



# 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:

Zack Smith  
R2PC Planner  
(517) 768-4426  
[zsmith@mijackson.org](mailto:zsmith@mijackson.org)

DATE: January 11, 2023

TIME: 6:00 p.m.

PLACE: 5<sup>th</sup> 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 December 14, 2023, meeting minutes [**ACTION**] ..... 2
4. Approval of agenda  
Approval of the January 12, 2024, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
  - a. Consideration of township zoning amendment(s) –
    - (1) CZ | #24-02 | Waterloo Township rezoning [**ACTION**] ..... 7
    - (2) CZ | #24-03 | Norvell Township test amendment [**ACTION**] ..... 27
    - (3) CZ | #24-04 | Sandstone Charter Township rezoning [**ACTION**] ..... 38
  - 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 –
    - (1) Notice of Resolution of an Amendment to the Rives Township Master Plan ..... 52
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*



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## MEETING MINUTES

December 14, 2023

5<sup>th</sup> Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

**Members Present:** Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Corey Kennedy, Jackson County Board of Commissioners; Mr. Kurt Cole; Ms. Mary Wolcott; Mr. Jim Minnick, Jr.; Ms. Jennifer Biddinger, Ms. Pat Gallagher

**Members Absent:** Mr. Jim Videto

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

**Others Present:** Many from the Grass Lake Community, Representatives of NextEra

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:03 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** Before public comment Chair Hawley stated that the Jackson County Planning Commission only makes a recommendation to township boards. She then opened the floor for public comment. Fourteen people spoke against rezoning, and two spoke in favor of rezoning. Three letters were also presented to the Chair in favor of rezoning.

Item 3. **Approval of Minutes.** Comm. Biddinger noted that her last name was spelled incorrectly, and requested that be corrected. Comm. Kennedy made a motion, seconded by Comm. Cole, to **approve** the November 9, 2023, meeting minutes with the correction of the spelling of Biddinger. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Chair Hawley noted that the date at the bottom for the next meeting was for the wrong month. Mr. Smith said that some of the page numbers were off. Comm. Kennedy made a motion to correct the date and page numbers **and approve the agenda** for December 14, 2023 **as amended**, seconded by Comm. Hilleary. *The motion was approved unanimously.*

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

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

(1) **CZ | #23-21 | Grass Lake Township**

Staff referred to a report regarding a rezoning request for 6 parcels totaling 583.5 acres in Grass Lake Township. Staff recommended approval of the rezoning application.

Discussion: Ms. Starling opened by stating that stopping rezoning based on future land use is not relevant. Chair Hawley said that rezoning is a map amendment and does not look at the possible land use. Comm. Gallagher asks about the seeming incongruity of not taking future land use into account but having to take note of all possible uses before rezoning. Chair Hawley told a story of a woman who wanted a daycare, and had her property rezoned, but then sold it and now a Family Dollar is there.

Comm. Kennedy said that he wanted to be clear that the gentleman was asked to leave because he was not conducting himself in a proper manner. He also addressed the concern voiced by some that spoke that this was a rushed process, as said this is normal. He said the motion could be tabled, as others requested, but that it would simply go back to the township without a recommendation. He asked staff when the zoning ordinance for Grass Lake Township was last revised. Mr. Smith said that he was not sure, but that the Master Plan was updated in 2022.

Comm. Cole said that he went to the township to look at the map. He noted that Grass Lake Township and their elected officials worked on the Master Plan. He said that he has to look at zoning, and that is what this is. He noted that future land use has been changed and they established in the area where it was changed does include this area under consideration that was R-2 and is now agricultural on the future land use map.

Comm. Wolcott pointed out that some of the parcels are not contiguous and feels that there is some spot zoning which does not fit the plan. Comm. Hilleary noted that you can't project what the property will be in the future. Comm. Gallagher responded you have to take into account that every permissible use is possible on that land.

Chair Hawley gave a long comment breaking down why she believed that there are problems with the rezoning request.

Comm. Minnick made a motion to recommend **approval with comment** that the Grass Lake Township take a look at their conditional uses to see if they are the right fit for the community, supported by Comm. Kennedy. *Commissioners Cole, Kennedy, Minnick – Aye; Comm. Biddinger, Gallagher, Hawley, Hilleary, Wolcott – Nay. The motion fails 3-5.*

(2) **CZ | #23-22 | Waterloo Township** Staff referred to a report regarding the rezoning of a 120 acre parcel at 12230 Mt. Hope Rd, Waterloo Township from Primary Agriculture (A-1) to Secondary Agriculture (A-2). Staff recommended

approval of the rezoning.

Discussion: Comm. Biddinger asked why are they rezoning the whole thing? Another board member responded it was about being able to split off and sell a few acres.

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

**CZ | #23-23 | Columbia Township** Staff referred to a report regarding the rezoning of a 4.7 acre parcel at 5364 York Dr. Clarklake from Agricultural (AG) to Residential Suburban (RS). Staff recommended approval of the rezoning.

Comm. Kennedy made a motion to recommend **approval** of the rezoning, supported by Comm. Gallagher. Discussion: Comm. Cole noted that this rezoning follows future land use. *Commissioners approved the motion unanimously.*

**CZ | #23-24 | Columbia Township** Staff referred to a report regarding the request for amendments to their zoning regulations concerning marihuana establishments. Staff recommended approval of the amendments.

Chair Hawley said that the amendments have a lot of do with the separation or distance of growers to retail.

Comm. Kennedy made a motion to recommend **approval** of the amendments, supported by Comm. Wolcott. *Commissioners approved the motion unanimously.*

**CZ | #23-25 | Columbia Township** Staff referred to a report regarding the request for amendments to their zoning regulations that were about clarifying issues within the zoning code.

Comm. Hilleary made a motion to recommend **approval** of the amendments, supported by Comm. Kennedy. *Commissioners approved the motion unanimously.*

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

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** Staff referred to two reports, #23-03 and #23-04, on PA 116s for Hanover Township, MI, recommending approval.

Comm. Biddinger asked for clarification on what a PA 116 is, and Chair Hawley said that it was for a tax credit.

Comm. Kennedy made a motion to confirm staff recommendations and **approve** both PA 116 applications - #23-03 and #23-04 - supported by Comm. Cole. *Commissioners*



*approved the motion unanimously.*

Item 6. **Other Business.**

- a. **Unfinished Business.** None.
- b. **New Business.**
- c. **Notices.**

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

Item 8. **Commissioner Comment.**

Comm. Kennedy expressed his feeling that Chair Hawley let the meeting get out of control. He also felt like the vote of the board was influenced by the audience.

Comm. Gallagher said that you have to take into account every single permitted use. Comm. Kennedy points out that this is a conditional use. Chair Hawley pushed back saying that conditional uses are permitted uses. Comm. Biddinger said that she felt it was on NextEra to make the argument that it is the right thing to do, and they did not do that. Comm. Kennedy responded saying that it is not their job.

Item 9. **Adjournment.** Comm. Minnick made a motion to adjourn, supported by Comm. Cole. *Commissioners approved the motion unanimously.* The meeting adjourned at 7:43 p.m.

Respectfully submitted by:

Zack Smith, R2PC

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## COORDINATED ZONING REPORT | #24-02

**To:** County Planning Commissioners

**From:** Zack Smith, R2PC Planner

**Date:** January 2, 2024

**Proposal:** **Rezoning 1 parcel of 120 acres, at 11681 Waterloo-Munith Rd, Waterloo Township from Primary Agriculture (A-1) to Secondary Agriculture (A-2)**

### Request

The subject property is proposed for rezoning to Secondary Agriculture (A-2) from Primary Agriculture (A-1).

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for a three (3) acre split of the property, which is not allowed under A-1

### Location and Size of the Property

The parcel (000-05-017-451-001-00) proposed for rezoning is located in the SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and W  $\frac{1}{2}$  of SE  $\frac{1}{4}$  Sec 17 T1S R2E on the south side of Waterloo-Munith Rd. The subject parcel is 120 acres and is currently zoned Primary Agriculture (A-1).

### Land Use and Zoning

**Current Land Use** – The property is currently residential. The surrounding parcel to the east appears to be residential, agricultural to the north, and vacant to the west and south.

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

**Current Zoning** – The subject parcels are currently zoned Primary Agriculture (A-1). Properties to the north, south, and west are currently Primary Agriculture (A-1). The property to the east is currently zoned Secondary Agricultural (A-2).

### 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** – Waterloo-Munith Road provides direct access to the subject parcels.

**Environmental Constraints** – The parcel is interlaced with wetlands, according to the owner and show on supplied maps.

**Analysis and Recommendation**

**Township Planning Commission Recommendation** – The Waterloo Township Planning Commission approved the rezoning unanimously at their August 15, 2023 meeting and the Waterloo Township Board approved the land division at their November 28, 2023 meeting.

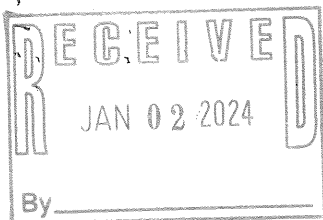
**JCPC Staff Analysis and Advisement** – The proposed rezoning is compatible with other zones and uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Waterloo Township Board of the proposed rezoning to ‘Secondary Agriculture (A-2)’.

*Staff Report Attachment(s):*

- *Background information provided by Waterloo Township*

**Suggested Actions:**

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



## Waterloo Township

Jackson County, Michigan  
9773 Mt. Hope Rd., Munith, MI 49259 (517-596-8200)

### PETITION for ZONING ORDINANCE AMENDMENT

NOTE: This application is to be used for both amendments to the provisions of the Zoning Ordinance text ("Text Amendment"), and amendments to the Zoning Ordinance's Zoning Map ("Map Amendment/Rezoning").

(All references to "Section" and "Article" refer to the Waterloo Township Zoning Ordinance)

**Important Notice to Applicants:** 15 copies of this petition must be completed in full and submitted to the Township Clerk. All questions must be answered completely. If additional space is needed, number and attach additional sheets.

1) APPLICANT: Mark Zweigler 11681 Waterloo-Munith Rd Munith, MI 49259 (517) 596-2504  
Name Street Address City / State / Zip Code Telephone #

2) PETITION FOR: ☒ ZONING MAP Amendment/Parcel Rezoning ☐ TEXT Amendment

#### Zoning Ordinance / Map Amendment / Parcel Rezoning

#### Questions #3 - #12

3) Tax Parcel #: 000-05-17-451-001-00

4) Legal Description (attach sheet if necessary)

SE 1/4 of SW 1/4 and N 1/2 of SE 1/4  
SECTION 17 T1S R2E

5) Existing Zoning: A-1

6) Proposed Zoning: A-2

7) Existing Use: Rural Residential

8) Anticipated Use: Rural Residential

9) Parcel Acreage: 120 acres

10) Deed restrictions on parcel:

☐ Yes(attach) ☒ No

11) Names, addresses, phone #s of all other persons or entities. having legal or equitable interest in the land:

a)

b)

c)

d)

12) Explain why the present zoning classification of the property is not adequate:

The A-1 zoning district is intended for long-term commercially viable farming which does not characterize my property.

