



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: July 13, 2023 TIME: 6:00 p.m. PLACE: 5 th 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 June 8, 2023, meeting minutes [*ACTION*] 3
4. Approval of agenda
Approval of the July 13, 2023, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1) CZ | #23-08 | Norvell Township text amendment [*ACTION*] 5
 - (2) CZ | #23-09 | Norvell Township text amendment [*ACTION*] 23
 - (3) CZ | #23-10 | Norvell Township rezoning [*ACTION*] 31
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – *None*
 - b. New business – *None*
 - c. Notices – Jackson County 2023 Citizen Planner Program
7. Public comment [*2 MINUTE LIMIT*]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is August 10, 2023

This page is intentionally blank.



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 MINUTES

June 8, 2023

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

Members Present: Mr. Timothy Burns, At Large; Ms. Pat Gallagher, At Large; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Jim Videto, Agriculture; and Mr. Jim Minnick, Jr.

Members Absent: Mr. Roger Gaede, Environment; Mr. Russ Jennings, At Large; Mr. Corey Kennedy, Jackson County Board of Commissioners.

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 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

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

Item 3. **Approval of Minutes.** Comm. Videto made a motion, seconded by Comm. Minnick, to **approve** the April 13, 2023, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Videto made a motion, seconded by Comm. Gallagher, to **approve** the June 8, 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 | #23-07 | Blackman Charter Township**

Staff referred to a report regarding a proposed rezoning of a parcel at 4601 Lansing Avenue in Blackman Charter Township from General Commercial (C-2) to Multi Family Residential (RM-1). Staff recommended approval of the rezoning application. Comm. Hilleary made a motion to **approve** the rezoning, seconded by Comm. Burns. *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.

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

Item 8. **Commissioner Comment.** None.

Item 9. **Adjournment.** Chair Hawley adjourned the meeting at 6:18 p.m.

Respectfully submitted by:

A handwritten signature in black ink, appearing to read "Jacob Hurt". The signature is stylized and cursive.

Jacob Hurt, R2PC



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 | #23-08

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: July 10, 2023

Proposal: A text amendment to the Norvell Township Zoning Ordinance

Request

The Norvell Township Planning Commission requests to amend Article II Section 2.1.5.1 adding a definition for Boat Storage.

Background Information

The Norvell Township Planning Commission submitted an amendment to Article II Definitions of its Zoning District Regulations to the JCPC for review. The Norvell Township Planning Commission seeks to add definition 2.1.5.1 to Article II:

- **Article II 2.1.5.1 – Boat Storage.** “The storage of State of Michigan registered watercraft and the process of Wrapping, Un-wrapping and transportation of said watercraft. Storage must be located on the property and within currently designated setbacks designated under Section 5.1 of the Norvell Township Zoning Ordinance.”

This is a relatively simple proposed amendment which defines Boat Storage and adds it as a Conditional Use to Section 4.6 C-1 Local Commercial District; Section 4.7 C-2 General Commercial District 2; and Section 4.8 I-1 Light Industrial District.

Analysis and Recommendation

Township Planning Commission Recommendation – The Norvell Township Planning Commission approved (6-0) the amendment at their June 21, 2023 meeting.

JCPC Staff Analysis and Advisement – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Norvell Township Board of the addition of the Boat Storage (2.1.5.1) definition to Article II of the Norvell Township Zoning Ordinance.

Staff Report Attachment(s):

- Background information provided by Norvell Township

Suggested Actions:

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

This page is intentionally blank.

JCPC Case #: 23-08
(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 Township Board Action.

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 4 SECTION 2.1, 5.1
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) Best Storage definition and added as a Conditional Use to C1, C2, F-1 - attached
Sections 4.6, 4.7 & 4.8

C. PUBLIC HEARING on the above amendment was held on: month 6 day 21 year 2023

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 5 day 30 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 Exponent

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

Monika Cook Chair or Secretary 6/23/2023 (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

Memo

Norvell Township

To: Norvell Township Planning Commission

From: Supervisor

Date: June 19, 2023

Re: Text Amendment – Boat Storage

Update:

At the April 19, 2023, meeting of the Planning Commission, a motion was made and approved to add Boat Storage (Commercial) in Zoning Districts C-1, C2 and I-1 as a Conditional Use.

In order to make this happen, a text amendment to the Zoning Ordinance must be made (proposed text is attached).

That public hearing must be noticed in the paper of record and the Planning Commission must hold a public hearing on the matter. Following the public hearing, the Planning Commission will forward its recommendation to the Board for consideration.

Memo

Norvell Township

To: Norvell Township Planning Commission
From: Supervisor
Date: April 18, 2023
Re: Commercial Boat Storage in Norvell Township

While working to resolve an issue of illegal boat storage in Norvell Township, review of the Township Zoning Ordinance reveals that there is no place within the Township for legal outdoor commercial boat storage.

Outdoor commercial boat storage would be deemed to be a legal land use. By not allowing this in any district, the Township may be in legal jeopardy. I sent an email to Jacob Hurt, Executive Director of Region 2 Planning Commission regarding this issue. I am attaching his reply.

Speaking with our Zoning Administrator, Richard LaRowe, I asked him to draft tentative language for a text amendment to the Zoning Ordinance. Her it is

Zoning Ordinance Revisions for Boat Storage Conditional Use

Step One would be to add a definition for Boat Storage

2.1.5.1 – Boat Storage

The storage of State of Michigan registered watercraft and the process of Wrapping, Un-wrapping and transportation of said watercraft. Storage must be located on the property and within currently designated setbacks designated under Section 5.1 of the Norvell Township Zoning Ordinance.

Step Two would be to add 'Boat Storage' as a Conditional Use in one or more Zoning Districts.

Step Three would be to have an applicant apply for a Conditional Use approval for their property.

Step Four would be for the Planning Commission to process the Application and hold a Public Meeting.

Step Five would be to Approve, Approve with conditions, or Deny the application.

Step Six would be a recommendation to the Board of Trustees to approve the Conditional Use Permit or inform the applicant that the application was denied.

If the Planning Commission agrees with this course of action, the next step will be to schedule a Public Hearing so that we can move forward with the proposed text amendment.

