



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:

Grant E. Bauman

R2PC Principal Planner

(517) 768-6711

gbauman@co.jackson.mi.us

DATE: June 9, 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 May 12, 2022, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the June 9, 2022, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
(1) CZ | #22-09 | Grass Lake Charter Township rezoning [**ACTION**] 5
 - 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 July 14, 2022

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MEETING MINUTES

May 12, 2022

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

Members Present: Mr. Eric Beda, Industry and Economics; Mr. Roger Gaede, Environment; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; and Mr. Jim Videto, Agriculture

Members Absent: Mr. Timothy Burns, At Large; Ms. Pat Gallagher, At Large; Mr. Russ Jennings, 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. Mike Boorom and Mr. John Worden

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:20 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** None.

Item 3. **Approval of Minutes.** Comm. Videto made a motion, seconded by Comm. Hilleary, to **approve** the April 14, 2022, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Hilleary made a motion, seconded by Comm. Videto, to **approve** the May 12, 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 | #22-06 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of 4 units in the Fox Farm Professional Plaza Site Condominiums (ID #089-14-35-100-002-00, ID #089-14-35-100-003-00, ID #089-14-35-100-004-00, and ID #089-14-35-100-005-00) to 'multi-family residential (RM)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

Comm. Videto made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'RM' rezonings to the Napoleon Township Board. *The motion was approved unanimously.*

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(2) **CZ | #22-07 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of all of 1 property (ID #000-14-33-101-002-00) and small portions of 2 other properties (ID #000-14-33-101-003-00 and ID #000-14-33-101-004-00), located at the intersection of Clark Lake Road and Wheaton Road, to 'single-family residential (R-1)'. If the zoning is approved, the applicant will create 4 single-family residential building lots. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

Comm. Beda made a motion, seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval** of the proposed 'R-1' rezonings to the Napoleon Township Board. *The motion was approved unanimously.*

(2) **CZ | #22-08 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a large landlocked property (ID #000-14-18-326-001-00), located near South Street, to 'agricultural (AG-1)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

Comm. Videto made a motion, seconded by Comm. Gaede, to concur with the staff advisement to recommend **approval** of the proposed 'AG-1' 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.

b. **New Business** – None.

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

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

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:45 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary



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COORDINATED ZONING REPORT | #22-09

To: County Planning Commissioners
From: Grant E. Bauman
Date: June 2, 2022

Proposal: **A rezoning in Section 13 (T2S-R2E) of Grass Lake Charter Township**

Request

A single large property —ID #000-10-13-401-001-01—is proposed for rezoning from ‘General Commercial (GC)’ to ‘Highway Commercial (HC)’ (see Figure 1 and the background information).

Purpose

Rezoning the property to ‘Highway Commercial (HC)’ will allow the applicant to apply for a ‘Special Land Use’ permit for a ‘Self-Service Storage Facility’.

Location and Size of the Property

The subject property has an area of approximately 35 acres. It is located in Section 13 (T2S-R2E) of the Township (see Figure 1), on the east side of Clear Lake Road, just north of the interchange with I-94 (i.e., Exit 153). Sylvan Township (Washtenaw County) is located nearby to the east and Waterloo Township is located nearby the north.

Land Use and Zoning

Current Land Use – The subject parcel is currently used for residential purposes and the Township assesses it as ‘Residential’ (see Figure 2). Properties located directly to the north are also assessed ‘Residential’ or ‘Residential Vacant’. Adjacent properties on the west side of Clear Lake Road are assessed as ‘Commercial’. Land on the south side of I-94 is assessed ‘Industrial’. The property located to the east is assessed as a ‘New Parcel (Child)’, which has no land use equivalent. Other nearby properties are assessed as ‘Agricultural’ or ‘Agricultural Vacant’.

Future Land Use Plan – The 2016 edition of the *Grass Lake Charter Township Master Plan* places the subject property in an area recommended for ‘Highway Commercial/Light Industrial’ uses, as are all parcels in the vicinity of the Clear Lake Road/I-94 interchange (see Figure 3). The Zoning Plan element of the document equates the ‘Highway Commercial (HC)’ and ‘Light Industrial (LI)’ zoning districts with that future land use classification.