The minimum lot size of 5-acres for A-1 prevents me from making a parcel split for 3-acres which best fits the desired parcel split which would respect wetland boundaries, (see

Text Amendment

Questions #13 - #14

accompanied by text

13) This petition is to amend Art./Sec. \_\_\_\_\_ of the Ordinance to make the following changes:

14) Explain why the present zoning text is not adequate:

#### FOR TOWNSHIP USE ONLY

Petition Number:

Date Received:

Fee Paid

Date

Receipt #

Tax Parcel Number:

Date of Final Action: - -

Final Action Taken: (circle as appropriate)

Approved /Adopted

Notes:

15) **SUPPORTING DOCUMENTS:** The following applicable materials shall be submitted along with this application form:

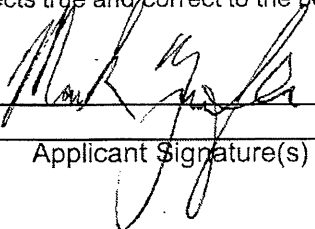
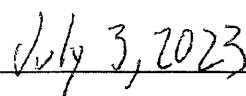
A. **Zoning Map Amendment/Parcel Rezoning:** The following materials shall be submitted in the case of a petition for a Map Amendment:

- 1) The petitioner shall submit 15 copies of a scaled drawing of the property correlated with the legal description, at a scale of not less than 1" = 200', clearly showing the location, shape, area and dimensions of the lot(s) affected by the proposed rezoning, sealed by a professional engineer or registered land surveyor.
- 2) Proof of Property Ownership: The applicant must attach proof of ownership of the property subject to the application, such as a tax bill or property deed, or other evidence of interest in the property.
- 3) Deed Restrictions: The applicant must attach a copy of all existing deed restrictions impacting the property.

B. **Optional Submittal for Zoning Map Amendment/Parcel Rezoning:** The applicant is not required to, but is strongly encouraged to submit 15 copies of a written justification for the proposed amendment addressing key factors that will be considered in evaluating this petition. These factors include, but are not necessarily limited to:

- 1) What, if any, identifiable conditions related to the application have changed which justify the proposed amendment?
- 2) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?
- 3) What is the impact of the amendment on the ability of the Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?
- 4) Does the petitioned district change adversely affect environmental conditions, or the value of the surrounding property?
- 5) Is the site's physical, geological, hydrological and other environmental features compatible with the host of uses permitted in the proposed district?
- 6) Is the subject property able to be put to a reasonable economic use in the zoning district in which it is presently located?
- 7) Does the petitioned district change generally comply with the Township's Land Use Plan?
- 8) Is the proposed rezoning consistent with the zoning classification of surrounding land?
- 9) Can all requirements in the proposed zoning classification be complied with on the subject parcel?

16) **AFFIDAVIT:** I (we) the undersigned affirm that the foregoing answers, statements, and information are in all respects true and correct to the best of my (our) knowledge and belief.

			
Applicant Signature(s)	Date	Property Owner's(s) Signature(s) (if different than applicant)	Date

My name is Mark Zweifler, owner and resident at 11681 Waterloo-Munith Road. My 120 acre parcel is currently zoned A- 1 (Primary Agriculture). A-1 has a minimum lot area of 5-acres. I am requesting that this parcel be zoned A-2, with a minimum lot area of 3-acres. Please see my rationale for requesting this zoning map change below.

The A-1 zoning for my parcel does not fit the zoning district purpose as defined in table 9-1 of the Waterloo Township Zoning ordinance. A key statement in the Table 9-1 for the A-1 purpose reads: *"Conditions in this District are more supportive of long term economically viable farming as compared to the A-2 District."* Table 9-1 describes the purpose of the A-2 (Secondary Agriculture) District as follows *" ... the A-2 District is identical to the purpose of the A-1 District described above except that because the A-2 District is characterized by conditions that are less supportive of long-term economically viable farming, the A-2 District is intended to accommodate comparatively low density rural residential lifestyles of a somewhat greater density"*.

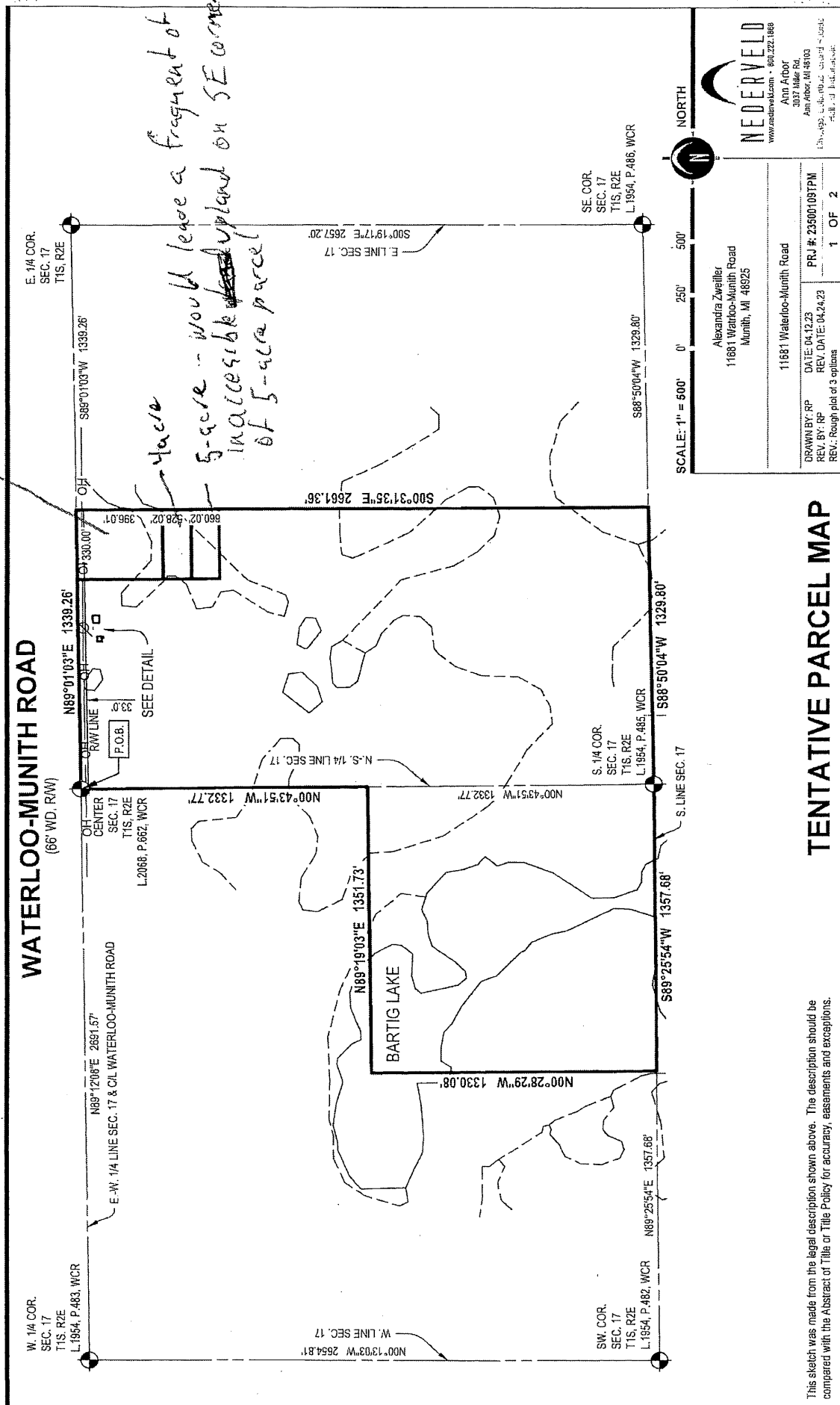
As shown in the accompanying Wetlands map , my property is interlaced by wetlands . Much of the relatively small proportion of remaining uplands is effectively block from access due to intervening wetlands. The small area of uplands that could theoretically be farmed is rolling terrain covered by forest. What makes this property valuable to me, its great diversity, is precisely what makes it poorly suited for modern commercial agriculture. A-2 is the appropriate zoning classification for this parcel.

The distinction between what parcels should be zoned A-1 versus A-2 seems somewhat arbitrary in Waterloo Township but apparently based on a decision that large parcels in the northern third of the township should be classed A-1 while similarly larger parcels in the southern two thirds of the Township be classed A-2. This questionable line of division just happens to border the south end of my property. Having said that, there are numerous exceptions to that rule with several parcels to the north of me in the Township, and in close proximity to my property, classed as A-2. In addition to the parcels in my immediate area zoned A-2, there are 5 parcels along my eastern property line classed RNF. My immediate area has long-since transitioned to the A-2 purpose of a comparatively low density rural residential lifestyle of a somewhat greater density than A-1 and is consistent with the Township's Master Plan statement for future land use in the Agricultural-Rural Residential Area.

My son's family would like to build a home on the property and a logical location for that parcel spilt would be in the northeast corner fronting Waterloo-Munith Road. A three acre parcel as allowed by A-2, would be an ideal size as it would effectively be surrounded by wetlands to the east and south and beyond setback requirements to my home to the west (see accompanying tentative survey).

Thank you for your consideration.

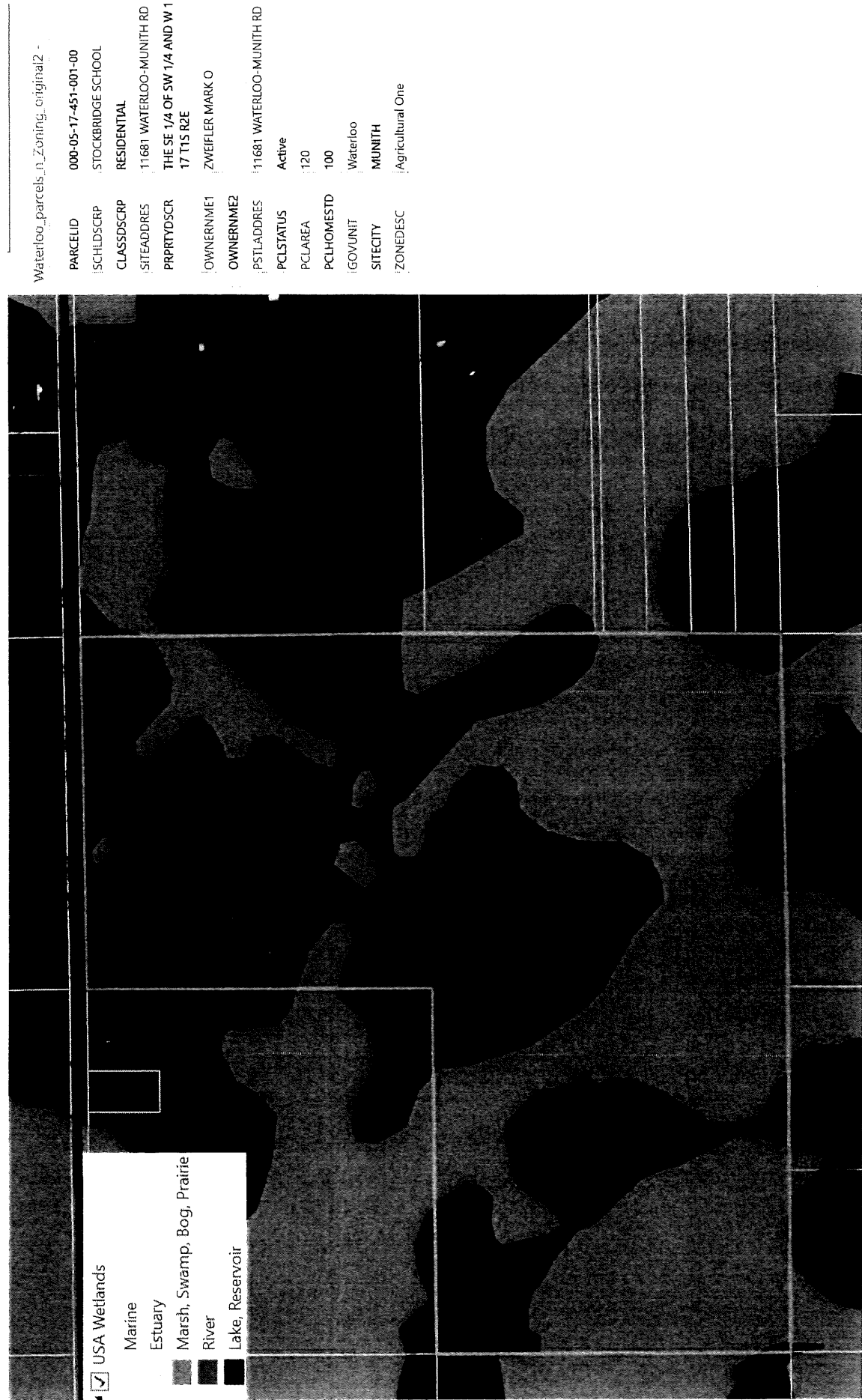
① 23-acre parcel out of 120  
 1-acre - would leave a fragment of  
 5-acre - would leave a fragment of  
 inaccessible upland on SE corner  
 of 5-acre parcel



This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



The Zweifler parcel is interlaced by wetlands that leaves only a small percentage of the 120 acres with potential access for modern agriculture. Almost all accessible uplands are on forested, rolling , terrain.



