



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: April 11, 2024 TIME: 6:00 p.m. PLACE: 5 th Floor Commission Chambers Jackson County Tower Building 120 W. Michigan Avenue Jackson, Michigan 49201
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MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment *[3 MINUTE LIMIT]*
3. Approval of minutes
 Approval of the March 14, 2024, meeting minutes *[ACTION]* 2
4. Approval of agenda
 Approval of the April 11, 2024, meeting agenda *[ACTION]*
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1) CZ | #24-10 | Columbia Township rezoning *[ACTION]* 5
 - (2) CZ | #24-11 | Columbia Township rezoning *[ACTION]* 27
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) –
 - (1) FA | #24-02 | Waterloo Township *[ACTION]* 46
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 May 9, 2024



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MEETING MINUTES

March 14, 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. Kurt Cole; Ms. Mary Wolcott; Mr. Jim Minnick, Jr.; Ms. Jennifer Biddinger; Mr. Jim Videto

Members Absent: Mr. Ted Hilleary, Ms. Pat Gallagher

Staff Present: Mr. Zack Smith, R2PC.

Others Present: None

Item 1. **Call to Order and Pledge of Allegiance.** Chair Hawley called the meeting to order at 6:02 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** None

Item 3. **Approval of Minutes.** Comm. Wolcott made a motion, seconded by Comm. Videto, to **approve** the February 8, 2024, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Videto made a motion to **approve the agenda** for March 14, 2024 seconded by Comm. Wolcott. *The motion was approved unanimously.*

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

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

(1) **CZ | #24-08 | Napoleon Township**

Staff referred to a report regarding a rezoning request for 1 parcel of 1.35 acres in Napoleon Township from Residential (R-1) to General Commercial (GC). Staff recommended approval of the rezoning application.

Discussion: Comm. Wolcott noted that there is already a fair amount of commercial development in the area.

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

- (2) **CZ | #24-09 | Leoni Township** Staff referred to a report regarding a rezoning request for 1 parcel of .797 acres in Leoni Township from Business Commercial (B2) to Residential (R1)

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

- b. **Consideration of Master Plan(s).** None.
- c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business.**

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

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

Item 8. **Commissioner Comment.**

Comm. Videto made a comment that when the board is considering a rezoning it should pay less attention to the proposed use and should instead focus on all the possible uses in the new zoning.

Item 9. **Adjournment.** Comm. Videto made a motion to adjourn, supported by Comm. Cole. *Commissioners approved the motion unanimously.*

The meeting adjourned at 6:07 p.m.

Respectfully submitted by:

Zack Smith, R2PC

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COORDINATED ZONING REPORT | #24-10

To: County Planning Commissioners
From: Zack Smith, R2PC Planner
Date: March 11, 2024

Proposal: **Rezoning 1 parcel of 8.9 acres at 4561 N. Lake Rd, Clarklake, Columbia Charter Township from Agricultural (AG) to Residential Suburban (RS)**

Request

The subject property is proposed for rezoning to Residential Suburban (RS) from Agricultural (AG).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to match surrounding uses.

Location and Size of the Property

The parcel (000-19-17-251-001-01) proposed for rezoning is located in the south-east quarter of Section 17 on the south side of N. Lake Rd. The subject parcel is 8.9 acres and is currently zoned Agricultural (AG).

Land Use and Zoning

Current Land Use – The property is currently vacant. The parcels to the north and east are agricultural, and those to the south and west are single family 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 Agricultural (AG). Properties to the north and east are agricultural and those to the south and west are currently zoned Residential Suburban (RS) or Residential Lake Suburban (RLS).

Public Facilities and Environmental Constraints

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

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

Environmental Constraints – There are no known environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Columbia Township Planning Commission unanimously approved the rezoning at their January 23, 2024 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. While it would open the property up to more lots than under current zoning, it would be acceptable and compatible with the nearby lots on and near the lake. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Columbia Township Board of the proposed rezoning to ‘Residential Suburban (RS)’.

Suggested Actions:

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

Staff Report Attachment(s):

- *Background information provided by Columbia Township*

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

Parcel # 000-19-17-251-001-01

1. The above described property has a proposed zoning change FROM Agriculture (Ag) () ZONE TO residential (rs) () ZONE.
2. PURPOSE OF PROPOSED CHANGE: All residential around parcel in question.

