



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: August 10, 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 July 13, 2023, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the August 10, 2023, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1) CZ | #23-11 | Leoni Township text amendment [**ACTION**] 5
 - (2) CZ | #23-12 | Summit Township text amendment [**ACTION**] 30
 - 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 – Harmony Fierke-Gmazel from MSU Extension
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is September 14, 2023



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MEETING MINUTES

July 13, 2023

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

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

Members Absent: Mr. Roger Gaede, Environment; Ms. Pat Gallagher, At Large; Mr. Jim Minnick, Jr.

Staff Present: Mr. Jacob Hurt, R2PC; Mr. Zack Smith, R2PC.

Others Present:

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:01 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. Videto, to *approve* the June 8, 2023, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Videto made a motion, seconded by Comm. Hilleary, to *approve* the July 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 | #23-08 | Norvell Township**

Staff referred to a report regarding a proposed text amendment amending Article II Section 2.1.5.1 of the Norvell Township Zoning Ordinance by adding a definition for Boat Storage. Staff recommended approval of the text amendment application. Comm. Kennedy made a motion to *approve* the text amendment, seconded by Comm. Hilleary. *Commissioners approved the motion unanimously.*

(2) **CZ | #23-09 | Norvell Township**

Staff referred to a report regarding a proposed text amendment amending Article VIII Section 8.11 of the Norvell Township Zoning Ordinance by adding "access to public streets." Staff recommended approval of the text amendment application. Comm. Hilleary made a motion to **approve** the text amendment, seconded by Comm. Burns. *Commissioners approved the motion unanimously.*

(3) **CZ | #23-10 | Norvell Township**

Staff referred to a report regarding a proposed rezoning of property at 1421 Idle Hills Road in Norvell Township from Agricultural (A-1) to Single-Family Suburban Residential District 2 (RS-2). Staff recommended approval of the rezoning application. Comm. Videto made a motion to **approve** the rezoning, seconded by Comm. Hilleary. *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.** A flyer for the Jackson County 2023 Citizen Planner Program presented by Michigan State University Extension was included in the packet. Comm. Kennedy reported to the Planning Commission that reimbursement funds are available through the County for Commissioners interested in attending the program. Mr. Hurt reported that the cost of the program is \$250 per attendee but the MSU Extension will offer a group rate of \$125 per attendee for groups of four or more attendees.

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

Item 8. **Commissioner Comment.** Chair Hawley provided the Commission with a handout detailing solar energy development that she had prepared.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:28 p.m.

Respectfully submitted by:



Jacob Hurt, R2PC

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

COORDINATED ZONING REPORT | #23-11

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: August 4, 2023

Proposal: A rezoning of property at 8801 E. Michigan Ave in Leoni Township

Request

The subject property is proposed for rezoning to Commercial Highway (B-5) from Commercial (B-1).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to better suit the use and location, as the owner wants to start an auto repair shop.

Location and Size of the Property

The subject property (parcel 000-14-01-152-001-01) is located in Section 1 of Leoni Township on Michigan Ave. The subject parcel has an area of approximately 0.43 acres zoned B-1 and the applicant wishes to rezone the property to B-5.

Land Use and Zoning

Current Land Use – The property is currently vacant. The parcels to the north and west are vacant land. The parcel to the east is vacant commercial. The parcel to the south is residential.

Future Land Use Plan – There is not a suggested future land use of the subject property on the Township's Land Use Map.

Current Zoning – The subject parcel is currently zoned Neighborhood Business (B-1) as are the parcels to the north, east and west. The parcel to the south is currently zoned Suburban Residential (RS). (Note: the zoning for the surrounding parcels are incorrectly identified on the Rezoning Worksheet Form)

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water and sewer service is not available at the subject property. There are no current plans to provide these services at the subject property.

Public Road/Street Access – E. Michigan Ave provides direct access to the subject parcel.

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

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission approved the rezoning 5 – 0 at their July 19, 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 'Commercial Highway (B-5)'.

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**

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 Phone #: (517) 936-2290
Applicant: Ted Grammatico Phone #: (734) 320-1866
Rezoning Request: From: Neighborhood Business (B-1) To: Commercial Highway (B-5)
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"): 1.432 acre

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant

What is the proposed use of the site? Auto Repair Shop

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

North: Vacant land
East: Vacant commercial

South: Residential
West: Vacant land

What are the surrounding Zoning Districts?

North: (B-1) Residential
East: (B-1) Neighborhood Residential

South: (R-1) Residential
West: (B-1) Neighborhood Business

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.

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.)

000-14 01-152-001-01 8801 Michigan Ave. See attached

1. The above described property has a proposed zoning change FROM Neighborhood Business (B-1) ZONE TO Commercial Highway (B-2) ZONE.

2. PURPOSE OF PROPOSED CHANGE: Better suit use for owner wants to start an auto repair shop

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 July day 19 year 2023

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month July day 2 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 Hammel ☐ Chair or ☒ Secretary 7 / 20 / 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.

_____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

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

Township Clerk

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254

PHONE: (517) 764-4694 FAX: (517) 764-1106

www.leonitownship.com



JUN 20 2023

DATE OF APPLICATION: 6/15/2023

APPLICATION #: maia K. King

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP
I (We) Hereby make application with the Township of Leoni to:

- ☐ Add to or change the text of the Ordinance.
- ☐ Change the district boundaries.
- ☒ Re-Zone the property to another classification.
- ☐ Conditional Use.
- ☐ Home Occupation.
- ☐ Extending Residential Non-Conforming Use.

RECEIVED

JUN 20 2023

Leoni Township Clerks Office

1. Applicants Name: TED GRAMMATICO (GRAMMATICO REAL ESTATE) Phone: 734-320-1866
2. Address of Property Involved: 8801 MICHIGAN AVE Applicant Address: 203 S ZEEB Suite 204 Ann Arbor MI 48103
3. Legal Description of Property: 000-14-01-152-001-01
4. The above property is presently zoned: B-1 Commercial
5. I wish the zoning to be changed from: B-1 to: B-5 Commercial Highway
6. I wish the boundaries to be changed from: _____ to: _____
7. I wish the change in the text from section: _____
8. The proposed use(s) and nature(s) of operation is/are: _____

NOTE: Attach an ACCURATE SURVEY DRAWING of said property drawn to scale showing existing and proposed building and structures, the type thereof and their uses, and the distances from property lines.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OF THE PROPERTY.

I GRANT PERMISSION FOR MEMEBERS OF THE LEONI TOWNSHIP PLANNING COMMISSION AND/OR TOWNSHIP BOARD TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.

FEE: _____

[Signature]
SIGNATURE OF OWNER APPLICANT

PLANNING COMMISSION RECOMMENDATION: Having review the submitted data, hereby recommend the Township Board
() Approve () Disapprove the Application for the following reasons (or with these restrictions) _____

DATE: _____

CHAIRMAN:

SIGNATURE

TOWNSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby () APPROVE () DISAPPROVE the application for the following reasons: _____

DATE: _____

CLERK:

SIGNATURE

8/15/12

Sec. 42-124. - Changes to zoning districts.

- (a) *Purpose of districts.* The formulation and enactment of this chapter is based upon the division of the township into districts in each of which are permitted specified uses which are mutually compatible uses.
- (b) *Changes in district boundaries authorized; initiation of proceedings.* The township board may, from time to time, on recommendation from the planning commission or on its own motion, amend, modify, supplement, or revise the district boundaries or the provisions and regulations established in this chapter whenever the public necessity and convenience and the general welfare require such amendment. Such amendment may be initiated by resolution of the township board, by the planning commission or by petition of one or more owners of property to be affected by the proposed amendment. Except for the township board or the planning commission, the petitioner requesting an amendment shall, at the time of application, pay the fee established by resolution of the township board, no part of which shall be returnable to the petitioner.
- (c) *Data, exhibits and information required in application.* An application for a zoning district change shall contain the applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved, an accurate survey drawing of the property showing the existing location of all structures thereon, the types thereof, and their uses, and a statement of supporting data, exhibits, and information.
- (d) *Notice; public hearing.* The planning commission shall hold a public hearing upon any application for a zoning district change, notice of which shall be by newspaper publication. The first publication shall not be more than 30 days and not less than 20 days preceding the hearing. The second publication to be not more than eight days prior to hearing. The publication shall be in a newspaper circulated within the township. Notice of public hearing shall be sent at least eight days prior to the hearing to the owner of the property in question, to all persons to whom any real property within 300 feet of the premises in question is assessed, and to the occupants of all single-family and multifamily dwellings within 300 feet. The property in question shall be conspicuously posted at least eight days prior to the hearing.

