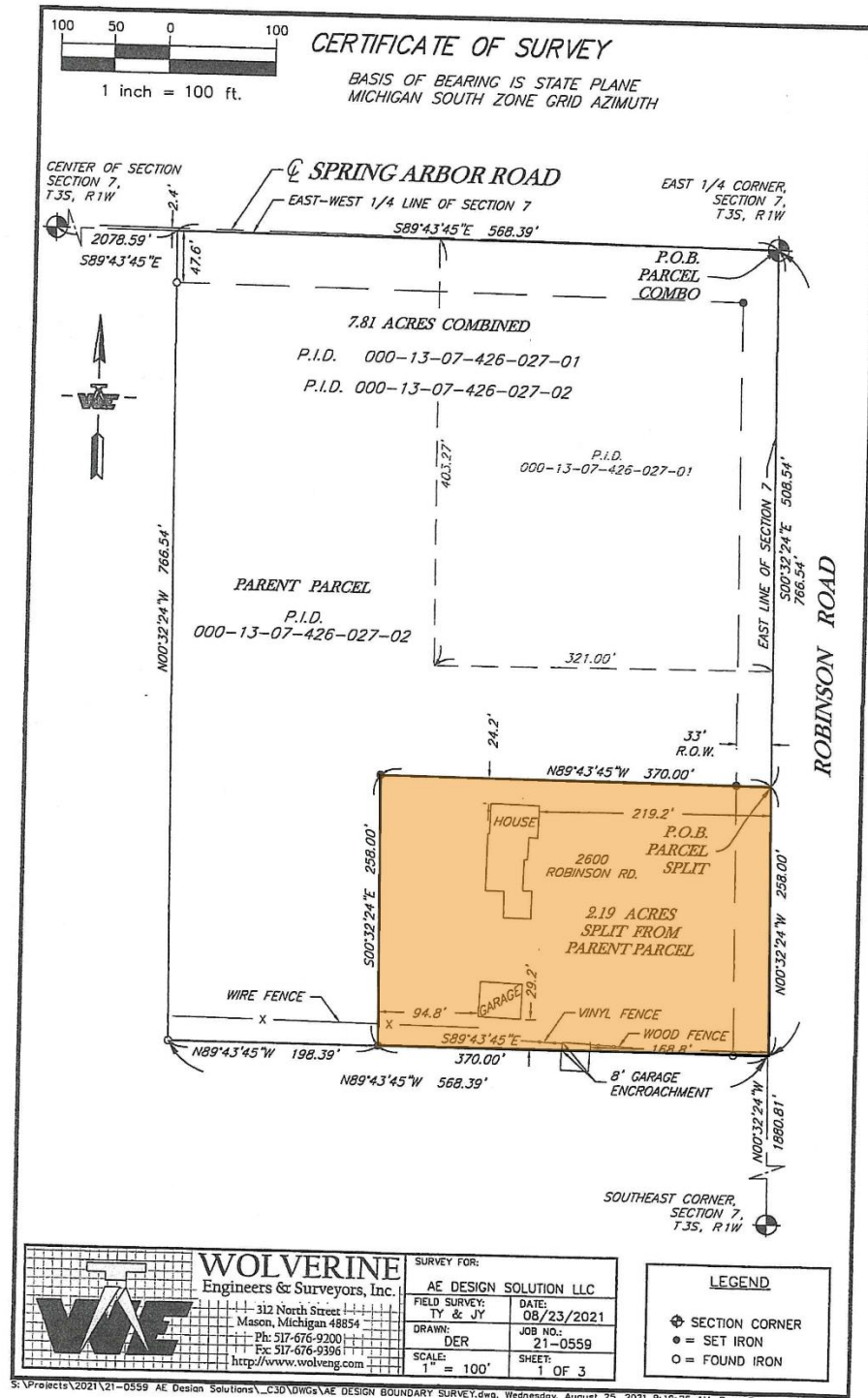


Figure 6
Survey

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.)

2600 Robinson Rd - 000-13-07-426-027-02, 2.19 acres

1. The above described property has a proposed zoning change FROM Office (O-1)
ZONE TO Suburban Residential (RS-2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: To allow for the sale of the home located on the 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 October day 19 year 2021
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month October day 3 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: Jackson Citizen Patriot

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

[Signature] ☐ Chair or ☒ Secretary 10 / 19 / 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 December day 14 year 2021
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: Summit Township Case #: 21-10-0013
Township official we may contact: John Worden Phone #: (517) 788 - 4113
Applicant: BSJ Real Estate Phone #: (517) 206 - 4700
Rezoning Request: From: Office (O-1) To: Suburban Residential (RS-2)
Property Location: Section(s): 7 Quarter Section(s): ☐ NW ☐ NE ☐ SW ☒ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): 2.19 acres

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

What is the proposed use of the site? Residential

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

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

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

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

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

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

Summit Township Planning Commission

October 19, 2021

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

Members Absent: Robert Kendall

The meeting was called to order by Jack Shelby, on October 19, 2021 at 6:00 p.m. in the Township Hall 2121 Ferguson Rd.

A motion was made by George Gancsos Jr, supported by Doug Beiswanger to approve the agenda with item 5 moved to top . Motion carried unanimously.

A motion was made by George Gancsos Jr, supported by Tom Biela to approve the minutes of the September 21, 2021 meeting. Motion carried unanimously.

Appendix B 2021 Summit Township Community Survey.

Grant Bauman briefly went over the survey results. John Worden did a good job getting the survey available to the public. However, only had 48 surveys were returned. Biela mentioned 48 surveys is not really a good representation of the township residents. Grant Bauman handed out the goals and objectives of the prior master plan for the committee to review and consider and will have a work session for the current master plan.

Case #21-10-0013- Rezoning from office (O-1) to Suburban Residential (RS-2) - 2600 Robinson Rd. - BSI Real estate, LLC Applicant/Owner.

