



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

<p>FOR FURTHER INFORMATION CONTACT: Stephen Bezold R2PC Planner (517) 768-6708 sbezold@mijackson.org</p>	<p>DATE: December 8, 2022 TIME: 6:00 p.m. PLACE: 5th Floor Commission Chambers Jackson County Tower Building 120 W. Michigan Avenue Jackson, Michigan 49201</p>
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MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of minutes
Approval of the August 8, 2022, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the December 8, 2022, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s)
 - (1) CZ | #22-14 | Henrietta Township rezoning [**ACTION**] 6
 - (2) CZ | #22-15 | Columbia Township rezoning [**ACTION**] 17
 - (3) CZ | #22-16 | Spring Arbor Township rezoning [**ACTION**] 39
 - (4) CZ | #22-17 | Henrietta Township rezoning [**ACTION**] 50
 - b. Consideration of master plan(s) –
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) –
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 January 12, 2022

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Jackson County Planning Commission

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MEETING MINUTES

August 11, 2022

17th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

Members Present: Mr. Eric Beda, At Large; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; and Mr. Corey Kennedy, Jackson County Board of Commissioners

Members Absent: Mr. Timothy Burns, At Large; Mr. Roger Gaede, Environment; and Mr. Jim Videto, Agriculture

Liaisons Present: Mr. Stephen Bezold, Associate Planner, and Mr. Brett Gatz, Intern

Others Present: None

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

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

Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the June 9, 2022, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion, seconded by Comm. Hilleary, to **approve** the August 11, 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 | #22-10 | Leoni Township**

Staff summarized his report regarding the proposed text amendments pertaining to the authorization of Digital Billboards within Highway Business Districts for Off Site Signs. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Hilleary raised a question regarding what constitutes a nuisance to motor vehicles. Staff suggested that approval should include comments to clarify what constitutes a nuisance.

Comm. Kennedy made a motion, seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed text amendment to the Leoni Township Board. *The motion was approved unanimously.*

(2) **CZ | #22-11 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of a property (ID #000-14-16-301-001-00) to 'Rural Residentail (RR)'. Staff advised County Planning Commissioners to recommend **approval** of the rezoning (please see the staff report).

Comm. Kennedy raised a concern regarding the proximity of the subject parcel to the waterline of Center Lake.

Comm. Gallagher made a motion, seconded by Comm. Jennings, to concur with the staff advisement to recommend **approval with comments** of the proposed 'RR' rezoning to the Napoleon Township Board. *The motion was approved unanimously.*

(3) **CZ | #22-12 | Napoleon Township**

Staff summarized his report regarding the proposed text amendment regarding accessory structure maximum heights and maintenance of animals conditional uses. If the text amendment is approved, the zoning ordinance would allow for increased heights for accessory structures and allow for the keeping of horses to be permitted as a conditional use. Staff advised County Planning Commissioners to recommend **approval** of the text amendment (please see the staff report).

Comm. Kennedy raised a concern regarding the number of horses to the acreage of the property.

Comm. Kennedy made a motion, seconded by Comm. Beda, to concur with the staff advisement to recommend **approval with comments** of the proposed text ammendments to the Napoleon Township Board. *The motion was approved unanimously.*

(4) **CZ | #22-13 | Napoleon Township**

Staff summarized his report regarding the proposed rezoning of two properties (ID #000-14-18-327-001-02 & ID #000-14-19-327-001-01), located off Brooklyn Road, to 'general commercial (GC)' from 'mobile home park (MHP)'. Staff advised County Planning Commissioners to recommend **approval** of the rezonings (please see the staff report).

Comm. Jennings made a comment regarding a creek that is on the property that the applicant had not made note of. The planning commission would like the township to note any environmental constraints this would pose.

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

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

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business.**

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

Commissioners reviewed the full draft of the Jackson County Master Plan prior to sending it to the County Board of Commissioners for adoption. Comm. Hilleary made a motion, seconded by Comm. Jennings, to **approve** the master plan. *The motion was approved unanimously.*

a. **New Business** – None.

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

Item 8. **Commissioner Comment.**

Chair Hawley reported on the efficacy and lifetime usability of solar panels following questions at the May 2022 planning commission meeting. She provided additional materials that provide more answers regarding the disposal, recycling, and repair of solar panels.

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

Respectfully submitted by:
Stephen Bezold, Recording Secretary



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #22-10

To: County Planning Commissioners
From: Stephen Bezold
Date: October 5, 2022

Proposal: Proposed Text Amendments to the Henrietta Township Zoning Ordinance

Background Information

The Henrietta Township Planning Commission submitted Zoning Ordinance amendments to the JCPC for review and comment pertaining to General Provisions, Mobile Home Age Limitations, Automobile Services, Electric Vehicle Charging Stations, Size of Premises, and Site Plan Review and Approval:

GENERAL PROVISIONS

SECTION 106.1 – SUBSTITUTION OF ANY NONCONFORMING USE

A nonconforming use may be substituted for another nonconforming use subject to Planning Commission recommendation in accordance with the following standards:

- a. Such use is equally or more compatible with the district in which the existing nonconforming use is located.
- b. The use does not adversely impact the public health, safety, and welfare.
- c. No structural alterations are required to accommodate the substituted change.
- d. Any nonconforming land use which is a listed conditional use in the respective district shall be subject to planning commission recommendation and may require conditions to accomplish the purpose of the Zoning Ordinance

SECTION 115 – MOBILE HOME PLACEMENT

SECTION 115.1 – AGE LIMITATION

- a. Prior to the placement of any mobile home, as defined, that is sited outside of a mobile home park, the date of manufacture or completed construction must not be older than ten (10) years of age within the current year.
- b. The dwelling shall compare aesthetically to site-built housing in the area, and comply with the national manufactured housing construction and safety standards act of 1974, and other State and Local standards.
- c. Exception, if a mobile home is replacing an older existing mobile home (by at least one calendar year). A swap-out will be allowed after age has been verified that it is newer than the current one and has been inspected by a State licensed inspector and a copy of inspection is provided.

SECTION 116 – TEMPORARY OCCUPANCY OF MOBILE HOMES

SECTION 116.1 – TEMPORARY OCCUPANCY DURING CONSTRUCTION

A special temporary permit for occupancy of a mobile home for up to one hundred eighty (180) days while a dwelling house is being constructed on the same premises, provided that an approved water supply and an approved sewage disposal system are installed prior to such occupancy. The Zoning Administrator or designated Township staff may grant renewals of the permit for an additional one hundred eighty (180) days if construction is progressing on the dwelling house.

SECTION 201.52 **Automobile services** ~~Gasoline Filling Stations~~

A “gasoline filling station” is a space, structure, or building for the retail sale or supply of motor fuels, lubricants, air, water, and other customary facilities for the installation of such commodities in or on such motor vehicles, but not including special facilities for painting or bodywork.

SECTION 201.118 - Electric Vehicle Charging Station (EV) is a piece of equipment that supplies electrical power for charging plug-in electric vehicles (including electric cars, electric trucks, electric buses, and plug-in hybrids). Electric Vehicle Chargers are permitted in every zoning district, when accessory to the primary use.

SECTION 403 – SIZE OF PREMISES

Delete 1. ~~All uses other than "R-2" uses permitted in "AG-1" and "R-1" district together with their accessory uses be located on a parcel with a minimum of 235 feet frontage by 940 feet depth.~~

- ~~1.2.~~ Not more than one dwelling shall be erected on any one parcel of land. A dwelling erected on the parcel of land at the effective date of this ordinance shall be the one dwelling as provided in this Ordinance.
- ~~2.3.~~ The minimum parcel size for residential use in Agricultural zoning districts shall be 120 feet frontage minimum by 200 feet depth minimum (24,000 square feet).

SECTION 926 - PURPOSE

This District is composed of those areas of the Township whose principal use is general retail, service, and restricted repair business activities which serve the entire Township and surrounding area. This District has been located within the Township to permit the development of these business activities, to protect adjacent agricultural, residential, and industrial areas against the encroachment of incompatible uses. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this District, have been excluded.

SECTION 927 - USES PERMITTED

1. All uses allowed in C-1 Commercial Districts as provided in Section 900 of this Ordinance.
2. Business and professional offices, including but not limited to legal, engineering, accounting, financial, insurance and business schools.
3. Agricultural services, farm supply stores, including machinery sales and repairs.
4. Automobile services, including gas/diesel vending, ~~service stations~~, parts sales, automobile sales and show ~~rooms~~ areas, and repair ~~garages~~ facilities, and electric vehicle (EV) charging stations.

SECTION 1201 – BUILDINGS, STRUCTURES, AND USES REQUIRING SITE PLAN

The Zoning Administrator shall not issue a zoning compliance permit for the construction of the buildings and structures identified in this section unless a site plan has been reviewed and approved by the Planning Commission and such approval is in effect.

- 1. Buildings, Structures and Uses Requiring Site Plans are as follows:
 - i. Automobile services ~~stations~~, and sales.
 - l. Automobile repair ~~garages~~ facilities.

Staff Analysis

The proposed amendments are in line with Zoning Ordinances for similar townships and meet the requirements of Michigan Enabling Act.

Staff Advisement

Based upon this analysis, staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the proposed amendments to the JCPC for review and comment pertaining to General Provisions, Mobile Home Age Limitations, Automobile Services, Electric Vehicle Charging Stations, Size of Premises, and Site Plan Review and Approval.

Staff Report Attachments:

- *Background information provided by Henrietta Township.*

Suggested Actions:	
(1)	Recommend APPROVAL
(2)	Recommend DISAPPROVAL
(3)	Recommend APPROVAL WITH COMMENTS
(4)	Take NO ACTION

ZONING AMENDMENT FORM



**JACKSON COUNTY PLANNING COMMISSION
(COORDINATING ZONING)**

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____ (_____)
ZONE TO _____ (_____) ZONE.

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

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

C. PUBLIC HEARING on the above amendment was held on: month August 23 day 23 year 2022

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month August day 7 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 Salesman

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

Nancy Hawley Chair or Secretary _____ / _____ / _____ (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.

**NOTICE OF PUBLIC HEARING
RESIDENTS OF HENRIETTA TOWNSHIP**

Amendments to the Zoning Ordinance

A Public Hearing has been scheduled for Tuesday August 23, 2022 at 7:00 p.m. at the Henrietta Township Offices, 11732 Bunkerhill Road, Pleasant Lake, MI 49272.

The purpose of the public hearing is to accept comments on Proposed Amendments to the Henrietta Township Zoning Ordinance pertaining to:

Article I, General Provisions, Section 106.1 Substitution of Any Nonconforming Use;
Section 115.1 Mobile Home Placement - Age Limitation;
Section 116 Temporary Occupancy of Mobile Homes;
Section 116.1 Temporary Occupancy During Construction;

Article II, Definitions, Section 201.52 Automobile services ~~Gasoline Filling Stations~~

Article II, Definitions, Section 201.118 Electric Vehicle Charging Station;

Article IV, Agricultural, Section 403.1 Size of Premises – text deletion;

Article IX, Commercial District, Section 927.4 Automobile services;

Article XII Site Plan Review and Approval, Section 1201 – Building Structures, and Uses Requiring Site Plans;

1201.i Automobile services ~~stations~~, and sales;

1201. I. Automobile repair ~~garages~~ facilities.

Copies of the Proposed Amendments to the Henrietta Township Zoning Ordinance are available for public review at the Township Offices.

Henrietta Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon (10) days written notice to the township.

If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Road, Pleasant Lake, MI 49272 or phone 517-769-6925.

HENRIETTA TOWNSHIP PLANNING COMMISSION
11732 Bunkerhill Road, Pleasant Lake, MI 49272
Phone: 517-769-6925
Website: henriettatownship.org

PUBLIC HEARING
7:00 PM
AUGUST 23, 2022

1. Call to Order
-
2. Public Comment
-
3. Review Proposed Text Amendments to the Henrietta Township Zoning Ordinance:
 - Article I, General Provisions, Section 106.1 Substitution of Any Nonconforming Use;

Section 115.1 Mobile Home Placement - Age Limitation;
Section 116 Temporary Occupancy of Mobile Homes;
Section 116.1 Temporary Occupancy During Construction;
 - Article II, Definitions, Section 201.52 Automobile Services ~~Gasoline Filling Stations~~
 - Article II, Definitions, Section 201.118 Electric Vehicle Charging Station;
 - Article IV, Agricultural, Section 403.1 Size of Premises – text deletion;
 - Article IX, Commercial District, Section 927.4 Automobile services;
 - Article XII Site Plan Review and Approval, Section 1201 – Building Structures, and Uses requiring Site Plans;
1201.i Automobile services ~~stations~~.
1201.l Automobile repair ~~garages~~ facilities.
4. Recommendation
-
5. Public Comment
-
6. Adjournment
- This portion of the meeting adjourned at:

8-23-2022 Planning Commission recommended for Approval.

Note: Text Amendments to be added to the Zoning Ordinance are highlighted in Yellow.

ARTICLE I
GENERAL PROVISIONS

SECTION 100 - TITLE

Skip to:

PC recommended 6-28-2022.

SECTION 106.1 – SUBSTITUTION OF ANY NONCONFORMING USE

A nonconforming use may be substituted for another nonconforming use subject to Planning Commission recommendation in accordance with the following standards:

- a. Such use is equally or more compatible with the district in which the existing nonconforming use is located.
- b. The use does not adversely impact the public health, safety, and welfare.
- c. No structural alterations are required to accommodate the substituted change.
- d. Any nonconforming land use which is a listed conditional use in the respective district shall be subject to planning commission recommendation and may require conditions to accomplish the purpose of the Zoning Ordinance

Note: Substitution of nonconforming uses is supported by the Michigan Enabling Act. The ZBA does not have authority to grant use variances. Their authority grants dimensional variances.

Skip to:

SECTION 115 - MOBILE HOME PLACEMENT

No person shall place, cause to be placed, or authorize to be place for more than twenty-four hours any mobile home, whether occupied, unoccupied, or with intent to occupy the same except in a licensed Mobile Home Park, mobile home subdivision, or as otherwise permitted by this Ordinance.

SECTION 115.1 – AGE LIMITATION

- a. Prior to the placement of any mobile home, as defined, that is sited outside of a mobile home park, the date of manufacture or completed construction must not be older than ten (10) years of age within the current year.
- b. The dwelling shall compare aesthetically to site-built housing in the area, and comply with the national manufactured housing construction and safety standards act of 1974, and other State and Local standards.
- c. Exception, if a mobile home is replacing an older existing mobile home (by at least one calendar year). A swap-out will be allowed after age has been verified that it is newer than the current one and has been inspected by a State licensed inspector and a copy of inspection is provided.

SECTION 116 - TEMPORARY OCCUPANCY OF MOBILE HOMES

No temporary occupancy of mobile homes will be permitted, except hardship temporary occupancy of mobile homes may be permitted by action of the ~~Zoning Board of Appeals~~ **Township Board**.

SECTION 116.1 – TEMPORARY OCCUPANCY DURING CONSTRUCTION

A special temporary permit for occupancy of a mobile home for up to one hundred eighty (180) days while a dwelling house is being constructed on the same premises, provided that an approved water supply and an approved sewage disposal system are installed prior to such occupancy. The Zoning Administrator or designated Township staff may grant renewals of the permit for an additional one hundred eighty (180) days if construction is progressing on the dwelling house.