(e)

Approval or disapproval. Upon holding a public hearing and finding that the requirements of subsections (b) and (c) of this section have been satisfactorily met by the applicant, the planning commission shall recommend approval or disapproval to the township board. The request then shall be submitted to the county coordinating committee for review. The township board shall review all the evidence and recommendations supplied to it by the planning commission and the county coordinating committee at the township board meeting. At a public meeting, the township board shall approve or disapprove the zoning request.

(Ord. of 3-26-2001, § 3.4)

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALL CITY SERVICES LLC	GRAMMATICO REAL ESTATE, L	159,000	01/20/2020	QC	21-NOT USED/OTHER	2157/0530	BUYER/SELLER	0.0
KING KEITH & DEBRA	ALL CITY SERVICES LLC	11,000	06/26/2018	WD	21-NOT USED/OTHER	2123/1004	BUYER/SELLER	100.0
COOPER RICHARD F & WILMA	KING KEITH A & DEBRA L	27,000	06/06/2018	WD	16-LC PAYOFF	2122/0351	BUYER/SELLER	0.0
COOPER RICHARD & WILMA ET	KING KEITH & DEBRA	27,000	02/01/1990	MLC	03-ARM'S LENGTH	1221/0331	BUYER/SELLER	0.0
Property Address		Class: COMMERCIAL-IMPROV Zoning: B-1 N		Building Permit(s)		Date		Status
8801 E MICHIGAN AVE		School: GRASS LAKE COMMUNITY SCHOOLS		POLE BARN		07/24/2018		COMPLETED
Owner's Name/Address		P.R.E. 0%		REROOF/RESIDE/REPLACE		04/21/2016		COMPLETED
GRAMMATICO REAL ESTATE LLC		MAP #:						
203 S ZEEB RD STE 204		2024 Est TCV Tentative						
ANN ARBOR MI 48103		Land Value Estimates for Land Table 2001.2001 COM COMMERCIAL USAGE						

Tax Description		Public Improvements		* Factors *				Value	
				Description	Frontage	Depth	Rate %Adj.	Reason	
				COMMERCIAL 0-1 AC	18800 SqFt	1.05000	100		19,740
					0.43 Total Acres		Total Est.	Land Value =	19,740

Work Description for Permit 180190, Issued 07/24/2018: REBUILD EXISTING POLEBARN AND ROOF	
Work Description for Permit 160056, Issued 04/21/2016: REMODEL ROOF	

Topography of Site	
X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
Who	When What
KC	09/26/2018 INSPECTED
CS	05/22/2017 INSPECTED
CS	07/29/2015 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	9,870	95,546	105,416			105,416S
2022	10,058	98,467	108,525			108,139C
2021	10,058	94,627	104,685			104,685S

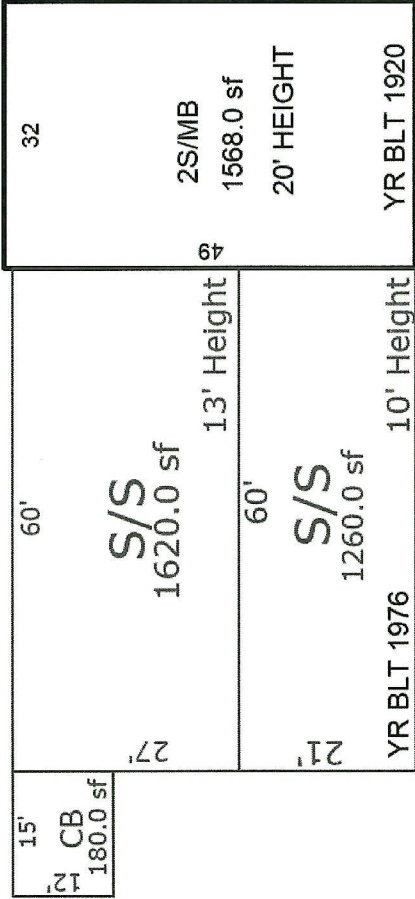


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Leoni, County of Jackson, Michigan

Desc. of Bldg/Section: Calculator Occupancy: Shopping Centers - Mixed w/Residential Units										<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 2 Story Height: 10 Perimeter: 162 Overall Building Height: 20 Base Rate for Upper Floors = 101.33 (10) Heating system: Forced Air Furnace Cost/SqFt: 10.18 100% Adjusted Square Foot Cost for Upper Floors = 111.51 Total Floor Area: 3,136 Base Cost New of Upper Floors = 349,695 Reproduction/Replacement Cost = 349,695 Eff.Age:55 Phy.%Good/Abnr.Phy./Func./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 139,878 ECF (2001 COMMERCIAL) 0.868 => TCV of Bldg: 1 = 121,414 Replacement Cost/Floor Area= 111.51 Est. TCV/Floor Area= 38.72																																							
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td>** **</td> <td>** **</td> <td>** **</td> <td>** **</td> <td>** **</td> </tr> </table> Quality: Low Cost 100 Heat#1: Forced Air Furnace 0% Heat#2: Package Heating & Cooling Ave. SqFt/Story: 1568 Ave. Perimeter: 162 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low										High	Above Ave.	Ave.	X	Low	** **	** **	** **	** **	** **	(11) Electric and Lighting: Outlets: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Few</td> <td>Average</td> <td>Many</td> <td>Unfinished</td> <td>Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Rigid Conduit</td> <td>Armored Cable</td> <td>Non-Metallic</td> <td>Bus Duct</td> </tr> </table> Fixtures: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Few</td> <td>Average</td> <td>Many</td> <td>Unfinished</td> <td>Typical</td> </tr> <tr> <td>Incandescent</td> <td>Fluorescent</td> <td>Mercury</td> <td>Sodium Vapor</td> <td>Transformer</td> </tr> </table> (13) Roof Structure: Slope=0 (14) Roof Cover:										Few	Average	Many	Unfinished	Typical	Flex Conduit	Rigid Conduit	Armored Cable	Non-Metallic	Bus Duct	Few	Average	Many	Unfinished	Typical	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer
High	Above Ave.	Ave.	X	Low																																													
** **	** **	** **	** **	** **																																													
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(1) Excavation/Site Prep: (2) Foundation: X Poured Conc Brick/Stone Block (3) Frame: (4) Floor Structure: (5) Floor Cover: (6) Ceiling:										(7) Interior: (8) Plumbing: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many</td> <td>Above Ave.</td> <td>Average</td> <td>Typical</td> <td>Few</td> <td>None</td> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td>Wash Bowls</td> <td>Water Heaters</td> <td>Wash Fountains</td> <td>Water Softeners</td> </tr> </table> (9) Sprinklers: (10) Heating and Cooling: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table> (39) Miscellaneous: (40) Exterior Wall: Thickness Bsmnt Insul.										Many	Above Ave.	Average	Typical	Few	None	Total Fixtures	Urinals	Wash Bowls	Water Heaters	Wash Fountains	Water Softeners	Gas	Coal	Hand Fired	Oil	Stoker	Boiler												
Many	Above Ave.	Average	Typical	Few	None																																												
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Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Repair Shed		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 216 Overall Building Height: 10 Base Rate for Upper Floors = 27.57 (10) Heating system: Forced Air Furnace Cost/SqFt: 10.33 100% Adjusted Square Foot Cost for Upper Floors = 37.90 Total Floor Area: 2,880 Base Cost New of Upper Floors = 109,151 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 89,504 ECF (2001 COMMERCIAL) 0.868 => TCV of Bldg: 2 = 77,689 Replacement Cost/Floor Area= 37.90 Est. TCV/Floor Area= 26.98													
Class: C Floor Area: 2,880 Gross Bldg Area: 6,016 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100 1976 Year Built Remodeled 10 Overall Bldg Height Comments:		Construction Cost <table border="1"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td>** **</td> <td>Calculator Cost Data</td> <td>** **</td> <td>** **</td> <td>** **</td> </tr> </table> Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 2880 Ave. Perimeter: 216 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: Area: Type: Low				High	Above Ave.	Ave.	X	Low	** **	Calculator Cost Data	** **	** **	** **
High	Above Ave.	Ave.	X	Low											
** **	Calculator Cost Data	** **	** **	** **											
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:									
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:									
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical									
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct									
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:									
(5) Floor Cover:		(10) Heating and Cooling:		Roof Structure: Slope=0		Thickness Bsmnt Insul.									
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:											

