



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: June 8, 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 April 13, 2023, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the June 8, 2023, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
(1) CZ | #23-07 | Blackman Charter Township rezoning [**ACTION**] 5
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – *None*
 - b. New business – *None*
 - c. Notices – Jackson County 2023 Citizen Planner Program
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is July 13, 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

April 13, 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; Mr. Jim Videto, Agriculture; and Mr. Jim Minnick.

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

Staff Present: Mr. Jacob Hurt, R2PC

Others Present:

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:04 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

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

Item 3. **Approval of Minutes.** Comm. Hilleary made a motion, seconded by Comm. Kennedy, to **approve** the February 9, 2023, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Hilleary made a motion, seconded by Comm. Kennedy, to **approve** the amended April 13, 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 | #23-02 | Summit Township**

Staff referred to a report regarding a proposed rezoning of three parcels on the northwest side of Horton and Harding Roads in Summit Township. Staff recommended approval of the rezoning application. Comm. Kennedy made a motion to **approve** the rezoning, seconded by Comm. Videto. *Commissioners approved the motion unanimously.*

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(2) **CZ | #23-03 | Summit Township**

Staff referred to a report regarding a proposed rezoning of property at 1520 Horton Road in Summit Township. Staff recommended approval of the rezoning application. Comm. Kennedy made a motion to **approve** the rezoning, seconded by Comm. Videto. *Commissioners approved the motion unanimously.*

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

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

Item 6. **Other Business.**

a. **Unfinished Business.** None.

b. **New Business.** None.

c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Comm. Hawley stated that the JCPC website lists the Jackson County Master Plan as “in the works” and that should be changed to “completed / adopted.”

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:12 p.m.

Respectfully submitted by: Jacob Hurt, R2PC



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COORDINATED ZONING REPORT | #23-07

To: County Planning Commissioners

From: Jacob Hurt, R2PC Executive Director

Date: June 2, 2023

Proposal: A rezoning of property at 4601 Lansing Avenue in Blackman Charter Township

Request

The subject property is proposed for rezoning to Multi Family Residential (RM-1) from General Commercial (C-2).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to bring the property in line with the other adjacent properties.

Location and Size of the Property

The subject property (parcel 000-08-10-451-002-00) is located in the SE ¼ of Section 10 of Blackman Charter Township off Lansing Avenue. The subject parcel has an area of approximately 1.99 acres zoned C-2 and the applicant wishes to rezone the property to RM-1.

Land Use and Zoning

Current Land Use – The property is currently a multi-family residential use. The parcels to the north and east are vacant. The parcels to the south and west are residential.

Future Land Use Plan – The suggested future land use of the subject property is Suburban Residential (RS-1) on the Township's Land Use Map.

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

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water service is available at the subject property. The Township is unsure when municipal sewer service will be made available at the subject property.

www.co.jackson.mi.us/county_planning_commission

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

Environmental Constraints – The property has no known environmental constraints according to the Township, although a creek or drain runs from the pond on the property.

Analysis and Recommendation

Township Planning Commission Recommendation – The Blackman Charter Township Planning Commission approved the rezoning 4 – 0 at their May 16, 2023 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area and the township’s future land use map. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Blackman Charter Township Board of the proposed rezoning to ‘Multi Family Residential (RM-1)’.

Staff Report Attachment(s):

- Background information provided by Blackman Charter Township

Suggested Actions:

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

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: BLACKMAN CHARTER TOWNSHIP Township Case #: CASE# 1556
Township official we may contact: BRYAN POWERS Phone #: (517) 812 - 1962
Applicant: JASON RODGERS Phone #: (517) 937 - 3803
Rezoning Request: From: GENERAL COMMERCIAL (C-2) To: MULTI FAMILY RESIDENTIAL (RM-1)
Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☐ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): _____
1.99 ACRES

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? MULTI FAMILY USE

What is the proposed use of the site? MULTI FAMILY USE

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

North: VACANT LAND South: RESIDENTIAL HOUSING
East: VACANT LAND West: RESIDENTIAL HOUSING

What are the surrounding Zoning Districts?

