



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: May 11, 2023 TIME: 6:00 p.m. PLACE: 5 th Floor Commission Chambers Jackson County Tower Building 120 W. Michigan Avenue Jackson, Michigan 49201
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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 April 13, 2023, meeting minutes [*ACTION*] 3
4. Approval of agenda
Approval of the May 11, 2023, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1) CZ | #23-04 | Leoni Township rezoning [*ACTION*] 5
 - (2) CZ | #23-05 | Napoleon Township rezoning [*ACTION*] 43
 - (3) CZ | #23-06 | Napoleon Township amendment [*ACTION*] 45
 - 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 June 8, 2023

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Jackson County Planning Commission

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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.*

www.region2planning.com/jackson-county-planning-commission

(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 | #23-04

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: May 4, 2023

Proposal: **Multiple parcel rezoning on northeast side of Napoleon Road in Leoni Township**

Request

Multiple parcels are proposed for rezoning to Suburban Residential (RS) from Community Business (B-2).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to make the property align to current use.

Location and Size of the Property

The twenty-one parcels (list included in packet) proposed for rezoning are located on the northeast side of Napoleon Road in Leoni Township. The subject parcels vary in size from 0.12 acres to 2.46 acres and total approximately 11.23 acres zoned B-2 (Community Business) and Leoni Township, acting as the applicant, wishes to rezone all 21 parcels to RS (Suburban Residential) to align with current use.

Land Use and Zoning

Current Land Use – The subject parcels are currently used as residential. Parcels to the north, south, east, and west are currently residential.

Future Land Use Plan – The suggested future land use of the subject parcels, as depicted on the Township's Land Use Map, was not provided.

Current Zoning – The subject parcels are currently zoned Community Business (B-2). Properties to the north, south, east, and west are currently zoned Suburban Residential (RS) or One Family Residential (R-1).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer and water services are available to the subject parcels.

Public Road/Street Access – Napoleon Road provides direct access to the subject parcels.

Environmental Constraints – The parcels have no known environmental constraints, according to the Township.

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission approved the rezoning 6 – 0 at their April 27, 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 Leoni Township Board of the proposed rezoning to ‘Suburban Residential (RS)’.

Staff Report Attachment(s):

- *Background information provided by Leoni Township*

Suggested Actions:

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

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 Leoni 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.)

North East side of Napoleon Rd. Multiple parcels

1. The above described property has a proposed zoning change FROM B2-Commercial ZONE TO RS Residential ZONE.

2. PURPOSE OF PROPOSED CHANGE: To make the property zoning align to current use

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 3 & 4 day 15 & 19 year 2023.

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Feb. day 26 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: 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.

Pamela Trammell () Chair or Secretary 4 / 27 / 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

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: Leoni Township Case #: _____

Township official we may contact: Cindy Norris or Pam Trammell Phone #: (517) 936-2290

Applicant: Leoni Township Phone #: (517) 264-4694

Rezoning Request: From: Community Business (B2) To: Suburban Residential (RS)

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"): Multiple See attached

Please attach location map Yes No

What is the existing use of the site? Residential

What is the proposed use of the site? Residential

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

North: Residential South: Residential

East: Residential West: Residential

What are the surrounding Zoning Districts?

North: RS or R-1 () South: RS or R1 ()

East: RS or R-1 () West: RS or R1 ()

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

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

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

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

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

Wetland(s) Floodplain(s) Brownfield(s) Soil(s)

Other (please specify) _____

Please attach the minutes of the Planning Commission.

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

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

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

Please attach any public comments, letters, or petitions.

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

Please include any additional information or comments as an attachment.

