



Jackson County Planning Commission

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

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:

Zack Smith
R2PC Planner
(517) 788-4426
zsmith@mijackson.org

DATE: February 8, 2023

TIME: 6:00 p.m.

PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of minutes
Approval of the January 11, 2024, meeting minutes [**ACTION**] 2
4. Approval of agenda
Approval of the February 8, 2024, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1) CZ | #24-01 | Blackman Township rezoning [**ACTION**] 6
 - (2) CZ | #24-06 | Grass Lake Township rezoning [**ACTION**] 13
 - (3) CZ | #24-07 | Leoni Township rezoning [**ACTION**] 26
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) –
 - (1) FA | #24-01 | Norvell Township [**ACTION**] 47
6. Other business
 - a. Unfinished business – *None*
 - b. New business – Election of Officers – Chairperson and Vice Chair
 - c. Notices – *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is February 8, 2024



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

January 11, 2024

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

Members Present: Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Kurt Cole; Ms. Mary Wolcott; Mr. Jim Minnick, Jr.; Ms. Jennifer Biddinger, Ms. Pat Gallagher

Members Absent: Mr. Jim Videto, Mr. Corey Kennedy

Staff Present: Mr. Zack Smith, Ms. Alissa Starling, R2PC.

Others Present: Nicole Cantrell, Sandstone Charter Township Planning Commission

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

Item 2. **Public Comment.** Chair Hawley recognized the passing of Roger Gady, who had served on county commissions for more than 30 years and was one of the first members of the Jackson County Planning Commission.

Item 3. **Approval of Minutes.** Comm. Cole made a motion, seconded by Comm. Wolcott, to **approve** the December 14, 2023, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Biddinger made a motion to **approve the agenda** for January 11, 2023 **as amended**, seconded by Comm. Wolcott. Comm. Cole asked what the new item was. Chair Hawley said that it was an effort to get information on the new renewable energy permitting and siting law. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation.**

a. **Consideration of Township Zoning Amendment(s).**

(1) **CZ | #24-02 | Waterloo Township**

Staff referred to a report regarding a rezoning request for 1 parcel of 120 acres in Waterloo Township from Primary Agriculture (A-1) to Secondary Agriculture (A-2). Staff recommended approval of the rezoning application.

Discussion: Comm. Biddinger asked what else could the property be? Staff

responded that with the A-2 zoning it could only do the same things as A-1 but that the lots could be smaller.

Comm. Cole made a motion to recommend **approval** of the rezoning, supported by Comm. Gallagher. *Commissioners approved the motion unanimously.*

- (2) **CZ | #24-03 | Norvell Township** Staff referred to a report regarding the proposed text amendments to commercial boat, motor home, and travel trailer storage. Staff recommended approval of the amendments.

Comm. Cole noted that this was just in commercially zoned area. Chair Hawley believes that the term ft. /candle needs a definition.

Comm. Cole made a motion to recommend **approval with comment** that a definition of ft. /candle be added, supported by Comm. Gallagher. *Commissioners approved the motion unanimously.*

CZ | #24-04 | Sandstone Charter Township Staff referred to a report regarding the rezoning of a 3 acre parcel at 2431 N. Dearing Rd. from Agricultural (AG-1) to Local Commercial (C-1). Staff recommended approval of the rezoning.

Nicole Cantrell of the Sandstone Charter Township Planning Commission was in attendance and granted permission by the board to participate in the discussion.

Comm. Cole noted that the road is not an obstacle for rezoning. Chair Hawley noted that Sandstone Charter Township did not take note of the steep slope on the property and that there could be problems with stormwater run-off because of possible drainage issues.

Ms. Cantrell said that the property is already for sale and the owners want it rezoned as commercial. Her only concern was that the commercial designation does not fit with the future land use map, and that there was no water or sewer so whatever is built there would need their own systems. There followed a discussion about the last time the township had updated their future land use map. Chair Hawley returned to the problem of the slope. Comm. Minnick noted that this seems like it could be the first of many sales of property owned by a relative who had died.

Comm. Minnick made a motion to recommend **approve with comment** of a recommendation for the township to review slope of topography and viability for commercial development prior to final approval, supported by Comm. Gallagher. *Commissioners Biddinger, Gallagher, Hawley, Hilleary, Wolcott, Minnick – Aye; Comm. Commissioner Cole – Nay. The motion passes 6-1.*

- 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.** Discussion about proposed training on new legislation regarding citing of renewable energy facilities. Board expressed interest in being part of training and want enough time to also let more local commissioners know about the training.
 - c. **Notices.** Notice of Resolution of an Amendment to the Rives Township Master Plan.

Board took notice of the resolution.
- Item 7. **Public Comment.** None.
- Item 8. **Commissioner Comment.**

Chair Hawley noted that the seed catalog from the Jackson County Conservation District just came out and the last day to order is March 11.
- Item 9. **Adjournment.** Chair Hawley made a motion to adjourn, supported by Comm. Cole. *Commissioners approved the motion unanimously.* The meeting adjourned at 6:47 p.m.

Respectfully submitted by:

Zack Smith, R2PC

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Jackson County Planning Commission

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Phone (517) 788-4426

COORDINATED ZONING REPORT | #24-01

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: January 31, 2024

Proposal: **Rezoning 1 parcel of 5.36 acres, 8321 Lansing Ave, Jackson, Blackman Township from Local Commercial (C-1) to Suburban Residential (RS-1)**

Request

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

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for construction of a new single family dwelling.

Location and Size of the Property

The parcel (000-08-10-476-001-08) proposed for rezoning is located in Section 10 of Blackman Township. The subject parcel is 5.36 acres and is currently zoned Local Commercial (C-1).

Land Use and Zoning

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

Future Land Use Plan – The suggested future land use of the subject parcel, as depicted on the Township's Land Use Map, is residential.

Current Zoning – The property is currently zoned local commercial. The parcels to the south and west are zoned local commercial. The parcel to the east is suburban residential, and the parcel north is agricultural.

Public Facilities and Environmental Constraints

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

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

Environmental Constraints – There are no known environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Blackman Township Planning Commission approved the rezoning at their January 2024 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. As many of the surrounding properties are residential, and the addition of another house would fit the characteristic of the area, this zoning change makes sense. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Blackman Township Board of the proposed rezoning to ‘Suburban Residential (RS-1)’.

Suggested Actions:

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

Staff Report Attachment(s):

- *Background information provided by Blackman Township*

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE BLACKMAN TOWNSHIP 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.)

000-08-10-476-001-08 5.36 ACRES

1. The above described property has a proposed zoning change FROM LOCAL COMMERCIAL (C-1)
ZONE TO SUBURBAN RESIDENTIAL (RS-1) ZONE.

2. PURPOSE OF PROPOSED CHANGE: NEW SINGLE FAMILY DWELLING

B. ZONING ORDINANCE TEXT AMENDMENT:

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

C. **PUBLIC HEARING** on the above amendment was held on: month JANUARY day 2 year 2024

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 12 day 14 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: YES

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.

DAN DECKER ☒ Chair or ☐ Secretary 01 / 02 / 24 (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: BLACKMAN TOWNSHIP Township Case #: 1567
Township official we may contact: BRYAN POWERS Phone #: (517) 812 - 1962
Applicant: STEVEN LAMERE Phone #: (734) 883 - 1937
Rezoning Request: From: LOCAL COMMERCIAL (C-1) To: SUBURBAN RESIDENTIAL (RS-1)
Property Location: Section(s): _____ Quarter Sect on(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"): _____

Please attach location map ☐ Yes ☐ No

What is the existing use of the site? VACANT LAND

What is the proposed use of the site? NEW SINGLE FAMILY DWELLING

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

North: _____ South: _____
East: _____ West: _____

What are the surrounding Zoning Districts?

North: (AG-1) AGRICULTURAL South: (C-1) LOCAL COMMERCIAL
East: (RS-1) SUBURBAN RESIDENTIAL West: (C-1) LOCAL COMMERCIAL

What is the suggested use of the site on the Township's Land Use Plan map? C-1 LOCAL 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 LAASINS AVE

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.

BLACKMAN TOWNSHIP ZONING APPLICATION

Print or Type

Case# _____

APPLICATION FOR

☒ Rezoning**
☐ Planned Developments
☐ Variance**
☐ Conditional Use**

☐ Site Plan Review
☐ Home Occupation**
☐ Site Plan Change/Renewal
☐ Administrative Site Plan

This application will not be processed if incomplete. ** All required materials must be submitted at least twenty one (21) days prior to the Next Planning Commission or Zoning Board of Appeals meeting. Site Plans with all documentation twelve days (12) prior to the next Planning Commission meeting.

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

Name(s) STEVEN & MAGGANA LAMORE Phone (734) 883-1937

Address 8321 LAUSANA AVE, JACKSON MI 49201

EMAIL ADDRESS LAMORE.STEVEN@GMAIL.COM

OWNER INFORMATION

Name(s) STEVEN & MAGGANA LAMORE Phone (734) 883-1937

Address 8321 LAUSANA AVE, JACKSON MI 49201

EMAIL ADDRESS LAMORE.STEVEN@GMAIL.COM

PROPERTY INFORMATION

Address or Location _____

Permanent Parcel # 000-08-10-476-001-08

Zone District (Current) COMMERCIAL Property Size 5.36 A

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

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

REZONE RESIDENTIAL TO BUILD A HOME

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

[Signature] [Signature] 11/14/23
Signature of Applicant Signature of Applicant Date

I hereby grant permission for members of the Blackman 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] [Signature] 11/14/23
Signature of Applicant Signature of Applicant Date

****APPLICANT OR APPOINTED REPRESENTATIVE MUST BE PRESENT AT THE MEETING.**

*****DO NOT WRITE BELOW THIS LINE*****

Date Received _____ Fee Paid _____ Meeting Date _____

Submitted Materials: ☐ Site Plan ☐ # Of Copies ☐ Application ☐ Site Plan Checklist
Required Letters: ☐ Legal Description ☐ Survey ☐ Pictures