North: (C-1) LOCAL COMMERCIAL South: (C-2) GENERAL COMMERCIAL
East: (RM-1) MULTI- FAMILY RESIDENTIAL West: (RS-1) SUBURBAN RESIDENTIAL

What is the suggested use of the site on the Township's Land Use Plan map? RS-1 SUBURBAN 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? unsure

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) CREEK OR DRAIN RUNS FROM THE POND ON THE PROPERTY

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.

JCPC Case #: _____
(For JCPC Use Only)

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE Blackman Township 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.)

4601 Lansing Ave Jackson MI, 49201

Parcel ID# 000-08-10-451-002-00

1. The above described property has a proposed zoning change FROM C-2 General Commercial
ZONE TO RM-1 Multi Family Residential ZONE.
2. PURPOSE OF PROPOSED CHANGE: To be used as a Multi Family Dwelling

B. ZONING ORDINANCE TEXT AMENDMENT:

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

- C. PUBLIC HEARING on the above amendment was held on: month May day 16 year 2023
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month April day 25 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: 4/30/2023

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] (X) Chair or () Secretary 5 / 23 / 23 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:
() Recommends APPROVAL of the zoning change
() Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
() Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
() Takes NO ACTION.
- _____ () Chair or () Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

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

Township Clerk

MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
TUESDAY May 16th, 2023
6:00PM

Members Present: Decker, Frohm, Williams, Grabert
Members Absent: Schroeder

Sign-in list of names present: In file.

APPROVAL OF THE ARRIL 18TH, 2023 MINUTES

Motion by: **Grabert** supported by: **Frohm** to approve Minutes for the Planning Commission Meeting held 05/16/2023, Roll Call: Ayes 4, Nays 0. Motion Carried.

CASE#1555

CONDITIONAL USE: INSTALLING SOLAR PV SYSTEM ON EXISTING ROOF (DC SIZE 47.25KW)

2001 SHIRLEY DR. JACKSON MI, 49202

Parcel # 000-08-28-226-002-04 Zoned C-2 General Commercial

Vamshi Murki

Applicant advised they are proposing the installation of Solar Panels on roofs on the West and South side of the Super 8 Motel. Motion by **Grabert &** seconded by **Williams** to approve the installation of the Solar Panels with the condition that the applicant follow the guidelines of W Consulting's Letter be followed.

Roll Calls: Ayes 4, Nays 0. Motions carried.

CASE#1556

ZONE CHANGE: from C-2 General Commercial to RM-1 Multi Family Residential

Location: 4601 Lansing Ave. Jackson MI, 49201

Parcel# 000-08-10-451-002-00

Jason Rodgers

Mr. Rodgers advised he wanted to change the property from C-2 to RM-1 to bring it in line with the other adjacent properties. Mr. Rodgers stated he wants to improve the existing buildings to current standards. No public comment in **Favor or Against**. Motion by **Williams &** seconded by **Frohm** to approve the Zoning change from C-2 to RM-1

Roll Calls: Ayes 4, Nays 0. Motions carried.

CASE# 2023-80

SITE PLAN REVIEW: New Pole structure to be used for pool equipment and equipment storage

Location: 3475 Wildwood Ave, Jackson MI 49202

Parcel# 000-08-32-326-005-00

Andrew Schneider owner of Pool Productions requesting to have a new Pole Barn placed for storage of equipment. Discussion occurred with a Motion by **Grabert &** seconded by **Frohm** to approve the installation of Pole Barn with the condition that the recommendations of the Drain Commission be followed.

Roll Calls: Ayes 4, Nays 0. Motions carried.

CASE# 2023-81

SITE PLAN REVIEW: New Tim Hortons Drive through

Location: 2550 Airport Rd. Jackson MI, 49201

Parcel# 000-08-29-130-006-01, Zoned: C-3 Highway Commercial

Requested by: Youssef Chehadi

Discussion that the Commission members did not get the proposed case in time for review prior to meeting. Motion by **Decker &** seconded by **Williams** to table until it can be reviewed by the commission members.

Roll Calls: Ayes 4, Nays 0. Motions carried

PUBLIC COMMENT: None.

TRUSTEE REPORT: Trustee **Williams** advised the Shelly Sercumbe township clerk resigned her position effective 05-15-2023. David Elwell was voted into the clerks position effective 05-16-2023.

ZBA REPORT: None.