Napoleon Rd Commercial Zoned in Residential Area

Parcel	Old Parcel	Address	Tax Classification	Name	Mailing Address
1	000-14-09-131-027-00	208 Napoleon Rd	Commercial	Zemer Barbara J	348 Napoleon Rd. Michigan Center MI, 49254
2	000-14-09-131-028-00	216 Napoleon Rd.	Commercial	William Marshall	503 S. Lakeside Dr., Michigan Center, MI 49254
3	000-14-09-131-029-00	222 Napoleon Rd.	Commercial	Stacy Snyder	222 Napoleon Rd., Michigan Center, MI 49254
4	000-14-09-131-030-00	280 Napoleon Rd	Commercial	Craft Mari T REV LV Trust	4060 Gale Rd. Eaton Rapids MI, 48827
5	000-14-09-131-031-00	300 Napoleon Rd	Commercial	McCrum Scott	710 Napoleon Rd. Michigan Center MI, 49254
6	000-14-09-131-032-00	308 Napoleon Rd.	Commercial	Savary & Cynthia Boyer	308 Napoleon Rd., Michigan Center, MI 49254
7	000-14-09-131-033-00	348 Napoleon Rd	Commercial	Zemer David M	348 Napoleon Rd. Michigan Center MI, 49254
8	000-14-09-132-001-01	396 Napoleon Rd	Commercial	Blakeman Josh	396 Napoleon Rd. Michigan Center MI, 49254
9	000-14-09-132-002-01	406 Napoleon Rd.	Commercial	Linda Lowe	PO Box 56, Munnith, MI 49259
10	000-14-09-132-013-00	137 Broad St	Commercial	Michigan Center School District	400 S State St. Michigan Center MI, 49254
11	000-14-09-132-014-00	430 Napoleon Rd.	Commercial	Eric Hamilton & Gladys Hubbell	430 Napoleon Rd., Michigan Center MI 49254
12	000-14-09-132-017-00	440 Napoleon Rd.	Commercial	Carl & Rachel Hubbell	440 Napoleon Rd., Michigan Center, MI 49254
13	000-14-09-132-018-00	Napoleon Rd.	Commercial	Robert & Susan Wolcott	464 Napoleon Rd., Michigan Center, MI 49254
14	000-14-09-132-019-01	464 Napoleon Rd.	Commercial	Robert & Susan Wolcott	464 Napoleon Rd., Michigan Center, MI 49254
15	000-14-09-132-015-01	538 Seventh St	Commercial	Bristow Raymond & Melissa	4945 Wanda Dr. Jackson MI, 49201
16	000-14-09-132-019-02	Napoleon Rd.	Commercial	Robert & Susan Wolcott	464 Napoleon Rd., Michigan Center, MI 49254
17	000-14-09-410-001-00	500 Napoleon Rd	Commercial	Napoleon Rd Property LLC	615 Napoleon Rd. Michigan Center MI, 49254
18	000-14-09-410-002-00	Napoleon Rd	Commercial	Napoleon Rd Property LLC	615 Napoleon Rd. Michigan Center MI, 49254
19	000-14-09-410-003-00	530 Napoleon Rd.	Commercial	Lori & Gale Leggett	530 Napoleon Rd., Michigan Center, MI 49254
20	000-14-09-411-001-00	544 Napoleon Rd	Commercial	Wojtylko Family Trust UDA	15979 Pardee Rd. Taylor MI, 48180
21	000-14-09-413-006-00	Napoleon Rd	Commercial	Township of Leoni	913 Fifth St. Michigan Center MI, 49254
22	000-14-09-414-004-00	614 Napoleon Rd.	Commercial	Ernest & Sara Hobart	614 Napoleon Rd., Michigan Center, MI 49254
23	000-14-09-415-016-00	710 Napoleon Rd	Commercial	Tytobin Properties LLC	710 Napoleon Rd. Michigan Center MI, 49254

Leoni Township Office
www.leonitownship.com

913 Fifth St.
Michigan Center, Michigan 49254
PHONE: (517) 764-4694

Township Residents:

A review of the Master Plan is currently being completed in the Township. As part of the review, several parcels in your area may be considered for rezoning. Rezoning could potentially impact property values.

Leoni Township and the Planning Commission encourages the property owners listed below to attend the March 15, 2023 Planning Commission meeting at 6 PM for a public hearing in the Leoni Township Hall for more information.

000-14-09-131-027-00	208 Napoleon Rd.
000-14-09-131-028-00	216 Napoleon Rd.
000-14-09-131-029-00	222 Napoleon Rd.
000-14-09-131-030-00	280 Napoleon Rd.
000-14-09-131-031-00	300 Napoleon Rd.
000-14-09-131-032-00	308 Napoleon Rd.
000-14-09-131-033-00	348 Napoleon Rd.
000-14-09-132-001-00	396 Napoleon Rd.
000-14-09-132-004-01	406 Napoleon Rd.
000-14-09-132-013-00	137 Broad St.
000-14-09-132-014-00	430 Napoleon Rd.
000-14-09-132-017-00	440 Napoleon Rd.
000-14-09-132-018-00	Napoleon Rd.
000-14-09-132-019-01	464 Napoleon Rd.
000-14-09-132-015-01	538 Seventh St.
000-14-09-132-019-02	Napoleon Rd.

000-14-09-410-001-00
000-14-09-410-002-00
000-14-09-410-003-00
000-14-09-411-001-00
000-14-09-413-006-00
000-14-09-414-004-00
000-14-09-415-016-00

500 Napoleon Rd.
Napoleon Rd.
530 Napoleon Rd.
544 Napoleon Rd.
Napoleon Rd.
614 Napoleon Rd.
710 Napoleon Rd.

Cindy Norris, Clerk

Leoni Township Office
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1380
Leonitownship.com

PLANNING COMMISSION MINUTES
March 15, 2023

The Leoni Township Planning Commission held a meeting Wednesday, March 15, 2023 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:02 pm

Members Present: Connie Gibson, W. Miles, V. Beckwith, Judy Southworth, Ron Kinch
Members absent: Cody Lester
Persons in attendance: 3 in person, 2 ZOOM

Pledge of Allegiance

Motion by W. Miles, supported by R. Kinch to approve the agenda as written
Motion adopted by voice vote

Motion by J. Southworth, supported by C. Gibson to approve the February 15th minutes as written
Motion adopted by voice vote

Public Comment: **Open at 6:04 pm.**
 No Comments
 Closed at 6:04 pm.