Note: The issue of “aesthetics” within ordinance regulations is supported by the Michigan Enabling Act.

Many older mobile homes are deficient in energy efficiency, and age-related issues make these products lack housing affordability.

ARTICLE II
DEFINITIONS

SECTION 201.52 Automobile services ~~Gasoline Filling Stations~~

A “gasoline filling station” is a space, structure, or building for the retail sale or supply of motor fuels, lubricants, air, water, and other customary facilities for the installation of such commodities in or on such motor vehicles, but not including special facilities for painting or bodywork.

SECTION 201.118 - Electric Vehicle Charging Station (EV) is a piece of equipment that supplies electrical power for charging plug-in electric vehicles (including electric cars, electric trucks, electric buses, and plug-in hybrids). Electric Vehicle Chargers are permitted in every zoning district, when accessory to the primary use.

Note: To accommodate electric vehicle charging throughout the Township promoting the health, safety, and general welfare of the community.

ARTICLE IV
AGRICULTURAL DISTRICT (AG-1)

Skip to: SECTION 403 - SIZE OF PREMISES

Note: PC agreed 2019, Dimensions stated are not allowed by State land division regulations.

Delete ~~1. All uses other than "R-2" uses permitted in "AG-1" and "R-1" district together with their accessory uses be located on a parcel with a minimum of 235 feet frontage by 940 feet depth.~~ 2.

- 1.-2. Not more than one dwelling shall be erected on any one parcel of land. A dwelling erected on the parcel of land at the effective date of this ordinance shall be the one dwelling as provided in this Ordinance.
- 2.-3. The minimum parcel size for residential use in Agricultural zoning districts shall be 120 feet frontage minimum by 200 feet depth minimum (24,000 square feet).

ARTICLE IX
C-2, COMMERCIAL DISTRICT

SECTION 926 - PURPOSE

This District is composed of those areas of the Township whose principal use is general retail, service, and restricted repair business activities which serve the entire Township and surrounding area. This District has been located within the Township to permit the development of these business activities, to protect adjacent agricultural, residential, and industrial areas against the encroachment of incompatible uses. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this District, have been excluded.

SECTION 927 - USES PERMITTED

1. All uses allowed in C-1 Commercial Districts as provided in Section 900 of this Ordinance.
2. Business and professional offices, including but not limited to legal, engineering, accounting, financial, insurance and business schools.
3. Agricultural services, farm supply stores, including machinery sales and repairs.
4. Automobile services, including gas/diesel vending, service stations, parts sales, automobile sales and show rooms-areas, and repair garages facilities, and electric vehicle (EV) charging stations.

ARTICLE XII
SITE PLAN REVIEW AND APPROVAL

SECTION 1200 – PURPOSE

It is recognized by this Ordinance that there is a value to the public in establishing safe and convenient traffic movement to higher density sites, both within the site and in relation to access streets; that there is value in encouraging a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses; further that there are benefits to the public in conserving natural resources. Toward this end, this Ordinance requires site plan review by the Planning Commission for certain buildings and structures that can be expected to have a significant impact on natural resources, traffic patterns, and on adjacent land usage.

SECTION 1201 – BUILDINGS, STRUCTURES, AND USES REQUIRING SITE PLAN

The Zoning Administrator shall not issue a zoning compliance permit for the construction of the buildings and structures identified in this section unless a site plan has been reviewed and approved by the Planning Commission and such approval is in effect.

1. Buildings, Structures and Uses Requiring Site Plans are as follows:

i. Automobile services stations, and sales.

l. Automobile repair garages facilities.

ALBION TOWNSHIP NOTICE OF SPECIAL ASSESSMENT HEARING AND REGULAR MONTHLY MEETING

NOTICE is hereby given of the intention of the Township of Albion to defray the cost of the purchase of fire extinguishing apparatus and equipment and the maintenance and operation of a fire department by special assessments levied upon the following described districts: ALL OF ALBION TOWNSHIP INCLUDING TAX EXEMPT PROPERTIES.

NOTICE is further given that the estimate of said costs and expenses is 3 mills based on real taxable value. A map of the fire district is on file in the Albion Township Hall for public examination.

NOTICE OF PUBLIC HEARING RESIDENTS OF HENRIETTA TOWNSHIP Amendments to the Zoning Ordinance

A Public Hearing has been scheduled for Tuesday August 23, 2022 at 7:00 p.m. at the Henrietta Township Offices, 11732 Bunkerhill Rd., Pleasant Lake, MI 49272.

The purpose of the public hearing is to accept comments on Proposed Amendments to the Henrietta Township Zoning Ordinance pertaining to:

Article I, General Provisions, Section 106.1 Substitution of Any Nonconforming Use; Section 115.1 Mobile Home Placement - Age Limitation; Section 116.1 Temporary Occupancy During Construction;

Article II, Definitions, Section 201.118 Electric Vehicle Charging Station;

Article IV, Agricultural, Section 403.1 Size of Premises - text deletion;

Article IX, Commercial District, Section 927.4 Automobile services;

Copies of the Proposed Amendments to the Henrietta Township Zoning Ordinance are available for public review at the Township Offices. Henrietta Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon (10) days written notice to the township.

If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Rd., Pleasant Lake, MI 49272 or phone 517-769-6925.

Sally J. Keene, Clerk
Henrietta Township

DIFS is reminding

(LANSING, MICH) The Michigan Department of Insurance and Financial Services (DIFS) is reminding consumers of options that may be available to support homeowners who are having difficulty making payments.

"If you are experiencing financial hardship and you are concerned about your housing, there are resources available to help you," said DIFS Director Anita Fox.

"Many mortgage companies, pet cages, etc. If you need papers for those purposes call 517-524-8540 to find out where to get them. Thank you for your understanding. The Salesman management.

NOTICE: PERSONAL CLASSIFIEDS are placed on a cash only basis. Ads may be phoned in with payment sent promptly. There is a \$2 fee if billings are sent. THE SALESMAN, 517-524-8540

CAMPERS: WE HAVE SITES available for Labor Day weekend. Call Donna, 517-524-7149. Wildwood Campground. Kayak and canoe rentals also

The City of Albion

ing weed spraying to p
ture during the spring ar
contractor, Right Way Co
igan will be treating with
Control manager Doug S
616-403-3983.



The Marshall Public Schools E
community to fill a vacancy
and

The term of office to be filled will commen
by the board to fill the vacancy shall be by
the August 23, 2022



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
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COORDINATED ZONING REPORT | #22-15

To: County Planning Commissioners
From: Stephen Bezold
Date: November 4, 2022

Proposal: **A rezoning in Section 31 (T4S-R1E) of Columbia Township**

Request

One property —ID #38000-19-31-151-001-07—are proposed for rezoning from ‘Agricultural (AG)’ to ‘Commercial Highway Services (C-3)’ (see Figure 1 and the background information).

Purpose

Rezoning the property to ‘Commercial Highway Services (C-3)’ will allow for the development of commercial sites along US-127 and Vicary Road.

Location and Size of the Property

The subject properties have a total area of approximately 73 acres. They are located in Section 31 (T4S-R1E) of the Township (see Figure 1), on the east side of US-127 and the north side of Vicary Road.

Land Use and Zoning

Current Land Use – The subject is currently being assessed as agricultural land (see Figure 2 and 5). Properties located directly to the north, south, east, and west are also assessed ‘Agricultural’. To the east, properties are used for a solar energy farm and substation.

Future Land Use Plan – The 2009 edition of the *Columbia Township Master Plan* places the subject property in an area recommended for ‘Agricultural’ and ‘Highway Commercial District’ uses, with parcels in the vicinity recommended for ‘Agricultural’ (see Figure 3).

Current Zoning – The subject property is zoned ‘Agricultural’ and ‘General Commercial’. It is surrounded by parcels are zoned ‘Agricultural (AG)’.

Public Facilities and Environmental Constraints

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

Public Road/Street Access – The subject property is accessed from Meridian Road, which is a State Route (US-127) and Vicary Road.

Environmental Constraints – The Township did not identify any significant environmental constraints (see the attached Rezoning Worksheet Form).

Analysis and Recommendation

Township Planning Commission Recommendation – The Columbia Township Planning Commission recommends **approval** of rezoning the subject property to ‘Commercial Highway Services (C3)’ (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 (a Master Plan element) recommends ‘Highway Commercial District’ and ‘Agricultural’ uses in the vicinity, including the subject property (see Figure 3). The Zoning Plan element of the document equates the ‘General Commercial (GC)’ and ‘Agricultural (AG)’ 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. Property located within the subject property are already zoned ‘Commercial (GC)’ and to the north is zoned ‘Agricultural (AG)’ so ‘Commercial Highway Service (C-3)’ would fit (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. ‘General Commercial (GC)’ uses are planned for the area along Meridian Road.

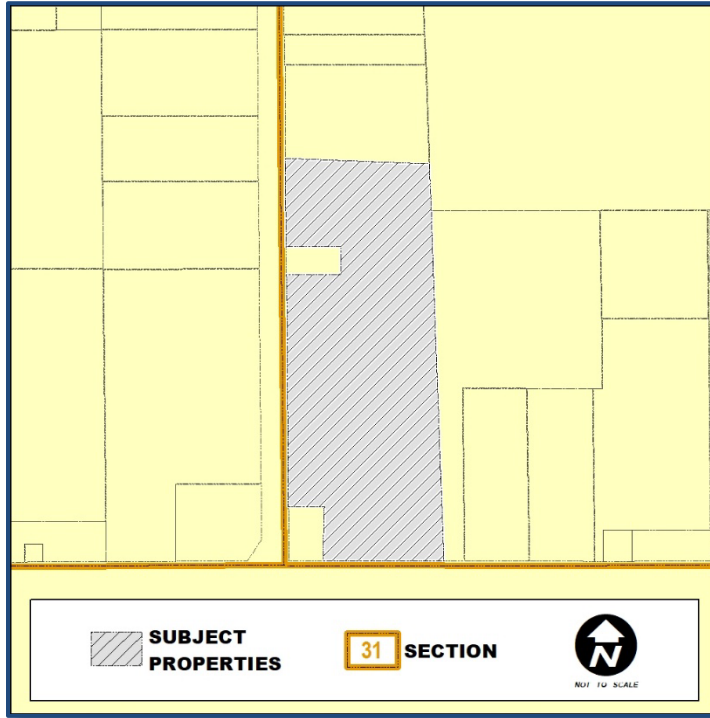
JCPC Staff Advisement – The proposed rezoning is consistent with the Columbia Township Master Plan and other ‘General Commercial (GC)’ zoning is already present in the vicinity. Based upon this analysis, staff advises the County Planning Commission to recommend **APPROVAL** to the Columbia Township Board of the proposed rezoning to Commercial Highway Service (C-3)’.

Suggested Actions:	
(1)	Recommend APPROVAL
(2)	Recommend DISAPPROVAL
(3)	Recommend APPROVAL WITH COMMENTS
(4)	Take NO ACTION

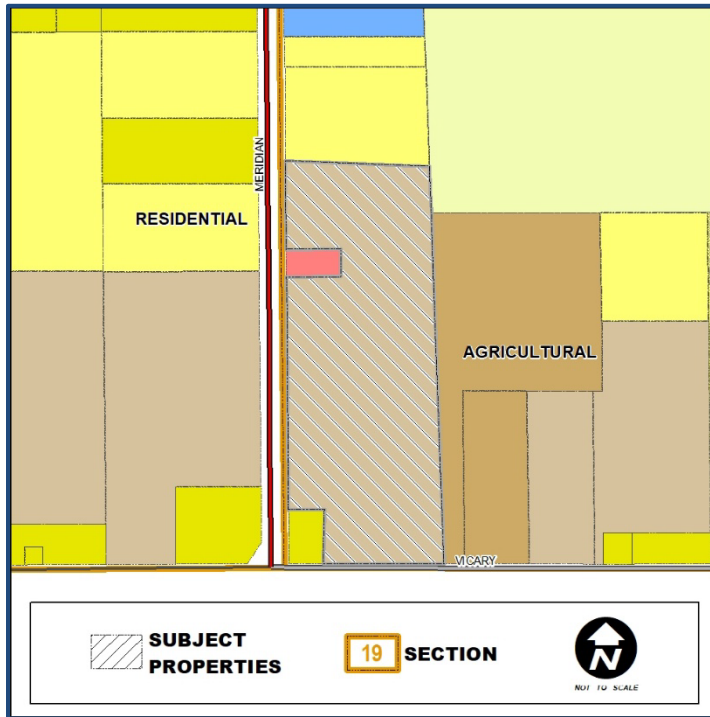
Staff Report Attachment(s):

- *Background information provided by Columbia Township*

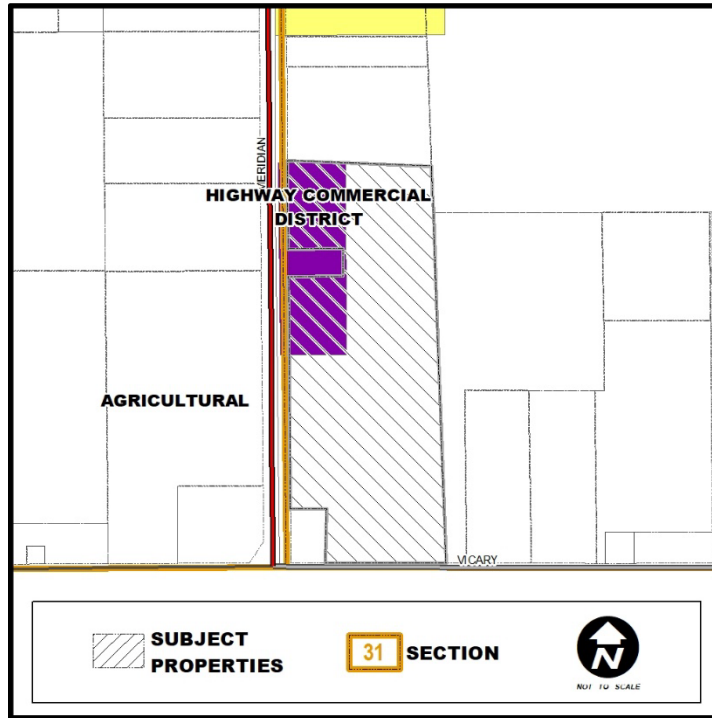
**Figure 1
Location**



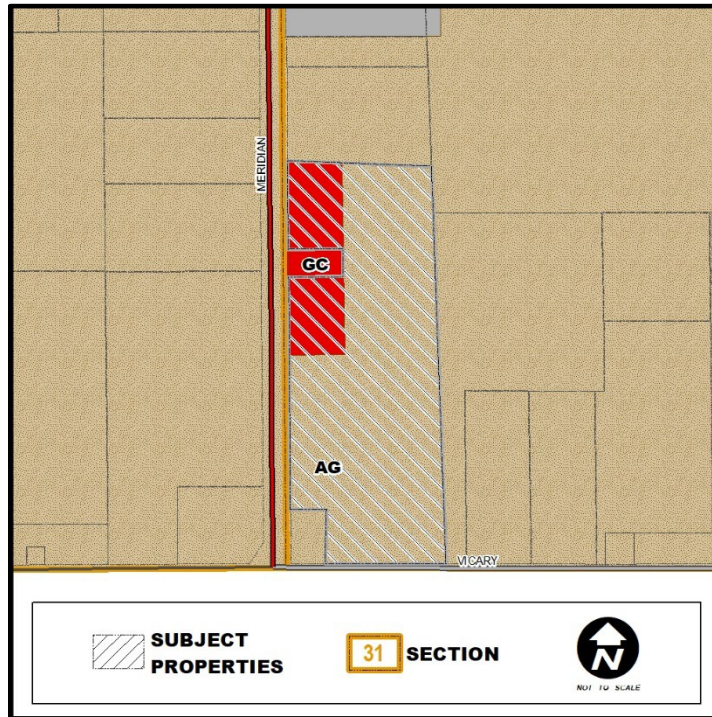
**Figure 2
Property Assessment**



**Figure 3
Municipal Future Land Use**



**Figure 4
Municipal Zoning**



**Figure 5
Aerial Photo**



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: Columbia Township Case #: 38000-19-31-151-001-07
 Township official we may contact: Rick Church (Zoning Administrator) Phone #: (517) 592-8462
 Applicant: Apostle Land Development LLC 5449 Anchor Bay, Brighton MI Phone #: (586) 530-8869
 Rezoning Request: From: Agricultural (AG) To: Commercial Highway Service (C3)
 Property Location: Section(s): 31 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"): 73 ACRES

Please attach location map Yes No
 What is the existing use of the site? Agricultural (AG)

What is the proposed use of the site? Commercial Highway Service (C3)

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

What are the surrounding Zoning Districts?
 North: (AG) Agricultural South: () Outside Columbia Township
 East: (AG) Agricultural West: () Outside Columbia Township

What is the suggested use of the site on the Township's Land Use Plan map? Agricultural (AG)

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.