Current Zoning – The subject property is zoned ‘General Commercial (GC)’, as are several parcels located on the west side of Clear Lake Road (see Figure 4). Other nearby properties on the west side of that roadway are zoned ‘Highway Commercial (HC)’. The south side of I-94 is zoned ‘Light Industrial/Highway Commercial (LI/HC)’. Parcels located to the north and east are zoned ‘Agricultural (AG)’.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer and water services are not currently available or planned for the subject parcel (see the attached Rezoning Worksheet Form).

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Public Road/Street Access – The subject property is accessed from Clear Lake Road, a County Primary roadway built to Class A (i.e., all season) standards. Interstate 94, including the Clear Lake Road interchange (i.e., Exit 153), borders the parcel to the south.

Environmental Constraints – The subject parcel contains no environmental constraints, according to the Township (see the attached Rezoning Worksheet Form). However, a stream traverses the property and a couple of ponds are present (see Figure 5).

Analysis and Recommendation

Township Planning Commission Recommendation – The Grass Lake Charter Township Planning Commission recommends **approval** of rezoning the subject property to ‘Highway Commercial (HC)’ (see the attached Zoning Amendment Form).

Staff Analysis – Grass Lake Charter 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 (a Master Plan element) recommends ‘Highway Commercial/Light Industrial’ uses in the vicinity of the Clear Lake Road/I-94 interchange, including the subject property (see Figure 3). The Zoning Plan element of the Master Plan equates the ‘Highway Commercial (HC)’ and ‘Light Industrial’ zoning districts with that future land use classification.

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

Yes. Properties located on the west side of Clear Lake Road are already zoned ‘Highway Commercial (HC)’ and the south side of I-94 is zoned ‘Light Industrial/Highway Commercial (LI/HC)’ (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. ‘Highway Commercial (HC)’ and ‘Light Industrial (LI)’ uses are planned for the Clear Lake Road/I-94 interchange.

JCPC Staff Advisement – The proposed rezoning is consistent with the Grass Lake Charter Township Master Plan and other ‘Highway Commercial (HC)’ zoning is already present in the vicinity of the Clear Lake Road/I-94 interchange. Based upon this analysis, staff advises the County Planning Commission to recommend **APPROVAL** to the Grass Lake Charter Township Board of the proposed rezoning to ‘Highway Commercial (HC)’.

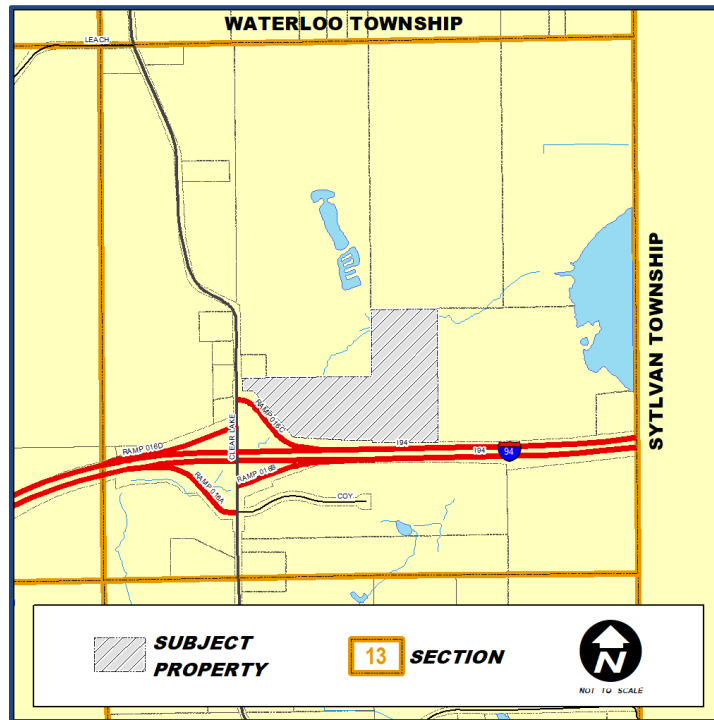
Staff Report Attachment(s):

- Background information provided by Grass Lake Charter 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**

