



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: January 13, 2022

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 December 9, 2021, meeting minutes [ACTION] 3
4. Approval of agenda
Approval of the January 13, 2022, meeting agenda [ACTION]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ | #22-01 | Leoni Township rezoning [ACTION] 5
 - (2) CZ | #22-02A | Rives Township rezoning [ACTION] 17
 - (3) CZ | #22-02B | Rives Township rezoning [ACTION] 27
 - 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
Review of Chapter 1 (Introduction) [DISCUSSION] 37
 - 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 February 10, 2022

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MEETING MINUTES

December 9, 2021

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

Members Present: Mr. Timothy Burns, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; and Mr. Jim Videto, Agriculture

Members Absent: Mr. Eric Beda, Industry and Economics; Mr. Roger Gaede, Environment; Ms. Pat Gallagher, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: None

- 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. Jennings, to **approve** the November 10, 2021, meeting minutes as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Comm. Hilleary made a motion, seconded by Comm. Jennings, to **approve** the December 9, 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 | #21-31 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a portion of property located on Brooklyn Road (M-50) (Parcel ID #115-14-36-427-008-00) to 'general commercial (GC)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Jennings made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'GC' rezoning to the Napoleon Township Board. *The motion was approved unanimously.*
 - b. **Consideration of Master Plan(s).** None.
 - c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.
- Item 6. **Other Business.**
- a. **Unfinished Business.** None.

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- b. **New Business.** None.
 - Item 7. **Public Comment.** None.
 - Item 8. **Commissioner Comment.** Commissioners wished each other a Merry Christmas.
 - Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:10 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

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COORDINATED ZONING REPORT | #22-01

To: County Planning Commissioners

From: Grant E. Bauman

Date: December 31, 2021

Proposal: **A rezoning in Leoni Township**

Request

The 20 subject properties (ID #000-14-09-152-007-00, 000-14-09-153-009-00, 000-14-09-153-002-00, 000-14-09-152-002-01, 000-14-09-152-003-00, 000-14-09-152-004-00, 000-14-09-152-008-00, 000-14-09-153-006-00, 000-14-09-152-010-00, 000-14-09-153-008-00, 000-14-09-153-004-00, 000-14-09-152-006-00, 000-14-09-152-009-00, 000-14-09-153-003-00, 000-14-09-152-004-00, 000-14-09-151-002-00, 000-14-09-152-005-00, 000-14-09-153-005-00, 000-14-09-153-007-00, and 000-14-09-153-001-00) are proposed for rezoning from 'community business (B-2) district' to 'one-family residential district (R-1)' (see the background information).

Purpose

The reply to this question was: "Residential use. Changing to align to existing use" (see the Zoning Amendment Form).¹

Location and Size of the Property

The subject properties have an area of approximately 2.5 acres. Situated in Section 9 (T3S-R1E) of the Township, the properties are located on the both sides of Lakeside Drive and the east side of 5th Street (see Figure 1).

Land Use and Zoning

Current Land Use – The subject properties primarily contain residences (see Figure 2). One of the properties is part of the adjacent Keicher Elementary School campus. A vacant commercial building is located at 119 N. Lakeside Drive. An adjacent property to the north contains a bank and is assessed for 'commercial uses'. Center Lake and the Leoni Community Park are located to the south.

Future Land Use Plan – The *Leoni Township Master Plan* recommends 'moderate density residential' uses for the subject properties on the north side of Lakeside Drive and 'high density residential' uses for the subject properties on the south side of Lakeside Drive (see Figure 3). 'Public/quasi-public' uses are proposed to the north and northeast. 'High density residential' uses are proposed to the southeast. Center Lake is located to the south. Commercial' uses are proposed for properties to the west.

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.

Current Zoning – The subject properties are zoned ‘community business (B-2)’, with the exception of 102 N. Lakeside which was recently rezoned to a ‘suburban residential district (RS)’ as are the surrounding parcels to the north and west (see Figure 3). Properties to the east are zoned ‘single-family residential (R-1)’. The Leoni Community Park on the south side of Center Lake is zoned ‘high density residence and office (R-4)’.

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 – Lakeside Drive, a private roadway, provides direct access to the subject properties. 5th Street, a county primary roadway, abuts the properties to the west. Lockwood Street, a county local roadway, borders a couple of properties to the north. Broad Street, a county primary roadway, also borders one of the properties to the north.

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 properties to the ‘single family residential district (R-1)’ (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?**

Yes. The proposed use of the subject properties is a mix of ‘moderate density residential’ and ‘high density residential’ (see Figure 3). The ‘suburban residential (RS)’, ‘single-family residential (R-1)’, or ‘planned residential (PR-1)’ districts compare to ‘moderate density residential’.

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

Yes. The area is residential in nature despite the ‘community business (B-2)’ zoning.

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. The general area is already developed residentially.

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. Rezoning to ‘single-family residential (R-1)’ will make the uses of the majority of the subject properties conforming.

JCPC Staff Advisement – Based upon the analysis provided in his report, staff advises the County Planning Commission to recommend **APPROVAL** to the Leoni Township Board of the proposed rezoning of the subject properties (ID 000-14-09-152-007-00, 000-14-09-153-009-00, 000-14-09-153-002-00, 000-14-09-152-002-01, 000-14-09-152-003-00, 000-14-09-152-004-00, 000-14-09-152-008-00, 000-14-09-153-006-00, 000-14-09-152-010-00, 000-14-09-153-008-00, 000-14-09-153-004-00, 000-14-09-152-006-00, 000-14-09-152-009-00, 000-14-09-153-003-00, 000-14-09-152-004-00, 000-14-09-151-002-00, 000-14-09-152-005-00, 000-14-09-153-005-00, 000-14-09-153-007-00, and 000-14-09-153-001-00) to the 'single family residential district (R-1)'.

Suggested Actions:

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

Staff Report Attachment(s):