## MESSAGE TO TAXPAYER

A 3% PENALTY AND 1% INTEREST WILL BE ADDED ON  
FEBRUARY 15, 2023 (UNLESS WAIVED)

WATERLOO TOWNSHIP OFFICE HOURS:  
MON, TUES, THURS 9 AM - 1 PM AND WED 1 PM - 5 PM

\*\*\*EXTRA HOURS\*\*\*

TREASURER WILL BE IN THE OFFICE 8 AM - 4 PM ON  
DECEMBER 29, 2022 AND FEBRUARY 14 & 28, 2023

## PROPERTY INFORMATION

Property Assessed to:

ZWEIFLER MARK O  
11681 WATERLOO-MUNITH RD  
MUNITH, MI 49259

Prop #: 000-05-17-451-001-00 School: STOCKBRIDGE CO  
Prop Addr: 11681 WATERLOO-MUNITH RD

Legal Description:

THE SE 1/4 OF SW 1/4 AND W 1/2 OF SE 1/4 SEC 17 T1S  
R2E

PAID

FEB 13 2023

(Signature)

## OPERATING FISCAL YEARS

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

County: 1/01/2023 - 12/31/2023  
Twn/city: 7/01/2022 - 6/30/2023  
School: 7/01/2022 - 6/30/2023  
State: 10/01/2021 - 9/30/2022

Does NOT affect when the tax is due or its amount

Please detach along perforation. Keep the top portion.

## PAYMENT INFORMATION

This tax is due by: 02/14/2023

Pay by mail to:

WATERLOO TOWNSHIP  
WENDY WALZ, TREASURER  
9773 MT HOPE RD MUNITH MI 49259  
PHONE 1-517-596-8300

\*\*See reverse side for additional information\*\*

## TAX DETAIL

Taxable Value: 183,403 RESIDENTIAL-IMPROV  
State Equalized Value: 246,000 Class: 401  
PRE/MBT %: 100.0000

Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
STOCKBRIDGE OPER	18.00000	EXEMPT
STOCKBRIDGE DEBT	1.80000	330.12
STOCKBRDG DEBT	1.70000	311.78
STOCKBRDG DEBT 2	0.40000	73.36
MED CARE	0.24760	45.41
SENIOR-SERVICES	0.59660	109.41
LIFEWAYS	0.49470	90.72
PARKS	0.49540	90.85
ANIMAL CONTROL	0.24760	45.41
JACKSON COLLEGE	1.13270	207.74
LIBRARY	1.74110	319.32
INGHAM ISD	6.22900	1,142.41
SAESA	1.60000	293.44
WATERLOO TWP	0.70690	129.64

Total Tax

35.39160

Administration Fee

31.89

TOTAL AMOUNT DUE

3,221.50

Ch # 1022

AS OF MARCH 1, 2023, ALL UNPAID TAXES MUST BE PAID TO THE  
JACKSON COUNTY TREASURER (517) 788-4418

approved Nov 23' by TWP.  
Doesn't get County approval. Per Heidi!



Located at: 9773 Mt. Hope Road Munith, MI 49259  
Mail to: 9773 Mt. Hope Road, Munith, MI 49259  
517-596-8200 office/517-596-8600 fax  
Hours: 9 AM - 1 PM Monday - Tuesday - Thursday - Friday  
1 PM - 5 PM Wednesday  
www.waterlootwami.com

Parent Parcel# 000-05-17-451-001-05

New Parent Parcel# 000-05-17-451-001-01

New Split Parcel# 000-05-17-451-001-02

117 Ac

3.01 Ac

## LAND DIVISION APPLICATION

You **MUST** answer all questions and include all attachments or this application will be returned to you. Bring or mail the application to Assessor's Office at the address listed above.

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment (§102 (e & f)). Fill in to whom and where you want this form sent when the review is completed.

(Please Print)

Name:	Mark Zweifler		
Address:	11681 Waterloo-Munith Rd.		
City:	Munith	State:	MI Zip: 49259

This form is designed to comply with applicable local zoning, Land division ordinances and § 109 of the Michigan Land Division Act (formerly the subdivision act, P.A. 288 of 1967 as amended (particularly by P.A. 591 of 1996). MCL 560.101 et. seq.)

1. LOCATION of parent parcel to be split:

Street Number:	11681	Road Name:	Waterloo-Munith Rd.
----------------	-------	------------	---------------------

Parent Parcel Number:

000	05	17	451	001	00
-----	----	----	-----	-----	----

Legal Description: (Attach extra sheets if needed)

The SE 1/4 of SW 1/4 and W 1/2 of SE 1/4	
Sec. 17 T 15 R 2E	

2. PROPERTY OWNER information:

Name:	Mark Zweifler	Phone:	517 596-2504
Address:	11681 Waterloo-Munith Rd.	City:	Munith
		State:	MI
		Zip:	49259

3. APPLICANT information (if not the property owner):

Contact Person:	Phone:
Business Name:	Address:
	City:
	State:
	Zip:

DO NOT WRITE BELOW THIS LINE

Number of splits allowed by Statute: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

Number of splits requested: \_\_\_\_\_ Name: \_\_\_\_\_

Control Number: \_\_\_\_\_ Date: \_\_\_\_\_

4. PROPOSAL: Describe the division(s) being proposed

A. Number of New Parcels: 1

B. Intended Use (residential, commercial, etc.): Residential

C. The division of the parcel provides access to an existing public road by: (check one)

☒ Each new division has frontage on an existing public road.

☐ A new public road. Proposed road name: \_\_\_\_\_  
(Name can not duplicate an existing road name)

☐ A new private road or easement. Proposed name: \_\_\_\_\_  
(Name can not duplicate an existing road name)

☐ A recorded easement (driveway). (Can not service more than one potential site).

D. Legal description of the proposed new road, easement or shared driveway: (Attach extra sheets if needed)


E. Legal description and acreage of each proposed new parcel: (Attach extra sheets if needed)

<u>See Survey</u>

5. FUTURE DIVISIONS that might be allowed but not included in this application?

<u><del>12</del> 15</u>
-------------------------

A. The number of future divisions being transferred from the parent parcel to another parcel? 0

B. Identify the other parcel: \_\_\_\_\_  
(See section 109(2) of the Statute. Make sure your deed includes both statements as required in section 109(3) and 109(4) of the Statute.)

6. DEVELOPMENT SITE LIMITS – Check each condition which exists on any part of the parent parcel:

☐ is in a DNR designated critical sand dune area.

☐ is riparian or littoral (is a river or lake front parcel).

☐ is affected by a Great Lake High Risk Erosion setback.

☒ includes a wetland.

☐ includes a beach.

☐ is within a flood plain.

☐ includes slopes more than twenty-five percent (a 1:4 pitch or 14° angle) or steeper.

☐ is on muck soils or soils known to have severe limitations for on-site sewage system.

☐ is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

7. IMPROVEMENTS: Describe any existing improvements (building, well, septic, ect.) which are on the parent parcel indicated none (attach extra sheets if needed)

<u>None</u>

8. ATTACHMENTS (all attachments must be included) Letter each attachment as shown here.

A. Proof of ownership (copy of recorded deed).

B1. A survey, sealed by a professional surveyor at a scale of 1"=500' (insert scale), of proposed division(s) of of parent parcel.

The survey or map must show:

- (1) Current boundaries (as of March 31, 1997) and
- (2) All previous divisions made after March 31, 1997 (indicate when made or none) and
- (3) The proposed division(s), and
- (4) Dimensions of the proposed divisions, and
- (5) Existing and proposed road/easements right-of-way, and
- (6) Easements for public utilities from each parcel to existing public utility facilities, and
- (7) Locate setbacks of any existing improvements (building, well, septic systems, driveways, etc.), and
- (8) Any of the features checked in question number 6.

C. A soil evaluation or septic system permit for each proposed parcel prepared by the Health Department, or each proposed parcel is serviced by a public sewer system.

D. An evaluation/indication of approval will occur or a well permit for potable water for each proposed parcel prepared by the Health Department, or each proposed parcel is serviced by a public water system for parcels less than 1 acre.

E. Indication of approval or permit from County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road, easement or shared driveway.

F. A copy of any transferred division rights.

G. A fee of \$150.00 for the parent parcel and \$40.00 per each child parcel will be required before any review will take place.

H. Insufficient information requiring additional committee review will be billed at \$180.00 per meeting.

I. Other (please list): \_\_\_\_\_

9. AFFIDAVIT and permission for municipal, county, and state officials to enter the property for inspection:

I agree the statements made above are true and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county and the state of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et. seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally even if this division is approved I understand zoning, local ordinances and State Acts change from time to time and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

DATE: October 30, 2023

DO NOT WRITE BELOW THIS LINE:

Reviewer's Action:

☒

Approved: Conditions, if any: \_\_\_\_\_

Denied: Reasons (cite §): \_\_\_\_\_

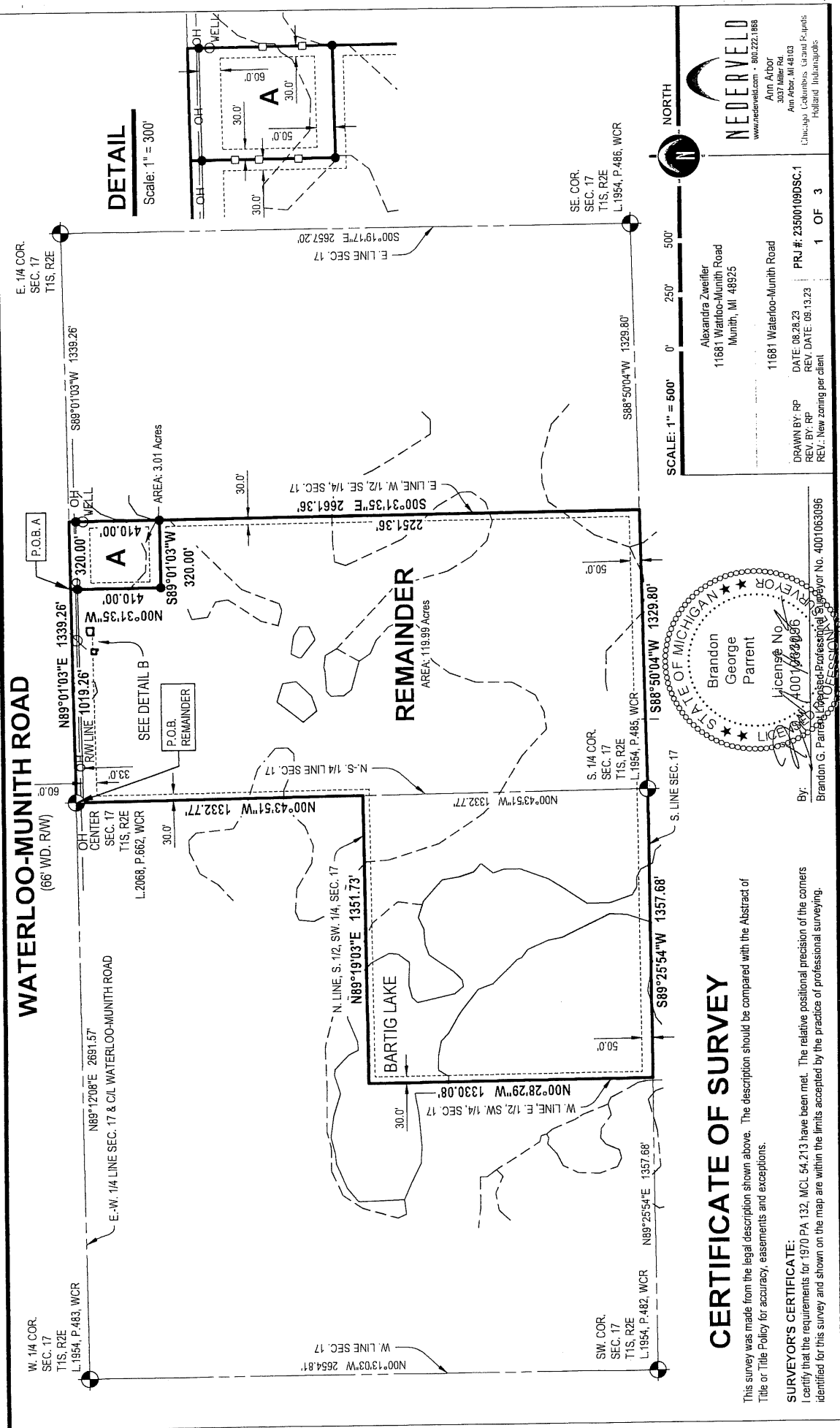
Signature and date: \_\_\_\_\_

Total Fee \$

190

Check #

Gunnell Hatley 11/13/2023



# CERTIFICATE OF SURVEY

## PARENT PARCEL DESCRIPTION

The southeast 1/4 of the southwest 1/4 of Section 17 and the west 1/2 of the southeast 1/4 of Section 17, Town 1 south, Range 2 East, Waterloo Township, Jackson County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Commonly known as 11681 Waterloo, Munith, Michigan.

(Quit Claim Deed, dated July 11, 2008, as recorded in Liber 1903, Page 508, Jackson County Register of Deeds.)

## ZONING INFORMATION

A-2 Secondary Agricultural District Zoning Requirements

- A) Minimum Lot Area = 3 Acres (4,11)
- B) Minimum Lot Width = 225 FT.
- C) Maximum Building Height = 35 FT (10)
- D) Maximum Lot Coverage = See footnote 9

### Setbacks

- A) Front Yard = 60 FT.
- B) Side Yard = 30 FT.
- C) Rear Yard = 50 FT.

SOURCE OF ZONING INFORMATION: Waterloo Township Zoning Ordinance

NOTE: This may not be a complete compilation of the zoning regulations governing the subject property, and the Waterloo Township Zoning Ordinance should be consulted for the accuracy and completeness of the information shown hereon.

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

### SURVEYOR'S CERTIFICATE:

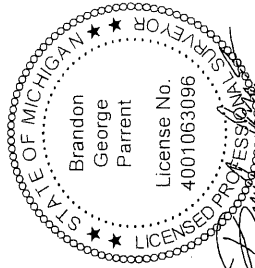
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

## PARCEL A DESCRIPTION

Part of the Southeast 1/4 of Section 17, Town 1 South, Range 2 East, Waterloo Township, Jackson County, Michigan, described as: Commencing at the West 1/4 corner of said Section; thence N89°12'08"E 2691.57 feet along the East-West 1/4 line of said Section and the centerline of Waterloo-Munith Road to the Center of said Section; thence N89°01'03"E 1019.26 feet along said East-West 1/4 line to the Point of Beginning; thence continuing N89°01'03"E 320.00 feet along said East-West 1/4 line; thence S00°31'35"E 410.00 feet along the East line of the Southeast 1/4 of said Section; thence S89°01'03"W 320.00 feet; thence N00°31'35"W 410.00 feet to the Point of Beginning. Contains 3.01 acres. Subject to any and all easements, restrictions, Waterloo-Munith Road right-of-way.

## REMAINDER DESCRIPTION

Part of the Southeast 1/4 of Section 17, Town 1 South, Range 2 East, Waterloo Township, Jackson County, Michigan, described as: Commencing at the West 1/4 corner of said Section; thence N89°12'08"E 2691.57 feet along the East-West 1/4 line of said Section and the centerline of Waterloo-Munith Road to the Center of said Section and the Point of Beginning; thence N89°01'03"E 1019.26 feet along said East-West 1/4 line; thence S00°31'35"E 410.00 feet; thence N89°01'03"E 320.00 feet; thence S00°31'35"E 2251.36 feet along the East line of the West 1/2 of the Southeast 1/4 of said Section; thence S88°50'04"W 1329.80 feet along the South line of 1/4 of said Section; thence S88°50'04"W 1329.80 feet along the South line of said Section to the South 1/4 corner of said Section; thence S89°25'54"W 1357.68 feet along said South line; thence N00°28'29"W 1330.08 feet along the West line of the East 1/2 of the Southwest 1/4 of said Section; thence N89°19'03"E 1351.73 feet along the North line of the South 1/2 of the Southwest 1/4 of said Section; thence N00°43'51"W 1332.77 feet along the North-South 1/4 line of said Section to the Point of Beginning. Contains 119.99 acres. Subject to any and all easements, restrictions, Waterloo-Munith Road right-of-way.



By: Brandon G. Parrent Licensed Professional Surveyor No. 4001063096

NO SCALE

NORTH

Alexandra Zweifler  
11681 Waterloo-Munith Road  
Munith, MI 48925

11681 Waterloo-Munith Road

DRAWN BY: RP DATE: 08/28/23  
REV. BY: RP REV. DATE: 09/13/23  
REV.: New zoning per client

PRJ #: 23500109DSC.1  
3 OF 3



Ann Arbor, MI 48103  
3037 Miller Rd.  
Chicago, Illinois 60644  
Holland, Michigan 49423

OFFICE OF THE TREASURER  
JACKSON COUNTY TREASURER'S OFFICE      PHONE 517-788-4418

----- TAX CERTIFICATION -----

TAX YEAR	TAX. VALUE	BASE TAX	BASE TAX DUE	INTEREST/FEES DUE	TOTAL DUE	LAST PMT
2022	183,403	5,455.52	0.00	0.00	0.00	02/13/23
2021	177,545	5,193.90	0.00	0.00	0.00	02/10/22
2020	175,094	5,128.51	0.00	0.00	0.00	02/12/21
2019	171,830	4,936.86	0.00	0.00	0.00	02/10/20
2018	167,803	4,824.17	0.00	0.00	0.00	02/14/19
2017	164,352	4,524.77	0.00	0.00	0.00	02/09/18
2016	162,887	4,457.88	0.00	0.00	0.00	02/14/17
2015	162,400	4,152.56	0.00	0.00	0.00	02/16/16
2014	179,273	4,965.31	0.00	0.00	0.00	02/17/15
2013	176,450	4,768.51	0.00	0.00	0.00	02/13/14
0	0	0.00	0.00	0.00	0.00	

TOTAL

Property Number: 000-05-17-451-001-00

Property Address: 11681 WATERLOO-MUNITH RD  
MUNITH

WATERLOO TOWNSHIP

DESCRIPTION OF PROPERTY:

THE SE 1/4 OF SW 1/4 AND W 1/2 OF SE 1/4 SEC 17 T1S R2E

\*\*\*\*FEES SUBJECT TO CHANGE DUE TO BOARD OF REVIEW, MICHIGAN TAX TRIBUNAL RULINGS,  
STATE TAX COMMISSION ORDERS, UNCAPPING, ETC., AND AS ALLOWED UNDER  
PUBLIC ACT 123 OF 1999 (AS AMENDED) \*\*\*\*

JACKSON COUNTY TREASURER'S CERTIFICATION

Jackson, MI

10/23, 2023

TS:

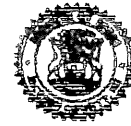
I HEREBY CERTIFY that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of local collection, changes due to Board of Review, PRE denial, Michigan Tax Tribunal rulings, State Tax Commission orders, Uncapping, ETC., and as allowed under Public Act 123 of 1999 (as amended). No representation is made as to the status of taxes owed to any other governmental entity.

The county treasurer shall collect a fee for a certification under this subdivision in an amount equal to the fee payable under section 1(2) of 1895 PA 161, MCL 48.101 for a certificate relating to the payment of taxes under section 135 of the general property tax act, 1893 PA 206, MCL 211.135.

*Kenneth A. Coffman*



JACKSON COUNTY TREASURER'S CERTIFICATE  
No. 132757 Jackson, MI 7-11-2008  
I HEREBY CERTIFY that there are no TAX LENSES or  
TITLES held by the State or any individual against the  
within description, and all TAXES on same are paid for  
five years previous to the date of this instrument, as  
appears by the records in this office except as stated



OFFICIAL SEAL

Jackson County Reg  
Mindy Reilly

L-1903 P-50

RECEIVED

2008 JUL 11 A 8 00

JACKSON COUNTY  
REGISTER OF DEEDS/TREASJANET C. ROCHFORT, County  
Sec. 135, Act 205 1993 As.

Mindy Reilly - Jackson Co.

D&amp;C

2513480

Page: 1  
07/11/2008

L-1903 P-5

## QUIT CLAIM DEED

Andrew J. Zweifler, trustee of the Andrew J. Zweifler Trust dated October 7, 1998, and Ruth L. Zweifler, or her successor, as trustee of the Zweifler Cottage Trust dated October 7, 1998 whose address is 1706 South University, Ann Arbor, Michigan 48104 ("Grantor"), conveys to Mark O. Zweifler, whose address is 11681 Waterloo Munith Road, Munith, Michigan 489259, ("Grantees"), in the premises located in the Township of Waterloo, Jackson County, Michigan, described as:

The southeast 1/4 of the southwest 1/4 of Section 17 and the west 1/4 of the southeast 1/4 of Section 17, Town 1 south, Range 2 East, Waterloo Township, Jackson County, Michigan. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

Commonly known as 11681 Waterloo, Munith, Michigan.

- (a) This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.
- (b) The Grantor grants to the Grantee the right to make all divisions(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

For the sum of NO CONSIDERATION. Transfer is a gift exempt from county transfer tax pursuant to MCL 207.505(5)(a), and exempt from state transfer tax pursuant to MCL 207.526(6)(a).

DATED this 29 day of May, 2008.

Ruth L. Zweifler  
Ruth L. Zweifler, Trustee

Andrew J. Zweifler  
Andrew J. Zweifler, trustee

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF WASHTENAW )

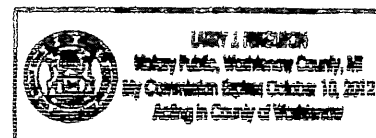
The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of MAY, 2008 by  
Andrew J. Zweifler, trustee and Ruth L. Zweifler, Trustee.