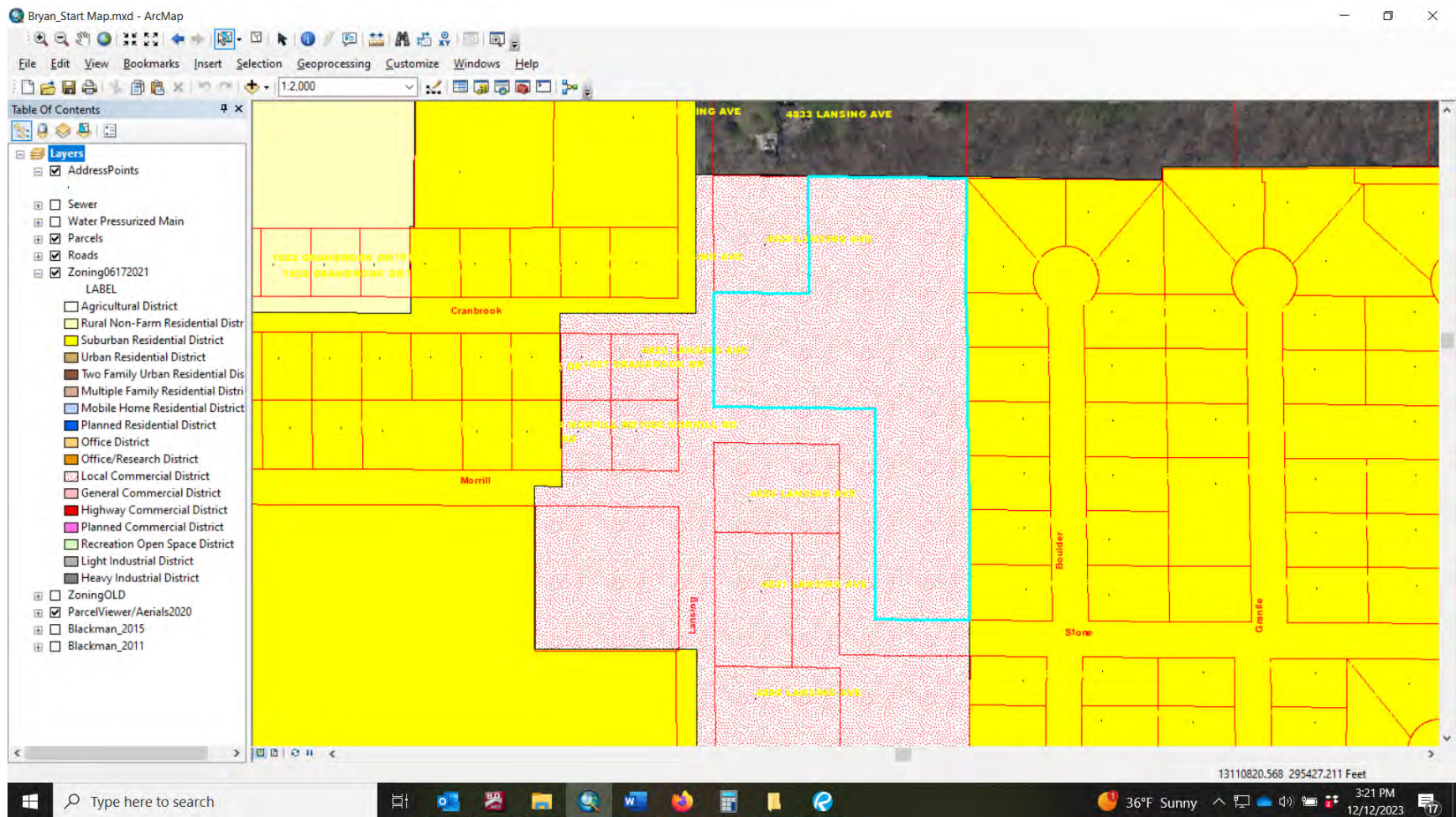
Application Accepted by _____

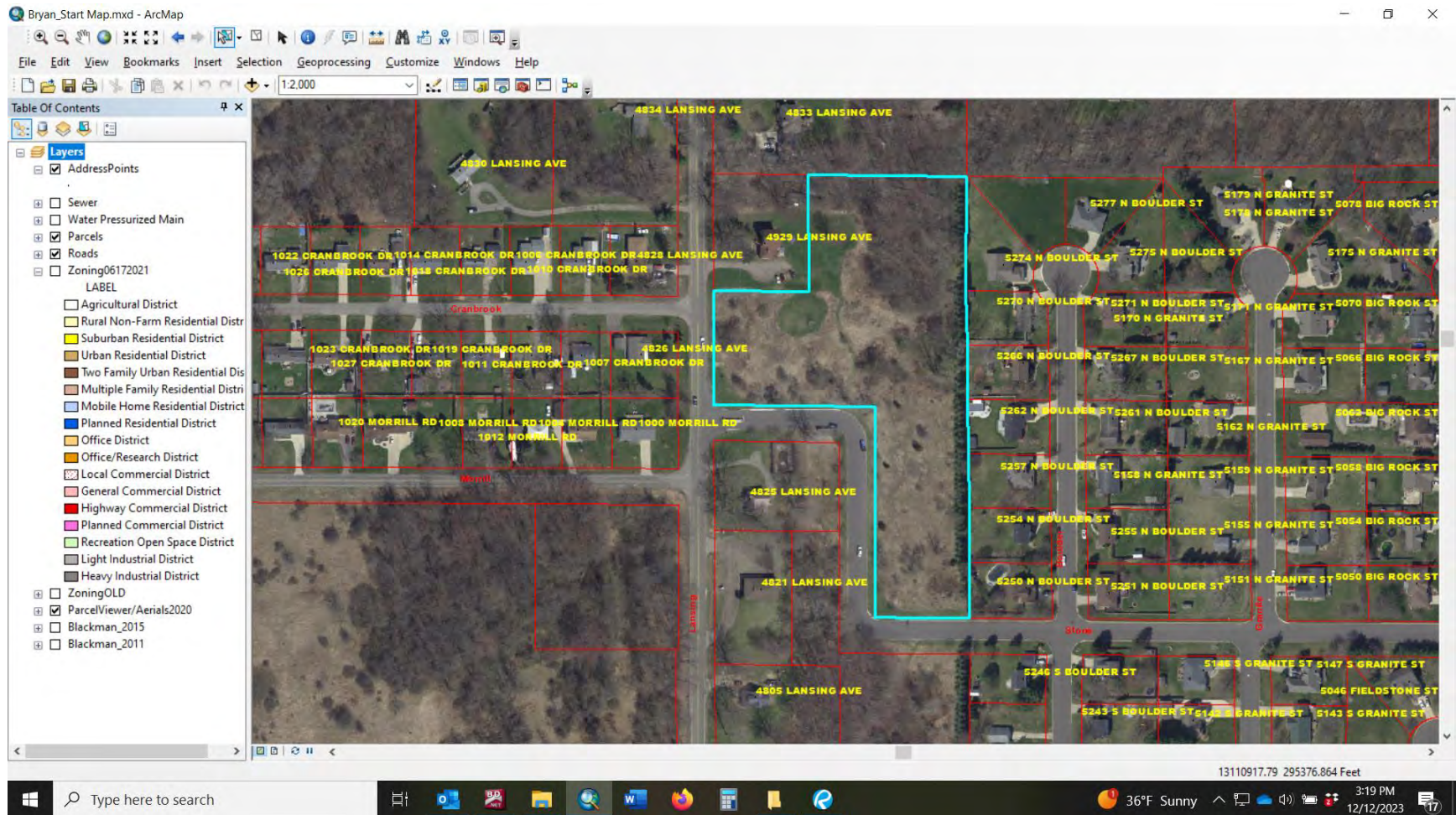
NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets.

Zoning Board of Appeals APPROVE/DENY request. Chairman _____ Date _____

Planning Commission recommends APPROVE/DENY. Chairman _____ Date _____

Blackman Charter Township Board of Trustees APPROVE/DENY the Conditional Use or Zone Change as requested by Applicant Clerk _____ Date _____







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COORDINATED ZONING REPORT | #24-06

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: January 23, 2024

Proposal: **Rezoning 1 parcel of 126.24 acres, at Sarossy Lake Road and E. Michigan Ave, Grass Lake Charter Township from Agricultural (AG) to General Commercial (GC)**

Request

The subject property is proposed for rezoning to General Commercial (GC) from Agricultural (AG).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for the construction of a sports complex, health and fitness center. A letter to the Grass Lake Board from the developer states that it might be “1). Sports Complex, 2). Health and Fitness Center, 3). Professional Complex, 4). Retail Businesses, 5). Restaurants.”

Location and Size of the Property

The parcel (000-10-34-126-001-08) proposed for rezoning is located in the NW quarter of Section 34 on the north side of E. Michigan Ave and the east side of Sarossy Lake Rd. The subject parcel is 126.24 acres and is currently zoned Agricultural (AG).

Land Use and Zoning

Current Land Use – The property is currently vacant. The parcels to the south are residential, the parcels south-west are commercial and the fire department and a restaurant. The parcels west are residential. The parcel to the east is agricultural. The parcel to the north is agricultural.

Future Land Use Plan – The suggested future land use of the subject parcel, as depicted on the Township’s Land Use Map, is medium density residential.

Current Zoning – The subject parcel is currently zoned Agricultural (AG). The property to the north is currently zoned Agricultural (AG). The property to the south is currently zoned Residential or General Commercial (GC). The property to the west is residential.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal sewer and water services are not available to the subject parcels.

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

Environmental Constraints – There are no known environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Grass Lake Charter Township Planning Commission split 3-3 on the rezoning at their January 18, 2024 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. The property is next to existing commercial zoning and commercial expansion would present opportunities for the community. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Grass Lake Charter Township Board of the proposed rezoning to 'General Commercial (GC)'.

Suggested Actions:

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

Staff Report Attachment(s):

- *Background information provided by Grass Lake Charter Township*

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 Grass Lake Charter 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.)

See Attached

1. The above described property has a proposed zoning change FROM R-2 Single Family Residential (R-2) ZONE TO GENERAL COMMERCIAL (GC) ZONE.

2. PURPOSE OF PROPOSED CHANGE: POSSIBLE SPORTS COMPLEX, HEALTH & FITNESS CENTER APPLICATION

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 1 day 18 year 2024

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 1 day 2 year 2024
(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. ☒ SPLIT 3-3

MARC CUDDY VICE ☒ Chair or ☐ Secretary _____/_____/_____(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

Planning Commission Meeting

January 18, 2024 7:00 p.m.

Call to Order

Vice Chairman Cuddie called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

Chairman Tim Golding – Absent

Marc Cuddie – Present

Mark Jewell – Present

Tom Brennan - Present

Heather McDougall – Present

Dale Lucas – Present

Jim Warbritton – Present

Also Present: Dan Campbell Zoning Administrator, Board Member Scott Bray, Adam Burman. Also attending, approximately 45 residents and No Zoom

Approval of Agenda

Motion to approve as written by Brennan, seconded by Jewell. All Ayes. Motion Carried.

Approval of December 21, 2023 Meeting Minutes

A motion to approve as written by McDougall, supported by Lucas. All Ayes. Motion Carried.

Citizens Wishing to Address the Commission

There were approximately 8 residents addressed the Commission their concerns on the rezoning for Sarossy Lake Rd. / East Michigan Ave along with the Special Use Permit Request for Burman's Tree Service.

Old Business

Voting of property rezoning, Allie Mallad could not be at the meeting due to him testing positive for Covid. The photo that was presented showed a Wellness Center that Mr. Mallad built in Auburn Hills.

There is some concern from the Commission on rezoning 117 acres there are factors to consider. Sewer Issues which the Township is working through. Mr. Mallad would purchase the property with sewer issues. There is definitely room for a Wellness Center. Warbritton read the 4 points to rezone.

Motion to approve the rezoning request by Brennan, seconded by Lucas. Roll Call Vote -Yeas- Brennan, Lucas, Cuddie. Nays – McDougall, Jewell, Warbritton. Vote resulted in a tie

New Business

Adam Burman from Burman's Tree Service spoke to the Commission and understands the concerns the residents have and would like to address those concerns. They have another property in Chelsea which is the main hub for trucks. The Norvell Rd. location will only be selling to wholesalers. He wants to support the Township and do things right.

Need to do more research on this before a decision can be made. Motion by Lucas to postpone for 30 days, seconded by McDougall. All Ayes. Motion Carried.

Proposed Business for Next Regular Meeting and Meeting Date

Vote on Burman's Tree Service (Adam Burman) request for Special Use permit. Next meeting is scheduled for February 15, 2024 at 7:00 p.m.