- Background information provided by Leoni Township

**Figure 1
Location**

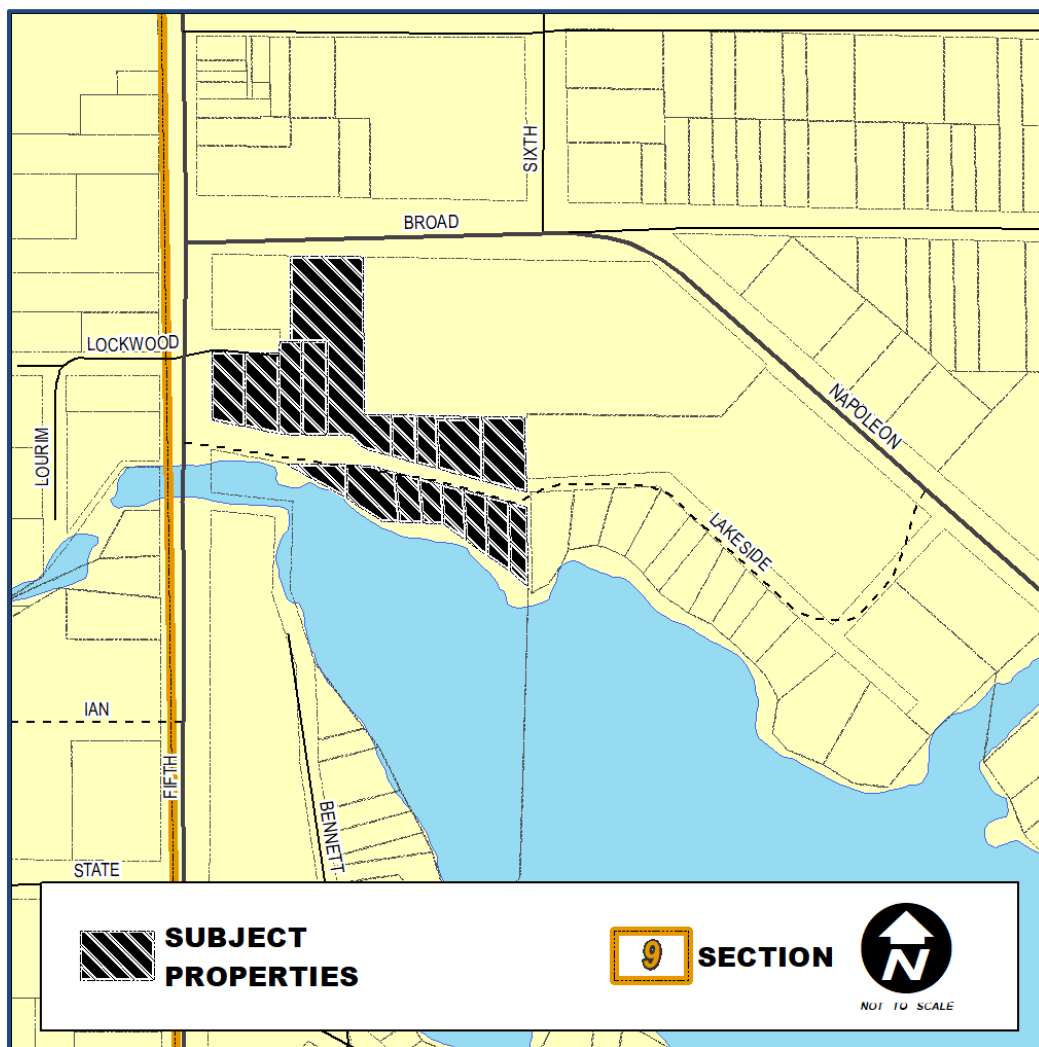


Figure 2
Property Assessment

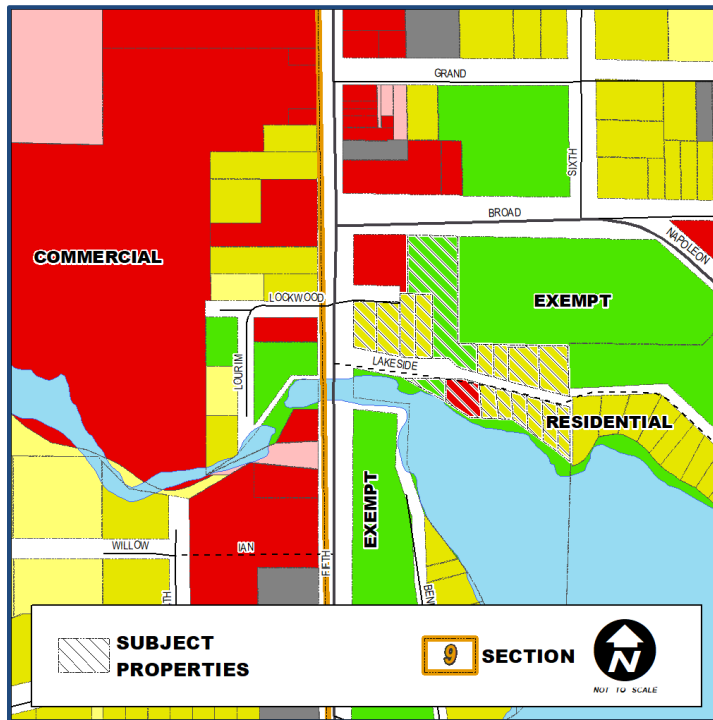
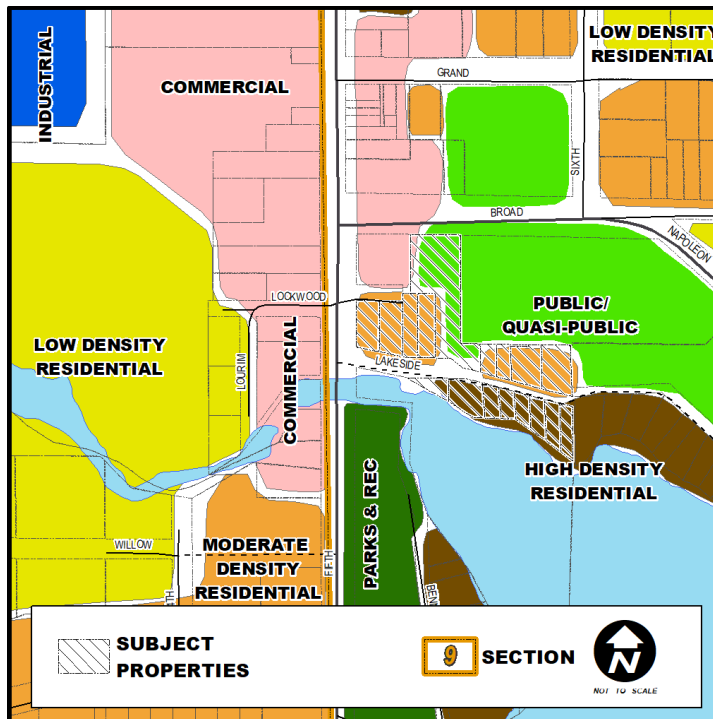
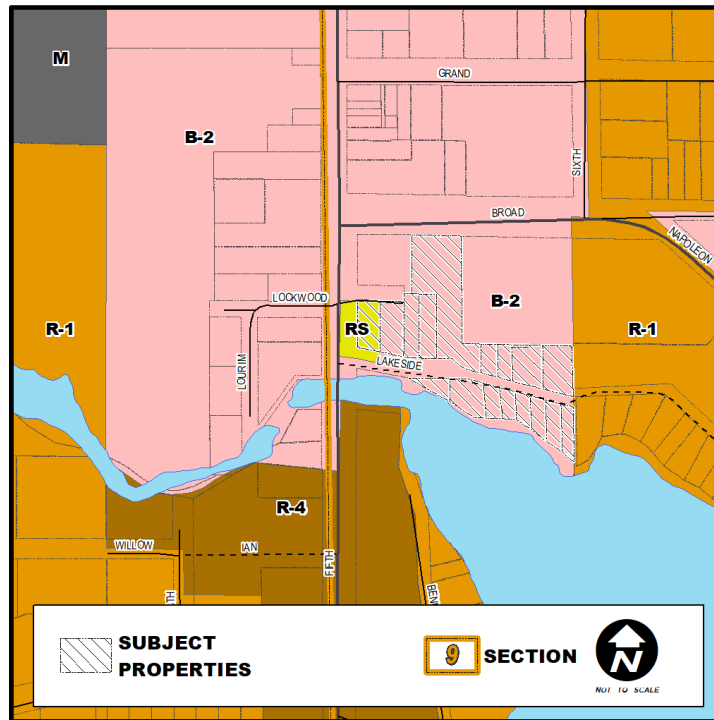


Figure 3
Municipal Future Land Use



**Figure 4
Municipal Zoning**



**Figure 5
Aerial Photo**



JCPC Case #: _____
(For JCPC Use Only)

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE 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.)

Multiple properties

1. The above described property has a proposed zoning change FROM Business (B-2) ZONE TO Single family residential (R-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Residential use, changing to align to existing use

B. ZONING ORDINANCE TEXT AMENDMENT:

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

- C. PUBLIC HEARING on the above amendment was held on: month 12 day 1 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 10 day 17 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.

Farrel Hammell ☐ Chair or ☒ Secretary 12/1/2021 (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

JCPC Case #: _____
(For JCPC Use Only)

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____
Township official we may contact: Cindy Norris Phone #: (517) 936-2290
Applicant: Leoni Township Phone #: (517) 764-4694
Rezoning Request: From: Business (B-2) To: Single Family Residential (R-1)
Property Location: Section(s): Multiple 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"): Multiple

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Residential

What is the proposed use of the site? Residential, Changing zoning to align with the current use.

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

North: School
East: residential

South: residential
West: Dam

What are the surrounding Zoning Districts?

North: (R-1) Residential
East: (R-1) Residential

South: (R-1) Residential
West: (R-1) Residential

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 ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1106 FAX**

NOT I CE

The Leoni Township Planning Commission will hold an In Person Public Hearing, Wednesday, November 3, 2021 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

“This meeting is available 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.

Purpose of hearing: Hear public input regarding amendments to zoning from B-2 (Community Business District) to R-1 (Single Family Residential) for the following properties:

000-14-09-152-007-00	000-14-09-153-004-00
000-14-09-153-009-00	000-14-09-152-006-00
000-14-09-153-002-00	000-14-09-152-009-00
000-14-09-152-002-01	000-14-09-153-003-00
000-14-09-152-003-00	000-14-09-152-004-00
000-14-09-152-004-00	000-14-09-151-002-00
000-14-09-152-008-00	000-14-09-152-005-00
000-14-09-153-006-00	000-14-09-153-005-00
000-14-09-152-010-00	000-14-09-153-007-00
000-14-09-153-008-00	000-14-09-153-001-00

If you are getting this notice then this amendment will affect your property.

