



Jackson County Planning Commission

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

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:
Jacob Hurt
R2PC Executive Director
(517) 768-6705
jhurt@mijackson.org

DATE: April 13, 2023
TIME: 6:00 p.m.
PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of minutes
Approval of the February 9, 2023, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the April 13, 2023, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1) CZ | #23-02 | Summit Township rezoning [**ACTION**] 5
 - (2) CZ | #23-03 | Summit Township rezoning [**ACTION**] 21
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – *None*
 - b. New business – *None*
 - c. Notices – *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is May 11, 2023

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Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

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

MEETING MINUTES

February 9, 2023

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

Members Present: Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Corey Kennedy, Jackson County Board of Commissioners; and Mr. Jim Videto, Agriculture; Mr. Jim Minnick.

Members Absent: Mr. Russ Jennings, At Large; Mr. Roger Gaede, Environment; Mr. Eric Beda, At Large; Mr. Timothy Burns, At Large.

Liaisons Present: Mr. Doug Terry, R2PC

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 December 8, 2022, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion, seconded by Comm. Minnick, to **approve** the amended February 9, 2023, 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 | #23-01 | Napoleon Township**

Staff referred to a report regarding proposed application to approve the request. Chairperson Hawley felt that drainage and elevation of the property should be carefully reviewed prior to any formal approval. Comm. Kennedy stated that drainage of the property be needs to be aggressively reviewed. A motion to **disapprove** pending formal review of drainage and topography was made by Comm. Hilleary and seconded by Comm. Gallagher. Motion passed five (5) to one (1) with Comm. Kennedy voting no with comments.

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

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

(1) **FA | #22-02 | Pulaski Township**

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

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

(2) **FA | #23-01 | Concord Township**

Staff summarized his report regarding the proposed PA 116 application for a 120.5-acre farm known as Parcel ID #000-11-32-126-001-00. Staff advised County Planning Commissioners to recommend **approval with comments** of the application (please see the staff report).

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

Item 6. **Other Business.**

a. **Unfinished Business** – *None.*

b. **New Business** –

i. **2023 Jackson Planning Commission Officers**

A motion was made by Comm. Kennedy and seconded Comm. Gallagher to retain Commissioner Hawley as Chairperson. Commissioners approved the motion unanimously.

A motion was made by Comm. Kennedy and seconded Comm. Gallagher to retain Commissioner Kennedy as Vice-Chairperson. Commissioners approved the motion unanimously.

Comm. Hawley announced that Rives Township has sent a Notice of Intent to Prepare a Master Plan Amendment.

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

Item 8. **Commissioner Comment.**

Comm. Hawley informed the PC that the Conservation District was conducting its annual tree sale and Michigan State University was conducting its Citizen Planner educational series for interested citizens and local public officials to learn more about the legal and procedural process of local planning and zoning.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:27 p.m.

Respectfully submitted by: Doug Terry



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #23-02

To: County Planning Commissioners

From: Jacob Hurt, R2PC Executive Director

Date: April 5, 2023

Proposal: **A rezoning of three parcels on the northwest side of Horton and Harding Roads in Summit Township**

Request

The subject property is proposed for rezoning to Local Commercial (C-1) from Suburban Residential (RS-2).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for the development of professional offices.

Location and Size of the Property

The subject property (parcels 445-13-16-401-023-01 (0.31 ac.) and 445-13-16-401-023-02 (0.30 ac.) are in the 900 block of Horton Road; and parcel 445-13-16-401-022-00 (0.28 ac) is located in the 3500 block of Harding Road) is located in the SE ¼ of Section 16 of Summit Township. The subject parcels have a total area of approximately 0.89 acres zoned RS-2 and the applicant wishes to rezone the subject parcels to C-1 for development of professional offices.

Land Use and Zoning

Current Land Use – The site is currently vacant. Parcels to the south and west are currently commercial, while parcels to the north and east are residential.

Future Land Use Plan – The suggested future land use of the subject property is Commercial on the Township's Land Use Map.

Current Zoning – The subject parcel is currently zoned Suburban Residential (RS-2) as is the parcel to the north. The parcel to the east is currently zoned Urban Residential (RU-1), while the parcels to the south (C-1) and west (C-2) are zoned Commercial.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer and water services are currently available at the subject property.

Public Road/Street Access – Horton Road provides direct access to the subject parcel.

Environmental Constraints – The site is not known to have any environmental constraints, according to the Township.

Analysis and Recommendation

Township Planning Commission Recommendation – The Summit Township Planning Commission unanimously approved the rezoning at their March 21, 2023 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area.

Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Summit Township Board of the proposed rezoning to 'Local Commercial (C-1)'.

Staff Report Attachment(s):

- *Background information provided by Summit Township*

Suggested Actions:

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

SUMMIT TOWNSHIP PLANNING COMMISSION

March 21, 2023- 6:00 P.M.

1. Approval of the Agenda
2. Minutes –February 21, 2023
3. Case#23-01-0003- Rezoning from Suburban Residential (RS-2) to Local Commercial (C-1)
Two Parcels on the North West Side of Horton and Harding Rd's and One Parcel on Harding
North of the Two Parcels on Horton and Harding- Clifford Risner Owner/Applicant
4. Case#23-02-0004- Rezoning from Suburban Residential (RS-2) to General Commercial (C-2)
0.03 Acres of Property Located at 1520 Horton Rd. Zoned General Commercial (C-2)-Owner
Dr. Raymond Clark- Applicant Summit Township
5. Other Business –
6. Public/Commission Members-Comments
7. Adjourn

Attachments:

Summit Township Planning Commission

March 21, 2023

Members Present: Jack Shelby, Chairman; Laurie Cunningham, Secretary; Allan Hooper; Mark Cesarz; Doug Beiswanger; Tom Biela; George Gancsos Jr.; Pam Perlos

Also Present: Jerry Deluca

Members Absent: John Griffin

Meeting called to order by Jack Shelby at 6:00 in the Summit Township Fire Department meeting room.

A motion was made by George Gancsos Jr. and supported by Allen Hooper, to approve the agenda as presented. Motion carried unanimously.