ADJOURNMENT: Meeting adjourned at 6:54pm

Minutes prepared by: Bruce Grabert, Vice Chair Blackman Charter Township



Parcel Report - Parcel ID: 000-08-10-451-002-00

6/5/2023



Owner Name	RIALTO PROPERTIES LLC	2021	2022	2023
Owner Address	PO BOX 1955 JACKSON, MI 49204	Taxable Value	\$82,502	\$85,224
Homestead	0	Assessed Value	\$104,700	\$115,500
Parcel Address	4601 LANSING AVE JACKSON, MI 49201	Tax Description: BEG AT NW COR OF LOT 18 ALDEN TERRACE, A RECORDED PLAT, TH W 50 FT TO CEN LN OF LANSING AVE TH N ALG CEN LN OF SD RD 133.05 FT TO A PT FOR PL OF BEG OF THIS DESCN TH CONTINUING N ALG CEN LN OF SD RD 331.95 FT TH S 89° 36'E 260.6 FT TH S 331.95 FT TO A PT 133.05 FT N OF NE COR OF LOT 18 TH W TO BEG. SEC 10 T2S R1W 1.99A		
Property Class	401 - RESIDENTIAL			
Status	Active			
Acreage	1.99			
Gov't Unit	Blackman			
Tax Unit	Blackman			
School District	NORTHWEST SCHOOL			
Liber/Page	2230-0529			



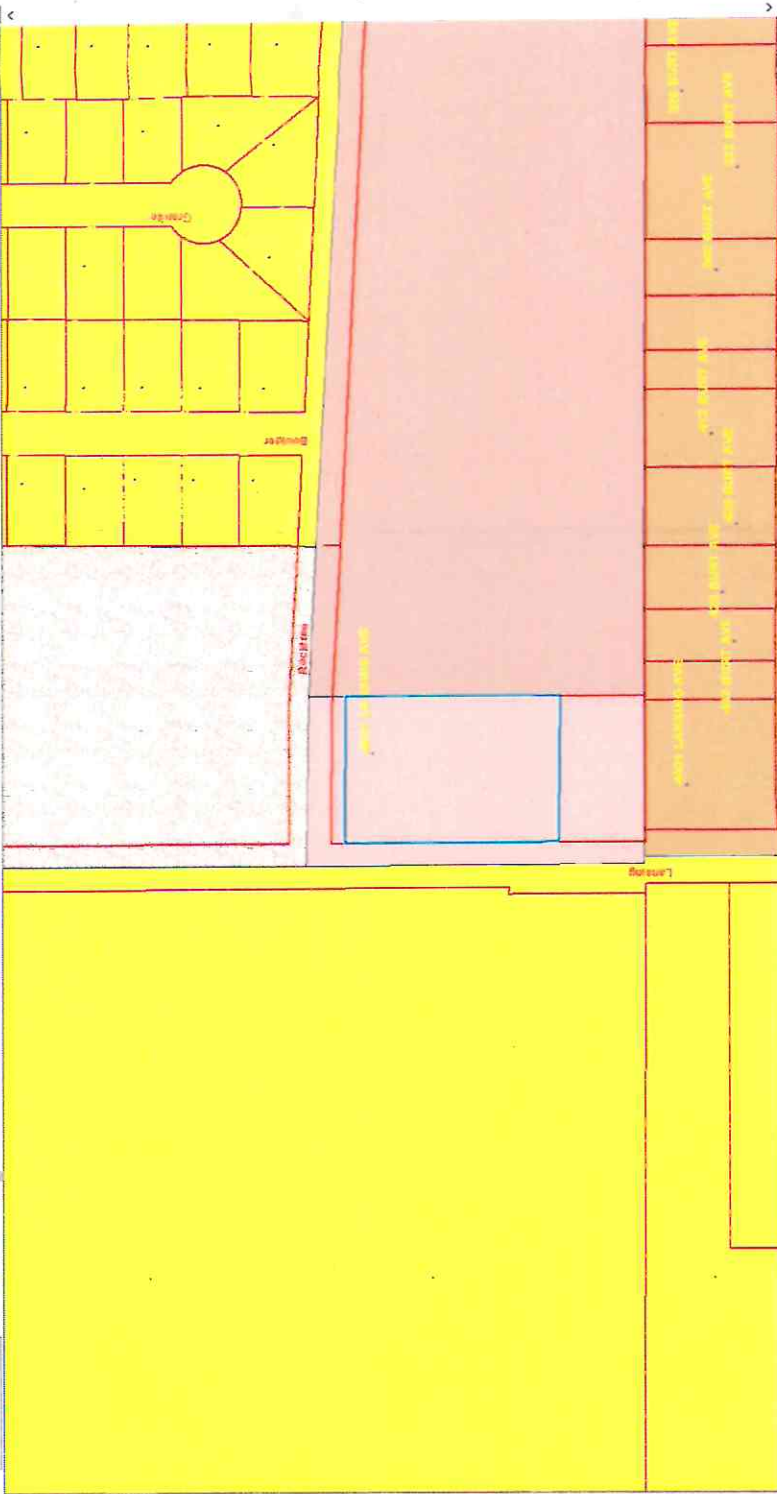
WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors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