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 01 day 23 year 2024
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 20 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: Brooklyn 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.
Jul Werning Chair or Secretary 03 / 11 / 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

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: Columbia Charter Township Case #: 000-19-17-251-001-01
 Township official we may contact: Rick Church Phone #: (517) 592-2000
 Applicant: HIT Farms 1746 Robert Rd Jackson, MI 49203 Phone #: (310) 714-7140
 Rezoning Request: From: Agricultural (Ag) To: Residential Suburban RS
 Property Location: Section(s): 17 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"): 10 acres

Please attach location map Yes No
 What is the existing use of the site? Residential (use) Agriculture (zoned)
 What is the proposed use of the site? Residential (R9)

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

What are the surrounding Zoning Districts?
 North: (AG) Agricultural District South: (RLS) Residential Lake Suburban
 East: (AG) Agricultural District West: (AG) Agricultural District

What is the suggested use of the site on the Township's Land Use Plan map? _____
 Is municipal water currently available? Yes No Will it be made available? Yes No If yes, when? _____
 Is municipal sewer currently available? Yes No Will it be made available? Yes No If yes, when? _____
 Does the site have access to a public street or road? Yes No If yes, name _____
 Are there any known environmental constraints on the site? Yes No
 Wetland(s) Floodplain(s) Brownfield(s) Soil(s) Other (please specify) _____

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

Please include any additional information or comments as an attachment.

pd. #400.00
11/16/23

Columbia Township Jackson County, Michigan

8500 Jefferson Road, Brooklyn, MI 49230 • Phone (517) 592-2000 • Fax (517) 592-8115

Amended ZONING ORDINANCE AMENDMENT PETITION

This petition is for amendments to the Zoning Ordinance Text ("Text Amendment") and Zoning Map ("Map Amendment/Rezoning").
(All references to "Section" and "Article" refer to the Columbia Township Zoning Ordinance)

Important Notice to Applicants: This petition must be completed in full and 15 copies (including attachments) submitted to the Zoning Administrator. If additional space is needed, number and attach additional sheets.

- 1) Petitioner: Hill Farm, Inc. 1746 Probert Rd. Jackson, MI 49203
Name Street Address City/State/Zip Telephone
- 2) Petition For: Zoning Map Amendment or Text Amendment (Check One) (310) 914-7140
- 3) Petitioner's Interest in Property: Owner Lessee Buy Option Other/Specify: _____

Zoning Map Amendment / Rezoning Questions #4 - #11, and #14

- 4) Property Tax #: 000-19-17-251-001-01 Property Address: 4561 N. Lake Rd. Clarklake, MI
- 5) Existing Zoning: AG Proposed Zoning: RS
- 6) Existing Use: Residential Anticipated Use: Residential
- 7) Dead restrictions on property: Yes No Property Acreage: ~10 Acres
- 8) Is property in a platted subd. or condominium. If 'yes' to either, what is name: _____
- 9) Legal Description:
See GIS Parcel Report & Alan Schepelman Survey. Only parcel to be rezoned is south of N. Lake Rd & north of North Shore. No rezoning of parcel north of North Lake Rd.
- 10) Names, addresses, phone #s of all other persons/entities having legal or equitable interest in the land: _____

- 11) Explain why the present zoning classification of the property is not adequate:
Property surrounded on 3 sides by RS zoned property. No AG use has been in existence for over 50 years & best use is residential adjacency to Clarklake. See attachments to 3-23 application & Survey.

Text Amendment Questions #12 - #14

- 12) This petition is to amend Section _____ of the Ordinance to make the following changes:


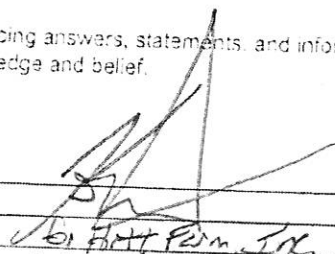
- 13) Explain why the present text is not adequate:

For TOWNSHIP USE Only			
Petition Number:		Property Tax Number:	
Date Received:		Date of Final Action:	
Fee Paid	Date	Final Action Taken: (circle as appropriate)	
1)		Approved / Adopted	
2)		Denied	
Notes:			

14) **SUPPORTING DOCUMENTS:**

- A. **ZONING MAP AMENDMENT / REZONING:** 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 parcel(s) subject to the proposed rezoning, sealed by a professional engineer or licensed land surveyor.
- B. **OPTIONAL SUBMITTAL for ZONING MAP AMENDMENT / REZONING:** The applicant is not required to, but is encouraged to submit 15 copies of a written justification for the proposed Zoning Map amendment. Factors to be considered by the Planning Commission and Township Board in evaluating a Zoning Map amendment petition are presented in Section 17.3(B)(2)(a).
- C. **OPTIONAL SUBMITTAL for TEXT AMENDMENT:** The applicant is not required to, but is encouraged to submit 15 copies of a written justification for the proposed text amendment. Factors to be considered by the Planning Commission and Township Board in evaluating a text amendment petition are presented in Section 17.3(B)(2)(b).

15) **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.