*** Information herein deemed reliable but not guaranteed***



E MICHIGAN AVENUE

PORTAGE ROAD

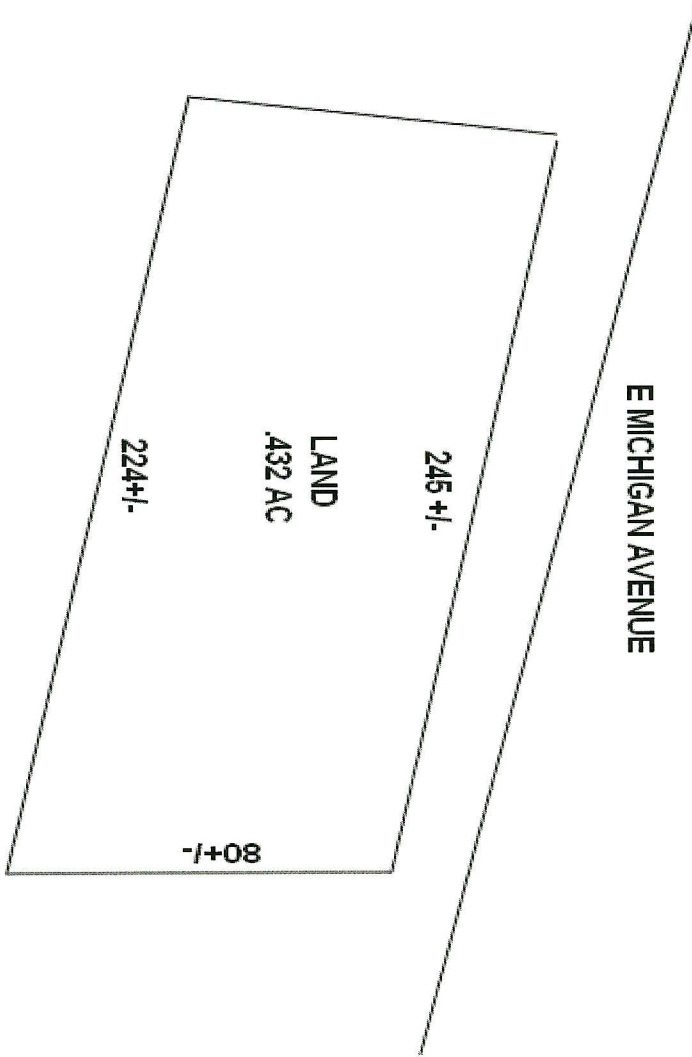
Sketch by Ape Sketch

*** Information herein deemed reliable but not guaranteed***

NORTH



E MICHIGAN AVENUE

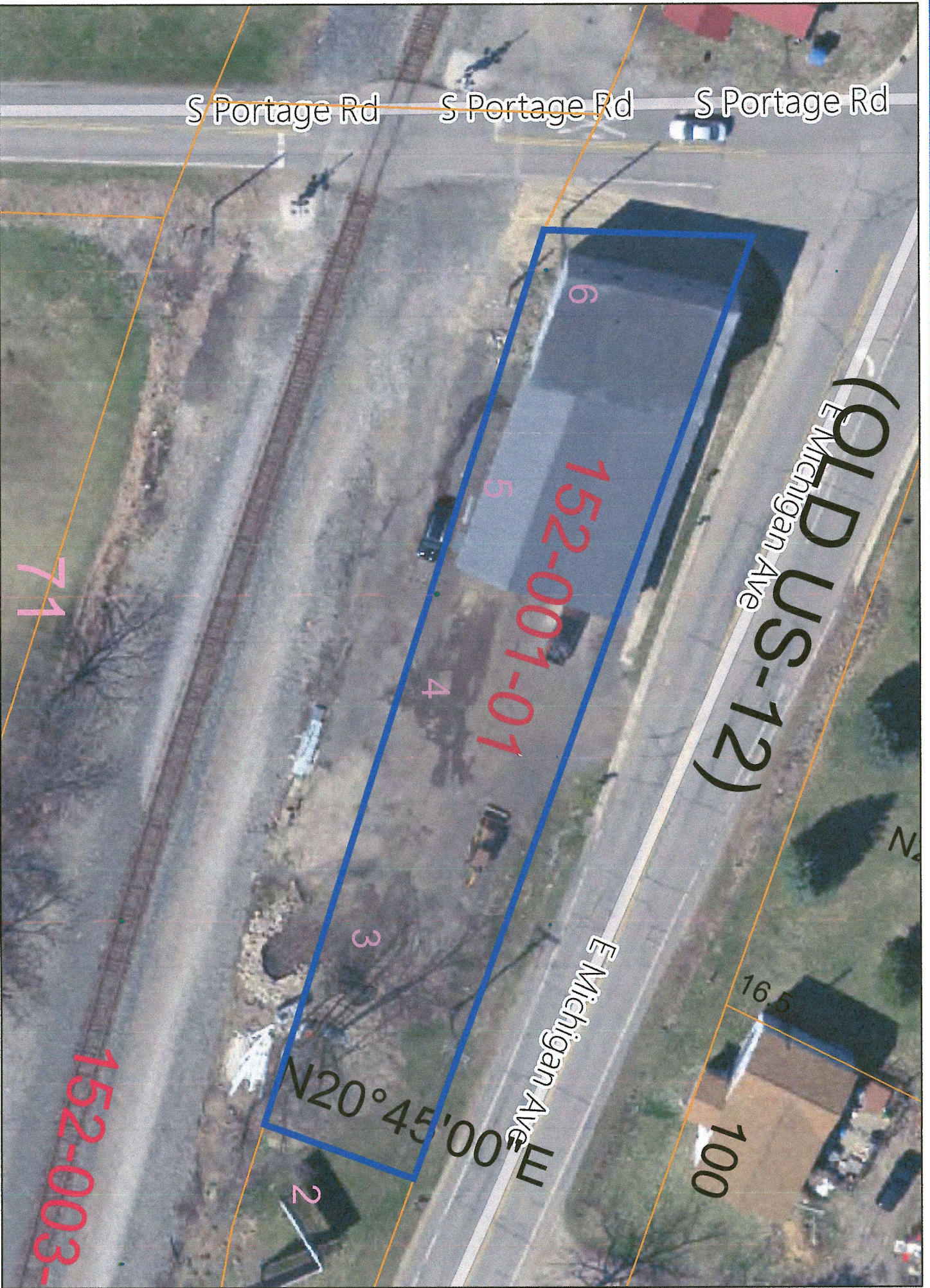


LAND
.432 AC

Sketch by Apex Media™

*** Information herein deemed reliable but not guaranteed***



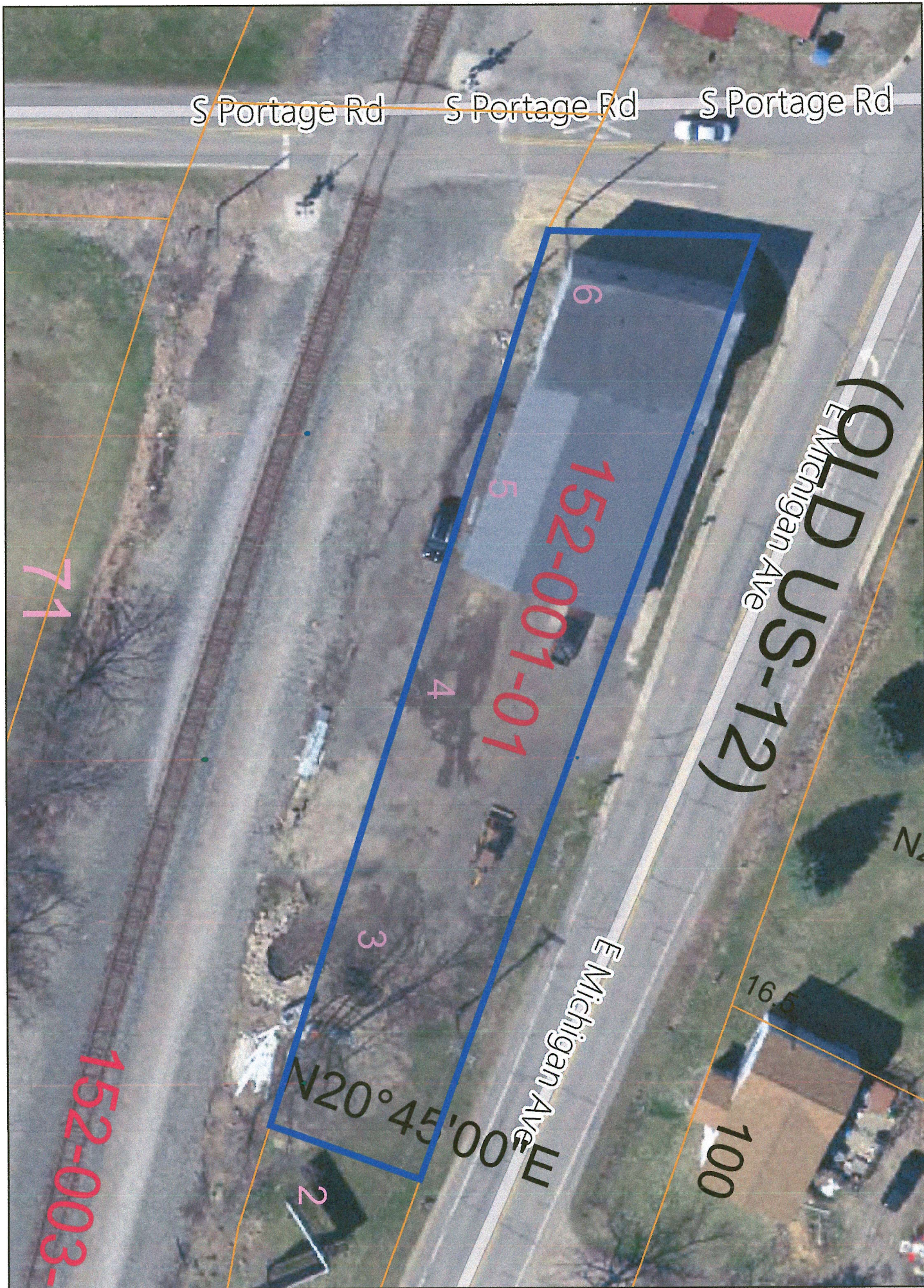


Jackson County, MI

6/15/2023

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.





S Portage Rd

S Portage Rd

S Portage Rd

(OLD US-12)
E Michigan Ave

152-001-01

71

152-003-

N20°45'00"

E Michigan Ave

100

16.5

2

3

4

5

6

Jackson County, MI

6/15/2023

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.



Sec. 42-124. - Changes to zoning districts.

- (a) *Purpose of districts.* The formulation and enactment of this chapter is based upon the division of the township into districts in each of which are permitted specified uses which are mutually compatible uses.
- (b) *Changes in district boundaries authorized; initiation of proceedings.* The township board may, from time to time, on recommendation from the planning commission or on its own motion, amend, modify, supplement, or revise the district boundaries or the provisions and regulations established in this chapter whenever the public necessity and convenience and the general welfare require such amendment. Such amendment may be initiated by resolution of the township board, by the planning commission or by petition of one or more owners of property to be affected by the proposed amendment. Except for the township board or the planning commission, the petitioner requesting an amendment shall, at the time of application, pay the fee established by resolution of the township board, no part of which shall be returnable to the petitioner.
- (c) *Data, exhibits and information required in application.* An application for a zoning district change shall contain the applicant's name and address in full, a statement that the applicant is the owner involved or is acting on the owner's behalf, the address of the property involved, an accurate survey drawing of the property showing the existing location of all structures thereon, the types thereof, and their uses, and a statement of supporting data, exhibits, and information.
- (d) *Notice; public hearing.* The planning commission shall hold a public hearing upon any application for a zoning district change, notice of which shall be by newspaper publication. The first publication shall not be more than 30 days and not less than 20 days preceding the hearing. The second publication to be not more than eight days prior to hearing. The publication shall be in a newspaper circulated within the township. Notice of public hearing shall be sent at least eight days prior to the hearing to the owner of the property in question, to all persons to whom any real property within 300 feet of the premises in question is assessed, and to the occupants of all single-family and multifamily dwellings within 300 feet. The property in question shall be conspicuously posted at least eight days prior to the hearing.