A motion was made by Allan Hooper and supported by George Gancsos Jr., to approve the minutes of the February 21, 2023, meeting. Motion carried unanimously.

Case #23-02-0004 – Rezoning from Suburban Residential (RS-2) to General Commercial (C-2) 0.03 acres of property located at 1520 Horton Road – owner, Dr. Raymond Clark - applicant, Summit Township

Motion by Allen Hooper and supported by Pam Perlos to rezone 0.03 acres at 1520 Horton Road from RS-2 to C-2. Motion carried unanimously.

Case #23-01-0003 – Rezoning from Suburban Residential (RS-2) to Local Commercial (C-1) two parcels on the northwest side of Horton Road and Harding Road and one parcel on Harding Road north of the two parcels on Horton and Harding – owner/applicant, Clifford Risner

Present at the meeting was Clifford Risner, 42 Dickens Street, Spring Arbor. Risner is requesting the rezoning of the 3 parcels. One of the parcels is currently zoned C-2, the other two are currently zoned RS-2. Tom Biela inquired about wetland and Risner informed him that the north side of Weatherwax is not deemed wetland. Dave Garcia, owner of Summit Center, attended the meeting and expressed concern of traffic issues as there is no traffic light at the intersection of Horton Road and Weatherwax Drive. Allan Hooper noted that the rezoning is consistent with the Land Use Plan. A letter of support was received from Cynthia and Debra Warren, 3500 Harding Road.

A motion was made by Tom Biela and supported by Doug Beiswanger, to recommend rezoning of the 2 parcels on the northwest side of Horton Road and Harding Road and one parcel on Harding Road, to Local Commercial (C-1). Motion carried unanimously.

A discussion was held about contacting Jackson County Department of Transportation regarding installing a traffic light at the corner of Horton Road and Weatherwax Drive.

No other business.

Meeting adjourned: 6:17 pm

Respectfully Submitted,

Laurie Cunningham

Secretary, Summit Township Planning Commission

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

The following Properties are all located in section 16 in Summit Township. Properties 445-13-16-401-023-01 (0.31 acres) and 445-13-16-401-023-02 (0.30 acres) are in the 900 Block of Horton Rd. The third property 445-13-16-401-022-00 (0.28 acres) is located in the 3500 block of Harding Rd.

1. The above described property has a proposed zoning change FROM Suburban Residential (RS-2) ZONE TO Local Commercial (C-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: For the purpose of Professional Offices

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 March day 21 year 2023

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month March day 05 year 2023
(Notice must be provided at least fifteen days prior to the public hearing.)

E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Jackson Citizen Patriot

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

[Signature] ☒ Chair or ☐ Secretary March / 21 / 2023 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month April day 13 year 2023

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 May day 09 year 2023

2. The Summit 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: Summit Township Case #: 23-01-0003

Township official we may contact: John Worden Phone #: (517) 788 - 4113 ext 240

Applicant: Clifford Risner, Sole Member / CLR RELA ESTATE HOLDINGS LLC Phone #: (517) 414 - 8181

Rezoning Request: From: Suburban Residential (RS-2) To: Local Commercial (C-1)

Property Location: Section(s): 16 Quarter Section(s): ☐ NW ☐ NE ☐ SW ☒ SE

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

Parcel Size (if more than one parcel, label "A" - "Z"): A - 445-13-16-401-023-01 - 0.31 acres; B - 445-13-16-401-023-02 - 0.3 acres;

C - 445-13-16-401-022-00 - 0.28 acres; Total acreage 0.89

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant Land

What is the proposed use of the site? Professional Offices

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

North: Residential

South: Commercial

East: Residential

West: Commercial

What are the surrounding Zoning Districts?

North: (RS-2) Suburban Residential

South: (C-1) Commercial

East: (RU-1) Urban Residential

West: (C-2) Commercial

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

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☒ Other (please specify) Palms Muck

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached.

☐ No, the minutes are not attached.

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

☒ Yes, copies of documentation are attached.

☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☒ Yes, public comments are attached.

☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

SUMMIT TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 23-01-000.3

This application will not be processed if incomplete. **All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation thirty (30) days prior to the next Planning Commission meeting. Special Use Site Plans forty-five (45) days prior to the next Planning Commission meeting.

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

APPLICATION FOR

- ☐ Variance ◆
☐ Conditional Use **
☐ Home Occupation **
☐ Site Plan Change/Renewal
☐ Administrative Site Plan
☐ Other

- ☒ Rezoning **
☐ Site Plan Review
☐ Planned Developments
☐ Special Land Use
☐ Admndments

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

Name(s) CLIFFORD RISNER, SOLE MEMBER Phone 517.414.8181
 Address 42 DICKENS RD. SPRING ARBOR MI 49283
Dickens

OWNER INFORMATION

Name(s) CLR REAL ESTATE HOLDINGS LLC Phone 517.414.8181
 Address 42 DICKENS RD. SPRING ARBOR MI 49283

PROPERTY INFORMATION

Address or Location VL HORTON RD
 Permanent Parcel # 445-13-16-401-022-00, 445-13-16-401-023-01, 445-13-16-401-023-02
 Zone District (Current) C-2 / RS2 Property Size TOTAL OF +/- 0.81 ACRES
 Attach legal description-also a survey, site drawing and pictures may be required.

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

I own 445-13-16-401-022-00, 445-13-16-401-023-01, and 445-13-16-401-023-02. THE CL FIRST PARCEL SHOWS COMMERCIAL IN SUMMIT TWP BSA. I'D ALL THREE PARCELS ZONED ~~C-2~~ TO ENABLE PROFESSIONAL OFFICE CONSTRUCTION. IF POSSIBLE, COMBINE INTO 1 PARCEL AS WELL.

