



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: March 14, 2024

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 February 8, 2024, meeting minutes [**ACTION**] 2
4. Approval of agenda
Approval of the March 14, 2024, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1) CZ | #24-08 | Napoleon Township rezoning [**ACTION**] 7
 - (2) CZ | #24-09 | Leoni Township rezoning [**ACTION**] 20
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – *None*
 - b. New business - *None*
 - c. Notices – *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is April 11, 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

February 8, 2024

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

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

Members Absent:

Staff Present: Ms. Alissa Starling, R2PC.

Others Present: Lynn Sajdak, Tom Simon, Christina Simon, John Lesinkski, Kim Lesinkski, and Aaron Simon.

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:12 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** Grass Lake resident Joan Pinson spoke on concerns of rezoning to commercial and not being in the future plan for that area. Property owner Erin Simon stated land sale is contingent on rezoning and frontage on Michigan Ave. is zoned commercial.

Item 3. **Approval of Minutes.** Motion to approve by Hilleary, seconded by Wolcott, carried without dissent.

Item 4. **Approval of the Agenda.** Motion to approve by Kennedy, seconded by Wolcott, carried without dissent.

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

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

(1) **#CZ24-05 | Blackman Township.** Chairperson Hawley introduced the agenda item, a petition for rezoning of a parcel, approximately 5.36 acres, located at 8321 Lansing Ave in Blackman Township, from Local Commercial (C1) to Suburban Residential (RS1).

Staff provided a brief synopsis of the case, highlighting the current land use of the parcel as a vacant, undeveloped site. It was noted that the surrounding land uses

consist of parcels to the north and south designated for local commercial, while properties east and west are residential. Additionally, the property to the south is also residential. Reference was made to the Township's Master Plan, which designates the planned Future Land Use for residential purposes, despite the current zoning being local commercial. Surrounding zoning was described to include residential, commercial, and agricultural areas. Staff recommended **approval** of the rezoning petition, citing its alignment with the surrounding residential parcels and the Township's Master Plan.

Motion: A motion was made by Kennedy for approval of the petition for rezoning, which was seconded by Wolcott

Vote: The motion passed without dissent.

(2) **#CZ24-06 | Grass Lake Township.** Chairperson Hawley introduced the agenda item, a petition for rezoning of a parcel, approximately 126.24 acres, located at Sarossy Lake Road and East Michigan Avenue in Grass Lake Charter Township from Agricultural (AG) to General Commercial (GC).

Staff provided an overview of the case, emphasizing the current land use of the parcel as a vacant, undeveloped site. The surroundings consist of residential parcels to the south, commercial establishments including a fire department and a restaurant to the southwest, residential parcels to the west, an agricultural parcel to the east, and another agricultural parcel to the north. The suggested future land use, according to the Township's Land Use Map, is medium density residential. Currently zoned as Agricultural (AG), the subject parcel shares this designation with the adjacent property to the north. Zoning to the south varies between Residential and General Commercial (GC), with western adjacent parcels being zoned residential, and public facilities nearby. For these reasons, staff recommended **approval** of the rezoning application.

However, significant ecological resources including tree canopy, wetlands, and groundwater recharge underground were noted as per Jackson County mapping. Considering the substantial ecological resources on site and the absence of sufficient information addressing conservation or remediation plans, including a wetland delineation report which the applicant mentioned having paid for but failed to provide or submit with application documents has to be taken into account.

Motion: A motion was made by Mr. Cole for approval of expansion of the already existing commercial zoning within an already existing split zoned parcel, supported by Mr. Kennedy.

Vote: A roll call vote was conducted as follows: Aye – Cole, Kennedy, Hileary, Minnick. Nay - Wolcott, Gallagher, Hawley, Videto, and Biddinger. *The motion failed 4-5.*

(3) **#CZ24-07 | Leoni Township.** Chairperson Hawley introduced the agenda item, a petition for rezoning of a parcel, approximately 11.5 acres, located Myers Court in Leoni Township from Heavy Industrial (M) to Suburban Residential (RS).

Staff provided a brief synopsis of the case, highlighting the current land use of the parcel as a vacant, undeveloped site. It was noted that the surrounding land uses consist of parcels to the north and south designated for local commercial, while properties east and west are residential. Additionally, the property to the south is also residential. Reference was made to the Township's Master Plan, which designates the planned Future Land Use for residential purposes, despite the current zoning being local commercial. Surrounding zoning was described to include residential, commercial, and agricultural areas. Staff recommended **approval** of the rezoning petition, citing its alignment with the surrounding residential parcels and the Township's Master Plan.

Motion: A motion was made by Cole for approval of the petition for rezoning, which was seconded by Kennedy.

Vote: The motion passed without dissent.

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.**

a. **Commissioner Elections.**

Commissioner Hawley was unanimously voted as Chairperson and
Commissioner Kennedy was unanimously voted as Vice Chairperson.

c. **Notices.** None.

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

Item 8. **Commissioner Comment.**

Chairperson Hawley discussed the changes in legislation regarding renewable energy and the framework for a CREO and the collaboration required between the County and local governments. Further discussion will be held to decide next steps.

Item 9. **Adjournment.** Cole made a motion to adjourn, supported by Kennedy.

The meeting adjourned at 7:58 p.m.

Respectfully submitted by:

Alissa Starling, R2PC

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Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | #24-08

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: February 27, 2024

Proposal: **Rezoning 1 parcel of 1.35 acres on Nottawa Seppee St, Napoleon Township from Residential (R-1) to General Commercial (GC)**

Request

The subject property is proposed for rezoning to General Commercial (GC) from Residential (R-1).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for the construction of an office and storage facility for landscaping equipment.

Location and Size of the Property

The parcel (000-15-31-353-002-00) proposed for rezoning is located in the south west quarter of Section 31 on the south side of Nottawa Seppee St. The subject parcel is 1.35 acres and is currently zoned Residential (R-1).