DISCUSSION:

PUBLIC HEARING:

1. Napoleon Rd. Rezone from B2 to RS

DISCUSSION:

Mr. Kinch explained the purpose and the thought process of the Planning Committee behind why the Commission wanted to rezone the houses on Napoleon Rd. that were currently zoned as commercial (B2) to residential (RS)

There were three residents present and one of the residents has a current home business they are running and had some concerns about the business if there parcel were to be rezoned. There were also two letters sent in from residents that did not agree with changing from commercial to residential.

Motion by R. Kinch, supported by W. Miles to table the rezone for Napoleon Rd. till next months meeting to allow more time for residents to send in any feedback they may have.

5 Ayes: W. Miles, C. Gibson, J. Southworth, R. Kinch and V. Beckwith
Motion Carried

RESERVE:

1. Master Plan Finalization

Motion by W. Miles, supported by J. Southworth to adjourn the meeting at 6:23 PM.
Motion adopted by voice vote

Meeting Adjourned 6:23 pm.
Next meeting: April 19, 2023

AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN }
County of Jackson }

Bettie Watson

Bettie Watson

being duly sworn, says: I am the Publisher of The Salesman, a shopping guide printed and circulated in said county since 1948. The attached is a printed copy of an ad which was published in The Salesman (Publications) February 26, 2023.

Sworn to and subscribed before me this 8th day of MARCH 2023.

Pam Russell

Notary Public, Jackson County, Michigan

PAM RUSSELL
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF JACKSON
My Commission Expires Aug. 31, 2028
Acting in the County of Jackson

LEONI TOWNSHIP
913 FIFTH STREET
MICHIGAN CENTER, MI 49254

Township Residents:

A review of the Master Plan is currently being completed in the Township. As part of the review, several parcels in your area may be considered for rezoning. Rezoning could potentially impact property values.

Leoni Township and the Planning Commission encourages the property owners listed below to attend the March 15, 2023 Planning Commission meeting at 6:00 p.m. for a public hearing in the Leoni Township Hall for more information.

- | | |
|----------------------|------------------|
| 000-14-09-131-027-00 | 208 Napoleon Rd. |
| 000-14-09-131-028-00 | 216 Napoleon Rd. |
| 000-14-09-131-029-00 | 222 Napoleon Rd. |
| 000-14-09-131-030-00 | 280 Napoleon Rd. |
| 000-14-09-131-031-00 | 300 Napoleon Rd. |
| 000-14-09-131-032-00 | 308 Napoleon Rd. |
| 000-14-09-131-033-00 | 348 Napoleon Rd. |
| 000-14-09-132-001-00 | 396 Napoleon Rd. |
| 000-14-09-132-002-01 | 402 Napoleon Rd. |
| 000-14-09-132-003-00 | 404 Napoleon Rd. |
| 000-14-09-132-004-01 | 406 Napoleon Rd. |
| 000-14-09-132-013-00 | 137 Broad St. |
| 000-14-09-132-014-00 | 430 Napoleon Rd. |
| 000-14-09-132-017-00 | 440 Napoleon Rd. |
| 000-14-09-132-018-00 | Napoleon Rd. |
| 000-14-09-132-019-01 | 464 Napoleon Rd. |
| 000-14-09-132-015-01 | 538 Seventh St. |
| 000-14-09-132-019-02 | Napoleon Rd. |
| 000-14-09-410-001-00 | 500 Napoleon Rd. |
| 000-14-09-410-002-00 | Napoleon Rd. |
| 000-14-09-410-003-00 | 530 Napoleon Rd. |
| 000-14-09-411-001-00 | 544 Napoleon Rd. |
| 000-14-09-413-006-00 | Napoleon Rd. |
| 000-14-09-414-004-00 | 614 Napoleon Rd. |
| 000-14-09-414-005-00 | 616 Napoleon Rd. |
| 000-14-09-415-015-00 | Ninth St. |
| 000-14-09-415-016-00 | 710 Napoleon Rd. |
- Cindy Norris,

Deputy Clerk

From: bldg@leontownship.com
Sent: Thursday, March 2, 2023 2:50 PM
To: 'Cindy Norris'; 'Deputy Clerk'
Cc: mjester@leontownship.com
Subject: FW: Zemer/ Master Plan 3/15/2023

Cindy and Pam,

This email is from a business owner on Napoleon Rd. where we are proposing the Zoning change. I'm not sure if anyone else has contacted us or not, but I'm sure that we will have more people responding over the next few days. So can you file this along with the rest of the responses.