Date: 04/13/2023 5:11 PM
Subject: RE: Zoning Question

Hi Bill,

Interesting timing. Woodstock Township just dealt with this issue and it's going before the Lenawee County Planning Commission next week. Woodstock's Plan Commission denied the request to rezone an Agricultural parcel to Commercial C-3 for this very use. There was no explicit allowance for outdoor boat storage as a permitted or conditional use in their C-3 zoning district. It's possible they could have maybe allowed it under both an existing allowed permitted and conditional use but it would have been a stretch interpretation.

Saying that, I agree with your thought to make a text amendment to the zoning ordinance to allow this as a conditional use in a commercial district.

Hope this helps.

Jacob

JACOB HURT
Executive Director
jhurt@mijackson.org
Office: (517) 788-4426
Direct: (517) 768-6705
Mobile: (517) 513-9858

120 West Michigan Avenue
9th Floor
Jackson, MI 49201
Fax: (517) 788-4635
Region2Planning.com

From: Bill Sutherland <norvellsupervisor@gmail.com>
Sent: Thursday, April 13, 2023 2:40 PM
To: Jacob Hurt <jhurt@mijackson.org>
Cc: Richard LaRowe <RLaRowe@NorvellTownship.com>; Jamie Stevens <jstevens631@gmail.com>
Subject: Zoning Question

Jacob,

I'm not sure who to send this to so I am sending it to you, and you can forward it to the right person.

In the Norvell Township Zoning Ordinance, we have no place where outdoor boat storage (commercial) is allowed as either a conditional or permitted use. I see this as a real problem as I would think that it would be considered a legal land use and we would be required to allow it somewhere in our Ordinance. My thought on correcting this is a text amendment to the Zoning Ordinance. It could be added as a conditional use to one of our existing zoning districts subject to the rules of obtaining a conditional use permit. Would you agree?

This has all come about because we have a commercially zoned property that is storing boats. There have been numerous complaints about the location, and we are trying to address them. Upon researching the Ordinance, we found that there is no legal way for outside boat storage in Norvell Township. Our Zoning Administrator and I feel that a Conditional Use would be the way to handle it. That way the Township can set conditions that need to be met so we can address the concerns of our residents.

I am cc'ing this to my Zoning Administrator and Chair of our Planning Commission. I want them to be in the loop on this.

Thank-you,

Bill Sutherland
Supervisor - Norvell Township
517 536-4370 - office

Section 4.6 C-1 LOCAL COMMERCIAL DISTRICT.

a. Purpose:

This district is composed of those areas of the Township whose principal use is and ought to be local retail, service, and restricted repair business activities which serve adjacent and surrounding residential neighborhoods. This district has been located within the Township to permit the development of these business activities to protect adjacent agricultural, residential, and industrial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district, have been excluded.

b. Permitted Uses:

The following uses of parcels, lots, buildings, and structures, are permitted in this district:

1. Clothing and apparel services, including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop, and shoe repair shop.
2. Food services including grocery, meat market, bakery, fruit market, and ice-o-mats and similar self-service units.
3. Personal services, including barber shop and beauty salon, medical and dental clinics, music studios, banks and saving and loan associations, and other similar uses.
4. Retail services, including drug store, hardware, stationery and book store, news dealer, and news stand.
5. A sign, only in accordance with the regulations specified in Article VIII, Section 8.2.
6. An accessory use, building, or structure.
7. Essential service structures.

c. **Conditional Uses:**

The following uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in Article VI.

1. Drive-in restaurants.
2. Animal hospitals or clinics.
3. Government or community owned buildings, but not including schools.
4. Marinas.
5. Limited residential uses incidental to the primary commercial use such as caretakers, night watchmen, and owner-operators.
6. Convenience stores offering the sale of automobile fuels.
7. Mini-warehouses.

d. **Area, Yard, Height and Bulk Requirements:**

As required in Article V, Section 5.1.

e. **Required Off-Street Parking:**

As required in Article VIII, Section 8.3.

f. **Performance Standards:**

As required in Article VIII, Section 8.4.

g. **Required Site Plan Review by Planning Commission:**

(whether for permitted or conditional use) as required by Article VII.

Section 4.7 C-2 GENERAL COMMERCIAL DISTRICT 2.

a. Purpose:

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

b. Permitted Uses:

The following uses of parcels, lots, buildings, and structures are permitted in this district:

1. All permitted uses allowed in C-1 Commercial Districts as provided in Section 4.6 (b) of this Ordinance.
2. Business and professional offices, such as legal, engineering, accounting, financial, and insurance; and business schools.
3. Agricultural services, including machinery sales and repair establishments, and farm supply stores.
4. Restaurant.
5. Automobile sales, automobile parts sales.
6. Trailer coach sales and repair.
7. Equipment services, including radio and television, electrical appliance shop, plumber, electrician, and other similar services and trades.
8. Drive-in retail and service establishments except drive-in theater.
9. Recreation services, including indoor theater, bowling alley, and roller and ice-skating rink.

10. Retail services including haberdashery, apparel shop, gift shop and dry goods and notion stores.
11. A sign, only in accordance with the regulations specified in Article VIII, Section 8.2.
12. An accessory use, building, structure.
13. Essential service structures.
14. Auto Service Stations.

c. **Conditional Uses:**

The following uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in Article VI.

1. Establishments serving alcoholic beverages and/or providing entertainment.
2. Funeral establishments or mortuaries.
3. Motels or hotels.
4. Animal hospitals or clinics.
5. Open-air display areas for the sale of manufactured products such as or similar to garden furniture, earthenware, hardware items and nursery stock or the rental of manufactured products or equipment, such as household equipment, small tools, two-wheeled and four-wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment.
6. Automobile repair garage including auto body repair.
7. Commercial Fueling Station.
8. Government or community owned buildings but not including schools.
9. Drive-in theaters.
10. Outdoor commercial amusements.
11. Marinas.
12. Mini-warehouses.
13. Limited residential uses incidental to the primary commercial use such as caretakers, night watchmen, and owner-operators.

14. Convenience stores offering the sale of automobile fuels.

d. Area, Yard, Height, and Bulk Requirements:

As required in Article V, Section 5.1.

e. Required Off-Street Parking:

As required in Article VIII, Section 8.3.

f. Performance Standards:

As required in Article VIII, Section 8.4.

Required Site Plan Review by Planning Commission:

(whether for permitted or conditional uses) As required in Article VII.