- ☐ Sewer
- ☐ Water Pressurized Main
- ☒ Parcels
- ☒ Roads
- ☒ Zoning06172021

LABEL

- ☐ Agricultural District
- ☐ Rural Non-Farm Residential
- ☐ Suburban Residential Dist
- ☐ Urban Residential District
- ☐ Two Family Urban Residen
- ☐ Multiple Family Residential
- ☐ Mobile Home Residential
- ☐ Planned Residential Distri
- ☐ Office District
- ☐ Office/Research District
- ☐ Local Commercial District
- ☐ General Commercial Distri
- ☐ Highway Commercial Dist
- ☐ Planned Commercial Dist
- ☐ Recreation Open Space Di
- ☐ Light Industrial District
- ☐ Heavy Industrial District
- ☐ ZoningOLD
- ☒ ParcelViewer/Aerial:2020
- ☐ Blackman_2015
- ☐ Blackman_2011



13110751.785 203975.319 Feet

10:37 AM
4/25/2023

37°F Rain and snow

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Blackman Charter Township
Jackson County, Michigan

Zoning Ordinance



Adopted: April 27, 1966

Revised: Through May, 2006

district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district.

c. Area, Yard, Height, and Bulk Regulations:

See Section 4.6.

4.2.5 Multiple-Family Residential District (RM-1):

This district is designed to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses or amenities which support, complement, or serve such a density and intensity.

a. Permitted Uses:

1. Multiple-family dwellings.
2. Two-family dwellings.
3. On-site signs, only in accordance with the regulations specified in Article V, Section 5.2.3.
4. Essential services, only in accordance with the regulations specified in Article V, Section 5.19.
5. Accessory uses or structures.
6. Rooming houses and boarding houses.

b. Conditional Uses:

1. Planned-unit residential developments (Section 5.5.10,d).
2. Public swimming pools, recreation centers, parks, playgrounds, and playfields.
3. Churches and other buildings for religious worship.
4. Public and private nurseries, primary and secondary schools, colleges, and universities.
5. Hospitals, convalescent or nursing homes, sanitariums, and orphanages for human care.
6. Essential service structures of a non-industrial character, but not including maintenance depots or warehouses.

7. Government or community owned buildings.

8. Single-family dwellings.

(Adopted 5/4/92) 9. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district.

c. Area, Yard, Height, and Bulk Regulations:

See Section 4.6.

4.2.6 Planned Residential District (PR-1): Adopted 03/16/98

This Planned Residential District (PR-1) is intended to provide flexible land use and design regulations through the use of performance criteria to allow small-to-large scale neighborhoods or portions thereof to be developed within the township that permit a variety of residential types, containing both individual building sites and common property which are planned and developed as a unit. The planned residential unit should be designed to relate to the character of surrounding areas, and wherever possible should also be capable of functioning as a self-contained residential neighborhood. This district specifically encourages innovations in residential development to enable growing housing demands to be met by greater variety in type, design, and siting of dwellings, and by the conservation and more efficient use of lands in such developments.

While standard zoning and subdivision practices are appropriate for the regulation of land use in areas or neighborhoods that are already substantially developed, these controls represent a type of pre-regulation and regulatory rigidity which can hinder the creation of more attractive, safe and efficient residential areas. Therefore, this district is intended to permit enough flexibility in development design so as to allow the development of the most desirable residential amenities accruing from modern design techniques. Where these techniques are deemed appropriate through the rezoning of land for a PR-1 District, use and dimensional specifications elsewhere in this Ordinance are herein replaced by an approval process in which an approved plan becomes the basis for continuing land use controls.