General Discussion None

Motion by Brennan to adjourn, seconded by Warbritton. Motion Carried. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Shirley Sherwood, Recording Secretary

Parcel Report - Parcel ID: 000-10-34-126-001-08

1/22/2024

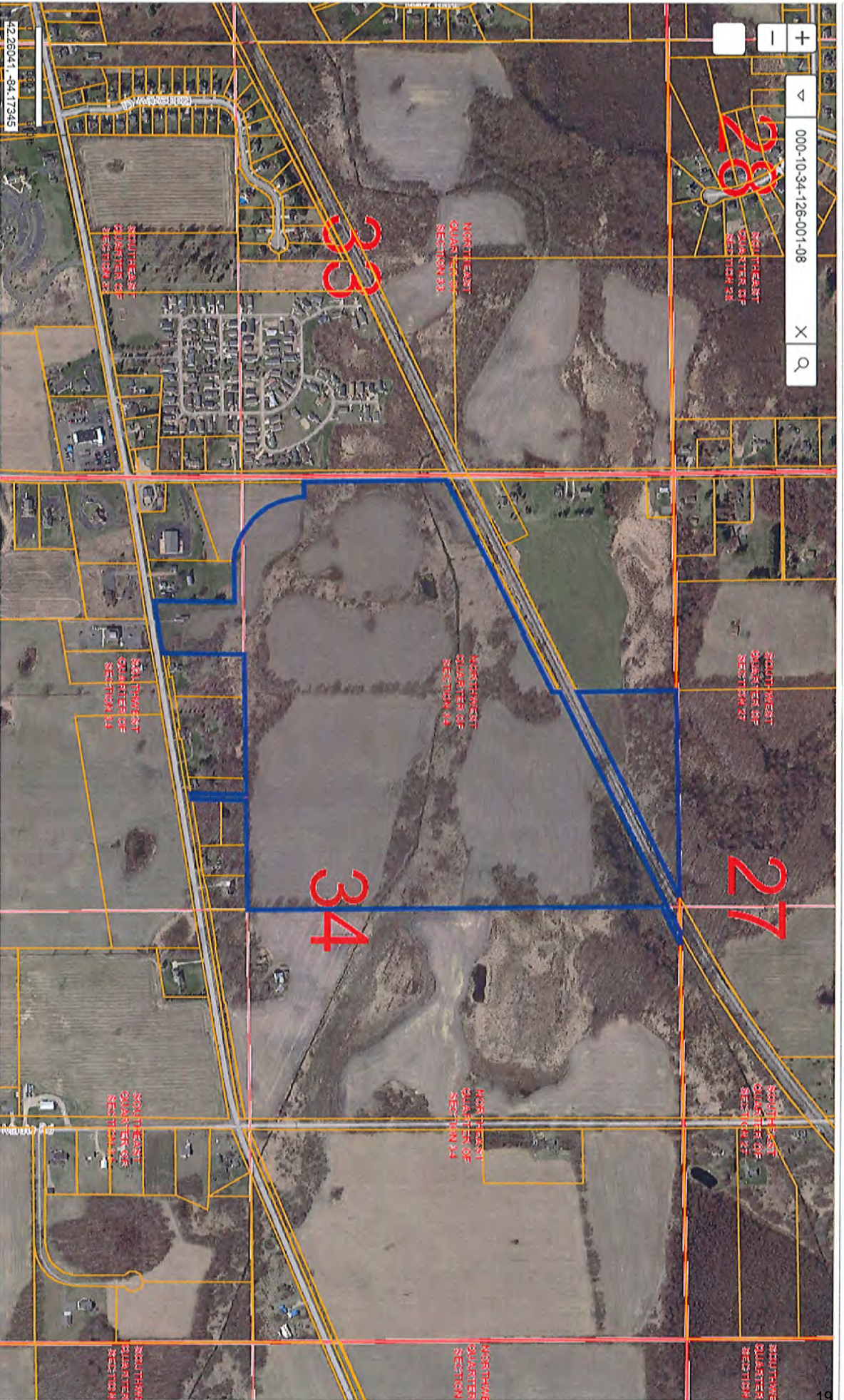


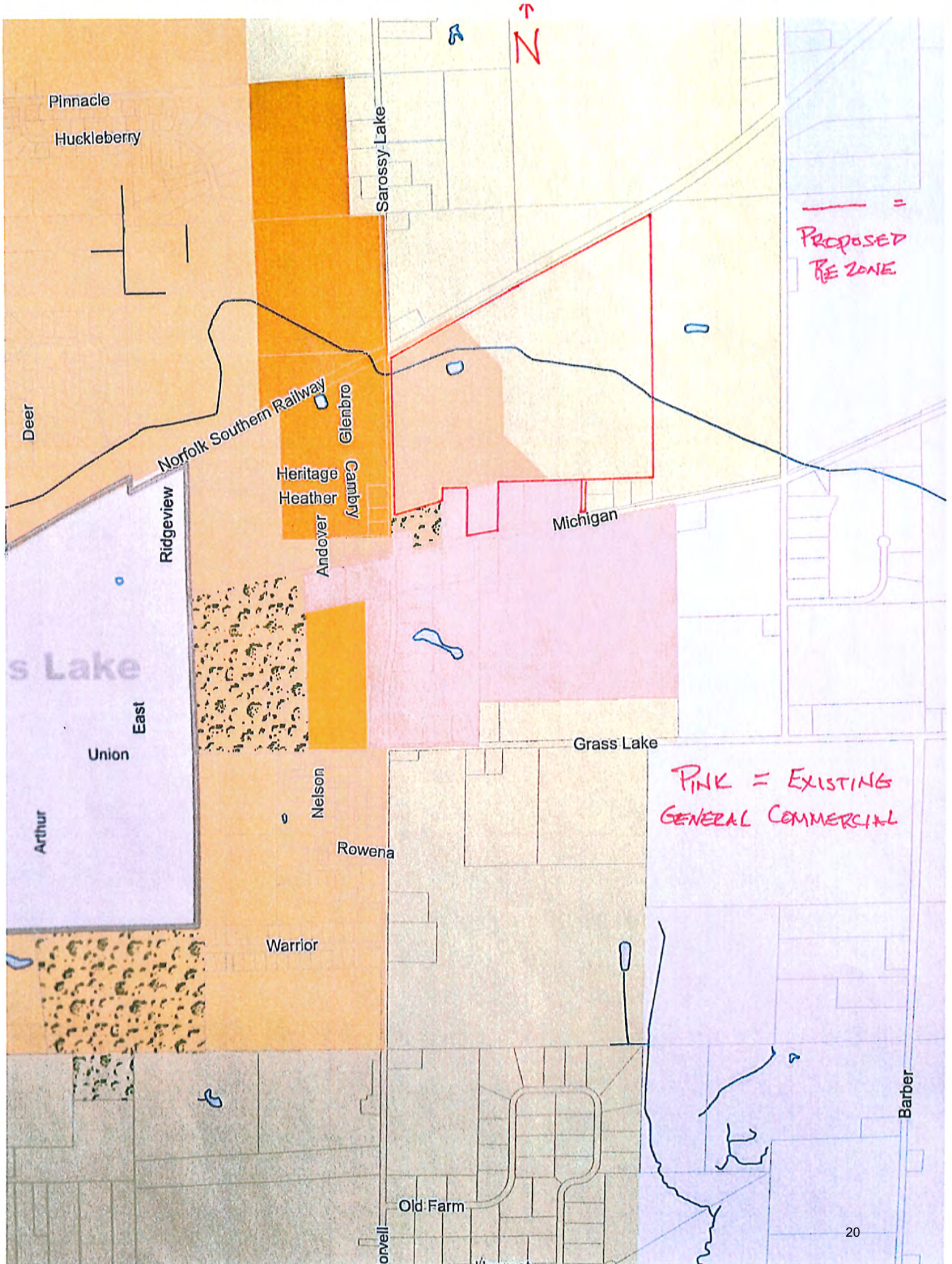
Owner Name	RSW DEVELOPMENT LLC		2020	2021	2022
Owner Address	1875 SUNCREST DR	Taxable Value	\$221,660	\$228,974	\$240,422
	GRASS LAKE, MI 49240-9672	Assessed Value	\$308,600	\$303,800	\$304,100
Parcel Address	SAROSSY LAKE RD	Homestead	100		
	GRASS LAKE, MI 49240	Gov't Unit	Grass Lake		
Property Class	102 - AGRICULTURAL VACANT	Tax Unit	Grass Lake		
Acreage	126.24	School District	GRASS LAKE SCHOOL		
Liber/Page	1805-0215	Status	Active		

Legal Description:

COM AT THE W ¼ POST OF SEC 34 TH N00°10'52"E ALG THE W SEC LN 379.92 FT FOR POB TH CONT N00°10'52"E ALG THE W SEC LN 886.04 FT TO THE SELY ROW LN OF THE RR TH THE FOLLOWING SIX COURSES ALG SD RR LN (1) N64°25'38"E 1064.66 FT (2) S00°11'25"W 8.88 FT (3) N64°25'38"E 400.00 FT TO THE E LN OF THE W ½ OF THE NW ¼ (4) N00°11'25"E 45.53 FT (5) N64°25'38"E 983.52 FT TO A POINT OF CURVATURE (6) AND 486.70 FT ALG A CURVE TO THE LEFT WITH A RADIUS OF 11,505.00 FT A CENTRAL ANGLE OF 02°31'25" AND A CHORD OF N63°09'56"E 486.66 FT TO THE N-S ¼ LN OF SEC 34 TH S00°11'59"W ALG THE N-S ¼ LN 2564.62 FT TO THE CEN OF SEC 34 TH S89°41'10"W ALG THE E-W ¼ LN 686.43 FT TH S00°11'55"W 329.63 FT TH S81°07'42"W 33.42 FT TH N00°11'55"E 334.60 FT TO THE E-W ¼ LN TH S89°41'10"W 860.21 FT TH S00°10'51"W 497.62 FT TO A POINT ON THE N ROW LN OF MICHIGAN AVE THAT IS S81°07'42"W 264.00 FT FROM SD E LN OF THE W ½ OF THE SW ¼ TH S81°07'42"W ALG THE N ROW LN 281.11 FT TH N00°08'18"W (REC AS N00°02'00"E) 493.25 FT TH S89°51'42"W (REC AS N89°57'00"W) 250.00 FT TO A POINT OF TANGENCY TH 207.04 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 366.00 FT A CENTRAL ANGLE OF 32°24'42" AND A CHORD OF N73°55'57"W 204.29 FT TO A POINT OF TANGENCY TH N57°43'36"W 14.70 FT TO A POINT OF CURVATURE TH 425.46 FT ALG A CURVE TO THE RIGHT WITH A RADIUS OF 418.53 FT A CENTRAL ANGLE OF 58°14'38" AND A CHORD OF N28°36'17"W 407.37 FT TH N89°48'23"W 122.69 FT TO BEG. SEC 34 T2S R2E 117.9169 A+/- SPLIT ON 01/15/2010 FROM 000-10-34-126-001-06;







Pinnacle
Huckleberry

Sarossy Lake

Deer

Norfolk Southern Railway

Glenbro

Heritage
Heather

Canby
Andover

Michigan

— =
PROPOSED
RE ZONE

s Lake

East

Union

Arthur

Nelson

Rowena

Grass Lake

PINK = EXISTING
GENERAL COMMERCIAL

Warrior

Barber

Old Farm





373 LAKESIDE DRIVE P.O. BOX 216 GRASS LAKE, MICHIGAN 49240
Phone: (517) 522-8464 ext. 130 Fax: (517) 522-4955
www.grasslakect.com
e-mail: danc@grasslakect.com

Letter to the Jackson County Planning Commission

Allie Mallad has placed an application request to rezone 117 acres of property currently Zoned Residential (R2). He is requesting the property to be re-zoned to General Commercial to support his plan to build a possible Sports Complex, Health Fitness Center and possible restaurant.

His first public meeting was held on 12/21/2023 and a decision was placed on hold for 30 days for more study. The next meeting was held on 1/18/2024. A vote was taken and the results were 3-3 as the Chairman was out of town and did not vote.

A motion to approve the rezoning request was made by Brennan, and seconded by Lucas. Roll call vote – Yeas – Brennan, Lucas, and Cuddie. Nays – McDougall, Jewell and Warbritton. Vote resulted in a tie.

Brennan, Lucas, and Cuddie thought it was a good idea. McDougall said she was looking out for the people, Warbritton thought it was more property than Mr Mallad needed, and Jewell had no comment.

This parcel abuts the General Commercial District. Grass Lake only has 2% of its Township allocated for Commercial Use.

Dan Campbell
Zoning Administrator
517-522-8464 x 130
danc@grasslakect.com

117ac
GRASS LAKE CHARTER TOWNSHIP, JACKSON COUNTY, MICHIGAN
APPLICATION TO INITIATE A ZONING AMENDMENT

APPLICATION NO. _____

PLEASE PRINT OR TYPE (use back of application if more space is needed)

Application is hereby made to amend the Map of the Zoning Ordinance by re-zoning the property described below to another zoning classification. The proposed zoning change is:

From: Agricultural Vacant To: Commercial
Zoning District Zoning District

1.) Give a legal description of the property (lot, block, tract, and/or metes and bounds):

SEC 34 T2S R2E 117.9161 AC. Parcel # 000-10-34-126-001-08

2.) The property is situated (give street address, indicating alleys, cross roads, etc.):

ON SAROSSY LK Rd South of Railroad tracks with frontage
ON E. Michigan Ave Grass Lake, MI

3.) Give reasons for requesting zoning change, including intended use of buildings/structures and land:

Rezoning to commercial needed for future business use

4.) Submit map, drawn to scale, in sufficient detail to adequately describe the proposed changes in the zoning district boundaries.