- (e) *Approval or disapproval.* Upon holding a public hearing and finding that the requirements of subsections (b) and (c) of this section have been satisfactorily met by the applicant, the planning commission shall recommend approval or disapproval to the township board. The request then shall be submitted to the county coordinating committee for review. The township board shall review all the evidence and recommendations supplied to it by the planning commission and the county coordinating committee at the township board meeting. At a public meeting, the township board shall approve or disapprove the zoning request.

Thank you for your payment!

This service has been provided by Leoni Township, MI and Point & Pay. We value your business. Please keep this receipt for future reference.

You have made a payment to Leoni Township, MI . Leoni Township thanks you for your payment.

Name: ted grammatico
Address: 3600 zeeb rd, dexter MI, US, 48130
Contact: 7343201866
Comments:

Payment ID: 137644213
Date: 06/20/23 01:31 PM
Subtotal: \$550.00
Fee: \$18.00
Total: \$568.00
Method: Credit Card(*****6273)

Item Purchased	Transaction Description	Account	Amount
Permits	Leoni Township	zoning change	\$550.00

Signature: _____ **Date:** _____
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Leoni Township* . If you have any questions about the charges please call 1-888-891-6064.

PAID
JUN 20 2023
Leoni Township

[Print Receipt](#) [Close Window](#)

TOWNSHIP OF LEONI

Receipt: 215756

06/21/23

913 5TH STREET
P.O. BOX 375
MICHIGAN CENTER, MI 49254

Cashier: TPOTTER
Received Of: TED GRAMMATICO

(517) 764-4694
(517) 764-1106 FAX

The sum of: 550.00

ZON	T GRAMMATICO ZONING APP
-----	-------------------------

	550.00
Total	550.00

POINT AND PAY	550.00
---------------	--------

Signed: _____

**LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE 517-764-1106 FAX**

NOT I CE

The Leoni Township Planning Commission will hold an In Person and ZOOM Public Hearing, Wednesday, July 19 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

000-14-01-152-001-01
8801 E. Michigan Ave.
Ted Grammatico – Grammatico Real Estate

Purpose of hearing: Rezone from Commercial (B-1) to Commercial Highway (B-4)

Legal Description: BEG AT PT OF INTERSECTION OF SLY LN OF US-12 WITH ELY LN OF PORTAGE RD TH SLY ALG ELY LN OF PORTAGE RD TO NLY R/W LN OF MC RR TH SELY ALG SD R/W LN TO A PT DISTANT 200 FT NWLY MEASURED ALG SD R/W LN FROM WLY BANK OF TAIL RACE TH N 20DEG 45'E TO SLY LN OF US-12 TH NWLY ALG SLY LN OF US-12 TO BEG. BEING A PART OF BLOCK 71 AND PARTS OF LOTS 5 AND 6 BLOCK 71 VILLAGE OF LEONI. SEC 1 T3S R1E .43 AC

Cindy Norris, Clerk



Parcel Report - Parcel ID: 000-14-01-152-001-01

6/22/2023



Owner Name GRAMMATICO REAL ESTATE LLC
Owner Address 203 S ZEEB RD STE 204
ANN ARBOR, MI 48103
Homestead 0
Parcel Address 8801 E MICHIGAN AVE
JACKSON, MI 49201
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.43
Gov't Unit Leoni
Tax Unit Leoni
School District GRASS LAKE SCHOOL
Liber/Page 2157-530

	2021	2022	2023
Taxable Value	\$104,685	\$108,139	\$105,416
Assessed Value	\$104,685	\$108,525	\$105,416

Tax Description:

BEG AT PT OF INTERSECTION OF SLY LN OF US-12 WITH ELY LN OF PORTAGE RD TH SLY ALG ELY LN OF PORTAGE RD TO NLY R/W LN OF MC RR TH SELY ALG SD R/W LN TO A PT DISTANT 200 FT NWLY MEASURED ALG SD R/W LN FROM WLY BANK OF TAIL RACE TH N 20DEG 45'E TO SLY LN OF US-12 TH NWLY ALG SLY LN OF US-12 TO BEG. BEING A PART OF BLOCK 71 AND PARTS OF LOTS 5 AND 6 BLOCK 71 VILLAGE OF LEONI. SEC 1 T3S R1E .43 AC



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.