Section 4.8 I-I LIGHT INDUSTRIAL DISTRICT:

a. Purpose:

This district is composed of those areas of the Township whose principal use is and ought to be light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. This district has been located within the Township to permit the development of these industrial uses, to protect adjacent agricultural, residential, and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been excluded.

b. Permitted Uses:

The following uses of parcels, lots, buildings, and structures are permitted in this district.

1. Commercial laundries and dry-cleaning establishments; and frozen food lockers and ice and cold storage plants
2. Building material storage and sales.
3. Packaging of previously prepared materials, but not including the baling of discarded paper, rags, cloth, metal, iron, or other similar materials.
4. Printing, lithographic, blueprinting, and similar uses.
5. Automobile repair garage; construction and farm equipment sales and repair; and contractors' equipment yard.
6. Warehousing, material distribution centers and wholesale sales establishments, provided all products and materials are enclosed with a building.
7. Skilled trade services including plumbing, electric, and heating not engaging in any retail activities on the site.

8. Light industrial assembly which by the nature of the materials, equipment, and processes utilized are to a considerable extent clean, quiet, and free from any objectionable or dangerous nuisance or hazard including any of the following goods or materials: pharmaceuticals, jewelry; musical instruments; sporting goods; glass products; small household appliances; electronic products; printed matter; baked and dairy products; advertising display; tents and awnings, brushes and brooms; cameras and photographic equipment and supplies; wearing apparel; leather products and luggage but not including tanning; products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell, or yarn.
9. Research and testing facilities.
10. Manufacturing.
11. A sign, only in accordance with the regulations specified in Article VIII, Section 8.2.
12. Essential service structures.
13. An accessory use, building, or structure.
14. Adult-Related Businesses

c. Conditional Uses:

The following uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in Article VI.

1. Restaurants.
2. Bus, truck, taxis and rail terminals.
3. Junk Yards.
4. Sanitary landfill.
5. Bulk fuel storage.
6. Trucking and cartage facilities including repairing and washing equipment and yards.
7. Government or community owned buildings, but not including schools.

8. Asphalt Plant.
9. Concrete Plant.
10. Open industrial uses or industrial product or materials storage, provided that any activity in which products or materials being processed or stored are located, transported or treated outside of apparatus vessels, or conduits, shall be provided with a solid permanently maintained wall or fence, no lower than the subject use or storage.

d. Area, Yard, Height, and Bulk Requirements:

As required in Article V, Section 5.1.

e. Required Off-Street Parking:

As required in Article VIII, Section 8.3.

f. Performance Standards:

As required in Article VIII, Section 8.4.

g. Required Site Plan Review by Planning Commission: (whether for permitted or conditional uses) As required in Article VII.

h. Required Transition Strip:

As required in Article V, Section 5.6.

DRAFT

NORVELL TOWNSHIP PLANNING COMMISSION

June 21, 2023, MEETING MINUTES

Meeting held in person at the Township Hall

CALL TO ORDER 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL/VERIFICATION OF A QUORUM (Attendees are listed)

Russell Grimes – Secretary, Andrew Haystead– Township Board Rep, Monika Cook – Commissioner, Amelia Kukla – Commissioner, Geoffrey Cripe – Commissioner. Lynn Waldecker - Commissioner

Guest(s) – R. LaRowe, M. Brown, E. LaRowe, D. Olalde, J. Olalde, C. Reithmiller, S. Kay

APPROVAL OF AGENDA

Motion to amend the agenda by M. Cook. Remove item 10.C.i, and change 2 under item 10 to d. Under item 11 new business add item D new business. 2nd by R. Grimes. No discussion, Motion passed.

APPROVAL OF May 2023 MEETING MINUTES

Motion by R. Grimes to approve the regular meeting minutes, 2nd by A. Kukla. No discussion. Motion carried.

BOARD REPRESENTATIVE REPORT

- Email and hard copy provided for Planning Commissioner review.

ZONING ADMINISTRATOR REPORT

- Hard copy provided for review.
- R. LaRowe provided a verbal summary of information provided.

ZBA REPRESENTATIVE REPORT

- No report at this time.
- Currently No ZBA representative at this time.

COMMITTEE REPORTS

- Solar Committee provided a verbal summary of ordinance development under agenda item 10.c

UNFINISHED BUSINESS

- 10a – Master Plan development still in progress. New representative from Carlisle Wortman.

DRAFT

- 10b – Township has received four official RFP responses for the proposed planner position.
- 10c – Solar ordinance -Committee provided a summary report on status of ordinance development. M. Brown provided solar ordinance information on the solar project going on in Manchester.
- 10d- Fill vacant Co-Chair position. M. Cook is willing to continue as temporary Chair until additional replacement for the position can be added.

NEW BUSINESS

- 11a – Text amendments to the Zoning ordinance for outside commercial boat storage. M. Cook motioned to open the hearing and 2nd by L. Waldecker.
 - No comments. Motion carried to open a hearing.
 - M. Cook read memo to all in attendance.
 - No public comments.
 - M. Cook motioned and 2nd by G. Cripe to close the hearing. No discussion. Motion carried.
 - Motion to accept the suggested definition of boat storage as provided in the hard copy by A. Haystead and 2nd by R. Grimes. Discussion on clarification of wording was conducted.
 - Roll call vote:
 - Russ Grimes - Yes
 - Andrew Haystead- Yes
 - Monika Cook - Yes
 - Amelia Kulka -Yes
 - Geoffrey Cripe - Yes
 - Lynn Waldecker- Yes
 - Motion carried.
- 11b – Text amendments to Zoning ordinance on access to public streets.
 - R. LaRowe provided additional clarification on this topic.
 - M. Cook read the memo regarding text amendments to Zoning ordinance on access to public streets.
 - Motion for public comment by M. Cook and 2nd by A, Haystead. No comment. Motion carried to open hearing.
 - No public comments
 - Motion by M. Cook to close hearing. 2nd by A. Kulka. No comment, motion carried to close public hearing.
 - Minor commissioner discussion was had with commissioners and R. LaRowe.
 - A. Haystead moved to accept text for access on public streets. 2nd by M. Cook. Roll call vote:
 - Russ Grimes - Yes
 - Andrew Haystead - Yes
 - Monika Cook - Yes
 - Amelia Kulka - Yes
 - Geoffrey Cripe - No

DRAFT

- Lynn Waldecker- Yes
 - Motion Carried.
- 11c – Public hearing regarding re-zoning request. M. Cook moved to open a public hearing and 2nd by G. Cripe. No Comment. Motion carried.
 - M. Cook read memo to all in attendance
 - R. LaRowe provided additional verbal details.
 - No public comments.
 - M. Cook motioned to close public. 2nd by A. Kulka. No comment. Motion carried to close public comment.
 - No additional commission discussion.
 - Motion by G. Cripes, 2nd L. Waldecker recommend approval of rezoning.Roll call vote:
 - Russ Grimes - Yes
 - Andrew Haystead - Yes
 - Monika Cook - Yes
 - Amelia Kulka -Yes
 - Geoffrey Cripe - Yes
 - Lynn Waldecker- Yes
 - Motion carried.
- 11d – M. Cook motioned to not have a July planning commission meeting. 2nd by G. Cripe. No discussion. Motion carried.