Applicant(s): Allie T. Mallard

Address: 9145 Olcott Lk Dr. Jackson, MI Telephone: 513-942-9900

The applicant(s) is/are:

- ☐ the owner(s) of the property involved.
☐ acting on behalf of the owner(s) of the property involved.

I/We ALLIE T. Mallard do hereby swear that the above information is true and correct to the best of my/our knowledge.

Applicant(s): Allie T. Mallard
Signature

10/6/23
Signature

Optional: I/We hereby grant permission for members of the Grass Lake Charter Township Planning Commission and Zoning Administrator to enter the above described property for the purposes of gathering information related to this application. This permission is optional and failure to grant such permission will not affect any decision on your application.

Allie T. Mallard 10/6/23
SIGNATURE OF APPLICANT(S) DATE:

Fee Received: \$ 600.00 Township Clerk: Catherine H. Jrg Date: 10-9-2023
cash

Date Application referred to Planning Commission _____ 20
Public Hearing Notice Published: 1st Date _____ 20
2nd Date _____ 20
Public Hearing Notices Mailed: Date _____ 20

Planning Commission Action: Recommends Adoption () Denial () _____

Date Application referred to County Affairs Committee: _____ 20
Recommended: Approval () Disapproval ()

Township Board action: Adoption () Denial ()

Remarks: _____

Date: _____ Supervisor: _____
Signature

Clerk: _____
Signature

ONE (1) COPY EACH RETAINED BY THE CLERK, THE ZONING ADMINISTRATOR, THE PLANNING COMMISSION, THE TOWNSHIP BOARD AND THE APPLICANT.

Parcel ID: 000-10-34-126-001-08, 117 AC.

Sarossy Lake Rd. / East Michigan

To the Grass Lake Board:

Per our application for Rezoning of above property. Our intension for the property to be rezoned from R-2 to General Commercial is to have the highest/ Best use of land for the community. Although, it is unclear at this time what highest and best use will be. We would be open to, 1). Sports Complex, 2). Health and Fitness Center, 3). Professional Complex, 4). Retail Businesses, 5). Restaurants. All of which are conforming and permitted under the new rezoning that fits into the Township's long range plan for the area of this property.

Sincerely: Allie T. Mallad

CHAPTER 10

GC GENERAL COMMERCIAL DISTRICT

SECTION 10.01 DESCRIPTION AND PURPOSE

- A. ~~This District is intended for commercial development of a general nature near areas~~ where greater concentrations of residential development occur. The designated areas are intended to provide locations for commercial development that might otherwise not be able to locate on the smaller properties within the Village. The General Commercial District is distinguished from the Highway Commercial District by relying less on auto dependent businesses and providing more services related to township and area residents.
- B. Development within the General Commercial District will be planned with specific consideration of such factors as compatibility with surrounding existing and planned land use; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping and lighting; roadway improvements, including such elements as turning and deceleration lanes; and other factors that are consistent with the neighborhood and rural character.

SECTION 10.02 PERMITTED USES

Land and/or buildings in the GC District may be used for the following purposes as Permitted Uses:

- A. Financial and business service establishments, banks and credit unions, with or without drive through services.
- B. Funeral homes.
- C. Health and fitness clubs.
- D. Personal services establishments such as repair shops for personal items (watches, small appliances, shoes, etc.), beauty shops and barbershops, dry cleaning retail outlets and other similar services.
- E. Private service clubs, fraternal organizations and lodge halls.
- F. Professional offices for doctors, dentists, lawyers, architects, engineers and other similar professions.
- G. Restaurants, excluding those with drive-through services, and taverns.
- H. Retail businesses which supply commodities such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, books or hardware.
- I. Small Solar Energy Systems. **(Amendment 12-11-2018)**
- J. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- K. Veterinary clinics.
- L. Accessory buildings, structures and uses, customarily incidental to any Permitted or Special Land Use.



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426

COORDINATED ZONING REPORT | #24-07

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: January 29, 2024

Proposal: **Rezoning 1 parcel of 11.5 acres, at Myers Ct, Leoni Township from Heavy Industrial (M) to Suburban Residential (RS)**

Request

The subject property is proposed for rezoning to Suburban Residential (RS) from Industrial (M).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for construction of a new home.

Location and Size of the Property

The parcel (000-14-07-401-001-02) proposed for rezoning is located in Section 7, T3S, R1E of Leoni Township. The subject parcel is 11.5 acres and is currently zoned Industrial (M).

Land Use and Zoning

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

Future Land Use Plan – The suggested future land use of the subject parcel, as depicted on the Township's Land Use Map, is Heavy Industrial.

Current Zoning – The subject parcel is currently zoned Heavy Industrial (M). Properties to the north, west, and east are currently zoned Residential (RS). The property to the south is currently zoned Commercial.

Public Facilities and Environmental Constraints

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

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

Environmental Constraints – There are no known environmental constraints, however, the Branch Grand River borders the property to the west.

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission approved the rezoning unanimously at their January 17, 2024 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. As the surrounding properties are residential, and the addition of an industrial development would be much more intrusive, this zoning change makes sense. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Leoni Township Board of the proposed rezoning to 'Suburban Residential (RS)'.

Suggested Actions:

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

Staff Report Attachment(s):

- *Background information provided by Leoni Township*

JCPC Case #: _____
(For JCPC Use Only)

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____
Township official we may contact: Cindy Morris Phone #: (517) 936-2990
Applicant: Christopher Cornell Phone #: (517) 206-4476
Rezoning Request: From: Industrial (M) To: Suburban Residential (RS)
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"): 11.5 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant

What is the proposed use of the site? New home

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

North: Family Residence

South: Trailer Park

East: Residence

West: Residence

What are the surrounding Zoning Districts?

North: Residential (RS)

South: Commercial (C)

East: Residential (RS)

West: Residential (RS)

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.

JCPC Case #: _____
(For JCPC Use Only)

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

See attached

1. The above described property has a proposed zoning change FROM Industrial ZONE TO Suburban Residential ZONE.
2. PURPOSE OF PROPOSED CHANGE: Build new home

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 Jan day 17 year 2024
D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Dec day 24 year 2023
(Notice must be provided at least fifteen days prior to the public hearing.)
E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: The Salesman

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

Pamela Trammell () Chair or ☒ Secretary 1 / 29 / 24 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

_____ () Chair or () Secretary ____ / ____ / ____ (enter date)

TOWNSHIP BOARD ACTION:

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

Township Clerk

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254

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

www.leonitownship.com

LEONI TOWNSHIP
PAID

DEC 13 2023

DATE OF APPLICATION: 12-13-2023

APPLICATION #: Marcia K. King

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

PLANNING COMMISSION, LEONI TOWNSHIP

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.

Applicants Name: Christopher A Cornell Phone: 517 206-4476

Address of Property Involved: Myers Ct 000-14-07-401-001-02

Legal Description of Property: Attached

The above property is presently zoned: m Industrial
wish the zoning to be changed from: m Industrial to: Suburban Residential
wish the boundaries to be changed from: X to: X
wish the change in the text from section: X
the proposed use(s) and nature(s) of operation is/are: New Home

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.

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

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.

Christopher A Cornell
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) _____

By: _____ CHAIRMAN: _____
SIGNATURE

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

By: _____ CLERK: _____



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.





Jackson County, MI

12/18/2023

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.





Jackson County, MI

12/18/2023

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.



TOWNSHIP OF LEONI

Receipt: 226826

12/13/23

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

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

Cashier: TPOTTER
Received Of: CHRISTEPHER CORNELL

The sum of: 550.00

ZON

550.00

Total

550.00

CHK/MO/CASHIE 13326

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, January 17, 2024 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

000-14-07-401-001-02
Meyers Ct.
Christopher Cornell Rezone

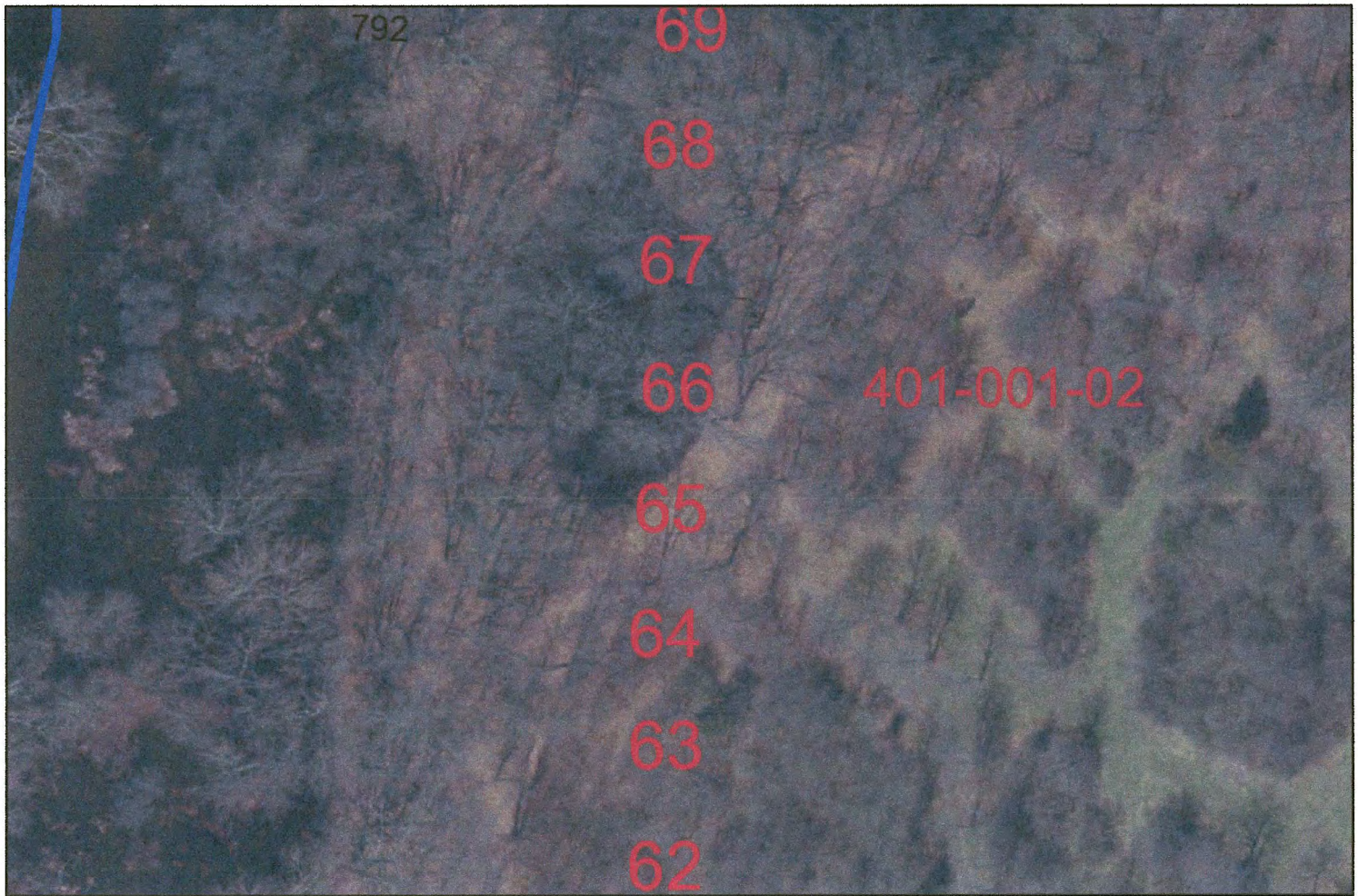
Purpose of hearing: Rezone from Industrial to Suburban Residential