 _____ Kevin M. Thomson (P30943) Attorney for Hill Farm, Inc. 5-3-23 Applicant Signature(s) Date	 _____ Hill Farm, Inc. Property Owner's(s) Signature(s) Date (if different than applicant)
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PO Box 450 Amended 12-14-23
 Jackson, MI 49204-0450
 (517) 787-8570
 kthomson@attbplcaw.com
 Cell: (517) 262-7203

Date: December 27, 2023

To: Columbia Charter Twp. Planning Commission Eric White, Township Attorney
 Columbia Charter Twp. Board Kevin Thomson, Petitioner (Landowner's Rep.)
 Rick Church, Zoning Administrator

From: Mark A. Eidelson, AICP

Re: *Hitt Farm, Inc. Rezoning Petition –AG District to RS District*
 Parcel 000-19-17-251-001-01 (south portion)

Part One OVERVIEW

- A. Purpose of Report / Material Reviewed:** This report presents my findings regarding the rezoning petition submitted by Hitt Farm, Inc. Part Two of this report (page 2) identifies minimum factors to be considered as part of a rezoning petition assessment and includes information relevant to each along with my conclusions. Part Three (page 5) presents summary comments. The principal application materials I reviewed were limited to a completed amendment application form dated 12-14-23, a two-page survey drawing of the subject property prepared by Ripstra & Schepelman and dated 11-1-23, and a county Parcel Report dated 3-15-23.
- B. Petition Overview:** The applicant has submitted a rezoning petition to rezone an 8.9-acre parcel (Parcel 000-19-17-251-001-01) from its current AG District zoning to the RS District. The basic site development features of the two districts are as follows:

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Heights	Maximum Lot Coverage	Minimum Yard Setback		
					Front	Side (each)	Rear
AG Agricultural	1 acre	200 ft.	35 ft.3 and 2.5 stories	10%	35 ft.4	20 ft.4,5	50 ft.4
RS Residential Suburban	10,000 sq. ft.; 15,000 sq. ft. without sewer	80 ft.; 110 ft. for TFD	35 ft. and 2.5 stories	30%	25 ft.	10 ft.	25 ft.

Note: Table footnotes are not included and are not pertinent to this petition review.

According to Table 3-1 (Art. 3) of the Zoning Ordinance, the AG District is principally intended to provide opportunities for and encourage productive agriculture while also providing opportunities for low density residential lifestyles. The RS District is principally intended to encourage and provide opportunities for single and two-family residential lifestyles of a suburban character.

The property could likely be developed with 7 or 8 single-family lots under the current AG zoning (two dwellings already exist on the property). Under the proposed RS zoning, the property could likely be developed with about 30 single or two-family dwelling lots, yielding a total number of dwelling units ranging from about 30 to 60 dwellings (depending on extent of two-family dwellings).

Subject Property Part of Larger Parcel: The 8.9 acres subject to the rezoning petition is part of a larger parcel that extends to the north side of N. Lake Rd. (about 50 additional acres). All references to “the subject property” or “the property” refer to the 8.9-acre portion.

C. **Site Overview / Surrounding Conditions:** The 8.9-acre subject property is in the southeast quarter of Section 17 and bounded by N. Lake Rd. to the north and N. Shore Dr. to the south. The property is generally rectangular in shape except for its most southern portion and includes more than 400' of road frontage on each of the two road frontages. The property is generally of an open-wooded character along with two dwellings on N. Lake Rd. and accessory structures thereto.

The National Wetlands Inventory (USF&WS) identifies no wetlands on the property or immediate area. Topographic relief is comparatively limited, typically ranging from 2% to 6%. Surficial soils are principally of a loam and clay loam character (NRCS). The property is in the sewer district.

The general surrounding area is comprised principally of residences, farmland, and open areas including woodlands. Lots to the south along Clark Lake, including those adjacent to the southwest corner of the property, are typically a half-acre or less in area including numerous ¼-acre lots (approximately). Lot sizes to the immediate east are about 1 acre and those to the immediate west are about 5 acres. The two parcels to the immediate north are about 20 and 50 acres in area, the 50-acre parcel being owned by the applicant.

D. **Review / Approval Process:** Rezoning petitions are subject to Planning Commission review and public hearing, and the forwarding of a recommendation to the Township Board for final action. Township Board action may not be taken prior to the state-mandated County/Regional Planning Commission advisory review or the passing of the 30-day review period following receipt by the County of the petition and the Planning Commission's recommendation, whichever occurs first.

Part Two Relevant Factors

Section 17.3(B) of the Zoning Ordinance identifies minimum factors to be considered as part of an evaluation of a rezoning petition. These factors are noted below in italics and are followed by information relevant to each along with my conclusions.

1) *What, if any, identifiable conditions related to the petition have changed which justify the proposed zoning district change?*

- The current zoning ordinance adopted in February 2019 changed the zoning of the subject property, from the previous RS zoning to the current AG zoning, to conform to the Master Plan that locates the property in the Agricultural Preservation area.
- Between 2010 and 2020, the township's population reflected no growth (slight decline) according to the U.S. Census Bureau.
- Township records show that the immediately surrounding area has not witnessed a significant housing demand, with only two new dwellings being erected within one-half mile of the subject property during the past 10 years.
- The past 10 years have witnessed no significant improvements to the immediate area of the subject property regarding public water/sewer services or police/fire protection.