Change the zoning of the southeast 2.19 acres from O-1 to RS-2 to allow for the sale of the existing home on property. Corey McCord PLC represented the owner, Property request for split has been submitted to Township Assessor for the said property. They are requesting rezoning to sell the house, as the property has been sitting for 2 years with no activity. This would allow the 2.19 acres with house to be sold. A public comment period was then opened.

Ann Lusk- 2700 Robinson Rd. – She expressed that she is in favor of the rezoning to residential. However, she would like to see the whole parcel returned back to residential instead of office. O-1

Rebecca Ethridge- 2708 Robinson Rd – Would like property to all be residential, and is confused on why was rezoning changed to office and now changing back to residential.

Ann Lusk- 2700 Robinson Rd- she let the commission know the people who live north of her did not receive a notice for this meeting.

John Worden explained the mailing list comes from the County GIS and Assessing Dept., everyone in a 300' radius is notified.

Public Comment period closed.

A motion was made John Griffin, supported by George Gancsos Jr. to recommend to the Township Board the rezoning of 2.19 acres of 2600 Robinson Rd from Office (O-1) to Suburban Residential (RS-2). The motion carried unanimously.

Case #21-10-0013- Group Day Care (7-12) – 353 Prairie- Taylor Padelt/Applicant- Edwin Niecko/ Owner- Current Zoning Urban Residential (RU-1)

Taylor Padelt explained reason for request. Current property was purchased to be able to expand her daycare, and is looking at having up to 12 children from 7am to 5pm, 5 days a week.

Doug Beiswanger commented on how impressed the property looked, noticed there is ample parking spaces for drop off and pick up.

Discussion on the gates and child proof locks, the number of children and hours of operation. The State will inspect the property and all regulations will have to be met before a license is issued.

No public comment.

A motion was made by Doug Beiswanger, supported by Allan Hooper to recommend to the Township Board the Home Occupation-Group Day Care at 353 Prairie.

The motion carried unanimously.

No other business

Commission Members comments- Mark Cesarz asked if there has been any talk about painting the M60 water tower. Worden stated DPW just did the JCC Tower and they will have to budget to do that as it is very costly.

Meeting adjourned at 6:43 p.m. by Jack Shelby

Respectfully Submitted,

Laurie Cunningham, Secretary Summit Township Planning Commission

SUMMIT TOWNSHIP

PLANNING COMMISSION

October 19, 2021- 6:00 P.M.

1. Approval of the Agenda
2. Minutes – September 21, 2021
3. Case#21-10-0013 – Rezoning from Office (O-1) to Suburban Residential (RS-2) – 2600 Robinson Rd. – BSJ Real Estate, LLC Applicant/Owner
4. Case#21-10-0012 – Group Day Care (7-12) -353 Prairie – Tayler Padelt/Applicant –Edwin Niecko/Owner – Current Zoning Urban Residential (RU-1)
5. Appendix B 2021 Summit Township Community Survey
6. Other Business
7. Public/Commission Members-Comments
8. Adjourn

Attachments:

SUMMIT TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 21-10-0013

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
☐ Amendments
- ☐ 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) BSJ Real Estate, LLC

Phone (517) 206-4700

Address 3606 Wildwood Avenue

Jackson, Michigan 49202

OWNER INFORMATION

Name(s) BSJ Real Estate, LLC

Phone (517) 206-4700

Address 3606 Wildwood Avenue

Jackson, Michigan 49202

PROPERTY INFORMATION

Address or Location 2600 Robinson Road, Jackson, Michigan

Permanent Parcel # 000-13-07-426-027-02

Zone District (Current) 0-1

Property Size 2.19 acres

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

NARRATIVE DESCRIPTION OF PROPOSED USE/REQUEST

(attach additional pages as needed)
Change the zoning of the Southeast 2.19 acre section from 0-1 to RS-1. See Attached survey

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

Signature of Applicant

Signature of Applicant

Date

09/10/21

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.)

Signature of Applicant

Signature of Applicant

Date

09/10/21

DO NOT WRITE BELOW THIS LINE

Date Received 9/14/21

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.

Meeting Dates: PC 10-19-2021

ZBA _____

CNTY 11-11-2021

TWPBD 12-14-2021

Publication Dates 10-3-2021

WEB _____

NOTICE

The Summit Township Planning Commission will hold a public hearing October 19, 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 BSJ Realty. LLC of 3606 Wildwood Ave. to rezone property located at 2600 Robinson Rd. from Office (O-1) to Suburban Residential (RS-2).

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

Current Zoning for the property is Office (O-1).

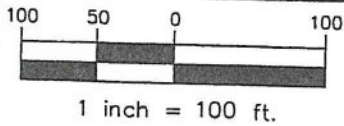
Summit Township Office is open Monday – Thursday from 7:00 a.m. to 5:30 p.m. during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 788-4113 Extension 240. Summit Township will provide any necessary 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: October 3, 2021