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 Township with the Township Board Action.

THE Columbia 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.)

PARCEL # 38000-19-31-151-001-07

- The above described property has a proposed zoning change FROM Agricultural (AG) ZONE TO Commercial Highway Service (C-3) ZONE.
- PURPOSE OF PROPOSED CHANGE: USE AS COMMERCIAL PROPERTY

B. ZONING ORDINANCE TEXT AMENDMENT:

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

- PUBLIC HEARING** on the above amendment was held on: month 9 day 6 year 2022
- NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 8 day 16 year 2022
(Notice must be provided at least fifteen days prior to the public hearing.)
- THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: BROOKLYN 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.

July P. Wemy Chair or Secretary 11 / 1 / 2022 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

- Date of Meeting: month _____ day _____ year _____
- 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:

- Date of Meeting: month _____ day _____ year _____
- 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



COLUMBIA TOWNSHIP

8500 Jefferson Road
Phone: (517) 592-2000

Brooklyn, MI 49230
Fax: (517) 592-8115

www.twp.columbia.mi.us

TO: Columbia Township Planning Commission
RE: **Request for Zoning Map Amendment/ Re-zoning on Parcel known as:
ADP# 000-19-31-151-001-07 (Vicary Rd, Cement City, MI 49233)
Current Parcel Zoning: AG (Agricultural)
Proposed Parcel Zoning: C3 (Commercial Highway Service)**

DATE: September 6, 2022

**NOTICE OF PLANNING COMMISSION OF COLUMBIA TOWNSHIP MEETING
TO BE HELD IN PERSON AT COLUMBIA TOWNSHIP 8500 JEFFERSON RD BROOKLYN, MI 49230**

Please take notice that a meeting of the Planning Commission for Columbia Township will be held in person on Tuesday 6, 2022, Planning Commission has scheduled a public hearing to review the following request:

Request for Zoning Map Amendment/Re-Zoning

RE: **Request for Zoning Map Amendment/ Re-zoning on Parcel known as:
ADP# 000-19-31-151-001-07 (Vicary Rd, Cement City, MI 49233)
Current Parcel Zoning: AG (Agricultural)
Proposed Parcel Zoning: C3 (Commercial Highway Service)**

Members of the public will only be able to speak during the public comment portion of the meeting. To provide for orderly public participation, a person wishing to speak must state their name and request to be recognized by the Chair of the Planning Commission. The Chair will recognize all persons wishing to speak during public comment. If, prior to the hearing, members of the public have certain questions or wish to provide input on any business that will be addressed at the meeting, then such persons may contact the Township Planning Commission by mail at 8500 Jefferson Road, Brooklyn, MI 49230 or **by contacting Zoning Administrator Rick Church at (517) 592-2000, ext. 251 or by email at rchurch@twp.columbia.mi.us** (The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities for the meeting upon advance notice by contacting Clerk Hulburt at (517) 592-2000, ext. 231 or by email at chulburt@twp.columbia.mi.us)

Sincerely,

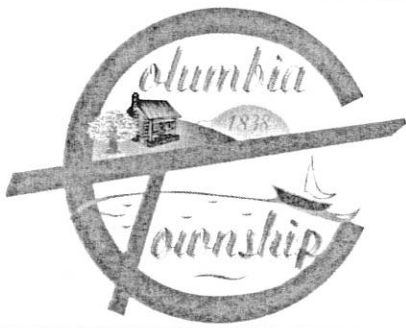
Rick Church, Zoning Administrator
8500 Jefferson Road, Brooklyn, MI 49230
Phone (517) 592-2000
Email: rchurch@twp.columbia.mi.us

Supervisor, Barry Marsh

Clerk, Cathy Jo Hulburt

Treasurer, John Calhoun

Trustees: Brent Beamish, Rick Church, Cathy Jo Hulburt, John Calhoun, Robin Tackett, Mike Trout



COLUMBIA TOWNSHIP

8500 Jefferson Road Brooklyn, MI 49230
Phone: (517) 592-2000 Fax: (517) 592-8115

www.twp.columbia.mi.us

August 16, 2022

NOTICE TO ADJOINING PROPERTY OWNERS

Please take notice that a meeting of the Planning Commission for Columbia Township will be held on Tuesday 6, 2022

The Planning Commission has scheduled a public hearing to review the following request:
Request for Zoning Map Amendment/ Re-Zoning

Re: **Request for Zoning Map Amendment/ Re-zoning on Parcel known as:
ADP# 000-19-31-151-001-07 (Vicary Rd, Cement City, MI 49233)
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Sincerely,

Rick Church, Zoning Administrator
8500 Jefferson Road, Brooklyn, MI 49230
Phone (517) 592-2000
Email: rchurch@twp.columbia.mi.us

Supervisor, Barry Marsh

Clerk, Cathy Hulburt

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COLUMBIA TOWNSHIP

8500 Jefferson Road
Phone: (517) 592-2000

Brooklyn, MI 49230
Fax: (517) 592-8115

www.twp.columbia.mi.us

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

August 16, 2022

Apostle Land Development Co LLC
5449 Arbor Bay Dr.
Brighton, MI 48116

RE: **Public Hearing for Request for Zoning Map Amendment/ Re-Zoning**
Dear Apostle Land Development,

Please take notice that a meeting of the Planning Commission for Columbia Township will be held on Tuesday, September 6, 2022, at 7:00 p.m. This meeting is scheduled to be conducted in person at Columbia Township 8500 Jefferson Rd Brooklyn, MI 49230

Topic: Planning Commission

Time: September 6, 2022, 07:00 PM Eastern Time (US and Canada)

Re: **Request for Zoning Map Amendment/ Re-zoning on Parcel known as:
ADP# 000-19-31-151-001-07 (Vicary Rd, Cement City, MI 49233)
Current Parcel Zoning: AG (Agricultural)
Proposed Parcel Zoning: C3 (Commercial Highway Service)**

The Board strongly urges you or a representative to attend and present your case and answer any questions.

Members of the public will only be able to speak during the public comment portion of the meeting. To provide for orderly public participation, a person wishing to speak must state their name and request to be recognized by the Chair of the Planning Commission. The Chair will recognize all persons wishing to speak during public comment. If, prior to the hearing, members of the public have certain questions or wish to provide input on any business that will be addressed at the meeting, then such persons may contact the Township Planning Commission by mail at 8500 Jefferson Road, Brooklyn, MI 49230 or **by contacting Zoning Administrator Rick Church at (517) 592-2000, ext. 251 or by email at rchurch@twp.columbia.mi.us** (The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities for the meeting upon advance notice by contacting Clerk Hulburt at (517) 592-2000, ext. 231 or by email at chulburt@twp.columbia.mi.us)

Sincerely,



Rick Church, Zoning Administrator

8500 Jefferson Road, Brooklyn, MI 49230 Phone (517) 592-2000 Email: rchurch@twp.columbia.mi.us

Supervisor, Barry Marsh

Clerk, Cathy Jo Hulburt

Treasurer, John Calhoun

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**NOTICE OF PLANNING COMMISSION
OF COLUMBIA TOWNSHIP MEETING
COLUMBIA TOWNSHIP**

**8500 Jefferson Road, Brooklyn, MI 49230
JACKSON COUNTY, MICHIGAN**

To: The residents and property owners of Columbia Township, Jackson County, Michigan, and any other interested parties.

Please take notice that a meeting of the Planning Commission of Columbia Township will be held on Tuesday, September 6, 2022 at 7 p.m. This meeting will be conducted at 8500 Jefferson Road, Brooklyn, MI 49230.

Topic: **Planning Commission Meeting**

Time: September 6, 2022, at 7:00 PM Eastern Time (US and Canada)

Re: **Request for Zoning Map Amendment/ Re-zoning on Parcel known as:
ADP# 000-19-31-151-001-07 (Vicary Rd, Cement City, MI 49233)
Current Parcel Zoning: AG (Agricultural)
Proposed Parcel Zoning: C3 (Commercial Highway Service)**

The Columbia Township Zoning Ordinance and Zoning Map, and the Special Land Use application(s), may be examined by contacting the Zoning Administrator at the address and phone number stated below, during regular business hours on regular business days maintained by the Township offices.

Written comments regarding the above-referenced matters may be submitted at the Township Hall prior to the hearing/meeting at 8500 Jefferson Road, Brooklyn, MI 49230 or by **contacting Zoning Administrator Rick Church at (517) 592-2000, ext. 251 or by email at rchurch@twp.columbia.mi.us**.

Members of the public will only be able to speak during the public comment portion of the meeting. To provide for orderly public participation, a person wishing to speak must state their name and request to be recognized by the Chair of the Planning Commission. The Chair will recognize all persons wishing to speak during public comment. The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities for the meeting upon advance notice by contacting Clerk Hulburt at (517) 592-2000, ext. 231 or by email at (chulburt@twp.columbia.mi.us)

Columbia Township

Jackson County, Michigan

3500 Jefferson Road, Brooklyn, MI 49230 • Phone (517) 592-2000 • Fax (517) 592-3115

ZONING ORDINANCE AMENDMENT PETITION

This petition is for amendments to the
Zoning Ordinance Text ("Text Amendment") and Zoning Map ("Map Amendment/Rezoning").

(All references to 'Section' and 'Article' refer to the Columbia Township Zoning Ordinance)

Important Notice to Applicants: This petition must be completed in full and 15 copies (including attachments) submitted to the Zoning Administrator. If additional space is needed, number and attach additional sheets.

- 1) Petitioner: Apostle Land Development LLC 5449 Arbor Bay Dr Brighton
Name Street Address City/State/Zip Telephone 586-530-8866
- 2) Petition For: Zoning Map Amendment or Text Amendment (Check One)
- 3) Petitioner's Interest in Property: Owner Lessee Buy Option Other/Specify: REZONING

Zoning Map Amendment / Rezoning Questions #4 - #11, and #14

- 4) Property Tax # 38000-19-31-151-001-07 Property Address: N/A VICARY Rd #177
- 5) Existing Zoning: Agriculture (AG) Proposed Zoning: COMMERCIAL C-3
- 6) Existing Use: cattle & farming (AG) Anticipated Use: COMMERCIAL Development
- 7) Deed restrictions on property: Yes No Property Acreage: 73
- 8) Is property in a platted subd. or condominium. If 'yes' to either, what is name: N/A
- 9) Legal Description: see ATTACHED TAX Addendum

- 10) Names, addresses, phone #s of all other persons/entities having legal or equitable interest in the land:
Andrew Krause
MARK RIGGLE 1705 PROBERT Rd JACKSON, MI 49303 517-206-4474
- 11) Explain why the present zoning classification of the property is not adequate:
Does not allow for commercial development
See Addendum 2

Text Amendment Questions #12 - #14

- 12) This petition is to amend Section _____ of the Ordinance to make the following changes:

- 13) Explain why the present text is not adequate:

For TOWNSHIP USE Only			
Petition Number:		Property Tax Number:	
Date Received:		Date of Final Action:	
1) Fee Paid	Date	Final Action Taken: (circle as appropriate) Approved Adopted Denied	
2)	Receipt #		
Notes:			

14) **SUPPORTING DOCUMENTS:**




- A. **ZONING MAP AMENDMENT / REZONING:** The petitioner shall submit 15 copies of a scaled drawing of the property correlated with the legal description, at a scale of not less than 1" = 200' clearly showing the location, shape, area and dimensions of the parcel(s)/lot(s) subject to the proposed rezoning, sealed by a professional engineer or licensed land surveyor.
- B. **OPTIONAL SUBMITTAL for ZONING MAP AMENDMENT / REZONING:** The applicant is not required to, but is encouraged to submit 15 copies of a written justification for the proposed Zoning Map amendment. Factors to be considered by the Planning Commission and Township Board in evaluating a Zoning Map amendment petition are presented in Section 17.3(B)(2)(a).
- C. **OPTIONAL SUBMITTAL for TEXT AMENDMENT:** The applicant is not required to, but is encouraged to submit 15 copies of a written justification for the proposed text amendment. Factors to be considered by the Planning Commission and Township Board in evaluating a text amendment petition are presented in Section 17.3(B)(2)(b).

15) **AFFIDAVIT:** I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief.