The Planned Residential District shall achieve the following objectives:

1. Promote maximum choice in the types of environment, housing, lot sizes, and community facilities available to residents.
2. Encourage more usable tracts of land for open space and recreational purposes and for common use.

district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district.

- (Adopted 04/19/99) 5. A telecommunication facility which meets the requirements of Section 5.24 which does not exceed the height of 200 feet and which is not attached to an existing structure.

c. Area, Yard, Height, and Bulk Regulations:

See Section 4.6.

4.4.2 General Commercial District (C-2):

This district is intended to encourage planned and integrated groupings of retail, service, and administrative establishments which will provide convenience and comparison goods and provide personal and professional services for the entire area and to accommodate commercial establishments which cannot be practically provided in a local commercial area.

a. Permitted Uses:

1. Any use permitted in the Local Commercial District.
2. Business schools; including dance schools, music schools, and art schools.
3. Indoor retail sales establishment.
4. Indoor commercial amusement and recreation services, including theaters, bowling alleys, and roller and ice skating rinks.
5. Eating and drinking establishments, but not including the drive-in types.
6. Clubs and lodges.
7. Funeral homes.
8. Printing establishments.
9. On-site signs, only in accordance with the regulations as specified in Article V, Section 5.2.5.
10. Accessory uses or structures.
11. Essential service and structures of a non-industrial character.

12. A telecommunication facility not exceeding 25 feet in height.

b. Conditional Uses:

1. Automobile service stations.
2. Hotels or motels.
3. Small animal clinics.
4. Drive-in business services.
5. Drive-in eating and drinking establishments.
6. New automotive dealership, vehicle display and service with an accessory used car sales.
7. Sales, service and display of recreational vehicles.
8. Churches and other buildings for religious worship.
9. Government or community owned buildings, but not including schools.
10. Car wash facilities.

(Adopted 11/19/79) 11. Manufactured housing sales.

12. Commercial self storage facilities.

(Adopted 10/03/88) 13. Warehouses, truck terminals, and other storage type structural facilities. Such uses shall not include general outdoor storage operations, but are limited to such uses where outdoor parking or storage is incidental to the primary indoor use operated in a structure.

(Adopted 05/04/92) 14. Uses not specifically authorized as permitted uses or conditional uses in this district, but which are similar in nature to specified permitted or conditional uses, may be authorized as conditional uses in this district so long as they are similar in nature as other uses in the district and consistent with the general intent of the district.

(Adopted 04/19/99) 15. A telecommunication facility which meets the requirements of Section 5.24 which does not exceed the height of 200 feet and which is not attached to an existing structure.

(Adopted 06/26/00) 16. Convalescent or Nursing Homes

(Adopted 04/03/06) 17. Used car sales.

c. Area, Yard, Height, and Bulk Regulations:

See Section 4.6.