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

Copy to Meghan Dobben, Clerk



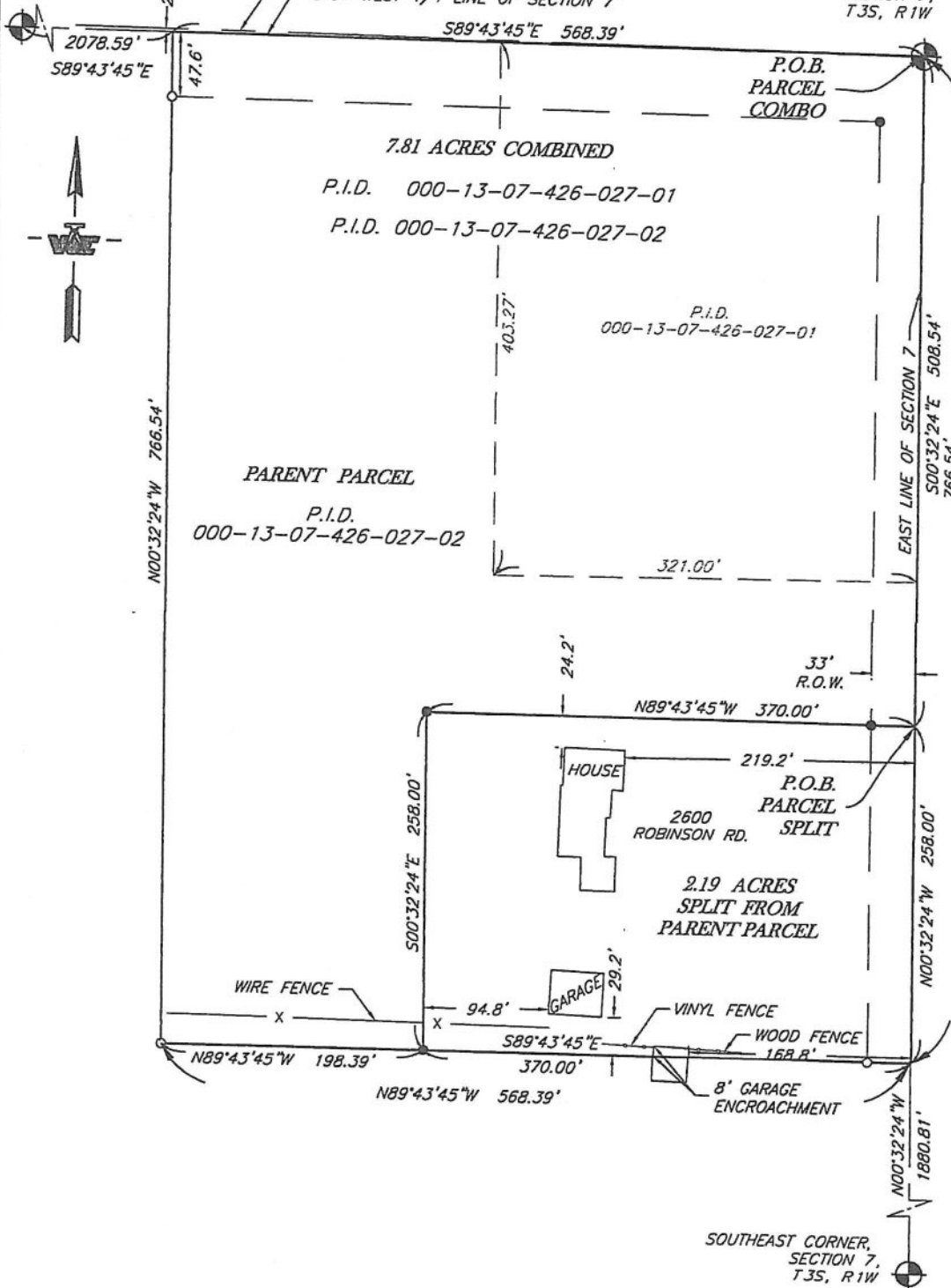
CERTIFICATE OF SURVEY

BASIS OF BEARING IS STATE PLANE
MICHIGAN SOUTH ZONE GRID AZIMUTH

CENTER OF SECTION
SECTION 7,
T3S, R1W

SPRING ARBOR ROAD

EAST 1/4 CORNER,
SECTION 7,
T3S, R1W



WOLVERINE
Engineers & Surveyors, Inc.

312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fax: 517-676-9396
<http://www.wolveng.com>

SURVEY FOR:	
AE DESIGN SOLUTION LLC	
FIELD SURVEY:	DATE:
TY & JY	08/23/2021
DRAWN:	JOB NO.:
DER	21-0559
SCALE:	SHEET:
1" = 100'	1 OF 3

LEGEND
⊕ SECTION CORNER
● = SET IRON
○ = FOUND IRON

Case#21-10-0013-Rezoning 2600 Robinson Rd.
Office (O-1) to Suburban Residential (RS-2) 2.19 Acres





Legend

- ? ? Reder
- 2600 Rot



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 | #21-29

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

Proposal: Norvell Township's "Medical Marihuana Caregivers Ordinance No. 53"

Background Information

The Norvell Township Planning Commission submitted the proposed "Medical Marijuana Caregivers Ordinance No. 53" to the JCPC for review and comment. Staff is used to seeing medical marijuana provisions as part of a zoning ordinance rather than in a standalone ordinance. After speaking with the Township Supervisor, he said the Township could incorporate the ordinance as a section of the zoning ordinance.

Essentially, a registered primary caregiver would be regulated as a type of home occupation, limited to dwellings located on properties of at least 5 acres in the agricultural (AG-1) zoning district. Substantial setbacks are required for outdoor locked facilities. Those areas must also be fenced and security/surveillance cameras must be operated at all times.

Staff reviewed the proposed ordinance and noted the following concerns:

- **Section A.1.** This section cites the "Michigan Medical Marijuana Law (MMMA)" when it is the "Michigan Medical Marihuana Act (MMMA)".
- **Section B.12.** The requirement of a conditional use permit is noted here, but nowhere else. The section should be rewritten to omit the reference to a conditional use permit.
- **Section B.13.** This section requires security/surveillance cameras. Staff has never seen this before and notes that it seems very strict. Does the Township have the resources to enforce this requirement?
- **Section B.14.** This section, which deals with location and setbacks, is buried in the ordinance and may be easy to overlook. Staff suggests moving it earlier in Section B.
- **Section B.14.A.4.** Solid fencing at least 8-feet high is required around an outdoor locked facility. However, Section 8.15 of the Zoning Ordinance only allows fences up to 6-ft high in rear and side yards (even shorter in front yards (i.e., 4 feet)). Should they also be restricted to side and rear yards due to the fence height restrictions? In addition, what is meant by "solid"? Does that mean opaque fencing, or simply fencing that is sturdily built? This may be in conflict with Section B.14.B, which references "chain-link fencing, wooden slats, or similar material". What does the exception from the base mean in that section?