Land Use and Zoning

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

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

Current Zoning – The subject parcel is currently zoned Residential (R-1). Properties to the north, and east are currently zoned Residential (R-1). The properties to the south and west are currently zoned Limited Industrial (L1).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water is available to the subject parcel, but municipal sewer is not available to the subject parcel.

Public Road/Street Access – Nottawa Seppee St. provides direct access to the subject parcel.

Environmental Constraints – The northern part is woody wetlands with lots of trees and the southern part of the parcel is considered wetlands and overlays with hydric soils.

Analysis and Recommendation

Township Planning Commission Recommendation – The Napoleon Township Planning Commission approved the rezoning at their February 22, 2024 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. The currently vacant property can act as a bridge between the light industrial and the residential properties bordering it on each side. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Napoleon Township Board of the proposed rezoning to 'General Commercial (GC)'.

Staff Report Attachment(s):

- *Background information provided by Napoleon Township*

Suggested Actions:

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

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 Napoleon 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 Parcel Report County GIS- Parcel 000-15-31-353-002-00 1.35 Acres- Section 31

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

2. PURPOSE OF PROPOSED CHANGE: Office and Equipment Storage Landscaping Equipment

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.)

Office and Equipment Storage Landscaping Equipment

C. **PUBLIC HEARING** on the above amendment was held on: month February day 22 year 2024

D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month February day 6 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: 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.

Josh E. Humes, Recording Secretary 2 / 22 / 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

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: <u>Napoleon</u>		Township Case #: <u>24-02-0003</u>	
Township official we may contact: <u>John Worden</u>		Phone #: (<u>517</u>) <u>788</u> - <u>4113</u>	
Applicant: <u>Armando Fierro Fletes</u>		Phone #: (<u>734</u>) <u>972</u> - <u>1668</u>	
Rezoning Request:	From: <u>Residential</u> (<u>R-1</u>)	To: <u>General Commercial</u> (<u>GC</u>)	
Property Location:	Section(s): <u>31</u>	Quarter Section(s): <input type="checkbox"/> NW <input type="checkbox"/> NE <input checked="" type="checkbox"/> SW <input type="checkbox"/> SE	
Legal Description and/or Survey Map/Tax Map (please attach)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Please do not use <u>only</u> the Parcel ID Number)	
Parcel Size (if more than one parcel, label "A" - "Z"):		1. <u>3</u> acres	
Please attach location map		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
What is the existing use of the site?		<u>Vacant</u>	
What is the proposed use of the site?		<u>Office and storage building for landscaping</u>	
What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?			
North: <u>Residential</u>		South: <u>Vacant</u>	
East: <u>Residential</u>		West: <u>Industrial</u>	
What are the surrounding Zoning Districts?			
North: <u>Residential</u> (<u>R-1</u>)		South: <u>Limited Industrial</u> (<u>LI</u>)	
East: <u>Residential</u> (<u>R-1</u>)		West: <u>Limited Industrial</u> (<u>LI</u>)	
What is the suggested use of the site on the Township's Land Use Plan map? <u>High Density Residential - Commercial ?</u>			
Is municipal water currently available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Will it be made available? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, when? _____	
Is municipal sewer currently available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will it be made available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, when? _____	
Does the site have access to a public street or road?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, name <u>Nottawa Sepee</u>	
Are there any known environmental constraints on the site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input checked="" type="checkbox"/> Wetland(s)	<input type="checkbox"/> Floodplain(s)	<input type="checkbox"/> Brownfield(s)	<input checked="" type="checkbox"/> Soil(s)
<input type="checkbox"/> Other (please specify)	Note: the south east area of the parcel is considered wetland(s)- the same area is hydric soils		
Please attach the minutes of the Planning Commission.			
<input checked="" type="checkbox"/> Yes, the minutes are attached.		<input type="checkbox"/> No, the minutes are not attached.	
Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.			
<input checked="" type="checkbox"/> Yes, copies of documentation are attached.		<input type="checkbox"/> No, copies of documentation are not attached.	
Please attach any public comments, letters, or petitions.			
<input checked="" type="checkbox"/> Yes, public comments are attached.		<input type="checkbox"/> No, public comments are not attached.	

Please include any additional information or comments as an attachment.

NAPOLEON TOWNSHIP ZONING APPLICATION

Print or Type

CASE # 24-02-0003

①

This application will not be processed if incomplete. **All required materials must be submitted at least thirty (30) days prior to the next Planning Commission meeting. Site Plans with all documentation thirty (30) days prior to the next Planning Commission meeting.

◆All required materials must be submitted at least thirty (30) days prior to the next Zoning Board of Appeals meeting.

APPLICATION FOR

☒ Rezoning **

☐ Site Plan Review

☐ Planned Developments

☐ Special Land Use

☐ Amendments

☐ Variance ◆

☐ Conditional Use **

☐ Home Occupation **

☐ Site Plan Change/Renewal

☐ Administrative Site Plan

☐ Other

②

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

Name(s) ARMANDO FIERRO FLETES Phone 734-972-1668

Address 16027 WHIPPOORWILL CT
MANCHESTER MI 48158

③

OWNER INFORMATION

Name(s) ARMANDO FIERRO FLETES Phone 734-972-1668

Address 16027 WHIPPOORWILL CT
MANCHESTER MI

④

PROPERTY INFORMATION

Address or Location V/L NOTTA WASEPEE SE

Permanent Parcel # 000-15-31-353-002-00

Zone District (Current) _____ Property Size 1.35 ACRES

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

⑤

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

THE INTENTION WILL BE TO ADD AN OFFICE AND
A SHED FOR STORAGE FOR A LANDSCAPING
COMPANY. PROBABLY ADD A NURSERY LATER ON

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

Signature of Applicant

Signature of Applicant

Date

1/16/2024

⑥

I hereby grant permission for members of the Napoleon Township (Planning Commission) (Zoning Board of Appeals) (Township Board) to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. (Note to Applicant: This is optional and will not affect any decision on your application.)

