



# Jackson County Planning Commission

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

## MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:  
Grant E. Bauman  
R2PC Principal Planner  
(517) 768-6711  
[gbauman@co.jackson.mi.us](mailto:gbauman@co.jackson.mi.us)

DATE: May 12, 2022  
TIME: 6:00 p.m.  
PLACE: 5<sup>th</sup> 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 April 14, 2022, meeting minutes [ACTION] ..... 3
4. Approval of agenda  
Approval of the May 12, 2022, meeting agenda [ACTION]
5. Request(s) for review, comment, and recommendation
  - a. Consideration of township zoning amendment(s)
    - (1) CZ | #22-06 | Napoleon Township rezoning [ACTION] ..... 5
    - (2) CZ | #22-07 | Napoleon Township rezoning [ACTION] ..... 23
    - (3) CZ | #22-08 | Napoleon Township rezoning [ACTION] ..... 39
  - b. Consideration of master plan(s) – None
  - c. Farmland and Open Space Preservation Program (PA 116) application(s) – None
6. Other business
  - a. Unfinished business – None
  - b. New business – None
7. Public comment [2 MINUTE LIMIT]
8. Commissioner comment
9. Adjournment

*The next scheduled meeting of the Jackson County Planning Commission is June 9, 2022*

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

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# Jackson County Planning Commission

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## MEETING MINUTES

April 14, 2022

5<sup>th</sup> Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

- Members Present:** Mr. Eric Beda, Industry and Economics; 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. Roger Gaede, Environment; Ms. Pat Gallagher, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners
- Liaisons Present:** Mr. Grant Bauman, Principal Planner, and Mr. Stephen Bezold, Associate Planner
- Others Present:** Mr. Jeromy Alexander and Mr. John Spencer

- 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.** Mr. Spencer stated he was in attendance concerning the Solar Energy Ordinance in Leoni Township.
- Item 3. **Approval of Minutes.** Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the March 10, 2022, meeting minutes as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** Comm. Burns made a motion, seconded by Comm. Beda, to **approve** the April 14, 2022, 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 | #22-04 | Leoni Township**
- Staff summarized his report regarding the proposed text amendments pertaining to 'Solar Energy Systems'. Staff advised County Planning Commissioners to recommend **disapproval** of the proposed text amendments (please see the staff report); the proposed amendments need significant changes before they are approved. Comm. Hawley voiced concerns over the need for section and article numbers as well as other issues summarized by staff. Comm. Beda asked what the community thought. Comm. Jennings said he understood that the Township Board will refer the amendments to the Township Attorney who will address the deficiencies. Comm. Videto saw a lot of holes in the amendments.

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

Comm. Jennings made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **disapproval** of the proposed text amendments regarding 'Solar Energy Systems' to the Leoni Township Board (please see the staff report). *The motion was approved unanimously.*

(2) **CZ | #22-05 | Spring Arbor Township**

Staff summarized his report regarding the proposed text amendments pertaining to 'Owner Occupied Businesses'. Staff advised County Planning Commissioners to recommend **approval** of the proposed text amendments (please see the staff report). In response to a question asked by Comm. Beda, staff stated that the amendments add a new use rather than taking away anything. Comm. Videto thinks the new use should be available to an owner and their immediate family.

Comm. Burns made a motion, seconded by Comm. Jennings, to recommend **approval with commissioner comments** of the proposed text amendments regarding 'Owner Occupied Businesses' to the Spring Arbor Township Board (please see these meeting minutes). *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.
- b. **New Business.**

(1) **2021 JCPC Annual Report.** Staff summarized the annual report.

Comm. Beda made a motion, seconded by Comm. Videto, to **approve** the *2021 JCPC Annual Report* as presented. *The motion was approved unanimously.*

(2) Staff announced the release of a notice of intent to prepare a master plan by Columbia Township.

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

Item 8. **Commissioner Comment.** Comm. Hawley provided Commissioners, staff, and guests with a flyer regarding a class offered by Michigan State University Extension (MSUE) on 'Planning and Zoning for Solar Energy Systems'. A session is scheduled in Jackson on May 24.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:42 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary





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## COORDINATED ZONING REPORT | #22-06

**To:** County Planning Commissioners  
**From:** Grant E. Bauman  
**Date:** May 4, 2022

**Proposal:** **A rezoning in Section 35 (T3S-R1E) of Napoleon Township**

### Request

Four units in the Fox Farm Professional Plaza Site Condominium—ID #089-14-35-100-002-00, ID #089-14-35-100-003-00, ID #089-14-35-100-004-00, and ID #14-35-100-005-00—are proposed for rezoning from 'local commercial (LC)' to 'multi-family residential (RM)' (see Figure 1 and the background information).

### Purpose

The applicant wishes to develop the vacant condominium lots as residential units, both single-family and duplex.<sup>1</sup> Several lots in the condominium development have already been rezoned 'RM'.

### Location and Size of the Property

The 4 condominium units have a combined area of 5.77 acres. They are located in Section 35 (T3S-R1E) of the Township, on the south side of Brooklyn Road (M-50), east of Silkworth Boulevard (see Figure 1).

### Land Use and Zoning

**Current Land Use** – The condominium units are vacant. The Township currently assesses them as 'commercial vacant' (see Figure 2). Properties on the north side of M-50 are assessed for residential purposes. Lots assessed for 'commercial' and 'commercial vacant' uses are located to the east. Lots to the south are assessed for 'residential' uses and as 'agricultural vacant'. Lots to the west are assessed as 'residential vacant' and 'residential'.

**Future Land Use Plan** – The *Napoleon Township Master Plan* places the condominium lots on the western edge of a corridor along the southern edge of M-50 recommended for 'commercial' uses (see Figure 3). 'High-density residential' is proposed on the north side of M-50. 'Open space/residential' uses are proposed for the properties located to the south and the west.

**Current Zoning** – The condominium units are currently zoned 'local commercial (LC)', according to the Township, even though the zoning map already has them zoned 'multi-family residential (RM)' (see Figure 4). Properties on the north side of M-50 are zoned 'rural residential (RR)' and 'single-family residential (R-1)'. Properties to the east are zoned 'local commercial (LC)' and 'general commercial (GC)'. Other units to the south in the Fox Farm Professional Plaza Site Condominium are already zoned 'multiple-family residential (RM)'.

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

### Public Facilities and Environmental Constraints

**Water and Sewer Availability** – Municipal sewer and water services are not available to the condominium units. Nor does the Township plan to make them available.

**Public Road/Street Access** – Foxworth Court, a county local roadway, provides direct access to the condominium lots. Silkworth Boulevard connects to Brooklyn Road (M-50), a state highway located to the north.

**Environmental Constraints** – The condominium units have no known environmental constraints, according to the Township.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Napoleon Township Planning Commission recommends **approval** of the proposed rezoning of the 4 condominium lots to ‘multi-family residential (RM)’ (see the attached zoning amendment form).

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

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

**No.** The Future Land Use Plan (an element of the Master Plan) recommends ‘commercial’ uses for the condominium units (see Figure 3). However, it should be noted that they are located at the western edge of that proposed commercial area.

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

**Yes.** Several of the units in the Fox Farm Professional Plaza Site Condominium have already been rezoned ‘multi-family residential (RM)’.

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.** As stated above, several of the units in the Fox Farm Professional Plaza Site Condominium have already been rezoned ‘multi-family residential (RM)’.

**JCPC Staff Advisement** – The proposed rezoning is compatible with other zones and uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Napoleon Township Board of the proposed rezoning to ‘multi-family residential (RM)’. The edge of the area along the south side of M-50 proposed for ‘commercial’ uses should be adjusted eastward the next time the Future Land Use Map is amended.

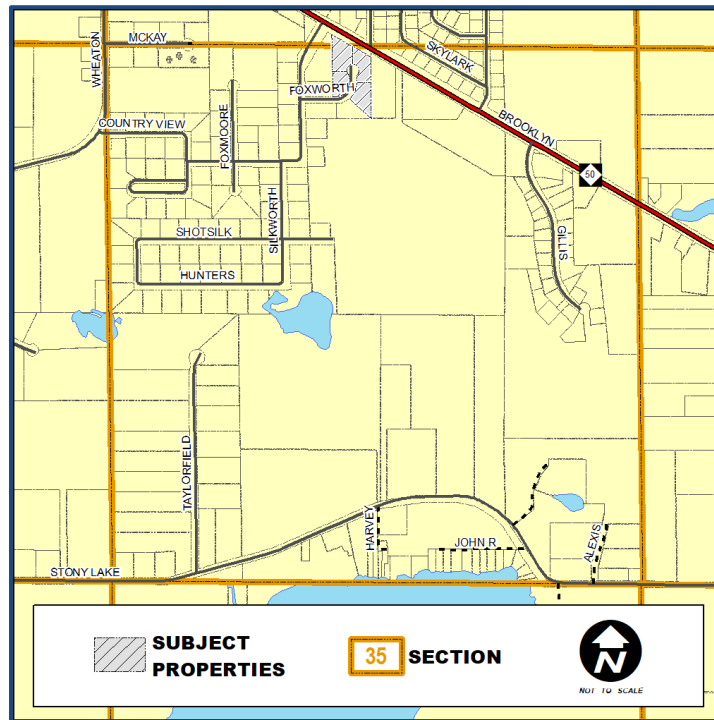
#### Suggested Actions:

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

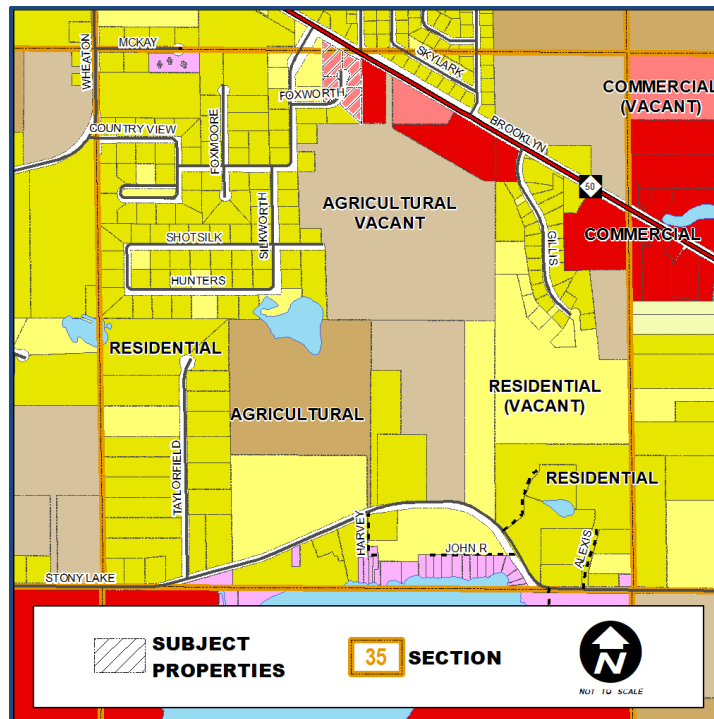
#### Staff Report Attachment(s):