000-14-01-151-004-00
ANDRUS JERRY
2029 PARKWOOD CT
BROOKLYN, MI 49230-9316

000-14-01-151-002-00
TOUSLEY BROCK G & VICTORIA C
119 N PORTAGE RD
JACKSON, MI 49201

000-14-01-151-006-00
SHELHART HARLEY
8820 E MICHIGAN AVE
JACKSON, MI 49201

~~000-14-01-151-007-01
SHELHART HARLEY
8820 E MICHIGAN AVE
JACKSON, MI 49201~~

~~000-14-01-151-007-02
TOWNSHIP OF LEONI
913 FIFTH STREET
MICHIGAN CENTER, MI 49254~~

000-14-02-227-011-00
KRZECZKOWSKI CAROL
PO BOX 34
CHELSEA, MI 48118

000-14-01-152-001-01
GRAMMATICO REAL ESTATE LLC
203 S ZEEB RD STE 204
ANN ARBOR, MI 48103

000-14-01-152-003-00
ADAMS OUTDOOR ADVERTISING
3801 CAPITAL CITY BLVD
LANSING, MI 48906

000-14-01-500-001-00
MICHIGAN DEPARTMENT OF TRANSPORTATI
425 W OTTAWA ST PO BOX 30050
LANSING, MI 48909

000-14-02-226-011-00
HALLOWAY KIMBERLIE K
8742 E MICHIGAN AVE
JACKSON, MI 49201

000-14-02-276-003-00
MCCULLOUGH MEGAN
2802 E MICHIGAN AVE
JACKSON, MI 49202

000-14-02-276-004-00
PROPER TYLER J & LESLIE
150 S PORTAGE RD
JACKSON, MI 49201

000-14-01-154-001-01
SIMPKINS GEORGE & MARY
140 MILL ST
JACKSON, MI 49201

000-14-02-226-007-00
HOSKINS TYLER J
122 N PORTAGE RD
JACKSON, MI 49201

000-14-01-153-001-01
BARTOTTI ANTHONY G & LANAE D
207 S PORTAGE RD
JACKSON, MI 49201-9106

000-14-01-151-003-00
KLEIN KATHLEEN
206 KELLOGG RD
JACKSON, MI 49201

000-14-02-227-009-01
VOITURE 746 40ET8 CONVEN CORP
8739 E MICHIGAN AVE
JACKSON, MI 49201

000-14-02-226-009-02
CROLEY RICHARD E & FRIEDLAND LISA A
8720 E MICHIGAN AVE
JACKSON, MI 49201

000-14-03-500-001-00
MICHIGAN DEPARTMENT OF TRANSPORTATI
425 W OTTAWA ST PO BOX 30050
LANSING, MI 48909

LEONI TOWNSHIP
913 FIFTH STREET
MICHIGAN CENTER, MI 49254
517-764-4694 PHONE 517-764-1106 FAX

NOTICE

The Leoni Township Planning Commission will hold an In Person and ZOOM Public Hearing, Wednesday, July 19 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

000-14-01-152-001-01

8801 E. Michigan Ave.

Ted Grammatico – Grammatico Real Estate

Purpose of hearing: Rezone from Commercial (B-1) to Commercial Highway (B-4)

Legal Description: BEG AT PT OF INTERSECTION OF SLY LN OF US-12 WITH ELY LN OF PORTAGE RD TH SLY ALG ELY LN OF PORTAGE RD TO NLY R/W LN OF MC RR TH SELY ALG SD R/W LN TO A PT DISTANT 200 FT NWLY MEASURED ALG SD R/W LN FROM WLY BANK OF TAIL RACE TH N 20DEG 45'E TO SLY LN OF US-12 TH NWLY ALG SLY LN OF US-12 TO BEG. BEING A PART OF BLOCK 71 AND PARTS OF LOTS 5 AND 6 BLOCK 71 VILLAGE OF LEONI. SEC 1 T3S R1E .43 AC

Cindy Norris,
Leoni Township clerk

07/02/23
Eastern - 2x5

\$132.81

-35%

(Township Legal Notice Rate)

\$86.33

*Published
July 2, 2023*

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

PLANNING COMMISSION MINUTES
July 19, 2023

The Leoni Township Planning Commission held a meeting Wednesday, July 19, 2023 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:00 pm

Members Present: Connie Gibson, Judy Southworth, William Miles, Bob Pickett and Cody Lester

Members absent: Ron Kinch, Vern Beckwith

Persons in attendance: 9 in person

Pledge of Allegiance

Motion by J. Southworth, supported by W. Miles for C. Lester to chair the Planning Commission meeting in V. Beckwith's absence.

Motion adopted by voice vote

Motion by W. Miles, supported by C. Gibson to approve the agenda as written.

Motion adopted by voice vote

Motion by J. Southworth, supported by W. Miles to approve the July 5 minutes with the correction that Ron Kinch was not absent from the vote on the motion.

Motion adopted by voice vote

Public Comment: **Open at 6:02 pm.**
 Closed at 6:03 pm.

DISCUSSION:

Mr. Grammatico stated that the rezone was for the property to be better aligned with the business that they want to put in which is an auto repair shop.

PUBLIC HEARING:

- 1. 000-14-01-152-001-01**
8801 E. Michigan
Ted Grammatico – Grammatico Real Estate Rezone

Motion by J. Southworth, supported by C. Gibson to approve the rezone from B-1 Neighborhood Commercial to B-5 Commercial Highway on property 000-14-01-152-001-01 at 8801 E. Michigan.

5 Ayes: C. Gibson, W. Miles, C. Lester, J. Southworth and B. Pickett

0 Nays

Motion Carried

2. 000-14-05-304-004-03

4065 Page Ave.

National Fire Safety Council Site Plan Review

DISCUSSION:

Mr. Chambers discussed how there is something in the 2015 building code called phase approvals. The property owner can start at own risk with the understanding that they could be denied.

Motion W. Miles and supported by C. Gibson to approve the site plan for property 000-14-05-304-004-03 at 4065 Page Avenue contingent upon approval from the drain commissioner

5 Ayes: C. Gibson, J. Southworth, W. Miles, C. Lester and B. Pickett

0 Nays:

Motion Carried

RESERVE:

1. Master Plan Finalization

Motion by W. Miles, supported by C. Gibson to adjourn the meeting at 6:27 PM.

Motion adopted by voice vote

Meeting Adjourned 6:27 pm.

Next meeting: August 2, 2023

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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 | #23-12

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: August 4, 2023

Proposal: A rezoning of property at 2500 Robinson Rd in Summit Township

Request

The subject property is proposed for rezoning to General Commercial (C-2) from Office (O-1).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow the construction of a Dollar Tree Super Store.

Location and Size of the Property

The subject property (parcel 000-13-07-426-027-04) is located in Section 7 SE of Summit Township on the southwest corner of Spring Arbor Rd. and Robinson Rd. The subject parcel has an area of approximately 1.72 acres zoned O-1 and the applicant wishes to rezone the property to C-2.

Land Use and Zoning

Current Land Use – The property is currently vacant. The parcel to the north is planned residential and the parcels south, east, and west are residential.

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

Current Zoning – The subject parcel is currently zoned Office (O-1) as are the parcels to the north and west. The parcels to the south and east are currently zoned Suburban Residential (RS-2).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water is available. Municipal sewer service is not available at the subject property at this time but there are plans to make it available in the future.

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

Environmental Constraints – The property has no known environmental constraints according to the

Township.

Analysis and Recommendation

Township Planning Commission Recommendation – The Summit Township Planning Commission denied the rezoning 5 – 0 at their July 18, 2023 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is incompatible with other zones and uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **DISAPPROVAL** 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

July 18, 2023- 6:00 P.M.

1. Approval of the Agenda
2. Minutes –June 20, 2023
3. Case#23-06-0012-Rezoning 1.72 Acres SW Corner Spring Arbor and Robinson Rds.
2500 Robinson Rd. from Office (O-1) to General Commercial (C-2) BSJ Real Estate, LLC
3606 Wildwood Ave. 49201 Applicant/Owner.
4. Other Business
5. Public/Commission Members-Comments
6. Adjourn

Attachments:

Summit Township Planning Commission

July 18, 2023

Members Present: Jack Shelby, Chairman, Allan Hooper; Vice Chairman, Laurie Cunningham; Secretary, Pam Perlos, Tom Biela, Mark Cesarz, Doug Beiswanger, John Griffin; Board Liaison, John Worden; Summit Township Zoning Administrator, Gerry Deluca,

Members Absent: George Gancsos Jr.

The meeting was called to order by Jack Shelby, on July 18, 2023 at 6:00 p.m. in the Township Hall 2121 Ferguson Rd.

A motion was made by Allan Hooper, supported by Pam Perlos to approve the agenda. Motion carried unanimously.

A motion was made by Tom Biela, supported by John Griffin, to approve the minutes of the June 20, 2023 meeting. Jack Shelby abstained due to his prior potential conflict of interest. Motion carried.

Pam Perlos recused herself from the case due to a conflict of interest.