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Staff Analysis and Advisement

The proposed legislation should be incorporated into the zoning ordinance. Staff also identified several issues that deserve further consideration. Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of “Medical Marihuana Caregivers Ordinance No. 53” to the Norvell Township Board, noting the need to incorporate the standalone ordinance into the zoning ordinance and the other comments provided in the staff report (see the staff report).

Staff Report Attachments:

- *Background information provided by Norvell 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 Doarvell 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 _____ SECTION _____

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

Ordinance # 53 Medical Marijuana Caregivers Ord
Document attached

- C. PUBLIC HEARING on the above amendment was held on: month 10 day 20 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 10 day 5 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 Exponent

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 10/26/21 (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

MEDICAL MARIJUANA CAREGIVERS ORDINANCE NO. 53

The Township of Norvell in the Jackson County ordains:

A. Intent

1. Voters in the State of Michigan approved Initiated Law 1 of 2008, the Michigan Medical Marijuana Law ("MMMA"), authorizing the use of marijuana for certain medical conditions.
2. Under recent Michigan case law, Norvell Township may lawfully regulate land uses related to medical marijuana caregivers, so long as its regulations do not conflict with the MMMA.
3. It is the intention of Norvell Township that nothing in this Ordinance be construed to allow persons to engage in conduct that endangers others or causes a public nuisance, or to allow use, possession or control of marijuana for non--medical purposes or allow activity relating to the growing, distribution or consumption of marijuana that is otherwise illegal under state law.

- B. Registered Primary Caregiver. A single, registered primary caregiver, in compliance with the Michigan Medical Marijuana Act, MCL 333.26421. et. seq. (MMMA), MMMA Administrative Rules and the requirements of this Section, shall be permitted to grow marijuana as a home occupation as defined under Section 8.10 of the Township Zoning Ordinance. Nothing in this Ordinance, is intended to grant, nor shall it be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marijuana not in strict compliance with the MMMA and the MMMA Administrative Rules. Also, because Federal Law is not affected by the MMMA or MMMA Administrative Rules, nothing in this Ordinance, is intended to grant, nor shall it be construed as granting, immunity from criminal prosecution under Federal Law.

The following requirements and standards shall apply to the location at which the medical use of marijuana is conducted by a caregiver:

1. The medical use of marijuana shall comply at all times with the MMMA and the MMMA Administrative Rules, as amended.
2. A registered primary caregiver shall not possess marijuana, or otherwise engage in the medical use of marijuana, in a school bus, on the grounds of any preschool or primary or secondary school, or in any correctional facility.
3. Not more than one registered primary caregiver, who shall also be a full-time resident of the dwelling, shall be permitted to operate at any one parcel.
4. The medical use of marijuana shall be conducted entirely within a dwelling or attached garage. "Medical use of marijuana" means the possession or use of marijuana, marijuana-infused products, or paraphernalia relating to the

administration of marijuana to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the debilitating medical condition.

5. Except for lighting, heating, watering, drying or other equipment, or fertilizers, herbicides or other chemicals directly related to the medical use/cultivation of marijuana, no other materials or equipment not generally associated with normal ownership, use and maintenance of a dwelling shall be permitted.
6. Except for the primary caregiver, no other person shall deliver marijuana to the qualifying patient.
7. No one under the age of 18 years shall have access to medical marijuana.
8. Medical marijuana shall not be grown, processed, handled or possessed at the dwelling of the primary caregiver beyond that which is permitted by Michigan statutory law.
9. All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of a building, structure or premises in which equipment and devices that support the cultivation, growing or harvesting of marijuana are located or used.
10. If marijuana is grown or located in a room with windows, all interior lighting shall be shielded to prevent ambient light from creating a distraction for adjacent properties.
11. Related merchandise or products shall not be sold or distributed from the dwelling or property of the primary caregiver, apart from the permitted quantity of medical marijuana.
12. A conditional use permit is required to ensure compliance with all applicable requirements, laws and codes the portion of a building or other structure, such as a cultivation room, where energy use and heating requirements exceed typical residential limits and chemical storage occurs, are subject to inspection and approval by the zoning administrator or other authorized official. The property, dwelling and all enclosed, locked facilities shall be available for inspection upon request by the zoning administrator, building official or law enforcement official.
13. The property, dwelling and all enclosed, locked facilities shall have recording security /surveillance cameras operating at all times and encompassing all angles of the premises. Recordings shall be kept for minimum of 30 days and shall be available for inspection upon request by the zoning administrator, building official or law enforcement official.
14. Caregiver growing facilities may only be established on properties of 5 acres or more zoned for agricultural use.

A. Any portion of an outdoor enclosed locked facility shall be:

1. Set back at least eighty (80) feet from any lot line.
 2. Set back at least one-hundred fifty (150) feet from any residential district.
 3. Set back at least twenty-five (25) feet from any other outdoor enclosed locked facility on the same property
 4. Solid fencing of at least 8 feet in height shall be established around the perimeter of the growing facility.
- B. The term “enclosed locked facility” has the meaning provided in the Act and means a closet, room, or other comparable, stationary, and fully enclosed area equipped with secured locks or other functioning security devices that permit access only by a registered primary caregiver or registered qualifying patient. Marijuana plants grown outdoors are considered to be in an enclosed, locked facility if they are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure and are grown within a stationary structure that is enclosed on all sides, except for the base, by chain-link fencing, wooden slats, or a similar material that prevents access by the general public and that is anchored, attached, or affixed to the ground; located on land that is owned, leased, or rented by either the registered qualifying patient or a person designated through the departmental registration process as the primary caregiver for the registered qualifying patient or patients for whom the marijuana plants are grown; and equipped with functioning locks or other security devices that restrict access to only the registered qualifying patient or the registered primary caregiver who owns, leases, or rents the property on which the structure is located. Enclosed, locked facility includes a motor vehicle if both of the following conditions are met:
1. The vehicle is being used temporarily to transport living marijuana plants from 1 location to another with the intent to permanently retain those plants at the second location.
 2. An individual is not inside the vehicle unless he or she is either the registered qualifying patient to whom the living marijuana plants belong, or the individual designated through the departmental registration process as the primary caregiver for the registered qualifying patient
15. No equipment or process shall be used in growing, processing, or handling of medical marijuana which creates noise, vibration, glare, light, fumes, odors, or electrical interference detectable to the normal senses at or beyond the property line. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio, television, or similar receiver off the premises or causes fluctuation of line voltage off the premises.
16. A primary caregiver operation shall not be located within one thousand (1,000) feet of the following: public or private elementary or secondary school; public or private preschool; licensed day care or child foster care facility; public park, beach or recreational area; or church, synagogue, temple or similar place of worship. Measurement shall be from the closest point of the property line containing the primary caregiver operation to the closest point of the property line containing the above listed facilities.