- Background information provided by Napoleon Township

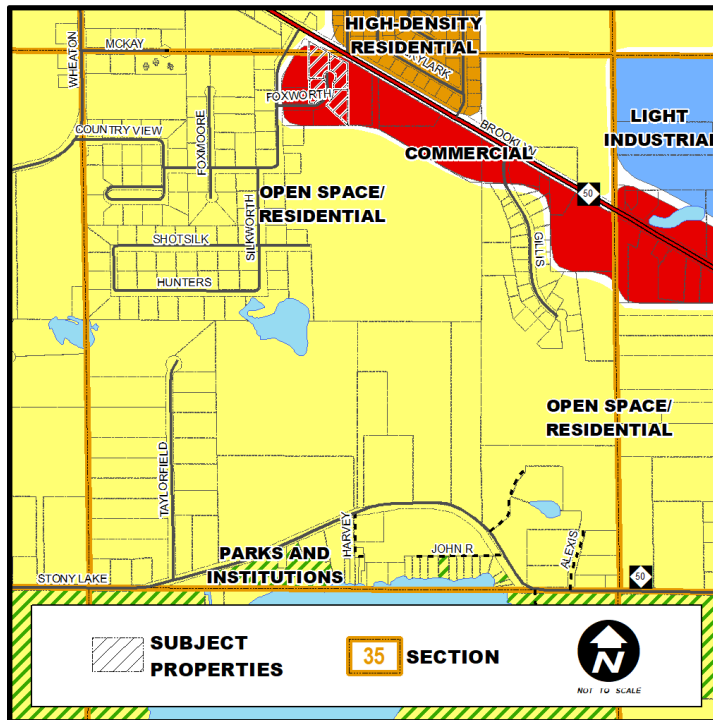
**Figure 1  
Location**



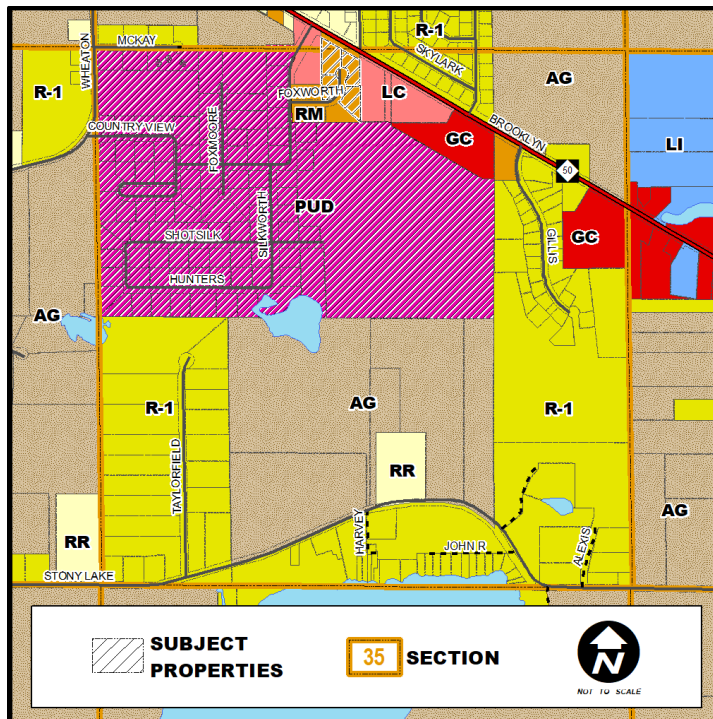
**Figure 2  
Property Assessment**



**Figure 3  
Municipal Future Land Use**

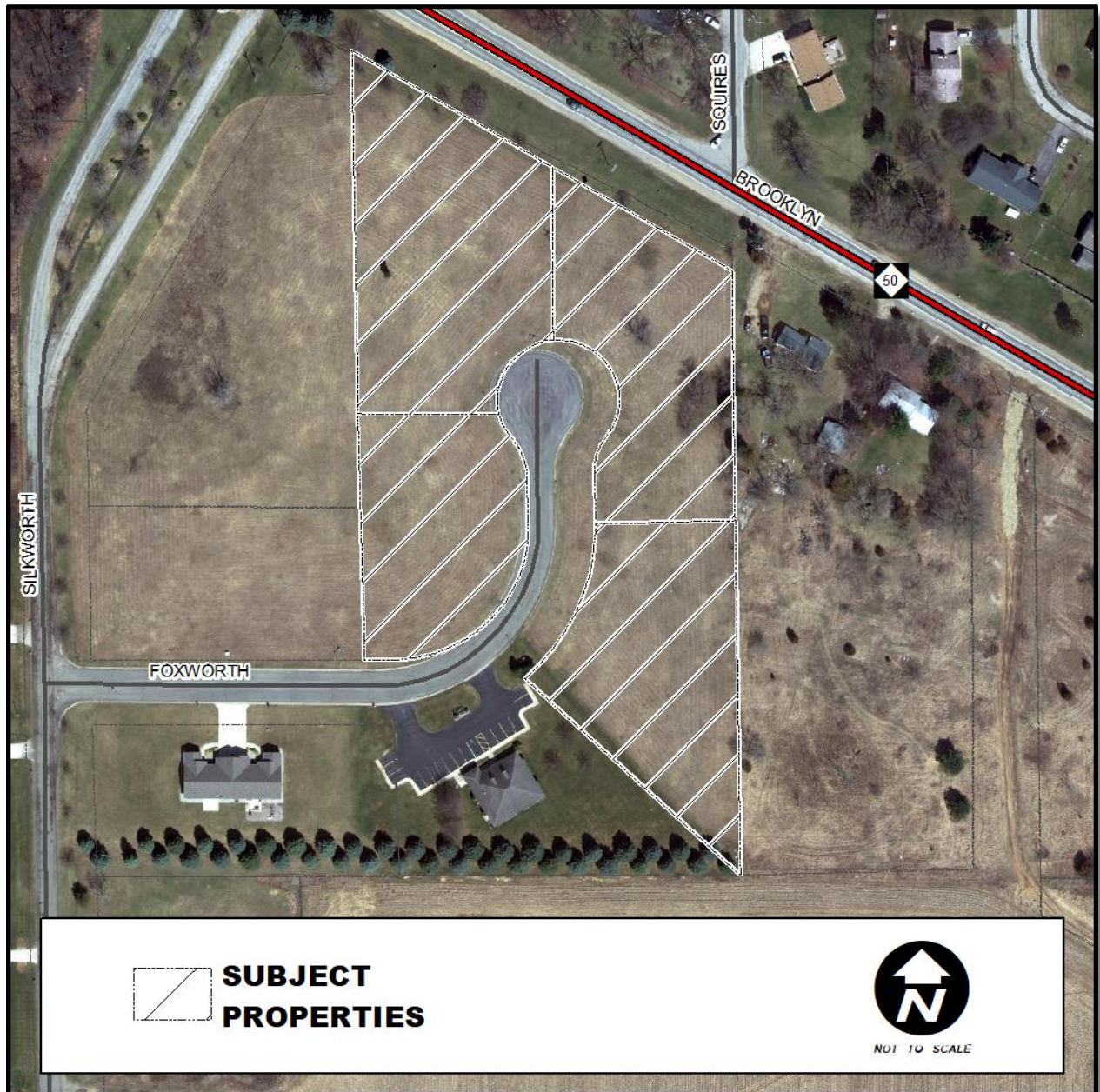


**Figure 4  
Municipal Zoning**





**Figure 5**  
**Aerial Photo**



# NAPOLEON TOWNSHIP

## PLANNING COMMISSION

Check the Township Website at [www.napoleontownship.us](http://www.napoleontownship.us) prior to the meeting to see if the meeting is Live or Virtual

**April 28, 2022 - 6:00 P.M.**

Please Note: The Chairman may ask for public comment before a formal vote of the Planning Commission is taken. All comments are directed to the Planning Commission. Public comments are limited to a maximum of 3 minutes per person. After being recognized by the Chairman, please state your full name and residence address for the record before giving your public comment.

### **Pledge of Allegiance**

1. Approval of the Agenda
2. Minutes of February 24, 2022
3. Case#22-03-0003- Rezoning from General Industrial (GI) to Agricultural (AG-1) – Vacant Land 80 Acres -West Township Line- Kenneth H. Meyerholtz Jr./Applicant
4. Case#22-03-0005 Rezoning from Local Commercial (LC) to Multi-Family (RM) Four Units Fox Farm Professional Plaza Site Condominium-Big Sky Land & Cattle LLC/Applicant/Owner
5. Case#22-03-0006- Rezoning from Rural Residential (RR), Agricultural (AG-1) to Residential (R-1)- 5225 Wheaton Rd. & 6123 Clark Lake Rd./Applicant/Owner Mike & Shirley Boorum
6. Case#22-03-0007- Conditional Use Group Day Care-7959 Flamingo, Catelyn Williams Applicant/Owner
7. Public Comment/Commission – Non-Agenda Items
8. Adjourn

Attachments:

## 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 Napoleon 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.)

Fox Farm Professional Plaza Site Condominium Unit 2 089-14-35-100-002-00-10, 1.9 acres Section 35, Unit 3 089-14-35-100-003-00, 1.7 acres, Section 35, Unit 4 089-14-35-100-004-00 1.11 acres, Section 35, Unit 5 089-14-35-100-005-00, 0.98 acres, Section 35

1. The above described property has a proposed zoning change FROM Local Commercial (LC)  
ZONE TO Multi-Family (RM) ZONE.

2. PURPOSE OF PROPOSED CHANGE: Development of Single Family and Duplex Units

**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.)

Development of Single Family and Duplex Units

C. **PUBLIC HEARING** on the above amendment was held on: month April day 28 year 2022

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month April day 12 year 2022

(Notice must be provided at least fifteen days prior to the public hearing.)

E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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 (X) APPROVE or ( ) DISAPPROVE.

Mindy Rice, Recording Secretary 04 / 28 / 2022 (enter date)

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

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

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

( ) Recommends APPROVAL of the zoning change

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

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

( ) Takes NO ACTION.

\_\_\_\_\_, ( ) Chair or ( ) Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month June day 14 year 2022

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: Napoleon Township Case #: 22-03-0005

Township official we may contact: John Worden Phone #: ( 517 ) 536 - 8664

Applicant: Big Sky Land & Cattle LLC Phone #: ( 517 ) 764 - 7888

Rezoning Request: From: Local Commercial ( LC ) To: Multi Family ( RM )

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

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

Parcel Size (if more than one parcel, label "A" - "Z"): Unit 2-1.9 acres, Unit 3-1.7 acres, Unit 4-1.11 acres, Unit 5-0.98 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant Land

What is the proposed use of the site? Multi-Family Duplex

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

North: Residential

South: Residential

East: Residential/Commercial

West: Residential

What are the surrounding Zoning Districts?

North: Rural Residential ( RR )

South: Planned Unit Development ( PUD )

East: Planned Unit Development ( PUD )

West: Planned Unit Development ( PUD )

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

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

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

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

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.



# NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type 22-03-0005  
CASE #

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.

- ① APPLICATION FOR
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Rezoning ** | <input type="checkbox"/> Variance ◆               |
| <input type="checkbox"/> Site Plan Review       | <input type="checkbox"/> Conditional Use **       |
| <input type="checkbox"/> Planned Developments   | <input type="checkbox"/> Home Occupation **       |
| <input type="checkbox"/> Special Land Use       | <input type="checkbox"/> Site Plan Change/Renewal |
|   | <input type="checkbox"/> Administrative Site Plan |

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

② APPLICANT INFORMATION (If different than owner, a letter of authorization from the owner must be attached)  
Name(s) Big Sky Land + Cattle LLC Phone 517-764-7888  
Address 5405 E. Michigan Ave  
Jackson, MI 49201

③ OWNER INFORMATION  
Name(s) Big Sky Land + Cattle LLC Phone 517-764-7888  
Address 5405 E. Michigan Ave  
Jackson, MI 49201

④ PROPERTY INFORMATION  
Address or Location Foxworth Vacant Jackson, MI 49201  
Permanent Parcel # 089-14-35-100-002-00 089-14-35-100-003-00 089-14-35-100-004-00  
Zone District (Current) 202 Commercial-Vacant Property Size \_\_\_\_\_  
Attach legal description-also a survey, site drawing and pictures may be required.

⑤ NARRATIVE DESCRIPTION OF PROPOSED USE/REQUEST (attach additional pages as needed)  
Request to change from LC (local commercial) to RM (residential-multi-family).

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

[Signature] Signature of Applicant 03/08/2022 Date

⑥ I hereby grant permission for members of the Napoleon 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] Signature of Applicant 03/08/2022 Date

DO NOT WRITE BELOW THIS LINE

⑦ Date Received 3/9/2022 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: JCRC ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ DEQ ☐ FIRE ☐  
Application Fee \$350.00 Publication/Mailing Fee \_\_\_\_\_  
APPLICATION ACCEPTED BY: [Signature]

Meeting Dates: PC 4/12/22  
ZBA X  
CNTY 5/12/22  
TWPBD 6/14/22  
Publication Dates #1 4/12/22  
WEB 4/12/22  
TXSystem X

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.

# NOTICE

Live

The Napoleon Township Planning Commission will hold a public hearing April 28, 2022 at 6:00 p.m. in the Township Hall, 6775 Napoleon Road, Jackson, MI. 49201

At this time all interested parties will be heard on the request of Big Sky Land and Cattle LLC to Rezone five (5) units (lots) of vacant land at Fox Farm Professional Plaza from Local Commercial (LC) to Multi Family (RM). The property and request are more particularly described and on display at the Township Office.

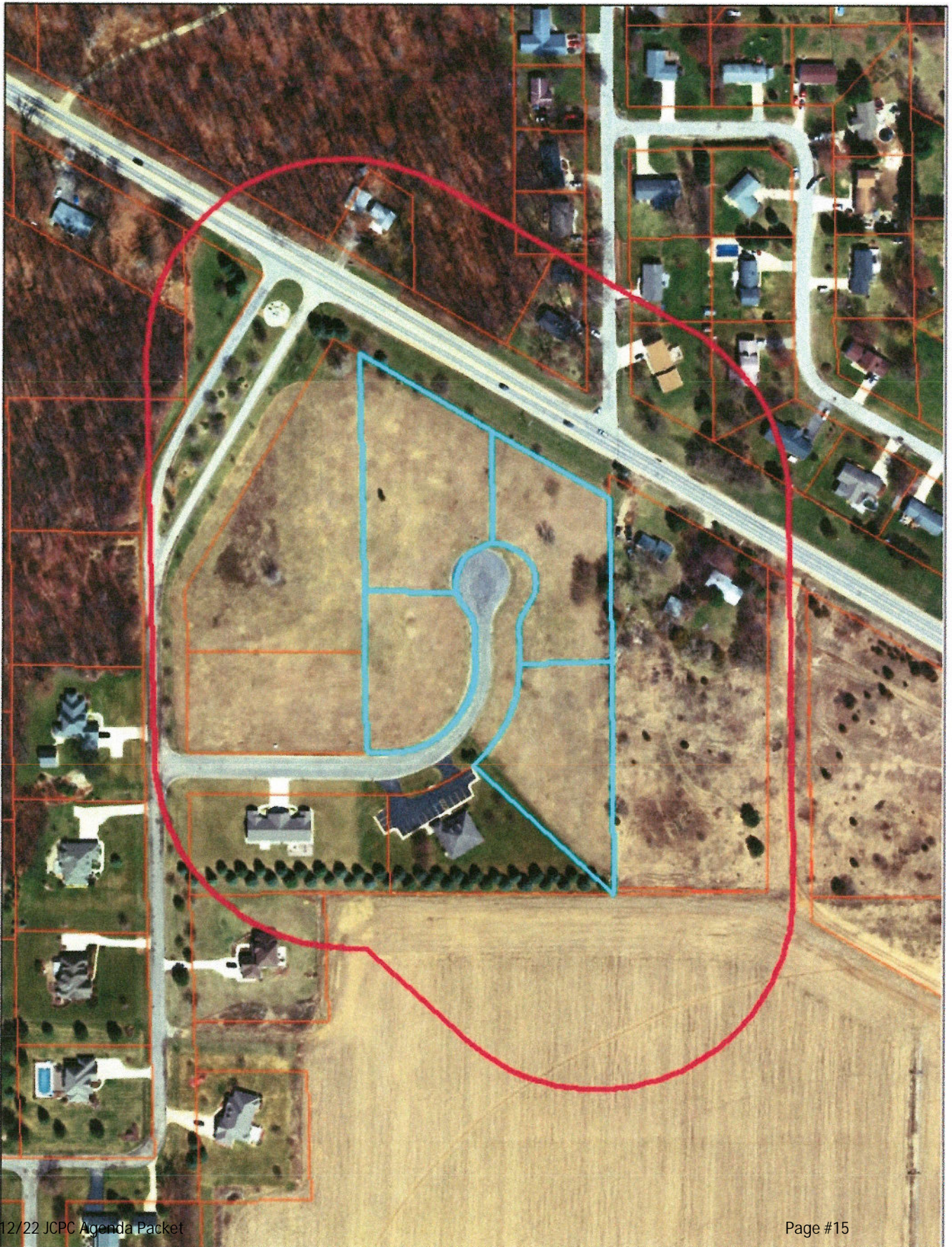
Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 536-8694 Extension 209. Napoleon Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days written notice to the Township. John Worden, Zoning Administrator