[Signature]  
Washtenaw County, Michigan, Notary Public

SEND SUBSEQUENT TAX BILLS TO: GRANTEE

DRAFTED BY and WHEN RECORDED, RETURN TO:

Larry J. Ferguson, Esq.  
Ferguson & Widmayer, P.C.  
538 North Division  
Ann Arbor, MI 48104



Receipt: 110004935

Cashier: MISSY

Entry Date Nov/06/2023  
Post Date 11/06/2023

## WATERLOO TOWNSHIP

Received Of:

Mark Zweifler

9773 MT HOPE ROAD

MUNITH, MI 49259  
MON. TUE. THUR 9AM - 1PM W  
517-596-8200

WATERLOOTWP.MI.GOV

11681 Waterloo Munith  
Munith, MI  
517-596-2504

The sum of: \$190.00

LAND DI	LAND DIVISION		190.00
Total			190.00
TENDERED:	CHECKS	1102	190.00

Balance:

MARK O ZWEIFLER  
DONNA R ZWEIFLER  
11681 WATERLOO MUNITH RD  
MUNITH, MI 49259-9713

517-596-2504

1102  
74-347/724

Date Oct. 30, 2023

Pay to the  
Order of

Waterloo Township

\$ 190.00

One Hundred Ninety 00

Dollars



Photo  
Safe  
Deposit  
Details on back

Memo

Land Division Application

*Mark Zweifler*

⑆072403473⑆ 02368466779⑆01102

Signed: \_\_\_\_\_

# Waterloo Township Planning Commission

## Meeting Minutes

### August 15, 2023

Meeting called to order at 7:02 pm.

#### Pledge of Allegiance

**Roll Call:** R. Schumacher, W. Schulz, C. Richardson, G. Siegrist, B. Steere and J. Beck: All Present.  
Absent: M. Zweifler

Acceptance of August 15, 2023 meeting agenda: Moved by R. Schumacher, supported by G. Siegrist to accept agenda as presented. **Motion carried.**

#### Public Comment: None

Acceptance of July 18, 2023 Planning Commission Meeting Minutes: Moved by G. Siegrist, supported by C. Richardson to accept minutes as presented. **Motion carried.**

**Public Hearing:** Moved by W. Schultz, supported by R. Schumacher to close regular meeting and open public hearing at 7:06pm. **Motion carried.**

- No public members were present
- Reviewed all the elements of the Zoning Ordinance 7.04 D1 and found no deficiencies in the application of Mark Zweifler 's request to rezone parcel 000-05-17-451-001-00 from A1 to A2.
- Moved by R. Schumacher, supported by G. Siegrist to close public hearing and reopen regular meeting at 7:12pm. **Motion carried.**

#### Unfinished Business:

1. Zoning change request by M. Zweifler -moved by R. Schumacher, supported by G. Siegrist to recommend that The Township Board approve the Zoning change request by M. Zweifler on parcel 000-05-17-451-001-00 located at 11681 Waterloo-Munith Rd, Munith, MI 49259 from A1 to A2. J. Beck, B. Steere, C. Richardson, G. Siegrist, R. Schumacher and W. Schultz all vote yes. Absent: M. Zweifler. **Motion carried.**
2. Reviewed sign input from attorney and Jackson County Department of Transportation and made several additions. No signs are permitted in the Road Right of Way.
3. Reviewed Section 19 with only changes to government name changes.

#### New Business: None

#### Additional Items: None

#### Public Comments: None

**Adjournment-** Moved by R. Schumacher, supported by B. Steere to adjourn at 8:50 pm. **Motion carried.**

**Ralph Schumacher Planning Commission Secretary- 08/16/2023**

## **Waterloo Township Board Meeting Minutes**

**28 November 2023 7:00 P.M.**

**9773 Mt. Hope Road**

**Munith, MI 49259**

Call to Order and Pledge: 7:00 p.m.

Present: Lance, Walz, Kitley, McAlister, Beck. Also present: 6 residents, Margie Walz (Jackson Planning Commission), Deputy Desnoyer.

Public Comment: B.Richardson provided an update on wind & solar legislation recently passed in Lansing.

Consent Agenda: Kitley motioned with support from Walz to accept the consent agenda as amended. Aye/all; no/none. Motion carried. Kitley motioned with support from Walz to pay the Post Audit checks is the amount of \$1,512.49. Roll call vote: Yes/Walz, Kitley, Lance, Beck, McAlister. No/none. Motion carried.

Zoning – complaint on Gorton Road is being addressed.

Police Report: Deputy Desnoyer's report for October 2023 was as follows: Deputies put in 160 hours, drove 2124 miles, answered 28 calls for service, made 38 traffic stops and issued 9 citations. Sheriff's office responded to 25 calls.

Correspondence: Supervisor read correspondence regarding the anti-blight ordinance and clean-up opportunities within the township. Discussion ensued about where some issues exist and how to address those issues.

Old Business: None

New Business:

Parks & Recreation: Walz spoke of the Munith Halloween Parade, and discussed the removal of the chimney and fireplace in Munith Park. Also discussed concerns about the cost of repairs necessary to get the park up to date. Plan is to hold the December Parks and Rec meeting at the park to better address what is needed. Funds may be available from other benefactors to help with the cleanup. A \$10,000.00 grant has been approved from the wellness coalition to apply to the Munith Park effort. New playground structure is in place at Clear Lake Park. Flags are down in Munith and the Christmas decorations are up. Also plan to put up some Christmas decorations in Waterloo after the brackets are finished.

Planning Commission: The Planning Commission has been reviewing the by-laws. Also started work on the outdoor gathering ordinance, which will be a police power ordinance. The Planning Commission will expect the Board to define the fee structure. Also reviewed input from the attorney on the solar ordinance and discussed the best approach to update that ordinance.

Land Division request: Request for a land division at 11681 Waterloo Munith Road. A 3.01 acre parcel will be split off of the parent parcel. Motion by Lance, support by Beck to approve the land division of the original parent parcel #000-05-17-451-001-00 into new parent parcel #000-05-17-451-001-01 and new split parcel #000-05-17-451-001-02. Aye/all; no/none. Motion carried.

Metro Permit Application: A Metro Act Permit application from Midwest Energy and Communications was reviewed. They will be expanding fiber to broadband home services in Waterloo Township.

Application was complete and maps were provided. Also provided was a website that gives information on what they will be doing and where they will be doing it. They also provide information on where the funding came from for this project. ([www.teammidwest.com/internet/fiber-construction-explained/](http://www.teammidwest.com/internet/fiber-construction-explained/)). Motion made by Lance with support from Walz to approve resolution 23-11-28-1, the permit for Midwest Energy and Communications Company to extend fiber to home broadband services within the rights-of-way of Waterloo Township, pursuant to the metropolitan extension telecommunications rights-of-way oversight act #48 of the public acts of 2002 as amended. Yes/Walz, Kitley, Lance, Beck, McAlister. No/none. Motion carried.

December meeting change: December's Township Board meeting date is a holiday, so the meeting date will be moved to Thursday December 21<sup>st</sup>, 7:00 pm. Motion made by Lance, supported by Walz. Aye/all; no/none. Motion carried.

Fee Schedule Change: Fee schedule has been updated to reflect the new hourly wage for office workers. Motion by Walz to adopt the new fee schedule under resolution #23-11-28-2, supported by Lance. Aye/all; no/none. Motion carried.

Employee Handbook: Discussed the proposed employee handbook and reporting structure within the township. Handbook was modeled after SAESA's handbook. Motion by Lance, support by McAlister to accept the November 2023 Waterloo Township Employee Handbook as presented. Aye/all; no/none. Motion carried. After minor grammatical changes are made, all employees of Waterloo Township will be provided a copy and will be asked to sign the back of it agreeing to follow the guidelines in the handbook.

Any Other Business That Comes to the Board:

Electrical Inspector: Electrical Inspector is retiring. The township advertised for the position and received several applications. Matt Wood works in Stockbridge and Bunker Hill, seems to be a good candidate and will be the likely choice.

Text Message System: No luck in this area so far, but discussions are ongoing. Options were also discussed during the meeting.

Road updates: Discussion about what roads may be updated within the township. Preference is to allow the county to decide what roads to repair first in order to allow them to be as efficient as possible.

Public Comment: Commissioner Walz spoke of Clear Lake Park. The building by the water may be removed or have some safety features added to it. She also spoke to the county parks department about more clean-up at the park and they plan to send someone out to take a look at it. The jail ad-hoc committee may be reconvened to take another look at the jail situation. This will also be discussed in the December 11<sup>th</sup> safety committee meeting, and then go to the full county commissioner board meeting on December 19<sup>th</sup> at 5:00 pm. Lastly there are many open board positions available at the county level. Visit the Jackson County website to apply. C.Upton recognized treasurer Walz for her efforts regarding Clear Lake Park. B.Richardson inquired about the fiber installation for broadband, how above versus below ground was selected, and what the timing was for the project. Also asked about Christmas ornaments in Waterloo and offered help.

Adjournment: Walz motioned with support from McAlister to adjourn at 8:05p.m. Aye/all; no/none. Motion carried.

The next Planning Commission meeting will be Tuesday, December 19, 2023, at 7:00 p.m. The next regular board meeting will be on December 21, 2023, at 7:00 p.m. Date change due to holidays. Minutes

will be published in the Stockbridge Community News at the end of each month, on our website [waterlootwpmi.gov](http://waterlootwpmi.gov), on our Facebook page at: [waterlootownshipmichigan](https://www.facebook.com/waterlootownshipmichigan), and The Grass Lake Exponent.

Submitted by: Janice Kitley, Clerk



# 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 | #24-03

**To:** County Planning Commissioners

**From:** Zack Smith, R2PC Planner

**Date:** January 4, 2024

**Proposal:** **Amendments to the Norvell Township Zoning Regulations Request**

The Norvell Township Planning Commission requests approval for amendments to their zoning regulations.

### Background Information

The Norvell Township Planning Commission submitted amendments to its Zoning Ordinances on commercial motor home, travel trailer, and boat storage as well as commercial outdoor lighting:

- **See Attached**

These are reasonable additions to the Columbia Township zoning ordinances.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Norvell Township Planning Commission approved the amendment at their December 20, 2023 meeting.

**JCPC Staff Analysis and Advisement** – Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Columbia Township Board of the amendments.

*Staff Report Attachment(s):*

- *Background information provided by Norvell Township, including minutes and updated ordinance.*

#### Suggested Actions:

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

## 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 NORVELL 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 VI-Conditional Use SECTION 6.7

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)  
see attached

- C. PUBLIC HEARING on the above amendment was held on: month 12 day 20 year 2023
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 5 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.

David R. Jones ( ☐ ) Chair or ( ☒ ) Secretary 1 / 2 / 2024 (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



## Garnet Francis

---

**From:** Scott Pacheco <spurbanplanning@gmail.com>  
**Sent:** Tuesday, January 2, 2024 12:17 PM  
**To:** Jeff Oswalt; Garnet Francis; grimesrandj@yahoo.com  
**Cc:** Bill Sutherland  
**Subject:** Re: December 20, 2023 Staff Report of Storage Yard Regulations

Just want to verify that this got sent to District II and that it will be reviewed at their Jan 2024 meeting? Do we know the date for that meeting?

We want to get the recommendation from the Township PC and District II to the Township Board at earliest TB meeting after the District II review.

Thank you,  
Scott Pacheco, AIPC

On Fri, Dec 22, 2023 at 11:36 AM Scott Pacheco <spurbanplanning@gmail.com> wrote:  
Jeff:

The Planning Commission recommended approval of the commercial storage yard zoning text amendment at the with one revisions. Attached is the PC Staff Report, and ZTA ordinance revisions that was sent to the PC at the 12/20/2023 public hearing. You will need to send this along with the final motion to Region II for review and a recommendation prior to the Township Board decision on this matter.