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

Signature of Applicant [Signature] Signature of Applicant _____ Date 1/27/23

I hereby grant permission for members of the Summit Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

Signature of Applicant [Signature] Signature of Applicant _____ Date 1/27/23

DO NOT WRITE BELOW THIS LINE

Date Received 1/30/2023 Application ☒ # of copies 24 x 36 2 11 x 17 12 CD/PDF 1
 Submitted Materials: Site plan ☐ Site plan checklist ☐ Environmental checklist ☐ Pictures\ Video ☐
 Survey: Stake ☐ Mortgage ☐
 Letters: JCDOT ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ EGLE ☐ FIRE ☐
 Application Fee 350.00 Publication\Mailing Fee _____

Meeting Dates: PC 3/21/23
 ZBA X
 CNTY 4/13/23
 TWPBD 5/9/23
 Publication Dates 3/5/23
 WEB 3/5/23

APPLICATION ACCEPTED BY: [Signature]

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets.
 Publication and postage cost charged accordingly over and above filing fees.

NOTICE

The Summit Township Planning Commission will hold a public hearing March 21, 2023 at 6:00 p.m. in the Township Hall, 2121 Ferguson Road.

At this time all interested parties will be heard on the request of Clifford Risner of 42 Dickens Rd. Spring Arbor, MI to rezone two properties on the Northwest corner of Harding and Horton Rd (900 Block) and one adjacent lot in the 3500 block of Harding Rd totaling 0.89 acres from Suburban Residential 2 (RS-2) to Local Commercial 1 (C-1) to allow for professional offices.

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

Current Zoning for the property is Suburban Residential (RS-2).

Summit Township Office is open M-Th from 7:00 a.m. to 5:30 p.m. during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 788-4113 Extension 240. Summit Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten – (10) days written notice to the Township, 2121 Ferguson Rd., Jackson, MI 49203.

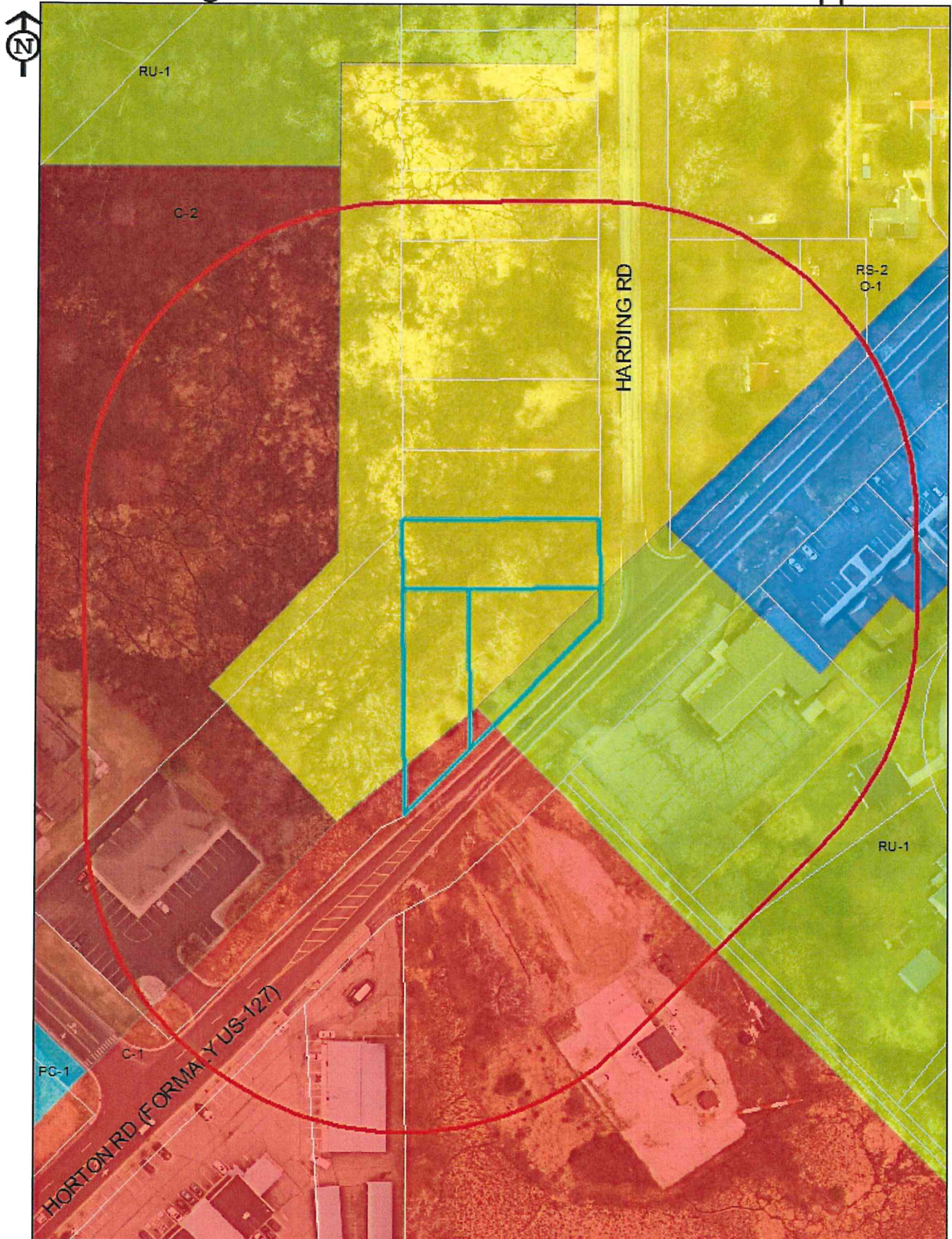
John Worden
Zoning Administrator

Jackson Citizen Patriot
Insertion Date: March 5, 2023

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

Copy to Meghan Dobben, Clerk

Case#23-01-0003-900 Blk Horton Rd.& 3500 Blk Harding
Resoning From RS-2 to C-1-Clifford Risner Applicant