Andrew Krause 2/8/22 same

Applicant Signature(s)	Date	Property Owner's(s) Signature(s) <small>(if different than applicant)</small>	Date
------------------------	------	--	------

Addendum 1

<p>APOSTLE LAND DEVELOPMENT CO LL COLUMBIA TOWNSHIP 719</p> <p>2021 Winter 38000-19-31-151-001-07</p> <p>MESSAGE TO TAXPAYER</p> <p>HOURS: MON-THURS 7:30-5:00 PHONE 517-592-2000 X 242 FAX 592-8115 AFTER HOURS DROPBOX AT THE OFFICE OR PAYMENTS CAN BE MADE AT FLAGSTAR BANK IN BROOKLYN UNTIL FEBRUARY 14, 2022. WINTER TAXES DUE BY FEBRUARY 14. PARTIAL PAYMENTS CAN BE MADE AT ANY TIME, AT OUR OFFICE, BUT INTEREST WILL APPLY TO UNPAID BALANCES AFTER FEBRUARY 14 AT 1% PER MONTH OR PORTION OF A MONTH, PLUS A 3% PENALTY. AFTER FEBRUARY 28, 2022, TAXES MUST BE PAID AT JACKSON COUNTY.</p>	<p style="text-align: center;">TAX DETAIL</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Taxable Value:</td> <td style="width: 20%;">123,151</td> <td style="width: 20%;">102.AGRICULTURAL -</td> </tr> <tr> <td>State Equalized Value:</td> <td>154,600</td> <td>Class: 102</td> </tr> <tr> <td>Homestead %:</td> <td>100.0000</td> <td></td> </tr> </table> <p>Bill # Mortgage Co:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: left;">MILLAGE</th> <th style="text-align: left;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>JACKSON ISD</td> <td>4.35790</td> <td>536.67</td> </tr> <tr> <td>LIBRARY</td> <td>1.74480</td> <td>214.87</td> </tr> <tr> <td>JAIL</td> <td>0.48100</td> <td>59.23</td> </tr> <tr> <td>COLUMBIA TWP</td> <td>0.68840</td> <td>84.77</td> </tr> <tr> <td>COLUMBIA FIRE OP</td> <td>0.44050</td> <td>54.24</td> </tr> <tr> <td>COLUMBIA POLICE</td> <td>0.88140</td> <td>108.54</td> </tr> <tr> <td>SENIOR SERVICES</td> <td>0.59790</td> <td>73.63</td> </tr> <tr> <td>MED CARE</td> <td>0.24820</td> <td>30.56</td> </tr> <tr> <td>LIFEWAYS</td> <td>0.49580</td> <td>61.05</td> </tr> <tr> <td>COUNTY PARKS</td> <td>0.49650</td> <td>61.14</td> </tr> <tr> <td>ANIMAL CONTROL</td> <td>0.24820</td> <td>30.56</td> </tr> </tbody> </table> <p style="text-align: right;">Total Tax 1,315.26 Administration Fee 6.57 TOTAL AMOUNT DUE 1,321.83</p>	Taxable Value:	123,151	102.AGRICULTURAL -	State Equalized Value:	154,600	Class: 102	Homestead %:	100.0000		DESCRIPTION	MILLAGE	AMOUNT	JACKSON ISD	4.35790	536.67	LIBRARY	1.74480	214.87	JAIL	0.48100	59.23	COLUMBIA TWP	0.68840	84.77	COLUMBIA FIRE OP	0.44050	54.24	COLUMBIA POLICE	0.88140	108.54	SENIOR SERVICES	0.59790	73.63	MED CARE	0.24820	30.56	LIFEWAYS	0.49580	61.05	COUNTY PARKS	0.49650	61.14	ANIMAL CONTROL	0.24820	30.56
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<p>PROPERTY INFORMATION</p> <p>Property Assessed To: APOSTLE LAND DEVELOPMENT CO LLC 5449 ARBOR BAY DR BRIGHTON, MI 48116</p> <p>Prop #: 38000-19-31-151-001-07 School: COLUMBIA SCHOOLS</p> <p>P1 ^ Vicary Rd L4 V Description: COMMENCING AT THE W 1/4 CORNER OF SECTION 31 AND RUNNING TH N 00°46'16" W ALG THE W LN OF SEC 31 26.39 FT TO THE E 1/4 CORNER OF SECTION 36 TH N 00°42'28" W ALG THE W LN OF SAID SEC 31 1281.41 FT; TH N 89°23'42"E 1070.56 FT; TH S 02°26'50"E 1962.14 FT; TH S 89°30'38"W 1129.38 FT TO THE W LN OF SAID SEC 31; TH N 00°46'16" W ALG SAID LN 651.05 FT TO P.O.B. EXC BEG AT W 1/4 COR OF SEC 31 TH N00°46'16" W 26.39 FT ALG W LN OF SEC 31 TO E 1/4 COR OF SEC 36 TH N00°42'28" W 1056.41 FT ALG W LN OF SEC 31 FOR P.O.B. TH CONT N00°42'28" W 225.00 FT ALG W LN OF SEC 3 TH N89°23'42"E 1070.56 FT TH S02°26'50"E 225.12 FT TH S89°23'42"W 1077.39 FT TO P.O.B. OF THIS EXCN. SPLIT *BALANCE OF DESCRIPTION ON FILE*</p>	<p>PAYMENT INFORMATION</p> <p>This tax is due by: 02/14/2022</p> <p>Pay by mail to: COLUMBIA TOWNSHIP TREASURER 8500 JEFFERSON RD BROOKLYN, MI 49230 517-592-2000</p> <p style="text-align: center;">**See handout for additional information**</p>																																													
<p>OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table border="0"> <tr> <td>JAN 1 2022</td> <td>- DEC 31 2022</td> </tr> <tr> <td>JULY 1 2021</td> <td>- JUN 30 2022</td> </tr> <tr> <td>JULY 1 2021</td> <td>- JUN 30 2022</td> </tr> <tr> <td>OCT 1 2020</td> <td>- SEPT 30 2021</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	JAN 1 2022	- DEC 31 2022	JULY 1 2021	- JUN 30 2022	JULY 1 2021	- JUN 30 2022	OCT 1 2020	- SEPT 30 2021	<p>TO PAY BY CREDIT CARD, VISIT OUR WEBSITE AT WWW.TWP.COLUMBIA.MI.US. OR CALL (877) 792-6761. A 3% FEE WILL BE CHARGED BY THE CREDIT CARD PROVIDER FOR CREDIT AND DEBIT CARD PAYMENTS. E-CHECKS ARE NO CHARGE. IF PAYING BY CHECK, TAX AND SEWER PAYMENTS NEED TO BE PAID WITH TWO SEPARATE CHECKS.</p> <p style="text-align: right;">    </p>																																					
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Addendum 2

The 127 corridor already has multiple commercial properties. Vicary Rd already has industrial and commercial development on the adjacent Woodstock Twp parcels. There is only one residential contiguous neighbor.

Sewer line flanks the property on the 127 side, and natural gas is at Vicary Rd. A new solar farm and substation is just to the east.

We feel this is an excellent long term solution for commercial and industrial development in Columbia Twp.

Respectfully submitted,

Apostle Land Development Company

COLUMBIA TOWNSHIP

Receipt: 197961

02/14/22

8500 JEFFERSON RD
BROOKLYN MI 49230

Cashier: JCURTIS

Received Of: APOTLE LAND DEVELOPMENT

517-592-2000

The sum of: 400.00

ZONINGFE ZONING FEES

400.00

Total 400.00

CHECK 1111

400.00

Signed: _____ < 9 > _____

000-19-31-376-001-01
KONTOS JAMES J.ELIZABETH A
18708 VICARY RD
CEMENT CITY, MI 49233

000-18-36-276-001-02
FITCH ROBERT D & ELLEN R LORIDAS
12500 S MERIDIAN RD
CEMENT CITY, MI 49233

000-18-36-276-001-05
BRACEY LINDA L
1481 VICARY RD
CEMENT CITY, MI 49233

000-18-36-276-001-06
TANNER MARCIA A TRUST
212 RIVIERA DR
BROOKLYN, MI 49230

000-18-36-276-001-07
FERRIS STANLEY J & DELORES M
9651 STEARNS RD
CEMENT CITY, MI 49233

000-19-31-151-001-08
MACKENZIE KENNETH MARY
1408 W. SOUTHFIELD DR
JACKSON, MI 49203

000-19-31-151-001-07
APOSTLE LAND DEVELOPMENT CO LLC
5449 ARBOR BAY DR
BRIGHTON, MI 48116

000-19-31-301-001-04
UNDERWOOD CHRISTAL
18980 VICARY ROAD
CEMENT CITY, MI 49233

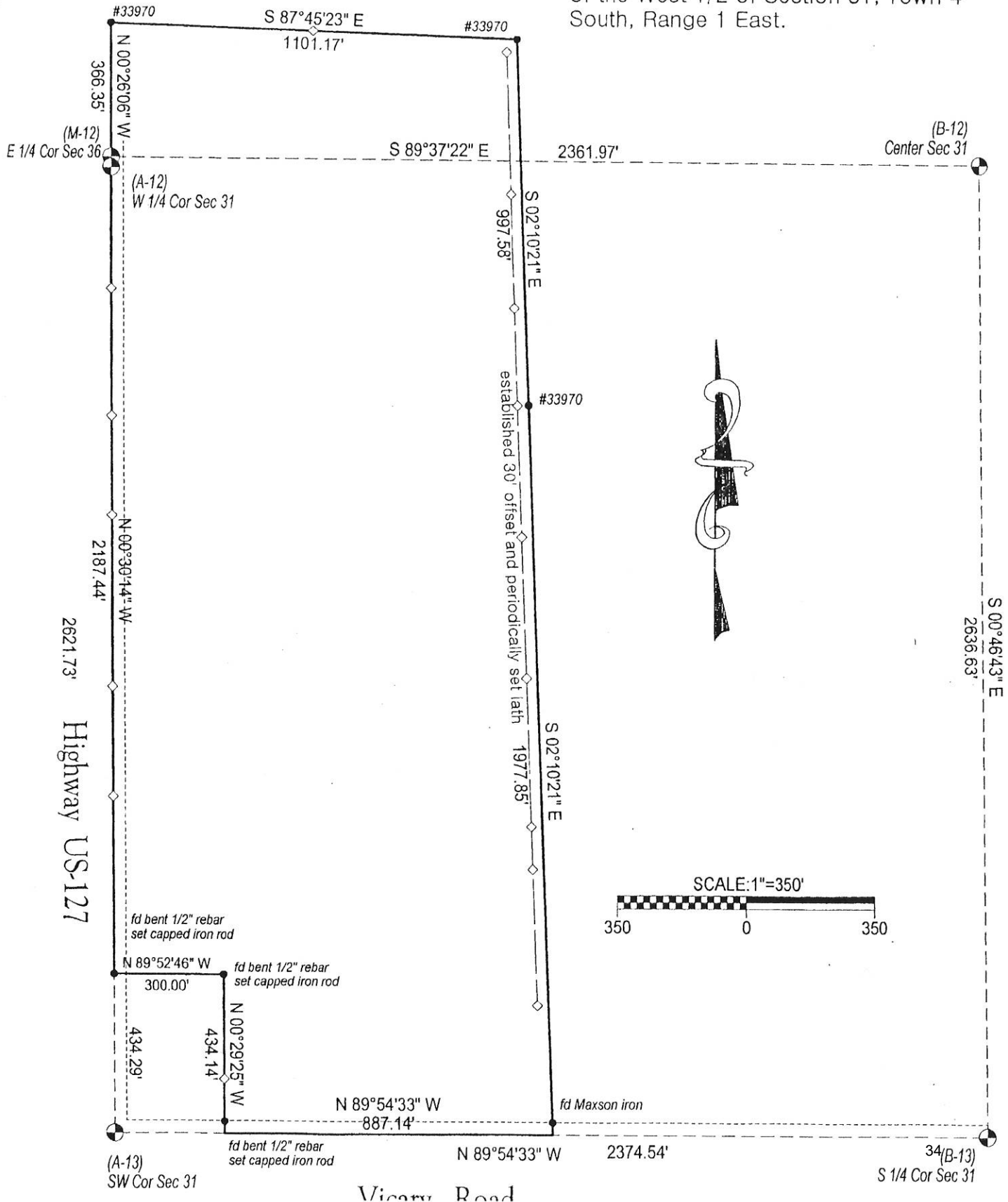
000-19-31-151-001-06
APOSTLE LAND DEVELOPMENT CO LLC
5449 ARBOR BAY DR
BRIGHTON, MI 48116

000-19-31-301-001-02
CARPENTER FAMILY TRUST
18228 VICARY RD
CEMENT CITY, MI 49233

000-19-31-176-001-00
HAWLEY JUDY REV LIVING TRUST
3723 WHITE RD
CEMENT CITY, MI 49233

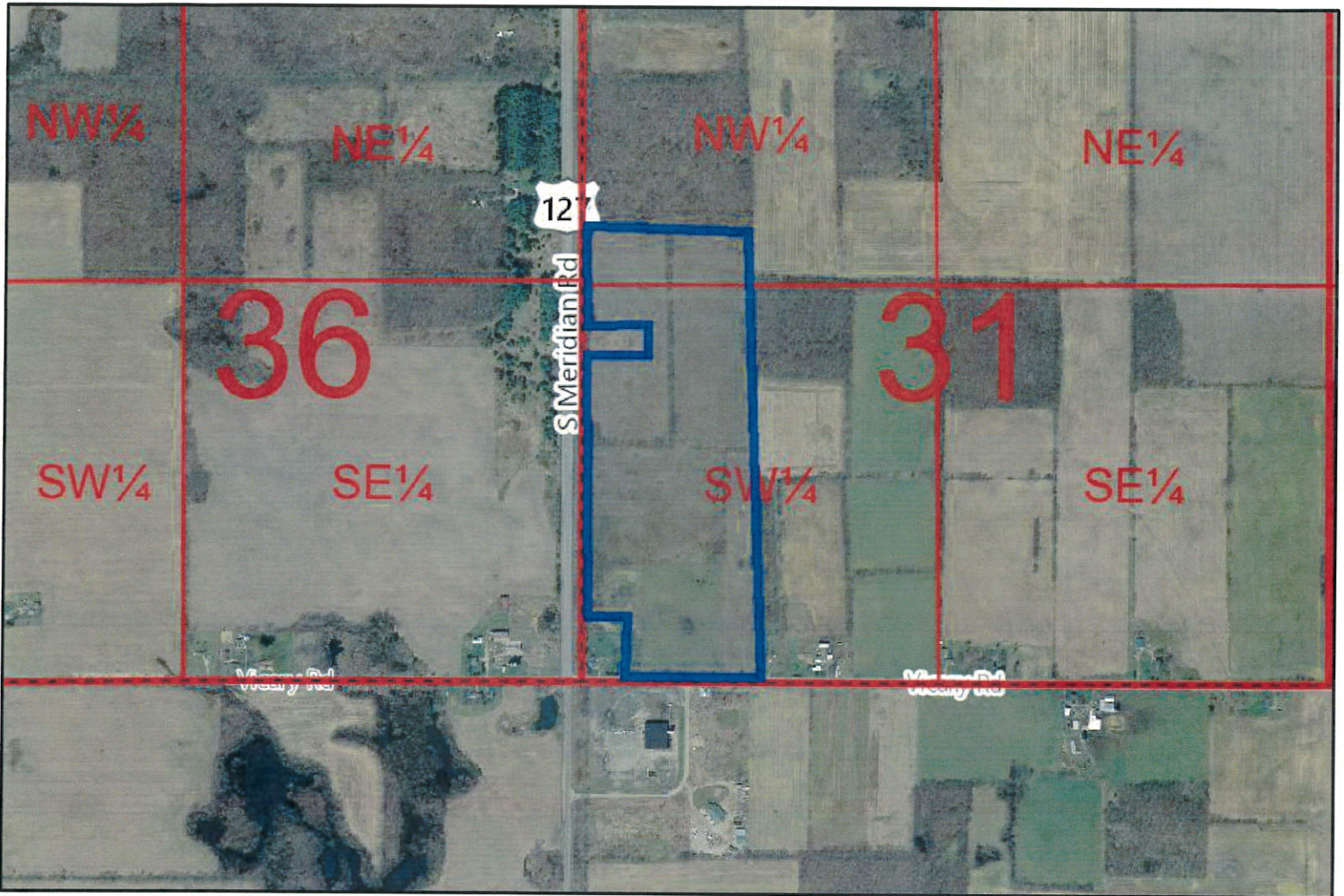
CERTIFIED BOUNDARY SURVEY

Land situated in Columbia Township,
Lenawee County, Michigan, being a part
of the West 1/2 of Section 31, Town 4
South, Range 1 East.