Conclusion: There have been no conditions that have changed in the past 10 years that substantially support the proposed rezoning, other than the subject property having been removed from its prior RS zoning when the 2019 Zoning Ordinance was adopted and changed the zoning of the property to the current AG zoning.

2) *What is the impact of the zoning district change 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 zoning district change is adopted?*

- Access to the subject property is provided by N. Lake Rd. and N. Shore Dr., each being a public road under the jurisdiction of the County Road Commission.
- The approximately 50 additional dwellings that may be achieved on the property under the proposed RS rezoning, over and above the 7 or 8 dwellings likely available under the current AG zoning, would account for a 1.3% increase in the 3,863 dwellings recorded in 2020 by the U.S. Census (American Community Survey).

Conclusion: I am aware of no data that suggests that the approximately 30 additional dwellings that may be achieved on the property by an RS rezoning, or about 60 dwellings in the case of two-family dwelling lots, would unreasonably impact the ability of the township and other governmental agencies to provide the same level of public services, facilities, and programs to the subject parcel and the community as a whole. I recommend the fire department be requested to comment as well.

3) *Will the petitioned district change adversely affect the value of the surrounding property?*

- Immediately surrounding area is comprised principally of single-family dwellings on lots of about ¼ acre to 20 acres, the smaller lots typically being along or close to Clark Lake.
- There are frequently opposing arguments regarding this matter, with some claiming that new residences will undermine the existing character of the area and thereby negatively impact nearby residential property values, and others claiming that new home sites of reasonable quality can stabilize and/or enhance the value of surrounding properties.

Conclusion: I am familiar with no data that suggests that in the scenario presented by this rezoning petition, surrounding property values will be adversely affected by approval of the rezoning petition.

4) *Is the site's environmental features compatible with the host of uses permitted in the proposed district, and will development under the petitioned district change be likely to adversely affect environmental conditions?*

- Site topographic conditions are not normally associated with environmental concerns.
- No water courses or wetlands are present on the site.
- Wide-spread clearing of on-site trees does not appear necessary for development of the property but such clearing will likely be at the discretion of each prospective lot buyer.
- Vast majority of the property is considered well-drained and free of ponding and flooding.
- The subject property is in the sewer service district.

Conclusion: The environmental features of the subject acreage do not raise special concerns for the accommodation of home sites on minimum 10,000 to 15,000 sq. ft. lots assuming construction activities comply with county, state and federal rules and regulations including those pertaining to soil erosion and sedimentation control and potable water.

5) *Can the subject parcel comply with all requirements of the proposed zoning classification?*

- Basic site development requirements for the RS District are specified in Table 3-4 of Article 3 of the Zoning Ordinance and include, in part, minimum 10,000 to 15,000 sq. ft. lots (depending on sanitary sewer service availability) and minimum lot widths of 80' to 110'.
- New interior road construction will likely be necessary to accommodate more than about 9 lots, to comply with minimum lot width/frontage requirements.

Conclusion: The subject property complies with the standards of the RS District and the property can be further divided in compliance with the District's standards.

6) *Is the subject property able to be put to reasonable economic use in the zoning district in which it is presently located?*

- Principal intended uses in the AG District according to Table 3-2 of the Zoning Ordinance are agriculture and single and two-family dwellings.
- Though classified as “prime farmland,” the limited size of the property does not readily lend itself to the long-term commercially viable crop/livestock farming.
- Subject property can be used under its current AG zoning as a single residential lot or be divided into about 7 or 8 single-family home sites of a minimum 1- acre area.
- Case law has long established that “*reasonable economic use*” does not equate to the most profitable use.

Conclusion: Conditions suggest that the subject property can be put to reasonable economic use under the present AG District zoning.

7) *Is the petitioned district change consistent with the zoning classification of surrounding land?*

- 12% of the subject property's periphery is adjacent to RS-zoned land (southern limits).
- 17% of the subject property's periphery is adjacent to RLS-zoned land (southern limits).
- 71% of the subject property's periphery is adjacent to AG-zoned land.
- AG-zoned land is dominant further beyond the adjacent parcels.

Conclusion: An RS rezoning of the subject property is not consistent with the predominant surrounding zoning though more consistent in the immediate area of its south property line.

8) *Does the petitioned district change generally comply with the Master Plan?*

The current Columbia Township Master Plan was adopted in 2009 and embodies the planning initiatives of the township, most particularly the goals, objectives and policies presented in Chapters 1 and 2 of Part 1 of the Plan.