Legal Description: COM AT THE E ¼ POST OF SEC 7 TH W ALG THE E-W ¼ LN 1815 FT TO A POINT DIST 825 FT E OF THE CEN OF SEC 7 TH S PARALLEL WITH TH N-S ¼ LN 519.5 FT TH W PARALLEL WITH THE E-W ¼ LN 825 FT TO THE N-S ¼ LN TH S ALG N-S ¼ LN 800.5 FT TO THE S 1/8 LN TH E ALG S 1/8 LN TO THE THREAD OF THE SOUTH BRANCH OF THE GRAND RIVER TH SELY ALG THE THREAD LN OF SAID RIVER AS NOW LOCATED & ESTABLISHED TO THE E 1/8 LN TH N ALG SAID E 1/8 LN TO A POINT DIST 1150 FT S OF SAID E-W ¼ LN FOR POB TH CONT N 160.00 FT ALG THE E 1/8 LN TO A POINT DIST 990 FT S OF SAID E-W ¼ LN TH W PARALLEL WITH E-W ¼ LN 511.5 FT TO A POINT DIST 808.5 FT E OF SAID N-S ¼ LN TH N PARALLEL WITH N-S ¼ LN 470.5 FT TH W 623.5 FT MORE OR LESS TO THE CL OF GRAND RIVER TH SLY ALG CL OF GRAND RIVER TO A POINT DIRECTLY W OF POB TH E 1200 FT MORE OR LESS TO BEG BEING LOTS 44, 45 & PART OF LOTS 59 THRU 71 GATES ACRES UNRECORDED. ALSO BEG ON THE N-S ¼ LN OF SEC 7 AT A POINT DIST 470 FT S OF THE CEN OF SEC 7 TH S ALG THE N-S ¼ LN 49.5 FT TH E PARALLEL WITH THE E-W ¼ LN 48 RODS MORE OR LESS TO THE WLY LN OF MCGRAW AVE TH NELY ALG WLY LN OF SAID AVE TO A POINT DIST 470 FT S OF SAID E-W ¼ LN TH W PARALLEL WITH SAID E-W ¼ LN TO BEG BEING LOT 72 GATES ACRES UNRECORDED. SEC 7 T3S R1E 11.5 A-/+ SPLIT ON 11/06/2017 FROM 000-14-07-401-001-01

Cindy Norris, Clerk

Parcel Report - Parcel ID: 000-14-07-401-001-02

12/19/2023



Owner Name	CORNELL CHRISTOPHER A	2020	2021	2022
Owner Address	1550 FALAHEE RD	Taxable Value	\$34,000	\$35,122
	JACKSON, MI 49203	Assessed Value	\$34,000	\$49,090
Parcel Address	MEYERS CT	Homestead	0	
	JACKSON, MI 49201	Gov't Unit	Leoni	
Property Class	402 - RESIDENTIAL VACANT	Tax Unit	Leoni	
Acreage	11.5	School District	MICHIGAN CENTER SCHOOL	
Liber/Page	2096-350	Status	Active	

Legal Description:

COM AT THE E ¼ POST OF SEC 7 TH W ALG THE E-W ¼ LN 1815 FT TO A POINT DIST 825 FT E OF THE CEN OF SEC 7 TH S PARALLEL WITH TH N-S ¼ LN 519.5 FT TH W PARALLEL WITH THE E-W ¼ LN 825 FT TO THE N-S ¼ LN TH S ALG N-S ¼ LN 800.5 FT TO THE S 1/8 LN TH E ALG S 1/8 LN TO THE THREAD OF THE SOUTH BRANCH OF THE GRAND RIVER TH SELY ALG THE THREAD LN OF SAID RIVER AS NOW LOCATED & ESTABLISHED TO THE E 1/8 LN TH N ALG SAID E 1/8 LN TO A POINT DIST 1150 FT S OF SAID E-W ¼ LN FOR POB TH CONT N 160.00 FT ALG THE E 1/8 LN TO A POINT DIST 990 FT S OF SAID E-W ¼ LN TH W PARALLEL WITH E-W ¼ LN 511.5 FT TO A POINT DIST 808.5 FT E OF SAID N-S ¼ LN TH N PARALLEL WITH N-S ¼ LN 470.5 FT TH W 623.5 FT MORE OR LESS TO THE CL OF GRAND RIVER TH SLY ALG CL OF GRAND RIVER TO A POINT DIRECTLY W OF POB TH E 1200 FT MORE OR LESS TO BEG BEING LOTS 44, 45 & PART OF LOTS 59 THRU 71 GATES ACRES UNRECORDED. ALSO BEG ON THE N-S ¼ LN OF SEC 7 AT A POINT DIST 470 FT S OF THE CEN OF SEC 7 TH S ALG THE N-S ¼ LN 49.5 FT TH E PARALLEL WITH THE E-W ¼ LN 48 RODS MORE OR LESS TO THE WLY LN OF MCGRAW AVE TH NELY ALG WLY LN OF SAID AVE TO A POINT DIST 470 FT S OF SAID E-W ¼ LN TH W PARALLEL WITH SAID E-W ¼ LN TO BEG BEING LOT 72 GATES ACRES UNRECORDED. SEC 7 T3S R1E 11.5 A-/+ SPLIT ON 11/06/2017 FROM 000-14-07-401-001-01



000-14-07-402-015-00
BLANCHARD DUANE
3500 MEYERS CT
JACKSON, MI 49203

~~000-14-07-402-016-00
BLANCHARD DUANE
1015 LANSING AVE
JACKSON, MI 49202~~

000-14-07-403-001-01
MCCOY DENNIS & SHARON
3483 MYERS CT
JACKSON, MI 49203

000-14-07-403-002-00
CLARK PAMELA S
3489 MYERS CT
JACKSON, MI 49203

000-14-07-403-003-00
PEARSON TIMOTHY
3501 MYERS CT
JACKSON, MI 49203

~~000-14-07-403-004-00
PEARSON TIMOTHY
3501 MYERS CT
JACKSON, MI 49203~~

000-14-07-403-005-00
BAKER HELEN M ETAL
3505 MYERS CT
JACKSON, MI 49203

000-14-07-403-006-00
PLUTA THOMAS D
3509 MYERS CT
JACKSON, MI 49203

~~000-14-07-403-007-00
PLUTA THOMAS D
3513 MYERS CT
JACKSON, MI 49203~~

000-14-07-403-008-00
WEIR TIMOTHY
3515 MYERS CT
JACKSON, MI 49203

000-14-07-403-009-00
PICKERING SHERRY A
3521 MYERS CT
JACKSON, MI 49203

000-14-07-403-010-00
HENRY RICHARD III & RISNER DANIELLE
3525 MYERS CT
JACKSON, MI 49203

000-14-07-426-001-00
GENIESSE DAVID J & RAYETTE S
10917 CIRCLE OAK CT
RIVERVIEW, FL 33569

000-14-07-477-001-05
CORNELL CHRISTOPHER A
1550 FALAHEE RD
JACKSON, MI 49203

000-14-07-402-017-00
BYE CHARLES L JR & KAY ANN
1309 PINE RIDGE DR
LANSING, MI 48917

~~000-14-07-401-001-02
CORNELL CHRISTOPHER A
1550 FALAHEE RD
JACKSON, MI 49203~~

~~000-14-07-477-001-06
CORNELL MANAGEMENT LLC
1550 FALAHEE RD
JACKSON, MI 49203~~

~~000-14-07-176-001-01
BYE CHARLES L JR & KAY ANN
1309 PINE RIDGE DR
LANSING, MI 48917~~

000-14-07-326-002-01
I V MOBILE HOME PARK LP
2600 E SOUTH ST
JACKSON, MI 49201

000-14-07-452-001-02
MOA RESIDENTIAL LLC
4211 W WATERS AVE
TAMPA, FL 33614

11/16/2023

LEONI TOWNSHIP

2023 Winter

Bill #: 04753

MESSAGE TO TAXPAYER

MICHIGAN CENTER FLAGSTAR BANK WILL ACCEPT WINTER TAX PAYMENTS UNTIL FEBRUARY 14, 2024. REMEMBER INTEREST/PENALTIES WILL BEGIN ACCRUING ON 2/15/2024. PLEASE VISIT LEONI TOWNSHIP.COM FOR MORE INFORMATION OR CALL 517-936-2291 OR 517-936-2303. FEBRUARY 29, 2024 IS THE LAST DAY WE CAN ACCEPT PAYMENTS IN THIS OFFICE, PERSONAL PROPERTY WILL REMAIN WITH LEONI. PLEASE CALL JACKSON COUNTY TREASURER AT 517-788-4418 AS OF MARCH 1, 2024.

PAYMENT INFORMATION

This tax is due by: 02/14/2024

Pay by mail to: LEONI TOWNSHIP TREASURER
913 FIFTH ST
MICHIGAN CENTER, MI 49254

PROPERTY INFORMATION

Property Assessed To:
CORNELL CHRISTOPHER A
1550 FALAHEE RD
JACKSON, MI 49203

MICHIGAN CENTER SCH

Prop #: 000-14-07-401-001-02

School: 38120

Prop Addr: MEYERS CT

Legal Description:

COM AT THE E 1/4 POST OF SEC 7 TH W ALG THE E&W 1/4 LN 1815 FT TO A PT DIST 825 FT E OF THE CEN OF SEC 7 TH S PAR WITH TH N&S 1/4 LN 519.5 FT TH W PAR WITH THE E&W 1/4 LN 825 FT TO THE N&S 1/4 LN TH S ALG N&S 1/4 LN 800.5 FT TO THE S 1/8 EN TH E ALG S 1/8 LN TO THE THREAD OF THE SOUTH BRANCH OF THE GRAND RIVER TH SELY ALG THE THREAD LN OF SAID RIVER AS NOW LOCATED & ESTABLISHED TO THE E 1/8 LN TH N ALG SAID E 1/8 LN TO A PT DIST 1150 FT S OF SAID E&W 1/4 LN FOR POB TH CONT N 160 FT ALG THE E 1/8 LN TO A PT DIST 990 FT S OF SAID E WITH E&W 1/4 LN 511.5 FT TO A PT DIST 808.5 FT E OF SD N&S 1/4 LN TH N PAR WITH N&S 1/4 LN 470.5 FT TH W 623.5 FT MORE OR LESS TO THE CL OF GRAND RIVER TH SLY ALG CL OF GRAND RIVER TO A PT DIRECTLY W OF POB TH E 1200 FT MORE OR LESS TO BEG BEING LOTS 44, 45 & PART OF LOTS 59 THRU 71 GATES ACRES UNRECORDED. ALSO BEG ON THE N&S 1/4 LN OF SEC 7 AT A POINT DIST 470 FT S OF THE CEN OF SEC 7 TH S ALG THE N&S 1/4 LN 49.5 FT TH E PAR WITH THE E&W 1/4 LN 48 RODS MORE OR LESS TO THE WLY LN OF MCGRAW AVE TH NELY ALG WLY LN OF SAID AVE TO A POINT DIST 470 FT S OF SAID E&W 1/4 LN TH W PAR WITH SAID E&W 1/4 LN TO BEG BEING LOT 72

BALANCE OF DESCRIPTION ON FILE

TAX DETAIL

Taxable Value: 36,878 RESIDENTIAL-VACANT
State Equalized Value: 49,090 Class: 402
PRE/MBT %: 0.0000

Mort Code:

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special
Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
MC OPERATING	9.00000	331.90
MC BOND	1.45000	53.47
MED CARE	0.24760	9.13
LIBRARY	1.74110	64.20
JACKSON ISD	4.35390	160.56
LEONI TOWNSHIP	0.72550	26.75
SENIOR SERVICES	0.59660	22.00
POLICE/FIRE/EQUI	1.42010	52.37
LIFEWAYS	0.49470	18.24
COUNTY PARKS	0.49540	18.26
ANIMAL CONTROL	0.24760	9.13
STREET LIGHTS	0.00000	26.41

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 01/01/2024 - 12/31/2024
Twn/Cty: 07/01/2023 - 06/30/2024
School: 07/01/2023 - 06/30/2024
State: 10/1/2022 - 9/30/2023

Does NOT affect when the tax is due or its amount

Total Tax	20.77250	792.42
Administration Fee		7.66
TOTAL AMOUNT DUE		800.08
PREV. PAYMENTS		
BALANCE DUE		800.08

Please detach along perforation. Keep the top portion.