PUBLIC/COMMISSIONERS COMMENTS

- One of public attendees discussed land use, protection of the River Raisin water shed, potential overuse of lakes and dark sky areas. Reference material was provided on the River Raisin Watershed Council.
- Additional discussion for solar ordinance resources with respect to agricultural zoned land.

ADJOURNMENT – 8:22 PM

- Motion by M. Cook to adjourn, 2nd by L. Waldecker. No discussion. Motion Carried.

Next meeting August 16, 2023 (7:00pm in township hall)

Respectfully submitted by R. Grimes, Secretary



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #23-09

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: July 10, 2023

Proposal: A text amendment to the Norvell Township Zoning Ordinance

Request

The Norvell Township Planning Commission requests to amend Article VIII Section 8.11 adding to "Access to Public Streets."

Background Information

The Norvell Township Planning Commission submitted an amendment to Article VIII Section 8.11 of its Zoning District Regulations to the JCPC for review. The Norvell Township Planning Commission seeks to add the following *in italics* to Section 8.11 Access to Public Streets:

- **Article VIII Section 8.11 Access to Public Streets.** "Except as otherwise provided in this Ordinance, in any district, every use, building, or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public street *or has legal access to a public street.*"

This is a relatively simple proposed amendment providing additional clarification to Section 8.11.

Analysis and Recommendation

Township Planning Commission Recommendation – The Norvell Township Planning Commission approved (5-1) the amendment at their June 21, 2023 meeting.

JCPC Staff Analysis and Advisement – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Norvell Township Board of the additional clarification to Section 8.11 Access to Public Streets of Article VIII of the Norvell Township Zoning Ordinance.

Staff Report Attachment(s):

- Background information provided by Norvell Township

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

This page is intentionally blank.

JCPC Case #: 2309
(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 Novell TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

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

2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE VIII SECTION 8.11

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)
Access to Public Streets - add "or has legal access to a public street"

C. PUBLIC HEARING on the above amendment was held on: month 6 day 21 year 2023

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 5 day 30 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 Exponent

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

Monika Cook Chair or Secretary 6/23/2023 (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

Revised: 12/19/11

Memo

Norvell Township

To: Norvell Township Planning Commission

From: Supervisor

Date: June 19, 2023

Re: Text Amendment – Access to Public Streets

As was discussed at the April 19, 2023, meeting of the Planning Commission, I am submitting suggested text amendment language developed by our Zoning Administrator to address existing private roads.

Section 8.11 ACCESS TO PUBLIC STREETS

Except as otherwise provided in this Ordinance, in any district, every use, building, or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public street *or has legal access to a public street*.

The public hearing for the above text amendment has been noticed in the paper of record. The Planning Commission must hold a public hearing on the matter. Following the public hearing, the Planning Commission will forward its recommendation (after discussion and a vote) to the Board for consideration.

- F. The establishment of a home occupation shall not necessitate exterior modification, except as may be required to accommodate persons with disabilities, or as may be required by the Building Official, to any building on the property.
- G. Home occupations are permitted in both principal and accessory buildings. However, in no case shall more than 400 square feet of gross floor area of the principal and accessory buildings combined be utilized for a home occupation.
- H. The Planning Commission may stipulate the hours of operation in order to avoid possible disquieting effects from the home occupation to adjacent properties.
- I. Toilet facilities shall be provided in the principal structure. No toilet facilities shall be located in an accessory structure.

Section 8.11 ACCESS TO PUBLIC STREETS

Except as otherwise provided in this Ordinance, in any district, every use, building, or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public street.

Section 8.12 LOT PARTITIONS

A. Purpose:

The purpose of this section is to regulate and control the partitioning or dividing of platted lots, outlots, or other parcels of land in a recorded plat and/or the division of unplatted parcels in the Township of Norvell, in order to promote the safety, public health, and general welfare of the community by providing for orderly growth and harmonious development of the community and achieving individual property lots of maximum utility and livability.

B. Authority:

This section is enacted pursuant to the statutory authority granted by the Land Division Act 288 of 1967, as amended.

DRAFT

NORVELL TOWNSHIP PLANNING COMMISSION

June 21, 2023, MEETING MINUTES

Meeting held in person at the Township Hall

CALL TO ORDER 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL/VERIFICATION OF A QUORUM (Attendees are listed)

Russell Grimes – Secretary, **Andrew Haystead**– Township Board Rep, **Monika Cook** – Commissioner, **Amelia Kukla** – Commissioner, **Geoffrey Cripe** – Commissioner. **Lynn Waldecker** - Commissioner

Guest(s) – R. LaRowe, M. Brown, E. LaRowe, D. Olalde, J. Olalde, C. Reithmiller, S. Kay

APPROVAL OF AGENDA

Motion to amend the agenda by M. Cook. Remove item 10.C.i, and change 2 under item 10 to d. Under item 11 new business add item D new business. 2nd by R. Grimes. No discussion, Motion passed.

APPROVAL OF May 2023 MEETING MINUTES

Motion by R. Grimes to approve the regular meeting minutes, 2nd by A. Kukla. No discussion. Motion carried.

BOARD REPRESENTATIVE REPORT

- Email and hard copy provided for Planning Commissioner review.

ZONING ADMINISTRATOR REPORT

- Hard copy provided for review.
- R. LaRowe provided a verbal summary of information provided.

ZBA REPRESENTATIVE REPORT

- No report at this time.
- Currently No ZBA representative at this time.

COMMITTEE REPORTS

- Solar Committee provided a verbal summary of ordinance development under agenda item 10.c

UNFINISHED BUSINESS

- 10a – Master Plan development still in progress. New representative from Carlisle Wortman.