Thank you
Joe

From: Dave Zemer <dave@bniwis.com>
Sent: Thursday, March 2, 2023 1:30 PM
To: bldg@leontownship.com; Dave Zemer <dave@bniwis.com>; Sue Lige <sue@bniwis.com>
Subject: Zemer/ Master Plan 3/15/2023

Joe

Thanks for the call today and info. I am requesting that my 2 commercial properties remain B-2. Please see the parcel numbers and address.

000-14-09-131-027-00 208 Napoleon commonly known as the castle
000-14-09-131-033-00 348 & 350 Napoleon Rd commonly know as BNI Wisconsin & Small rental building

I will be in saint Clare shores on March 15 2023

Thanks in advance

David Zemer

Deputy Clerk

From: Sara Hobart <sarahobart@gmail.com>
Sent: Friday, March 31, 2023 1:40 PM
To: deputyclerk@leonitownship.com
Subject: 614 Napoleon Rd

We have decided to not change to a residential property and wish to stay commercial. Thank you 614 Napoleon Rd. Ernie and Sara Hobart.

Motion by J. Southworth, supported by W. Miles to approve the site plan for property 000-09-33-305-003-00 at 5405 E. Michigan Avenue as presented.

5 Ayes: C. Gibson, J. Southworth, Bob Pickett, W. Miles and V. Beckwith

0 Nays:

1 Abstain: Cody Lester

Motion Carried

**2. 000-14-09-415-014-00
713 9th Street
Sheryl Mullins Rezone**

DISCUSSION:

Sheryl Mullins spoke on behalf of their property rezone. Mrs. Mullins stated that they want it rezoned so they can build a garage to store their trucks in. There is no one living in the house currently because it is unlivable. Mrs. Mullins stated that they are only using the house to store tools in. Cannot afford to tear the house down at this point.

Mr. Jester asked Mrs. Mullins if she was aware if they rezone the property, they will lose the ability to use the house as a residence.

Motion by W. Miles, supported by C. Gibson to table the rezone for property 000-14-09-415-014-00 at 713 9th St. due to lack of information till the next meeting on May 3, 2023.

Ayes: C. Gibson, J. Southworth, Bob Pickett, W. Miles, V. Beckwith, C. Lester and W. Miles

0 Nays:

Motion Carried

3. Napoleon Road Rezone from B2 to RS

DISCUSSION:

Mr. Lester asked where we left this. Mr. Jester related that Mr. Conti suggested that the Planning Commission could approve the rezone with the contingency that it will take effect on a later date.

Motion by C. Lester, supported by C. Gibson to approve the rezone from B2 to RS on the North East and South West side of Napoleon road with the effective date of January 1, 2024.

Ayes: C. Gibson, J. Southworth, Bob Pickett, V. Beckwith, C. Lester and W. Miles

0 Nays:

Motion Carried

RESERVE:

1. Master Plan Finalization

Motion by J. Southworth, supported by C. Lester to adjourn the meeting at 6:28 PM.

Motion adopted by voice vote

Meeting Adjourned 6:28 pm.

Next meeting: May 3, 2023



Parcel Report - Parcel ID: 000-14-09-131-028-00

4/27/2023



Owner Name MARSHALL WILLIAM A
Owner Address 503 S LAKESIDE DR
 MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 216 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.48
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2047-0786

	2020	2021	2022
Taxable Value	\$51,892	\$52,618	\$54,354
Assessed Value	\$66,517	\$66,515	\$76,825

Tax Description:
 LOTS 469 470 471 AND 472 CENTRALIA 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: April 25, 2023



Parcel Report - Parcel ID: 000-14-09-131-029-00

4/27/2023



Owner Name SNYDER STACY
Owner Address 222 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address 222 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.24
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2200-1218

	2020	2021	2022
Taxable Value	\$35,872	\$36,374	\$37,574
Assessed Value	\$46,608	\$45,916	\$53,102

Tax Description:
 LOTS 473 AND 474 CENTRALIA SUBD SEC 9 T3S R1E 222
 NAPOLEON RD



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.