The Exponet  
Insertion Date: April 12, 2022

Copy to John Hummer, Clerk



# Rezoning Units 2-3-4-5 Fox Farm Professional Plaza Local Commercial to Multi-Family-Big Sky Land & Cattle

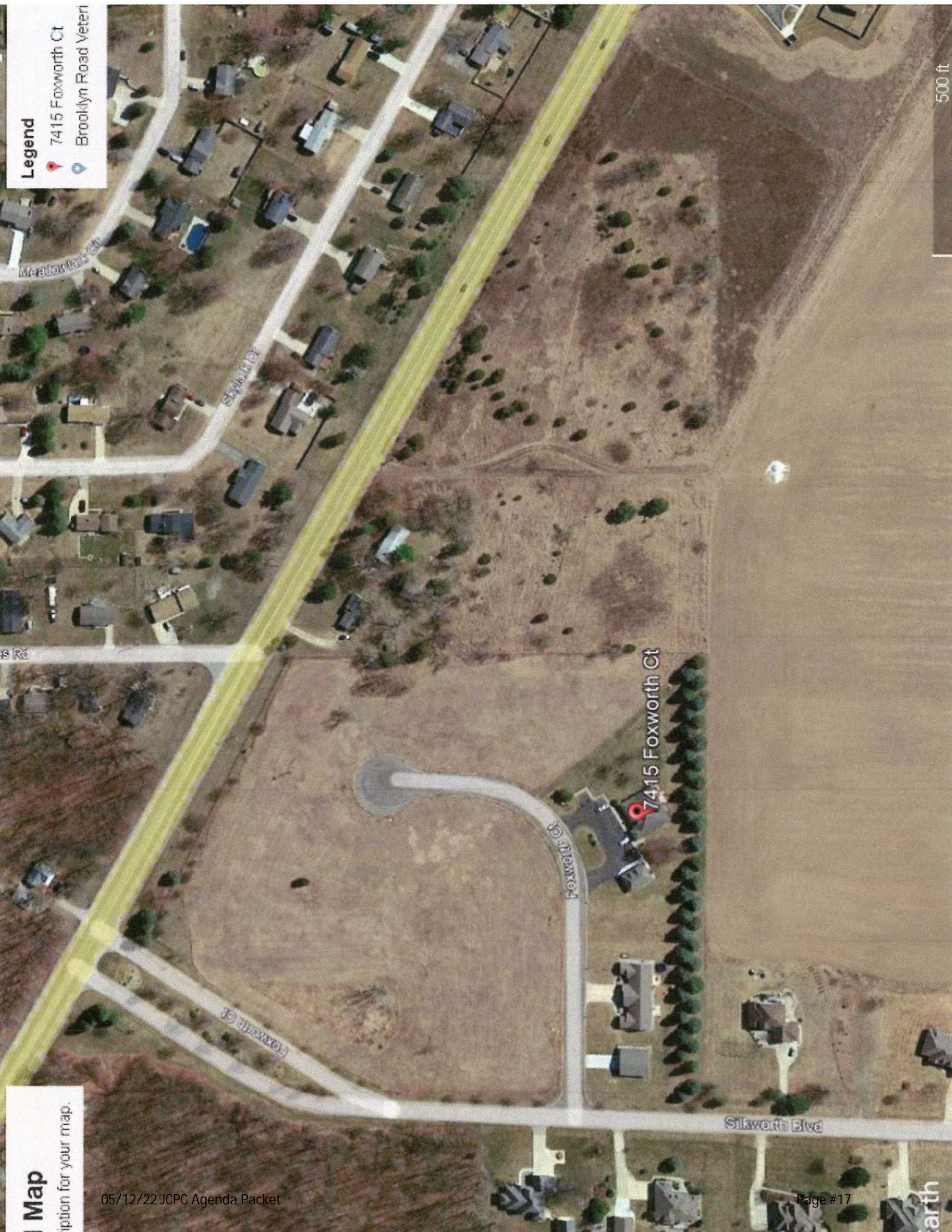




# Rezoning Units 2-3-4-5 Fox Farm Professional Plaza Local Commercial to Multi-Family-Big Sky Land & Cattle







**Legend**

- 7415 Foxworth Ct
- Brooklyn Road Veteri

500 ft







# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM</b> <b>NAPOLEON TOWNSHIP</b> SUSAN L GERMAN, ASSESSOR PO BOX 385 NAPOLEON, MI 49261		<b>PARCEL IDENTIFICATION</b> PARCEL CODE NUMBER: 089-14-35-100-002-00 PROPERTY ADDRESS: <b>FOXWORTH VACANT</b> <b>JACKSON, MI 49201</b>	
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: <b>BIG SKY LAND &amp; CATTLE LLC</b> 5405 E MICHIGAN AVE JACKSON MI 49201		<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 202 (COMMERCIAL-VACANT)</b>			
<b>PRIOR YEAR'S CLASSIFICATION: 202 (COMMERCIAL-VACANT)</b>			
This change in taxable value will increase/decrease your tax bill for this year by approximately: <b>\$1,146</b>		<b>PRIOR AMOUNT YEAR: 2021</b>	<b>CURRENT AMOUNT YEAR: 2022</b>
<b>1. TAXABLE VALUE:</b>		11,778	34,300
<b>2. ASSESSED VALUE:</b>		34,300	34,300
<b>3. TENTATIVE EQUALIZATION FACTOR: 1.000</b>			
<b>4. STATE EQUALIZED VALUE (Current amount is tentative):</b>		34,300	34,300
<b>5. There WAS/WAS NOT a transfer of ownership on this property in 2021 . WAS</b>			

The 2022

Inflation rate Multiplier is: 1.033

**Legal Description:** UNIT 2 FOX FARM PROFESSIONAL PLAZA SITE CONDOMINIUM SPLIT ON 9-1-99 FROM 14-35-100-001-10

### March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission at [www.michigan.gov/treasury](http://www.michigan.gov/treasury). Click on Forms (at top of page), then click on Property Tax, then click on Board of Review to obtain Form L-4035.

### March Board of Review Information:

**\*\* APPEALS BY APPOINTMENT\*\* MONDAY MARCH 14TH 2022 9:00 AM - 12:00 PM AND 1:00 PM - 4:00 PM, TUESDAY MARCH 15TH, 2022 1:30 PM TO 4:30 PM AND 6:00 PM - 9:00 PM. PLACE 6755 BROOKLYN RD, JACKSON, MI 49201 PLEASE CONTACT SUE GERMAN AT 517-536-8694 EXT. 203 OR EMAIL <ASSESSOR@NAPOLEONTOWNSHIP.US> TO SET UP A APPOINTMENT. APPEALS BY MAIL MUST BE RECEIVED BY MARCH 14TH, 2022 PLEASE NOTE: I AM AVAILABLE TO DISCUSS YOUR ASSESSMENT PRIOR TO MBOR FOR CLARIFICATION OF VALUE CHANGES.**

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# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM</b> <b>NAPOLEON TOWNSHIP</b> SUSAN L GERMAN, ASSESSOR PO BOX 385 NAPOLEON, MI 49261		<b>PARCEL IDENTIFICATION</b> PARCEL CODE NUMBER: 089-14-35-100-003-00 PROPERTY ADDRESS: <b>FOXWORTH VACANT</b> <b>JACKSON, MI 49201</b>	
<b>NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:</b> BIG SKY LAND & CATTLE LLC 5405 E MICHIGAN AVE JACKSON MI 49201		<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal":..... .00% % Exempt As "MBT Commercial Personal":..... .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 202 (COMMERCIAL-VACANT)</b>			
<b>PRIOR YEAR'S CLASSIFICATION: 202 (COMMERCIAL-VACANT)</b>			
This change in taxable value will increase/decrease your tax bill for this year by approximately: <b>\$977</b>		<b>PRIOR AMOUNT YEAR: 2021</b>	<b>CURRENT AMOUNT YEAR: 2022</b>
<b>1. TAXABLE VALUE:</b>		3,305	22,500
<b>2. ASSESSED VALUE:</b>		22,500	22,500
<b>3. TENTATIVE EQUALIZATION FACTOR: 1.000</b>			0
<b>4. STATE EQUALIZED VALUE (Current amount is tentative):</b>		22,500	22,500
<b>5. There WAS/WAS NOT a transfer of ownership on this property in 2021 . WAS</b>			0

The 2022

Inflation rate Multiplier is: 1.033

**Legal Description:** UNIT 3 FOX FARM PROFESSIONAL PLAZA SITE CONDOMINIUM SPLIT ON 9-1-99 FROM 14-35-100-001-10

### March Board of Review Appeal Information:

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L-4400

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<b>NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:</b> <b>BIG SKY LAND &amp; CATTLE LLC</b> <b>5405 E MICHIGAN AVE</b> <b>JACKSON MI 49201</b>		<b>PRINCIPAL RESIDENCE EXEMPTION</b> <b>% Exempt As "Homeowners Principal Residence": .00%</b> <b>% Exempt As "Qualified Agricultural Property": .00%</b> <b>% Exempt As "MBT Industrial Personal": .00%</b> <b>% Exempt As "MBT Commercial Personal": .00%</b> <b>Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</b> <b>Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</b>	
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 202 (COMMERCIAL-VACANT)</b>			
<b>PRIOR YEAR'S CLASSIFICATION: 202 (COMMERCIAL-VACANT)</b>			
<b>This change in taxable value will increase/decrease your tax bill for this year by approximately: \$1,133</b>	<b>PRIOR AMOUNT YEAR: 2021</b>	<b>CURRENT AMOUNT YEAR: 2022</b>	<b>CHANGE FROM PRIOR YEAR TO CURRENT YEAR</b>
1. TAXABLE VALUE:	7,026	29,300	22,274
2. ASSESSED VALUE:	29,300	29,300	0
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	29,300	29,300	0
5. There WAS/WAS NOT a transfer of ownership on this property in 2021 . WAS			

The 2022  
Inflation rate Multiplier is: 1.033

Legal Description: UNIT 4 FOX FARM PROFESSIONAL PLAZA SITE CONDOMINIUM SPLIT ON 9-1-99 FROM 14-35-100-001-10

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This change in taxable value will increase/decrease your tax bill for this year by approximately: <b>\$744</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">PRIOR AMOUNT YEAR: 2021</th> <th style="width: 33%;">CURRENT AMOUNT YEAR: 2022</th> <th style="width: 33%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td>5,682</td> <td>20,300</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td>20,300</td> <td>20,300</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (Current amount is tentative):</td> <td>20,300</td> <td>20,300</td> </tr> <tr> <td>5. There WAS/WAS NOT a transfer of ownership on this property in 2021 . WAS</td> <td></td> <td></td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2021	CURRENT AMOUNT YEAR: 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	5,682	20,300	2. ASSESSED VALUE:	20,300	20,300	3. TENTATIVE EQUALIZATION FACTOR: 1.000			4. STATE EQUALIZED VALUE (Current amount is tentative):	20,300	20,300	5. There WAS/WAS NOT a transfer of ownership on this property in 2021 . WAS		
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The 2022  
Inflation rate Multiplier is: 1.033

**Legal Description:** UNIT 5 FOX FARM PROFESSIONAL PLAZA SITE CONDOMINIUM SPLIT ON 9-1-99 FROM 14-35-100-001-10

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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 | #22-07

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** May 4, 2022

**Proposal:** **A rezoning in Section 33 (T3S-R1E) of Napoleon Township**

### Request

The applicant wishes to create four 'single-family residential (R-1)' lots at the intersection of Clark Lake Road and Wheaton Road, utilizing all of 1 subject property—ID #000-14-33-101-002-00— and small portions of 2 other subject properties—ID #000-14-33-101-003-00 and ID #000-14-33-101-004-00—(see Figure 1 and the background information). The reconfigured lots will meet the dimensional requirements of the 'R-1' district.

### Purpose

The applicant wishes to create 4 'single-family residential (R-1)' building lots.

### Location and Size of the Property

The 4 proposed building lots have a combined area of 4.15 acres. They are located in Section 33 (T3S-R1E), in the southeast corner of the intersection of Clark Lake Road and Wheaton Road (see Figure 1).

### Land Use and Zoning

**Current Land Use** – Proposed 'parcel A' already contains a dwelling while proposed 'parcel B', 'parcel C', and 'parcel D' are vacant. The Township currently assesses the underlying subject properties as 'residential' (see Figure 2). Other properties abutting the proposed parcels are also assessed 'residential'.

**Future Land Use Plan** – The *Napoleon Township Master Plan* places the proposed building lots in an area recommended for 'open space/residential' uses (see Figure 3). 'High-density residential' is proposed on the west side of Clark Lake Road.

**Current Zoning** – Most of the area comprising the 4 building lots is zoned 'rural residential (RR)'. However, smaller portions are zoned 'agricultural (AG-1)'. Properties to the north and west are already zoned 'R-1' or 'multi-family residential (RM)' (see Figure 4).