DRAFT

- 10b – Township has received four official RFP responses for the proposed planner position.
- 10c – Solar ordinance -Committee provided a summary report on status of ordinance development. M. Brown provided solar ordinance information on the solar project going on in Manchester.
- 10d- Fill vacant Co-Chair position. M. Cook is willing to continue as temporary Chair until additional replacement for the position can be added.

NEW BUSINESS

- 11a – Text amendments to the Zoning ordinance for outside commercial boat storage. M. Cook motioned to open the hearing and 2nd by L. Waldecker.
 - No comments. Motion carried to open a hearing.
 - M. Cook read memo to all in attendance.
 - No public comments.
 - M. Cook motioned and 2nd by G. Cripe to close the hearing. No discussion. Motion carried.
 - Motion to accept the suggested definition of boat storage as provided in the hard copy by A. Haystead and 2nd by R. Grimes. Discussion on clarification of wording was conducted.
 - Roll call vote:
 - Russ Grimes - Yes
 - Andrew Haystead- Yes
 - Monika Cook - Yes
 - Amelia Kulka -Yes
 - Geoffrey Cripe - Yes
 - Lynn Waldecker- Yes
 - Motion carried.
- 11b – Text amendments to Zoning ordinance on access to public streets.
 - R. LaRowe provided additional clarification on this topic.
 - M. Cook read the memo regarding text amendments to Zoning ordinance on access to public streets.
 - Motion for public comment by M. Cook and 2nd by A, Haystead. No comment. Motion carried to open hearing.
 - No public comments
 - Motion by M. Cook to close hearing. 2nd by A. Kulka. No comment, motion carried to close public hearing.
 - Minor commissioner discussion was had with commissioners and R. LaRowe.
 - A. Haystead moved to accept text for access on public streets. 2nd by M. Cook. Roll call vote:
 - Russ Grimes - Yes
 - Andrew Haystead - Yes
 - Monika Cook - Yes
 - Amelia Kulka - Yes
 - Geoffrey Cripe - No

DRAFT

- Lynn Waldecker- Yes
 - Motion Carried.
- 11c – Public hearing regarding re-zoning request. M. Cook moved to open a public hearing and 2nd by G. Cripe. No Comment. Motion carried.
 - M. Cook read memo to all in attendance
 - R. LaRowe provided additional verbal details.
 - No public comments.
 - M. Cook motioned to close public. 2nd by A. Kulka. No comment. Motion carried to close public comment.
 - No additional commission discussion.
 - Motion by G. Cripes, 2nd L. Waldecker recommend approval of rezoning.Roll call vote:
 - Russ Grimes - Yes
 - Andrew Haystead - Yes
 - Monika Cook - Yes
 - Amelia Kulka -Yes
 - Geoffrey Cripe - Yes
 - Lynn Waldecker- Yes
 - Motion carried.
- 11d – M. Cook motioned to not have a July planning commission meeting. 2nd by G. Cripe. No discussion. Motion carried.

PUBLIC/COMMISSIONERS COMMENTS

- One of public attendees discussed land use, protection of the River Raisin water shed, potential overuse of lakes and dark sky areas. Reference material was provided on the River Raisin Watershed Council.
- Additional discussion for solar ordinance resources with respect to agricultural zoned land.

ADJOURNMENT – 8:22 PM

- Motion by M. Cook to adjourn, 2nd by L. Waldecker. No discussion. Motion Carried.

Next meeting August 16, 2023 (7:00pm in township hall)

Respectfully submitted by R. Grimes, Secretary



Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #23-10

To: County Planning Commissioners
From: Jacob Hurt, R2PC Executive Director
Date: July 10, 2023

Proposal: A rezoning of property at 1421 Idle Hills Road in Norvell Township

Request

The subject property is proposed for rezoning to Single-Family Suburban Residential District 2 (RS-2) from Agricultural (AG-1).

Purpose

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

Location and Size of the Property

The subject property (parcel 000-20-02-128-004-00) is located in Section 2 of Norvell Township on Idle Hills Road. The subject parcel has an area of approximately 0.32 acres zoned AG-1 and the applicant wishes to rezone the property to RS-2.

Land Use and Zoning

Current Land Use – The property is currently a residential use. The parcels to the north and west are residential but vacant. The parcels to the south and east are 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 Agricultural (AG-1) as are the parcels to the west and south. The parcel to the east is currently zoned Single-Family Suburban Residential District 1 (RS-1), while the parcel to the north is zoned Single-Family Lake Residential District 1 (RL-1).

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 – Idle Hills Road 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 Norvell Township Planning Commission approved the rezoning 6 – 0 at their June 21, 2023 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Norvell Township Board of the proposed rezoning to ‘Single-Family Suburban Residential District 2 (RS-2)’.

Staff Report Attachment(s):

- *Background information provided by Norvell Township*

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

JCPC Case #: 23-10
(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 Novell 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.)

±000-20-02-17B-004-00

1. The above described property has a proposed zoning change FROM AG-1 () ZONE TO RS-2 () ZONE.

2. PURPOSE OF PROPOSED CHANGE: Request of property owner - Property is too small for AG-1 zoning regulations.

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 6 day 21 year 2023
D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 5 day 30 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 Exponent

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

Monika Cook Chair or Secretary 6/23/2023 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

Revised: 12/19/14

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: Norvell Township Case #: PR - 2023-01
 Township official we may contact: Bill Sutherland Phone #: (517) 586-4370
 Applicant: Joseph Olalde Phone #: (419) 807-6938
 Rezoning Request: From: AG-1 () To: RS-2 ()
 Property Location: Section(s): Town 4S-R2E Quarter Section(s): NW NE SW SE T-02-S2
 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"): 0.32 Acres

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 / Vacant South: Residential
 East: Lake Residential West: Vacant Residential / Swampland / DNR

What are the surrounding Zoning Districts?
 North: () RL-1 South: () AG1
 East: () RS-1 West: () AG1

What is the suggested use of the site on the Township's Land Use Plan map? Do not have one
 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. - Minutes not approved yet

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. - None written or oral

Please include any additional information or comments as an attachment.

Memo

Norvell Township

To: Norvell Township Planning Commission

From: Supervisor

Date: June 19, 2023

Re: Re-zoning Request

On April 26, 2023, the Township received a re-zoning request from Joseph Olalde, 1421 Idle Hills Road. The request is to change parcel #000-20-02-128-004-00 from AG-1 to RS-2. The parcel is .32 acres.