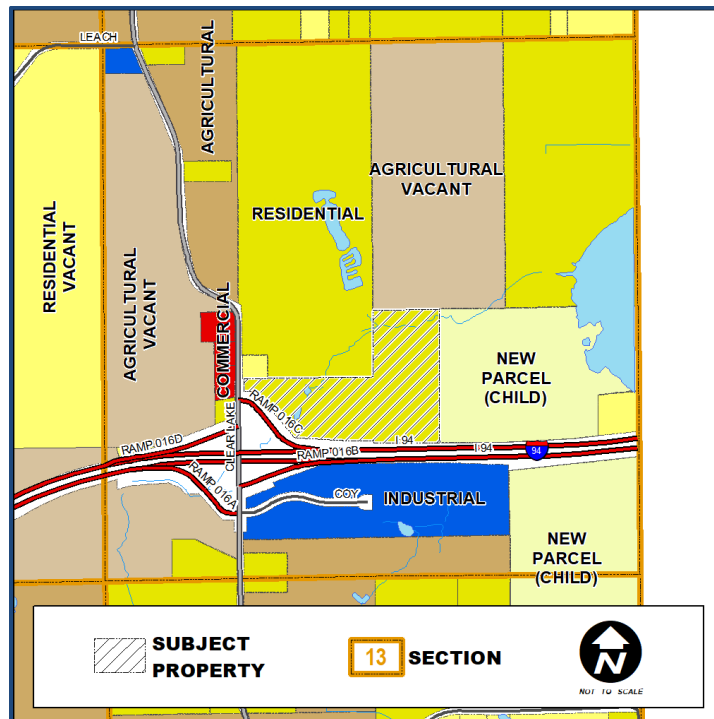


Figure 3
Municipal Future Land Use

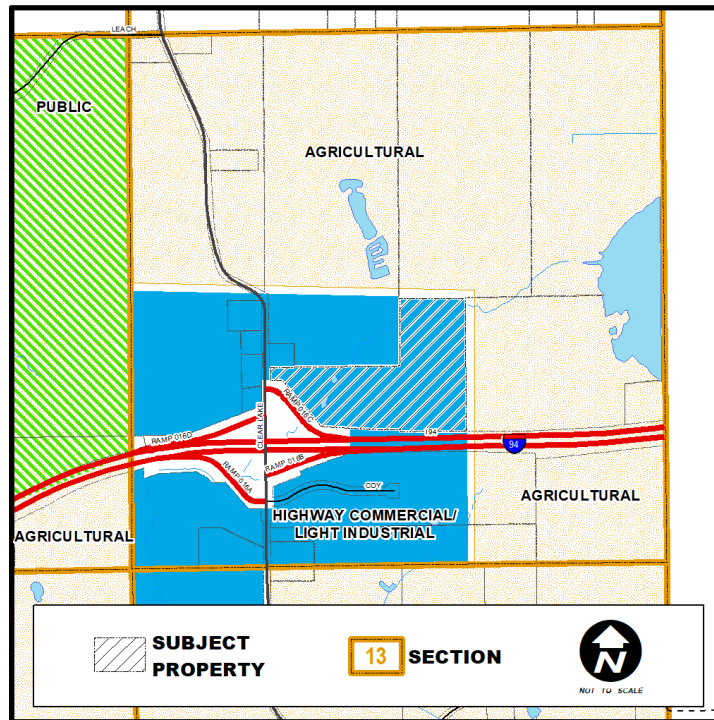