- Subject property is in the planned Agricultural Preservation area.
- Chapter 1 goals, objectives, and strategies that support the proposed RS rezoning, recognizing the limited commercial agricultural value of the subject property, include:
 - Preserve agricultural lands more distant from existing urbanized neighborhoods.
 - Encourage higher density residential development to areas where adequate services and utilities are available and is adjacent to similar sewered developments.
 - Encourage residential areas away from incompatible land uses.
- Chapter Two criteria used for determining which lands should be in the Agricultural Preservation area are not particularly applicable to the subject property (p. 16 of Plan).

Conclusion: The proposed RS rezoning is not consistent with the Master Plan's “Future Land Use” map but is reasonably consistent with the Plan's stated goals, objectives, and strategies – in large part due to the limited commercial agricultural value of the subject property, the availability of public sewer, and the more suburban/urban character of development near the property's south end.

9) *What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?*

The precedents that may be set by action on this petition may be largely a function of the stated basis for the township's decision. Approval of the petition would likely set a precedent for future approvals where conditions are very similar and the basis for the approval equally applies. The same can be said in the case of a denial of the rezoning.

Setting of a precedent is particularly relevant regarding the Master Plan, which should play a fundamental role in evaluating a rezoning petition. Disregarding the Master Plan without a rational basis may well set a precedent that will jeopardize the ability of the township to defend future

decisions that are allegedly based on the Plan. Similarly, giving careful consideration to the Master Plan in making a decision will strengthen the significance of the Plan when considering future petitions and the management of growth and development.

In this instance and as described previously under (8), it is reasonable to question the rationale for the Master Plan's placement of the subject property in the planned Agricultural Preservation area, and the Plan's applicable goals, objectives, and strategies can be construed as supporting the proposed rezoning. This condition, along with the property being in the sewer district, opens the door for greater discretion in concluding that the proposed rezoning is reasonably compatible with the Master Plan.

The basis for the approval or denial should be documented to minimize unintended precedents including within the context of the Master Plan.

Part Three Summary

This petition provides for the rezoning of 8.9 acres from the current AG District to the RS District.

Based on the review considerations presented in the previous pages, the factors that may be viewed as not supporting the proposed RS rezoning are:

- Conditions suggest that the subject property can be put to reasonable economic use under the present AG District zoning (see #6 on p. 4).
- An RS zoning is not consistent with the predominant surrounding zoning (see #7 on p.4).
- An RS rezoning is not supported by the Future Land Use map of the Master Plan that designates the property as Agricultural Preservation (see #8 on p. 4).

I find it reasonable to approve the RS District petition based on the following:

- The property is located within the sewer district.
- While the petition is not consistent with the Future Land Use map of the Master Plan, it is reasonably consistent with the Master Plan's goals and objectives.
- The Master Plan's basis for placing parcels in the Agricultural Preservation area are not readily applicable to the subject property.

Should officials support the concept of permitting a higher density of development on the subject property but not to the extent that an RS rezoning provides, and officials opt to deny the RS petition, the petitioner will continue to have the ability to seek a "middle-ground" rezoning to the RR District that would permit greater development potential than the AG District but not to the extent of an RS District.

Please contact me if there are any questions about my comments.

East-West 1/4 line of Section 17 and
centerline of North Lake Road R/W
N89°36'36"E 406.70'