Granting this request would be consistent with the way that properties in that area are used.

The required legal posting in the paper of record has been done. The Planning Commission must hold a public hearing on the matter. At the conclusion of that public hearing, the Planning Commission can approve or deny the request. They will then forward their recommendation to the Board for consideration.

NORVELL TOWNSHIP
106 E. Commercial Street, P.O. Box 188, Norvell, MI 49263
Telephone: 517-536-4370 Fax: 517-536-0110

Property Rezone Application (AG-1 to RS-1)

Date 4-26-23

Application No. PR _____

You **MUST** answer all questions and include all attachments.

1. Owner of property Joseph & Della Olalde Address 1421 Idle Hills Rd
City Brooklyn State MI Zip 49230
2. Telephone: Home _____ Work/Cell 419-807-6838
Email joe@olalde5@gmail.com
3. Address of property involved: 1421 Idle Hills Rd
4. Property ID # _____
5. Legal Description (attach) Current Zoning District AG-1 Agricultural District. Current
Size .32 Acres/Square Feet (circle one) Joseph Olalde

I/We do hereby request the Planning Commission recommend to the Norvell Township Board of Trustees, a change in zoning for the property listed above. I/We request the new zoning to be RS-1 Single-Family Suburban Residential District 1.

APPLICANTS SHOULD BE AWARE OF THE FOLLOWING:

1. The Rezoning of this property will mean that all previous requirements under Article V Schedule of Regulations will be changed as indicated in Section 5.1 under the RS-1 Zoning District and will be permanently changed for the entire parcel.
2. Any existing structures that do not meet new requirements of Section 5.1, will be considered existing non confirming issues and will not require conformance unless modified or replaced.

PLEASE NOTE: The fee for this application is set at \$700.00-je

FOR OFFICE USE ONLY:

Date _____ Owner(s): _____

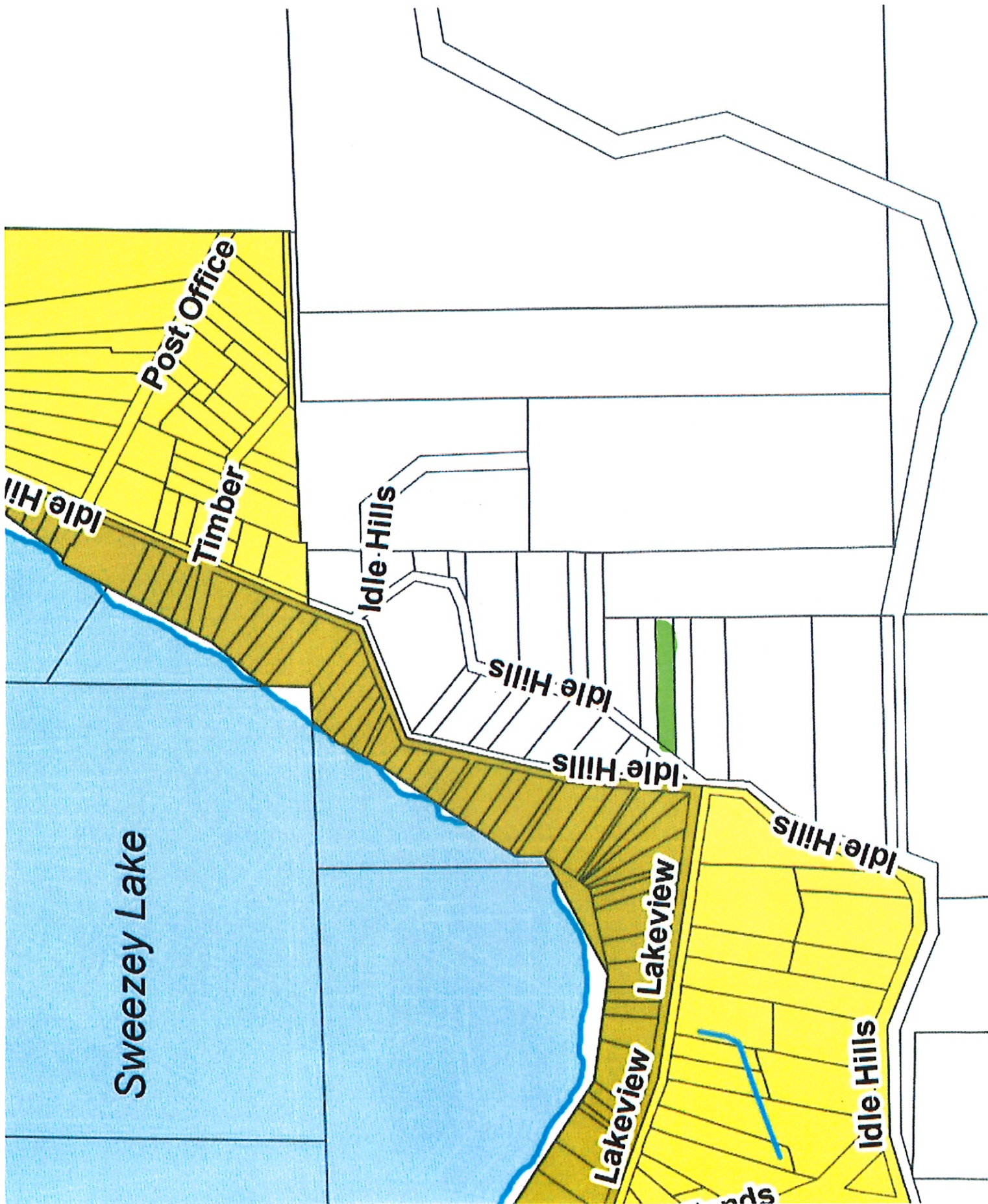
Public Hearing Notifications completed on _____