### Public Facilities and Environmental Constraints

**Water and Sewer Availability** – Municipal sewer and water services are not available to the proposed building lots. Nor does the Township plan to make them available.

**Public Road/Street Access** – Wheaton Road, a county local roadway, provides direct access to proposed building lot 'A'. Clark Lake Road, a county primary roadway, provides direct access to proposed building lots 'B', 'C', and 'D'.

**Environmental Constraints** – The new lot has no known environmental constraints, according to the Township.

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[www.co.jackson.mi.us/county\\_planning\\_commission](http://www.co.jackson.mi.us/county_planning_commission)



### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Napoleon Township Planning Commission recommends **approval** of the rezoning of the 4 proposed building lots to ‘single-family residential (R-1)’ (see the attached zoning amendment form).

**Staff Analysis** – Napoleon 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 ‘open space/residential’ uses for the 4 proposed building lots (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 development is already located on the north side of Wheaton Road.
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.** As stated above, residential development is already located on the north side of Wheaton Road.

**JCPC Staff Advisement** – The proposed rezoning conforms to the *Napoleon Township Master Plan*, which recognizes ‘open space/residential’ development at the intersection of Clark Lake Road and Wheaton Road. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Napoleon Township Board of the proposed rezoning to ‘single-family residential (R-1)’.

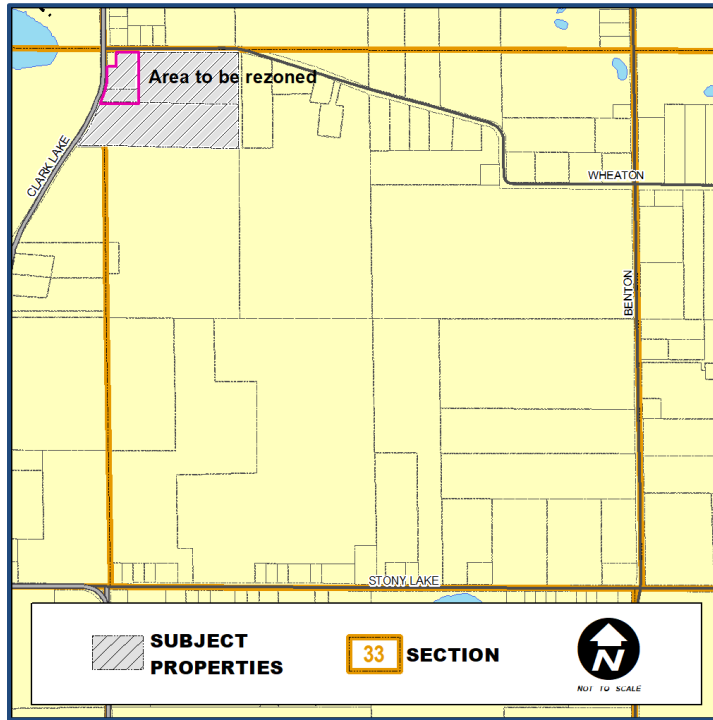
**Staff Report Attachment(s):**

- *Background information provided by Napoleon Township*

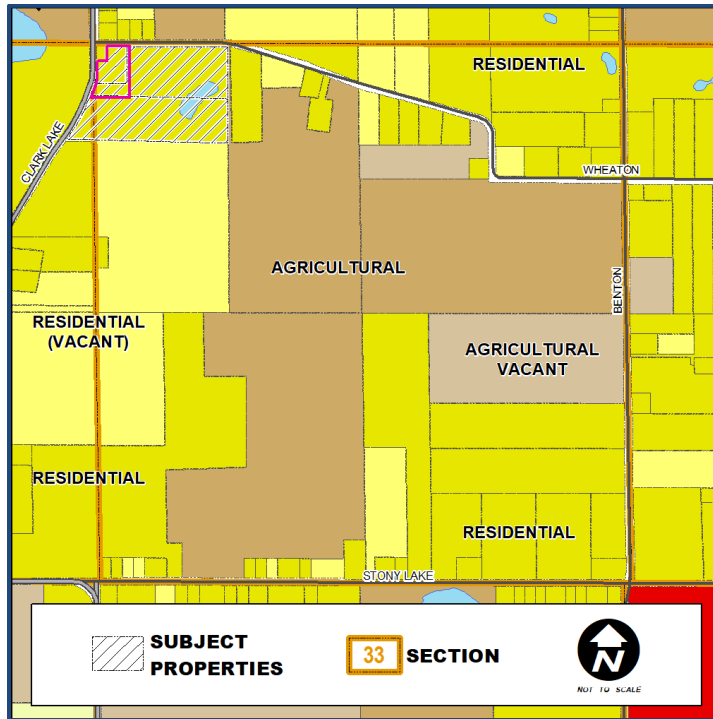
**Suggested Actions:**

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

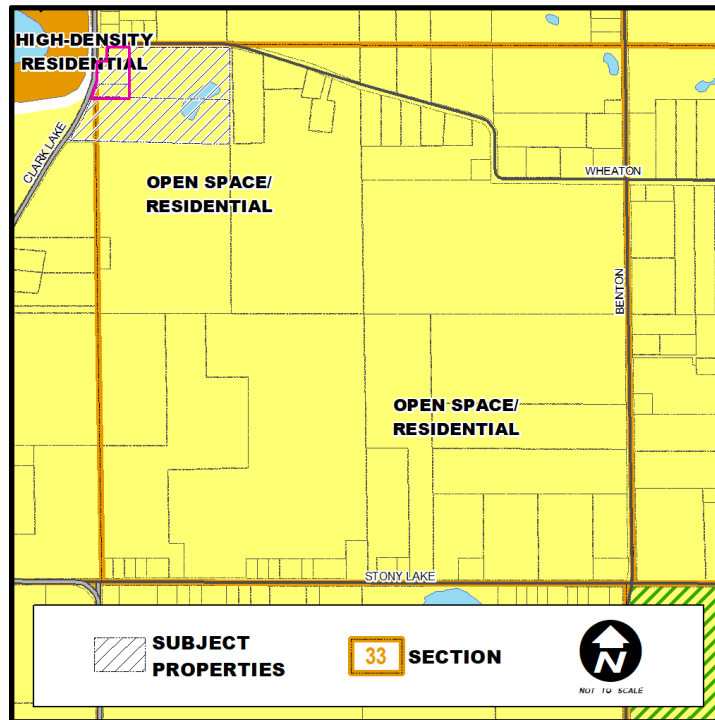
**Figure 1  
Location**



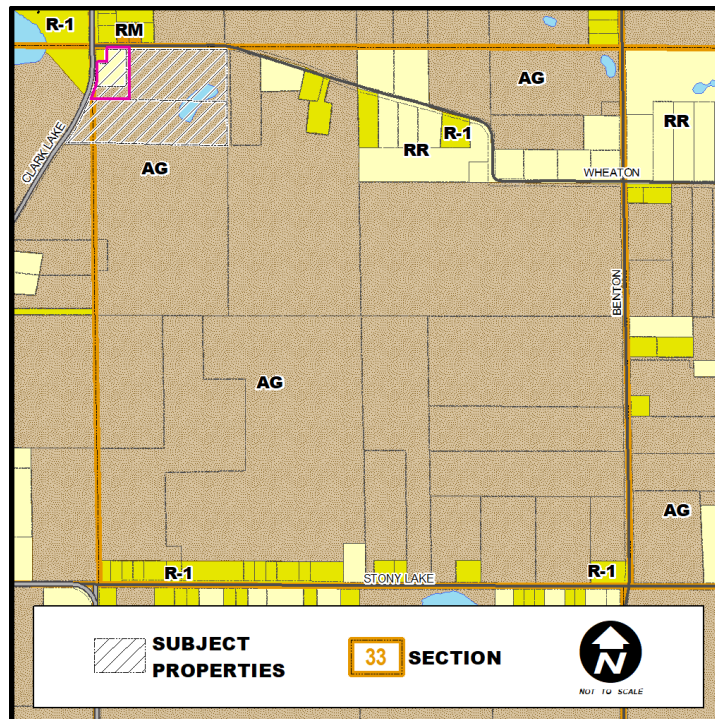
**Figure 2  
Property Assessment**



**Figure 3  
Municipal Future Land Use**

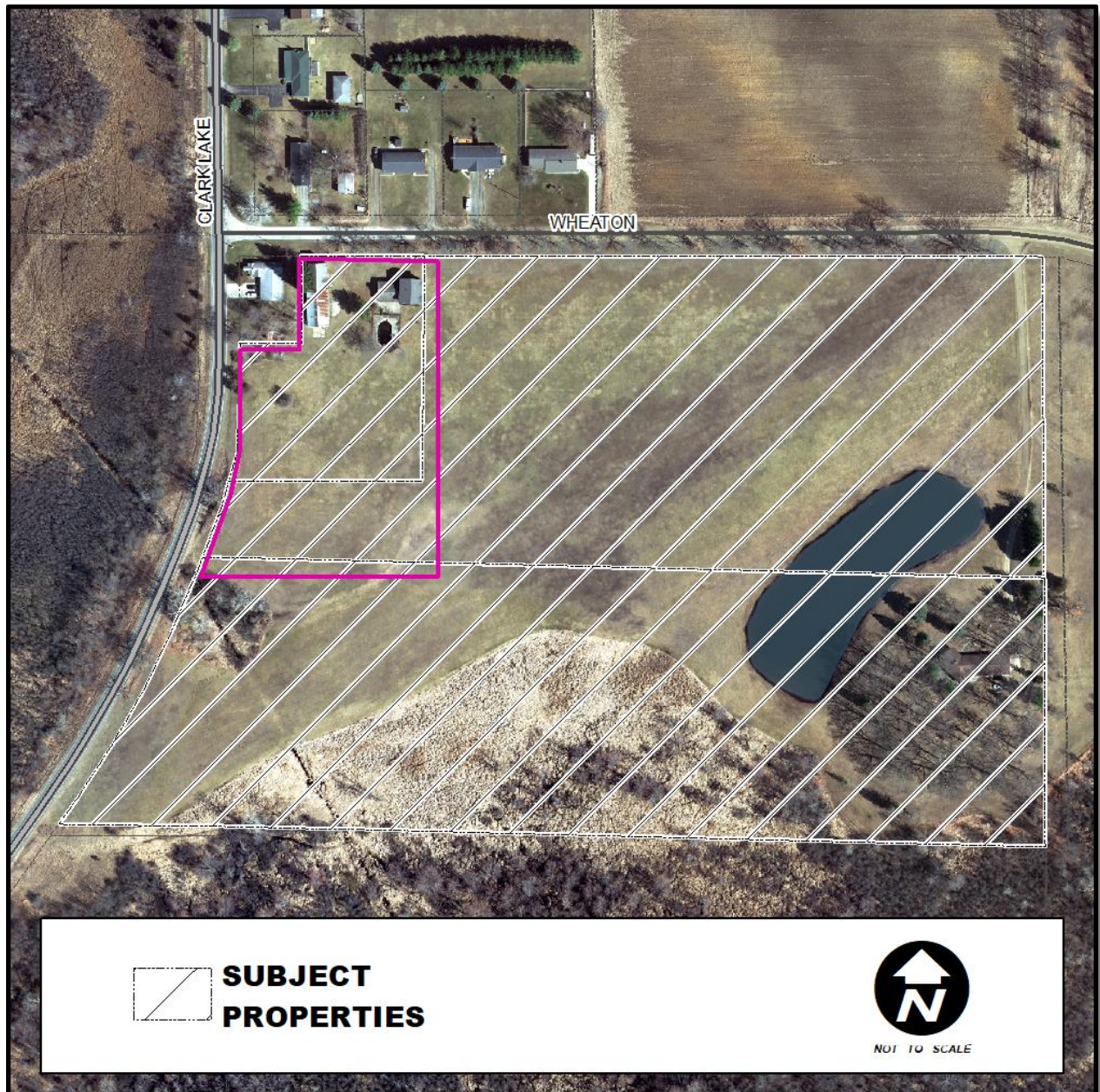


**Figure 4  
Municipal Zoning**





**Figure 5**  
**Aerial Photo**



# NAPOLEON TOWNSHIP

## PLANNING COMMISSION

Check the Township Website at [www.napoleontownship.us](http://www.napoleontownship.us) prior to the meeting to see if the meeting is Live or Virtual

**April 28, 2022 - 6:00 P.M.**

Please Note: The Chairman may ask for public comment before a formal vote of the Planning Commission is taken. All comments are directed to the Planning Commission. Public comments are limited to a maximum of 3 minutes per person. After being recognized by the Chairman, please state your full name and residence address for the record before giving your public comment.

### **Pledge of Allegiance**

1. Approval of the Agenda
2. Minutes of February 24, 2022
3. Case#22-03-0003- Rezoning from General Industrial (GI) to Agricultural (AG-1) – Vacant Land 80 Acres -West Township Line- Kenneth H. Meyerholtz Jr./Applicant
4. Case#22-03-0005 Rezoning from Local Commercial (LC) to Multi-Family (RM) Four Units Fox Farm Professional Plaza Site Condominium-Big Sky Land & Cattle LLC/Applicant/Owner
5. Case#22-03-0006- Rezoning from Rural Residential (RR), Agricultural (AG-1) to Residential (R-1)- 5225 Wheaton Rd. & 6123 Clark Lake Rd./Applicant/Owner Mike & Shirley Boorom
6. Case#22-03-0007- Conditional Use Group Day Care-7959 Flamingo, Catelyn Williams Applicant/Owner
7. Public Comment/Commission – Non-Agenda Items
8. Adjourn

Attachments:



## 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 Napoleon 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.)