Mort Code

Bill # 04753

Pay this tax to:

LEONI TOWNSHIP TREASURER
913 FIFTH ST
MICHIGAN CENTER, MI 49254

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2024

After 02/14/2024 additional interest and fees apply

2023 Winter Tax for Prop #: 000-14-07-401-001-02

TAXPAYER NOTE: Is your name & mailing address correct?
If not, please make corrections below. Thank You.

Make Check Payable To: LEONI TOWNSHIP TREASURER

Property Addr: MEYERS CT

TOTAL AMOUNT DUE: 800.08

Amount Remitted: _____

To: CORNELL CHRISTOPHER A
1550 FALAHEE RD
JACKSON MI 49203



AFFIDAVIT OF PUBLISHER

STATE OF MICHIGAN }
County of Jackson }

Karie Denig
Karie Denig

being duly sworn, says: I am the billing manager of The Salesman, a

guide printed and circulated in said county since 1948.

and is a printed copy of an ad which was published in

Michigan (Publications) December 24, 2023.

and subscribed before me this 9th day

of 2023-2024

Ann Russell
Notary Public, Jackson County, Michigan

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, January 17, 2024 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

000-14-07-401-001-02

Meyers Ct.

Christopher Cornell Rezone

Purpose of hearing: Rezone from Industrial to Suburban Residential

Legal Description: COM AT THE E ¼ POST OF SEC 7 TH W ALG THE E-W ¼ LN 1815 FT TO A POINT DIST 825 FT E OF THE CEN OF SEC 7 TH S PARALLEL WITH TH N-S ¼ LN 519.5 FT TH W PARALLEL WITH THE E-W ¼ LN 825 FT TO THE N-S ¼ LN TH S ALG N-S ¼ LN 800.5 FT TO THE S 1/8 LN TH E ALG S 1/8 LN TO THE THREAD OF THE SOUTH BRANCH OF THE GRAND RIVER TH SLY ALG THE THREAD LN OF SAID RIVER AS NOW LOCATED & ESTABLISHED TO THE E 1/8 LN TH N ALG SAID E 1/8 LN TO A POINT DIST 1150 FT S OF SAID E-W ¼ LN FOR POB TH CONT N 160.00 FT ALG THE E 1/8 LN TO A POINT DIST 990 FT S OF SAID E-W ¼ LN TH W PARALLEL WITH E-W ¼ LN 511.5 FT TO A POINT DIST 808.5 FT E OF SAID N-S ¼ LN TH N PARALLEL WITH N-S ¼ LN 470.5 FT TH W 623.5 FT MORE OR LESS TO THE CL OF GRAND RIVER TH SLY ALG CL OF GRAND RIVER TO A POINT DIRECTLY W OF POB TH E 1200 FT MORE OR LESS TO BEG BEING LOTS 44, 45 & PART OF LOTS 59 THRU 71 GATES ACRES UNRECORDED. ALSO BEG ON THE N-S ¼ LN OF SEC 7 AT A POINT DIST 470 FT S OF THE CEN OF SEC 7 TH S ALG THE N-S ¼ LN 49.5 FT TH E PARALLEL WITH THE E-W ¼ LN 48 RODS MORE OR LESS TO THE WLY LN OF MCGRAW AVE TH NELY ALG WLY LN OF SAID AVE TO A POINT DIST 470 FT S OF SAID E-W ¼ LN TH W PARALLEL WITH SAID E-W ¼ LN TO BEG BEING LOT 72 GATES ACRES UNRECORDED. SEC 7 T3S R1E 11.5 A-/- SPLIT ON 11/06/2017 FROM 000-14-07-401-001-01

Cindy Norris,
Leoni Township clerk

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

PLANNING COMMISSION MINUTES
January 17, 2023

The Leoni Township Planning Commission held a meeting Wednesday, January 17, 2024 @ 6:00 p.m.
913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:01 pm

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

Members absent: Vern Beckwith

Persons in attendance: 1 in person

Pledge of Allegiance

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

Motion by B. Lester, supported by J. Southworth to approve the January 3 minutes as written
Motion adopted by voice vote

Public Comment: **Open at 6:04 pm.**
 Closed at 6:06 pm.

PUBLIC HEARING:

- 1. 000-14-07-401-001-02**
Myers Ct.
Cristopher Cornell Rezone

DISCUSSION:

Chuck Bai the neighbor to Mr. Cornell was present. Mr. Bai owns the property that adjoins Mr. Cornell's property. Mr Bai wants to make sure nothing is being done to Mr. Cornell's property that may create water issues upon his own property.

Ron Kinch assured Mr. Bai that when this comes before the Board of Trustees he will make sure his concerns are heard.

Motion by R. Kinch, supported by C. Gibson to approve the site plan for property 000-14-07-401-001-02 at Myers Court as presented.

6 Ayes: W. Miles, C. Gibson, R. Kinch, J. Southworth, B. Pickett and C. Lester

0 Nays:

Motion Carried

RESERVE:

1. Master Plan Finalization

DISCUSSION:

Planning Commission stated that we now need to make sure the maps for the Master Plan get sent to the County so the Master Plan can be finalized.

Motion by R. Kinch, supported by W. Miles to adjourn the meeting at 6:16 PM.

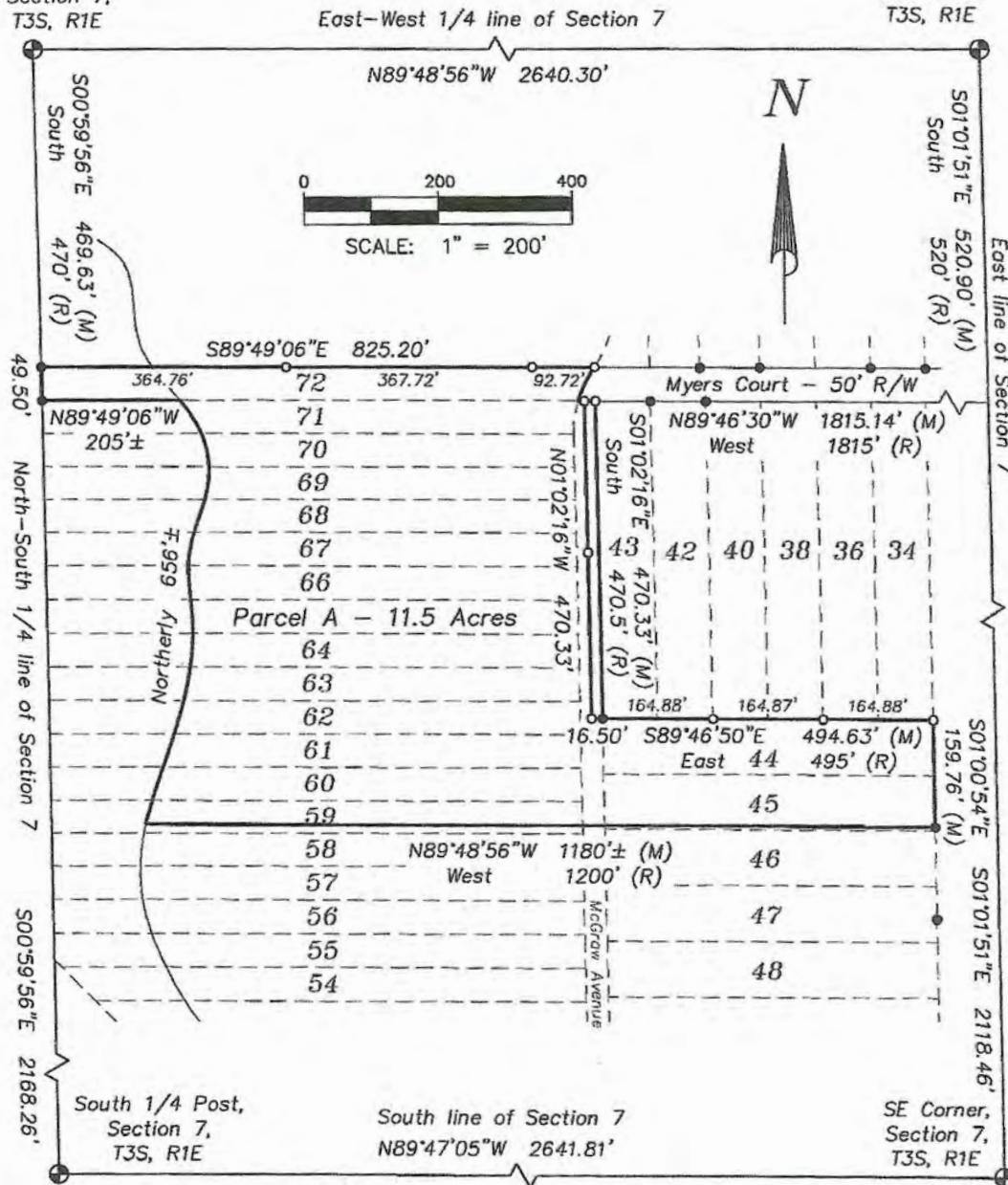
Motion adopted by voice vote

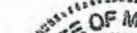

Meeting Adjourned 6:16 pm.

Next meeting: February 7, 2024

Project No. 12589
February 21, 2017
For: Chris Cornell
1550 Falahee Road
Jackson, MI 49203