Signature of Applicant

Signature of Applicant

Date

1/16/2024

DO NOT WRITE BELOW THIS LINE

Date Received 1/18/24

Application ☒

E-mail

or

CD/PDF

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Submitted Materials: Site plan ☐

of copies 24 x 36 ☐

11 x 17 ☐

CD/PDF ☐

Site plan checklist ☐

Environmental checklist ☐

Pictures\ Video ☐

Survey: Stake ☐ Mortgage ☐

Letters: JCRC ☐ JCDC ☐ JCHD ☐ DPW ☐ JCAP ☐ DEQ ☐ FIRE ☐

Application Fee 400.00

Publication/Mailing Fee

APPLICATION ACCEPTED BY: John Worden

Meeting Dates: PC 2/22/24

ZBA X

CNTY 3/14/24

TWPBD 4/9/24

Publication Dates #1 2/6/24

WEB 2/6/24

NOTE: Please attach all documents as required for each type of request and as listed on the attached sheets. Publication and postage cost charged accordingly over and above filing fees.

White Copy - Township

Yellow Copy - Applicant

NOTICE

The Napoleon Township Planning Commission will hold a public hearing February 22, 2024 at 6:00 p.m. in the Township Hall, 6775 Napoleon Road, Jackson, MI. 49201

At this time all interested parties will be heard on the request of Armando Fierro Fletes of 16027 Whippoorwill Ct., Manchester, MI 48158 to Rezone property located on vacant land on Nottawasepee with parcel number 000-15-31-353-002-00 from Residential (R-1) to General Commercial (GC). The proposed use is for an office and storage facility for landscaping equipment. The property and request are more particularly described and on display at the Township Office.

Napoleon Township Office is open from 7:00 a.m. to 5:00 p.m. Monday – Thursday during which time the Zoning Ordinance/Zoning Map may be examined. Written comments regarding the above may be directed to the Township, or by calling (517) 536-8694 Extension 209. Napoleon Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon ten (10) days written notice to the Township. John Worden, Zoning Administrator

The Exponent

Insertion Date: February 6, 2024

Copy to John Hummer, Clerk

Case#24-02-0003-Vacant Land Nottawa Sepee Vacant
Rezoning from (R-1) to General Commercial (GC)



Untitled Map

Write a description for your map.

Legend

- 123 Nottawasepee
- First Baptist Church of Napoleon
- Hamco-Carlson
- United States Postal Service

14





Parcel Report - Parcel ID: 000-15-31-353-002-00

1/22/2024



Owner Name FLETES ARMANDO F
Owner Address 16027 WHIPPOORWILL CT
MANCHESTER, MI 48158
Homestead 0
Parcel Address NOTTAWASEPEE VACANT
JACKSON, MI 49201
Property Class 402 - RESIDENTIAL VACANT
Status Active
Acreage 1.35
Gov't Unit Napoleon
Tax Unit Napoleon
School District NAPOLEON SCHOOL
Liber/Page 2239-0859

	2021	2022	2023
Taxable Value	\$5,166	\$5,336	\$5,602
Assessed Value	\$12,000	\$12,200	\$13,100

Tax Description:

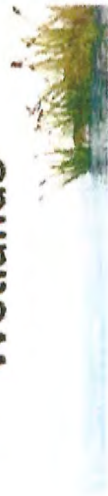
BEG AT SW COR OF SEC 31 T3S R2E TH N ALG W LN OF SD SEC 227.04 FT TO THE CEN LN OF NOTTAWASEPEE ST TH S 79° 27'E 342.52 FT ALG CEN OF SD ST TO A PT WH IS THE POB TH S 8° W 143.31 FT TO S SEC LN TH E ALG S SEC LN 68.02 FT TH SLY PAR WITH CEN OF CHICAGO ST 231 FT TH ELY PAR WITH CEN OF NOTTAWASEPEE ST 99 FT TH NLY PAR WITH CEN OF CHICAGO ST 361.5 FT TO CEN OF NOTTAWASEPEE ST TH N 79° 27'W ALG CEN OF LAST MENTIONED ST TO BEG. SEC 31 T3S R2E AND SEC 6 T4S R2E



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



Wetlands



Using this App:

Read a field through a computer out a 30x30 scale on mobile. Click tool on the top bar to view different datasets.

FOR VISUAL INSPECTION OF CLICK HERE

Using this Tab:

Zoom in to desired location by using a touch mouse wheel or tapping a touch screen or the left or right buttons.

Search for a property with the map finding tool. Enter a Parcel ID, Owner Name, Last Name, First or Address. The Search parameter may be added to see the data easier. Zoom in by double tapping the map to zoom in. Tapers not flood.