Case #23-06-0012 – Rezoning 1.72 acres SW Corner Spring Arbor and Robinson Roads 2500 Robinson Rd. from Office (O-1) to General Commercial (C-2) Applicant – BSJ Real Estate LLC 3600 Wildwood Ave 49201

Present at the meeting was Cory McCord Esq, attorney for the applicant and Alex Perlos, listing agent for the property. Mr. McCord on behalf of the applicant stated they were requesting a rezoning of the property from Office (O-1) to General Commercial (C-2) at the request of an interested buyer who would like to build a Dollar Tree Super Store on this location. Mr. McCord mentioned that the property is 1.72 acres which was part of a previous rezoning done in 2019 from Suburban (RS-2) to Office (O-1). Mr. McCord stated that the applicant believes that rezoning this smaller 1.72 acres to General Commercial (C-2) at the corner is consistent with other developments in the area including a Dollar General at 3330 Spring Arbor Rd and is consistent with the Township Master Plan.

Meeting opened for public comment:

Rebecca Ethridge, 2708 Robinson Rd. spoke in opposition to the rezoning and felt that they were once again fighting this issue from 2019 when the entire 7.05 acres had been requested to be rezoned. Ms. Ethridge did not agree that a Dollar Tree Super Store was consistent with the area and had concerns that a rezoning would allow other undesirable businesses to be built should this interested buyer back out and another buyer then be allowed to place a gas station or other business on the location.

Bob Martens, 3644 Spring Arbor Rd, stated the per his review of the Township Master Plan he did not feel that this rezoning was inline with it and that a rezoning to General Commerical (C-2) would allow a whole

variety of undesired businesses. He also felt that a Dollar Tree Super Store would become an attractive nuisance considering its close proximity to Lumen Christi, not to mention an overall attraction for criminal activity and felt that was a serious concern to nearby residents.

Maurice Page, 2650 Robinson Rd. was concerned about additional traffic this could bring to the area, especially considering the amount of traffic created by Lumen Christi during certain hours of the day. He was also concerned about other potential businesses that could ultimately end up on the site and would this open up other lots on the opposing corners to be rezoned.

Tom Legarie, 2505 Robinson Rd. was concerned with the increase in traffic and felt that there were other similar businesses in the area and that another dollar store was not needed. He also spoke of concerns about this leading to potential decreases in home values with being so close to a commercial area.

Gary Ethridge, 2708 Robinson Rd. reiterated his wife, Rebecca Ethridges concerns and stated he felt this would destroy their residential neighborhood.

There were also two letters received in opposition to the rezoning.

Mark Cesarz inquired if Dollar Tree and the previously mentioned Dollar General were under the same corporate ownership and Mr. Beiswanger stated that to his knowledge, he did not believe so.

Alex Perlos, listing agent, then stated they had come back for this rezoning as he believed it would be considered on a case-by-case basis. John Worden then stated that he was referring to a contractual rezoning request which was not what this application was for.

Public comment closed.

Allan Hooper stated that it was his belief that the current Office (O-1) zoning was generally consistent with the area and its current developments.

Doug Beiswanger questioned the need for another store of this type due to the current number of similar stores within a few miles of the property in question.

John Griffin stated that he felt that this rezoning could open the door for other requests for nearby properties and felt that the current Office (O-1) zoning was adequate and consistent.

Doug Beiswanger asked if the developer for this Dollar Tree Super Store had considered other areas nearby where the zoning would allow it. Alex Perlos stated that he was not aware of any.

Jack Shelby stated that the Master Plan's land use map notes this area as "Commercial", but this encompasses both commercial and office designations and should not be interpreted to mean that a rezoning to the applicant's desired General Commercial (C-2) was the intention of the township.

A motion was made by Allen Hooper to recommend a denial of this rezoning to the Township Board. Support by John Griffin. A roll call vote was taken, and the motion carried unanimously.

No other business.

Meeting adjourned at 6:37 p.m. by Jack Shelby

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.)

2500 Robinson Rd. -000-13-07-426-027-04 Southwest 1.72 Acres directly on the corner of Spring Arbor and Robinson

1. The above described property has a proposed zoning change FROM Office (O-1) ZONE TO General Commercial (C-2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Allow a Super Dollar Tree Retail Store

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 July day 18 year 2023
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month July day 2 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 7 / 18 / 2023 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

_____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

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

Township Clerk

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Summit Township Case #: 23-06-0012
Township official we may contact: John Worden Phone #: (517) 788 - 4113
Applicant: BSJ Real Estate, LLC Phone #: (517) 206 - 4700
Rezoning Request: From: Office (O-1) To: General Commercial (C-2)
Property Location: Section(s): 7 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"): Southwest 1.72 Acres directly on the corner of Spring Arbor and Robinson

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant

What is the proposed use of the site? Allow a Super Dollar Tree Retail Store

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

North: Planned Residential

South: Residential

East: Residential

West: Residential

What are the surrounding Zoning Districts?

North: (O-1) Office

South: (RS-2) Suburban Residential

East: (RS-2) Suburban Residential

West: (O-1) Office

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 Robinson Rd

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

☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s) ☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached.

☐ No, the minutes are not attached.

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

☒ Yes, copies of documentation are attached.

☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☒ Yes, public comments are attached.

☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

SUMMIT TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 23-06-0012

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) BSJ Real Estate, LLC c/o Corey J. McCord, Esq. Phone 517-206-4700
Address 3606 Wildwood Avenue
Jackson, MI 49202

OWNER INFORMATION

Name(s) BSJ Real Estate, LLC Phone _____
Address 3606 Wildwood Avenue
Jackson, MI 49202

PROPERTY INFORMATION

Address or Location 2500 Robinson Road
Permanent Parcel # 000-13-07-426-027-04
Zone District (Current) 0-1 (Office District) Property Size 7.81
Attach legal description-also a survey, site drawing and pictures may be required.

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

Rezoned to C-2 (General Commercial) - See attached

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

Signature of Applicant

Signature of Applicant

Date 6-13-23

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 of Applicant

Date

DO NOT WRITE BELOW THIS LINE

Date Received 6/14/2023

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: JC DOT ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ EGLE ☐ FIRE ☐

Application Fee 350.00 Publication/Mailing Fee _____

APPLICATION ACCEPTED BY: Chowen

Meeting Dates: PC 7/18/23

ZBA X

CNTY 8/10/23

TWPBD 9/12/23

Publication Dates 7/2/23

WEB 7/2/23

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

The applicant, BSJ Real Estate, LLC, is the fee owner of the parcel of property commonly known as 2500 Robinson Road, Jackson, Michigan 49203. The subject parcel is approximately 7.81 acres and is currently zoned as an Office District.

The parcel is currently listed for sale with Alex Perlos, a local reputable realtor. Given the surrounding area and the ideal location of the subject parcel, a potential purchaser is interested in purchasing a portion of the property for use as a Super Dollar Tree retail store. The potential purchaser is interested in purchasing the Southwest 1.72 acres directly on the corner of Spring Arbor Road and Robinson Road (approximate lot size of 230 x 267). Attached is a preliminary sketch of the parcel and proposed use.

The potential purchaser has asked the applicant and Mr. Perlos to have the subject parcel re-zoned from office to its intended use of commercial prior to the execution of a Purchase Agreement. All of the parties involved believe that this potential re-zoning will enhance the value of the subject property and bring additional commercial uses to the Spring Arbor Road area in Summit Township.

The applicant believes this request for rezoning is consistent with the most recent Summit Township Masterplan, 2030 Edition, which states, relative to commercial district development, as follows:

Commercial Development Policy

Goal: Encourage the development of commercial uses that support the needs of the Township and diversify the local economy in areas that will provide convenient access to shopping and related services compatible with commercial districts in adjacent areas.

New commercial development or redevelopment is encouraged to cluster in predetermined areas that are easily accessible along major thoroughfares or at major intersections of the Township of sufficient size to provide adequate off-street parking. Commercial uses should be located to avoid incompatibility with adjacent users.

The subject parcel meets the above development goal in the following ways:

- It is located within a cluster of mostly commercial and commercial office districts
- It sits directly on a major intersection
- It is located on a major thoroughfare and is very close to the major highways in the area
- It is more than sufficient in size to provide sufficient and adequate parking
- It is located in a cluster of districts that are compatible in use.

The applicant is seeking a re-zoning or at the very least a conditional re-zoning of the subject property from residential to commercial to effectuate the aforementioned sale.

NOTICE

The Summit Township Planning Commission will hold a public hearing July 18, 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 BSJ Realty Estate LLC of 3606 Wildwood Ave. to rezone property located at 2500 Robinson Rd. from Office (O-1) to 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 Office (O-1).