Jackson County, MI

1/27/2023



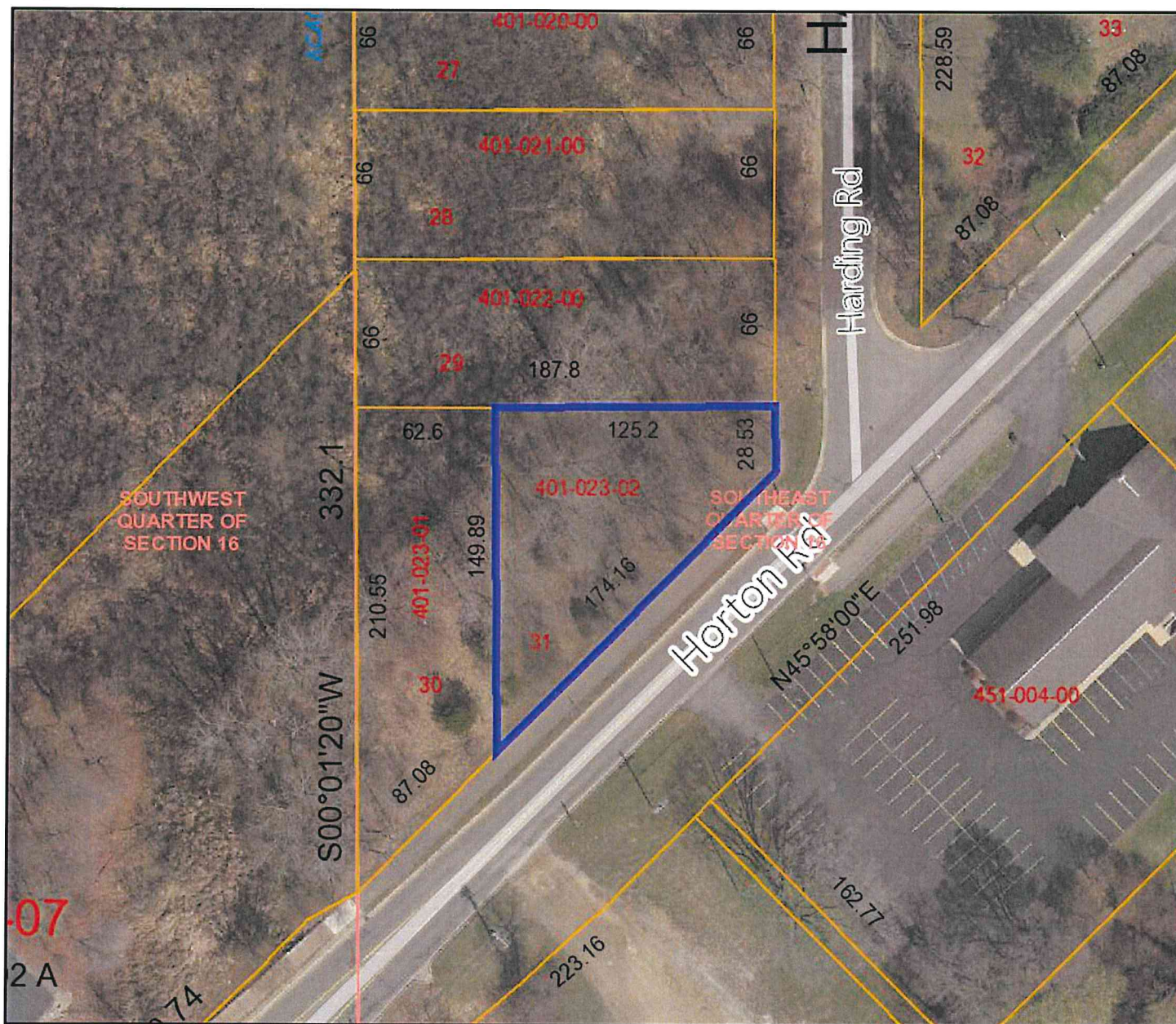
The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.





Parcel Report - Parcel ID: 445-13-16-401-023-02

2/14/2023



Owner Name CLR RELA ESTATE HOLDINGS LLC

Owner Address 42 DICKENS ST
SPRING ARBOR, MI 49283

Homestead 0

Parcel Address 900 HORTON RD (BLOCK)
JACKSON, MI 49203

Property Class 401 - RESIDENTIAL

Status Active

Acreage 0.3

Gov't Unit Summit

Tax Unit Summit

School District JACKSON PUBLIC SCHOOL

Liber/Page 2219-973

	2020	2021	2022
Taxable Value	\$5,089	\$5,160	\$5,330
Assessed Value	\$8,300	\$9,300	\$9,300

Tax Description:
LOT 31 SHARP PARK SUBDIVISION



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.



This parcel data last updated: February 07, 2023



Parcel Report - Parcel ID: 445-13-16-401-023-01

2/14/2023



Owner Name CLR RELA ESTATE HOLDINGS LLC
Owner Address 42 DICKENS ST
SPRING ARBOR, MI 49283
Homestead 0
Parcel Address 900 HORTON RD (BLOCK)
JACKSON, MI 49203
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.31
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2219-973

	2020	2021	2022
Taxable Value	\$5,181	\$5,253	\$5,426
Assessed Value	\$7,700	\$8,600	\$8,600