Public Hearing completed on _____

Fee Received: \$ 700.00

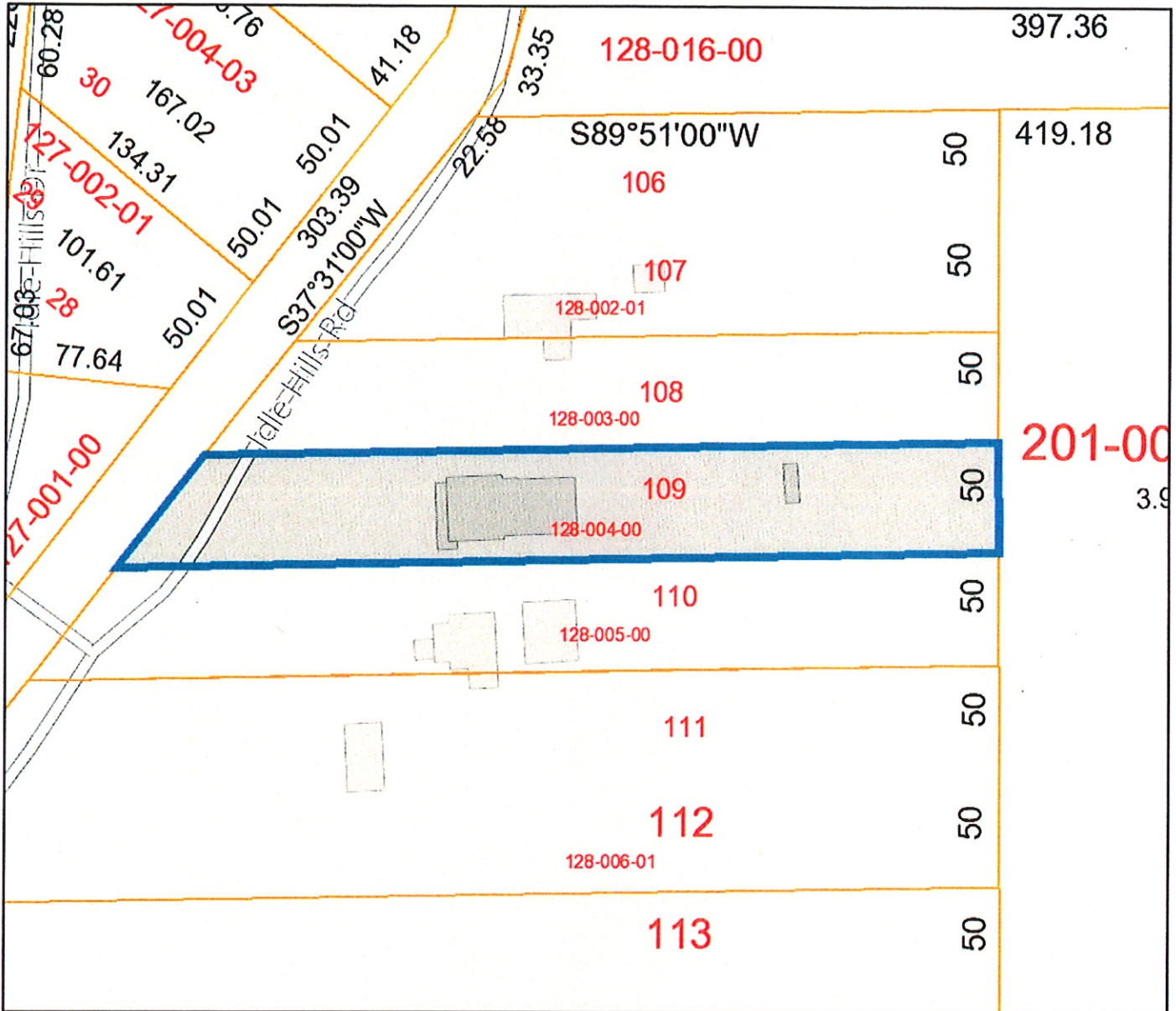
Permit Clerk Jack Cowin

Revised March 15, 2021



Parcel Report - Parcel ID: 000-20-02-128-004-00

6/19/2023



Owner Name OLALDE JOSPEH & DELLA S
Owner Address 1421 IDLE HILLS RD
 BROOKLYN, MI 49230
Homestead 0
Parcel Address 1421 IDLE HILLS RD
 BROOKLYN, MI 49230
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.32
Gov't Unit Norvell
Tax Unit Norvell
School District NAPOLEON SCHOOL
Liber/Page 2228-0431

	2021	2022	2023
Taxable Value	\$20,601	\$21,280	\$22,344
Assessed Value	\$46,400	\$48,000	\$61,200

Tax Description:

BEG IN N&S 1/4 LN OF SEC 2 AT A PT DISTANT 1000 FT S OF N 1/4 POST TH S 50 FT TH S 89° 51'W TO ELY LN OF A PUBLIC DRIVE TH NELY ALG DRIVE TO A PT BEARING S 89° 51'W FROM POB TH N 89° 51'E TO BEG BEING LOT 109 OF IDLE HILLS SUBDIVISION NO 2, UNRECORDED. SEC 2 T4S R2E



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

Section 4.2.5 RS-2 SINGLE-FAMILY SUBURBAN RESIDENTIAL DISTRICT 2.

a. Purpose:

This district is composed of three subdivisions in the Township; First Addition to Sunset Beach, Sunset Beach and Vineyard Lake Heights; whose principal use is, and ought to be, single-family dwellings on small-sized lots. The regulations of this district are designed to create a predominantly suburban character in these areas where sewer and water facilities are proposed to be provided. In addition to the dwellings permitted in this zoning district, certain residential and public uses are permitted which have been strictly regulated to make them compatible with the principal uses of this district.

b. Permitted Uses:

The following uses of parcels, lots, buildings, and structures are permitted in this district:

1. A single-family dwelling.
2. A sign, only in accordance with the regulations specified in Article VIII, Section 8.2.
3. State Licensed Residential Facilities, except that no State Licensed Residential Facility shall be located within 1500 feet of another State Licensed Residential Facility.
4. An accessory use, building, or structure.
5. Essential services structures.

c. Conditional Uses

The following uses of parcels, lots, buildings, and structures are permitted subject to obtaining a conditional use permit as provided in Article VI.

- 1 (Reserved)
2. Country club, public swimming pool, recreation club, and public and private park and playground.
3. Churches and other building for religious worship.
4. Public and private nursery, primary, and secondary nonprofit schools.

5. Government or community owned buildings
6. (Reserved)
7. Home occupation in accordance with Article VIII, Section 8.10

d. Area, Yard, Height, and Bulk Requirements:

As required in Article V, Section 5.1

e. Required Off-Street Parking:

As required in Article VIII, Section 8.3

f. Performance Standards

As required in Article VIII, Section 8.4

g. Required Site Plan Review by Planning Commission :

(for conditional use only) as required in Article VII.