Cindy Norris, Leoni Township Clerk

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

PLANNING COMMISSION MINUTES
December 1, 2021 DRAFT

The Leoni Township Planning Commission held a meeting Wednesday, December 1, 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: Connie Gibson, W. Miles, B. Lester, D. Perrine, V. Beckwith, & Judy Southworth

Members absent: R. Kinch

Persons in attendance: 9

Pledge of Allegiance

Motion by W. Miles, supported by J. Southworth to approve the December 1 Agenda as written.

Motion adopted by voice vote

Motion by D. Perrine, supported by W. Miles to approve the November 17th minutes as written

Motion adopted by voice vote

Public Comment: **Open at 6:07 pm.**
 No Comments
 Closed at 6:07 pm.

NEW BUSINESS:

- 1. 000-14-06-426-002-02, 000-14-06-426-004-00 & 000-14-06-426-005-00**
3618, 3620 & 3640 Page Ave.
Carolina LLC/Monster Motors Site Plan Review

DISCUSSION: Jessie Looter represented Monster Motors and stated that Monster Motors has outgrown their current footprint. One parking area which consists of 68 total spaces to adjacent wet land to the west. Main goal was to add an additional parking lot.

Motion by W. Miles, supported by J. Southworth to approve the Site Plan for parcels 000-14-06-426-002-02, 000-14-06-426-004-00, and 000-14-06-426-005-00 to Carolina/Monster Motors.

5 Ayes: W. Miles, C. Gibson, D. Perrine, J. Southworth & V. Beckwith

0 Nays: 1 abstain, B. Lester

Motion Carried

2. 000-14-07-451-006-01
2800 E. South St.
Phoenix Meds Inc. Site Plan Review

DISCUSSION: Jessie Looter stated that the property was a junkyard and Phoenix Meds will keep the existing building and will add three additional buildings for growing. Does require 1 large commercial well. Location of the well may change based on survey. Existing drainfield on site but if it is up to standard is yet unknown. Perk test will be done to make sure it is suitable for sanitary. That will be used for domestic waste only. There is a proposed 10,000-gallon under-ground storage tank. 1 large infiltration pond, could be enlarged to the north.

Mr. Perrine: Upon review of the 10,000-gallon under-ground storage tank, the dimensions and elevation of sea level on the site plans would show that the bottom of the tank would be about 5 feet below the rivers surface water. Brings questions of contamination and flow off. Is there any proposed containment system to address this issue? Tanks that will be installed will need to be approved and designed at a later date. This was just used as an example for the purpose of the site plan.

J. Southworth: If we approve this site plan the under-ground tank needs to be in the minutes as part of the motion.

Motion by J. Southworth, supported by V. Beckwith to approve the site plan for parcel 000-14-07-451-06-01 for Phoenix Meds Inc. with the condition that the under-ground tank meets all EGLE state approvals.

6 Ayes: W. Miles, C. Gibson, B. Lester, D. Perrine, J. Southworth and V. Beckwith

0 Nays:

Motion Carried

3. Lakeside Drive Rezone

Motion by D. Perrine, supported by C. Gibson, to approve the rezone from B-2 to R-1 for all the following parcels on S. Lakeside Drive 000-14-09-152-007-00, 000-14-09-153-009-00, 000-14-09-153-002-00, 000-14-09-152-002-01, 000-14-09-152-003-00, 000-14-09-152-004-00, 000-14-09-152-008-00, 000-14-09-153-006-00, 000-14-09-152-010-00, 000-14-09-153-008-00, 000-14-09-153-004-00, 000-14-09-152-006-00, 000-14-09-152-009-00, 000-14-09-153-003-00, 000-14-09-152-004-00, 000-14-09-151-002-00, 000-14-09-152-005-00, 000-14-09-153-005-00, 000-14-09-153-007-00, 000-14-09-153-001-00

6 Ayes: W. Miles, C. Gibson, B. Lester, D. Perrine, J. Southworth and V. Beckwith

0 Nays:

Motion Carried

OLD BUSINESS:

1. Master Plan

DISCUSSION: D. Perrine stated that the Master Plan sub-committee will meet again on December 16 at 5 PM and as long as there are no major changes to the Master Plan the committee should be able to put together a finished plan to present to the Planning Commission.

Motion by W. Miles, supported by D. Perrine, to adjourn the meeting at 6:30 PM.

Motion adopted by voice vote

Meeting Adjourned 6:30 pm.

Next meeting: December 15, 2021

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Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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COORDINATED ZONING REPORT | #22-02A

To: County Planning Commissioners
From: Grant E. Bauman
Date: December 31, 2021

Proposal: **Rezoning in Rives Township**

Request

Most of the area comprising the 2 noncontiguous subject properties—ID #000-03-20-151-001-00 and #000-03-19-400-002-01—is zoned ‘agricultural (A)’ (see Figure 1 and the background information). The small portions that are currently zoned ‘commercial (C)’ are proposed for rezoning to ‘A’ (see Figure 4).

Purpose

The proposed use of the subject properties is ‘residential area’ according to the Township (see the Zoning Amendment Form).¹ The meeting minutes go on to state that the zoning “is being changed to align the zoning map with the future land use map as the prior uses had not been active for years, and these zoning changes will be consistent with the zoning within the surrounding area”.

Location of the Property

Both of the subject properties are located on Rives Junction Road (see Figure 1). Parcel 1 is located on the east side of Rives Junction, north of Broughwell Road, in Section 19 (T1S, R1W) of the Township. Parcel 2 is located on the west side of Rives Junction, south of Broughwell Road, in Section 20 (T1S, R1W).

Land Use and Zoning

Current Land Use – Parcel 1 is assessed for ‘residential’ uses as are all surrounding parcels (see Figure 2). Parcel 2 is assessed for ‘agricultural’ uses. Surrounding parcels are assessed for a mix of ‘agricultural’ and ‘residential’ uses.

Future Land Use Plan – The *Rives Township Master Plan* recommends ‘agricultural’ uses for both of the subject properties (see Figure 3). The same is true for the other properties in the general area.

Current Zoning – Only portions of the subject properties are zoned ‘commercial (C)’. The majority of the parcels are already zoned ‘agricultural (A)’.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer service is available to both properties. Water service is unavailable; there are no plans to provide the service.

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

Public Road/Street Access – Rives Junction Road, a county primary roadway, provides direct access to both of the subject properties.

Environmental Constraints – Neither property has any known environmental constraints, according to the Township.

Analysis and Recommendation

Township Planning Commission Recommendation – The Rives Township Planning Commission recommends **approval** of the proposed rezonings to ‘agricultural (A)’ (see the attached zoning amendment form and meeting minutes).

Staff Analysis – Rives 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 Future Land Use Plan (an element of the Master Plan) recommends ‘agricultural’ uses for both subject properties (see Figure 3).

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

Yes. ‘The majority of the area comprising both parcels is already zoned ‘agricultural (A)’ as are the surrounding parcels. The rezoning will remove ‘spot zonings’ from the Township.

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

No. Public services and facilities are not likely to be significantly impacted by the rezoning.

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 Parcel 1 proposed for rezoning is already being used residentially, a permitted use in the ‘agricultural (A)’ district. The portion of Parcel 2 .proposed for rezoning is part of a larger parcel used for agricultural purposes.

JCPC Staff Advisement – The proposed rezonings conform to the *Rives Township Master Plan*, which recognizes ‘agricultural’ development along this section of Rives Junction Road. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Rives Township Board of the proposed rezoning to ‘agricultural (A)’.