Summit Township Office is open Monday – Thursday 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: July 2, 2023

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

Copy to Meghan Dobben, Clerk



Parcel Report - Parcel ID: 000-13-07-426-027-04

6/16/2023



Owner Name BSJ REAL ESTATE LLC
Owner Address 3606 WILDWOOD AVE
JACKSON, MI 49202
Homestead 0
Parcel Address 2500 ROBINSON RD
JACKSON, MI 49203
Property Class 202 - COMMERCIAL VACANT
Status Active
Acreage 7.81
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2077-223

	2021	2022	2023
Taxable Value	\$0.00	\$21,600	\$24,352
Assessed Value	\$0.00	\$21,600	\$28,100

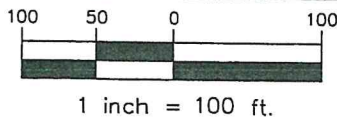
Tax Description:

BEG AT THE E 1/4 COR OF SEC 7 TH S00°32'24"E 508.54 FT TH N89°43'45"W 370 FT TH S00°32'24"E 258 FT TH N89°43'45"W 198.39 FT TH N00°32'24"W 766.54 FT TH S89°43'45"E 569.39 FT TO BEG. SEC 7 T3S R1W 7.81A. SPLIT/COMBINED ON 03/30/2022 FROM 000-13-07-426-027-01, 000-13-07-426-027-02;



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: June 13, 2023



CERTIFICATE OF SURVEY

BASIS OF BEARING IS STATE PLANE
MICHIGAN SOUTH ZONE GRID AZIMUTH

CENTER OF SECTION
SECTION 7,
T3S, R1W

SPRING ARBOR ROAD

EAST 1/4 CORNER,
SECTION 7,
T3S, R1W

2078.59'
S89°43'45"E

EAST-WEST 1/4 LINE OF SECTION 7

S89°43'45"E 568.39'

P.O.B.
PARCEL
COMBO

7.81 ACRES COMBINED

P.I.D. 000-13-07-426-027-01

P.I.D. 000-13-07-426-027-02

P.I.D.
000-13-07-426-027-01

PARENT PARCEL

P.I.D.
000-13-07-426-027-02

321.00'

EAST LINE OF SECTION 7
500°32'24"E 508.54'
766.54'

ROBINSON ROAD

N00°32'24"W 766.54'

24.2'

33'
R.O.W.

N89°43'45"W 370.00'



219.2'
P.O.B. PARCEL SPLIT
2600 ROBINSON RD.

2.19 ACRES
SPLIT FROM
PARENT PARCEL

S00°32'24"E 258.00'

N00°32'24"W 258.00'

WIRE FENCE

X

29.2'



94.8'

VINYL FENCE

WOOD FENCE

168.8'

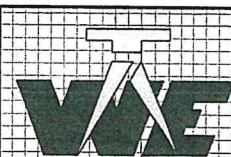
8' GARAGE ENCROACHMENT

N89°43'45"W 198.39'

S89°43'45"E 370.00'

SOUTHEAST CORNER,
SECTION 7,
T3S, R1W

N00°32'24"W 1880.81'



WOLVERINE
Engineers & Surveyors, Inc.

312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
<http://www.wolveng.com>

SURVEY FOR:

AE DESIGN SOLUTION LLC

FIELD SURVEY:

TY & JY

DATE:

08/23/2021

DRAWN:

DER

JOB NO.:

21-0559

SCALE:

1" = 100'

SHEET:

1 OF 3

LEGEND

- ⊕ SECTION CORNER
- = SET IRON
- = FOUND IRON

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION PER P.I.D. #000-13-07-426-027-01:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 7; THENCE SOUTH 00°26'07" WEST 398.74 FEET ALONG THE NORTH-SOUTH 1/4 LINE AND THE CENTERLINE OF ROBINSON ROAD; THENCE NORTH 89°33'53" WEST 321.00 FEET; THENCE NORTH 00°26'07" EAST 403.27 FEET TO THE EAST-WEST 1/4 LINE; THENCE SOUTH 88°45'21" 321.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PER P.I.D. #000-13-07-426-027-02:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 7; THENCE SOUTH 00°26'07" WEST 766.54 FEET ALONG THE NORTH-SOUTH 1/4 LINE AND THE CENTERLINE OF ROBINSON ROAD FOR THE POINT OF BEGINNING; THENCE N88°45'21" WEST 568.38 FEET; THENCE NORTH 00°26'07" EAST 766.54 FEET; THENCE SOUTH 88°45'21" EAST 247.35 FEET ALONG THE EAST-WEST 1/4 LINE; THENCE SOUTH 00°26'07" WEST 403.27 FEET; THENCE SOUTH 89°33'53" EAST 321.00 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE 00°26'07" WEST 367.80 FEET TO THE POINT OF BEGINNING.

COMBINED DESCRIPTION OF 000-13-07-426-027-02 & 000-13-07-426-07-01:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SUMMIT TOWNSHIP, JACKSON COUNTY, MICHIGAN; THENCE SOUTH 00°32'24" EAST 766.54 FEET ALONG THE EAST LINE OF SAID SECTION 7; THENCE NORTH 89°43'45" WEST 568.39 FEET; THENCE NORTH 00°32'24" WEST 766.54 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 7; THENCE SOUTH 89°43'45" EAST 568.39 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING. THE LAND DESCRIBED ABOVE CONTAINS 10.00 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION OF 2.19 ACRE SPLIT FROM PARENT PARCEL:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SUMMIT TOWNSHIP, JACKSON COUNTY, MICHIGAN; THENCE SOUTH 00°32'24" EAST 508.54 FEET ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTH 89°43'45" WEST 370.00 FEET; THENCE SOUTH 00°32'24" EAST 258.00 FEET; THENCE SOUTH 89°43'45" EAST 370.00 FEET TO THE EAST LINE OF SAID SECTION 7; THENCE NORTH 00°32'24" WEST 258.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. THE LAND DESCRIBED ABOVE CONTAINS 2.19 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION OF REMAINDER OF PARENT PARCEL:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SUMMIT TOWNSHIP, JACKSON COUNTY, MICHIGAN; THENCE SOUTH 00°32'24" EAST 508.54 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 89°43'45" WEST 370.00 FEET; THENCE SOUTH 00°32'24" EAST 258.00 FEET; THENCE NORTH 89°43'45" EAST 198.39 FEET; THENCE NORTH 00°32'24" WEST 766.54 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 7; THENCE SOUTH 89°43'45" EAST 568.39 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING. THE LAND DESCRIBED ABOVE CONTAINS 7.81 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

	WOLVERINE		SURVEY FOR:	
	Engineers & Surveyors, Inc.		AE DESIGN SOLUTION LLC	
	312 North Street		FIELD SURVEY:	DATE:
	Mason, Michigan 48854		TY & JY	08/23/2021
	Ph: 517-676-9200		DRAWN:	JOB NO.:
Fx: 517-676-9396		DER	21-0559	
http://www.wolveng.com		SCALE:	SHEET:	
		N/A	2 OF 3	

CERTIFICATE OF SURVEY

WITNESSES TO SECTION CORNERS:

SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SUMMIT TOWNSHIP, JACKSON COUNTY, MICHIGAN

EAST 1/4 CORNER:

FOUND HARRISON MARKER IN MONUMENT BOX

S47°E 64.65' "X" IN TOP NW TRAFFIC SIGNAL ANCHOR BOLT
S42°W 69.80' "X" IN TOP NE TRAFFIC SIGNAL ANCHOR BOLT
N46°W 63.50' "X" IN TOP SE TRAFFIC SIGNAL ANCHOR BOLT
N45°E 65.90' "X" IN TOP SW TRAFFIC SIGNAL ANCHOR BOLT

SOUTHEAST CORNER:

FOUND HARRISON MARKER IN LAWN OF HOUSE #3000 ROBINSON ROAD

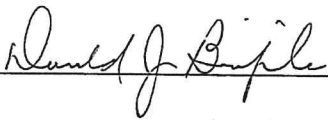
WEST 17.24' SET N&T "WESI" S. SIDE OF 14" WALNUT
N12°W 9.24' SET N&T "WESI" W. SIDE OF 16" MAPLE
N53°E 13.90' SET N&T "WESI" NW SIDE OF 15" MAPLE
S31°E 30.63' NW CORNER CONCRETE PORCH FOUNDATION HOUSE #3000

CENTER OF SECTION:

FOUND HARRISON MARKER IN MONUMENT BOX 12'± SOUTH OF CENTERLINE SPRING ARBOR ROAD
SOUTH 38.70' SET N&T "WESI" E. SIDE UTILITY POLE
S48°W 73.12' SET N&T "WESI" NW SIDE OF 32" LOCUST
S42°E 71.00' SET N&T "WESI" NE SIDE OF 12" LOCUST
N42°E 62.93' SET N&T "WESI" SE SIDE OF UTILITY POLE

CERTIFICATION STATEMENT:

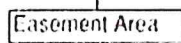
I, DONALD J. BENDZINSKI, PROFESSIONAL SURVEYOR #35989, CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION, THAT ALL CORNERS HAVE BEEN MARKED AS SHOWN, THAT THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING, AND THAT THE REQUIREMENTS FOR SECTION MCL 54.213 OF PA 132 OF 1970, AS AMENDED, HAVE BEEN MET.