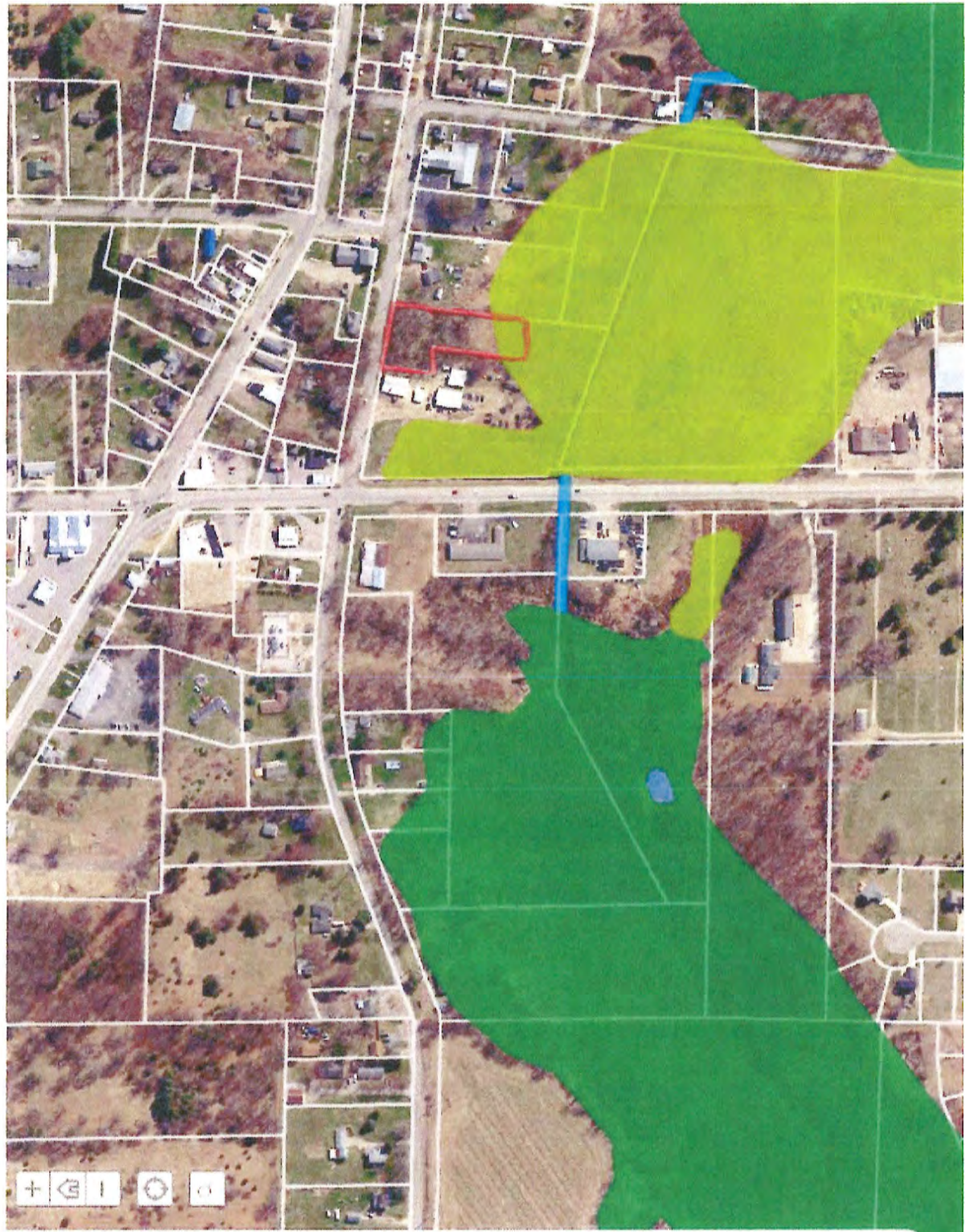
Information Popups are by clicking on a desired dot and are click here for an example.

Aerial Imagery can be seen by zooming in to see may take a second to load.

Screenshots of the map can be taken under the share icon. Map point functions on a Android. Use the Snap Tool can be used.

Dataset Information:

Wetlands are sourced from the US Fish & Wildlife Service. Other datasets in the app include: Air Quality, Wetlands, and other datasets. For more information, [Click Here](#) to visit their website.



NAPOLEON TOWNSHIP

PLANNING COMMISSION

February 22, 2024 - 6:00 P.M.

Please Note: The Chairman may ask for public comment before a formal vote of the Planning Commission is taken. All comments are directed to the Planning Commission. Public comments are limited to a maximum of 3 minutes per person. After being recognized by the Chairman, please state your full name and residence address for the record before giving your public comment.

Pledge of Allegiance

1. Approval of the Agenda
2. Minutes of January 25, 2024
3. Case#24-02-0002-Rezoning 1.35 Acres of Vacant Land between 123 and 151 Nottawa Sepee St. and South of 108 East ST. and 133 Austin Rd. from Residential to General Commercial to allow an Office and Storage Facility for a Landscaping Equipment.
4. Discussion for creating and Ordinance to regulate Short Term Rentals
5. Adjourn

Attachments:

Napoleon Township Planning Commission
Minutes – February 22, 2024

Call to Order: 6:00 p.m.

Commission Members Present: Scott Miles, chair; Jeff Kirkpatrick, vice chair; John Hummer, recording secretary; Mark LaRocque, and Mindy Rice.

Commission Members Absent: Pam McCown, Heidi Richardson.

Also Present: John Worden, Napoleon Township Zoning Administrator; Armando Fierro, owner of property for Case #24-02-0002

Approval of Agenda: MOTION by M. LaRocque, seconded J. Hummer to approve agenda. All Ayes, motion passed.

Approval of Minutes from Jan. 25, 2024: MOTION by J. Kirkpatrick, seconded by M. Rice, to approve the minutes from Jan. 25, 2024. All Ayes. Motion passed.

Case #24-02-0002 – Rezoning 1.35 Acres of Vacant Land between 123 and 151 Nottawasepee St. and South of 108 East St. and 133 Austin Rd. from Residential to General Commercial to allow an Office and Storage Facility for a Landscaping Equipment Business:

S. Miles stated that General Commercial (GC) would be a better fit since currently the neighboring property to the west is zoned Light Industrial (LI), and that GC next to residential is pretty common. A. Fierro, property owner, said he wants to put a garage/shed on the property for inside storage of tools for his landscaping business, along with an office. He noted that in the future he would like to have a nursery on the property. S. Miles said he doesn't see any conflicts, including with his house which is across the street within 300 feet of the property. No other neighboring property owners were present at the meeting. J. Worden indicated to A. Fierro that he would have to put his plans into a site plan if the zoning change is approved. S. Miles noted that other potential concerns like noise, lighting, and outdoor storage could be addressed at site plan time. MOTION by M. Rice, seconded by J. Kirkpatrick, to recommend rezoning the 1.35-acre property from Residential (R) to General Commercial (GC). All Ayes. S. Miles abstained due to being within 300 feet of subject property. Motion passed. J. Worden recommended that the applicant go to the Region 2 Planning Commission meeting, the second Thursday of March, where the rezoning recommendation goes next for their recommendation. He noted it would then come back to the township board in April for their vote on the matter.