Property Description to be Rezoned 4.14 acres see attached- existing land 5225 Wheaton Rd. 000-14-33-101-003-00 13 acres, 5225 Wheaton Rd. 000-14-33-101-004-00 14.84 acres, 6123 Clark Lake Rd. 000-14-33-101-002-00 2.5 acres-all in NW 1/4 of Section 33

1. The above described property has a proposed zoning change FROM Rural Residential (RR), Agricultural (AG-1) ZONE TO Residential (R-1) ZONE.

2. PURPOSE OF PROPOSED CHANGE: Allow development of four building lots

**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.)

Allow development of four building lots

C. **PUBLIC HEARING** on the above amendment was held on: month April day 28 year 2022

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month April day 12 year 2022  
(Notice must be provided at least fifteen days prior to the public hearing.)

E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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 (X) APPROVE or ( ) DISAPPROVE.

Nindy Rice, Recording Secretary 4 / 28 / 2022 (enter date)

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

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

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

( ) Recommends APPROVAL of the zoning change

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

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

( ) Takes NO ACTION.

\_\_\_\_\_, ( ) Chair or ( ) Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

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

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

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

## REZONING WORKSHEET FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Napoleon Township Case #: 22-03-0006

Township official we may contact: John Worden Phone #: ( 517 ) 536 - 8694

Applicant: Mike and Shirley Boorum Phone #: ( 517 ) 795 - 3718

Rezoning Request: From: Rural Residential & Agricultural ( RR/A ) To: Residential ( R-1 )

Property Location: Section(s): 33 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"): A) 5225 Wheaton Rd. 003-00 13 acres, B) 5225 Wheaton Rd. 004-00 14.85 acres, C) 6123 Clark Lake Rd. 002-00 2.5 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? A&B- vacant land, C-residential home

What is the proposed use of the site? create 3 new building lots

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

North: Single Family and Agricultural

South: Vacant Land

East: Agricultural and Single Family

West: Vacant Land

What are the surrounding Zoning Districts?

North: Residential and Agricultural ( R-1 )

South: Agricultural ( AG-1 )

East: Agricultural ( AG-1 )

West: Residential and Agricultural ( R-1 )

What is the suggested use of the site on the Township's Land Use Plan map? Single Family 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 Wheaton Rd. & Clark Lake 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.



# NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 22-03-0006

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.

◆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) \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

## OWNER INFORMATION

Name(s) Mike & Shirley Boorum Phone 517-795-3218

Address 5225 Wheaton Rd

## PROPERTY INFORMATION

Address or Location 6123 Clark Lake Rd 49201-5225 Wheaton

Permanent Parcel # 000-14-33-101-002-00 003-00, 004-00

Zone District (Current) RR & AG-1 Property Size 2.5, 13 + 14.84

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

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

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

Mike Boorum

Signature of Applicant

Shirley Boorum

Signature of Applicant

3/25/2022

Date

I hereby grant permission for members of the Napoleon 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.)

Mike Boorum

Signature of Applicant

Shirley Boorum

Signature of Applicant

3/25/2022

Date

## DO NOT WRITE BELOW THIS LINE

Date Received 3/28/22

Application ☒

E-mail or

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: JCRC ☐

JCDC ☐

JCHD ☐

DPW ☐

JCAP ☐

DEQ ☐

FIRE ☐

Application Fee 350.00

Publication/Mailing Fee \_\_\_\_\_

APPLICATION ACCEPTED BY: John Woster

Meeting Dates: PC 4/12/22

ZBA X

CNTY 5-12-22

TWPBD 6-14/22

Publication Dates #1 4-12-22

WEB 4-12-22

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

05/12/22 JCPC Publication and postage cost charged accordingly over and above filing fees. Page #31

White Copy - Township

Yellow Copy - Applicant

# NOTICE

Live

The Napoleon Township Planning Commission will hold a public hearing April 28, 2022 at 6:00 p.m. in the Township Hall, 6775 Napoleon Road, Jackson, MI. 49201

At this time all interested parties will be heard on the request of Mike and Shirley Boorum of 5225 Wheaton Rd. To rezone 4.14 acres from Rural Residential at 5225 Wheaton Rd. and Agricultural at 6123 Clark Lake Rd. to Single Family Residential allowing the property to be developed into four residential lots. The property and request are more particularly described and on display at the Township Office.

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday 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) 536-8694 Extension 209. Napoleon 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. John Worden, Zoning Administrator

The Exponent

Insertion Date: April 12, 2022

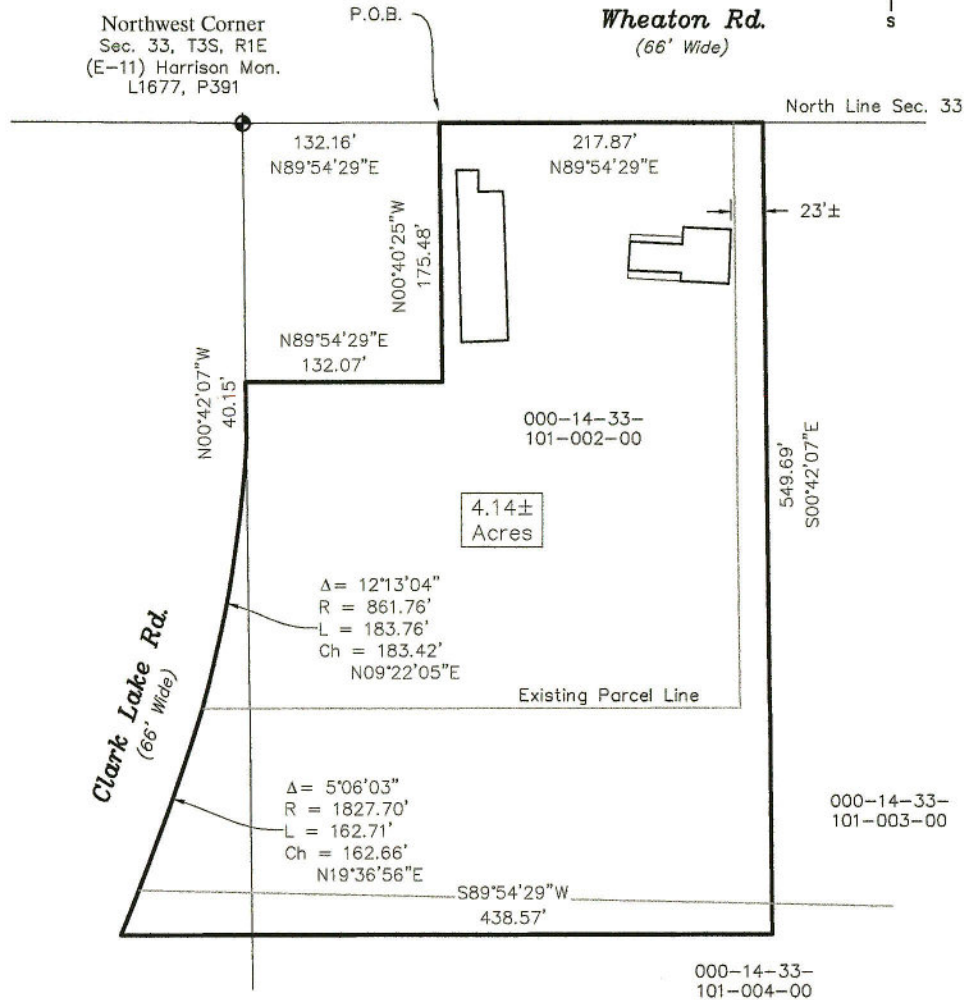
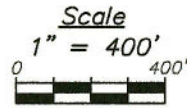
Copy to John Hummer, Clerk



# Rezoning

Part of the NE 1/4 of Sec. 32 &  
NW 1/4 of 33, T3S, R1E  
Napoleon Twp., Jackson County, MI

For:  
Mikel Boorum



## Rezoning - Description :

A parcel of land in the Northeast 1/4 of Section 32 and Northwest 1/4 of Section 33, Town 3 South, Range 1 East, Napoleon Township, Jackson County, Michigan, more particularly described as:

Commencing at the Northwest Corner of said Section 33, thence N89°54'29"E along the North Line of said section, 132.16 feet to the Point of Beginning of this description; thence continuing N89°54'29"E along said North Line, 217.87 feet; thence S00°42'07"E 549.69 feet; thence S89°54'29"W 438.57 feet to the centerline of Clark Lake Road; thence along a curve to the left, along said centerline, 162.71 feet (radius of 1827.70 feet, chord of 162.66 feet bearing N19°36'56"E; thence continuing along said centerline, 183.76 feet, (radius of 861.76 feet, chord of 183.42 feet bearing N09°22'05"E), to the West Line of said Section 33; thence N00°42'07"W along said West Line, 40.15 feet; thence N89°54'29"E 132.07 feet; thence N00°40'25"W 175.48 feet to the Point of Beginning. Containing 4.14 acres, more or less.

JOB # : 2021.4659z

DRAWN : RST

DATE : 3-24-22

SCALE : 1" = 400'

PAGE : 1 OF 1



910 Fifth Street  
517-764-0440

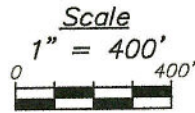
SHERIDAN SURVEYING CO.

Michigan Center, MI 49254  
sheridansurveying.com

# Proposed Land Division

Part of the NE 1/4 of Sec. 32 &  
NW 1/4 of 33, T3S, R1E  
Napoleon Twp., Jackson County, MI

For:  
Mikel Boorum



Parent Parcel ID:

Parcel 1: #000-14-33-101-002-00 - *RR*  
Parcel 2: #000-14-33-101-003-00. *AS*  
Parcel 3: #000-14-33-101-004-00. *AS*

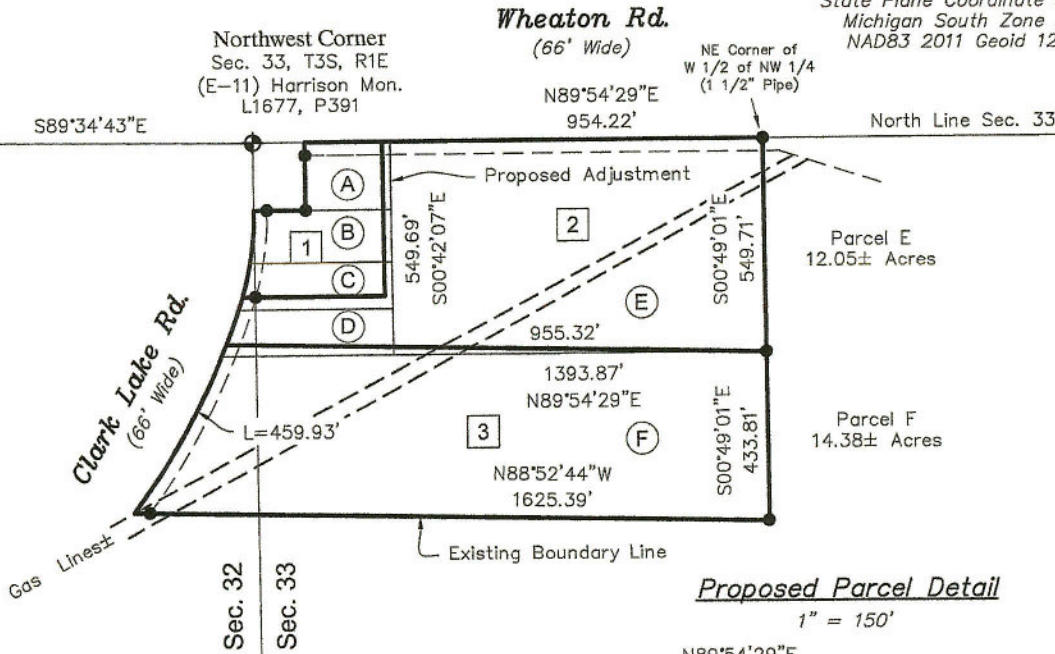


## Note

All Dimensions are Proposed

## Basis of Bearings

State Plane Coordinate System  
Michigan South Zone 2113  
NAD83 2011 Geoid 12AUS



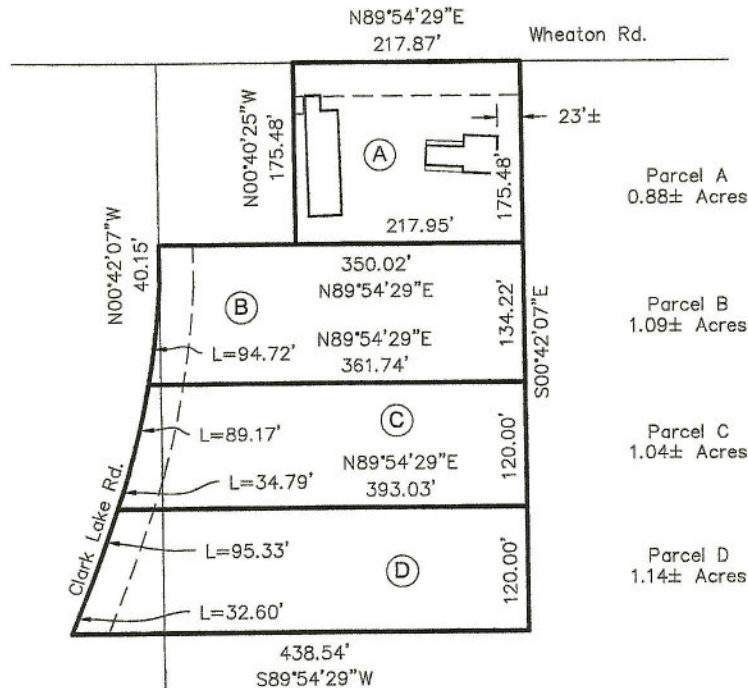
## Note

Parent Parcel 1, 2, & 3 are  
Proposed to be Altered as  
Shown to Create Parcels  
A, B, C, D, E & F.