4.4.3 Highway Service Commercial District (C-3):

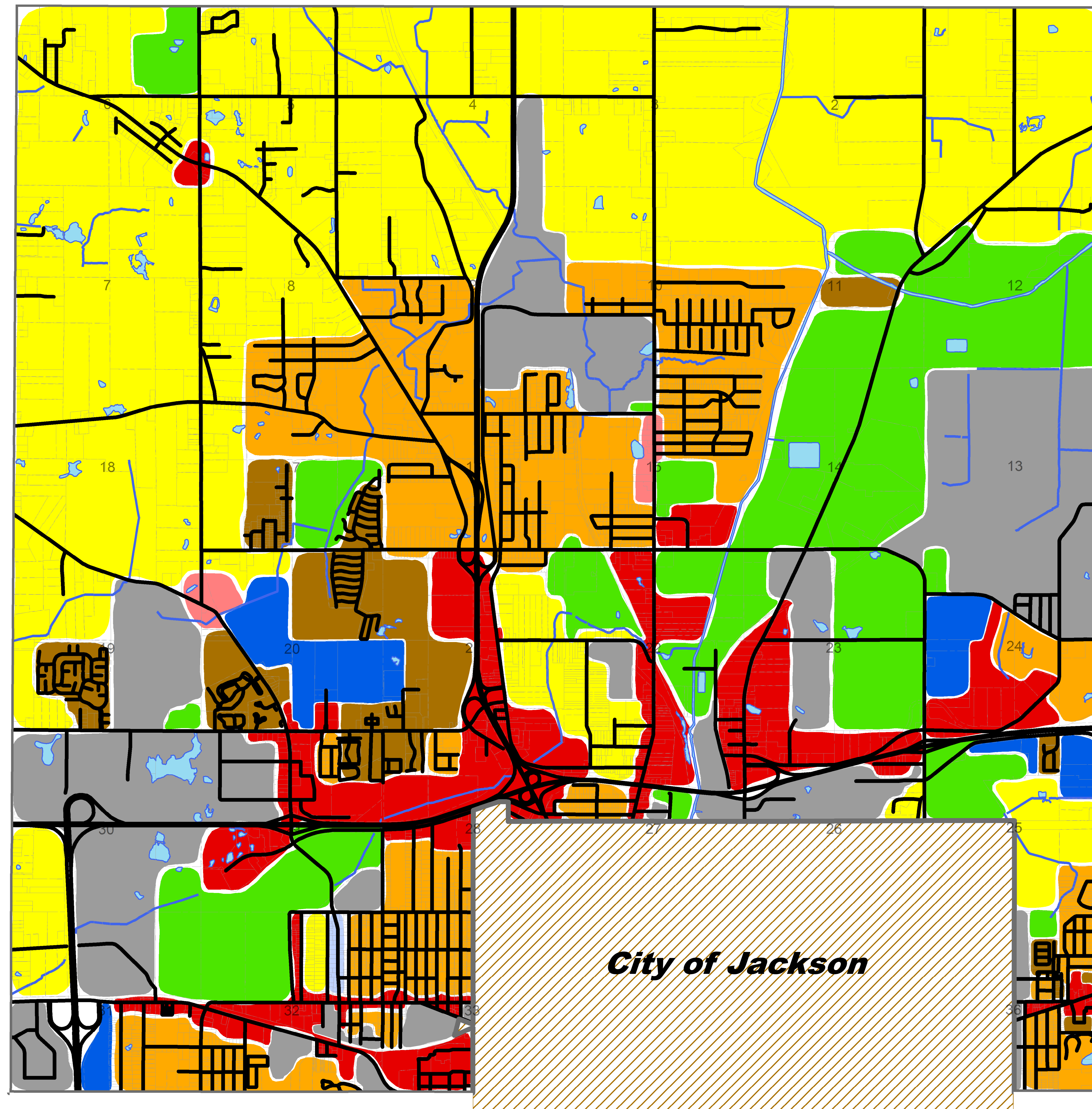
This district is intended to provide for various commercial establishments offering accommodations, supplies, and services to local as well as through automobile and truck traffic. These districts should be prepared at locations along major thoroughfares or adjacent to the interchange ramps of a limited access highway facility and should encourage grouping of various facilities into centers and discourage dispersion of these activities.

a. Permitted Uses:

1. Any use permitted in the Local or General Commercial Districts.
2. Automobile service stations.
3. Sales, rental, service, and display of vehicles.
4. Drive-in retail and service establishments, except drive-in theaters.
5. On-site and off-site signs, only in accordance with regulations as specified in Article V, Sections 5.2.5 and 5.2.6.
6. Motels and hotels.
7. Eating and drinking establishments.
8. Essential services and structures of a non-industrial character.
9. Accessory uses or structures.
10. Indoor and outdoor commercial amusements.
11. Car wash facilities.
12. A telecommunication facility not exceeding 25 feet in height.

b. Conditional Uses:

1. Motor vehicle repair garages.

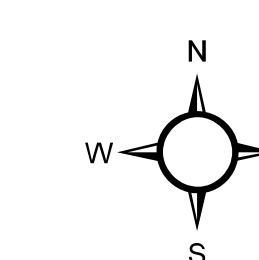


Map 5 **BLACKMAN CHARTER TOWNSHIP**

Land Use Plan

Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Office / Research
- Local Commercial
- General Commercial
- Public / Quasi-Public
- Light Industrial



0 0.25 0.5 1 Miles



Map Created: June 20, 2018

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Jackson County 2023 Citizen Planner Program

A Land Use Training and Certificate Course for
Community Land Use Decision-Makers

Jackson County Citizen Planner

Begins Thursday,
October 12, 2023
6:00—9:00 PM

Classes held in person at:

Suite 257
1715 Lansing Ave
Jackson, MI 49202

Dates: October 12, 19, 26,
November 2, 9, and 16.