Center of
Section 17,
T4S, R1E

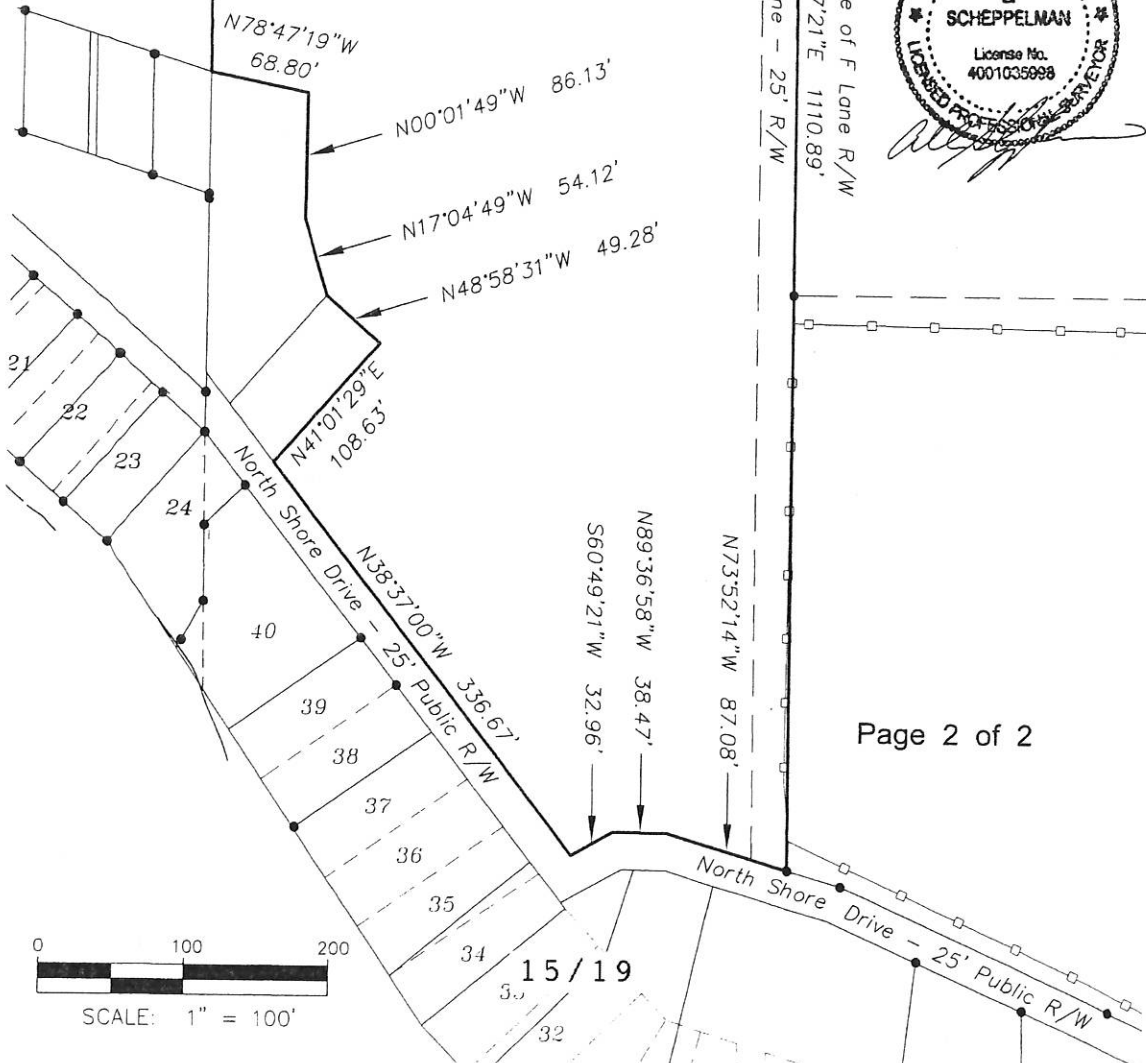
Occupied North-South 1/4 line of Section 17
N00°31'19"W 571.14'

Project No. 23583
November 01, 2023
For: Hitt Farm, Inc.

Part of 000-19-17-251-001-01
8.87 Acres



East line of F Lane R/W
S00°27'21"E 1110.89'
F Lane - 25' R/W



Page 2 of 2

0 100 200
SCALE: 1" = 100'

Zoning Description

Project No. 23583
 November 01, 2023
 For: Hitt Farm, Inc.

Zoning Description – 8.87 Acres

Part of the West 1/2 of the Southeast 1/4 of Section 17, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, being described as:

Beginning at the Center of Section 17;
 thence North 89° 36' 36" East, along the East-West 1/4 line of said Section 17, a distance of 406.70 feet;
 thence South 00° 27' 21" East a distance of 1110.89 feet to the North right-of-way line of North Shore Drive;
 thence following four courses along said North right-of-way line of North Shore Drive:
 1) North 73° 52' 14" West a distance of 87.08 feet,
 2) North 89° 36' 58" West a distance of 38.47 feet,
 3) South 60° 49' 21" West a distance of 32.96 feet,
 4) and North 38° 37' 00" West a distance of 336.67 feet;
 thence North 41° 01' 29" East a distance of 108.63 feet;
 thence North 48° 58' 31" West a distance of 49.28 feet;
 thence North 17° 04' 49" West a distance of 54.12 feet;
 thence North 00° 01' 49" West a distance of 86.13 feet;
 thence North 78° 47' 19" West a distance of 68.80 feet to the occupied North-South 1/4 line of said Section 17;
 thence North 00° 31' 19" West, along said occupied North-South 1/4 line, a distance of 571.14 feet to the Point of Beginning.

Subject to a road right-of-way over the East 25.00 feet as used and occupied by F Lane.

Bearings are based on GPS observations using the MDOT CORS NAD83 (2011).

** This legal description is based on existing survey records and legal descriptions of record. It is suitable for zoning and assessing purposes, but not for transfer of title.

<p>LEGEND</p> <ul style="list-style-type: none"> ● FOUND IRON ⊕ SECTION CORNER □—□ FENCE LINE 	<p>RIPSTRA & SCHEPPELMAN, INC. CIVIL ENGINEERING - LAND SURVEYING 2535 SPRING ARBOR ROAD JACKSON, MI 49203 Office 517-789-9898 Fax 517-789-6065 www.ripstra-schepelman.com</p>	
<p>Page 1 of 2</p>		<p>16 / 19 SCHEPPELMAN, PS PROFESSIONAL SURVEYOR NO. 35998</p>

East-West 1/4 line of Section 17 and
centerline of North Lake Road R/W
N89°55'36"E 406.70

Center of
Section 17
1/4 S. R/W

Project No. 23583
November 14, 2023
For: Hill Farm, Inc.