8/27/21
DATE

	WOLVERINE Engineers & Surveyors, Inc.		SURVEY FOR: AE DESIGN SOLUTION LLC	
	312 North Street Mason, Michigan 48854		FIELD SURVEY: TY & JY	DATE: 08/23/2021
	Ph: 517-676-9200 Fx: 517-676-9396 http://www.wolveng.com		DRAWN: DER	JOB NO.: 21-0559
			SCALE: N/A	SHEET: 3 OF 3



SPRING ARBOR ROAD



Legend

- ? ? Rede
- 2600 Ro



FYI

Summit Township Planning Commission

November 19, 2019

Members Present: Jack Shelby; Chairman, Laurie Cunningham; Secretary, Robert Kendall, George Gancsos Jr, Allan Hooper, Mark Cesarz, John Griffin, Todd Emmons; Board Liaison, John Worden; Summit Township Zoning Administrator.

Members Absent: Tom Biela

The meeting was called to order by Jack Shelby, Chairman on November 19, 2019 at 6:00 p.m. in the Township hall, 2121 Ferguson Rd.

A motion was made by Allan Hooper, supported by Mark Cesarz to approve the minutes of the August 29, 2019 meeting with the correction of adding John Griffin present. Motion carried unanimously.

Case #19-11-0014- Conditional Use Permit- 2500 Spring Arbor Rd.

Request for a Conditional Use Permit to operate a Secondary Trade School for Cosmetology at 3386 Spring Arbor Road, Applicant Denise Geisman. Applicant is currently renting a space and business is growing. She is looking to purchase a larger building. Hours would be from 9 a.m. to 3 p.m. Monday/Friday, and some Saturdays. She also has a class from 3 p.m. to 8 p.m. three nights a week. Will be teaching Cosmetology, Manicurist, student instructors. Maximum students would be 10 to 12, but normal class size is 2 to 4 students at a time.

Question from resident, what is the difference between the career center and yours? Responded that the career center is for students under 18 and this class is for 18 and above. George Gancsos Jr. asked about parking, the most would be 20 at a time and there are 47 parking spaces available.

A Motion was made by Allan Hooper, supported by John Griffin to grant the Conditional Use Permit, With said hours; 8:00 a.m. to 9:00 p.m. 7 days a week. Motion carried unanimously.

Case # 19-11-0015 & 19-11-0016- Rezoning from Suburban (RS-2) to General Commercial (C-2) 2500 and 2600 Robinson Rd

Request for a rezoning of property at 2500 Robinson Rd 000-13-07-426-027-01 2.95 acres and 2600 Robinson Rd. 000-13-07-426-027-02 7.05 acres from Suburban (RS2) to General Commercial (C2), Applicant BSJ Real Estate, LLC. Kevin Thompson, Attorney speaking on behalf of the applicant, stated that the applicant and realtor believe that having the parcels rezoned from residential to its intended use of commercial will enhance the value of the subject property and make it more likely that a purchaser seeking commercial property to look for that commercial property in Summit Township. Buffers, berms would be put in place to buffer noise from residents south on Robinson Rd.

Jack Shelby asked why (C2) and not (O1) like most business zoned in that area already. Thompson replied the developer wanted to have flexibility.

Robert Kendall asked will any development be only facing Spring Arbor Rd and not Robinson Rd? Thompson replied yes.

John Worden pointed out that (C2) Commercial will open property to all allowable things under C2. The Applicant can request a "Contractual" zoning. Kevin Thompson says that they are willing to have Contractual zoning.

Public Comment- opposed

Rebecca Ethridge, concerns about property values and increased traffic.

Tom LeGarie, concerns about property values and increased traffic.

Susan Dombrowski, concerns about increased traffic, increased crime, well head protection issue question and property values, business are not in the area several have closed.

John Abbey, concerned what kind of business C2 would bring and would prefer it remain residential and have any traffic study's been done.

Anne Lusk, concerned about traffic, noise buffers, prefers the rural atmosphere, website zoning map from 2008

Kevin Thompson made additional comments and answered some of the concerns. He feels the request is consistent with the current business along Spring Arbor Rd. and buffers and landscaping would be used. He again offered a Contractual zoning as something the developer would consider.

Tom LeGarie, informed Commission that across the street the property for sale has a sign that says zoned C2, which is not correct. Also would like to keep residential atmosphere.

Maurice Page, recently moved to area, concerned about what C2 zoning would allow and what happens if the property is sold after it is rezoned.

Don Stillwell, phone call to John Worden opposing the rezoning.

Cheryl Moore, letter written and read by Susan Dombrowski is in opposition of rezoning.

Close public comment

Board Comments

Todd Emmons, understands concerns, not sure that this will increase already significant traffic on Spring Arbor Road. He would be more in favor of the "contractual" zoning option, pointed out that any future development would be subject to a site plan.

Jack Shelby, master plan for Spring Arbor Rd is primarily office and criteria for rezoning should follow the master plan. This would be contradictory to what the Board just voted for with the new master plan 2016.

George Gancsos Jr, not comfortable with blanket C2 zoning

Allan Hooper, agrees it may not be a great residential development, but not ready to approve a C2 rezoning, either table or consider "office" rezoning.

John Worden, the applicant would have to request a contract zoning, the contract zoning stipulations would stay with the property if it were to be sold, and development has to be started in 18 months or would revert back to original zoning. The Contract zoning would be deeded and recorded with the Register of deeds. John Worden suggested a 4 member committee of the planning commission to work out the details with the applicant and bring to the Commission for a decision.

Robert Kendell, agrees to consider contract zoning

Kevin Thompson requested contractual zoning option on behalf of applicant.

Discussion among Board members as to how they are to proceed.

A motion was made by Jack Shelby, supported by Todd Emmons to accept the request for contractual zoning (C2) at the applicant's request. Roll Call: Ayes: Jack Shelby, Laurie Cunningham, John Griffin, George Gancsos Jr, Robert Kendell, Todd Emmons, Mark Cesarz. Nays: Allan Hooper. Motion carried.

Other Business:

Allan Hooper, suggested that Region 2 Planning have input for these types of zoning change requests, Zoning Administrator and Region 2 Planning, should have the recommendations, ready before the Commission meets.

A motion was made by Allan Hooper, supported by Robert Kendall to engage Region 2 for opinions on Zoning Ordinance changes at the discretion of the Zoning Administrator. Motion carried unanimously.

Contractual Zoning committee members; Allan Hooper, Mark Cesarz, Jack Shelby, John Griffin and John Worden, Zoning Administrator.

Meeting adjourned at 7:20 p.m. by Jack Shelby, Chairman

Respectfully Submitted,

Laurie Cunningham, Secretary

Summit Township Planning Commission



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

November 18, 2021

Ms. Meghan Dobben, Clerk
Summit Township
2121 Ferguson Road
Jackson, Michigan 49203

Transmitted via email to clerk@summittwp.com

Subject: **#21-28 – Proposed rezoning of a portion of ID # 000-13-07-426-027-02**

Dear Ms. Dobben:

The Jackson County Planning Commission (JCPC) reviewed the proposed rezoning to 'suburban residential 2 (RS-2)' of the pertinent portion of the subject property identified above. After discussion and careful consideration of the request during its November 10 meeting, the Commission passed a motion by unanimous vote recommending **approval** of the proposed 'RS-2' rezoning (please see the attached staff report and draft meeting minutes).

Please contact me at (517) 768-6711 or gbauman@mijackson.org if you have any questions regarding this matter. If the proposed rezoning is approved by the Township Board, please send the attached Zoning Amendment Form, signed by the Clerk (see the bottom of the form), back to me.

Sincerely,

Grant Bauman
Recording Secretary

Attachments:

The Zoning Amendment Form for Case #21-28

The staff report for Case #21-28

The draft minutes of the November 10, 2021, Jackson County Planning Commission meeting

cc: Mr. John Worden, Summit Township Zoning Administrator (zoning@summittwp.com)