CERTIFICATE OF TOWNSHIP CLERK

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the Township Board of Norvell, Jackson County, Michigan, at a meeting held on _____, 2021.

I hereby further certify that the following Township Board Members were present at the meeting: Bill Sutherland, Jeff Oswalt, Deserre Sauers, Matt Dame and Andrew Haystead and the following Township Board members were absent: None.

I further certify that Member _____ moved for the adoption of the Ordinance, and the motion was supported by Member _____.

I further certify that the following Norvell Township Board Members voted for the adoption of the Ordinance: No. 53 and that the following Norvell Township Board members voted against adoption of the Ordinance: None.

Jeff Oswalt,
Norvell Township Clerk

CERTIFICATE OF PUBLICATION

I, the undersigned Township Clerk of the Township of Norvell, do hereby certify that on _____, 2021, a Summary of the Ordinance adopted was duly published in a newspaper having general circulation within the Township.

Jeff Oswalt,
Norvell Township Clerk



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 | #21-30

To: County Planning Commissioners

From: Grant E. Bauman

Date: November 1, 2021

Proposal: Norvell Township's "Zoning Ordinance No. 6"

Background Information

The Norvell Township Planning Commission submitted various Zoning Ordinance amendments to the JCPC for review and comment:

- Section 2.1 (Definitions). Modification of the definitions for "Accessory, Use Building, or Structure" and "Building" and the deletion of the definition for "Structure".
- Section 5.4 (Accessory Structures). A complete rewriting/simplification of standards pertaining to accessory structures.
- Section 11.5.E (Appeals to the Board of Appeals). Modification of Subsection E.

Definitions

Two sections are modified and one section is deleted:

- **Section 2.1.0.** Add decks as a type of accessory building/structure. No problem with the modification.
- **Section 2.1.7 and Section 2.1.64.** No problem with the addition of "/Structure" to the title of Section 2.1.7. Deletion of Section 2.1.64 is okay given the modification of Section 2.1.7 ("Building/Structure").
- **Section 2.1.34.** No problem with adding the modifier of "hydro impervious. It simply explains why concrete, asphalt driveways, patios and walkways are included.

Accessory Structures

Section 5.4 was overhauled, providing a simplification of the development standards for accessory structures. Here are the comments of JCPC staff:

- **Subsection A.** Should the first sentence read as follows: "No detached accessory building or structure over 200 sf shall be located closer than ten (10) feet to any other building/structure or property line."

What is the reasoning for reducing the setback on detached buildings/structures under 200 sf to five (5) feet? Was the fire department consulted?

- **Old Subsection B.** Okay. Eliminated due to changes in Subsection A.
- **Old Subsection C.** Eliminating this subsection will allow for accessory buildings to be built right

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next to a lake.

- **Subsection B (Old Subsection D).** Okay. Removed the non-residential reference. The title to Section 5.1 is actually “Area, Height, Bulk, and Placement Regulations”.
- **Old Subsection E.** Eliminating the subsection allows an accessory structure to be built without a principal structure anywhere in the Township.
- **Old Subsection F.** Okay. Eliminated because of the elimination of Subsection E.
- **Subsection C (Old Subsection G).** No change.
- **Old Subsection H.** Eliminating the subsection takes away the option of placing a surety bond on accessory structures. Seems reasonable, as I have not seen this requirement in any other ordinance.
- **Subsection D (Old Subsection I).** No change.
- **Subsection E (Old Subsection J).** Okay. Removes portable sheds of 100 sf or less from the exceptions for this section.

Appeals to the Board of Appeals

Section 11.5.E is proposed for amendment. Okay. Subsection E is modified to refer to next available hearing, given that the Zoning Board of Appeals only meets on a quarterly basis.

Staff Analysis and Advisement

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL WITH COMMENTS** of the various proposed Zoning Ordinance amendments to the Norvell Township Board, noting the comments provided in the staff report (see the staff report).

Staff Report Attachments:

- *Background information provided by Norvell 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 Donnell 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 XI SECTION 11.5
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See Attached Document

C. PUBLIC HEARING on the above amendment was held on: month 10 day 20 year 2021

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 10 day 5 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 Exponent

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 10/24/21 (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

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 Novell 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 V SECTION 5.4
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See Attach Document

C. PUBLIC HEARING on the above amendment was held on: month 10 day 20 year 2021

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 10 day 5 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 Exponent

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 10/26/21 (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

Revisions to Zoning Ordinance #6

Definitions

2.1.0 Accessory Use, Building, or Structure: A use, building, or structure on the same lot with, and of a nature customarily incidental and subordinate to the principal use, building, or structure. *This includes decks.*

2.1.7 Building/*Structure*: An enclosed structure having a roof supported by columns, walls or other devices and used for the housing, shelter, or enclosure of persons, animals, or chattels.