The PC motioned to recommend approval of the draft ZTA with the revision to add the following in blue to Article VI, Section 6.7 (DD):

### Article VI. Conditional Uses

#### **Section 6.7 Additional Development Requirements for Certain Uses**

##### **DD. Outdoor Commercial Motor Home, Travel Trailer and Boat Storage**

1. Storage shall be limited to operating and functional motor homes, travel trailers, watercraft, boat lifts, and trailers of the watercraft stored at the property. No inoperable, dismantled and/or partially dismantled motor homes, travel trailers, watercraft, boat lifts or trailers shall be stored on the premises.
2. Items stored on the site must have be currently registered with the State of Michigan, when available.
3. An opaque fence or buffer wall, a minimum of six (6) feet in height, shall be utilized between the commercial boat storage use and a roadway, an adjacent property with a residential use, or an adjacent property zoned for residential uses. Mesh screening on a chain link fence may be used if approved by the Planning Commission. The Planning Commission may waive the fence covering requirement if the adjacent land is zoned for residential uses but is currently used for other purposes.
4. Landscape screening may be required by the Planning Commission to provide additional screening of the use from the roadway and surrounding properties.

5. Activities associated with the storage use shall be conducted within a fenced-in area. These activities include the storage of items, the preparation of items for storage, as well as the wrapping and unwrapping of items. Only customer parking of personal motor vehicles is allowed outside of the fenced in area.
6. All items delivered to the site shall be dropped off to an area within the fenced in area. Activities allowed outside of the fenced in area are parking for the customers motor vehicles.
7. No on-site mechanical repairs shall be permitted on site.
8. The items shall not be occupied during the period of storage and at no time shall such stored items be connected to sanitary sewer facilities or have fixed connection to electricity, water or gas utilities.
9. No storage of hazardous, toxic, or explosive materials shall be permitted at the facility.
10. All waste created by the use shall be disposed of and the subject site shall be maintained appropriately.
11. All light shall meet the requirements of section 8.29 Commercial Outdoor Lighting.

Please let me know if you need any more information. You will probably need a copy of the draft minutes from Russ. Who I cc'd on this email. Likely you will forward the PCSR, Exhibit A: The ordinance as reviewed by the PC, my email above explaining the revision recommended by the PC, and the draft meeting minutes to Region II to get on the January Region II hearing.

Thank you,  
Scott Pacheco, AICP  
SP Urban Planning Services

-----/Forwarded message -----

From: **Scott Pacheco** <[spurbanplanning@gmail.com](mailto:spurbanplanning@gmail.com)>

Date: Sun, Dec 10, 2023 at 10:10 AM

Subject: December 20, 2023 Staff Report of Storage Yard Regulations

To: Bill Sutherland <[Bsutherland@norvelltownship.com](mailto:Bsutherland@norvelltownship.com)>, Monika Cook <[msm2cook@comcast.net](mailto:msm2cook@comcast.net)>, Jeff Oswalt <[JOswalt@norvelltownship.com](mailto:JOswalt@norvelltownship.com)>

Whom Ever:

I am still unclear who in Norvell puts the PC packets together. We really should create a written Planning Commission process for this type of thing but hopefully if you are not the right people you will forward this report to the right person.

Attached is the Staff Report and Exhibits for the Zoning Text Amendment for the Storage Yard use for the December 20, 2024 PC hearing.

Thank you,  
Scott Pacheco, AICP  
SP Urban Planning Services

**NORVELL TOWNSHIP PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
WEDNESDAY, DECEMBER 20, 2023 AT 7:00 P.M.  
NORVELL TOWNSHIP OFFICES  
106 E. COMMERCIAL DRIVE NORVELL, MI 49263**

**PLEASE TAKE NOTICE** that the Novell Township Planning Commission will hold a public hearing to consider the follow Zoning Text Amendments:

Text Amendment to the Norvell Township Zoning Ordinance Articles II, VI, VIII (ZTA 23-002) to add regulations that will allow Commercial Motor Home, Travel Trailer, and Boat Storage uses with restrictions within Novell Township. The amendment also will add regulations for commercial lighting to the zoning code.

The proposed amendments are available for review at the Township offices during regular business hours. Monday and Wednesday: 8:00am - 4:00pm and Friday: 8:00am - 12:00pm. Comments will be heard from the public at the hearing. Written comments will be accepted until 4:00 p.m. the day of the hearing.

Sign language interpreter, or other assistance, available upon 72 hour notice to the Township Clerk.

Published: December 5, 2023 in The Exponent

Jeff Oswalt  
Norvell Township Clerk  
106 E. Commercial Drive  
Norvell, MI 49263  
Phone: (517) 536-4370 Ext. 4  
joswalt@norvelltownship.com

**DRAFT**

**NORVELL TOWNSHIP PLANNING COMMISSION**

**December 20, 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)**

**Monika Cook – Commissioner/Chair, Russell Grimes – Secretary, Andrew Haystead– Township Board Rep, Amelia Kukla – Commissioner, Bob Frontiera – Commissioner, Lynn Waldecker – Commissioner, Geoffrey Cripe – Commissioner**

**Guest(s) – S. Pacheco, 3 others.**

**APPROVAL OF AGENDA**

Motion to accept the agenda by R. Grimes, 2<sup>nd</sup> by A. Kukla. No discussion. Motion carried.

**APPROVAL OF November 2023 MEETING MINUTES**

Motion by A. Kukla to approve the regular meeting minutes, 2<sup>nd</sup> by L. Waldecker. No discussion. Motion carried.

**BOARD REPRESENTATIVE REPORT**

- A. Haystead provided electronic report to board.
- In addition, there was a special township board meeting earlier today to set sewer rates. New rates were approved 5-0.

**ZONING ADMINISTRATOR REPORT**

- Hard copy provided for review with Planning Commissioners 3/4

**ZBA REPRESENTATIVE REPORT**

- No report and no meeting in the last month. Next meeting on January 7th.

**COMMITTEE REPORTS**

- No committee reports at this time.

**UNFINISHED BUSINESS**

- 12a – Overview from S. Pacheco on draft Master Plan. Summary memo was issued to the planning commission for this plan. A draft report was provided for review planning commissioner review.

## DRAFT

- 12b – Solar ordinance:
  - S. Pacheco's recommendation to the Planning Commission was to table the current ordinance and update to match the new state level ordinance that was just adopted. The Norvell Township board approved a 1-year moratorium on industrial solar permits. This is resolution 23-15.
- 12c - Storage Yard Use Text Amendment Hearing. S. Pacheco gave the planning commission an overview of the updates for the outdoor storage ordinance. He is communicating with the owner of the 13150 Wamplers Lake road property. They had requested a conditional use permit for the property for boat storage.
- The Planning Commission recommends the approval of the proposed zoning txt amendment (ZTA) as presented. This recommendation is based on the amendment's compliance with the Norvell Township Master Plan and its potential to promote health, safety, and welfare of the Township and its citizens. The ZTA achieves this by allowing the outdoor storage or recreational vehicles, while also implementing regulations to protect the surrounding properties and the Townships citizens from potential impacts associated with this use.
- A motion to approve the amended ordinance was provided A. Haystead. 2<sup>nd</sup> by Amelia Kukla. No discussion. Motion carried.

### NEW BUSINESS

- No new business

### PUBLIC/COMMISSIONERS COMMENTS

- Presentation by Mr. Turner. Austin Farms property. 35-acre property. Eventually develop into a subdivision.

### ADJOURNMENT – 8:39 PM

- Motion by R. Grimes to adjourn, 2nd by L Waldecker. No discussion. Motion Carried.

Next meeting January 17th, 2023 (6:00pm in township hall)

Respectfully submitted by R. Grimes, Secretary

NORVELL TOWNSHIP PLANNING COMMISSION - 19  
 NOTICE OF PUBLIC HEARING  
 WEDNESDAY, DECEMBER 20, 2023 AT 7:00 P.M.  
 NORVELL TOWNSHIP OFFICES  
 106 E. COMMERCIAL DRIVE NORVELL, MI 49263

PLEASE TAKE NOTICE that the Norvell Township Planning Commission will hold a public hearing to consider the following Zoning Text Amendments:

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Sign language interpreter, or other assistance, available upon 72 hour notice to the Township Clerk.

Published: December 5, 2023 in The Exponent

Jeff Oswalt  
 Norvell Township Clerk  
 106 E. Commercial Drive  
 Norvell, MI 49263  
 Phone: (517) 536-4370 Ext. 4  
 joswalt@norvelltownship.com

**AFFIDAVIT OF PUBLICATION**

In the Matter of:

Matthew B. Schepeler, being first duly sworn, says that he is the publisher of The Exponent, a newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified newspaper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published.

Dec. 5 A.D. 2023 A.D. 20  
 A.D. 20 A.D. 20  
 A.D. 20 A.D. 20  
 A.D. 20 A.D. 20  
 A.D. 20 A.D. 20  
 A.D. 20 A.D. 20  
 A.D. 20 A.D. 20  
 A.D. 20 A.D. 20

(Signed) 

Subscribed and Sworn to before me this 5th day  
 of December A.D. 2024



Notary Public, Jackson County, Michigan

My Commission expires: Feb. 17. A.D. 2024

**PRINTING BILL**

Folios, Times \$ 63.75  
 Affidavit \$ 2.00  
 Total Cost \$ 65.75  
 Received payment:

**NORVELL TOWNSHIP**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE  
TO REGULATE SOLAR ENERGY SYSTEMS**

The Township of Norvell ordains:

**Section 1: Amendment to the Norvell Township Zoning Ordinance**

This zoning text amendments will amend the Norvell Township Zoning Ordinance as detailed below:

**Article II Definitions**

Re-label the entire definition section to follow section numbers as detailed below.

**Section 2.2 Definitions B**

~~Boat: Storage, Commercial: 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 under Section 5.1 of the Norvell Township Zoning Ordinance. See definition for watercraft.~~

**Section 2. Definitions W**

~~Watercraft: a boat or other vessel that travels on water.~~

**Article IV.**

**Section 4.6c - Conditional Uses:**

~~8. Outdoor Commercial Motor Home, Travel Trailer and Boat Storage in accordance with Article VI, Section 6.7 (DD)~~

**Section 4.7c - Conditional Uses:**

~~15. Outdoor Commercial Motor Home, Travel Trailer and Boat Storage in accordance with Article VI, Section 6.7 (DD)~~

**Section 4.8c - Conditional Uses:**

~~11. Outdoor Commercial Motor Home, Travel Trailer and Boat Storage in accordance with Article VI, Section 6.7 (DD)~~

## **Article VI. Conditional Uses**

### **Section 6.7 Additional Development Requirements for Certain Uses**

#### **DD. Outdoor Commercial Motor Home, Travel Trailer and Boat Storage**

1. Storage shall be limited to operating and functional motor homes, travel trailers, watercraft, boat lifts, and trailers of the watercraft stored at the property. No inoperable, dismantled and/or partially dismantled motor homes, travel trailers, watercraft, boat lifts or trailers shall be stored on the premises.
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9. No storage of hazardous, toxic, or explosive materials shall be permitted at the facility.
10. All light shall meet the requirements of section 8.29 Commercial Outdoor Lighting.

## **Article VIII. Supplemental Regulations**

### **Section 8.29 Commercial Outdoor Lighting**

The following regulations apply to all commercial uses:

1. Exterior lighting shall be fully shielded and directed downward toward the Earth's surface, away from residential uses, roads, glass, water or other reflective materials which would create excessive off-site glare or incident rays.
2. The zoning administrator and/or planning commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare and the proposed fixtures will improve the appearance of the site.