Part of 100-100-77-25-1001-01
8.87 Acres

N



East of F Lane R/W
500' 27' 21" E 140' 89"

North Shore Drive

Public R/W

North Shore Drive
25' Public R/W

Page 2 of 2

17/19

Zoning Description – 8.87 Acres

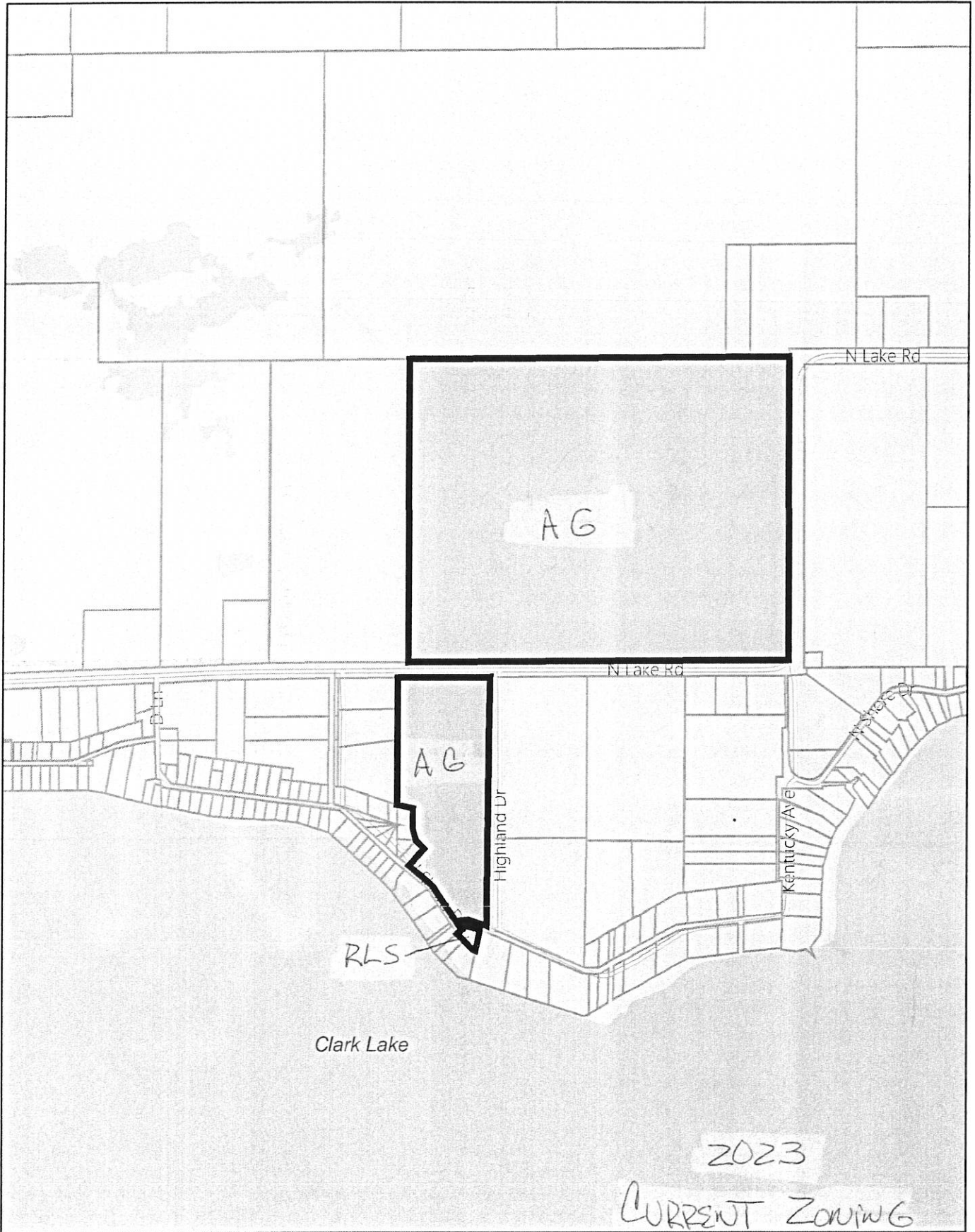
Part of the West 1/2 of the Southeast 1/4 of Section 17, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, being described as:

Beginning at the Center of Section 17;
thence North 89° 36' 36" East, along the East-West 1/4 line of said Section 17, a distance of 406.70 feet;
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3) South 60° 49' 21" West a distance of 32.96 feet,
4) and North 38° 37' 00" West a distance of 336.67 feet;
thence North 41° 01' 29" East a distance of 108.63 feet;
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thence North 17° 04' 49" West a distance of 54.12 feet;
thence North 00° 01' 49" West a distance of 86.13 feet;
thence North 78° 47' 19" West a distance of 68.80 feet to the occupied North-South 1/4 line of said Section 17;
thence North 00° 31' 19" West, along said occupied North-South 1/4 line, a distance of 571.14 feet to the Point of Beginning.