Once Approved,  
Descriptions to be Prepared  
from Field Survey &  
Certificate of Survey Issued

## Legend

- ◆ --- Section Corner
- --- Found Iron



JOB #: 2021.4659P

DRAWN: RST

DATE: 3-8-22

SCALE: 1" = 400'

PAGE: 1 OF 1



SHERIDAN SURVEYING CO.

910 Fifth Street

Michigan Center, MI 49254

577-764-0440

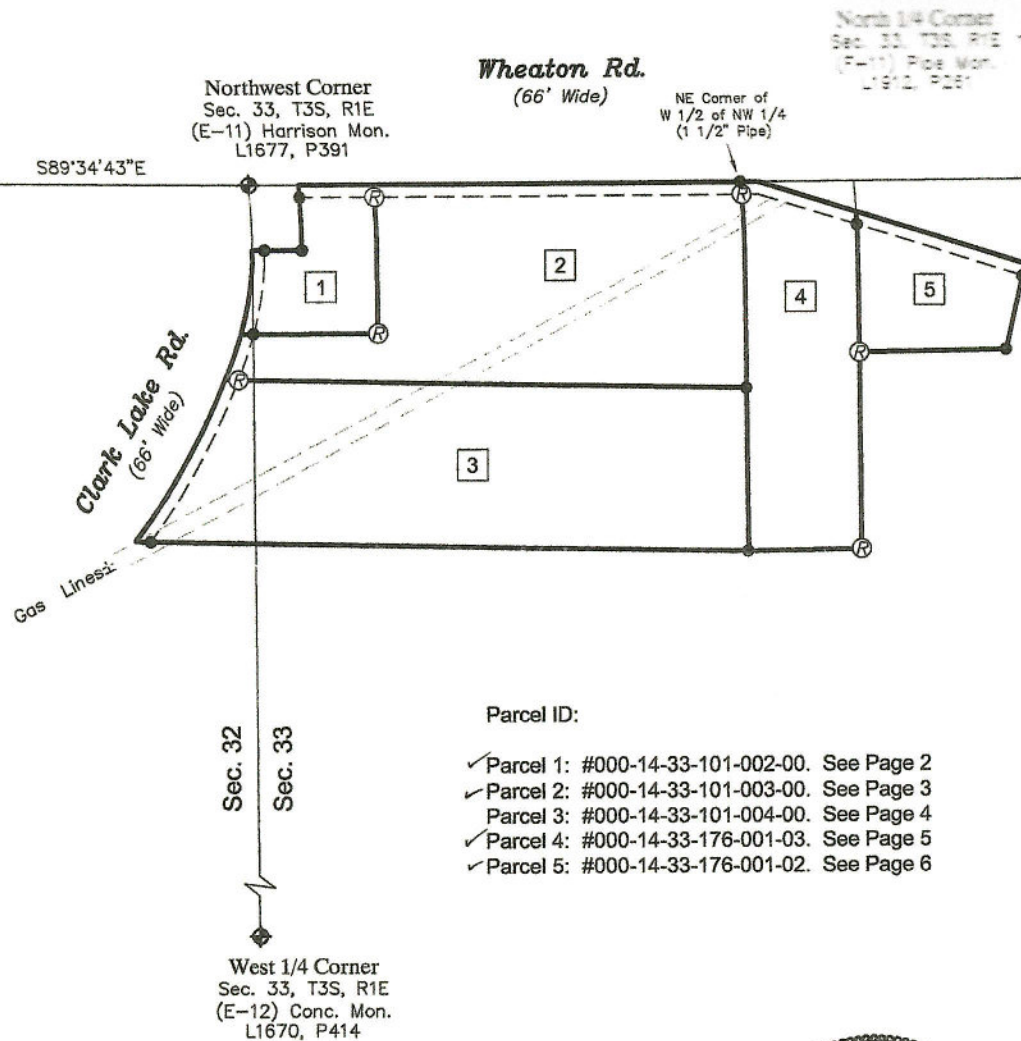
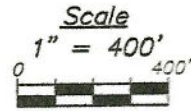
sheridansurveying.com



# Certificate of Survey

Part of the NE 1/4 of Sec. 32 &  
NW 1/4 of 33, T3S, R1E  
Napoleon Twp., Jackson County, MI

Certified To:  
Mikel Boorum



## Parcel ID:

- ✓ Parcel 1: #000-14-33-101-002-00. See Page 2
- ✓ Parcel 2: #000-14-33-101-003-00. See Page 3
- Parcel 3: #000-14-33-101-004-00. See Page 4
- ✓ Parcel 4: #000-14-33-176-001-03. See Page 5
- ✓ Parcel 5: #000-14-33-176-001-02. See Page 6

## Legend

- ◆ --- Section Corner
- --- Found Iron
- Ⓡ --- Set Rebar W/ Cap  
"DEE 29245"
- (R) --- Record
- (M) --- Measured

## Note

All Dimensions are Measured  
Unless Otherwise Noted

## Basis of Bearings

State Plane Coordinate System  
Michigan South Zone 2113  
NAD83 2011 Geoid 12AUS



JOB #: 2021.4000

DRAWN: RST

DATE: 10-13-21

SCALE: 1" = 400'



SHERIDAN SURVEYING CO.

910 Fifth Street Michigan Center, MI 49254  
517-764-0440 sheridansurveying.com

*David E. Erickson*  
PROFESSIONAL SURVEYOR #29245

I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 10-11-21 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH ALL REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED.

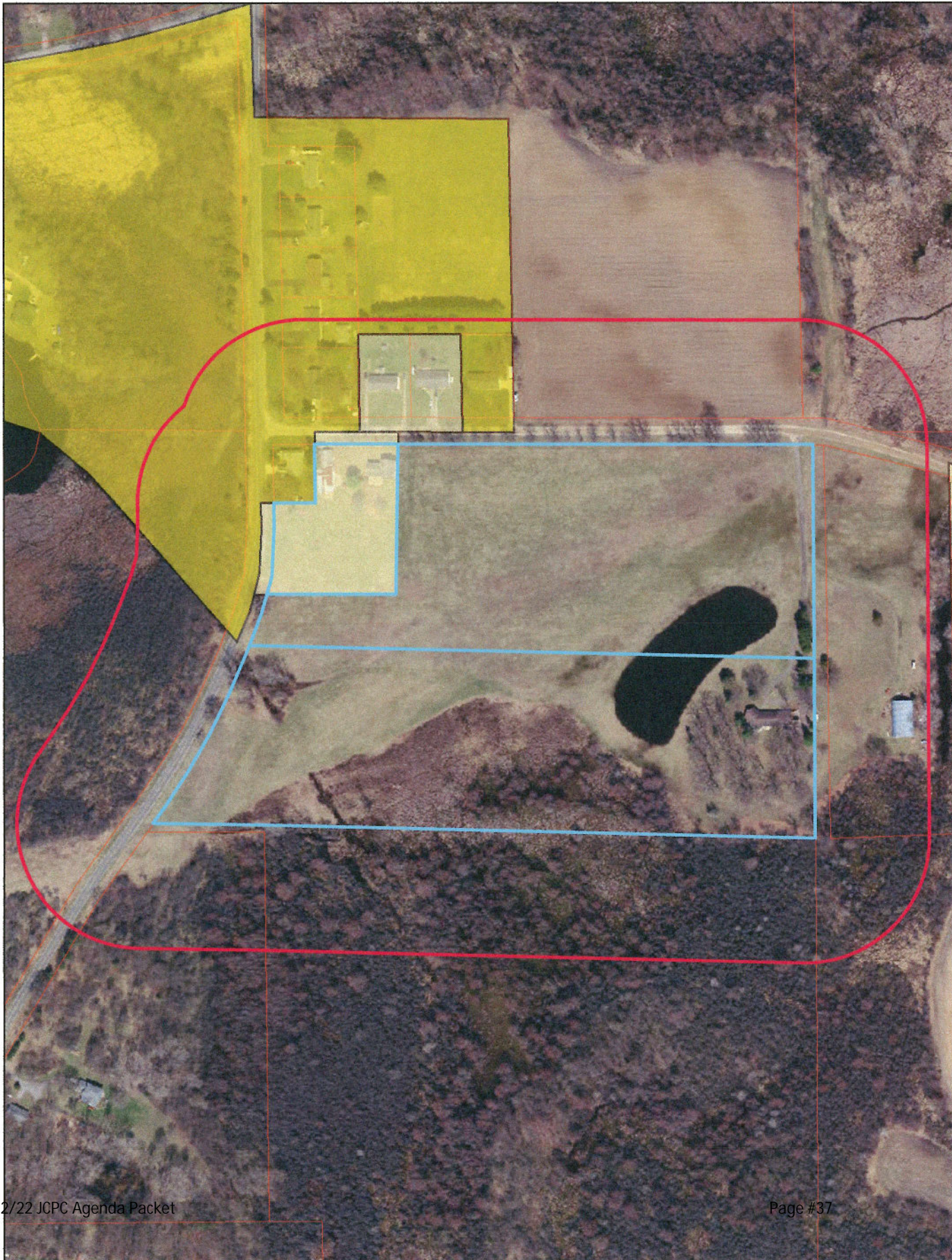


Case#22-03-0006-Rezoning 4.14 Acres 5225 Wheaton  
& 6123 Clark Lake Rd.- RR-AG-1 to R-1- Mike Boorum

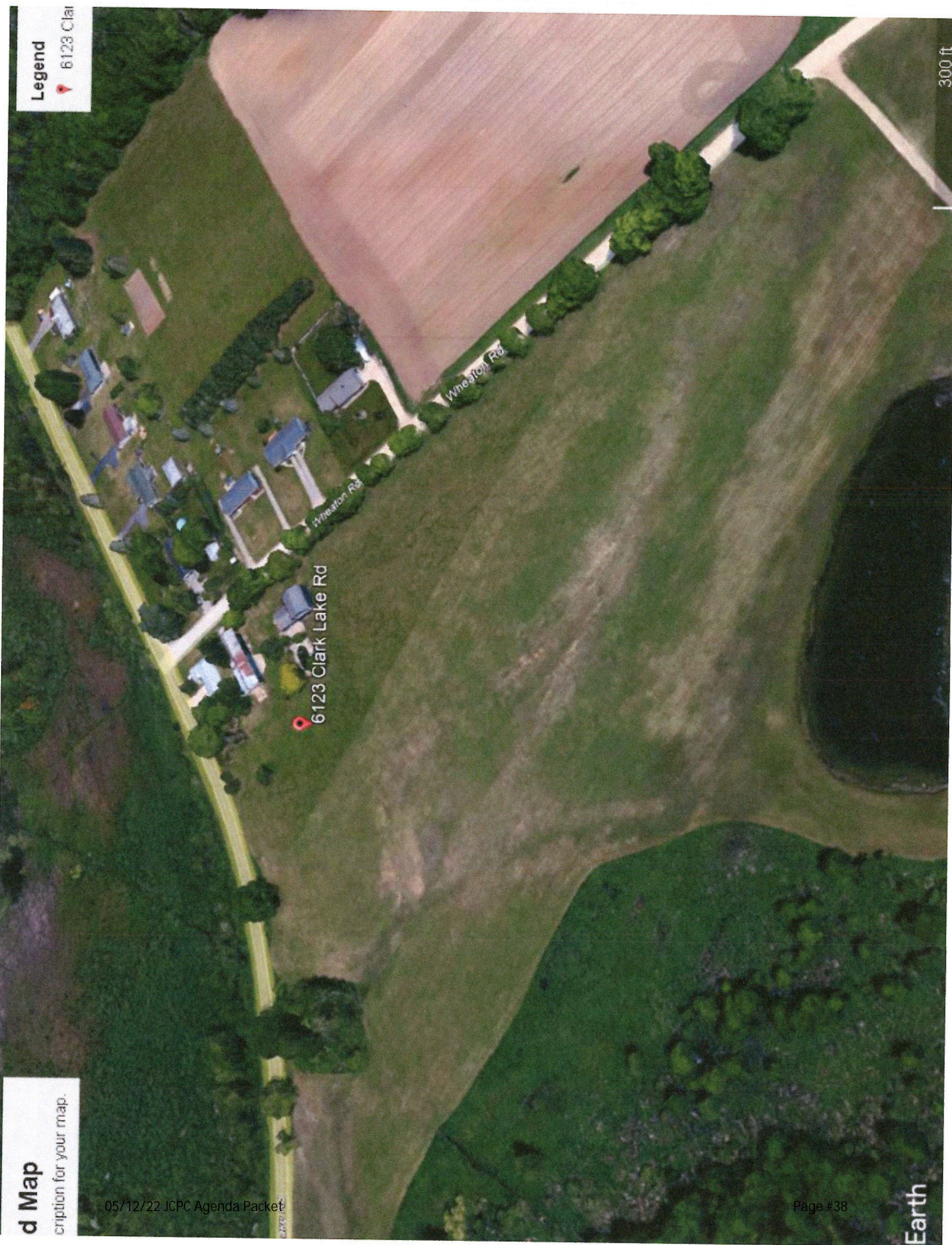




Case#22-03-0006-Rezoning 4.14 Acres 5225 Wheaton  
& 6123 Clark Lake Rd.- RR-AG-1 to R-1- Mike Boorum











# 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 | #22-08

**To:** County Planning Commissioners

**From:** Grant E. Bauman

**Date:** May 4, 2022

**Proposal:** **A rezoning in Section 18 (T3S-R1E) of Napoleon Township**

### Request

A large land-locked property—ID #000-14-18-326-001-00—is proposed for rezoning from ‘general industrial (GI)’ to ‘agricultural (AG-1)’ (see Figure 1 and the background information).