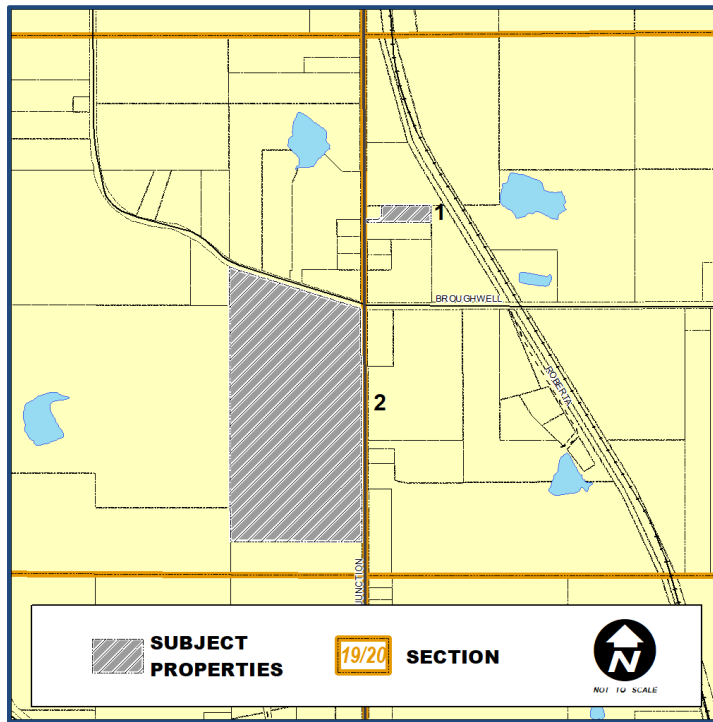
Staff Report Attachment(s):

- Background information provided by Rives Township

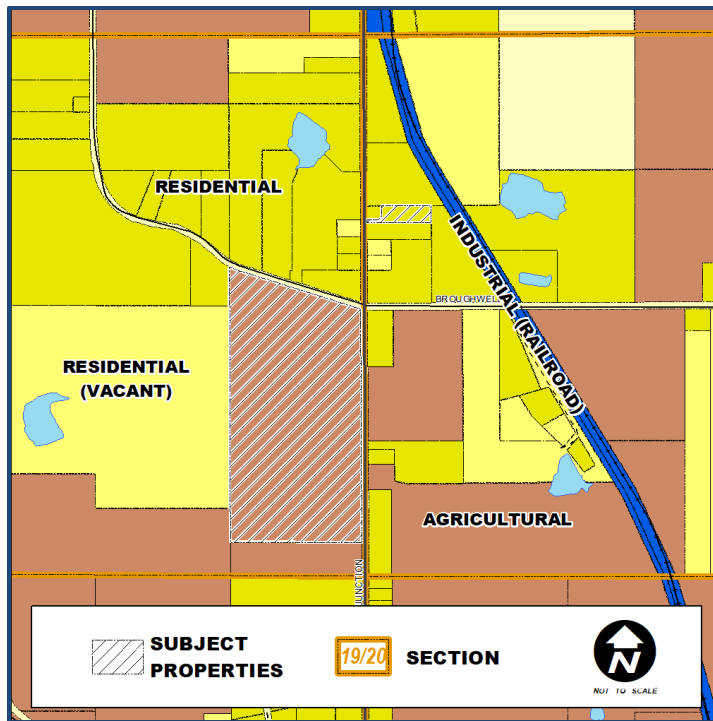
Suggested Actions:

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

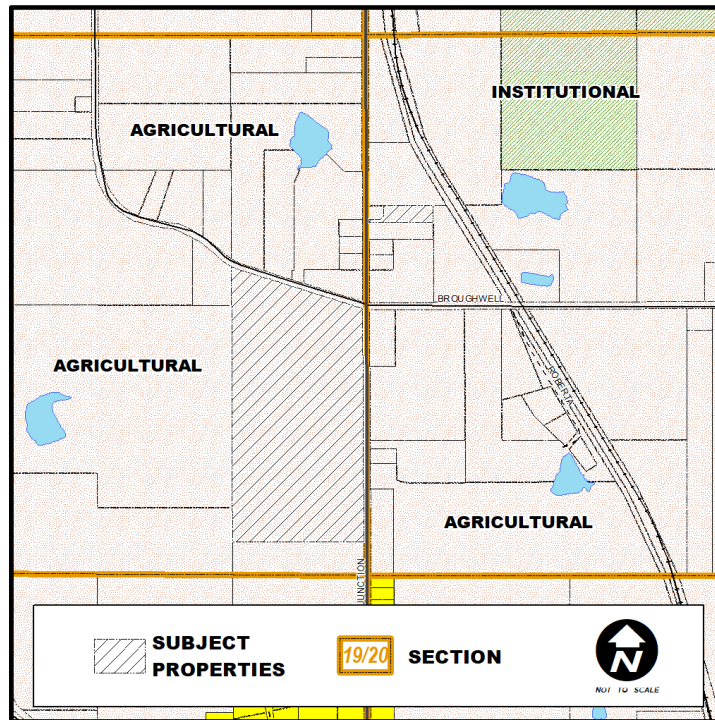
**Figure 1
Location**



**Figure 2
Property Assessment**



**Figure 3
Municipal Future Land Use**



**Figure 4
Municipal Zoning**

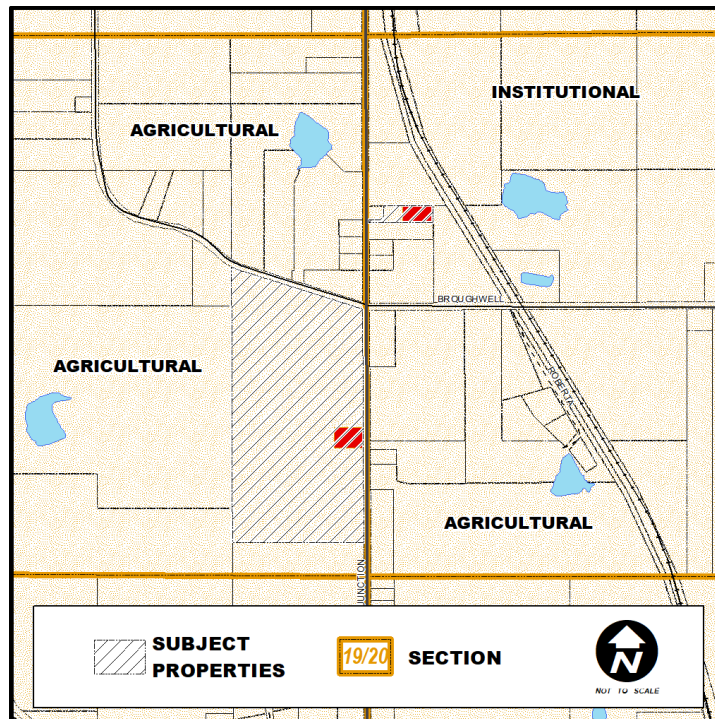
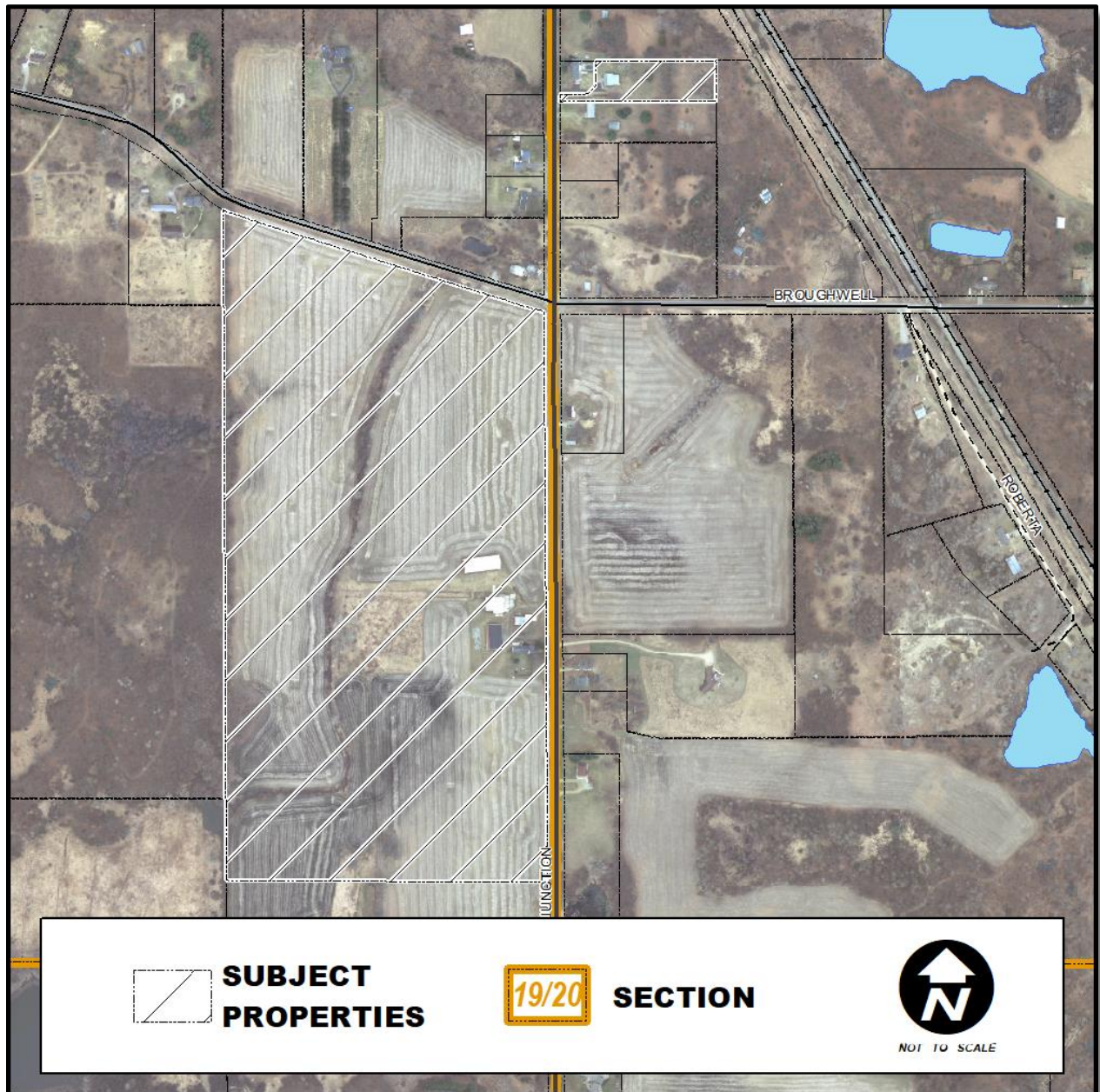