Discussion for Creating an Ordinance to Regulate Short-Term Rentals: J. Kirkpatrick stated that he researched ordinances in other municipalities for short-term rentals and presented a document of those he thought were worthy of thinking about. He noted that the township currently is dealing with short-term rental violations. Some examples of "guardrails" he mentioned are how many people you can have per room, number of restrooms per room, parking based on the number of bedrooms and/or the capacity of the facility, and appropriate numbers of fire and carbon monoxide detectors and fire extinguishers. J. Worden indicated that the zoning and police powers have to be kept separate – the enforcement of the standards are the current police power ordinances the township has in place, noting that the police powers cover parking, noise, trespassing, and other neighbor-related issues. He noted that the current township zoning ordinance does have a "bed and breakfast" section with specific rules, but would have to be expanded to include airbnbs and VRBOs for short-term rentals. J. Kirkpatrick stated he thinks short-term rental properties need a permit for occupancy limits and other items mentioned above, and an established number of violations before a permit is revoked. S. Miles added that length of stay is another parameter. J. Kirkpatrick suggested having American Legal, under contract with the township, draft a short-term rental ordinance. J. Worden noted that short-term rentals should be compliant with the Michigan Building Code. He also said any new ordinance would have to go through the public hearing process. S. Miles noted that the new ordinance could be a revised version of the current bed and breakfast section. J. Hummer noted that some residents attended the January township board meeting and were quite vocal about short-term rentals on Olcott Lake Rd. He stated one of the residents said there were only five parking spaces for a 24-bed facility, and that vehicles park on neighbors' lawns, across driveways, and blocks ingress and egress. J. Kirkpatrick noted that with police powers enforced, those cars in violation can be towed away. He also stated that limits (maximum occupancy) can be put on the number of people in them, whether based on number of rooms or square footage. He added that some ordinances say they can't advertise for more people than the township allows. If they do, the ordinance can state how many violations are cause for getting a permit revoked. J. Worden stated that a permitting process for them should be in order, and permits charged for so inspections are done.

Consensus for next steps were for members to look over the current bed and breakfast language in the township zoning ordinance and the sample language from other jurisdictions that J. Kirkpatrick distributed. J. Worden suggested to add to or modify the current B&B language. Also, J. Kirkpatrick will reach out to American Legal for their input as well. J. Worden noted that American Legal will take what the commission comes up with and reference it to state and federal laws to ensure the language is compliant with those laws. He also suggested the Michigan Townships Association as another resource to bounce it off. He said he will also check with the

Michigan Association of Planning to see what they have on short-term rental ordinances. J. Kirkpatrick will email the commission when he hears back from American Legal. If they take too long, he suggested we go with the law firm of Fahey, et al, noting that they are very efficient. A potential special planning commission meeting was discussed, if necessary, to expedite the process.

Public Comment:

Ollie Mallad, of 9415 Olcott Lake Drive, was the only member of the public in attendance whom S. Miles invited to comment. He noted that Grass Lake Charter Township went through the same ordinance process for short-term rentals about six months ago.

Meeting adjourned at 6:52 p.m.

John Hummer, Recording Secretary



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | #24-09

To: County Planning Commissioners

From: Zack Smith, R2PC Planner

Date: March 6, 2024

Proposal: **Rezoning 1 parcel of .797 acres 916 S. Sutton Rd, Leoni Township from Business Commercial (B2) to Residential (R1)**

Request

The subject property is proposed for rezoning to Residential (R1) from Business Commercial (B2).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for the property to align with “use and neighborhood.”

Location and Size of the Property

The parcel (000-14-05-326-006-00) proposed for rezoning is located in the north-east quarter of Section 5 on the west side of S. Sutton Rd. The subject parcel is .797 acres and is currently zoned Business Commercial (B2).

Land Use and Zoning

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

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 subject parcel is currently zoned Residential (B2). Properties to the north, south, east, and west are currently zoned Residential (R-1).

Public Facilities and Environmental Constraints

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

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

Environmental Constraints – There are no known environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Leoni Township Planning Commission unanimously approved the rezoning at their February 7, 2024 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Leoni Township Board of the proposed rezoning to 'Residential (R1)'.

Staff Report Attachment(s):

- *Background information provided by Leoni Township*

Suggested Actions:

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

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Leoni Township Case #: _____
 Township official we may contact: Cindy Norris Phone #: (517) 936-2290
 Applicant: Philip Adames Phone #: (517) 937-4438
 Rezoning Request: From: Business Commercial (B2) To: Residential (R1)
 Property Location: Section(s): 5 Quarter Section(s): ☐ NW ☒ NE ☐ SW ☐ SE
 Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)
 Parcel Size (if more than one parcel, label "A" - "Z"): 1.797 acres

Please attach location map ☒ Yes ☐ No
 What is the existing use of the site? Vacant

What is the proposed use of the site? Residence

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

What are the surrounding Zoning Districts?
 North: Residential (R1) South: Residential (R1)
 East: Residential (R1) West: Residential (R1)

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

Is municipal water currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____
 Is municipal sewer currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____
 Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name _____
 Are there any known environmental constraints on the site? ☐ Yes ☒ No
☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)
☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.
☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.
 Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.
☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.
 Please attach any public comments, letters, or petitions.
☐ Yes, public comments are attached. ☒ No, public comments are not attached.