Figure 4
Municipal Zoning

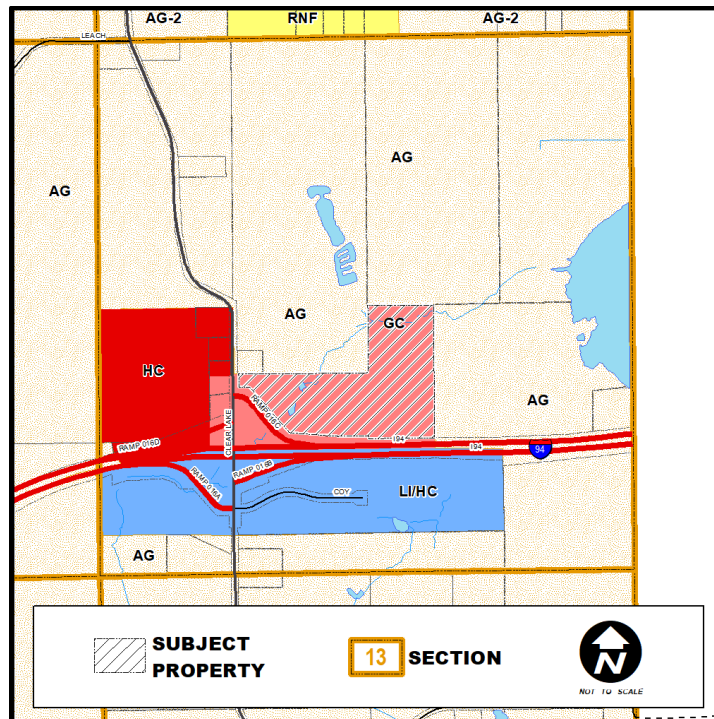
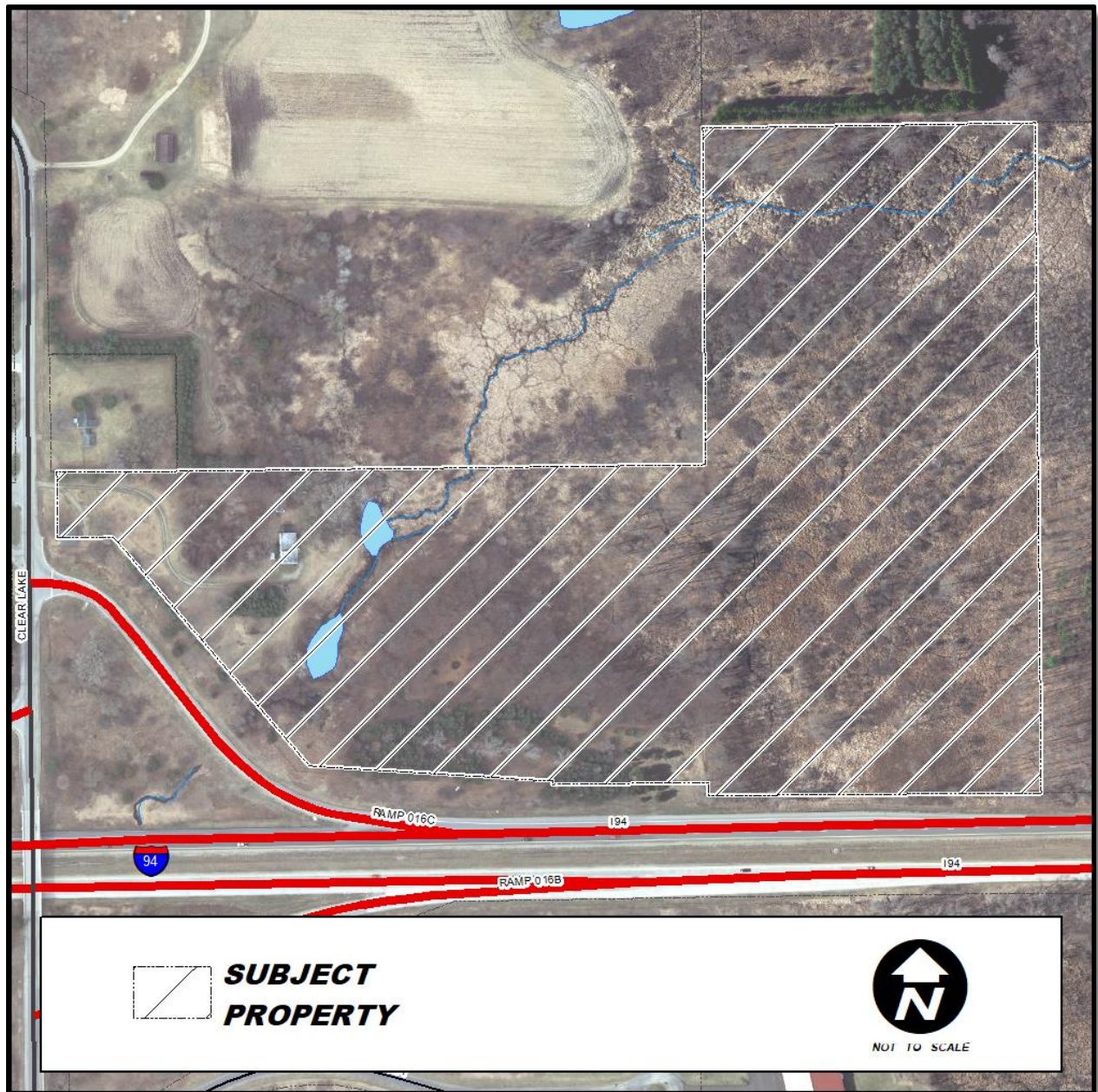