2.1.34 Lot Coverage: The percentage of the lot occupied by buildings or structures, including accessory buildings, structures, and *hydro impervious substances such as*, concrete, ~~or~~ asphalt driveways, patios, and walkways

2.1.64 Structure: ~~Anything constructed, erected or placed with a fixed location on the surface of the ground, excluding but not limited to, decorative items such as bird houses/feeders, flag poles, trellises and mailboxes. (Amended 8/14/13)~~

Section 5.4 ACCESSORY STRUCTURES.

A. No detached accessory building or structure over *200 sf* shall be located closer than ten (10) feet to any other building or structure. *No detached accessory building or structure under 200 sf shall be located closer than (5) feet to any building/structure or property line.*

~~B. All detached accessory structures in any Residential District shall be subject to the same dimensional requirements affecting the principal structure, except however, such accessory structure shall be placed not less than ten (10) feet from any rear lot line or the rear yard portion of any side lot line.~~

~~C. An exception to Section 5.4.A shall apply to properties abutting a body of water or wetland in the Lake Residential (RL-1), Multiple Family Residential (RM-1), and the Mobile Home Residential (MH-1) Districts. For such parcels, no accessory structure shall be placed within fifty (50) feet of a body of water or wetland.~~

B. ~~D.~~ All accessory structures ~~in non-residential districts~~ shall be subject to the standards and requirements as specified in Section 5.1, *Article V Schedule of Regulations.*

~~E. Except as permitted in this section, a detached accessory building or structure shall not be placed on any lot of less than two and one half (2.5) acres unless there is an existing principal structure already located or under construction upon such lot.~~

~~F. A detached accessory building or structure may be placed upon any lot of less than two and one-half acres provided:~~

~~1. Said accessory building or structure shall be constructed with the intent to assist in the construction of a principal structure located on the same lot.~~

~~2. Continuous progress shall be demonstrated in the construction of the principal structure through the acquisition of a building permit, continuous construction on the principal structure, and continuous calls for inspection on various construction components as required in the Norvell Township Building Code, so that the structure is completed within a twelve (12) month period.~~

C. ~~G.~~ A detached accessory building or structure shall meet the requirements of the Norvell Township Building Code.

~~H. Norvell Township may require a surety bond of an amount sufficient to assume compliance with this section. In the event of a noncompliance the bond in favor of the Township shall provide sufficient monies for the demolition of the accessory building or structure.~~

D. ~~I.~~ Regardless of the acreage, a detached accessory building or structure shall not be connected to any type of on-site or municipal sewage disposal system except as permitted in applicable Industrial and/or Commercial Zoning, or applicable conditional use permit.

E. ~~J.~~ Exceptions —

1. Farming operations shall be exempt from the provisions of this ordinance.

~~2. A portable shed that is 100 square feet or less shall be exempt from the provisions of this ordinance and subject to setback requirements as defined in Section 5.1.~~

~~2.3.~~ For the purposes of this ordinance, as accessory structure shall not include a Wireless Communication Facility or a Wireless Communication Support Structure.

Zoning Board of Appeals Hearing Dates

Section 11.5 APPEALS TO THE BOARD OF APPEALS. The following provisions shall apply:

E. Hearing by the Appeals; Requests; Notice, Hearing: When a request for appeals has been filed in proper form with the Board of Appeals, the Board of Appeals Secretary, or Township Clerk shall immediately place the said request for appeal upon the calendar for next available hearing, and cause notice, stating the time, place, and object of the hearing to be published in a newspaper of general circulation in the Township and to be served personally or by registered return receipt mail at least ten (10) days prior to the date of such hearing, upon the party or parties making the request for appeal. In addition, property owners within 500 feet from the perimeter of the property in question shall be notified of the hearing.