Parcel Report - Parcel ID: 000-14-09-131-030-00

4/27/2023



Owner Name BERRY ROBERT A
Owner Address 4060 GALE RD
 EATON RAPIDS, MI 48827
Homestead 0
Parcel Address 280 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.24
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2210-378

	2020	2021	2022
Taxable Value	\$45,336	\$43,239	\$44,188
Assessed Value	\$45,336	\$43,239	\$44,188

Tax Description:
 LOTS 475 AND 476 CENTRALIA 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: April 25, 2023



Parcel Report - Parcel ID: 000-14-09-131-031-00

4/27/2023



Owner Name MITCHELL JUSTIN
Owner Address 3787 ANN ARBOR RD
 JACKSON, MI 49202
Homestead 0
Parcel Address 300 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.36
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2217-990

	2020	2021	2022
Taxable Value	\$77,972	\$75,557	\$77,820
Assessed Value	\$77,972	\$75,557	\$77,820

Tax Description:
 LOTS 477, 478 AND 479 CENTRALIA SUBDIVISION



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Parcel Report - Parcel ID: 000-14-09-131-032-00

4/27/2023



Owner Name BOYER SAVARY & CYNTHIA
Owner Address 308 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address 308 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 2.46
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 1948-1160

	2020	2021	2022
Taxable Value	\$55,976	\$56,759	\$58,632
Assessed Value	\$70,801	\$85,044	\$85,754

Tax Description:

LOTS 480 481 482 483 484 485 486 487 488 AND 489 ALSO THAT PART OF LOT 494 DESCD AS BEG IN SWLY LN OF LOT 494 AT NWLY COR OF LOT 485 TH N47°46'W ALG SWLY LN OF LOT 494 200 FT TO NWLY COR OF LOT 480 TH NELY IN A STRAIGHT LN TO SE COR OF LOT 458 TH ELY ALG N LN OF LOT 494 240 FT TO SE COR OF LOT 452 TH SLY IN A STRAIGHT LN TO NELY COR OF LOT 489 TH N47°46'W ALG SWLY LN OF LOT 494 200 FT TO BEG. CENTRALIA SUBDIVISION



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Parcel Report - Parcel ID: 000-14-09-131-033-00

4/27/2023



Owner Name ZEMER DAVID M
Owner Address 348 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 348 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 1.09
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 1989-773

	2020	2021	2022
Taxable Value	\$49,006	\$49,692	\$51,331
Assessed Value	\$122,798	\$124,185	\$128,374

Tax Description:
 LOTS 490 491 492 AND 493 ALSO THAT PART OF LOT 494
 DESC AS BEG AT NELY COR OF LOT 489 TH S47°46'E
 TO NWLY LN OF A 16 FT ALLEY TH NELY ALG SD
 NWLY LN 88 FT TH N29°11'W 407.37 FT TO A PT
 IN A LN DRAWN FROM SELY COR OF LOT 452
 TO BEG OF THIS DESCN TH SLY ALG SD LN
 TO BEG ALL IN CENTRALIA SUBDIVISION



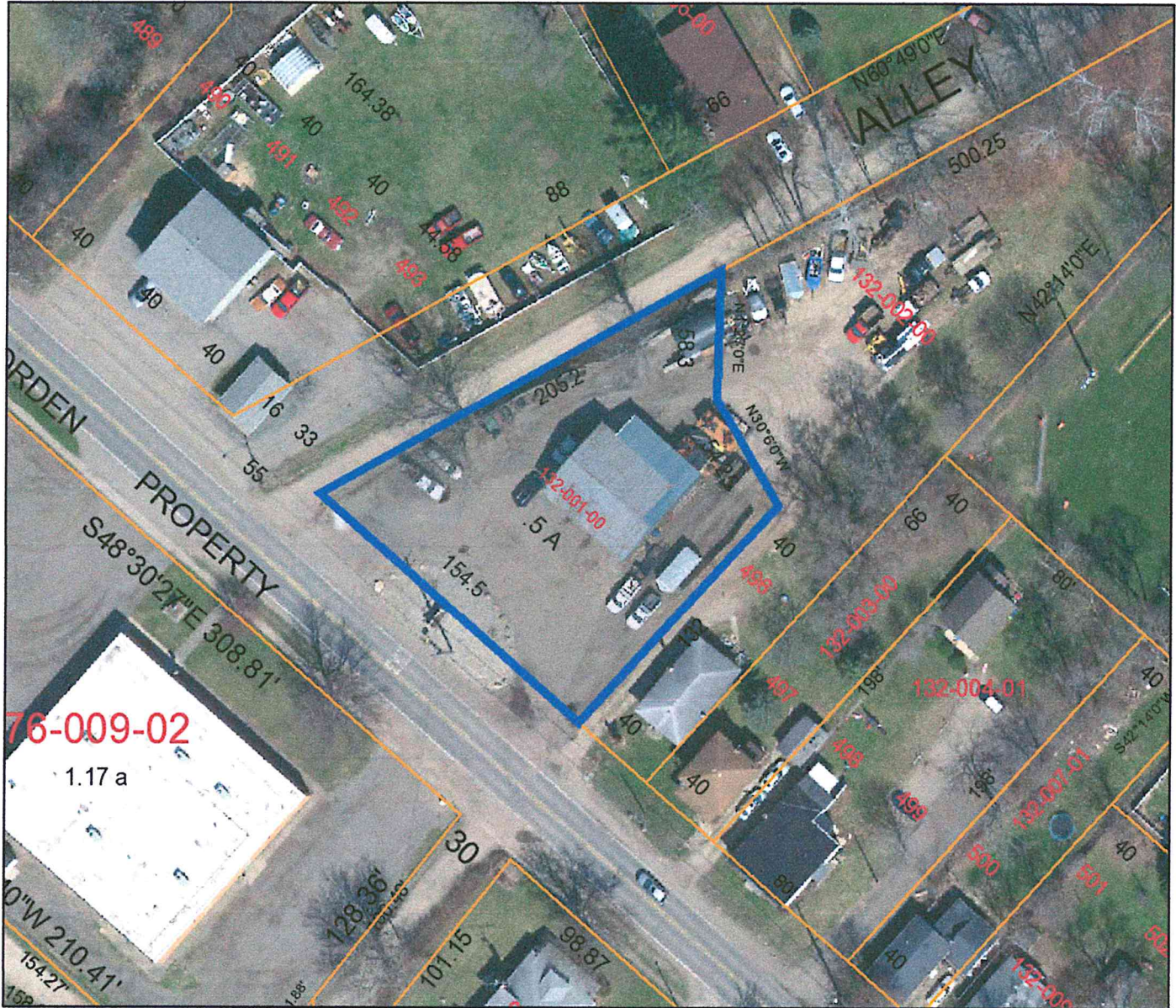
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Parcel Report - Parcel ID: 000-14-09-132-001-00