### Purpose

The applicant wishes to allow the farming of the subject property.

### Location and Size of the Property

The subject property has an area of 80 acres. It is located in Section 18 (T3S-R1E) of the Township (see Figure 1). Leoni Township borders the property to the north. US-127 is located nearby to the west. South Street is located nearby to the east.

### Land Use and Zoning

**Current Land Use** – The subject parcel is vacant. The Township currently assesses it as ‘residential vacant’, as are properties to the north in Leoni Township (see Figure 2). Properties to the east are assessed as ‘residential’, ‘agricultural’, and ‘agricultural vacant’. Properties to the south are assessed for ‘industrial’ use. Properties to the west are assessed ‘industrial vacant’ and ‘residential vacant’.

**Future Land Use Plan** – The *Napoleon Township Master Plan* places the subject property in an area recommended for ‘heavy industrial’ uses (see Figure 3).

**Current Zoning** – The subject property is zoned ‘general industrial (GI)’, as are properties to the south and west. Properties to the north, in Leoni Township, are zoned ‘suburban residential (RS)’. Properties to the east are zoned ‘rural residential (RR)’ and ‘agricultural (AG-1)’ (see Figure 4).

### Public Facilities and Environmental Constraints

**Water and Sewer Availability** – Municipal sewer and water services are not available to the subject parcel. Nor does the Township plan to make them available.

**Public Road/Street Access** – The subject property is landlocked and has no direct access to a public roadway.

**Environmental Constraints** – The subject parcel contains floodplains, according to the Township.

---

[www.co.jackson.mi.us/county\\_planning\\_commission](http://www.co.jackson.mi.us/county_planning_commission)



### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Napoleon Township Planning Commission recommends **approval** of the rezoning of the subject property to ‘agricultural (AG-1)’ (see the attached zoning amendment form).

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

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

**No.** The Future Land Use Plan (an element of the Master Plan) recommends ‘heavy industrial’ uses for subject property (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.** An adjacent property to the east—owned by the applicant— is still zoned ‘agricultural (AG-1)’ (see Figure 4).

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.** Although the long-term use of the property is recommended to be ‘heavy industrial’, there is no reason for the property not to be farmed in the meantime.

**JCPC Staff Advisement** – The proposed rezoning is compatible with other zones and uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Napoleon Township Board of the proposed rezoning to ‘agricultural (AG-1)’.

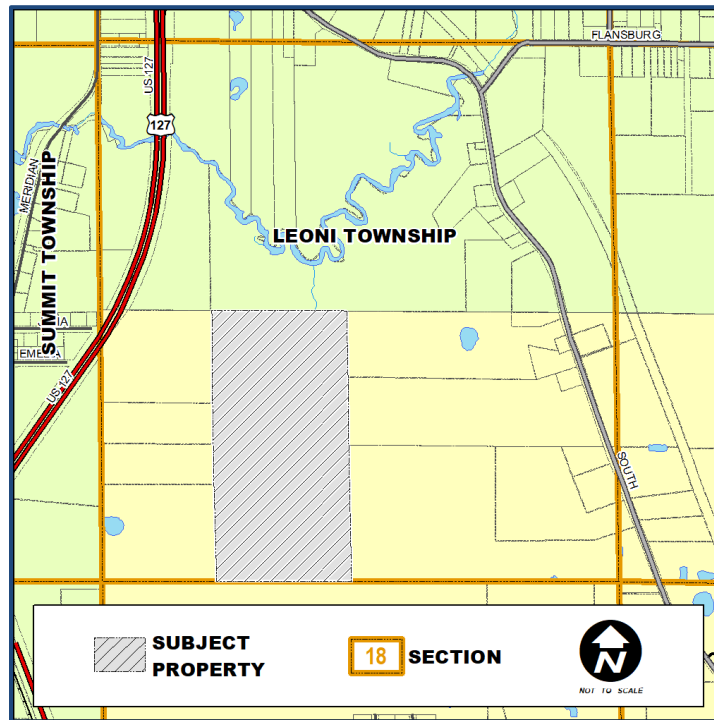
**Staff Report Attachment(s):**

- Background information provided by Napoleon Township

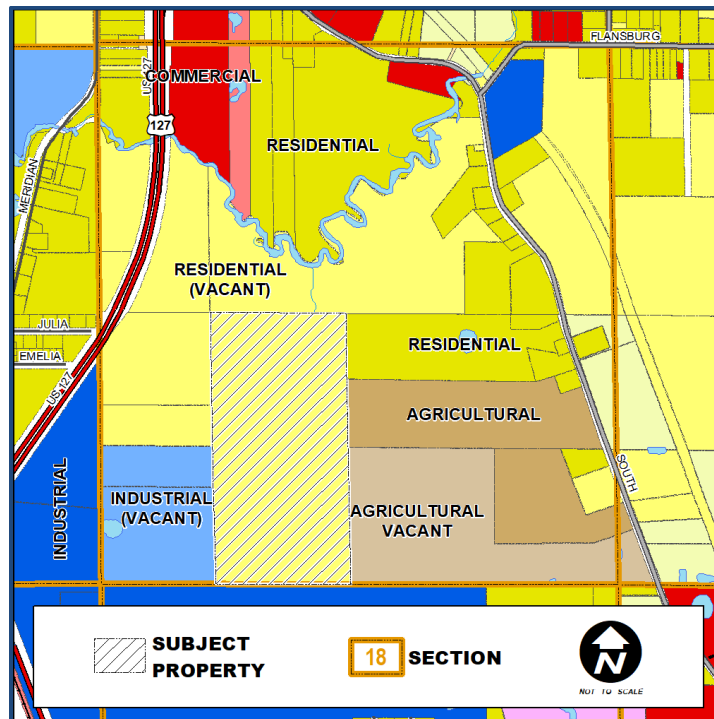
**Suggested Actions:**

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

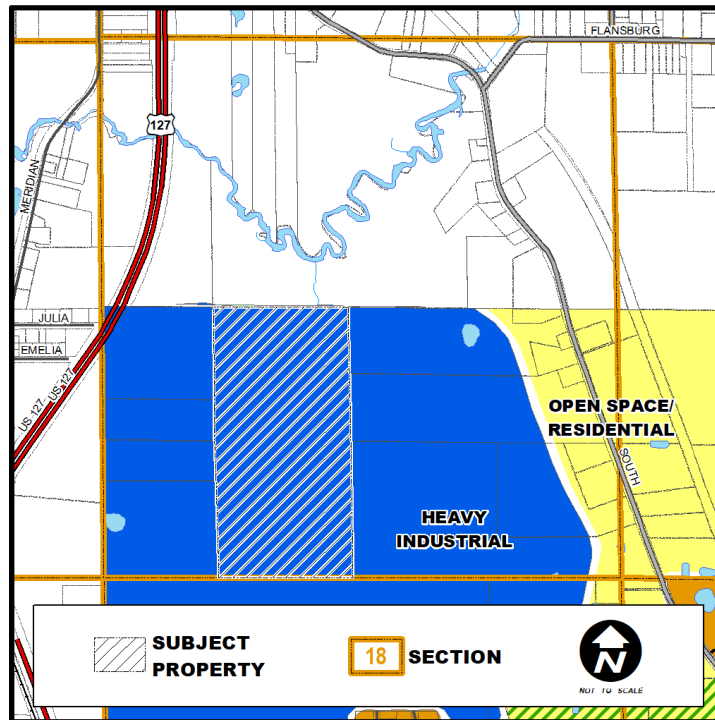
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Location**



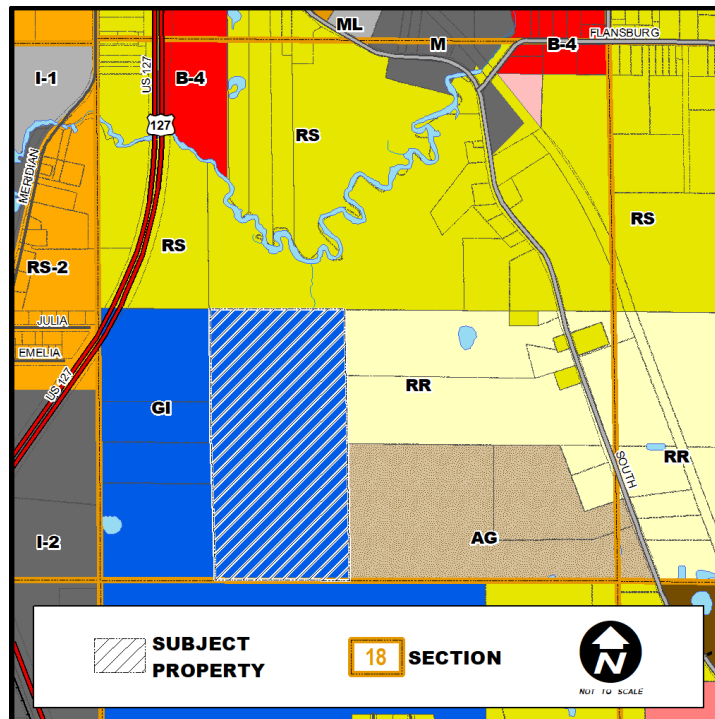
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**Figure 3  
Municipal Future Land Use**

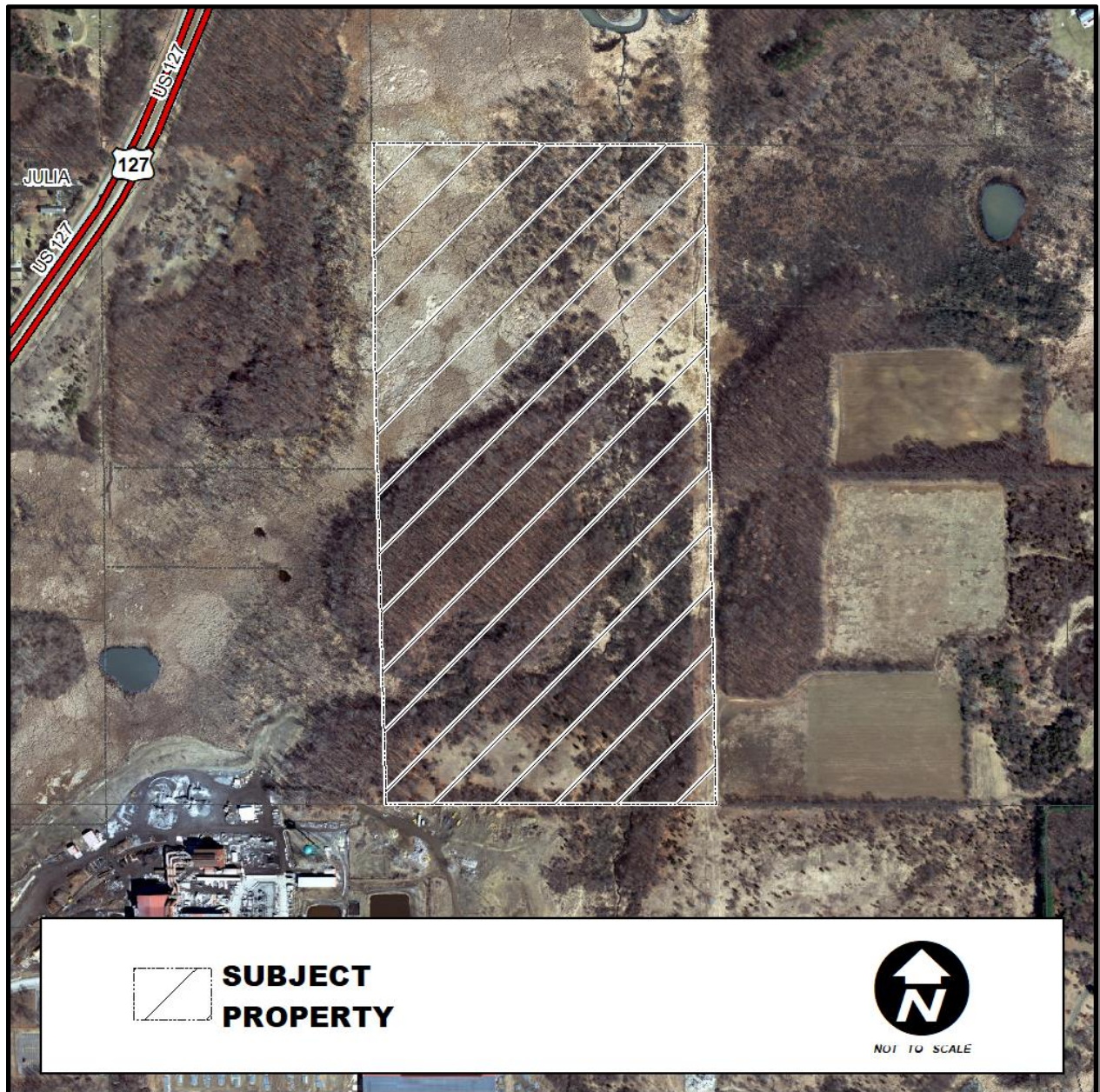


**Figure 4  
Municipal Zoning**





**Figure 5**  
**Aerial Photo**



# NAPOLEON TOWNSHIP

## PLANNING COMMISSION

Check the Township Website at [www.napoleontownship.us](http://www.napoleontownship.us) prior to the meeting to see if the meeting is Live or Virtual

**April 28, 2022 - 6:00 P.M.**

Please Note: The Chairman may ask for public comment before a formal vote of the Planning Commission is taken. All comments are directed to the Planning Commission. Public comments are limited to a maximum of 3 minutes per person. After being recognized by the Chairman, please state your full name and residence address for the record before giving your public comment.