Tax Description:
LOT 30 SHARP PARK SUBDIVISION



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The intent of this map is to allow easy access and visual display of government information and services.
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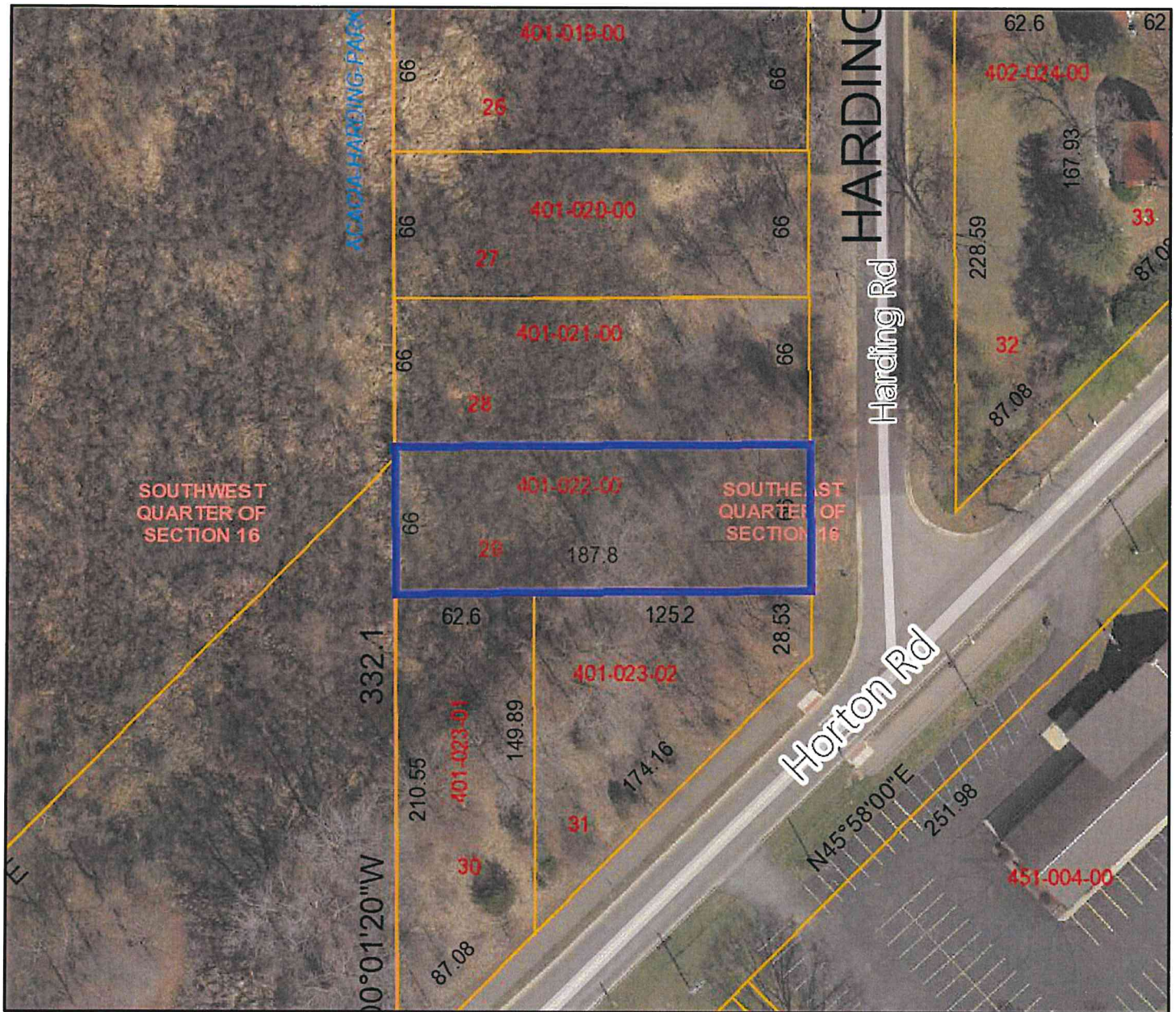


This parcel data last updated: February 07, 2023



Parcel Report - Parcel ID: 445-13-16-401-022-00

2/14/2023



Owner Name CLR REAL ESTATE HOLDINGS LLC
Owner Address 42 DICKENS STE 283
SPRING ARBOR, MI 49283
Homestead 0
Parcel Address 3500 HARDING RD (BLOCK)
JACKSON, MI 49203
Property Class 202 - COMMERCIAL VACANT
Status Active
Acreage 0.28
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2224-0303

	2020	2021	2022
Taxable Value	\$0.00	\$0.00	\$0.00
Assessed Value	\$0.00	\$0.00	\$0.00

Tax Description:
LOT 29 SHARP PARK SUBDIVISION



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.



Map

Description for your map.

Legend

- 1520 Horton Rd
- C&J Pizza Jack
- Church of Chris
- Daily Grind and
- Feature 1
- Feature 2



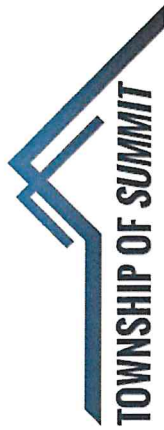
d Map

cription for your map.

Legend

- 1520 Horton Rd
- C&J Pizza Jac
- Church of Chri
- Daily Grind anc
- Feature 1
- Feature 2