4/27/2023



Owner Name BLAKEMAN JOSH
Owner Address 8720 KOKO LANE
 JACKSON, MI 49201
Homestead 0
Parcel Address 396 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 001 - NEW PARCEL (CHILD)
Status Active
Acreage 0.59
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 1985-830

	2020	2021	2022
Taxable Value	\$38,424	\$38,961	\$0.00
Assessed Value	\$49,655	\$48,422	\$0.00

Tax Description:

BEG IN NLY LN OF NAPOLEON RD AT SW COR OF LOT 496 CENTRALIA SUBD TH N 47DEG 46'W ALG NLY LN OF SD RD 154.5 FT TH N 69DEG 49'E 205.2 FT TH S 1DEG 27'W 58.3 FT TH S 30DEG 06'E 54.25 FT TO NW COR OF SD LOT 496 TH S 42DEG 14'W 132 FT TO BEG SEC 9 T3S R1E .5A
 Split on 02/07/2022 into 000-14-09-132-001-01;



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.





Parcel Report - Parcel ID: 000-14-09-132-002-00

4/27/2023



Owner Name FLACK HOLLY A
Owner Address 404 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 402 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 001 - NEW PARCEL (CHILD)
Status Active
Acreage 0.12
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 1571-1061

	2020	2021	2022
Taxable Value	\$22,249	\$22,560	\$0.00
Assessed Value	\$36,273	\$33,604	\$0.00

Tax Description:

LOT 496 ALSO THAT PART OF LOT 495 LYING NWLY OF A LN WHOSE BEGINNING ROUTE AND TERMINUS ARE DESC'D AS FOLLOWS---BEG AT NELY COR OF LOT 496 TH N 42DEG 14'E TO NWLY LN OF LOT 495. ALL IN CENTRALIA SUBDIVISION
 Split 132-002-00 12/2022 into 000-14-09-132-002-00



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Parcel Report - Parcel ID: 000-14-09-132-013-00

4/27/2023



Owner Name MICHIGAN CENTER SCHOOL DISTRICT
Owner Address 400 S STATE ST
 MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 137 BROAD ST
 MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.15
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page

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

Tax Description:
 THAT PART OF LOT 495 DESCD AS BEG AT SELY COR OF SD LOT TH NWLY ALG SWLY LN OF SD LOT TO THE NWLY COR OF LOT 507 TH N 42DEG 14'E 66 FT TH SELY PAR WITH SWLY LN OF SD LOT 495 TO THE W LN OF LOT 411 TH S TO BEG. ALL IN CENTRALIA SUBDIVISION



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Parcel Report - Parcel ID: 000-14-09-132-014-00

4/27/2023



Owner Name HAMILTON ERIC & HUBBELL GLADYS
Owner Address 430 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address 430 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.24
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2166-1272

	2020	2021	2022
Taxable Value	\$36,320	\$36,828	\$38,043
Assessed Value	\$48,067	\$48,555	\$58,134

Tax Description:
 LOTS 508 AND 509 CENTRALIA SUBDIVISION



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This parcel data last updated: April 25, 2023



Parcel Report - Parcel ID: 000-14-09-132-017-00

4/27/2023



Owner Name HUBBELL CARL L & RACHEL LEE
Owner Address 440 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address 440 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.61
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 1859-1191

	2020	2021	2022
Taxable Value	\$128,182	\$129,233	\$133,497
Assessed Value	\$130,197	\$129,233	\$156,028

Tax Description:
 LOTS 510 511 512 513 & 514 CENTRALIA SUBDIVISION 440
 NAPOLEON RD