### **Pledge of Allegiance**

- 1 . Approval of the Agenda
- 2 . Minutes of February 24, 2022
- 3 . Case#22-03-0003- Rezoning from General Industrial (GI) to Agricultural (AG-1) – Vacant Land 80 Acres -West Township Line- Kenneth H. Meyerholtz Jr./Applicant
4. Case#22-03-0005 Rezoning from Local Commercial (LC) to Multi-Family (RM) Four Units Fox Farm Professional Plaza Site Condominium-Big Sky Land & Cattle LLC/Applicant/Owner
5. Case#22-03-0006- Rezoning from Rural Residential (RR), Agricultural (AG-1) to Residential (R-1)- 5225 Wheaton Rd. & 6123 Clark Lake Rd./Applicant/Owner Mike & Shirley Boorum
6. Case#22-03-0007- Conditional Use Group Day Care-7959 Flamingo, Catelyn Williams Applicant/Owner
7. Public Comment/Commission – Non-Agenda Items
8. Adjourn

Attachments:



## ZONING AMENDMENT FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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THE Napoleon 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.)

Vacant Land The E 1/2 of SW 1/4 Section 18 T-3S R1E- 80 acres - 000-14-18-326-001-00

1. The above described property has a proposed zoning change FROM General Industrial (GI)  
ZONE TO Agricultural (AG-1) ZONE.

2. PURPOSE OF PROPOSED CHANGE: Allow Farming

**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.)

Allow Farming

C. **PUBLIC HEARING** on the above amendment was held on: month April day 28 year 2022

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month April day 12 year 2022

(Notice must be provided at least fifteen days prior to the public hearing.)

E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 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 (X) APPROVE or ( ) DISAPPROVE.

John Hammer Mindy Rice, Recording Secretary 4 / 28 / 2022 (enter date)

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

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

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

( ) Recommends APPROVAL of the zoning change

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

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

( ) Takes NO ACTION.

\_\_\_\_\_ ( ) Chair or ( ) Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

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

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

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



## REZONING WORKSHEET FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Napoleon Township Case #: \_\_\_\_\_

Township official we may contact: John Worden Phone #: ( 517 ) 536 - 8694

Applicant: Kenneth H. Meyerholtz Jr.-7883 Elmway Dr. Manroe, MI 48161 Phone #: ( 734 ) 735 - 3134

Rezoning Request: From: General Industrial ( GI ) To: Agricultural ( AG-1 )

Property Location: Section(s): 18 Quarter Section(s): ☐ NW ☐ NE ☒ SW ☐ SE

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

Parcel Size (if more than one parcel, label "A" - "Z"): 80 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant

What is the proposed use of the site? Farming

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

North: Vacant South: Industrial

East: Vacant/Residential West: Vacant

What are the surrounding Zoning Districts?

North: Leoni Township ( \_\_\_\_\_ ) South: General Industrial ( GI )

East: Rural Residential and Agricultural ( AG-1 ) West: General Industrial ( GI )

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

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

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

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

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

☐ Wetland(s) ☒ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)

☐ Other (please specify) \_\_\_\_\_

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.



# NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 22-03-0063

## 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

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.

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

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

Name(s) KENNETH H. MEYERHOLTZ JR. Phone 7347353134

Address 7883 EIMWAY DR. MONROE, MICH. 48161

## OWNER INFORMATION

Name(s) KENNETH H. MEYERHOLTZ III Phone 734-7358819

Address 436 LARKSPUR  
PORTAGE, MICH.

## PROPERTY INFORMATION

Address or Location E. SOUTH ST. VANCAHT

Permanent Parcel # 000-14-18-326-001-00

Zone District (Current) Ag. Property Size 80 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)

Rezone from INDUSTRIAL TO AG.  
For

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

Signature of Applicant Kenneth H. Meyerholtz Jr. Signature of Applicant Kenneth H. Meyerholtz Jr. Date 4/12/22

I hereby grant permission for members of the Napoleon 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 \_\_\_\_\_

## DO NOT WRITE BELOW THIS LINE

Date Received 2-22-22 Application ☒ E-mail or CD/PDF ☐  
 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: JCRC ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ DEQ ☐ FIRE ☐  
 Application Fee \$350.00 Publication\Mailing Fee \_\_\_\_\_

Meeting Dates: PC 4/28/22  
 ZBA \_\_\_\_\_  
 CNTY 5/12/22  
 TWPBD 6/14/22  
 Publication Dates #1 4/12/22  
 WEB X

APPLICATION ACCEPTED BY: [Signature]

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

# NOTICE

Live

The Napoleon Township Planning Commission will hold a public hearing April 28, 2022 at 6:00 p.m. in the Township Hall, 6775 Napoleon Road, Jackson, MI. 49201

At this time all interested parties will be heard on the request of Kenneth H. Meyerholtz Jr. to rezone 80 acres located off E. South St. from General Industrial to Agricultural (AG-1) allowing the property to be used for farming. The property and request are more particularly described and on display at the Township Office.

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday 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) 536-8694 Extension 209. Napoleon 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. John Worden, Zoning Administrator

The Exponet

Insertion Date: April 12, 2022

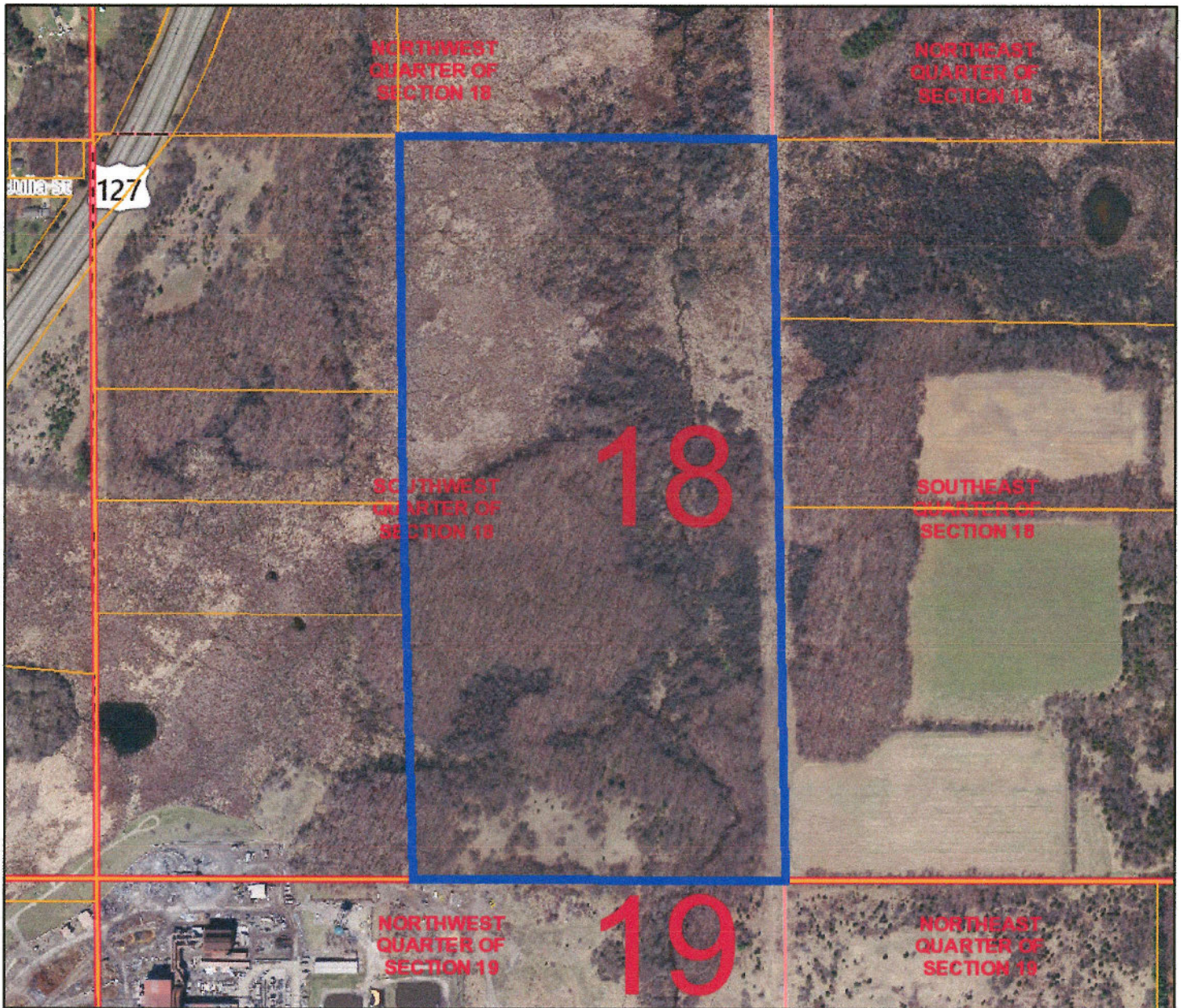
Copy to John Hummer, Clerk





# Parcel Report - Parcel ID: 000-14-18-326-001-00

3/14/2022



**Owner Name** MEYERHOLTZ KENNETH H JR  
**Owner Address** 7883 EMWAY  
MONROE, MI 48161  
**Homestead** 0  
**Parcel Address** E SOUTH ST  
JACKSON, MI 49201  
**Property Class** 402 - RESIDENTIAL VACANT  
**Status** Active  
**Acreage** 80  
**Gov't Unit** Napoleon  
**Tax Unit** Napoleon  
**School District** NAPOLEON SCHOOL  
**Liber/Page** 2158-1026

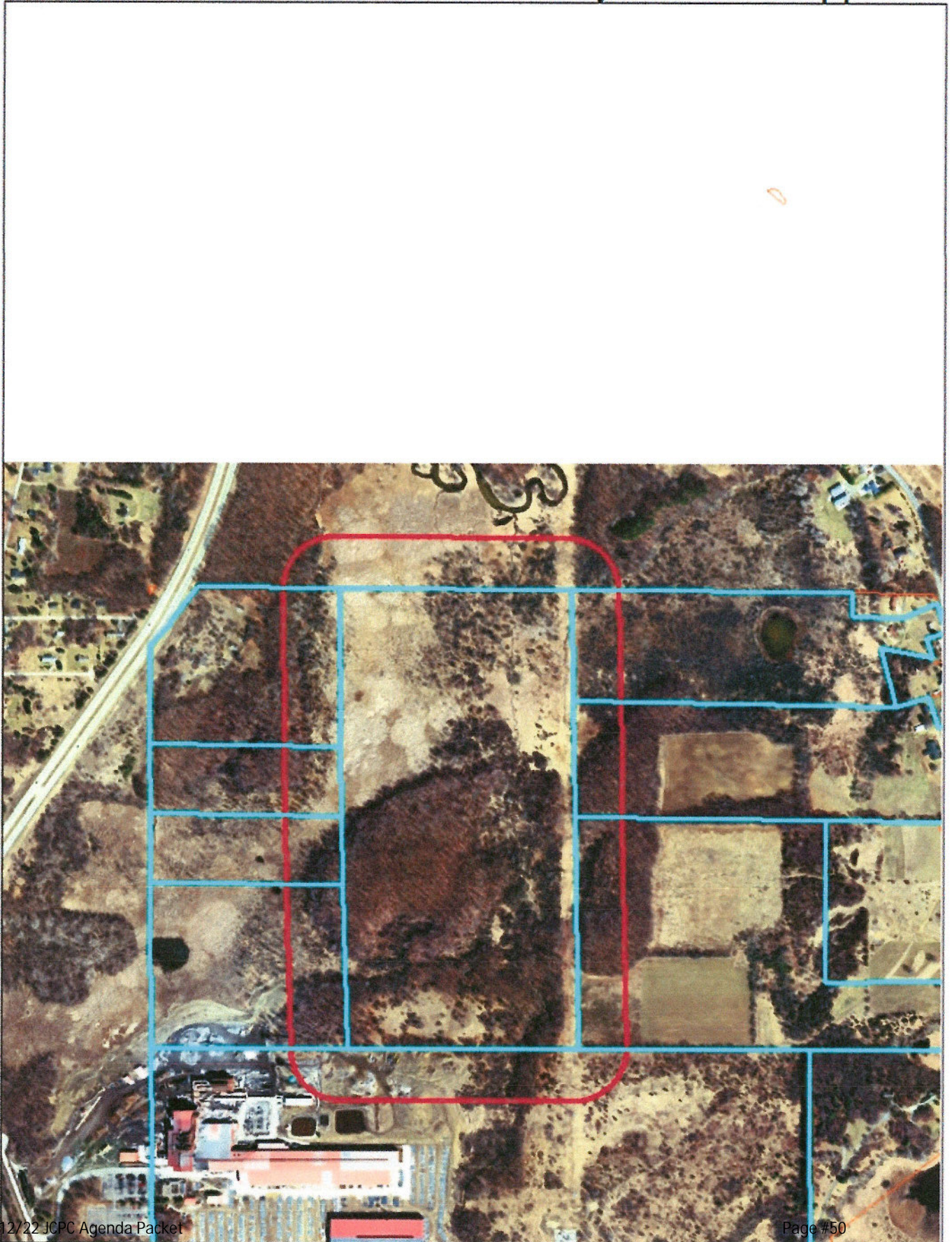
	2019	2020	2021
<b>Taxable Value</b>	\$20,400	\$20,787	\$21,078
<b>Assessed Value</b>	\$58,400	\$59,100	\$78,000

**Tax Description:**  
THE E 1/2 OF SWFRL 1/4 SEC 18 T3S R1E





Case#22-03-0003-Rezoning GI to AG-1 80 Acres  
Vacant Land-E. South St.-Kenneth Meyerholtz Jr.-Applicant





Case#22-03-0003-Rezoning GI to AG-1 80 Acres  
Vacant Land-E. South St.-Kenneth Meyerholtz Jr.-Applicant