DRAFT

NORVELL TOWNSHIP PLANNING COMMISSION

June 21, 2023, MEETING MINUTES

Meeting held in person at the Township Hall

CALL TO ORDER 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL/VERIFICATION OF A QUORUM (Attendees are listed)

Russell Grimes – Secretary, Andrew Haystead– Township Board Rep, Monika Cook – Commissioner, Amelia Kukla – Commissioner, Geoffrey Cripe – Commissioner. Lynn Waldecker - Commissioner

Guest(s) – R. LaRowe, M. Brown, E. LaRowe, D. Olalde, J. Olalde, C. Reithmiller, S. Kay

APPROVAL OF AGENDA

Motion to amend the agenda by M. Cook. Remove item 10.C.i, and change 2 under item 10 to d. Under item 11 new business add item D new business. 2nd by R. Grimes. No discussion, Motion passed.

APPROVAL OF May 2023 MEETING MINUTES

Motion by R. Grimes to approve the regular meeting minutes, 2nd by A. Kukla. No discussion. Motion carried.

BOARD REPRESENTATIVE REPORT

- Email and hard copy provided for Planning Commissioner review.

ZONING ADMINISTRATOR REPORT

- Hard copy provided for review.
- R. LaRowe provided a verbal summary of information provided.

ZBA REPRESENTATIVE REPORT

- No report at this time.
- Currently No ZBA representative at this time.

COMMITTEE REPORTS

- Solar Committee provided a verbal summary of ordinance development under agenda item 10.c

UNFINISHED BUSINESS

- 10a – Master Plan development still in progress. New representative from Carlisle Wortman.

DRAFT

- 10b – Township has received four official RFP responses for the proposed planner position.
- 10c – Solar ordinance -Committee provided a summary report on status of ordinance development. M. Brown provided solar ordinance information on the solar project going on in Manchester.
- 10d- Fill vacant Co-Chair position. M. Cook is willing to continue as temporary Chair until additional replacement for the position can be added.

NEW BUSINESS

- 11a – Text amendments to the Zoning ordinance for outside commercial boat storage. M. Cook motioned to open the hearing and 2nd by L. Waldecker.
 - No comments. Motion carried to open a hearing.
 - M. Cook read memo to all in attendance.
 - No public comments.
 - M. Cook motioned and 2nd by G. Cripe to close the hearing. No discussion. Motion carried.
 - Motion to accept the suggested definition of boat storage as provided in the hard copy by A. Haystead and 2nd by R. Grimes. Discussion on clarification of wording was conducted.
 - Roll call vote:
 - Russ Grimes - Yes
 - Andrew Haystead- Yes
 - Monika Cook - Yes
 - Amelia Kulka -Yes
 - Geoffrey Cripe - Yes
 - Lynn Waldecker- Yes
 - Motion carried.
- 11b – Text amendments to Zoning ordinance on access to public streets.
 - R. LaRowe provided additional clarification on this topic.
 - M. Cook read the memo regarding text amendments to Zoning ordinance on access to public streets.
 - Motion for public comment by M. Cook and 2nd by A, Haystead. No comment. Motion carried to open hearing.
 - No public comments
 - Motion by M. Cook to close hearing. 2nd by A. Kulka. No comment, motion carried to close public hearing.
 - Minor commissioner discussion was had with commissioners and R. LaRowe.
 - A. Haystead moved to accept text for access on public streets. 2nd by M. Cook. Roll call vote:
 - Russ Grimes - Yes
 - Andrew Haystead - Yes
 - Monika Cook - Yes
 - Amelia Kulka - Yes
 - Geoffrey Cripe - No

DRAFT

- Lynn Waldecker- Yes
 - Motion Carried.
- 11c – Public hearing regarding re-zoning request. M. Cook moved to open a public hearing and 2nd by G. Cripe. No Comment. Motion carried.
 - M. Cook read memo to all in attendance
 - R. LaRowe provided additional verbal details.
 - No public comments.
 - M. Cook motioned to close public. 2nd by A. Kulka. No comment. Motion carried to close public comment.
 - No additional commission discussion.
 - Motion by G. Cripes, 2nd L. Waldecker recommend approval of rezoning.Roll call vote:
 - Russ Grimes - Yes
 - Andrew Haystead - Yes
 - Monika Cook - Yes
 - Amelia Kulka -Yes
 - Geoffrey Cripe - Yes
 - Lynn Waldecker- Yes
 - Motion carried.
- 11d – M. Cook motioned to not have a July planning commission meeting. 2nd by G. Cripe. No discussion. Motion carried.

PUBLIC/COMMISSIONERS COMMENTS

- One of public attendees discussed land use, protection of the River Raisin watershed, potential overuse of lakes and dark sky areas. Reference material was provided on the River Raisin Watershed Council.
- Additional discussion for solar ordinance resources with respect to agricultural zoned land.

ADJOURNMENT – 8:22 PM

- Motion by M. Cook to adjourn, 2nd by L. Waldecker. No discussion. Motion Carried.

Next meeting August 16, 2023 (7:00pm in township hall)

Respectfully submitted by R. Grimes, Secretary

This page is intentionally blank.



Jackson County 2023 Citizen Planner Program

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

Jackson County Citizen Planner

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

Classes held in person at:

Suite 257
1715 Lansing Ave
Jackson, MI 49202

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

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



Citizen Planner Classroom Sessions

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

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



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

Contact

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

Jackson County Citizen Planner

Classes: Thursdays, October 12-November 16

Understanding the Planning and Zoning Context

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

Planning for the Future or Your Community

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

Implementing the Plan with Zoning

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

Making Zoning Decisions

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

Using Innovative Planning and Zoning

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

Successfully Fulfilling Your Role

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

Course Location

Suite 257
1715 Lansing, Ave
Jackson, MI 49202

Local Contact

Harmony Gmazel: gmazelh@msu.edu

Course Fee

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

How to Register

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

Grants/Scholarships

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

Persons with Disabilities

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



MSU is an affirmative-action, equal-opportunity employer, committed to achieving excellence through a diverse workforce and inclusive culture that encourages all people to reach their full potential. Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status. Issued in furtherance of MSU Extension work, acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture. Quentin Tyler, MSU Extension, East Lansing, MI 48824. This information is for educational purposes only. Reference to commercial products or trade names does not imply endorsement by MSU Extension or bias against those not mentioned.