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Parcel Report - Parcel ID: 000-14-09-132-018-00

4/27/2023



Owner Name WOLCOTT ROBERT T JR & SUSAN M
Owner Address 464 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 402 - RESIDENTIAL VACANT
Status Active
Acreage 0.24
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2131-1172

	2020	2021	2022
Taxable Value	\$1,192	\$1,208	\$1,247
Assessed Value	\$8,313	\$8,075	\$8,075

Tax Description:

THAT PART OF LOT 405 DESCD AS BEG AT NELY COR OF LOT 516 TH N 42DEG 14'E TO THE W LN OF SEVENTH ST TH N ALG W LN OF SD ST TO THE NE COR OF LOT 405 TH N 89DEG 15'W 81.24 FT TO NLY LN OF LOTS 515 TH S 47DEG 46'E ALG NLY LN OF LOTS 515 AND 516 TO BEG. ALSO ENTIRE LOTS 515 AND 516 ALL IN CENTRALIA SUBDIVISION



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Parcel Report - Parcel ID: 000-14-09-132-019-01

4/27/2023



Owner Name WOLCOTT ROBERT T JR & SUSAN M
Owner Address 464 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address 464 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.16
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2131-1172

	2020	2021	2022
Taxable Value	\$18,012	\$20,391	\$21,063
Assessed Value	\$23,009	\$25,352	\$28,978

Tax Description:
 LOT 517 AND NWLY 30 FT OF LOT 518 CENTRALIA
 SUBDIVISION



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This parcel data last updated: April 25, 2023



Parcel Report - Parcel ID: 000-14-09-132-015-01

4/27/2023



Owner Name BRISTOW RAYMOND & MELISSA
Owner Address 4945 WANDA DR
 JACKSON, MI 49201
Homestead 0
Parcel Address 538 SEVENTH ST
 MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 1.5
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2198-1177

	2020	2021	2022
Taxable Value	\$154,793	\$156,960	\$163,000
Assessed Value	\$174,661	\$172,305	\$163,000

Tax Description:

PT OF LOT 405 DESC AS BEG AT THE NELY COR OF LOT 516 TH S47°46'E TO THE W LN OF SEVENTEENTH ST TH N ALG THE W LN OF SD ST TO A PT BEARING N42°14'E FROM THE POB TH S42°14'W TO BEG ALSO LOTS 406 THROUGH 413 CENTRALIA SUBDIVISION. COMBINED FROM 000-14-09-132-015-00 AND 000-14-09-132-016-00 IN 2004.



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Parcel Report - Parcel ID: 000-14-09-132-019-02

4/27/2023



Owner Name WOLCOTT ROBERT T JR & SUSAN M
Owner Address 464 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.12
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2131-1172

	2020	2021	2022
Taxable Value	\$1,839	\$1,864	\$1,925
Assessed Value	\$8,977	\$8,799	\$10,456

Tax Description:
 LOT 518 EXC THE NWLY 30 FT THEREOF. ALSO ENTIRE LOT 519 CENTRALIA SUBDIVISION



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This parcel data last updated: April 25, 2023



Parcel Report - Parcel ID: 000-14-09-410-001-00

4/27/2023



Owner Name NAPOLEON ROAD PROPERTY LLC
Owner Address 615 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 500 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.29
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2132-801

	2020	2021	2022
Taxable Value	\$125,100	\$124,517	\$127,253
Assessed Value	\$125,100	\$124,517	\$127,253

Tax Description:
 LOT 1 BLOCK 5 RAMONA PARK



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Parcel Report - Parcel ID: 000-14-09-410-002-00

4/27/2023



Owner Name NAPOLEON ROAD PROPERTY LLC
Owner Address 615 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 202 - COMMERCIAL VACANT
Status Active
Acreage 0.21
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2132-801

	2020	2021	2022
Taxable Value	\$4,759	\$4,788	\$4,788
Assessed Value	\$4,788	\$4,788	\$4,788

Tax Description:
 LOT 2 BLOCK 5 RAMONA PARK



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This parcel data last updated: April 25, 2023



Parcel Report - Parcel ID: 000-14-09-410-003-00

4/27/2023



Owner Name LEGGETT LORI J & GALE O JR
Owner Address 530 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address 530 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.59
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2135-170

	2020	2021	2022
Taxable Value	\$76,040	\$78,643	\$86,205
Assessed Value	\$76,040	\$78,643	\$97,891

Tax Description:
 LOTS 3 & 4 BLOCK 5 RAMONA PARK SEC 9 T3S R1E



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Parcel Report - Parcel ID: 000-14-09-411-001-00

4/27/2023



Owner Name WOJTYLKO FAMILY TRUST UDA 7/10/15
Owner Address 15979 PARDEE RD
 TAYLOR, MI 48180
Homestead 0
Parcel Address 544 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.356
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2133-331