Figure 5
Aerial Photo



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 Grass Lake Charter 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

1. The above described property has a proposed zoning change FROM General Commerical (GC) ZONE TO Highway Commerical (HC) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Highway Commerical will allow applicant to apply for a SUP for Storage 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.) _____

- C. **PUBLIC HEARING** on the above amendment was held on: month May day 19 year 2022
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month April day 25 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: The Exponent

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

Jere Hinkle ☒ Chair or ☐ Secretary May / 19 / 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.
- _____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

Township Clerk

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Grass Lake Charter Township Township Case #: 22-04-0002
Township official we may contact: Doug Lammers Phone #: (517) 522 - 8464 ex130
Applicant: Matthew Richard Phone #: (734) 730-2757
Rezoning Request: From: General Commerical (GC) To: Highway Commerical (HC)
Property Location: Section(s): 13 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"): 35.15 Acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Residential

What is the proposed use of the site? Highway Commerical, commercial use

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

North: Agriculture

South: Commerical

East: Agriculture

West: Commerical

What are the surrounding Zoning Districts?

North: Agriculture (Ag.)

South: Light industrial/Highway Commerical (LI/HC)

East: Agriculture (Ag.)

West: Highway Commerical (HC)

What is the suggested use of the site on the Township's Land Use Plan map? Light industrial/Highway Commerical

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 Clear 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.

GRASS LAKE CHARTER TOWNSHIP, JACKSON COUNTY, MICHIGAN
APPLICATION TO INITIATE A ZONING AMENDMENT

APPLICATION NO. #22-04-0002

PLEASE PRINT OR TYPE (use back of application if more space is needed)

Application is hereby made to amend the Map of the Zoning Ordinance by re-zoning the property described below to another zoning classification. The proposed zoning change is:

From: General Commercial To: Highway Commercial
Zoning District Zoning District

1.) Give a legal description of the property (lot, block, tract, and/or metes and bounds):

2.) The property is situated (give street address, indicating alleys, cross roads, etc.):

4345 Clear Lake Rd. Grass Lake MI 49240
Adjacent to I-94 and South of Leach Rd

3.) Give reasons for requesting zoning change, including intended use of buildings, structures and land:

Intended use for public storage and potential
use for light commercial business

4.) Submit map, drawn to scale, in sufficient detail to adequately describe the proposed changes in the zoning district boundaries.

Applicant(s): Matthew Richard

Address: 112 Kochs Bay, Grass Lake, MI 49240 Telephone: 734-730-2757

The applicant(s) is/are:

☐ the owner(s) of the property involved.

☒ Acting on behalf of the owner(s) of the property involved.

I/We Matthew Richard do hereby swear that the above information is true and correct to the best of my/our knowledge.

Applicant(s): Matthew Richard Signature

Optional: I/We hereby grant permission for members of the Grass Lake Charter Township Planning Commission and Zoning Administrator to enter the above described property for the purposes of gathering information related to this application. This permission is optional and failure to grant such permission will not affect any decision on your application.

SIGNATURE OF APPLICANT (S)

DATE:

Fee Received: \$ 600.00 Township Clerk: Dail Harris Deputy Date: 4/21/22

Date Application referred to Planning Commission _____ 20

Public Hearing Notice Published: 1st Date _____ 20

2nd Date _____ 20

Public Hearing Notices Mailed: Date _____ 20

Planning Commission Action: Recommends Adoption () Denial () _____

Chairman

Date Application referred to County Affairs Committee: _____ 20

Recommended: Approval () Disapproval ()

Township Board action: Adoption () Denial ()

Remarks: _____

Date: _____ Supervisor: _____

Signature

Clerk: _____

Signature

ONE (1) COPY EACH RETAINED BY THE CLERK, THE ZONING ADMINISTRATOR, THE PLANNING COMMISSION, THE TOWNSHIP BOARD AND THE APPLICANT.