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

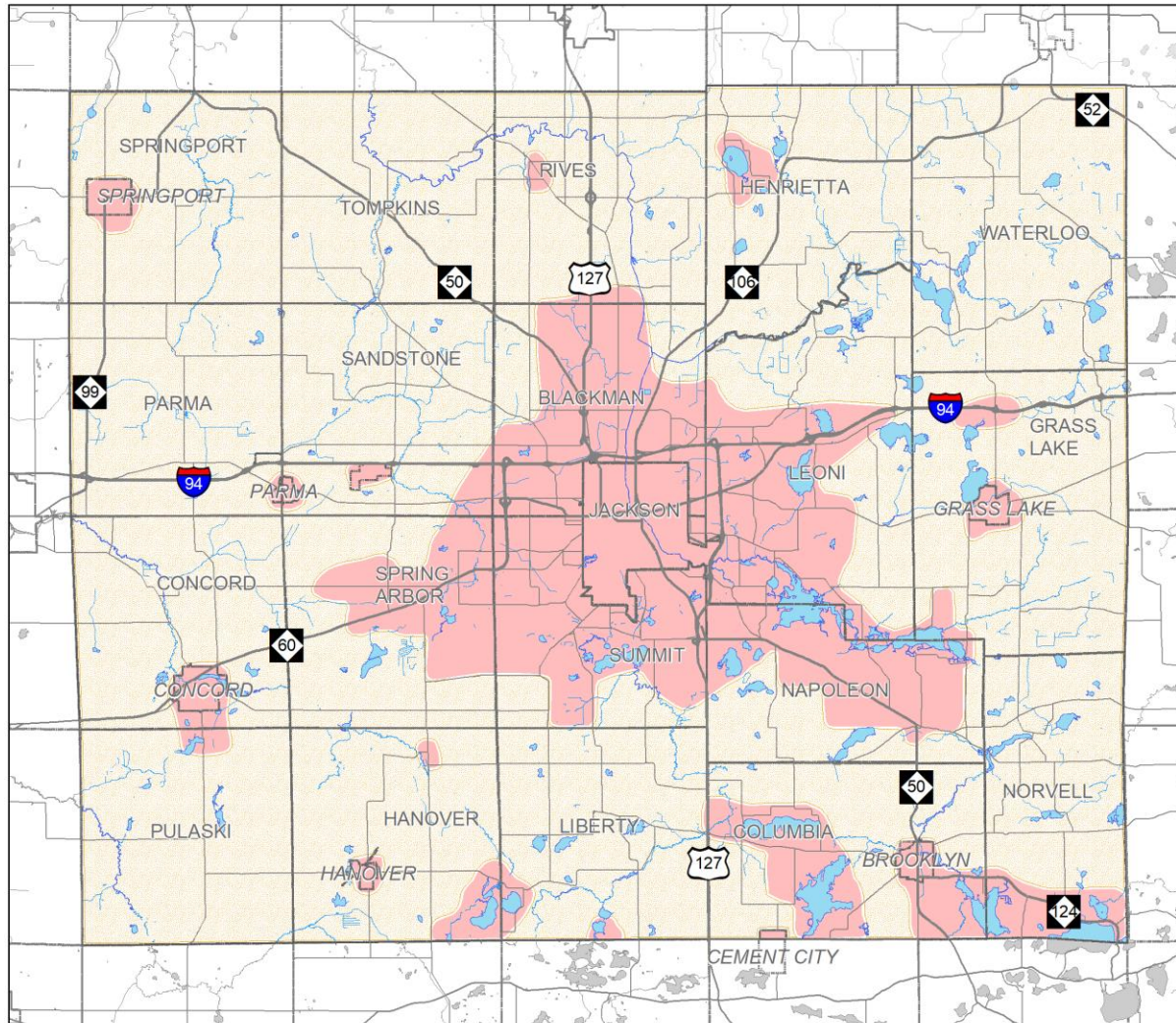
From: Grant E. Bauman

Date: September 1, 2021

Proposal: Future Land Use Plan

- Map #3b contains the changes made to the proposed Future Land Use Map in July of 2021.
- Map #3a also adds an agricultural preservation area to the map (i.e., nationally significant agricultural soils as identified by the American Farmland Trust).
- Future Land Use Plan accompanying text

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Jackson County Master Plan



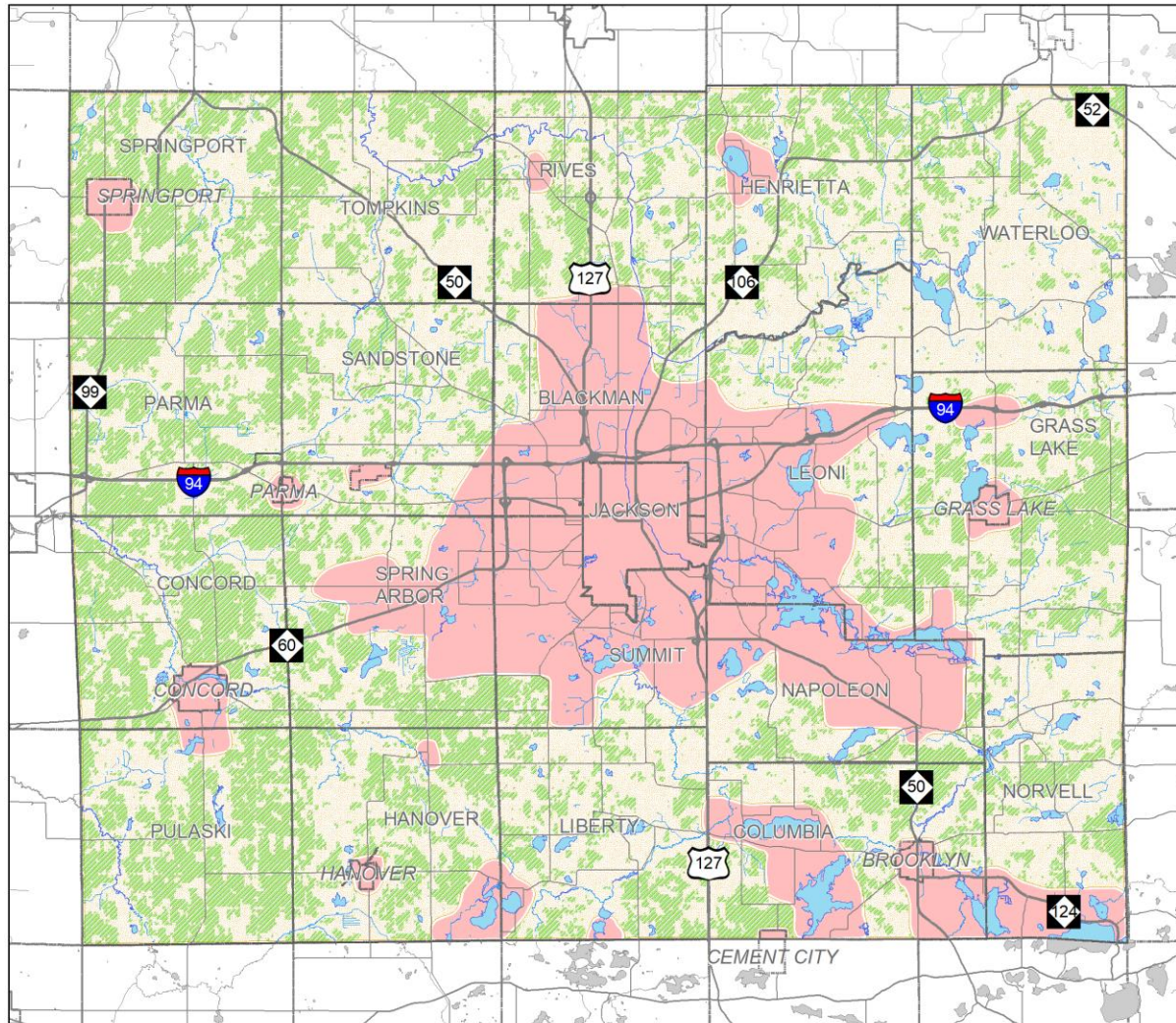
Draft 2021 Future Land Use Map #3b

Legend

- Urban Developed Areas
- Rural Developed Areas

Region 2
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Jackson County Master Plan