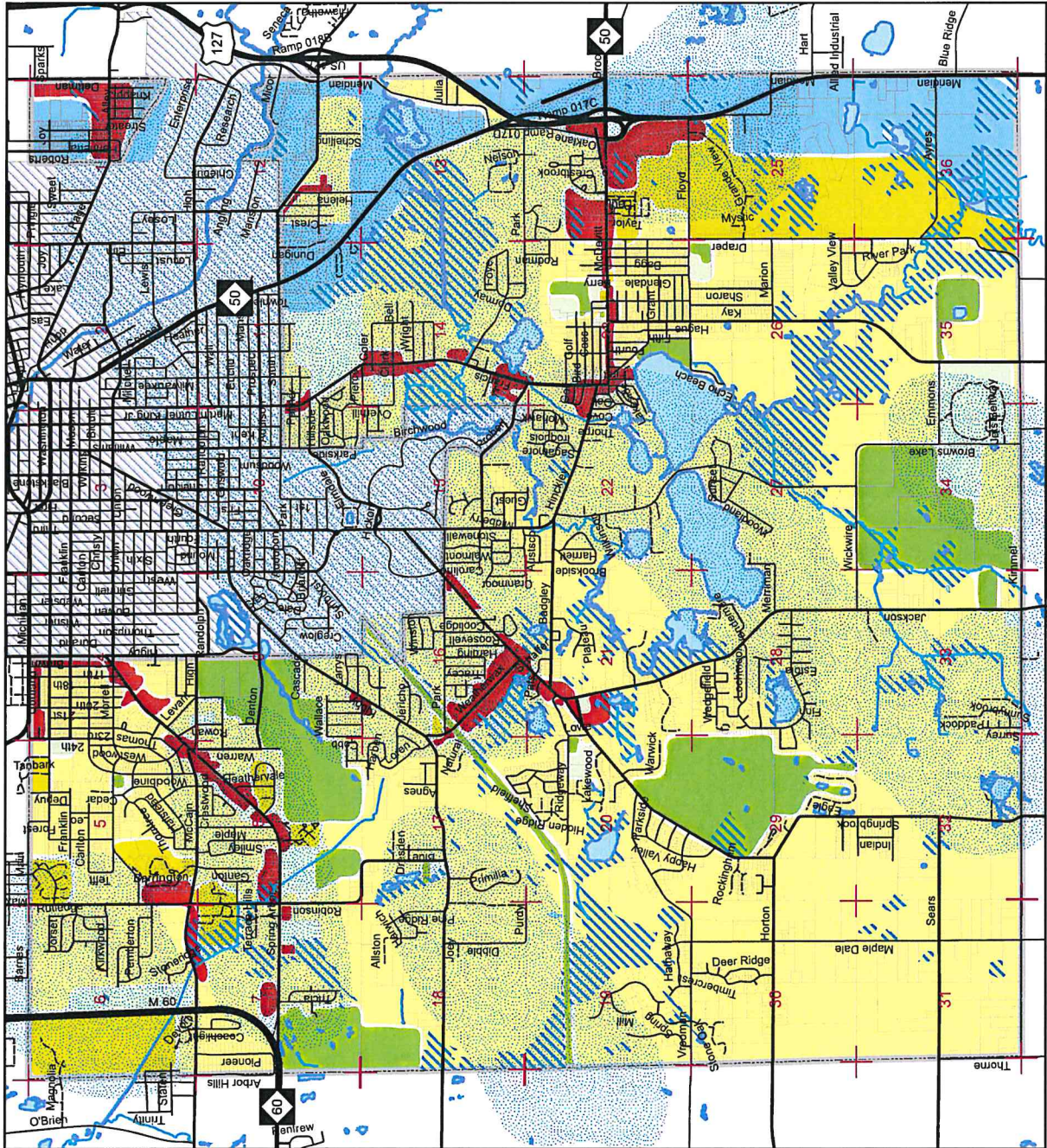




Future Land Use

Legend

- Low Density Residential
- High Density Residential
- Commercial
- Public/Semi-Public
- Parks and Recreation
- Industrial
- Limited Use Areas
- Lakes, Ponds, Rivers & Streams
- Hydric Soils (Wetlands)
- Wellhead Protection Areas





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 | #23-03

To: County Planning Commissioners

From: Jacob Hurt, R2PC Executive Director

Date: April 5, 2023

Proposal: A rezoning of property at 1520 Horton Road in Summit Township

Request

The subject property is proposed for rezoning to General Commercial (C-2) from Suburban Residential (RS-2).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to make the zoning for the entire parcel the same.

Location and Size of the Property

The subject property (parcel 000-13-16-301-039-07) is located in the SW ¼ of Section 16 of Summit Township off Horton Road. The subject parcel has an area of approximately 0.03 acres zoned RS-2 and the applicant wishes to rezone to C-2 to match the existing C-2 zoning on the remaining 2.0 acres of the site.

Land Use and Zoning

Current Land Use – The 0.03 acres is currently vacant, while the remaining 2.0 acres is zoned C-2 and used as a dental office. Parcels to the north, south and west are commercial uses, the parcel to the east is residential.

Future Land Use Plan – The suggested future land use of the subject property is Commercial on the Township's Land Use Map.

Current Zoning – The subject parcel is currently zoned Suburban Residential (RS-2) for 0.03 acres and General Commercial (C-2) for the remaining 2.0 acres. The parcels to the north (C-2), south (C-1), and west (C-2) are currently zoned Commercial (C-1/C-2), while the parcel to the east is zoned Suburban Residential (RS-2).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer and water services are available at the subject property.

Public Road/Street Access – Horton Road provides direct access to the subject parcel.

Environmental Constraints – The site has no known environmental constraints, according to the Township.

Analysis and Recommendation

Township Planning Commission Recommendation – The Summit Township Planning Commission unanimously approved the rezoning at their March 21, 2023 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Summit Township Board of the proposed rezoning to ‘General Commercial (C-2)’.

Staff Report Attachment(s):

- *Background information provided by Summit Township*

Suggested Actions:

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

SUMMIT TOWNSHIP PLANNING COMMISSION

March 21, 2023- 6:00 P.M.

1. Approval of the Agenda
2. Minutes –February 21, 2023
3. Case#23-01-0003- Rezoning from Suburban Residential (RS-2) to Local Commercial (C-1)
Two Parcels on the North West Side of Horton and Harding Rd's and One Parcel on Harding
North of the Two Parcels on Horton and Harding- Clifford Risner Owner/Applicant
4. Case#23-02-0004- Rezoning from Suburban Residential (RS-2) to General Commercial (C-2)
0.03 Acres of Property Located at 1520 Horton Rd. Zoned General Commercial (C-2)-Owner
Dr. Raymond Clark- Applicant Summit Township
5. Other Business –
6. Public/Commission Members-Comments
7. Adjourn

Attachments:

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

The following property is located in section 16 in Summit Township. Property 000-13-16-301-039-07 is 2.03 acres in area.

1. The above described property has a proposed zoning change FROM Commercial Suburban Residential (C2/RS2) ZONE TO Commercial (C2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Is to rezone the Suburban Residential section of the property, 0.03 acres, to General Commercial (C-2) so the entire parcel is zoned the same.

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 March day 21 year 2023
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month March day 05 year 2023
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Jackson Citizen Patriot

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

[Signature] ☒ Chair or ☐ Secretary March / 21 / 2023 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month April day 13 year 2023
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 May day 09 year 2023
2. The Summit 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: Summit Township Case #: 23-02-0004
Township official we may contact: Gerald Deluca Phone #: (517) 517 788 4113 ext. 240
Applicant: Summit Township Phone #: (517) 788 - 4113 ext. 244
Rezoning Request: From: Suburban Residential (RS2) To: General Commercial (C2)
Property Location: Section(s): 16 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"): 000-13-16-301-039-07 2.03 Acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? The Commercial portion is Retail space and a Dental Office 2.0 Acres and the Suburban Residential portion is vacant land 0.03 acres

What is the proposed use of the site? Rezoning the 0.03 acres from Suburban Residential 2 to General Commercial 2 so property is of one Zoning category.