Planning Commission Meeting

Unapproved Meeting Minutes

May 19, 2022, 7:00 pm

Call to Order

Chairman Hinkle called the meeting to order at 7:00 pm

Pledge of Allegiance

Roll Call

Chairman Jere Hinkle

Heather McDougall

Marc Cuddie

Jim Warbritton

Dale Lucas

Mark Jewell

Thomas Brennan

Also present: Zoning Administrator Doug Lammers, Supervisor John Lesinski and several members of the public, both in person and virtually via Zoom.

Approval of Agenda

It was moved by and seconded by that the agenda be accepted as written. All ayes. Motion carried.

Approval of April 21, 2022 Meeting Minutes

It was moved by and seconded by that the March 2022 Meeting minutes be approved as presented. All ayes. Motion carried.

Public Hearing, Case #22-04-0002 rezoning request by Matthew Richard for 4345 Clear Lake Rd

- a. Applicant to present rezoning request
- b. Public comments
- c. Close Public Hearing

New Business:

- a. Case #22-04-0002
- b.

Citizens wishing to Address the commission

Township Board Report

Township Trustee Thomas Brennan updated us regarding

Old Business

- a. Master Plan Update-Future Land Use Map
- b.

Next meeting date:

Thursday, June 19th, 2022 at 7:00 pm.

General Discussion

Adjournment:

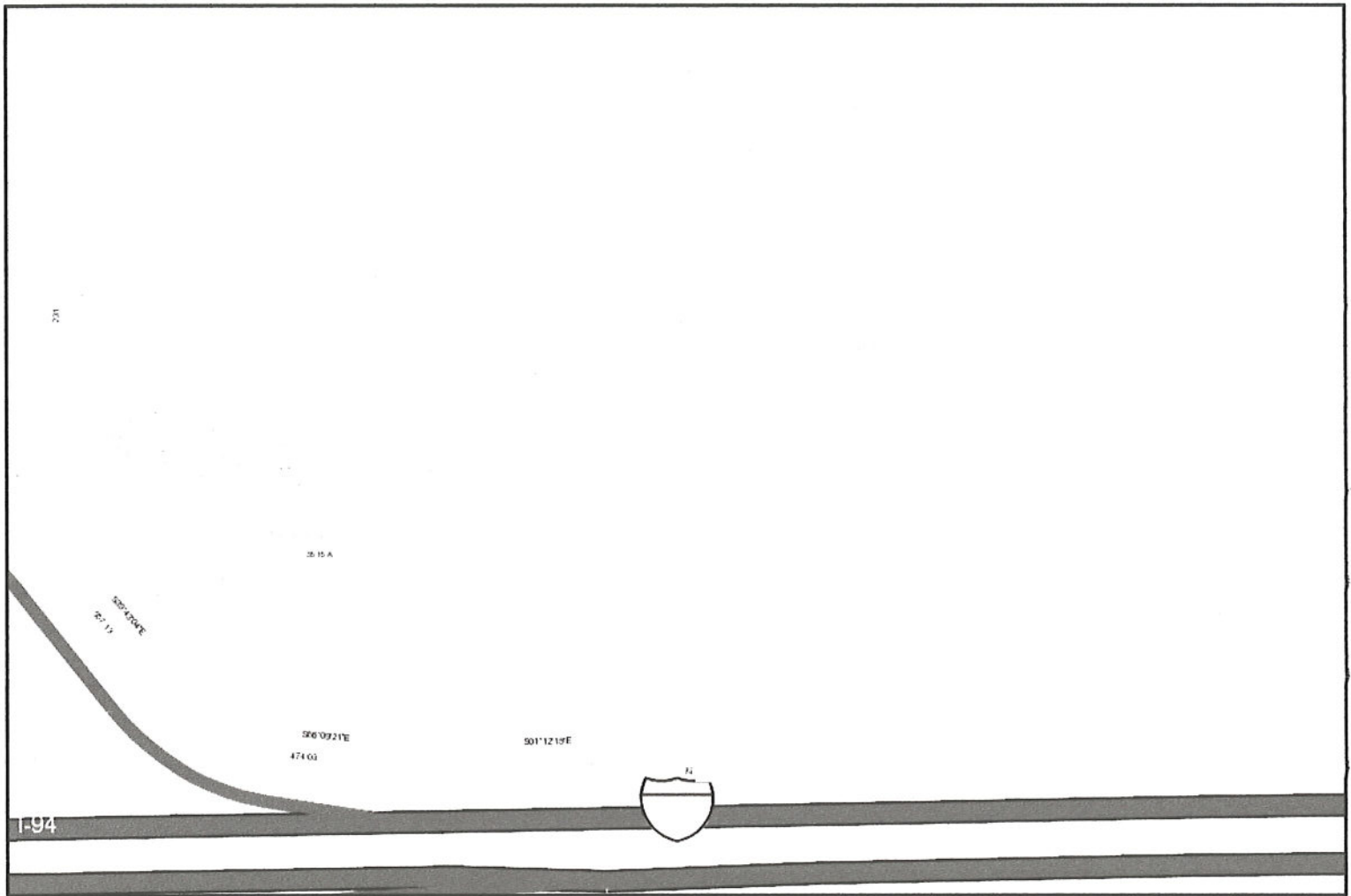
Moved to adjourn by , seconded by . All ayes. Motion carried. Meeting adjourned at pm.