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 B2 - Business Commercial ZONE TO R1 - Residential ZONE.
2. PURPOSE OF PROPOSED CHANGE: Want property to align with use of neighborhood

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 Feb day 7 year 2024

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Jan day 14 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 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 3/6/24 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

Leoni Township Office

913 Fifth Street Michigan Center, Michigan 49254

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

www.leonitownship.com

RECEIVED

JAN 10 2024

Leoni Township Clerks Office

DATE OF APPLICATION: 1-10-24

APPLICATION #:

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

TO: PLANNING COMMISSION, LEONI TOWNSHIP

I (We) Hereby make application with the Township of Leoni to:

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

LEONI TOWNSHIP
P A I D

JAN 10 2024

Marcia K. King

1. Applicants Name: Philip Adams Phone: 517-937-4431
2. Address of Property Involved: 916 & 918 S. Sutton Applicant Address: Philip Adams
3. Legal Description of Property: Parcel - In Packet Attached
4. The above property is presently zoned:
5. I wish the zoning to be changed from: B-2 to: Residential R-1
6. I wish the boundaries to be changed from: to:
7. I wish the change in the text from section:
8. The proposed use(s) and nature(s) of operation is/are:

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

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

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

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

FEE: \$550.00

Philip Adams
SIGNATURE OF OWNER APPLICANT

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

DATE: CHAIRMAN: SIGNATURE

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

DATE: CLERK: SIGNATURE

8/15/12

24



Parcel Report - Parcel ID: 000-14-05-326-006-00

1/10/2024



Owner Name ADAMES PHILIP
Owner Address 2880 FOX RD
JACKSON, MI 49201
Homestead 0
Parcel Address 916 S SUTTON RD
JACKSON, MI 49203
Property Class 201 - COMMERCIAL
Status Active
Acreage 0.797
Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2209-962

	2021	2022	2023
Taxable Value	\$38,872	\$40,154	\$42,161
Assessed Value	\$118,641	\$122,208	\$118,723

Tax Description:

BEG AT THE W 1/4 COR OF SEC 5 TH E ON THE E-W 1/4 LN 1316.40 FT TO THE W 1/8 LN TH S02°30'E ALG SD 1/8 LN 687.46 FT TH S89°49'45"E 684 FT TO POB, BEING THE NW COR OF LOT 1 BOYD'S UNRECORDED SUBDIVISION, TH S02°30'E 90.71 FT TO THE SW COR OF LOT 2 OF SD SUBDIVISION TH S79°08'19"E 233.15 FT TO THE W ROW LN OF SUTTON RD BEING THE SE COR OF SD LOT 2 TH N10°07'35"E ALG W ROW LN OF SD RD 140.18 FT TO THE NE COR OF LOT 1 OF SD SUBDIVISION TH N81°27'33"W 262.34 FT TH S02°30'E 42.44 FT TO BEG. SEC 5 T3S R1E .77A LOT LINE ADJ PER DEED & SURVEY 2002 L-1697 P-1245;



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



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

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



AONE SW 27
All Directions



Overhead



North



East



South



West





TOWNSHIP OF LEONI

Receipt: 228965

01/10/24

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

Cashier: TPOTTER
Received Of: ADAMS PHIL

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

The sum of: 550.00

ZON REZONE 916 /918 S SUTTON

	550.00
Total	550.00

CHK/MO/CASHIE 0103

550.00

Signed: _____

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

NOT I CE

The Leoni Township Planning Commission will hold an In Person Public Hearing, Wednesday, February 7, 2024 at 6:00 P.M. in the Leoni Township Meeting Hall, 913 Fifth St., Michigan Center, Michigan, 49254.

000-14-05-326-006-00
916 & 918 Sutton Rd.
Philip Adames Rezone

Purpose of hearing: Rezone from Commercial Business (B2) to One Family Residential (R1)

Legal Description: BEG AT THE W 1/4 COR OF SEC 5 TH E ON THE E-W 1/4 LN 1316.40 FT TO THE W 1/8 LN TH S02°30'E ALG SD 1/8 LN 687.46 FT TH S89°49'45"E 684 FT TO POB, BEING THE NW COR OF LOT 1 BOYD'S UNRECORDED SUBDIVISION, TH S02°30'E 90.71 FT TO THE SW COR OF LOT 2 OF SD SUBDIVISION TH S79°08'19"E 233.15 FT TO THE W ROW LN OF SUTTON RD BEING THE SE COR OF SD LOT 2 TH N10°07'35"E ALG W ROW LN OF SD RD 140.18 FT TO THE NE COR OF LOT 1 OF SD SUBDIVISION TH N81°27'33"W 262.34 FT TH S02°30'E 42.44 FT TO BEG. SEC 5 T3S R1E .77A LOT LINE ADJ PER DEED & SURVEY 2002 L-1697 P-1245;

Cindy Norris, Clerk



Parcel Report - Parcel ID: 000-14-05-326-006-00

1/11/2024



Owner Name ADAMES PHILIP
Owner Address 2880 FOX RD
JACKSON, MI 49201
Homestead 0
Parcel Address 916 S SUTTON RD
JACKSON, MI 49203
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Gov't Unit Leoni
Tax Unit Leoni
School District MICHIGAN CENTER SCHOOL
Liber/Page 2209-962

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000-14-05-326-013-00
HOFFMANN GUENTER H & GAIL I
938 S SUTTON RD
JACKSON, MI 49203