Parcel Report - Parcel ID: 000-19-31-151-001-07

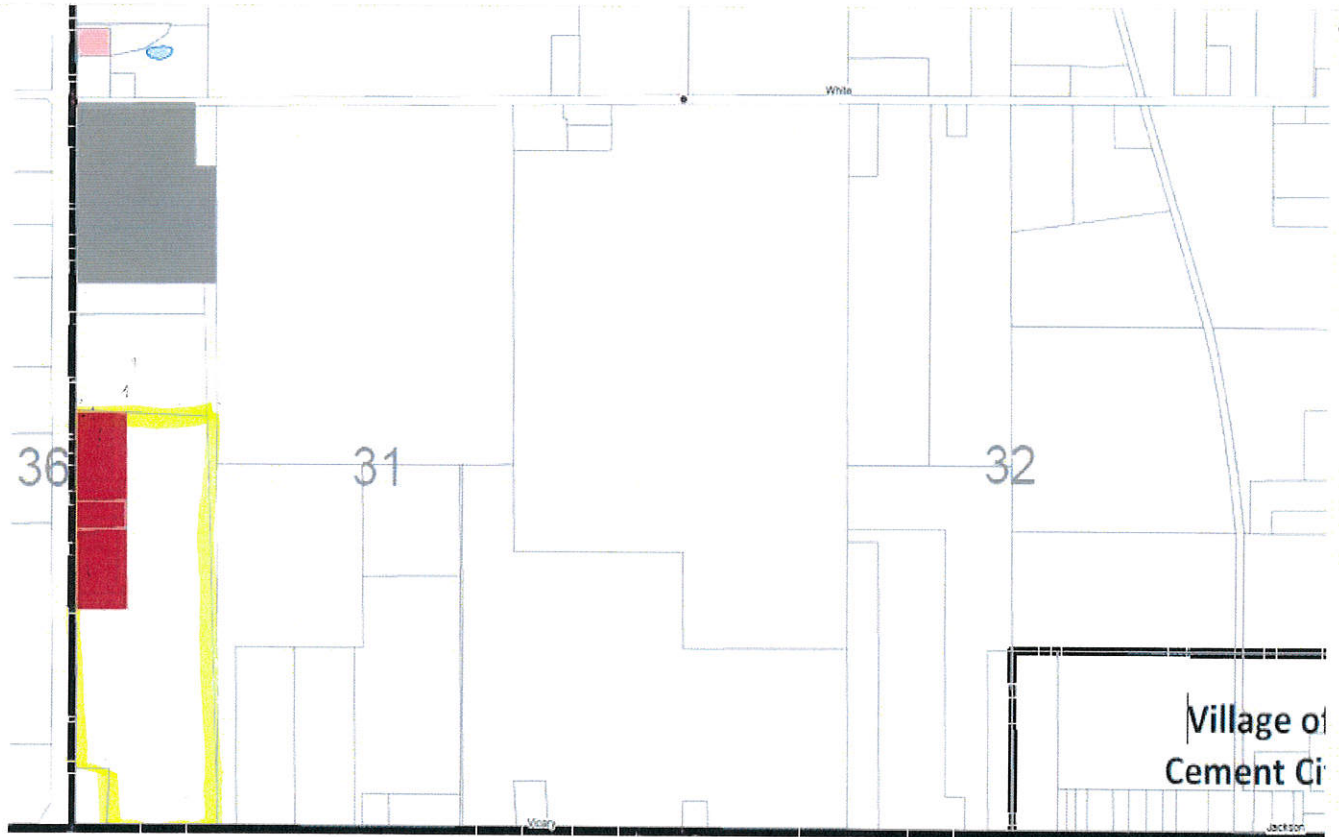
4/5/2022



Owner Name	APOSTLE LAND DEVELOPMENT CO LLC	2019	2020	2021
Owner Address	5449 ARBOR BAY DR BRIGHTON, MI 48116	Taxable Value	\$119,187	\$121,451
Parcel Address	VICARY RD CEMENT CITY, MI 49233	Assessed Value	\$150,300	\$148,000
Property Class	102 - AGRICULTURAL VACANT	Homestead	100	
Acreage	73.605	Gov't Unit	Columbia	
Liber/Page		Tax Unit	Columbia	
Legal Description:		School District	COLUMBIA SCHOOL	
		Status	Active	

COM AT THE W 1/4 COR OF SEC 31 AND RUNNING TH N00°46'16" W ALG THE W LN OF SEC 31 26.39 FT TO THE E 1/4 COR OF SEC 36 TH N00°42'28"W ALG THE W LN OF SAID SEC 31 1281.41 FT TH N89°23'42"E 1070.56 FT TH S02°26'50"E 1962.14 FT TH S89°30'38"W 1129.38 FT TO THE W LN OF SAID SEC 31 TH N00°46'16"W ALG SAID LN 651.05 FT TO BEG. EXC COM AT W 1/4 COR OF SEC 31 TH N00°46'16"W 26.39 FT ALG W LN OF SEC 31 TO E 1/4 COR OF SEC 36 TH N00°42'28"W 1056.41 FT ALG W LN OF SEC 31 FOR POB TH CONT N00°42'28"W 225.00 FT ALG W LN OF SEC 31 TH N89°23'42"E 1070.56 FT TH S02°26'50"E 225.12 FT TH S89°23'42"W 1077.39 FT TO BEG. ALSO COM ON THE W LN OF SEC 31 AT A PT LOCATED 434.2 FT N00°46'16"W FR THE SW CORNER OF SEC 31 FOR POB TH N00°46'16"W ALG SAID LN 1536.76 FT TH N89°30'38"E 1129.38 FT TH S02°26'50"E ALG THE E LN OF THE W 1/2 OF THE SW 1/4 OF SEC 31 1978.52 FT TO THE S LN OF SEC 31 TH S89°49'16"W ALG SAID S LN 887.3 FT TH N00°46'16"W 434.2 FT TH S89°49'16"W 300.00 FT TO BEG. EXC COM AT THE W 1/4 COR SEC 31 TH S00°46'16"E ALG THE W LN OF SEC 31 267 FT TO POB TH CONT S00°46'16" E 200 FT TH N89°13'44"E 435.6 FT TH N00°46'16"W 200 FT TH S89°13'44"W 435.6 FT TO BEG. ALSO EXC COM AT THE W 1/4 COR OF SEC 31 TH N00°46'16" W 26.39 FT ALG THE W LN OF SEC 31 TO THE E 1/4 COR OF SEC 36 TH N00°42'28"W 366.41 FT ALG W LN OF SEC 31 FOR POB TH CONT N00°42'28"W 690.00 FT TH N89°23'43" E 1077.39 FT TH S02°26'50" E 740.00 FT TH N88°01'19" W 1101.07 FT TO BEG. SEC 31 T4S R1E; SPLIT ON 04/19/2016 FROM 000-19-31-151-001-05





COLUMBIA TOWNSHIP

Jackson County, Michigan

OFFICIAL ZONING MAP

COLUMBIA TOWNSHIP PLANNING COMMISSION

September 6, 2022
7:00 PM

Meeting held in person at Township Office

Minutes

Call to order, Pledge of Allegiance: Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Mr. Trout called the roll: Present: Chairperson Todd Wanty, Vice-Chair Bob Jenson, Secretary Mike Trout, Mike McKay, Hollis Jeffreys, Walter Reed, Absent: Krissie Barnes; Recognized Guests: Rick Church, Linda Bracey, Andrew Krause

Approval of Agenda: *Motion by Mr. McKay, supported by Mr. Reed to approve the agenda as amended. Ayes all. Motion Carried*

Approval of Tuesday, July 5, 2022 Meeting Minutes: *Motion by Mr. McKay, supported by Mr. Jenson to approve the minutes with corrections. Ayes all. Motion Carried*

Purpose of meeting: Chair Wanty presented the purpose of the meeting.
a. Public Hearing for request to Re-zone Property Parcel 000-19-31-151-001-07 Vicary Rd., Cement City, MI 40233

Public Comment: Chair Wanty opened the public comment period at 7:05 p.m. Linda Bracey introduced herself as the property owner across U.S. 127 on the corner of Vicary Rd. She wanted to know what was happening at this hearing and she was interested in understanding the process. Andrew Krause representing the property owners introduced himself and indicated the request was for potential future use and that there was a long-term farm lease on the property that would continue. There were no further public comments and the Chair closed the public comment period at 7:18 p.m.

Old Business:

a. Review Master Plan Survey: Chair Wanty indicated he was trying to connect with the township on the status of the survey and results. He suggested a video of the Master Plan through a local partnership might be something to consider as other townships have done. Mr. Reed asked if there were results and Mr. Wanty said he was working with the township on that. Mr. McKay would like to know how the survey is going overall in terms of participation and preliminary results.

New Business:

- a. Public Hearing: Re-Zoning of Property Parcel 000-19-31-151-001-07 from AG to C3 Commercial Highway Service.

Chair Wanty opened the public hearing at 7:13 and explained the request was to Re-zone Property Parcel 000-19-31-151-001-07 from AG to C3 Commercial Highway Service. He asked the proponent if he had anything to add and Mr. Krause reiterated he was not intending to develop the property and this was for potential commercial development in the future. Ms. Bracey said she was comfortable with the proposal and understood what the purpose of the hearing was. Mr. Trout asked about the portion on Vicary road and whether that would be a future access point. There was discussion about the area already zoned C3 within the parcel. ***Mr. Wanty made the motion supported by Mr. McKay to recommend approval of the request to re-zone Property Parcel 000-19-31-151-001-07 from AG to C3 Commercial Highway Service. Ayes all. Motion carried***

Public Comment: Chair Wanty opened the public comment period at 7:30 p.m. Mr. Church commented that the recommendation would also need to be reviewed by the Region II Planning Commission that could take some additional time prior to being ready for the township board. He added a resolution should be developed and forwarded to the County. There were no further public comments and the Chair closed the public comment period at 7:35 p.m.

Commissioner Comments: Hollis Jeffreys asked Mr. Trout about the recommendation regarding marijuana establishments, and Mr. McKay also indicated a status update of items presented to the township board would be helpful. Mr. Trout briefed the commissioner's on his comments at the last township board meeting where he supported the planning commission action to explore the options available to the township in allowing marijuana establishments. Mr. McKay discussed several of the advantages and pointed out the risk of a referendum approach versus the township controlling the location and number of establishment. Mr. Trout indicated he believed the township would like to understand all their options. The members also discussed the charter township proposal being considered.

Adjournment: *Mr. Wanty made the motion supported by Mr. Trout to adjourn at 7:40 p.m. Ayes all. Motion carried*

RESPECTFULLY SUBMITTED
Mike Trout, Secretary



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #22-16

To: County Planning Commissioners
From: Stephen Bezold
Date: November 4, 2022

Proposal: **A rezoning in Section 26 (T3S-R2W) of Spring Arbor Township**

Request

The subject property —ID #000-12-26-401-001-00—is proposed for rezoning from ‘Agricultural (AG-1)’ to ‘Rural Non-Farm Residential (RNF-1)’ (see Figure 1 and the background information).

Purpose

Rezoning the property to ‘Rural Non-Farm Residential (RNF-1)’ will bring the property into compliance with Appendix A of Zoning Ordinance – minimum lot size.

Location and Size of the Property

The subject properties have a total area of approximately .85 acres. They are located in Section 26 (T3S-R2W) of the Township (see Figure 1), on the north side of Horton Road.

Land Use and Zoning

Current Land Use – The subject parcel is used for low density residential and the Township assesses it as ‘Residential’ currently (see Figure 2 and 5). Properties surrounding the subject property are also assessed ‘Residential’ and ‘Agricultural’.

Future Land Use Plan – The 2020 edition of the *Spring Arbor Township Master Plan* places the subject property in an area recommended for ‘Low Density Residential (LDR)’ uses (see Figure 3).

Current Zoning – The subject property is zoned ‘Agricultural (AG-1)’. The surrounding parcels are also zoned ‘Agricultural (AG-1)’ along with parcels zoned ‘Suburban Residential (RS)’ to the east and west along Horton Road (see Figure 4).

Public Facilities and Environmental Constraints

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

Public Road/Street Access – The subject property is accessed from Horton Road.

Environmental Constraints – The Township left the question regarding environmental constraints blank, but there do not appear to be any significant environmental constraints (see Figure 5).

Analysis and Recommendation

Township Planning Commission Recommendation – The Spring Arbor Township Planning Commission recommends **approval** of rezoning the subject property to ‘Rural Non-Farm Residential (RNF-1)’ (see the attached Zoning Amendment Form).

Staff Analysis – Spring Arbor 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 ‘Low Density Residential’ uses in the vicinity, including the subject property (see Figure 3). The Zoning Plan element of the document equates the ‘Rural Non-Farm Residential (RNF-1)’ zoning district 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 to the east and west are already zoned ‘Suburban Residential (RS)’ and immediately surrounding the subject property are zoned ‘Agricultural (AG-1)’ so ‘Rural Non-Farm Residential (RNF-1)’ would fit (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. ‘Low Density Residential (LDR)’ uses are planned for the area along Horton Road.

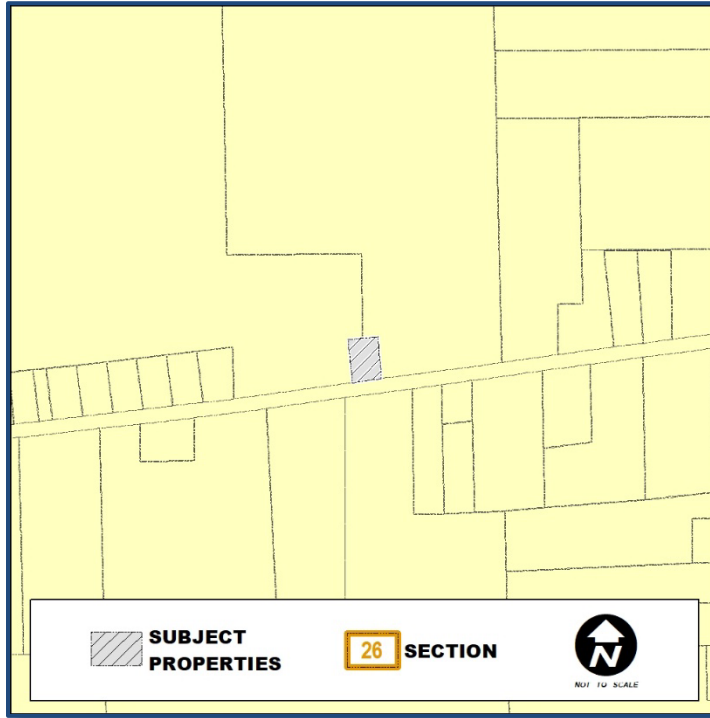
JCPC Staff Advisement – The proposed rezoning is consistent with the Spring Arbor Township Master Plan and other ‘Residential’ zoning is already present in the vicinity. Based upon this analysis, staff advises the County Planning Commission to recommend **APPROVAL** to the Spring Arbor Township Board of the proposed rezoning to ‘General Commercial (GC)’.