Respectfully submitted

Heather McDougall, Secretary

Parcel Report - Parcel ID: 000-10-13-401-001-01

4/19/2022



Owner Name	KMR HOLDINGS LLC	2019	2020	2021
Owner Address	4720 CLEAR LAKE SHORE DR	Taxable Value	\$92,943	\$94,708
	GRASS LAKE, MI 49240	Assessed Value	\$107,600	\$117,400
Parcel Address	4345.1 CLEAR LAKE RD	Homestead	0	
	GRASS LAKE, MI 49240	Gov't Unit	Grass Lake	
Property Class	401 - RESIDENTIAL	Tax Unit	Grass Lake	
Acreage	35.15	School District	GRASS LAKE SCHOOL	
Liber/Page	2204-1142	Status	Active	

Legal Description:

S 1/2 OF NE 1/4 OF SW 1/4 OF SEC 13 EXC ALL THAT PART WH LIES SLY OF A LN DESCD AS---BEG AT A PT WH IS N0° 40'15"W ALG TH CL OF CLEAR LAKE RD, 633 FT FROM THE INTERSECTION OF THE CL OF CLEAR LAKE RD AND THE SURVEY LN OF HWY US-12 RELOCATED TH N89° 19'45"E 153.74 FT TH S39° 43'04"E 587.13 FT TH S86° 09'21"E 474.03 FT TH S01° 12'15"E TO A PT ON THE S LN OF NE 1/4 OF SW 1/4 OF SEC 13. SEC 13 T2S R2E THE SURVEY LN OF HWY US-12 RELOCATED IS DESCD AS---BEG AT A PT WH IS N88° 43'20"E ALG TH S LN OF SEC 15, 1968.72 FT FROM SW COR OF SD SEC TH N72° 12'30"E 255.06 FT TO TH PT OF CURVE OF A 1° 00' CURVE TO THE RT TH ELY ALG SD CURVE 3374.16 FT TO PT OF TANGENT OF SD CURVE TH S74° 03'00"E 238.06 FT TO THE PT CURVE OF A 1° 30' CURVE TO TH LEFT TH ELY ALG THE ARC OF SD CURVE, 2946.66 FT TO THE PT OF TANGENT OF SD CURVE TH N 61° 44'45"E 1004.04 FT TO THE PT OF A CURVE OF A 1° 15' CURVE TO THE RT TH ELY ALG SD CURVE 2164 FT TO THE PT OF TANGENT OF SD CURVE TH N 88° 47'45"E 3029.09 FT TO THE PT OF CURVE OF A 0° 30' CURVE TO THE LEFT TH ELY ALG THE ARC OF SD CURVE 1245.89 FT TO A PT ON THE E LN OF SEC 13 WH IS N 0° 47'00"W 1291.53 FT FROM THE SE COR OF SEC 13. ALSO W 1/2 OF NW 1/4 OF SE 1/4 OF SEC 13. SEC 13 T2S R2E COMBINED FROM 000-10-13-326-002-00 AND 000-10-13-401-001-00 ON 10/25/2002;