	2020	2021	2022
Taxable Value	\$37,646	\$35,521	\$36,288
Assessed Value	\$37,646	\$35,521	\$36,288

Tax Description:
 LOTS 1 & 2 BLOCK 6 RAMONA PARK



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Parcel Report - Parcel ID: 000-14-09-413-006-00

4/27/2023



Owner Name TOWNSHIP OF LEONI
Owner Address 913 FIFTH ST
 MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 202 - COMMERCIAL VACANT
Status Active
Acreage 0
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2208-656

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

Tax Description:
 LOT 9 BLOCK 3 RAMONA PARK



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Parcel Report - Parcel ID: 000-14-09-414-004-00

4/27/2023



Owner Name HOBART II ERNEST G & SARA R
Owner Address 614 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 100
Parcel Address 614 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.21
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 1635-0768

	2020	2021	2022
Taxable Value	\$38,534	\$39,073	\$40,362
Assessed Value	\$50,621	\$50,807	\$59,706

Tax Description:
 LOT 8 BLOCK 2 RAMONA PARK SEC 9 T3S R1E



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Parcel Report - Parcel ID: 000-14-09-415-016-00

4/27/2023



Owner Name TYTOBIN PROPERTIES LLC
Owner Address 710 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Homestead 0
Parcel Address 710 NAPOLEON RD
 MICHIGAN CENTER, MI 49254
Property Class 201 - COMMERCIAL
Status Active
Acreage 1
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2155-1003

	2020	2021	2022
Taxable Value	\$84,800	\$83,687	\$85,526
Assessed Value	\$84,800	\$83,687	\$85,526

Tax Description:

COM AT NE COR OF W 1/2 OF SE 1/4 OF SEC 9 TH
 S00°40'E ALG E 1/8 LN 1150.73 FT TO CEN OF DITCH FOR
 POB TH WLY ALG CEN OF SD DITCH TO A PT DISTANT
 236.62 FT DUE W OF E 1/8 LN TH S00°40'E TO CEN OF
 NAPOLEON RD TH SELY ALG CEN OF SD RD TO E 1/8 LN
 TH N ALG E 1/8 LN TO BEG SEC 9 T3S R1E



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
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This parcel data last updated: April 25, 2023



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 | #23-05

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: May 4, 2023

Proposal: **A rezoning of property at 3969 E. South Street in Napoleon Township**

Request

The subject property is proposed for rezoning to Agricultural (AG-1) from Residential (R-1).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for the property to be compliant with the Zoning Ordinance for farming and animals.

Location and Size of the Property

The subject property (parcel 000-14-20-101-005-00) is located in the NW ¼ of Section 20 of Napoleon Township off East South Street. The subject parcel has an area of approximately 9.08 acres zoned R-1 and the applicant wishes to rezone the property to AG-1.

Land Use and Zoning

Current Land Use – The property is currently a residential use with several barns and farm animals. The parcel to the north is residential, the parcel to the south is a cemetery. The subject parcel is also bordered on the east by a mobile home park, while the use to the west is vacant.

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

Current Zoning – The subject parcel is currently zoned Residential (R-1) as are the parcels to the north and west. The parcel to the east is currently zoned Mobile Home Park (MHP), while the parcel to the south is zoned Local Commercial (LC).

Public Facilities and Environmental Constraints

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

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

Environmental Constraints – The property has no known environmental constraints, but is an environmentally sensitive area, according to the Township.

Analysis and Recommendation

Township Planning Commission Recommendation – The Napoleon Township Planning Commission unanimously approved the rezoning at their April 27, 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 Napoleon Township Board of the proposed rezoning to ‘Agricultural (AG-1)’.

Staff Report Attachment(s):

- *Background information provided by Napoleon Township*

Suggested Actions:

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



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 | #23-06

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: May 4, 2023

Proposal: **A text amendment to the Napoleon Township Zoning Ordinance**

Request

The Napoleon Township Planning Commission requests to amend Section 3.10 Zoning District Regulations.

Background Information

The Napoleon Township Planning Commission submitted an amendment to Section 3.10 Zoning District Regulations to the JCPC for review. The Napoleon Township Planning Commission seeks to add item 117 to Section 3.10:

- **Section 3.10 Item 117.** “Uses not specifically authorized as permitted 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.”

This is a relatively simple proposed amendment which allows for uses similar in nature to those already specified as permitted or conditional uses within the zoning district regulations.

Analysis and Recommendation

Township Planning Commission Recommendation – The Napoleon Township Planning Commission unanimously approved the rezoning at their April 27, 2023 meeting.

JCPC Staff Analysis and Advisement – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Napoleon Township Board of the Section 3.10 Item 117 Zoning Ordinance amendment.

Staff Report Attachment(s):

- *Background information provided by Napoleon Township*

Suggested Actions:

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