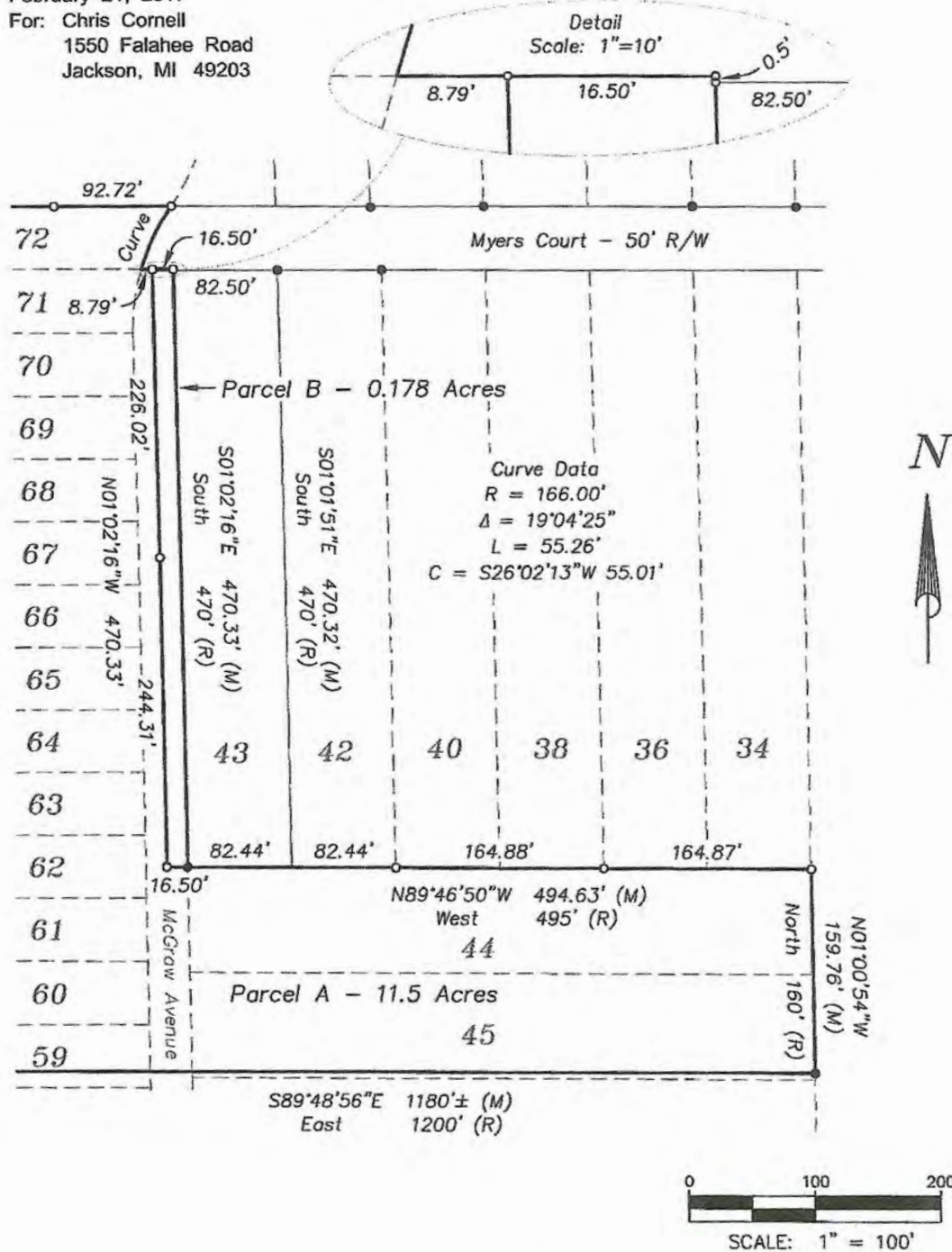
East 1/4 Post,
Section 7,
T3S, R1E



LEGEND ● FOUND IRON ○ SET IRON & CAP 35998 ⊕ SECTION CORNER □ WOOD STAKE ○—○ FENCE LINE (R) RECORDED DIMENSION (M) MEASURED DIMENSION	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 5px; margin-right: 10px;"> <div style="background-color: black; color: white; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">R</div> <div style="background-color: black; color: white; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">S</div> </div> <div> RIPSTRA & SCHEPPELMAN, INC. CIVIL ENGINEERING - LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203 Office 517-789-9898 Fax 517-789-6065 www.ripstra-scheppeelman.com </div> </div>	
<div style="display: flex; justify-content: space-between; align-items: center;"> Page 1 of 5 <div style="text-align: right;"> ALAN L. SCHEPPELMAN, P.S. PROFESSIONAL SURVEYOR NO. 35998  </div> </div>		

CERTIFICATE OF SURVEY

Project No. 12589
 February 21, 2017
 For: Chris Cornell
 1550 Falahee Road
 Jackson, MI 49203



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LEGEND <ul style="list-style-type: none"> ● FOUND IRON ○ SET IRON & CAP 35998 ⊕ SECTION CORNER □ WOOD STAKE ○—○ FENCE LINE (R) RECORDED DIMENSION (M) MEASURED DIMENSION 	RIPSTRA & SCHEPPELMAN, INC. CIVIL ENGINEERING - LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203 Office 517-789-9898 Fax 517-789-6065 www.ripstra-schepelman.com	
Page 2 of 5		ALAN L. SCHEPPELMAN, P.S. PROFESSIONAL SURVEYOR NO. 35998

CERTIFICATE OF SURVEY

Project No. 12589
February 21, 2017
For: Chris Cornell
1550 Falahee Road
Jackson, MI 49203

Certificate of Survey

I hereby certify to the parties shown hereon that I have surveyed the land as described in this survey. This survey complies with most but not all of the requirements of Public Act 132 of 1970, as amended. That the relative error of closure for unadjusted field observations is 1 in 5,000, or better. Bearings were established by GPS observations using the MDOT CORS – NAD83 (2011).

The legal descriptions for Parcels A and B are based on the deeds recorded in Liber 1556, Page 1283 and Liber 1787, Page 480, Jackson County Records. The survey shows the record vs. measured dimensions and all found monumentation agrees well. The new legal descriptions match the title descriptions and I did not prepare any new surveyed legal descriptions. The dimensions in the descriptions do not match the dimensions on the drawings. McGraw Avenue was never constructed and there do not appear to be any improvements on Parcels A or B.

Southeast Corner, Section 7

Jackson County Aluminum Pipe Mon.

N21°E	Utility Pole	113.06'
N72°E	Utility Pole	55.19'
S72°E	38" Oak	129.73'
S23°E	NW House 3635	89.73'
South	Survey Marker	20.4'

East 1/4 Post, Section 7

Jackson County Cast Iron Monument

S85°E	18" Mulberry	29.67'
S77°E	Utility Pole	52.43'
S69°E	NW House Fndtn	96.97'
S25°W	13" Hickory	67.20'
N88°E	Survey Marker	29.4'

Center of Section 7

1/2" Pipe & Cap "NNF 17620"

N09°E	1" Pipe	2.41'
N09°E	Guy Pole	155.90'
S84°W	40" Oak	140.25'
N21°W	SE Tower Leg	181.82'

South 1/4 Post, Section 7

Jackson County Concrete Monument

N40°E	36" Oak	41.67'
N62°E	8" Oak	20.60'
S67°E	14" Oak	41.40'
N88°E	Survey Marker	1.0'

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LEGEND <ul style="list-style-type: none">● FOUND IRON○ SET IRON & CAP 3599B⊕ SECTION CORNER□ WOOD STAKE— FENCE LINE(R) RECORDED DIMENSION(M) MEASURED DIMENSION	 RIPSTRA & SCHEPPELMAN, INC. CIVIL ENGINEERING – LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203 Office 517-789-8098 Fax 517-789-0085 www.ripstra-schepelman.com	
	Page 3 of 5	

CERTIFICATE OF SURVEY

Project No. 12589
February 21, 2017
For: Chris Cornell
1550 Falahee Road
Jackson, MI 49203

Parcel A – 11.5 Acres

A parcel of land in Section 7, Town 3 South, Range 1 East, Leoni Township, Jackson County, Michigan, being described as:
Commencing at the East 1/4 Post of Section 7;
thence West, along the East and West 1/4 line of said Section 7, 1815 feet to a point distant 825 feet East of the Center of Section 7;
thence South, parallel with the North and South 1/4 line, 519.5 feet;
thence West, parallel with said East and West 1/4 line, 825 feet to the North and South 1/4 line;
thence South, along said North and South 1/4 line, 800.5 feet to the South 1/8 line of said Section 7;
thence East, along said South 1/8 line to the thread of the South Branch of the Grand River;
thence Southeasterly, along the thread line of said River as now located and established to the East 1/8 line of said Section 7;
thence North, along said East 1/8 line to a point distant 1150 feet South of said East and West 1/4 line to the Place of Beginning of this description;
thence continuing North 160.0 feet along said East 1/8 line to a point distant 990 feet South of said East and West 1/4 line;
thence West, parallel with said East and West 1/4 line, 511.5 feet to a point distant 808.5 feet East of said North and South 1/4 line;
thence North, parallel with said North and South 1/4 line, 470.5 feet;
thence West 623.5 feet, more or less, to the centerline of the Grand River;
thence Southerly, along said centerline of the Grand River to a point directly West of the Point of Beginning;
thence East 1200 feet, more or less, to the Point of Beginning.

AND a parcel of land in Section 7, Town 3 South, Range 1 East, Leoni Township, Jackson County, Michigan, being described as:
Beginning on the North and South 1/4 line of said Section 7 at a point distant 470 feet South of the Center of Section 7;
thence South, along said North and South 1/4 line, 49.5 feet;
thence East, parallel with the East and West 1/4 line of said Section 7, 48 rods, more or less, to the Westerly line of McGraw Avenue;
thence Northeasterly, along the Westerly line of said avenue to a point distant 470 feet South of said East and West 1/4 line;
thence West, parallel with said East and West 1/4 line to the Point of Beginning.
Being Lot 72, Gates Acres – unrecorded.

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LEGEND <ul style="list-style-type: none">● FOUND IRON○ SET IRON & CAP 35998⊕ SECTION CORNER□ WOOD STAKE○—○ FENCE LINE(R) RECORDED DIMENSION(M) MEASURED DIMENSION	<div>RIPSTRA & SCHEPPELMAN, INC. CIVIL ENGINEERING – LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203 Office 517-789-8898 Fax 517-789-8065 www.ripstra-schepelman.com</div> <div>Page 4 of 5</div> <div>ALAN L. SCHEPPELMAN, P.S. PROFESSIONAL SURVEYOR NO. 35998</div>	
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CERTIFICATE OF SURVEY

Project No. 12589
February 21, 2017
For: Chris Cornell
1550 Falahee Road
Jackson, MI 49203





Parcel B – 0.178 Acres

A parcel of land in Section 7, Town 3 South, Range 1 East, Leoni Township, Jackson County, Michigan, being described as:
Commencing at the East 1/4 Post of Section 7;
thence South, along the East line of said Section 7, 520 feet;
thence West, along the South line of Myers Court, 1815 feet to the Point of Beginning of this description;
thence South 470 feet;
thence West, parallel with said South line of Myers Court, 16.5 feet;
thence North 470.5 feet;
thence East 16.5 feet;
thence South 0.5 feet to the Point of Beginning.

Parcel B & Parcel 000-14-07-403-001-00 combined – 1.07 Acres

A parcel of land in Section 7, Town 3 South, Range 1 East, Leoni Township, Jackson County, Michigan, being described as:
Commencing at the East 1/4 Post of Section 7;
thence South, along the East line of said Section 7, 520 feet;
thence West, along the South line of Myers Court, 1732.5 feet to the Point of Beginning of this description;
thence South 470 feet;
thence West, parallel with said South line of Myers Court, 99 feet;
thence North 470.5 feet
thence East 16.5 feet;
thence South 0.5 feet to said South line of Myers Court;
thence East, along said South line of Myers Court, 82.5 feet to the Point of Beginning.
Being Lot 43, Gates Subdivision – unrecorded and the East 1/2 of McGraw Avenue adjoining said lot.

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LEGEND <ul style="list-style-type: none">● FOUND IRON○ SET IRON & CAP 35998⊙ SECTION CORNER□ WOOD STAKE○—○ FENCE LINE(R) RECORDED DIMENSION(M) MEASURED DIMENSION	<table border="1"><tr><td data-bbox="438 1665 502 1747"></td><td data-bbox="502 1665 965 1907">RIPSTRA & SCHEPPELMAN, INC. CIVIL ENGINEERING – LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203 Office 517-789-9898 Fax 517-789-6065 www.ripstra-scheppelman.com</td></tr><tr><td data-bbox="438 1849 646 1907">Page 5 of 5</td><td data-bbox="646 1849 965 1907">ALAN L. SCHEPPELMAN, P.S. PROFESSIONAL SURVEYOR NO. 35998</td></tr></table>		RIPSTRA & SCHEPPELMAN, INC. CIVIL ENGINEERING – LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203 Office 517-789-9898 Fax 517-789-6065 www.ripstra-scheppelman.com	Page 5 of 5	ALAN L. SCHEPPELMAN, P.S. PROFESSIONAL SURVEYOR NO. 35998	
	RIPSTRA & SCHEPPELMAN, INC. CIVIL ENGINEERING – LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203 Office 517-789-9898 Fax 517-789-6065 www.ripstra-scheppelman.com					
Page 5 of 5	ALAN L. SCHEPPELMAN, P.S. PROFESSIONAL SURVEYOR NO. 35998					



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426

PA 116 FARMLAND AGREEMENT | #24-01

Applicant: Emily J. Foley and Edwin G. King
14625 Cash Rd.
Manchester, MI 48158

Date: January 24, 2024

Proposal: **Application for Farmland Agreement in Norvell Township**

Location: An application was filed for the subject properties—Property IDs #000-20-25-200-002-02 —situated in Section 25 (T4S, R2E) of Norvell Township. It is located on the south side of Cash Road.

Description: The subject property has an area of approximately 28 acres of which 24.8 acres (approximately) are cultivated for cash crops. There is one building, a residence, located on the subject property.

Term: A term length of 15 years is requested.

Future Land Use: The land use map for Norvell Township places the property in an area designated as "Agricultural."

Staff Comments: Based upon this analysis staff advises the Jackson County Planning Commission to recommend **APPROVAL** of the application to the Hanover Township Board.