000-14-05-326-009-00
BB GROUP LLC
2206 VANDEMERE DR
JACKSON, MI 49201

000-14-05-326-014-00
DENIKE REBECA & RUSTY
940 S SUTTON RD
JACKSON, MI 49203

000-14-05-326-002-00
CLARK MICHAEL W JR & SHELLY R
828 S SUTTON RD
JACKSON, MI 49203

000-14-05-326-004-00
ESTEY JOSHUA A & BOLLE MICHELLE A
848 S SUTTON RD
JACKSON, MI 49203

000-14-05-326-010-01
BLUE WATER POOLS OF MICHIGAN INC
4108 PAGE AVE
MICHIGAN CENTER, MI 49254-1032

000-14-05-326-005-00
GUENTHER MICHELLE & RYAN
852 S SUTTON RD
JACKSON, MI 49203

000-14-05-401-001-00
CHRIST LUTHERAN CHURCH
4250 PAGE AVE
MICHIGAN CENTER, MI 49254

000-14-05-326-008-00
SIMONS RODGER L & JODI ETAL
924 S SUTTON RD
JACKSON, MI 49203

000-14-05-327-006-01
CLARK ZACHARY
845 S SUTTON RD
JACKSON, MI 49203

000-14-05-327-008-00
BARNETTE JOSEPH
7040 MCKAY RD
JACKSON, MI 49201

000-14-05-327-010-01
WOOSTER JEAN A
853 S SUTTON RD
JACKSON, MI 49203

000-14-05-327-011-00
WOOSTER JEAN A
853 S SUTTON RD
JACKSON, MI 49203

000-14-05-327-013-01
WYMER ALAN
923 S SUTTON RD
JACKSON, MI 49203

000-14-05-327-014-00
NOPPE SARA
921 S SUTTON RD
JACKSON, MI 49203

000-14-05-327-015-00
SHOWERMAN GARY L & CAROLYN D
927 S SUTTON RD
JACKSON, MI 49203

000-14-05-327-016-00
BURKHOLDER KORY
929 S SUTTON RD
JACKSON, MI 49203

000-14-05-327-017-01
CYPHERS JANICE K & DRAPER DANNY C
937 S SUTTON RD
JACKSON, MI 49203

000-14-05-326-006-00
ADAMES PHILIP
2880 FOX RD
JACKSON, MI 49201

000-14-05-326-007-00
WESTHEIMER PHILIP T
5000 CLARK LAKE RD
JACKSON, MI 49201

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

NOTICE

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916 & 918 Sutton Rd.
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Cindy Norris,
Leoni Township clerk

01/14/24
Eastern - 2x6
\$150.98 -35%
(Township Legal Notice Rate)

\$98.14

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

PLANNING COMMISSION MINUTES
February 7, 2023

The Leoni Township Planning Commission held a meeting Wednesday, February 7, 2024 @ 6:00 p.m.
913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

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

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

Members absent: Ron Kinch

Persons in attendance: 1 in person

Pledge of Allegiance

Motion by W. Miles, supported by J. Southworth to approve the agenda as written.

Motion adopted by voice vote

Motion by J. Southworth, supported by C. Gibson to approve the January 17 minutes as written

Motion adopted by voice vote

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

PUBLIC HEARING:

- 1. 000-14-05-326-006-00**
916 & 918 Sutton Rd.
Philip Adames Rezone

DISCUSSION:

Mr. Adames discussed that the property currently has 2 parcels and 2 addresses, one is zoned commercial and one is zoned residential and he wants them both zoned residential.

Motion by W. Miles, supported by J. Southworth to approve the rezone from B-2 commercial to RS residential for property 000-14-05-326-006-00 at 916 Sutton Rd. 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:

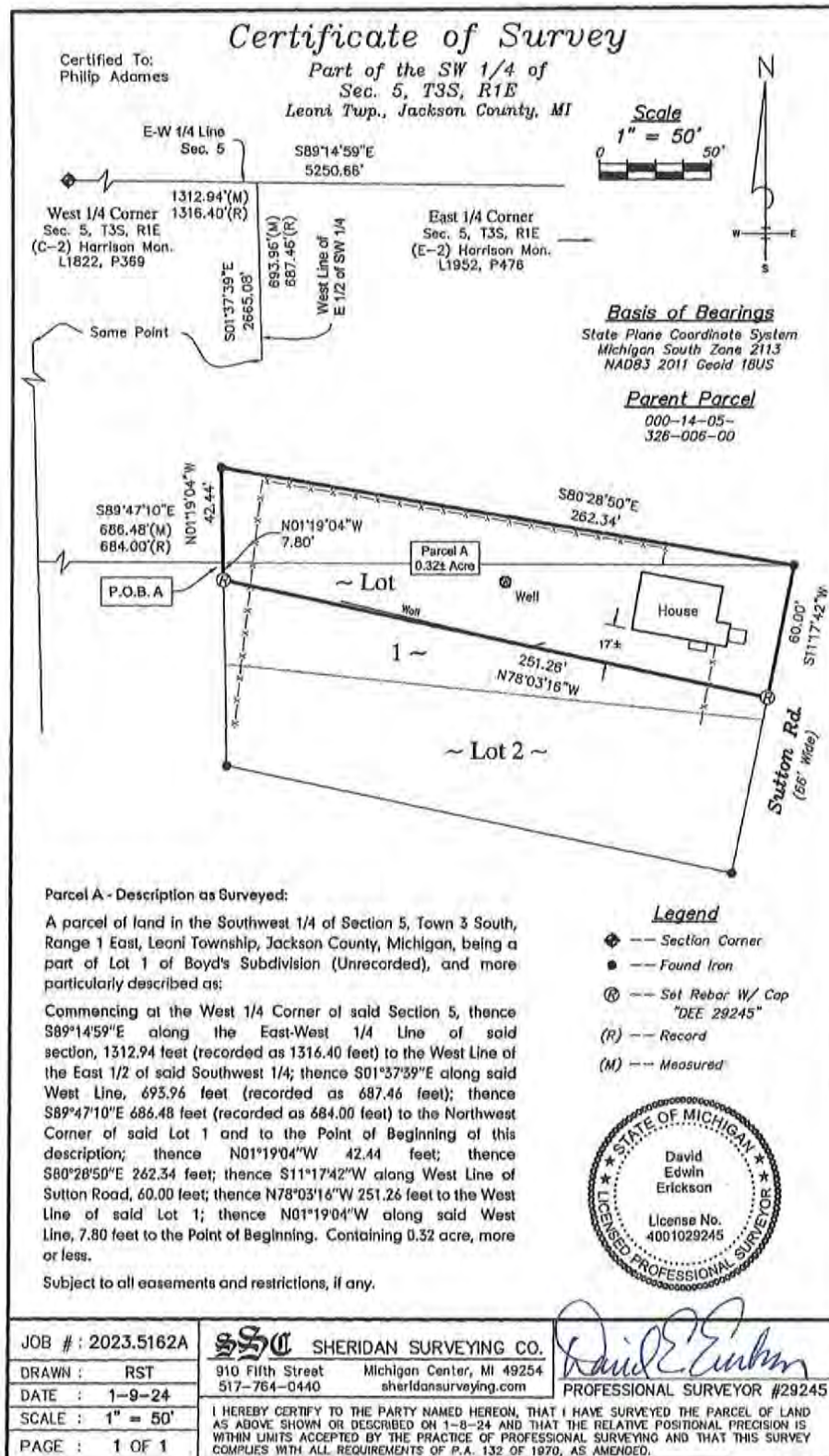
Pam Trammell, stated that the Napoleon Rd. rezone is currently going to the Board of Trustees on their February meeting and then the committee can move forward with the maps.