Figure 5
Aerial Photo



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 Rives 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.)

See attached 5 properties 000.03.20.151.002.00; 000.03.19.400.002.01 - Commercial
000.03.23.176.001.00; 000.03.23.126.002.00; 000.03.23.126.001.00 - Industrial

1. The above described property has a proposed zoning change FROM Industrial + Commercial () ZONE TO Agricultural () ZONE.
2. PURPOSE OF PROPOSED CHANGE: Residential Area

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 10 day 25 year 2021

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

Roger DeCamp ☒ Chair or ☐ Secretary 10 / 25 / 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.

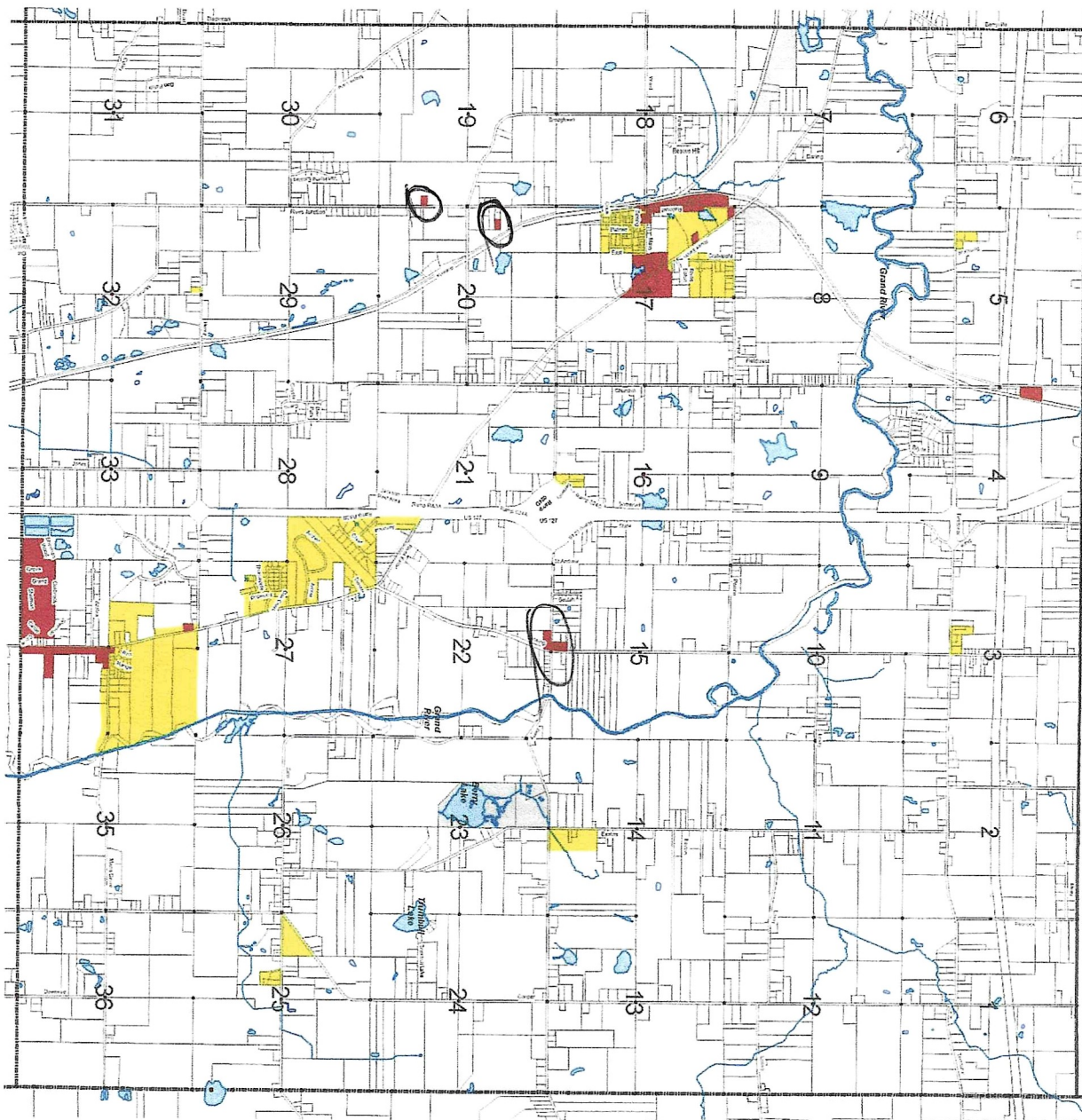
Judith A. McLeod
Township Clerk #22

Rives Township Jackson County, Michigan

ZONING MAP

- A Agricultural District
- R Residential District
- CC Commercial District
- I Industrial District

This is a preliminary map of the zoning districts for the Township of Rives, Michigan. It is subject to change without notice. The zoning districts are shown in the map. The map is dated 1-15-2020. The map is prepared by the Township of Rives, Michigan. The map is dated 1-15-2020.



MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

HELD AT 8682 LANSING AVENUE, FIRE STATION

October 25, 2021

Meeting called to order at 6:00 pm.

Members present: Roger Decamp- chairman, Dwight Cramer-vice chairman, Christine Beecher-ex-officio member from Township Board (TB), Adam Williams-member, Jim Lindstrom- secretary.

Motion by Mr. Carmer 2cd by Ms. Beecher to amend the agenda starting time of the meeting to 6:00 pm. All ayes. Motion passed.

Motion by Mr. Williams, 2cd by Mr. Carmer to approve minutes of September 27, 2021 regular PC meeting as written. All Ayes. Motion passed.

Chairman introduced the PC and discussed its purpose for new attendees.

Chairman read a 7 bullet point Public Hearing outline to refresh the PC members.

BUSINESS:

Public Hearing Zoning Map Changes, open hearing at 6:37 pm.

Secretary read the Notice of meeting as posted in the Salesman and on the Township website.

Chairman referred to 3 maps from the Master Plan (MP): future land use, zoning map and property assessment. He explained each map's purpose and what it represented as each has a different purpose.

Chairman explained that each of the 5 parcels considered by this hearing is being changed to align the zoning map with the future land use map as the prior uses had not been active for years, and these zoning changes will be consistent with the zoning within the surrounding areas. Chairman asked for additional comments by commissioners. None were given.

Public comment was invited at 6:49 pm.

1. Doug Wilson -resident asked why don't the various maps seem to match.
2. Pat Forner – resident asked how does industrial zoned property get changed in this instance.
3. David Wright -resident stated that he was in favor of his property being changed as proposed.

Public comment was closed at 7:01 pm.

PC went into deliberation to discuss and evaluate comments. Decision was made to move forward with the recommended Zoning Map changes.