**FARMLAND AND OPEN SPACE
PRESERVATION PROGRAM**

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY

Local Governing Body: _____

Date Received: 12/13/23

Application No: 2023-01

State: _____

Date Received: _____

Application No: _____

Approved: _____

Rejected: _____

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant: Foley Last Emily First J Initial _____

(If more than two see #15) King Last Edwin First G Initial _____
Marital status of all individual men listed on application. If more than one, indicate status after each name:
☐ Married ☒ Single

2. Mailing Address: 14625 Cash Rd Street Manchester City Mi State 48158 Zip Code

3. Telephone Number (Area Code) (917.659.3445)

4. Alternative Telephone Number (cell, work, etc.) (Area Code) (517.748.6759)

5. E-mail address: emily.jade.foley@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Jackson 7. Township, City or Village: Norvell

8. Section No. 25 Town No. 4S Range No. 2E

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? ☒ Yes ☐ No

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant: _____

Name the types of mineral(s) involved: _____

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? ☐ Yes ☒ No If "Yes", indicate to whom, for what purpose and the number of acres involved: _____

14. Is land being purchased under land contract? ☐ Yes ☒ No If "Yes", indicate vendor(s): _____

Name: _____

Address: _____

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date: _____

Signature of Land Contract Vendor(s) (Seller): _____

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☒ 2 or more persons having a joint or common interest in the land
☐ Corporation ☐ Limited Liability Company ☐ Partnership
☐ Estate ☐ Trust ☐ Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- ☐ a. 40 acres or more → complete only Section 16 (a thru g);
☐ b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
☒ c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

maple syrup (current), honey (future), mushrooms (future), eggs (future)

b. Total number of acres on this farm 28

c. Total number of acres being applied for (if different than above): 24.8

d. Acreage in cultivation: 0

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0.25 (future chicken yard & hive)

f. All other acres (swamp, woods, etc.): 27 (current maple syrup production & future mushroom logs)

g. Indicate any structures on the property. (If more than one building, indicate the number of buildings):

No. of Buildings _____ Residence: 1 Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: 1 (future) Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ n/a : n/a = \$ n/a (per acre)
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ \$2,625/year

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 15

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

(Signature of Corporate Officer)

12/12/23
(Date)

(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 12/13/23 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: NORVELL
☐ County ☒ Township ☐ City ☐ Village

This application is ☒ approved, ☐ rejected

Date of approval or rejection: 1/10/24

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: [Signature]

Property Appraisal: \$ 120,000 is the current fair market value of the real property in this application.

II. Please verify the following:

☒ Upon filing an application, clerk issues receipt to the landowner indicating date received.

☒ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

☐ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.
☒ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Program, PO Box 30449, Lansing 48909

*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

____ Township (if county has zoning authority)

**Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:**

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (must include tax description of property)

☒ Map of Farm

____ Copy of most recent appraisal record

____ Copy of letters from review agencies (if available)

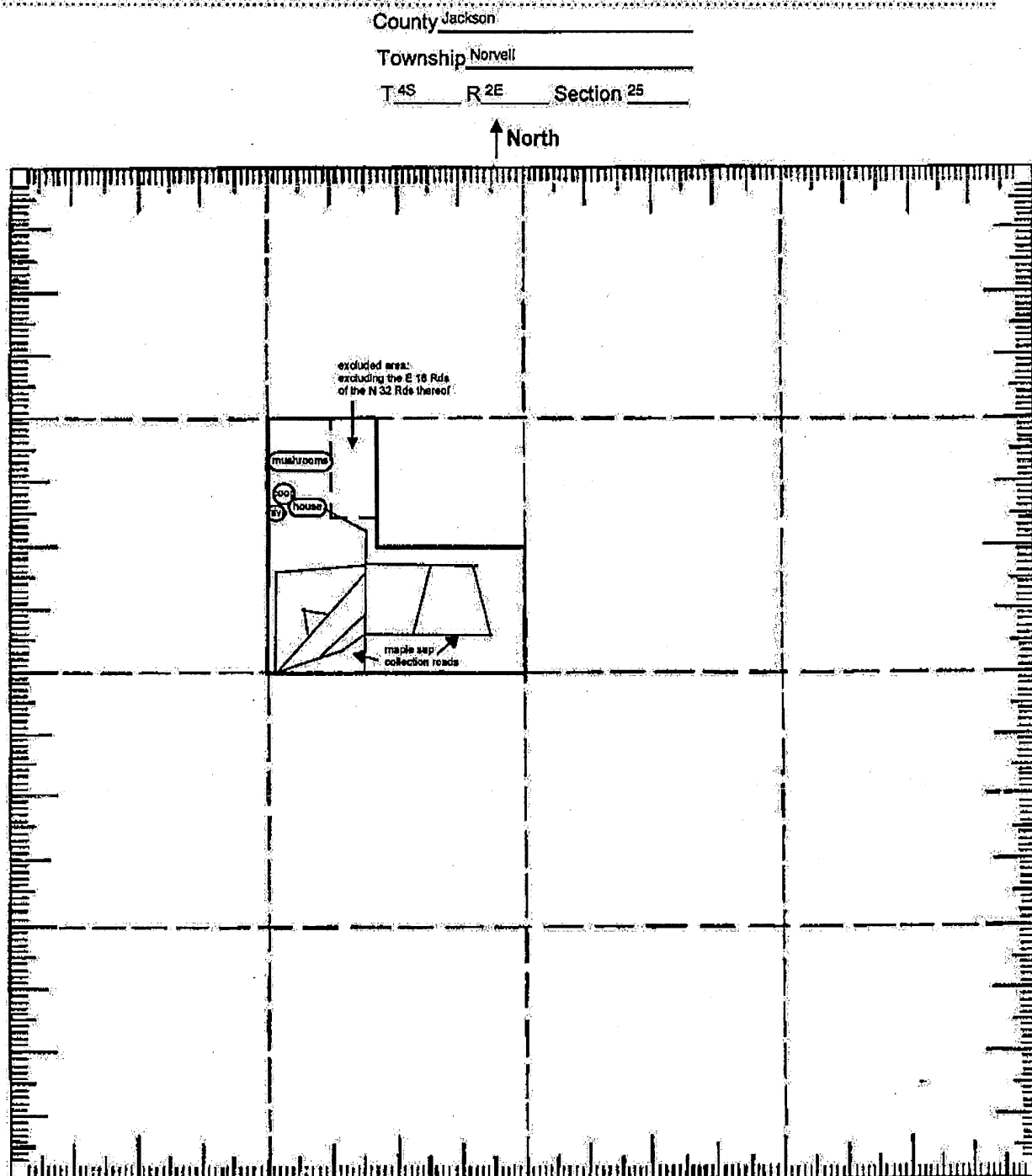
____ Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.





QUIT CLAIM DEED

2
KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Sixty Thousand Dollars (\$60,000.00) ~~and/or other valuable consideration~~ to the below in hand paid to the Grantor known as: LTP 3/1/21

Duncan Campbell, a single individual, residing at 1255 "A" Lakeshore Drive, Columbus, Ohio, 43204.

The receipt whereof is hereby acknowledged, the undersigned quit claims to:

Emily Jade Foley, a single individual, residing at 11811 Beech Road, Brookly, Michigan, 49230, and

Edwin King, a single individual, residing at 11811 Beech Road, Brookly, Michigan, 49230

as joint tenants, (hereinafter called the "Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Jackson County, Michigan, to-wit:

Parcel I.D. #000-20-25-200-002-02

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, excepting the East 48 rods of the North 40 rods thereof, Section 24, Town 4 South, Range 2 East.

To have and to hold, the same together with all and singular the appurtenances thereunto belongings or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second parties forever.

JACKSON COUNTY
MARCH 01, 2021
RECEIPT # 1193995

STATE OF
MICHIGAN
REAL ESTATE
TRANSFER TAX

\$66.00- CO
\$450.00- ST
STAMP # 91426



LIBER 2180

PAGE 1008

1 of 2



STATE OF MICHIGAN - JACKSON COUNTY
Received 03/01/2021 12:27:04 PM 2874198
Processed 03/01/2021 12:28:50 PM DQC
Amanda L. Kirkpatrick, Clerk/Register of Deeds

QUIT CLAIM DEED

2
KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Sixty Thousand Dollars (\$60,000.00) and/or other valuable consideration to the below in hand paid to the Grantor known as: CTD 3/1/21

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FOLEY EMILY & KING EDWIN

Norvell

2022 Winter

000-20-25-200-002-02

<p align="center">MESSAGE TO TAXPAYER</p> <p>TREASURER DESERRE SAUERS 517-536-4370. PAY IN PERSON, BY MAIL (WE DO NOT ACCEPT POSTMARKS) OR DROP BOX AT TOWN HALL. M & W 8:30-3 F 8:30-11. PAY AT FLAGSTAR BANK BROOKLYN UNTIL 2-14-23. PAY BY CREDIT CARD AT NORVELLTOWNSHIP.COM CLICK ON PROPERTY TAX LINK. THERE IS A NOMINAL FEE FOR PROCESSING.</p>	<p align="center">PAIEMENT INFORMATION</p> <p>This tax is due by: 02/14/2023</p> <p>Pay by mail to: NORVELL TOWNSHIP TREASURER 106 E COMMERCIAL PO BOX 188 NORVELL, MI 49263</p> <p align="center">**See reverse side for additional information**</p>																																													
<p align="center">PROPERTY INFORMATION</p> <p>Property Assessed To: FOLEY EMILY & KING EDWIN 11811 BEECH RD BROOKLYN, MI 49230</p> <p>Prop #: 000-20-25-200-002-02 School: Prop Addr: 14625 CASH RD</p> <p>Legal Description: SW 1/4 OF NE 1/4 EXC THE E 48 RDS OF THE N 40 RDS THEREOF. SEC 25 T4S R2E 28A</p>	<p align="center">TAX DETAIL</p> <p>Taxable Value: 60,300 State Equalized Value: 60,300 Class: 402 PRE/MBT %: 0.0000</p> <p>Bill #: 00665 Mortgage Co:</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>MILLAGE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>JACKSON ISD</td> <td>4.35390</td> <td>262.54</td> </tr> <tr> <td>SENIOR SERVICES</td> <td>0.59660</td> <td>35.97</td> </tr> <tr> <td>LIBRARY</td> <td>1.74110</td> <td>104.98</td> </tr> <tr> <td>MEDICAL CARE</td> <td>0.24760</td> <td>14.93</td> </tr> <tr> <td>NORVELL TOWNSHIP</td> <td>0.75380</td> <td>45.45</td> </tr> <tr> <td>LIFEWAYS</td> <td>0.49470</td> <td>29.83</td> </tr> <tr> <td>PARKS</td> <td>0.49540</td> <td>29.87</td> </tr> <tr> <td>ANIMAL CONTROL</td> <td>0.24760</td> <td>14.93</td> </tr> <tr> <td>FIRE RESCUE</td> <td>0.82890</td> <td>49.98</td> </tr> <tr> <td>Total Tax</td> <td>9.75960</td> <td>588.48</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td>5.38</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td>593.86</td> </tr> <tr> <td>PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td>BALANCE DUE</td> <td></td> <td>593.86</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	JACKSON ISD	4.35390	262.54	SENIOR SERVICES	0.59660	35.97	LIBRARY	1.74110	104.98	MEDICAL CARE	0.24760	14.93	NORVELL TOWNSHIP	0.75380	45.45	LIFEWAYS	0.49470	29.83	PARKS	0.49540	29.87	ANIMAL CONTROL	0.24760	14.93	FIRE RESCUE	0.82890	49.98	Total Tax	9.75960	588.48	Administration Fee		5.38	TOTAL AMOUNT DUE		593.86	PREV. PAYMENTS			BALANCE DUE		593.86
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<p align="center">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: 01/01/23 - 12/31/23 Twn/Cty: 07/01/22 - 06/30/23 School: 07/01/22 - 06/30/23 State: 10/01/2021 - 09/30/22</p> <p>Does NOT affect when the tax is due or its amount.</p>	<p>2-28-23 WE WILL BE OPEN FROM 9AM TO 3PM. THIS IS THE LAST DAY FOR COLLECTION OF 2022 TAXES IN OUR OFFICE. PAYMENT RECEIVED IN OUR OFFICE AFTER THIS DATE WILL BE RETURNED TO SENDER.</p>																																													

Please detach along perforation. Keep the top portion.