Motion by J. Southworth, supported by C. Gibson to adjourn the meeting at 6:12 PM.

Motion adopted by voice vote

Meeting Adjourned 6:12 pm.

Next meeting: February 21, 2024

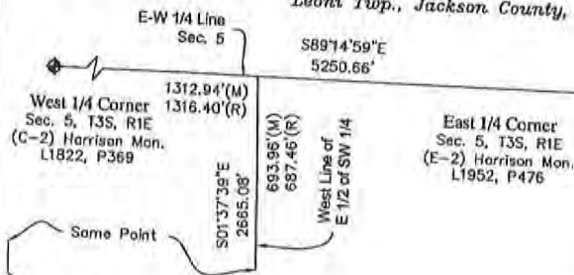
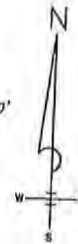


Certified To:
Philip Adames

Certificate of Survey

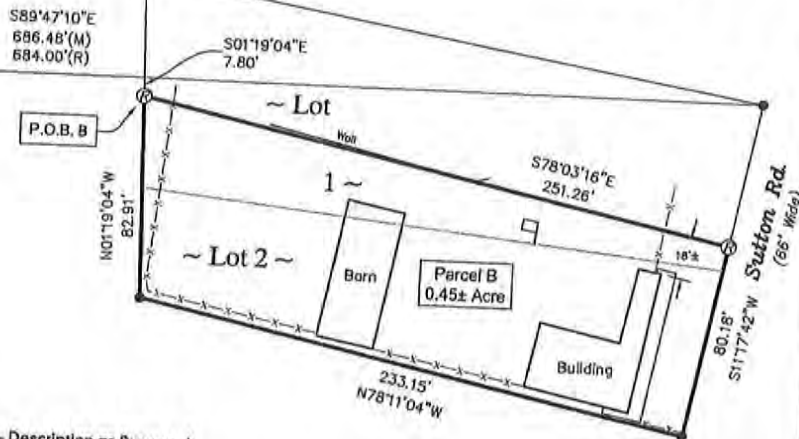
Part of the SW 1/4 of
Sec. 5, T3S, R1E
Leoni Twp., Jackson County, MI

Scale
1" = 50'



Basis of Bearings
State Plane Coordinate System
Michigan South Zone 2113
NAD83 2011 Geoid 1805

Parent Parcel
000-14-05-
326-006-00



Parcel B - Description as Surveyed:

A parcel of land in the Southwest 1/4 of Section 5, Town 3 South, Range 1 East, Leoni Township, Jackson County, Michigan, being a part of Lot 1 and 2 of Boyd's Subdivision (Unrecorded), and more particularly described as:

Commencing at the West 1/4 Corner of said Section 5, thence S89°14'59"E along the East-West 1/4 Line of said section, 1312.94 feet (recorded as 1316.40 feet) to the West Line of the East 1/2 of said Southwest 1/4; thence S01°37'39"E along said West Line, 693.96 feet (recorded as 687.46 feet); thence S89°47'10"E 686.48 feet (recorded as 684.00 feet) to the Northwest Corner of said Lot 1; thence S01°19'04"E 7.80 feet to the Point of Beginning of this description; thence S78°03'16"E 251.26 feet; thence S11°17'42"W along West Line of Sutton Road, 80.18 feet to the Southeast Corner of said Lot 2; thence N78°11'04"W 233.15 feet to the Southwest Corner of said Lot 2; thence N01°19'04"W along West Line of said lots, 82.91 feet to the Point of Beginning. Containing 0.45 acre, more or less.

Subject to all easements and restrictions, if any.

- Legend**
- ◆ -- Section Corner
 - -- Found Iron
 - Ⓡ -- Set Rebar W/ Cap "DEE 29245"
 - (R) -- Record
 - (M) -- Measured



JOB # : 2023.5162B	SSC SHERIDAN SURVEYING CO.	
DRAWN : RST	910 Fifth Street	Michigan Center, MI 49254
DATE : 1-9-24	517-764-0440	sheridansurveying.com
SCALE : 1" = 50'	I HEREBY CERTIFY TO THE PARTY NAMED HEREON, THAT I HAVE SURVEYED THE PARCEL OF LAND AS ABOVE SHOWN OR DESCRIBED ON 1-9-24 AND THAT THE RELATIVE POSITIONAL PRECISION IS WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT THIS SURVEY COMPLIES WITH ALL REQUIREMENTS OF P.A. 132 OF 1970, AS AMENDED.	
PAGE : 1 OF 1	PROFESSIONAL SURVEYOR #29245	