Suggested Actions:	
(1)	Recommend APPROVAL
(2)	Recommend DISAPPROVAL
(3)	Recommend APPROVAL WITH COMMENTS
(4)	Take NO ACTION

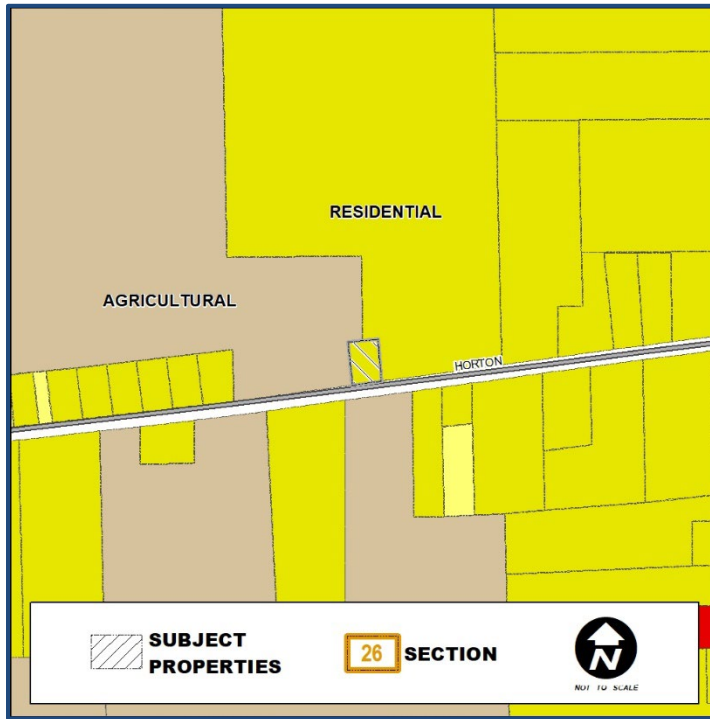
Staff Report Attachment(s):

- *Background information provided by Spring Arbor Township*

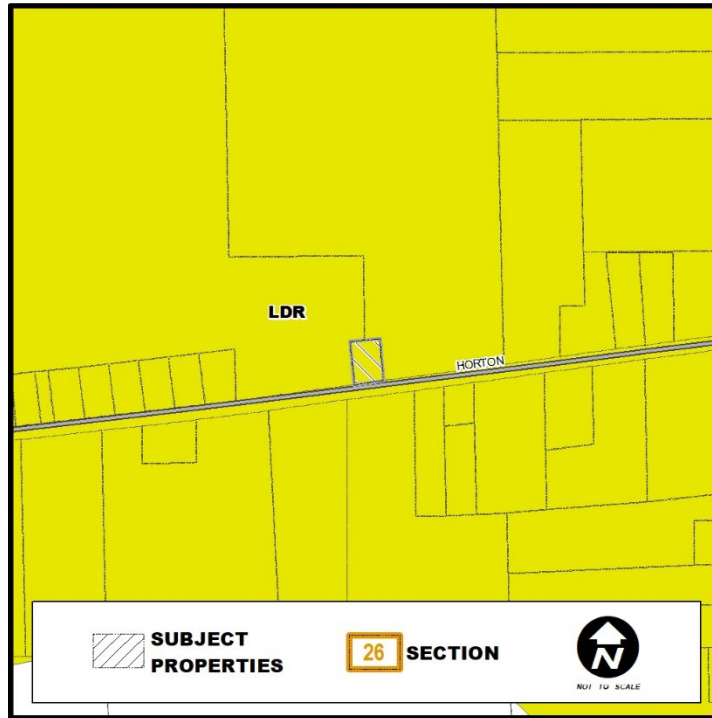
**Figure 1
Location**



**Figure 2
Property Assessment**



**Figure 3
Municipal Future Land Use**



**Figure 4
Municipal Zoning**

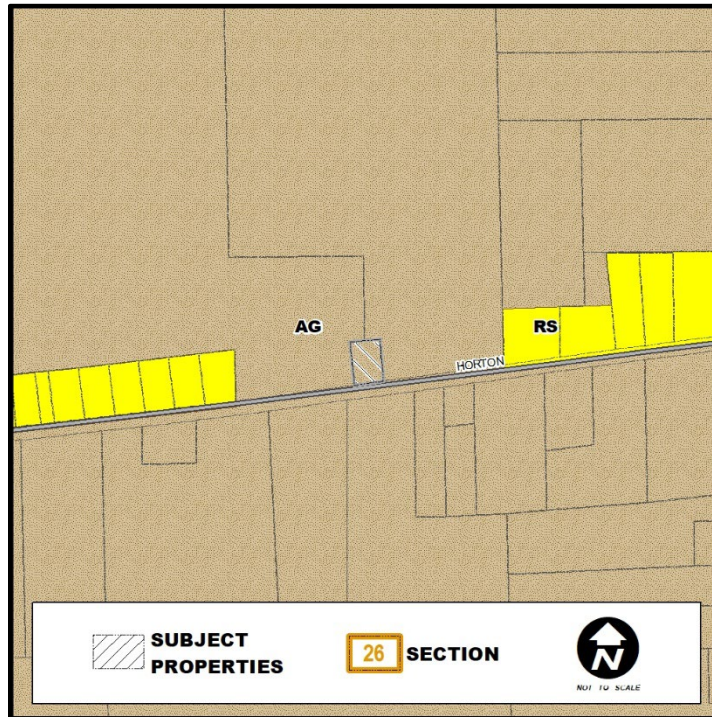


Figure 5
Aerial Photo



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 Spring Arbor 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.)

6440 Horton Rd ; parcel # 000-12-26-401-001-00

1. The above described property has a proposed zoning change FROM AG-1 Agricultural (_____) ZONE TO RNF-1 Rural Non Farm Residential) ZONE.

2. PURPOSE OF PROPOSED CHANGE: To bring parcel into compliance with Appendix A of Zoning Ordinance - minimum lot size

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 Oct day 18 year 2022

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Oct day 2 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 Salesman

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

Susan Luplow Chair or Secretary 11 / 2 / 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

JCPC Case #: _____ - _____
(For JCPC Use Only)

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Spring Arbor Township Case #: RZ 22-01
 Township official we may contact: Jan Gardner Phone #: (517) 750 - 2800
 Applicant: Spring Arbor Township Phone #: () -
 Rezoning Request: From: Agricultural (AG-1) To: Rural Non Farm Residential (RNF-1)
 Property Location: Section(s): 26 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"): .85 acre

Please attach location map Yes No
 What is the existing use of the site? single family dwelling and related accessory structures
 What is the proposed use of the site? same as above

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

What are the surrounding Zoning Districts?
 North: (AG-1) South: (AG-1)
 East: (AG-1) West: (AG-1)

What is the suggested use of the site on the Township's Land Use Plan map? low-density 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 Horton 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.
See meeting minutes.
 Please include any additional information or comments as an attachment.

Revised: 12/19/14

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, October 18, 2022

The regular meeting of the Spring Arbor Township Planning Commission was called to order by Chairman Al Sorenson at 6:00 p.m. at the Spring Arbor Township Hall.

Members Present: Terry French, Susan Luplow, Al Sorenson, Mel Rice, Amanda Wells, Carl Jacobson, and Mike Archer

Members Absent: Doug Martz and Jason Vasaris

Staff: Jan Gardner

Guests: Fredd Jonas

Public Comment: none

Minutes: Jacobson made a motion to accept the minutes from the June 14, 2022, meeting. Rice seconded this motion. Approved.

New Business:

Public Hearing/Application for Rezoning RZ 22-01 – Applicant Spring Arbor Township: Jan Gardner explained that this .85 acre parcel at 6440 Horton Rd. is zoned AG-1 Agricultural and it does not comply with the minimum lot size required in Appendix A of the Township’s Zoning Ordinance. Rezoning to RNF-1 Rural Non Farm Residential, with a minimum lot size of .75 acre, is recommended based on the current use of the property. There was no public comment received on the proposed zoning change. After discussion, the following motion was made by French and seconded by Jacobson: The Planning Commission recommends to the Township Board, the approval of application for rezoning RZ 22-01 for parcel #000-12-26-401-001-00 to change from AG-1 to RNF-1. Motion approved.

Old Business:

Jan Gardner provided an update on the Conditional Use Application C22-01 and Site Plan Review SPR22-01 – Applicant Spring Arbor Development Group LLC/Toby Jones.

Reports: none

Member Comments: none

Meeting adjourned at 6:27 p.m.

Respectfully submitted,

Susan Luplow, Secretary

**TOWNSHIP OF SPRING ARBOR
JACKSON COUNTY, MICHIGAN
APPLICATION FOR REZONING**

I(We) Spring Arbor Township Date 9/28/22

Address 107 E Main Spring Arbor MI Phone 750-2800

hereby file an application with the Township Clerk's office to:

- 1. Add to or change the text of the Zoning Ordinance
- 2. X Re-Zone property from AG-1 classification to RNF-1
Agricultural Rural Non Farm Residential

Your application will not be processed without the parcel number.

Parcel Number: 000-12-26-401-001-00

A. Legal description of property (lot, block, tract, subdivision name) _____

BEG AT NW COR OF SE 1/4 OF SEC 26 TH S 750.3 FT ALG N&S 1/4 LN TO CEN LN OF HORTON RD TH N84%27'30"E 591.37 FT ALG CEN OF HORTON RD TO A PT FOR PL OF BEG OF THIS DESCN TH N5%32'30"W 250 FT TH N84%27'30"E 150 FT TH S5%32'30"E 250 FT TO CEN LN OF HORTON RD TH S84%27'30"W 150 FT TO BEG. SEC 26 T3S R2W

B. State intended use of buildings, structures or land single family dwelling
and related accessory structures

C. Reasons for requesting zoning change To bring the parcel into compliance
with Appendix A of Zoning Ordinance - minimum lot size

D. Address of property, if different from ^{applicant's} ~~owner's~~ address above 6440 Horton Rd
Jackson MI 49201 Property owner - Fredd & Kitty Jonas

Fee: n/a

Receipt No. _____

[Signature]
Signature of Applicant

[Signature]
Township Clerk

Appendix A District Regulations for Lot, Setback and Building Height

SECTION 4.6 – DISTRICT AREA, YARD, HEIGHT, AND BULK REGULATIONS

ZONING DISTRICTS	ZONING SYMBOL	LOT REQUIREMENTS		MINIMUM YARD REQUIREMENTS			MAXIMUM BUILDING HEIGHT		MINIMUM TRANSITION STRIP REQUIREMENTS	
		MINIMUM AREA	MINIMUM WIDTH	MAXIMUM COVERAGE	FRONT	SIDE	REAR	PRINCIPAL		
Agricultural	AG-1	1 Acre	150'	10%	60'	30'	50'	2 1/2 story or 35'	80'	Single-Family detached dwelling units. All other uses.
		2 Acres	150'	20%	35'	60**	35'	2 1/2 story or 35'	25'	Single-family detached dwelling units. All other uses.
Rural Non-Farm	RNF-1	1/4 Acre	150'	20%	35'	20'	35'	2 1/2 story or 35'	25'	Single-family detached dwelling units with central sewage and water systems
		10,000 sq. ft.	100'	30%	35'	35**	20'	2 1/2 story or 35'	25'	Single-family detached dwelling units with central sewage and water systems.
Suburban Residential	RS-1	15,000 sq. ft.	120'	30%	35'	25' Tot	20'	2 1/2 story or 35'	25'	Single-family detached dwelling units with central sewage and water systems.
		1 Acre	120'			35**				Single-family detached dwelling units with central sewage and water systems.
		10,000 sq. ft.	100'	30%	35'	10'	20'	2 1/2 story or 35'	25'	Single-family detached dwelling units with-out central sewage and water systems.
		15,000 sq. ft.	100'	30%	35'	25' Tot	20'	2 1/2 story or 35'	25'	Two-family dwellings with central sewage and water systems.
Multiple-Family Residential	RM-1	20,000 sq. ft.	120'			25' Tot				Two-family dwellings without central sewage and water systems.
		1 Acre	120'			35**				All other uses.
		10,000 sq. ft.	80'	25%	25'	10'	25'	2 1/2 story or 35'	25'	Two-family detached dwelling units with central sewage and water systems.
		15,000 sq. ft.	120'	25%	25'	25' Tot or 35**	25'	2 1/2 story or 35'	25'	Two-family detached dwelling units without central sewage and water systems. 15,000 sq. ft. for 1 st three dwelling units + 2,000 sq. ft. for each add'l dwelling unit with central sewage and water system. All other uses.
Office	O-1	10,000 sq. ft.	75'	35%	25'	10'	25'	2 1/2 story or 35'	25'	Uses with central sewage and water systems
		15,000 sq. ft.	100'	25%	35'	25' Tot	20'	35'	15' wide and fence, well, or hedge 4' to 6' high if abutting a residential district. 20' wide, landscaped strip if fronting a public street.	Uses without central sewage and water systems.
Local Commercial	C-1	10,000 sq. ft.	75'	25%	35'	20'	20'	35'	15' wide and fence, well, or hedge 4' to 8' high if abutting a residential district. 20' wide, landscaped strip if fronting a public street.	With central sewage and water systems.
		15,000 sq. ft.	100'	25%	35'	35**	20'	35'	15' wide and fence, well, or hedge 4' to 8' high if abutting a residential district. 20' wide, landscaped strip if fronting a public street.	Without central sewage and water systems.
General ** Commercial	C-2	10,000 sq. ft.	75'	25%	35'	20'	20'	35'	15' wide and fence, well, or hedge 4' to 6' high if abutting a residential district. 20' wide, landscaped strip if fronting a public street.	With central sewage and water systems.
		15,000 sq. ft.	100'	25%	35'	35**	20'	35'	15' wide and fence, well, or hedge 4' to 6' high if abutting a residential district. 20' wide, landscaped strip if fronting a public street.	Without central sewage and water systems.
Highway Service Commercial	C-3	15,000 sq. ft.	100'	25%	35'	20'	20'	35'	25' wide and fence, well, or hedge 4' to 8' high if abutting a residential or commercial district. 20' wide, landscaped strip if fronting a public street.	Without central sewage and water systems.
Light Industrial	I-1	20,000 sq. ft.	80'	25%	35'	20'	35'	35'	25' wide and fence, well, or hedge 4' to 8' high if abutting a residential or commercial district. 20' wide, landscaped strip if fronting a public street.	

* Corner Lot

** In Central Business District, no yard requirements or transition strips are required, only side yard and rear yard when abutting Residential Districts.