The following motions were made for each parcel under consideration and a roll call was taken on each motion:

1. Motion by Ms. Beecher 2cd by Mr. Carmer to recommend to TB change in Zoning map for parcel 000.03.20.151.002.00 from commercial to agricultural 9599 Rives Junction Rd. to collaborate the future land use map with the Master Plan (MP). All ayes. Motion passed.
2. Motion by Ms. Beecher 2cd by Mr. Williams to recommend to TB to change in Zoning Map for parcel 000.03.19.400.002.01 from commercial to agricultural 9212 Rives Junction Rd. to collaborate the future land use map with MP. All ayes. Motion passed.
3. Motion by Ms. Beecher 2cd by Mr. Carmer to recommend to TB change in Zoning map for parcel 000.03.23.176.001.00 from industrial to agricultural 9700 Easton Rd. to collaborate the future land use with the MP. All ayes. Motion passed.
4. Motion by Ms. Beecher 2cd by Mr. Williams to recommend to TB change in Zoning map for parcel 000.03.23.126.002.00 from industrial to agricultural E Berry Rd. to collaborate the future land use with the MP. All ayes. Motion passed.
5. Motion by Ms. Beecher 2cd by Mr. Williams to recommend to TB change in Zoning map for parcel 000.03.23.126.001.00 from industrial to agricultural 2435 E Berry Rd. to collaborate the future land use with the MP. All ayes. Motion passed.

Public comment was invited at 7:15 pm. None was received.

Public comment was closed at 7:16 pm.

Next regular PC meeting will be held Monday November 22, 2021 at 6:30 pm at the Lansing Avenue Fire Station, 8682 Lansing Avenue.

Motion by Mr. Williams 2cd by Mr. Lindstrom to adjourn meeting. Meeting adjourned by mutual consent at 7:17 pm.

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | #22-02B

To: County Planning Commissioners

From: Grant E. Bauman

Date: December 31, 2021

Proposal: **Rezoning in Rives Township**

Request

The 3 contiguous subject properties—ID #000-03-23-126-001-00, #000-03-23-126-002-00, and #000-03-23-176-001-00—are proposed for rezoning from ‘industrial (I)’ to ‘agricultural (A)’ (see Figure 1 and the background information).

Purpose

The proposed use of the subject properties is ‘residential area’ according to the Township (see the Zoning Amendment Form).¹ The meeting minutes go on to state that the zoning “is being changed to align the zoning map with the future land use map as the prior uses had not been active for years, and these zoning changes will be consistent with the zoning within the surrounding area”.

Location and Size of the Property

The properties are located in the southwest corner of the intersection of Berry Road and Easton Road (see Figure 1). The properties are situated in Section 23 (T1S, R1W) of the Township. Berry Lake is located in the southernmost property (Parcel 3).

Land Use and Zoning

Current Land Use – Parcels 1 and 2 are assessed for ‘residential’ uses and Parcel 3 is assessed ‘agricultural’ (see Figure 2). Surrounding parcels are assessed for a mix of ‘agricultural’ and ‘residential’ uses.

Future Land Use Plan – The *Rives Township Master Plan* recommends ‘agricultural’ uses for all of the subject properties (see Figure 3). The same is true for the other properties in the general area.

Current Zoning – The subject properties are currently zoned ‘industrial (I)’. A property to the north-east is zoned ‘residential (R)’. The majority of the general area is zoned ‘agricultural (A)’.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer services are not available; Nor are there plans to make them available.

Public Road/Street Access – Berry Road, a county primary roadway, provides direct access to Parcels 1 and 2. Easton Road, a county local roadway, provides access to Parcels 2 and 3.

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 – None of the properties have any known environmental constraints, according to the Township.

Analysis and Recommendation

Township Planning Commission Recommendation – The Rives Township Planning Commission recommends **approval** of the proposed rezonings to ‘agricultural (A)’ (see the attached zoning amendment form and meeting minutes).

Staff Analysis – Rives 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 Future Land Use Plan (an element of the Master Plan) recommends ‘agricultural’ uses for the subject properties (see Figure 3).

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

Yes. Removal of the current ‘industrial (I)’ zoning is compatible with the surrounding area which is already zoned either ‘agricultural (A)’ or ‘residential (R)’.

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

No. Public services and facilities are not likely to be significantly impacted by the rezoning.

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. Parcels 1 and 2 are already assessed ‘residentially’, a permitted use in the ‘agricultural (A)’ district. Parcel 3 is currently assessed ‘agricultural’.

JCPC Staff Advisement – The proposed rezonings conform to the *Rives Township Master Plan*, which recognizes ‘agricultural’ development along this section of Berry Road and Easton Road. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Rives Township Board of the proposed rezoning to ‘agricultural (A)’.

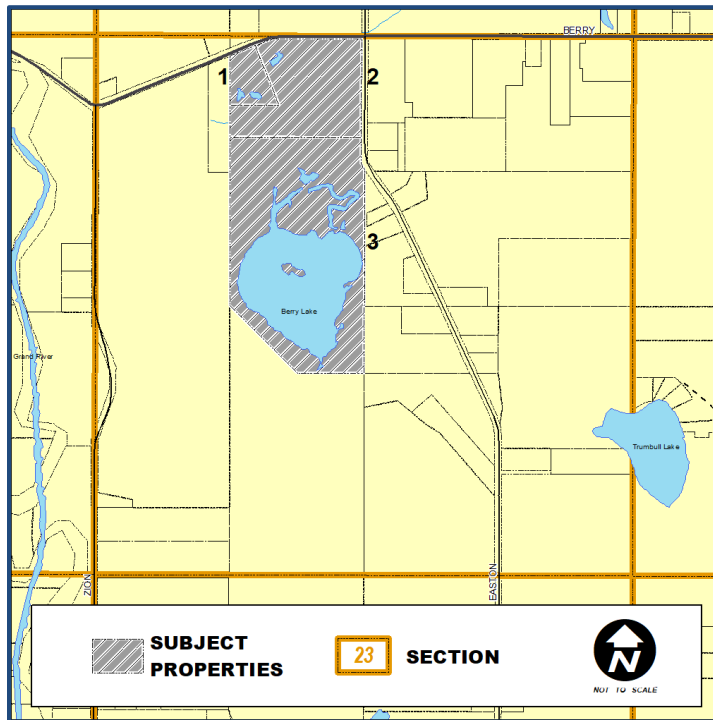
Staff Report Attachment(s):

- *Background information provided by Rives Township*

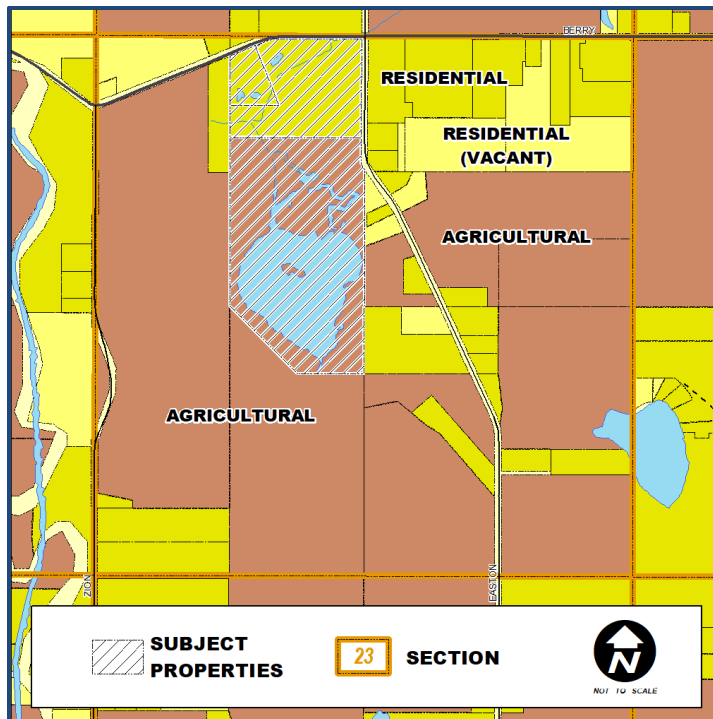
Suggested Actions:

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

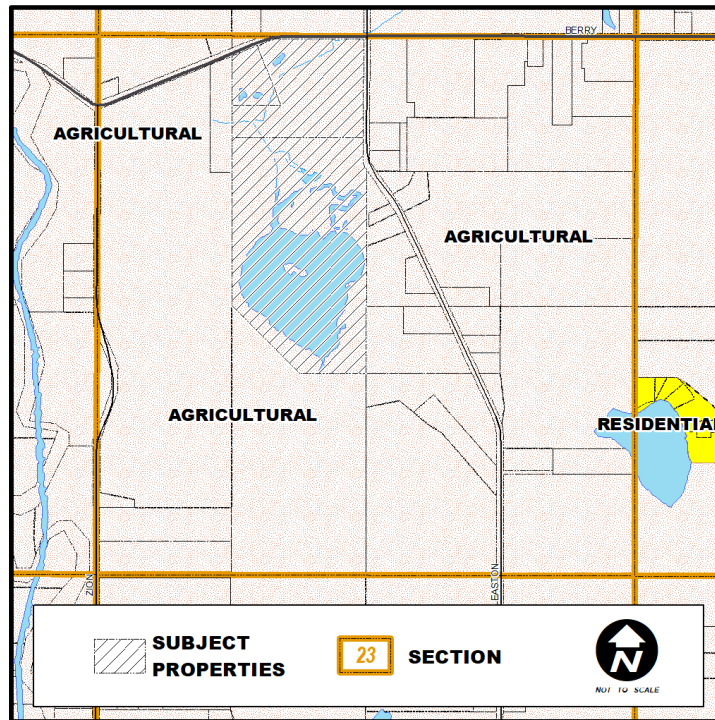
**Figure 1
Location**



**Figure 2
Property Assessment**



**Figure 3
Municipal Future Land Use**



**Figure 4
Municipal Zoning**

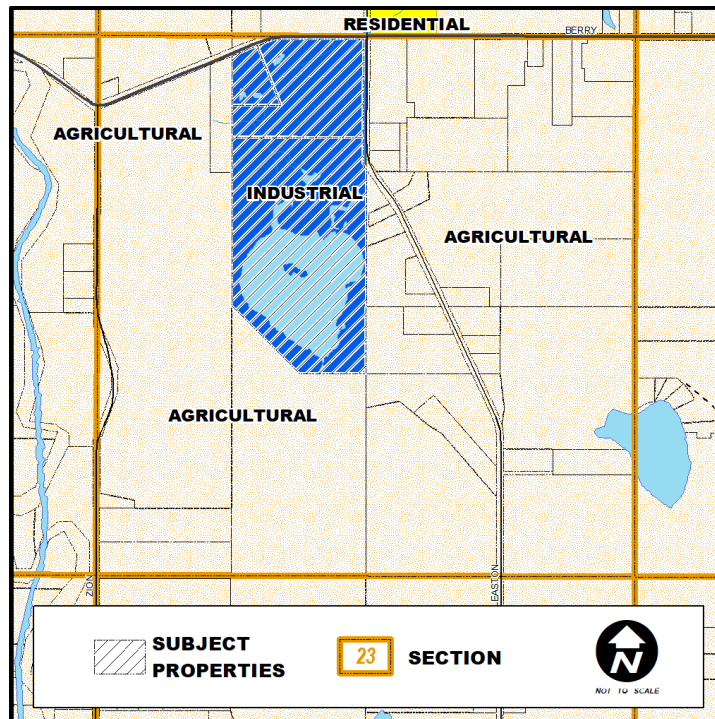
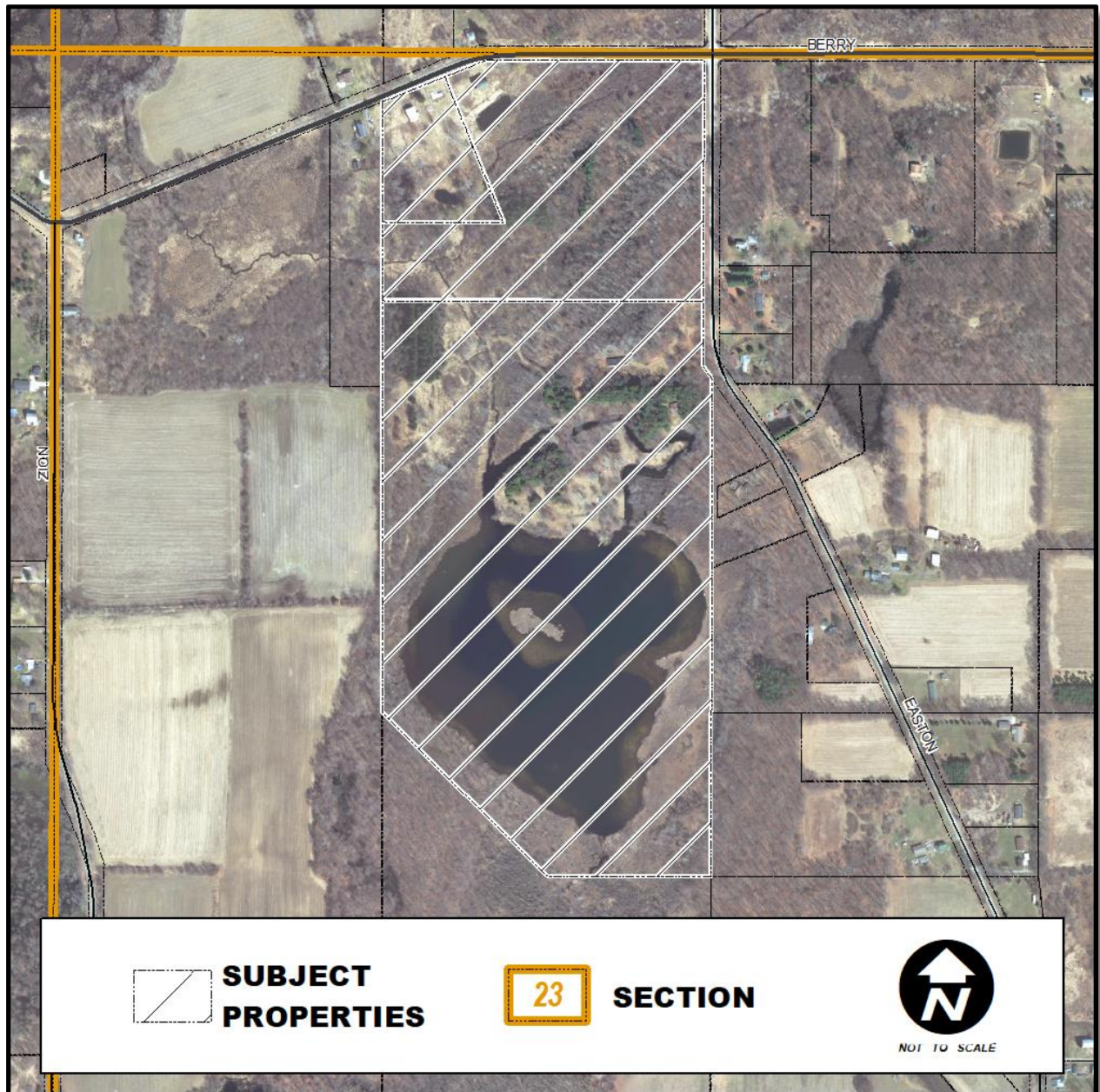


Figure 5
Aerial Photo



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 Rives 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.)

See attached 3 properties 000.03.20.151.002.00, 000.03.19.400.002.01 - Commercial
000.03.23.176.001.00, 000.03.23.126.002.00, 000.03.23.126.001.00 - Industrial

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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 10 day 25 year 2021
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 10 day 10 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.

Roger DeCamp ☒ Chair or ☐ Secretary 10 / 25 / 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.
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_____, Recording Secretary _____ / _____ / _____ (enter date)