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

North: Commercial

South: Commercial

East: Residential

West: Commercial

What are the surrounding Zoning Districts?

North: (C2) Commercial

South: (C1) Commercial

East: (RS2) Suburban Residential

West: (C2) Commercial

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

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

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

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

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☒ Other (please specify) Palms Muck

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached.

☐ No, the minutes are not attached.

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

☒ Yes, copies of documentation are attached.

☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☒ Yes, public comments are attached.

☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

Summit Township Planning Commission

March 21, 2023

Members Present: Jack Shelby, Chairman; Laurie Cunningham, Secretary; Allan Hooper; Mark Cesarz; Doug Beiswanger; Tom Biela; George Gancsos Jr.; Pam Perlos

Also Present: Jerry Deluca

Members Absent: John Griffin

Meeting called to order by Jack Shelby at 6:00 in the Summit Township Fire Department meeting room.

A motion was made by George Gancsos Jr. and supported by Allen Hooper, to approve the agenda as presented. Motion carried unanimously.

A motion was made by Allan Hooper and supported by George Gancsos Jr., to approve the minutes of the February 21, 2023, meeting. Motion carried unanimously.

Case #23-02-0004 – Rezoning from Suburban Residential (RS-2) to General Commercial (C-2) 0.03 acres of property located at 1520 Horton Road – owner, Dr. Raymond Clark - applicant, Summit Township

Motion by Allen Hooper and supported by Pam Perlos to rezone 0.03 acres at 1520 Horton Road from RS-2 to C-2. Motion carried unanimously.

Case #23-01-0003 – Rezoning from Suburban Residential (RS-2) to Local Commercial (C-1) two parcels on the northwest side of Horton Road and Harding Road and one parcel on Harding Road north of the two parcels on Horton and Harding – owner/applicant, Clifford Risner

Present at the meeting was Clifford Risner, 42 Dickens Street, Spring Arbor. Risner is requesting the rezoning of the 3 parcels. One of the parcels is currently zoned C-2, the other two are currently zoned RS-2. Tom Biela inquired about wetland and Risner informed him that the north side of Weatherwax is not deemed wetland. Dave Garcia, owner of Summit Center, attended the meeting and expressed concern of traffic issues as there is no traffic light at the intersection of Horton Road and Weatherwax Drive. Allan Hooper noted that the rezoning is consistent with the Land Use Plan. A letter of support was received from Cynthia and Debra Warren, 3500 Harding Road.

A motion was made by Tom Biela and supported by Doug Beiswanger, to recommend rezoning of the 2 parcels on the northwest side of Horton Road and Harding Road and one parcel on Harding Road, to Local Commercial (C-1). Motion carried unanimously.

A discussion was held about contacting Jackson County Department of Transportation regarding installing a traffic light at the corner of Horton Road and Weatherwax Drive.

No other business.

Meeting adjourned: 6:17 pm

Respectfully Submitted,

Laurie Cunningham

Secretary, Summit Township Planning Commission

SUMMIT TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 23-02-0004

This application will not be processed if incomplete. **All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation thirty (30) days prior to the next Planning Commission meeting. Special Use Site Plans forty-five (45) days prior to the next Planning Commission meeting.

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

APPLICATION FOR

☒ Rezoning **

☐ Site Plan Review

☐ Planned Developments

☐ Special Land Use

☐ Admndments

☐ Variance ◆

☐ Conditional Use **

☐ Home Occupation **

☐ Site Plan Change/Renewal

☐ Administrative Site Plan

☐ Other

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

Name(s) Summit Township Phone 517-788-4113

Address 2121 Ferguson Rd
Jackson, MI 49203

OWNER INFORMATION

Name(s) R45 Clark Properties LLC Phone _____

Address 4184 Vrooman Rd
Jackson, MI 49201

PROPERTY INFORMATION

Address or Location 1520 Horton Rd.

Permanent Parcel # 000-13-16-301-039-07

Zone District (Current) C2 & RS2 Property Size 2.03 acres

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

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

Rezone 0.3 acres on the Northeast end of property from Suburban Residential 2 (RS2) to Commercial 2 (C2)

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

Arnold De Luca
Signature of Applicant

3/14/2023
Signature of Applicant Date

I hereby grant permission for members of the Summit Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

Arnold De Luca
Signature of Applicant

3/14/2023
Signature of Applicant Date

DO NOT WRITE BELOW THIS LINE

Date Received 3/14/2023

Application ☒

Submitted Materials: Site plan ☐ # of copies 24 x 36 ☒ 11 x 17 ☒ CD/PDF ☒

Site plan checklist ☐ Environmental checklist ☐ Pictures\ Video ☐

Survey: Stake ☐ Mortgage ☐

Letters: JCDOT ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ EGLE ☐ FIRE ☐

Application Fee X Publication/Mailing Fee X

APPLICATION ACCEPTED BY: Arnold De Luca for P.C.

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

Publication and postage cost charged accordingly over and above filing fees.

White Copy - Township

Yellow Copy - Applicant

Meeting Dates: PC 3/21/2023

ZBA _____

CNTY 4/13/2023

TWPBD 5/9/2023

Publication Dates 3/5/2023

WEB 3/5/2023

NOTICE

The Summit Township Planning Commission will hold a public hearing March 21, 2023 at 6:00 p.m. in the Township Hall, 2121 Ferguson Road.

At this time all interested parties will be heard on the request of Summit Township, 2121 Ferguson Rd Jackson, MI to rezone the property on the Northeast corner Weatherwax and Horton Rd, also known as 1520 Horton Road which is 2.03 acres in size. The 0.03 acre portion is being requested to be re-zoned from Suburban Residential (RS-2) to General Commercial (C-2). This request is for the purpose making the entire property General Commercial (C-2).