3. Lights on poles shall not be taller than the building whose area they illuminate nor taller than 15 feet whichever is shorter. Lights on poles may exceed 15 feet up to 20 feet if the fixtures are located a minimum of 75 feet from any planned, zoned or used residential areas.
4. Lighting shall not be of a flashing, moving or intermittent type.
5. Except where used for security purposes, all outdoor lighting fixtures, existing or hereafter installed and maintained shall be turned off between 11:00 p.m. and sunrise, except when used for commercial and industrial uses, such as in sales, assembly and repair areas, where such use is open for business after 11:00 p.m. but only for so long as such use open for business. Businesses with light fixtures used for security purposes are encouraged to use a motion detection device which is directed to detect motion within the property.
6. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
7. The intensity of light within a site shall not exceed ten footcandles or one footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandle is permitted. The only exception is with gas station canopy and automobile dealership lighting, where a maximum of 20 footcandles is permitted within the site but the above standards shall apply to intensity at the property line.



# 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 | #24-04

**To:** County Planning Commissioners  
**From:** Zack Smith, R2PC Planner  
**Date:** January 5, 2024

**Proposal:** **Rezoning 1 parcel of 3 acres, at 2431 N. Dearing Rd, Sandstone Charter Township from Agricultural (AG-1) to Local Commercial (C-1)**

### Request

The subject property is proposed for rezoning to Local Commercial (C-1) from Agricultural (AG-1).

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for the sale of the property as commercial.

### Location and Size of the Property

The parcel (000-07-27-326-002-03) proposed for rezoning is located in the SW quarter of Section 27 on the east side of N. Dearing Rd. The subject parcel is 3 acres and is currently zoned Agricultural (AG-1).

### Land Use and Zoning

**Current Land Use** – The property is currently agricultural. The parcel to the north is the I-94 Dearing Rd Interchange, the parcel west is commercial and hosts a gas station. The parcels south and east are agricultural.

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

**Current Zoning** – The subject parcel is currently zoned Agricultural (AG-1). Properties to the north, south, and east are currently Agricultural (AG-1). The property to the west is currently zoned General Commercial (C-2).

### 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** – North Dearing Road provides direct access to the subject parcels.

**Environmental Constraints** – There are no known environmental constraints.

### Analysis and Recommendation

---

[www.co.jackson.mi.us/county\\_planning\\_commission](http://www.co.jackson.mi.us/county_planning_commission)

**Township Planning Commission Recommendation** – The Sandstone Charter Township Planning Commission approved the rezoning unanimously at their January 2, 2024 meeting.

**JCPC Staff Analysis and Advisement** – The proposed rezoning is compatible with other zones and uses in the surrounding area. As there is little surrounding development to upset, with the immediate location of a freeway entrance/ exit, and the nearby location of an industrial park this zoning change makes sense. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Sandstone Charter Township Board of the proposed rezoning to 'Local Commercial (C-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 Sandstone Charter Township*

## 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: Sandstone Charter Township Case #: \_\_\_\_\_  
Township official we may contact: Nicole Cantrell, Planning Chair Phone #: (\_\_\_\_) \_\_\_\_ - \_\_\_\_  
Applicant: Sharon B. Craft Phone #: (\_\_\_\_) \_\_\_\_ - \_\_\_\_  
Rezoning Request: From: Ag-1 (\_\_\_\_) To: C-1 (\_\_\_\_)  
Property Location: Section(s): \_\_\_\_\_ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE  
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)  
Parcel Size (if more than one parcel, label "A" - "Z"): 3 acres

Please attach location map ☐ Yes ☒ No

What is the existing use of the site? Agricultural

What is the proposed use of the site? Commercial for sale

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

North: I-94 Dearing Road interchange

South: Agricultural

East: Agriculture

West: Commercial (Crossroads Gas) LDFA MACI site

What are the surrounding Zoning Districts?

North: ( Ag ) 1

South: (\_\_\_\_) Ag-1

East: ( Ag-1 ) \_\_\_\_\_

West: ( C-2 ) \_\_\_\_\_

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

Is municipal water currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☒ No If yes, when? \_\_\_\_\_

Is municipal sewer currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☐ No If yes, when? \_\_\_\_\_

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.



Amy L Vainner  
Sharon B. Craft  
1448 S Sandstone Rd  
Jackson MI 49201-7920

Date 11-03-03

7206  
-7185/2724

Pay to the  
order of

Flagstar  
Bank

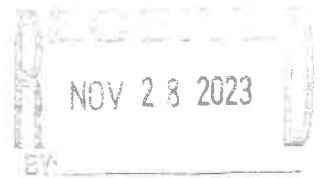
Sharon B. Craft \$ 350.00  
Three hundred fifty dollars & 00/100 Dollars

MEMO

SIGNED

Amy Vainner

⑆2⑦2④⑦1852⑆ 5⑦22④2⑦90⑆ ⑈20⑥



## Sandstone Charter Township

7940 County Farm Road  
Parma, MI 49269 (517)784-  
4712

Fax (517)784-2605  
[www.sandstonetownship.org](http://www.sandstonetownship.org)

### REZONING APPLICATION REQUIREMENTS FOR PLANNING COMMISSION

- 1 . Name and Address
2. Telephone Number
3. Email Address
4. Letter stating:
  - A. Plans for property
  - B. Type of zoning change and any other information that would be helpful to the Board
5. Fee of \$350.00 (Make checks out to Sandstone Charter Township)
6. See zoning book Article 14 for requirements
7. Return or mail to: Sandstone Charter Township  
7940 County Farm Road  
Parma, MI 49269

1) Name & address:

Sharon B. Craft  
~~5000~~ Kingsbrooke Dr. Apt 517 Jackson, Mi ~~482~~  
5000

2) Telephone number: (517) 262-9647 - Daughter  
Laurie Humphrey  
cell phone

3) Email address: Humphrey - laurie @ yahoo.com  
(Daughter Laurie Humphrey email address)

4) A = Plans for Property = To sell commercially  
B = Type of zoning Change: Need to Change  
from Residential to Commercial zoning

5) Address to be rezoned:

2431 N. Dearing Rd  
Parma, Mich. 49269  
Parcel id # 000-67-27-326-002-03

x Sharon B. Craft  
Sharon B. Craft



N 0° 16' 54" E 97.59'

134.91'

S 89° 47' 46" E 557.53'

000-07-27-326-002-03

3.0 ac

N 89° 47' 48" W 563.92'

S 0° 16' 16" W 232.29'

COM AT THE W 1/4 COR OF SEC 27 TH S89°47'48"E ALG THE E-W 1/4 LN OF SEC 1321.73 FT TO THE E LN OF THE W 1/2 OF THE SW 1/4 TH S00°16'16"W 720.00 FT FOR POB TH CONT S00°16'16"W 232.29 FT TH N89°47'48"W 563.92 FT TO THE CL OF DEARING RD TH N00°16'54"E ALG SAID CL 97.59 FT TH ALG A CURVE TO THE RIGHT CONT ALG SAID CL 134.91 FT SAID CURVE HAVING A RADIUS OF 1432.81 FT DELTA ANGLE OF 5°23'42" AND A CHORD OF 134.86 FT BEARING N02°58'45"E TO THE S LN OF THE N 720 FT OF THE SW 1/4 TH S89°47'48"E 557.53 FT TO BEG. SEC 27 T2S R2W 3.00 A+/- SPLIT ON 10/23/2017 FROM 000-07-27-326-002-01

## Land Division Act Information

<b>Date of Last Split/Combine</b>	10/23/2017	<b>Number of Splits Left</b>	<i>Not Available</i>
<b>Date Form Filed</b>	<i>No Data to Display</i>	<b>Unallocated Div.s of Parent</b>	<i>Not Available</i>
<b>Date Created</b>	10/23/2017	<b>Unallocated Div.s Transferred</b>	<i>Not Available</i>
<b>Acreage of Parent</b>	33.70	<b>Rights Were Transferred</b>	No
<b>Split Number</b>	0	<b>Courtesy Split</b>	No
<b>Parent Parcel</b>	<i>No Data to Display</i>		

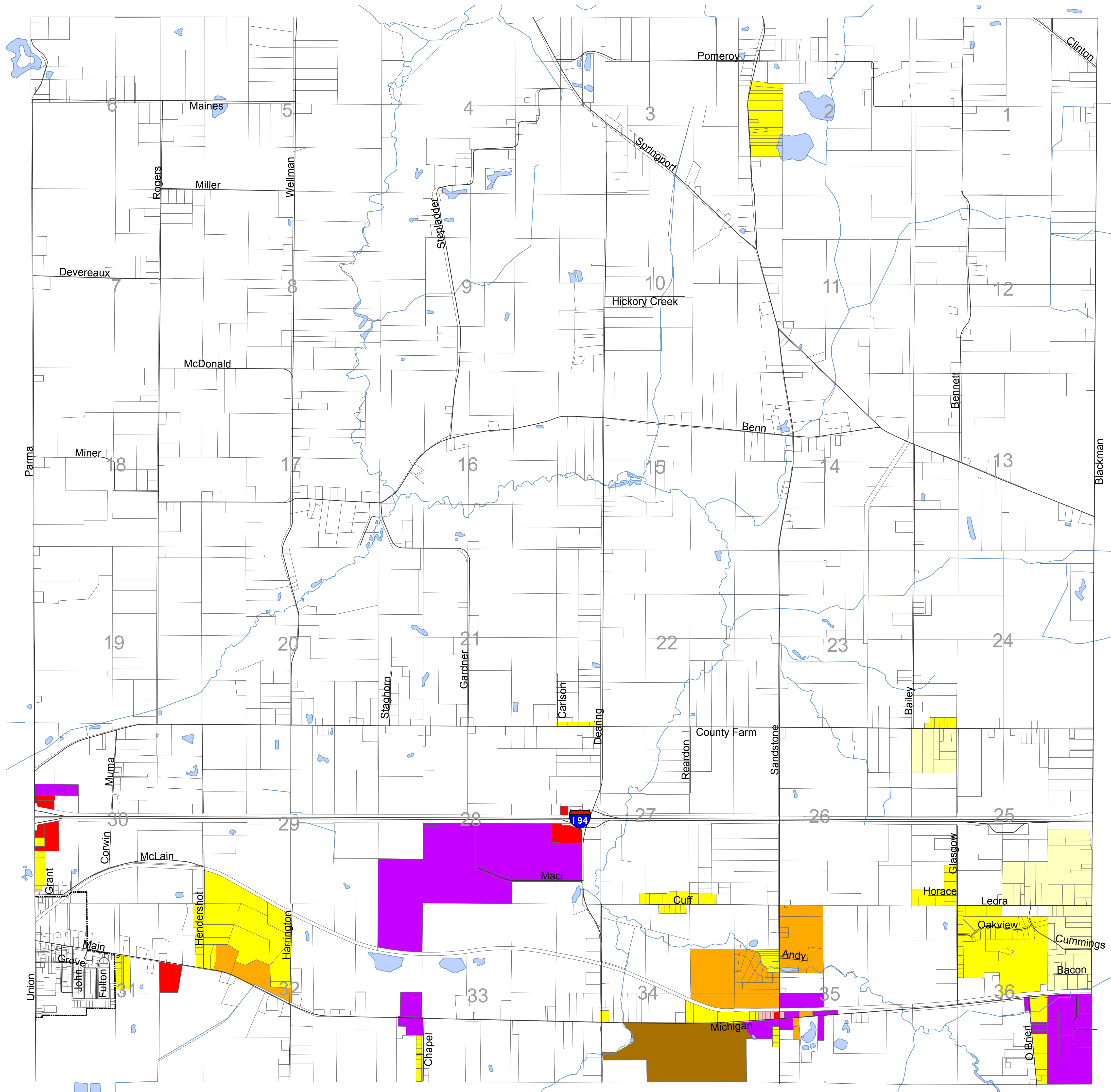
## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/15/2016	\$0.00	OTH	CRAFT WENDELL		07-DEATH CERTIFICATE	2085-963
02/21/2016	\$0.00	QC	CRAFT WENDELL & SHARON B	CRAFT WENDELL & SHARON B ETAL	18-LIFE ESTATE	2071-431
05/16/1974	\$29,950.00	OTH	FABER LOUIS H ESTATE OF	CRAFT WENDELL & SHARON B	08-ESTATE	875-495