Parcel Report - Parcel ID: 000-12-26-401-001-00

10/17/2022

6440 Horton Rd



Owner Name JONAS FREDD & KITTY
Owner Address 6440 HORTON RD
 JACKSON, MI 49201
Homestead 100
Parcel Address 6440 HORTON RD
 JACKSON, MI 49201
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.85
Gov't Unit Spring Arbor
Tax Unit Spring Arbor
School District CONCORD SCHOOL
Liber/Page

	2020	2021	2022
Taxable Value	\$52,108	\$52,837	\$54,580
Assessed Value	\$60,540	\$71,170	\$72,400

Tax Description:

BEG AT NW COR OF SE 1/4 OF SEC 26 TH S 750.3 FT ALG N&S 1/4 LN TO CEN LN OF HORTON RD TH N84DEG 27'30"E 591.37 FT ALG CEN OF HORTON RD TO A PT FOR PL OF BEG OF THIS DESCN TH N5DEG 32'30"W 250 FT TH N84DEG 27'30"E 150 FT TH S5DEG 32'30"E 250 FT TO CEN LN OF HORTON RD TH S84DEG 27'30"W 150 FT TO BEG. SEC 26 T3S R2W .85A



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





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 | #22-17

To: County Planning Commissioners
From: Stephen Bezold
Date: August 2, 2022

Proposal: **A rezoning in Section 13 (T1N-R1E) of Henrietta Township**

Request

One property —ID #083-04-13-229-002-00—are proposed for rezoning from ‘Commercial-1 (C-1)’ to ‘Commercial-2 (C-2)’ (see Figure 1 and the background information).

Purpose

Rezoning the property to ‘Commercial-2 (C-2)’ will bring the existing property’s use into conformity with the Zoning Ordinance.

Location and Size of the Property

The subject property have a total area of approximately .33 acres. They are located in Section 13 (T1N-R1E) of the Township (see Figure 1), on the south side Plum Orchard Road and west side of Main Street.

Land Use and Zoning

Current Land Use – The subject is currently being assessed as commercial land, used as auto repair, maintenance, and sales (see Figure 2 and 5). Properties located directly to the north, east, and west are also assessed ‘Commercial. To the south, properties are used for residential.

Future Land Use Plan – The 201-2024 edition of the *Henrietta Township Master Plan* places the subject property in an area recommended for ‘Commercial’ uses, with parcels in the vicinity recommended for ‘Agricultural’ and ‘High Density Residential’ (see Figure 3).

Current Zoning – The subject property is zoned ‘General Commercial’. It is surrounded by parcels are zoned ‘Agricultural (AG)’, ‘Residential (R-1) and (R-2)’, and ‘Industrial (I-1)’.

Public Facilities and Environmental Constraints

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

Public Road/Street Access – The subject property is accessed from Plum Orchard Road and Main Street.

Environmental Constraints – The Township did not identify any significant environmental constraints (see the attached Rezoning Worksheet Form).

Analysis and Recommendation

Township Planning Commission Recommendation – The Henrietta Township Planning Commission recommends **approval** of rezoning the subject property to ‘Commercial Highway Services (C3)’ (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 (a Master Plan element) recommends ‘Commercial’ uses in the vicinity, including the subject property (see Figure 3). The Zoning Plan element of the document equates the ‘General Commercial (GC)’ zoning district 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. Property located within the subject property are already zoned ‘Commercial (GC)’ and to the north is zoned ‘Agricultural (AG)’ and to the south is zoned ‘Residential (R-2)’ so the recommendation would fit (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. ‘General Commercial (GC)’ uses are planned for the area along Main Street.

JCPC Staff Advisement – The proposed rezoning is consistent with the Henrietta Township Master Plan and other ‘General Commercial (GC)’ zoning is already present in the vicinity. Based upon this analysis, staff advises the County Planning Commission to recommend **APPROVAL** to the Henrietta Township Board of the proposed rezoning to Commercial Highway Service (C-3)’.

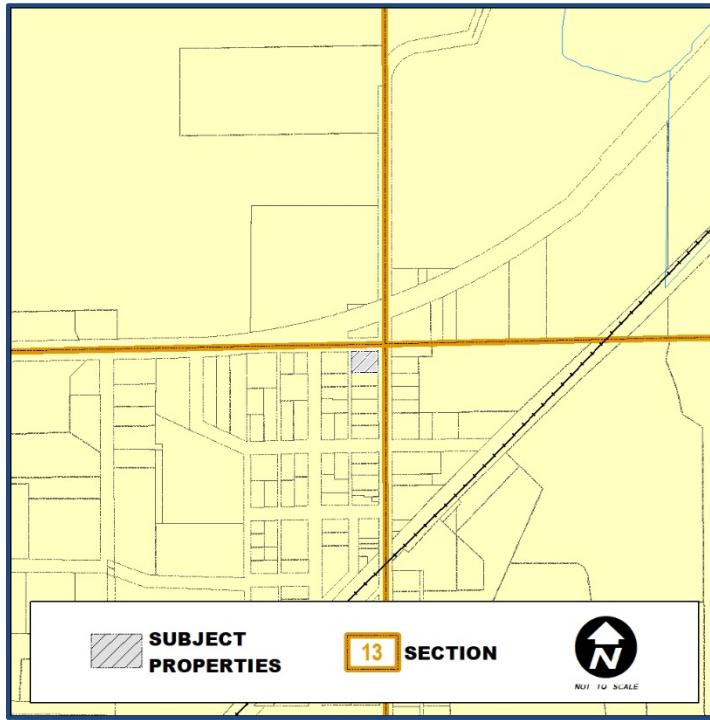
Suggested Actions:

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

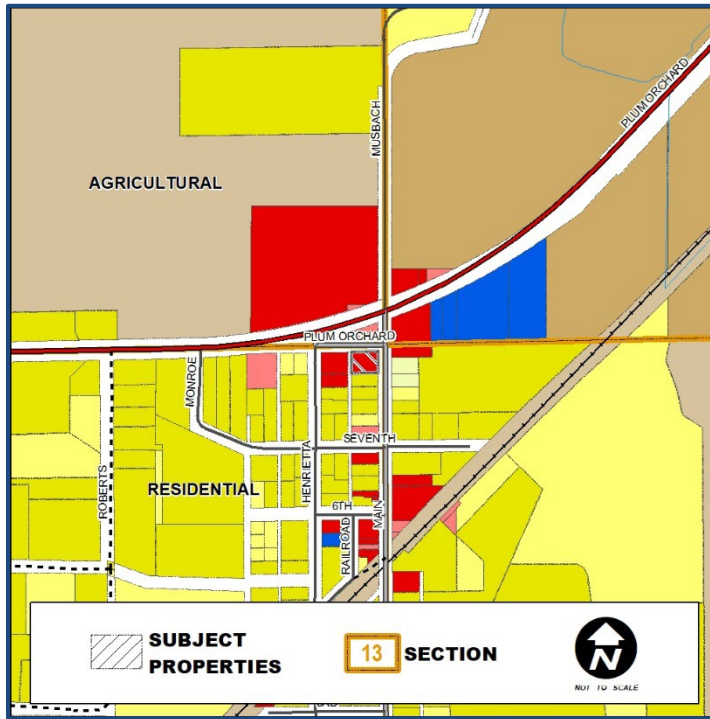
Staff Report Attachment(s):

- *Background information provided by Henrietta Township*

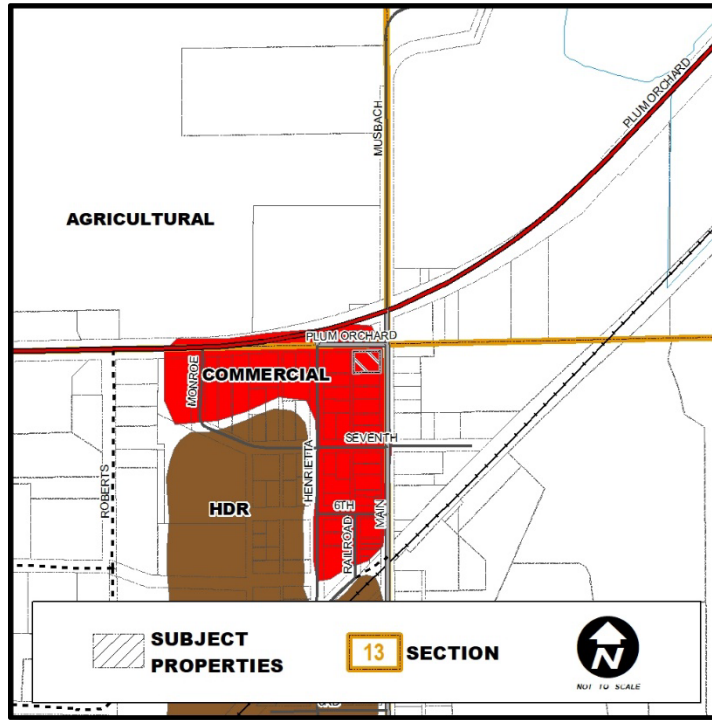
**Figure 1
Location**



**Figure 2
Property Assessment**



**Figure 3
Municipal Future Land Use**



**Figure 4
Municipal Zoning**

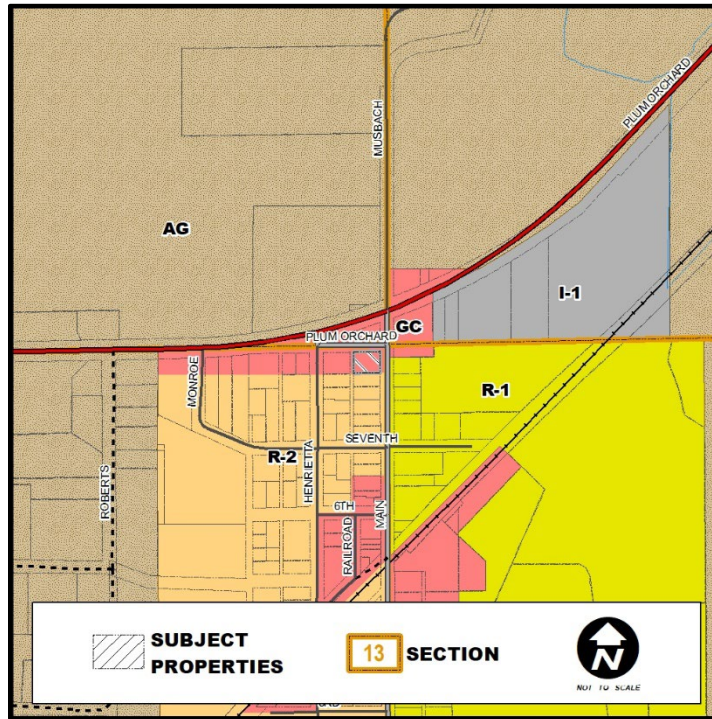


Figure 5
Aerial Photo



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: Henrietta Township Case #: 322 Main ST., Munith, MI 49259
 Township official we may contact: Nancy Hawley Phone #: (517) 769 - 6925
 Applicant: Jamie Dingee and Scott Jacobs Phone #: (517) 513 - 4268
 Rezoning Request: From: Commercial-1 (C-1) To: Commercial -2 (C-2)
 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"): .33 acres

Please attach location map Yes No
 What is the existing use of the site? auto repair & maintenance

What is the proposed use of the site? auto repair & maintenance & auto sales

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
 North: Commercial-2 and Agriculture North of M106 South: Residential single & multi-family
 East: Commercial-2 West: Commercial-2

What are the surrounding Zoning Districts?
 North: (C-2) Commercial-2 South: (R-2) Residential-2
 East: (C-2) Commercial-2 West: (C-2) Commercial-2

What is the suggested use of the site on the Township's Land Use Plan map? Commercial-High Density Residential-Mixed Use

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 (old) Plum Orchard Rd. at Main St.

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.

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 Henrietta 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.)

Parcel ID # 083-04-13-229-002-00 Description: Lot 3 Block 2 of Sutton's Plat of the Village of Munith, .33 acres Section 13,

1. The above described property has a proposed zoning change FROM Commercial-1 (C-1) ZONE TO Commercial-2 (C-2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: The rezoning will allow the property's (nonconforming) existing use to be bought closer to conforming where it is listed in the Zoning Ordinance.

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 November day 22 year 2022
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month November day 6 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 Salesman
The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to APPROVE or DISAPPROVE.
Nancy Hawley Chair or Secretary Nov. / 23 / 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.

NOTICE OF PUBLIC HEARING

RESIDENTS OF HENRIETTA TOWNSHIP

A Public Hearing has been scheduled for Tuesday November 22, 2022 at 7:00 p.m. at Henrietta Township Offices, 11732 Bunkerhill Road, Pleasant Lake, MI.

At this time all interested parties will be heard on the request to Rezone from Commercial-1

(C-1) to Commercial-2 (C-2), an area of approximately .33 acres of property located at 322 Main St. Munith, Mi.; Section 13 of the Township (Lot 3 Block of Sutton's Plat of the Village of Munith), parcel number #083-04-13-229-002-00.

Henrietta Township Offices are open 9:00 a.m. to 5:00 p.m. Monday through Thursday during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above rezoning may be directed to the Township.

If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Road, Pleasant Lake, MI. 49272

Henrietta Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon (10) days written notice to the Township.

Sally J. Keene, Clerk
Henrietta Township

11/06/22

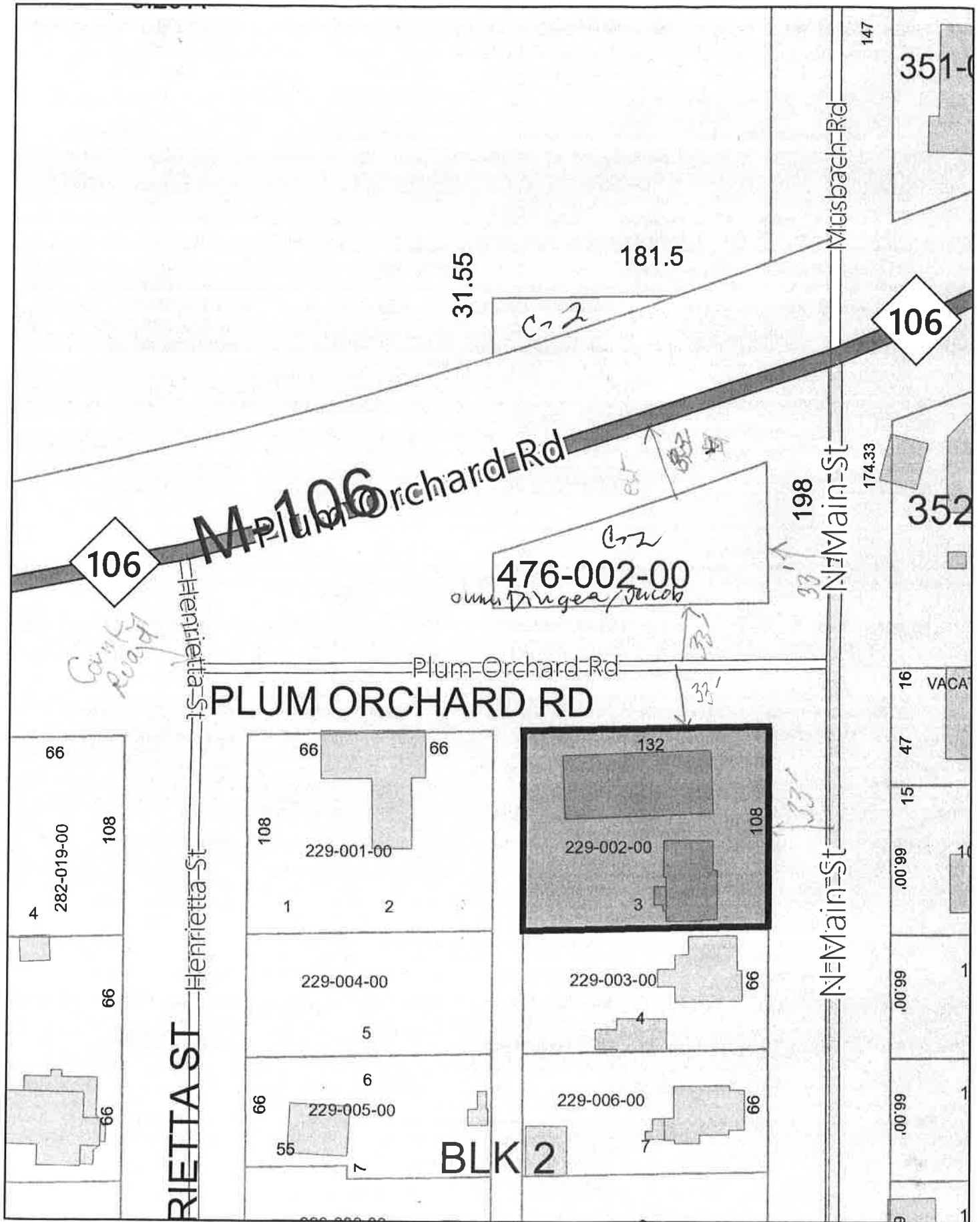
Eastern - 2x5.5

\$146.09

-35%

(Township Legal Notice Rate)