Citizen Planner is a time-tested educational program proven to be comprehensive without being overwhelming. The program is delivered "locally" to provide a convenient way for busy community leaders to obtain the latest technical knowledge and the proficiency they need to perform their duties more effectively and responsibly.



Citizen Planner Classroom Sessions

Citizen Planner instructors include MSU Faculty, MSU Extension educators, planners and attorneys. The core classroom program consists of six sessions:

- **Understanding the Planning and Zoning Context** – Learn the legal sources and limitations of planning and zoning authority, and explore your understanding of ethical decision-making.
- **Planning for the Future of Your Community** – Recognize the function and importance of a master plan, know the process for developing one and its relationship to zoning.
- **Implementing the Plan with Zoning** – Discover the importance of zoning, learn how zoning is administered and gain confidence in your zoning reviews, including site plans.
- **Making Zoning Decisions** – Learn how to adopt and amend a zoning ordinance, understand the role of the zoning board of appeals and obtain skills in basic property development methods.
- **Using Innovative Planning and Zoning** – Strategize with placemaking and design-based solutions for local and regional success in the New Economy.
- **Successfully Fulfilling Your Role** – Strengthen your ethical decision-making skills, apply standards to your decision-making and know when to ask for help.



The Jackson County Citizen Planner Program is a partnership with Jackson County

Contact

Kara Kelly: cplanner@msu.edu Visit
<http://citizenplanner.msu.edu>.

Jackson County Citizen Planner



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Classes: Thursdays, October 12-November 16

Understanding the Planning and Zoning Context

Thursday, October 12, 2023
6:00 pm—9:00 pm

Planning for the Future or Your Community

Thursday, October 19, 2023
6:00 pm—9:00 pm

Implementing the Plan with Zoning

Thursday, October 26, 2023
6:00 pm—9:00 pm

Making Zoning Decisions

Thursday, November 2, 2023
6:00 pm—9:00 pm

Using Innovative Planning and Zoning

Thursday, November 9, 2023
6:00 pm—9:00 pm

Successfully Fulfilling Your Role

Thursday, November 16, 2023
6:00 pm—9:00 pm

Course Location

Suite 257
1715 Lansing, Ave
Jackson, MI 49202

Local Contact

Harmony Gmazel: gmazelh@msu.edu

Course Fee

The course fee is \$250 per participant for the complete core program. The fee covers registration and course materials. A group (4 or more) discount is available. Participants that complete all six sessions will receive a certificate of completion.

How to Register

Online registration is available at <https://events.anr.msu.edu/CPJackson23/>. Payment can be made by credit card, check; an invoice is created with registration. Group registration is also available online. A \$45 cancellation fee is assessed if registration is canceled after **September 29, 2023, the registration deadline**.

Grants/Scholarships

A grant program, Risk Reduction Grant Program (RRGP), may be available from your community's liability insurance provider. Michigan Township Participating Plan offers to its municipal members one per community, which covers the complete registration cost reimbursement for completion of the Citizen Planner Program. For more information, please visit us on the web at www.theparplan.com. For member governments of the Michigan Municipal Risk Management Authority (MMRMA), contact **Cara Ceci** at 800-243-1324 for more information regarding grants for education and training through the Risk Avoidance Program (RAP). For municipalities obtaining insurance through Nickel & Saph, Inc. Insurance Agency contact **Stephen R. Saph, Jr.** at 586-463-4573 or stephenjr@nickelsaph.com. Contact your local community liability risk insurance carrier to see if similar grants or similar grants or scholarships are available.

Persons with Disabilities

Persons with disabilities may request accommodations by emailing Kara Kelly (cplanner@msu.edu) two weeks prior to the event to ensure sufficient time to make arrangements. Requests made less than two weeks prior to the event will be met if possible.