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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## Legend

	AG-1	Agricultural District
	RNF-1	Rural Non-Farm Residential
	RS-1	Suburban Residential District
	RM-1	Multiple Family Residential
	MHP	Mobile Home Park
	C-1	Local Commercial District
	C-2	General Commercial
	LI	Limited Industrial District
	PUD	Planned Unit Development District
		Parma Village Boundary

# ZONING MAP

Sandstone Charter Township  
Jackson County, Michigan

0 2,500 5,000 Feet

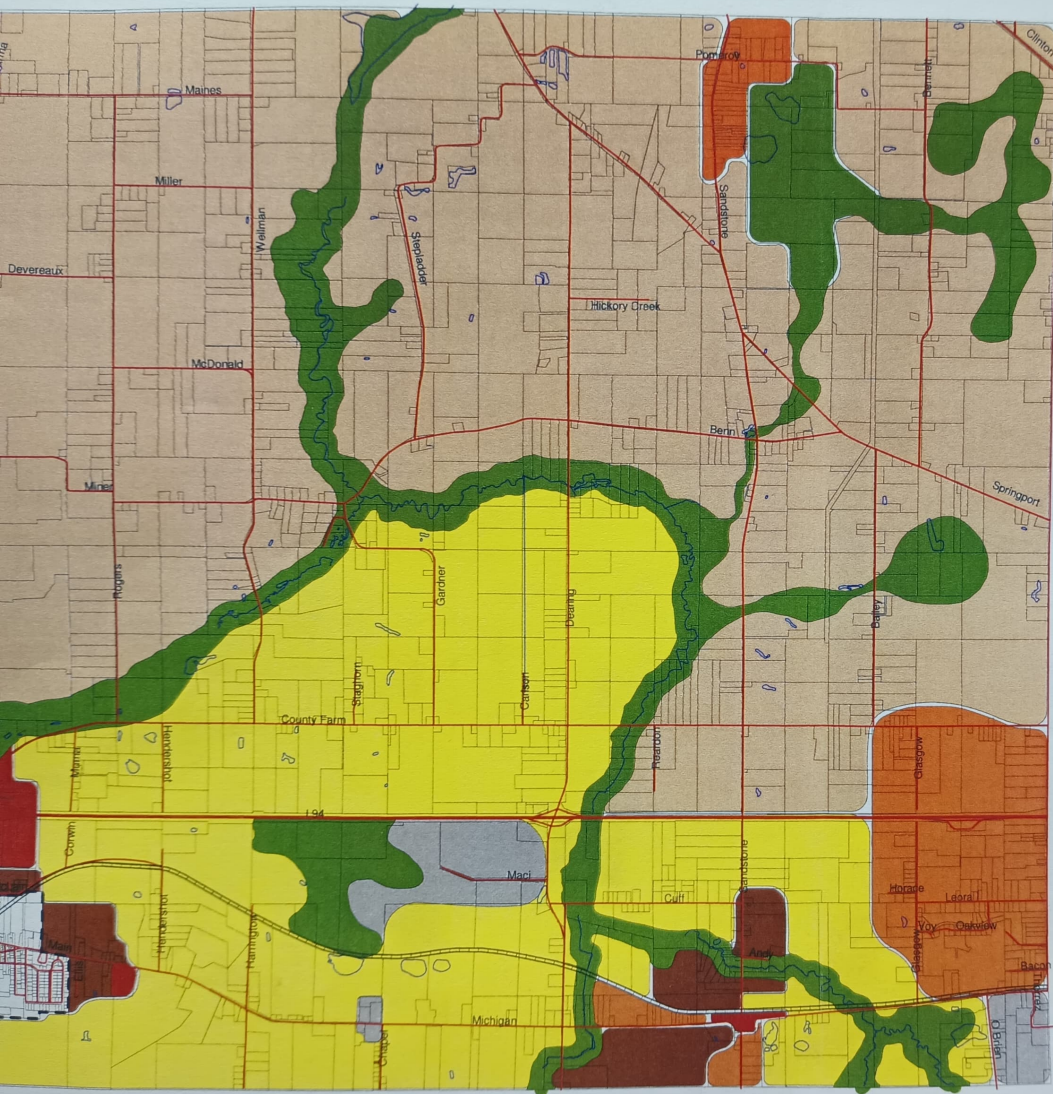
March 30, 2017  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan











## LEGEND

- Agricultural (5 ac.)
- Low Density Residential (2.5 ac.)
- Medium Density Residential (1.0 ac.)
- High Density Residential (4 dwellings)
- Commercial / Office
- Industrial
- Conservation
- Limits of the Village of Parma

MAP

## FUTURE LAND USE

SANDSTONE CHARTER TOWNSHIP  
JACKSON COUNTY, MICHIGAN



4000 0 4000 Feet

CARLISLEWORTMAN ASSOCIATES, INC.  
COMMUNITY PLANNERS & LANDSCAPE ARCHITECTS  
ANN ARBOR, MICHIGAN



Plot Generation

Sandstone Township Planning Commission Meeting  
Tuesday 1/2/2024

1. Called to Order 6:00pm
2. Roll Call: Crisenbery, Inosencio, Goodrich, Cantrell  
Absent: Donahue
3. Motion to approve agenda, approved
4. Motion to approve minutes as corrected, (names misspelled). All in favor. Motion carried.
5. Public comment: Randy Kulhawik, concerned citizen, regarding Private Road Ordinance and enforcement on Wimbledon Drive, a private road of Dearing Road. Concern about retroactive upgrade of the road or any future upgrade requirements. Concerns to be further addressed during Old Business coverage of Private Roads.
6. Public Hearing: Motion to Open Public Hearing, all in favor. Motion passed.  
No public comment  
Motion to close public hearing, seconded, all in favor. Hearing closed.  
Deliberation: Motion to recommend to Township Board to approve rezoning request for 2431 N Dearing Road, Parma from Ag-1 to C-1. All in favor. Motion carried.
7. Township board report by Crisenbery. Township meeting was rescheduled due to illness and Crisenbery was unable to attend rescheduled meeting. Brief report on prior month's meeting.
8. Old Business
  - a. Cantrell presents process documents for Condition Use and Zoning Amendments. Goal is to improve process with fewer phone calls and ease application process for residents and applicants.
  - b. Crisenbery suggests the application itself may be improved. Cantrell will consider looking to Blackman Township for application guidelines.
  - c. Motion to submit Conditional Use Permit Application Process document to clerk, all in favor. Motion carried. Motion to approve Zoning Amendment Request Process to Clerk, all in favor. Motion carried.
  - d. Discussion on Private Road:  
The primary with Ordinance as it stands:
    - Who bears the cost of developing more lots and upgrading lots? Cantrell suggests clear language so that it is abundantly clear to the Zoning Administrator and any citizens or applicants that no lot splits will be approved which would change the class of road required without documentation showing

that the road will be improved and who is financially responsible for this improvement.

- Should the person splitting the lot and is therefore the developer be solely responsible for the cost of bringing the road up to the new minimum standard?
  - What are the existing Private Roads in our township and how many lots are on each road? We need a survey of these roads for future inquiry and to protect from liability.
  - Final comments for this meeting: This ordinance requires private road signage to a certain spec, but not all are in compliance.
- e. Motion to move landscape ordinance discussion to future meeting date. Motion carried.

Meeting Adjourned 7:37 pm

Submitted,  
Nicole Cantrell, Chair and acting Secretary

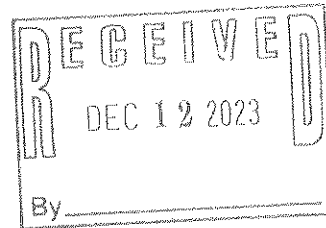


348 Main St. Rives Junction, MI 49277

(517) 569-3100

December 8, 2023

To: Jackson County Planning Commission Members  
Jackson County Tower Building  
120 W. Michigan Ave.  
Jackson, Michigan 49201



From: Rives Township Planning Commission

Enclosed is a copy of Rives Township Planning Commission Resolution dated November 27, 2023. This Resolution is an Amendment to the Rives Township Master Plan.

Please review at your next meeting and give any comments or concerns in writing with attention to the Clerk at the above address.

Sincerely,

Vercilla Hart  
Rives Township Clerk  
348 E. Main Street  
Rives Junction, MI 49277



**TOWNSHIP OF RIVES  
COUNTY OF JACKSON, MICHIGAN**

**RESOLUTION OF PLANNING COMMISSION TO APPROVE AMENDMENT TO  
MASTER PLAN**

Minutes of a Meeting of the Township Planning Commission of the Township of Rives, Jackson County, Michigan, held at the Rives/Tompkins Fire Station, 8286 Lansing Ave., Jackson, Michigan, in said Township, on the 27<sup>th</sup> day of November 2023, at 6:30 p.m.

PRESENT: James Lindstrom, Christine Beecher, Sam Hayward *Mark Stevenson*

ABSENT: Jon Hoffmann

The following preamble and resolution were offered by Member Mark Stevenson and supported by Member Sam Hayward.

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare and make amendments to a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed update and amendment to the Rives Township Master Plan and submitted it to the Township Board for review and comment; and

WHEREAS, on November 10, 2022, the Rives Township Board received and reviewed the proposed amendment to the Master Plan as prepared by the Planning Commission and authorized distribution of the proposed amendment to all persons and entities entitled to notice of the Township's intent to adopt a revision to the Master Plan provided in Section 39 of the MPEA; and

WHEREAS, this Commission held a public hearing on the proposed amendment to the Master Plan on November 27, 2023 ~~May 22, 2023~~, to consider public comment on and to further review and consider the proposed Master Plan amendment; and

WHEREAS, the Planning Commission finds that the proposed amendment to the Master Plan is proper and appropriate for the land use, preservation and development goals and strategies of the township; and

WHEREAS, the Township Board has reserved its right to approve or reject amendments to the Master Plan that are approved by this commission and as allowed for in Section 43 of the MPEA; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves the proposed amendment to the Master Plan.

BE IT FURTHER RESOLVED that the Planning Commission Chair or Secretary shall transmit the proposed Master Plan amendment to the Township Board for its review and action as provided for in the MPEA.

ROLL CALL VOTE:

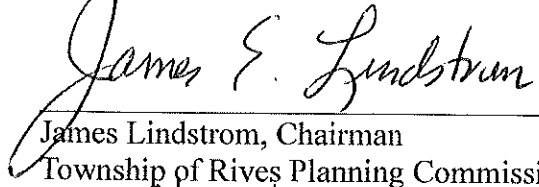
AYES: Christine Beecher, Jan Hayward, Mark Stevenson, Jim Lindstrom

NAYS: none

ABSENT: Jon Hoffman

ABSTAIN: none

**RESOLUTION DECLARED ADOPTED.**

  
James Lindstrom, Chairman  
Township of Rives Planning Commission  
Dated: November 27, 2023

### CERTIFICATION

I, Vereella Hart, certify that the foregoing is a true and complete copy of a Resolution adopted by the Planning Commission for the Township of Rives, County of Jackson, State of Michigan, at the meeting held on November 27, 2023, and that public note of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Dated: 11/27/2023

Vereella Hart  
\_\_\_\_\_, Clerk  
Township of Rives