\$94.96 ⁵⁷



083-04-13-229-002-00
DINGEE JAMIE L & JACOB SCOTT A
3511 NASH DR
JACKSON, MI 49201

083-04-13-229-001-00
BC PROPERTY LLC
9004 PLUM ORHARD RD
MUNITH, MI 49259

~~083-04-13-282-019-00
KITLEY DEWAYNE & CONNIE
11489 WATERLOO
MUNITH, MI 49259~~

082-04-13-282-018-00
KITLEY DEWAYNE & CONNIE
11489 WATERLOO
MUNITH, MI 49259

083-04-13-229-003-00
BRED STACY M
318 N MAIN ST
MUNITH, MI 49259

~~083-04-13-229-004-00
BC PROPERTY LLC
9004 PLUM ORCHARD RD
MUNITH, MI 49259~~

082-04-13-282-020-00
FORBES CHESTER & LISE
414 HENRIETTA
MUNITH, MI 49259

083-04-13-229-006-00
HUGHES RICHARD B
314 N MAIN ST
MUNITH, MI 49259

~~083-04-13-229-005-00
WRIGHT BETH M
409 HENRIETTA ST
MUNITH, MI 49259~~

083-04-13-229-008-00
WRIGHT BETH M
409 HENRIETTA ST
MUNITH, MI 49259

083-04-13-229-007-00
NEFF SHANE F
308 N MAIN ST
MUNITH, MI 49259

082-04-13-282-023-00
HUGHES CHERYL L LIFE EST
204 W SEVENTH ST
MUNITH, MI 49259

083-04-13-229-010-00
WORKER HARRISON F
6991 LIMERICK
ONSTED, MI 49265

X 083-04-13-229-009-00
BROESAMLE LOWELL & KATHRYN
P O BOX 7
MUNITH, MI 49259
110 W. 7th

~~083-04-13-229-011-00
NEFF SHANE F
308 N MAIN ST
MUNITH, MI 49259~~

083-04-13-229-012-00
FIRST M E CHURCH
PO BOX 189
MUNITH, MI 49259
224 N.

~~000-04-12-476-002-00
DINGEE JAMIE L & JACOB SCOTT A
3511 NASH DR
JACKSON, MI 49201~~

000-04-12-476-001-00
KATZ FARMS LLC
11283 MUSBACH RD
MUNITH, MI 49259

000-05-07-352-002-00
RTC ENVIRO-FAB INC
PO BOX 99
PLEASANT LAKE, MI 49272
Plum Orchard 9043 M-106 49259

000-05-07-351-001-00
PJS CAFE LLC
6325 COOPER
JACKSON, MI 49201

000-05-07-352-001-00
MUNITH N MAIN LLC
PO BOX 708
HOWELL, MI 48844
1106 9095 Plum

000-05-18-101-007-00
ANNABEL ROBERT W & KATHY E
PO BOX 75
MUNITH, MI 49259
106 7th St

000-05-18-101-005-00
WORDEN JAMES S & ROBERT S
9440 TERRITORIAL RD
MUNITH, MI 49259

~~000-05-18-101-004-00
ANNABEL ROBERT W & KATHY E
PO BOX 75
MUNITH, MI 49259~~

000-05-18-101-004-01
BOOMER JUDY I
321 N MAIN ST
MUNITH, MI 49259

000-05-18-101-006-00
SPIESS JERRY & LORRI
100 E SEVENTH ST
MUNITH, MI 49259

~~000-05-18-101-003-00
BOOMER JUDY I
321 N MAIN ST
MUNITH, MI 49259~~

~~000-05-18-101-002-00
ANNABEL ROBERT W & KATHY E~~

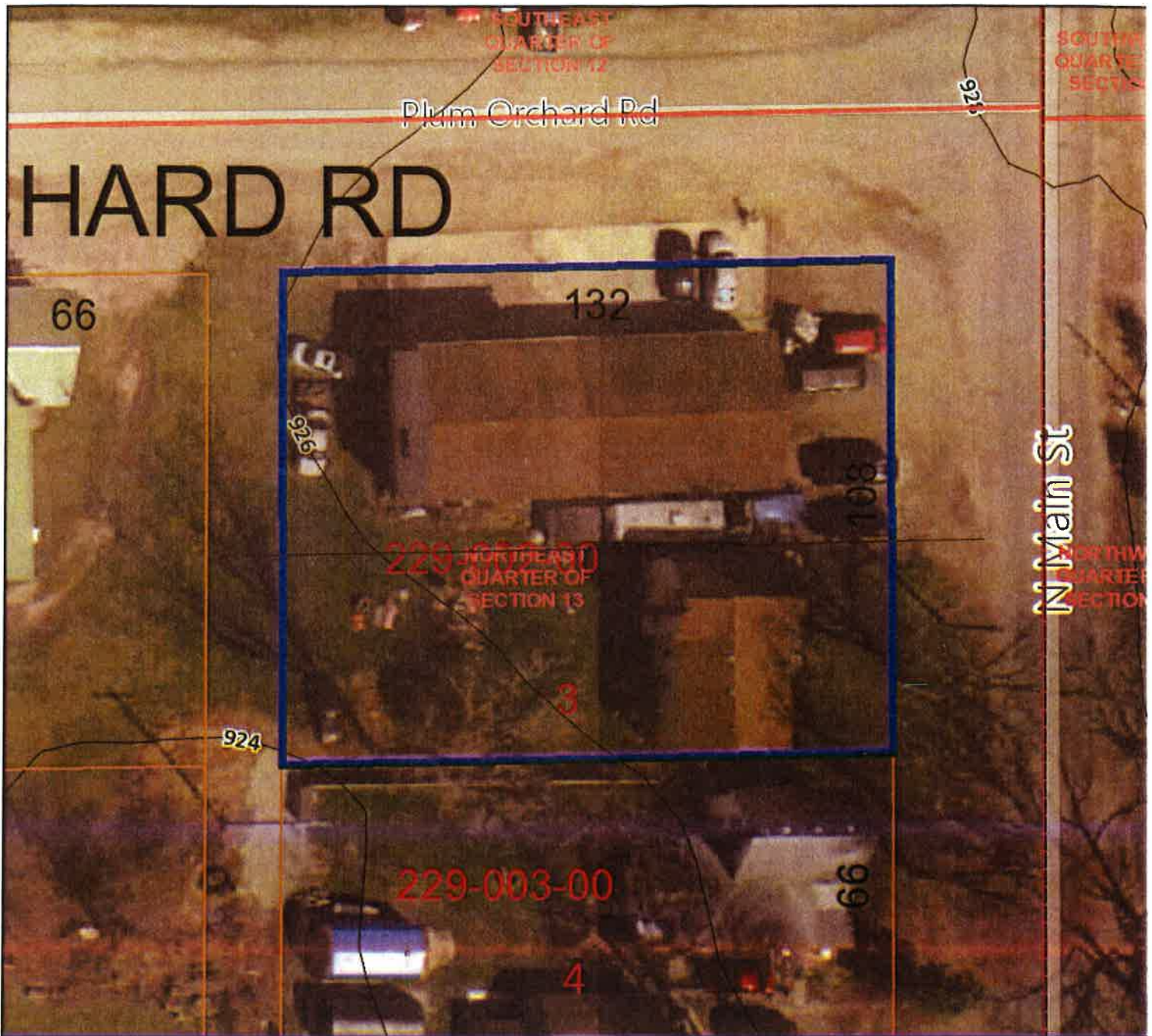
✓ 000-05-18-101-001-00
KOEPPGEN ERIK D ←

*9445 Kennedy 59
Munith 49259*



Parcel Report - Parcel ID: 083-04-13-229-002-00

8/4/2



Owner Name DINGEE JAMIE L & JACOB SCOTT A
Owner Address 3511 NASH DR
 JACKSON, MI 49201
Homestead 0
Parcel Address 322 MAIN ST
 MUNITH, MI 49259
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.33
Gov't Unit Henrietta
Tax Unit Henrietta
School District STOCKBRIDGE SCHOOL
Liberal/Pane 2170-415

	2020	2021	2022
Taxable Value	\$60,341	\$77,300	\$75,000
Assessed Value	\$68,400	\$77,300	\$75,000

Tax Description:
 LOT 3 BLOCK 2 OF SUTTON'S PLAT OF THE VILLAGE
 MUNITH #

Flag:

DOB SCOTT A

Address: 322 WIKITA SF

Property Zip: 49259

3-Tax info.

4-PEE: 0

5-Status

6-Linked Appo Info

7-Attach (18)

8-Sketches (5)



12/3/20_3



12/3/20_2



12/3/20_1



12/3/20



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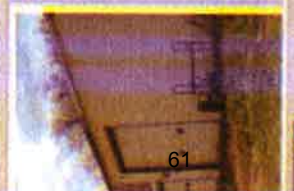
083 04 13 229 002 00



083 04 13 229 002 00 D



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HENRIETTA TOWNSHIP ZONING APPLICATION

APPLICATION FOR:

---Rezoning	\$750.00/ Escrow \$550.00
---Conditional Use Permit (non-cell tower)	\$925.00/ Escrow \$550.00
---Conditional Use Permit (cell tower)	\$925.00/ Escrow \$1000.00
---Site Plan Review (Non Plat) (if not part of another permit)	\$330.00/ Escrow \$350.00
---Site Plan Review (Plat) (if not part of another permit)	\$330.00/ Escrow \$750.00
---Variance (Zoning Board of Appeals) \$250.00	---All other hearings \$250.00

This application will not be accepted if incomplete. All required materials must be submitted at least forty-five (45) days prior to the next Planning Commission meeting and fifteen (15) days prior to the next Board of Appeals meeting.

APPLICANT INFORMATION (If different than owner)(Letter of authorization from owner)

Name JAMIE DINEE SCOTT JACOBS Telephone Number 517-513-4268
240-3677
 Address 3511 NASH DR. 715 S. GORHAM

OWNER INFORMATION

Name JAMIE DINEE SCOTT JACOBS Telephone Number 517-513-4268
240-3677
 Address 3511 NASH DR 715 S. GORHAM ST

PROPERTY INFORMATION

Address or Location 324 MYRSE MOUTH MI
 Zoning District C-1 Property Size _____

DESCRIPTION OF PROPOSED USE/REQUEST (use other side or attach additional pages as needed)

REZONE C-1 TO C-2 FOR CAR REPAIR
& MAINTENANCE.

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

Scott Jacobs Signature of Applicant/Owner Date 8-3-22

I hereby grant permission for members of the Henrietta Township Planning Commission, Board of Appeals, Township Board, Zoning Administrator, and or Building Inspector to enter the above-described property, or as described in the attachment, for the purposes of gathering information related to this application/request. (Note to applicant: This is optional and will not affect any decision on your application.

Scott Jacobs Signature of Applicant/Owner Date 8-3-22

-----DO NOT WRITE BELOW THIS LINE-----

Date Received _____ Fee Paid _____ Application Accepted By _____
 Date Received by Clerk's Office _____ Clerk's Initials _____
 Submitted Materials: _____ Site Plan _____ Application _____ Legal Description _____
 Decision _____
 _____ Date _____

REVISED 10/8/03

HENRIETTA TOWNSHIP PLANNING COMMISSION
11732 Bunkerhill Road, Pleasant Lake, MI 49272
Phone: 517-769-6925
Website: henriettatownshipmi.gov

MINUTES FROM 11/22/2022 PUBLIC HEARING
RE: REZONING REQUEST
(by Anita Szabo, Recording Secretary)

Members present: R. Draeger, J. Duszynski, A. Faist, N. Hawley, T. Kinch, R. Troman; A. Wellington

Also present: A. Grimes

1. Call to Order

- Meeting called to order at 7:02 p.m.
- Pledge of Allegiance was recited.

2. Public Comment

- None.

3. Rezoning Request Review

- Request is to rezone from Commercial-1 (C-1) to Commercial-2 (C-2).
- Property involved is an area of approximately .33 acres located at 322 Main Street in Munith (Section 13 of the Township; Lot 3 Block of Sutton's Plat of the Village of Munith; Parcel No. 083-04-13-229-002-00).
- Request brought forth by property owner in order to continue operation of current auto repair facility and expand business to include auto sales.
- Planning Commission agreed rezoning will allow the property's existing use to be brought closer to conforming to the zoning ordinance section in which the use is listed.
- N. Hawley reiterated findings from completed *Rezoning Request Worksheet*.
- Information contained within a letter submitted by a concerned neighbor were reviewed.
 - o Planning Commission agreed general content of letter could and would be shared with property owner but concerns brought forth are not under the jurisdiction of the Planning Commission and are separate from considerations for rezoning.
- A motion to approve the rezoning request was brought by J. Duszynski, seconded by R. Draeger, and passed unanimously by remaining members.
- The matter will now go before the Jackson County Planning Commission for their recommendation.

4. Review of Proposed Text Amendments to Henrietta Township's Zoning Ordinances

- Ordinances reviewed:
 - o Article II, Definitions, Section 201.119 – Small Box Discount Store
 - o Article XII Site Plan Review and Approval, Section 1205 – Standards for Site Plan Review; Section 1205.1 – Tabling; and
 - o Article XII Site Plan Review and Approval, Section 1205 – Standards for Site Plan Review; Section 1209 – Abandoned Building Surety Bond.

- After a brief discussion, including cautionary comments from Township Supervisor, A. Grimes, as pertaining to proposed amendment to Article II, it was determined there was no immediate need for action on this matter.
- A motion to table the matter was brought by J. Duszynski, seconded by T. Kinch, and passed unanimously by remaining members.

5. Public Comment

- A gentleman from Leoni Township vociferously commented about the election process.
 - o He was informed of the Planning Commission's role within our community and advised to redirect his comments to the proper board of the jurisdiction in which he resides.

6. Adjournment

- This portion of the meeting adjourned at 7:39 p.m.