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

Current Zoning for the property is General Commercial (C2)/Suburban Residential (RS2).

Summit Township Office is open M-Th from 7:00 a.m. to 5:30 p.m. during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 788-4113 Extension 240. Summit Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten – (10) days written notice to the Township, 2121 Ferguson Rd., Jackson, MI 49203.

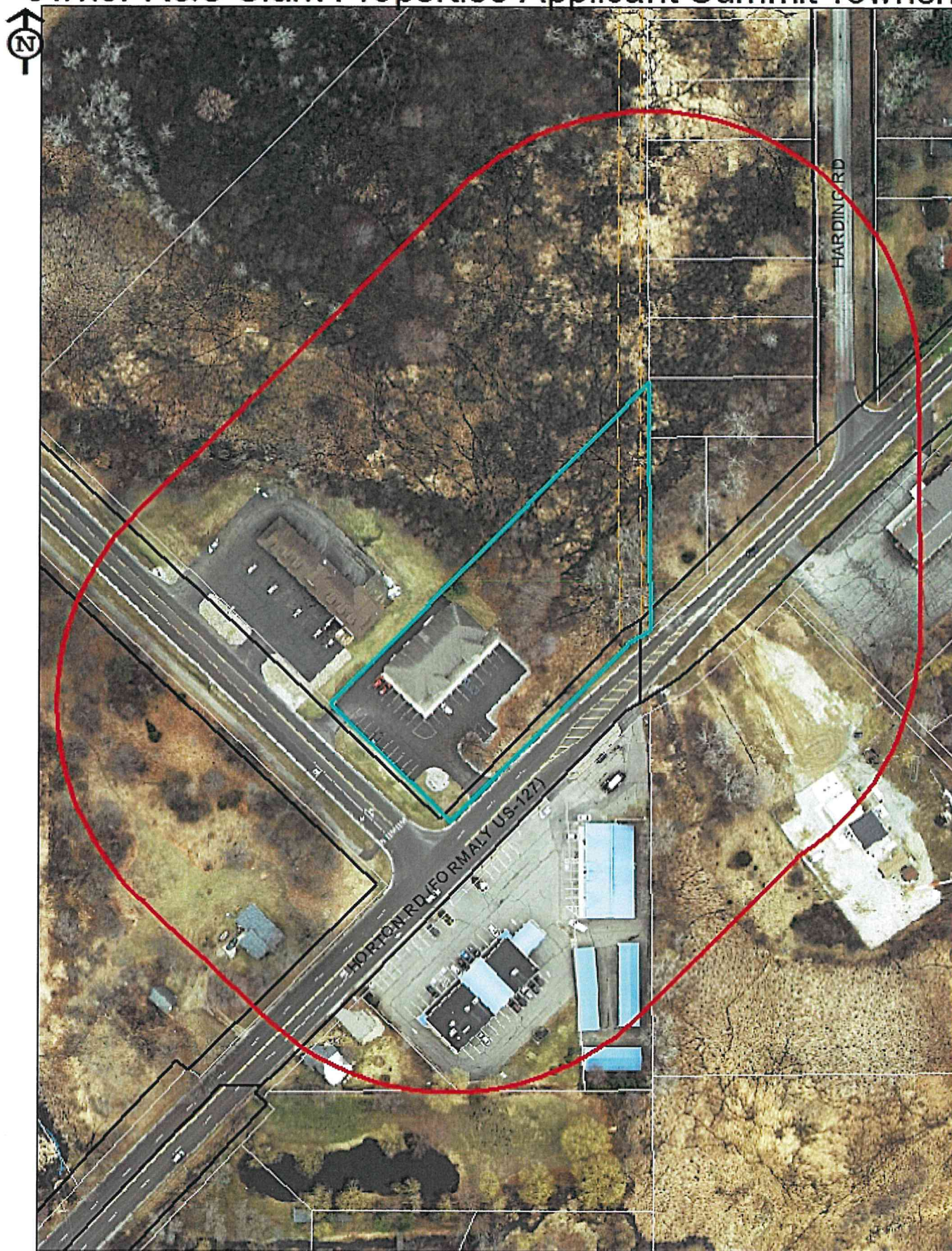
John Worden
Zoning Administrator

Jackson Citizen Patriot
Insertion Date: March 5, 2023

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

Copy to Meghan Dobben, Clerk

Case#23-02-0004-Rezoning 1520 Horton Rd. RS-2 to C-1
Owner R&S Clark Properties-Applclicant Summit Township





Parcel Report - Parcel ID: 000-13-16-301-039-07

2/14/2023



Owner Name R & S CLARK PROPERTIES L L C
Owner Address 4184 VROOMAN RD
JACKSON, MI 49201
Homestead 0
Parcel Address 1520 HORTON RD
JACKSON, MI 49203
Property Class 201 - COMMERCIAL
Status Active
Acreage 2.03
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 1700-0066

	2020	2021	2022
Taxable Value	\$287,764	\$291,792	\$301,421
Assessed Value	\$335,700	\$336,800	\$404,400

Tax Description:

BEG AT S 1/4 POST OF SEC 16 TH N00DEG 01'20"E 451.95 FT ALG N&S 1/4 LN TO CEN LN OF HORTON RD FOR POB TH S45DEG 41'35"W 280.74 FT ALG CEN LN OF HORTON RD TO NELY LN OF WEATHERWAX DR TH N45DEG 28'50"W 220 FT ALG NELY LN OF WEATHERWAX DR TH N44DEG 31'10"E 510.43 FT TO N&S 1/4 LN TH S00DEG 01'20"W 332.10 FT ALG N&S 1/4 LN TO CEN LN OF HORTON RD AND BEG. SEC 16 T3S R1W



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.



Case#23-02-0004-Rezoning 1520 Horton Rd. RS-2 to C-1
Owner R&S Clark Properties-Applclicant Summit Township



3D Map

Description for your map.

Legend

- 1520 Horton Rd
- C&J Pizza Jack
- Church of Chris
- Daily Grind and
- Feature 1
- Feature 2