Draft 2021 Future Land Use Map #3a

Legend

- Urban Developed Areas
- Rural Developed Areas
- Agricultural Preservation Areas

Region 2
Planning Commission



Goal. ~~Local units of government are encouraged to review their land use plans and zoning ordinances to assure that the size of areas proposed for future land uses are contained to a degree necessary to appropriately direct growth.~~

Actions. ~~The following actions are recommended to aid in the implementation of the goal:~~

- ~~1. Municipalities should determine the amount of land necessary to accommodate anticipated future population levels.~~
- ~~2. Local units of government are also encouraged to review their ordinances to reduce the land area designated for various uses in cases where growth projections indicate that actual development will occupy smaller areas of land. In cases where lengthy stretches of development, particularly commercial, are located along major roadways, and the area proposed for commercial use exceeds substantially the area projected to accommodate future population levels, reductions in length are recommended.~~

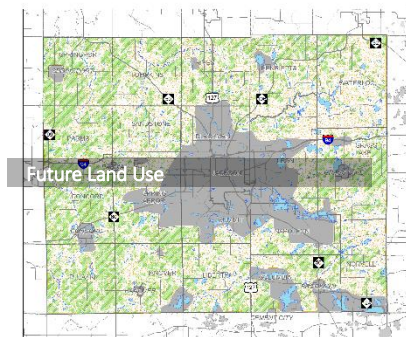
Future Land Use Plan

A traditional Future Land Use map is a visual representation of the Master Plan's text. It shows where different land uses are most appropriately located considering the County's policies and vision for the future. At the municipal (i.e., city village, or township) level, the Future Land Use map is a guide to determine the pattern of growth, and the main tool of implementation is the zoning ordinance. Master planning at the county level is somewhat different, however, given that Jackson County does not have the power to apply its future land use vision through zoning or other enforcement methods.

Therefore, the countywide Future Land Use map is not the "design plan" of a municipal (i.e., city, village, or township) plan. Rather, it is a land classification plan that focuses less on specific development types than on generalized development location. It is also less precise about the pattern of land uses within areas designated for development, but illustrates the broad-scale direction of the county's development and conservation based on the comprehensive planning process.

Accordingly, this Jackson County Master Plan (including its Future Land Use map) is to be used as an advisory document. It is not intended to dictate to any of the local units of government in the County what they should or should not do. Rather, it is a vision of the future designed to accommodate new growth while preserving the character and amenities important to county residents.

Therefore, the Plan and Future Land Use map will be used by the Jackson County Planning Commission when reviewing text or map amendments to local zoning ordinances and master plans. An amendment's consistency or inconsistency with the countywide plan and map will influence the advisory decisions made by the County Planning Commission. A description of each land use category is presented below.



Urban Developed Areas

Urban Developed Areas include the following large concentrations of industrial, commercial and residential development:

- Greater Jackson, including the City of Jackson and portions of surrounding townships;
- The County's incorporated villages (and surrounding areas) and other unincorporated settlements; and
- Various lake developments.

Sufficient room exists within the Urban Developed Areas to accommodate new/additional concentrations of development.

Rural Developed Areas

Rural Developed Areas are comprised predominantly of farmland and open space. However, it also accommodates small concentrations of industrial, commercial, or residential development, predominantly along county roadways.

Agricultural Preservation Areas

Agricultural Preservation Areas are comprised of active farmland—located outside of Urban Developed Areas—identified by the American Farmland Trust (AFT) as being nationally significant. These are the areas that should be preserved for agriculture.

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2022 MEETING & SUBMITTAL DEADLINE SCHEDULES

The Jackson County Planning Commission generally meets on the second Thursday of each month unless otherwise indicated:

2022 MEETING SCHEDULE

ICPC Meeting Date

Thursday, January 13, 2022
Thursday, February 10, 2022
Thursday, March 10, 2022

ICPC Meeting Date

Thursday, April 14, 2022
Thursday, May 12, 2022
Thursday, June 9, 2022

ICPC Meeting Date

Thursday, July 14, 2022
Thursday, August 11, 2022
Thursday, September 8, 2022

ICPC Meeting Date

Thursday, October 13, 2022
Thursday, November 10, 2022
Thursday, December 8, 2022

The monthly meeting of the Jackson County Planning Commission is scheduled for 6:00 pm in the 5th floor Commission Chambers of the Jackson County Tower Building (120 W. Michigan Avenue, Downtown Jackson).

In order for staff to review zoning proposals and prepare reports for County Planning Commissioners in a timely manner, requests must be submitted by 12:00 noon on the following dates in order to be considered by the Commission on the corresponding meeting date.

2022 MEETING & SUBMITTAL DEADLINE SCHEDULES

ICPC Meeting Date

Thursday, January 13, 2022
Thursday, February 10, 2022
Thursday, March 10, 2022
Thursday, April 14, 2022
Thursday, May 12, 2022
Thursday, June 9, 2022

Submittal Date

Tuesday, January 5, 2022
Wednesday, February 2, 2022
Wednesday, March 2, 2022
Wednesday, April 6, 2022
Wednesday, May 4, 2022
Wednesday, June 1, 2022

ICPC Meeting Date

Thursday, July 14, 2022
Thursday, August 11, 2022
Thursday, September 8, 2022
Thursday, October 13, 2022
Thursday, November 10, 2022
Thursday, December 8, 2022

Submittal Date

Wednesday, July 6, 2022
Wednesday, August 3, 2022
Wednesday, August 31, 2022
Wednesday, October 5, 2022
Wednesday, November 2, 2022
Wednesday, November 30, 2022

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