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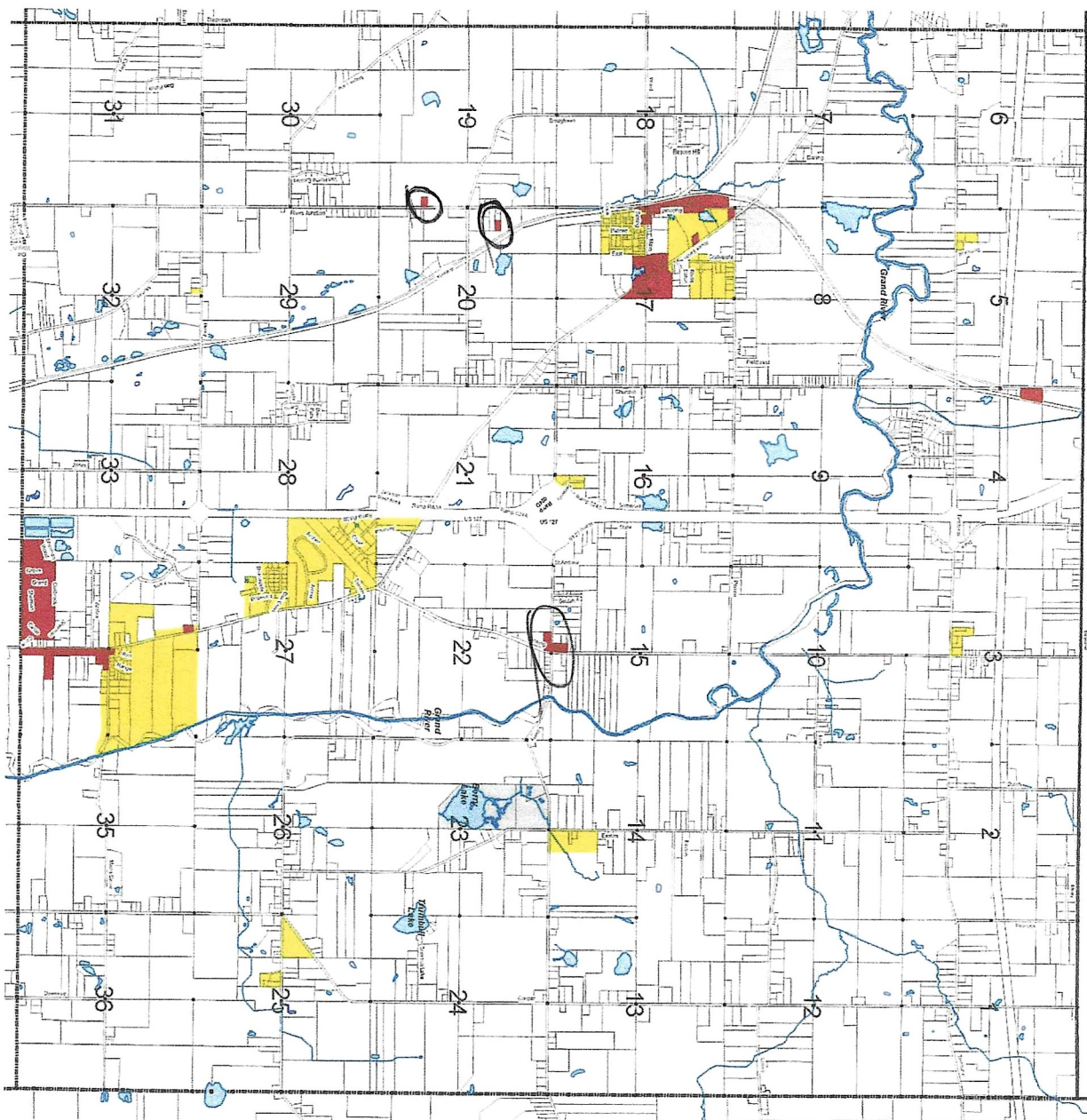
Judith A. McLeod
Township Clerk #32

Rives Township Jackson County, Michigan

ZONING MAP

- A Agricultural District
- R Residential District
- CO Commercial District
- I Industrial District

This is a preliminary map and is subject to change without notice. The zoning map is based on the zoning ordinance of the Township of Rives, Michigan, as amended. The zoning map is based on the zoning ordinance of the Township of Rives, Michigan, as amended. The zoning map is based on the zoning ordinance of the Township of Rives, Michigan, as amended.



MEETING OF THE RIVES TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

HELD AT 8682 LANSING AVENUE, FIRE STATION

October 25, 2021

Meeting called to order at 6:00 pm.

Members present: Roger Decamp- chairman, Dwight Cramer-vice chairman, Christine Beecher-ex-officio member from Township Board (TB), Adam Williams-member, Jim Lindstrom- secretary.

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Public comment was closed at 7:16 pm.

Next regular PC meeting will be held Monday November 22, 2021 at 6:30 pm at the Lansing Avenue Fire Station, 8682 Lansing Avenue.

Motion by Mr. Williams 2cd by Mr. Lindstrom to adjourn meeting. Meeting adjourned by mutual consent at 7:17 pm.

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CHAPTER 1
INTRODUCTION



Why Plan?

Counties and municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for counties and municipalities to develop an overall vision for the next 20+ years and to conduct a comprehensive review of their facilities and services. A successful plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires each planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes a planning commission to: *do all of the following, as applicable:*

- *Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;*
- *Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;*
- *Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.*

What is a Master Plan?

A master plan provides a framework within which Jackson County can evaluate its present condition and develop a generalized vision for the future. The master plan also serves as a guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help Jackson County to continue to be a highly desirable area in which to live, work, and visit.

Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The plan is flexible.** The document is not meant to be a monument cast in stone, never to be adjusted or changed given that it plans for the next 20+ years. The plan is a general guide to be used by the government to give direction for the future of the Jackson County. It should be reviewed periodically and altered as general conditions in the community change.

- **The plan allows for orderly development.** The land use allocations reflected in the plan are based upon the best available projections of future population levels for Jackson County. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.
- **The plan must encourage public understanding and participation.** The plan should be written in a way that aids public understanding of the planning process and describes how goals for Jackson County are to be achieved.
- **The plan must be the result of a general consensus of the community.** Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The plan must balance property rights.** The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The plan is not a zoning map.** The document reflects the planned use of land, taking into consideration existing development, but does not depict a zoning district map. Zoning is conducted solely at the municipal level in Jackson County.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- | | | |
|------------------------|----------------------|------------------------|
| • Community character | • Community needs | • Existing development |
| • Adaptability of land | • Available services | • Existing zoning |

Use of the Master Plan

Completion of the master plan is not the end of the process. Continuous and effective use of the plan is necessary to ensure its validity. Failure to follow the plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers. The more common uses of the county master plan include:

- **Zoning Recommendations.** Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the master plan are met, recommending approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).

The county planning commission is charged with making independent recommendations regarding proposed township zoning ordinance amendments—including rezonings—per Section 307 of the Michigan Zoning Enabling Act, as amended (PA 110 of 2006, MCL 125.3307). The future land use plan (FLUP) elements of the county and township master plans will be utilized in making recommendations. However, please note that consistency with the FLUP of the township is more important than the FLUP of the county.

- **Utility Extensions/Capital Improvements.** A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways, new public buildings, and other public improvements. This information may be included in a capital improvement plan (CIP). The CIP is a six-year plan, updated annually, of proposed capital expenditures.

Development of the CIP is the responsibility of the planning commission, with considerable input from county staff (e.g., engineers, planners, administrators, etc.), or the county board of commissioners, with considerable input from the county staff and the planning commission. Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact.** The master plan (as a reflection of the intensity of land use) should reflect the degree to which Jackson County desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning.** The master plan will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan.

A review of future land use is also important. If the master plan indicates that substantial new development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the future land use map cannot indicate specific properties as parkland, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (DNR) requires that Jackson County have a current (i.e., no more than 5 years old) parks and recreation plan.

- **Approval of a public way, space, building or structure.** An often overlooked provision in state law is a requirement that the County's planning commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the master plan, prior to any action taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements.** There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the master plan, transportation engineers and planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.
- **Municipal Template.** This county master plan is also designed for use by Jackson County municipalities in the development of their local master plans. The basic format of the document can be used by the municipalities, providing consistency throughout the county. The county-level information can also be used as the starting point for a municipal master plan.

Keeping the Plan Current

An outdated master plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the plan to ensure that it is kept current. County officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the Plan can be done at that time to keep it up-to-date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20+ year horizon, a comprehensive update should occur at least every 5 years according to Section 45(2) of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3845(2)).

How Did the Plan Develop?

This document is the first edition of the *Jackson County Master Plan*.

Citizen participation is extremely important to the success of many planning efforts. Citizen participation helps guarantee that the vision outlined for Jackson County's future accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the plan was included on the agenda (open to the public) and
- A public hearing on the master plan.

Who Will Implement the Plan?

Two distinct bodies in the County are charged with planning and zoning. All decisions and recommendations should be based upon the master plan. Decisions not based upon the plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the master plan is an important responsibility of the planning commission. The planning commission also recommends approval or rejection of requests to township boards for rezonings (per Section 307 of the Michigan Zoning Enabling Act, as amended (PA 110 of 2006, MCL 125.3307)). The planning commission also reviews and makes recommendations regarding municipal master plans (per Section 41(2)(e) of the Michigan Planning Enabling Act, as amended (PA 33 of 2008, MCL 125.3841(2)(e))).

Board of Commissioners

As the legislative body for Jackson County, the board of commissioners may also adopt the master plan. In addition, it appoints members to the planning commission.

Other Planning Efforts

County staff and other county committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, and other plans. Future updates to those plans should complement the goals of the master plan. In turn, those documents should be consulted whenever the plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.