Subject to a road right-of-way over the East 25.00 feet as used and occupied by F Lane.

Bearings are based on GPS observations using the MDOT CORS NAD83 (2011).

** This legal description is based on existing survey records and legal descriptions of record. It is suitable for zoning and assessing purposes, but not for transfer of title.



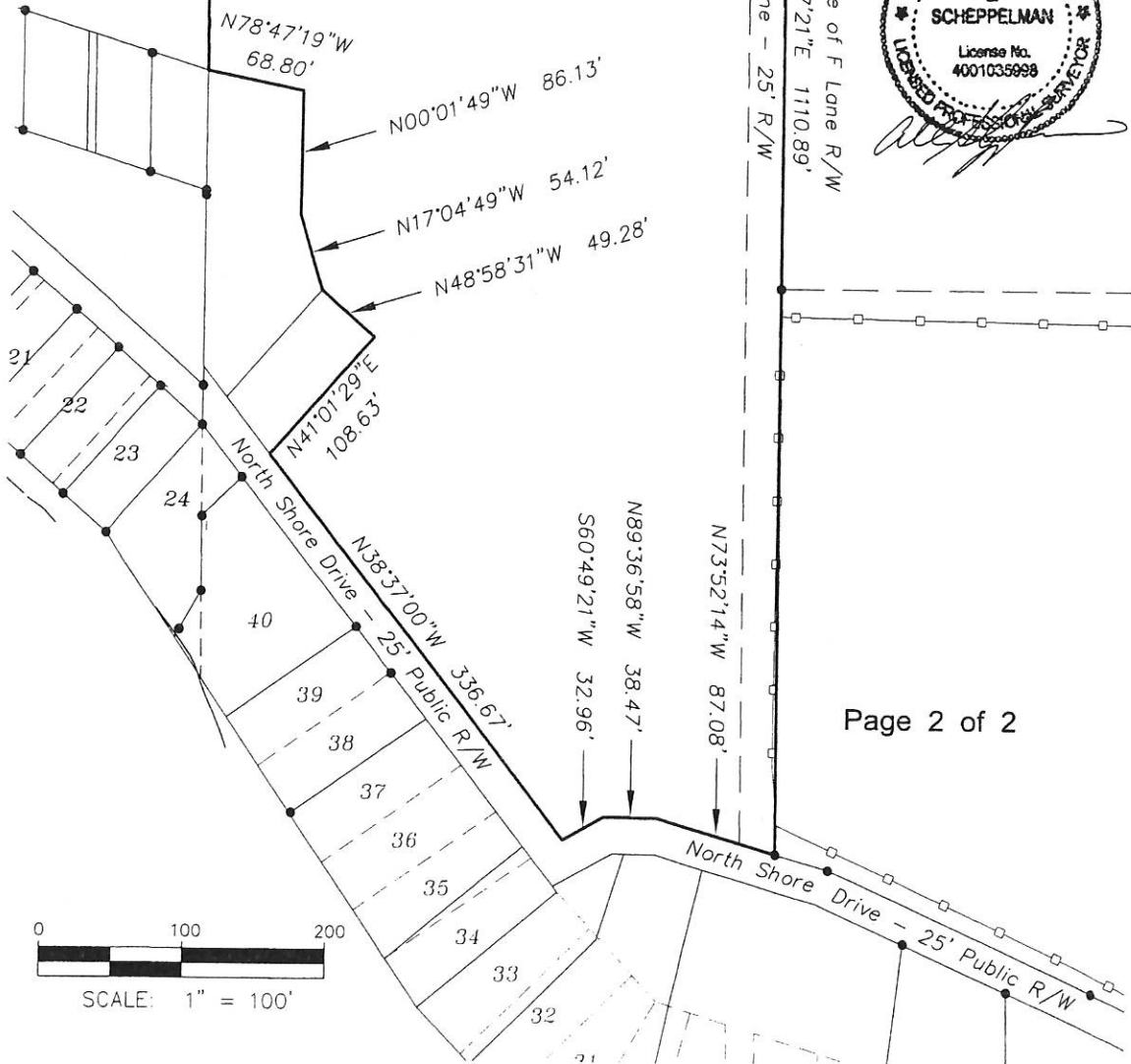
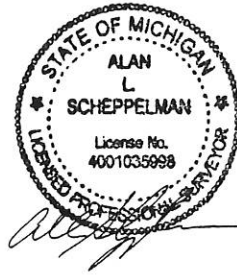
East-West 1/4 line of Section 17 and
centerline of North Lake Road R/W
N89°36'36"E 406.70'

Center of
Section 17,
T4S, R1E

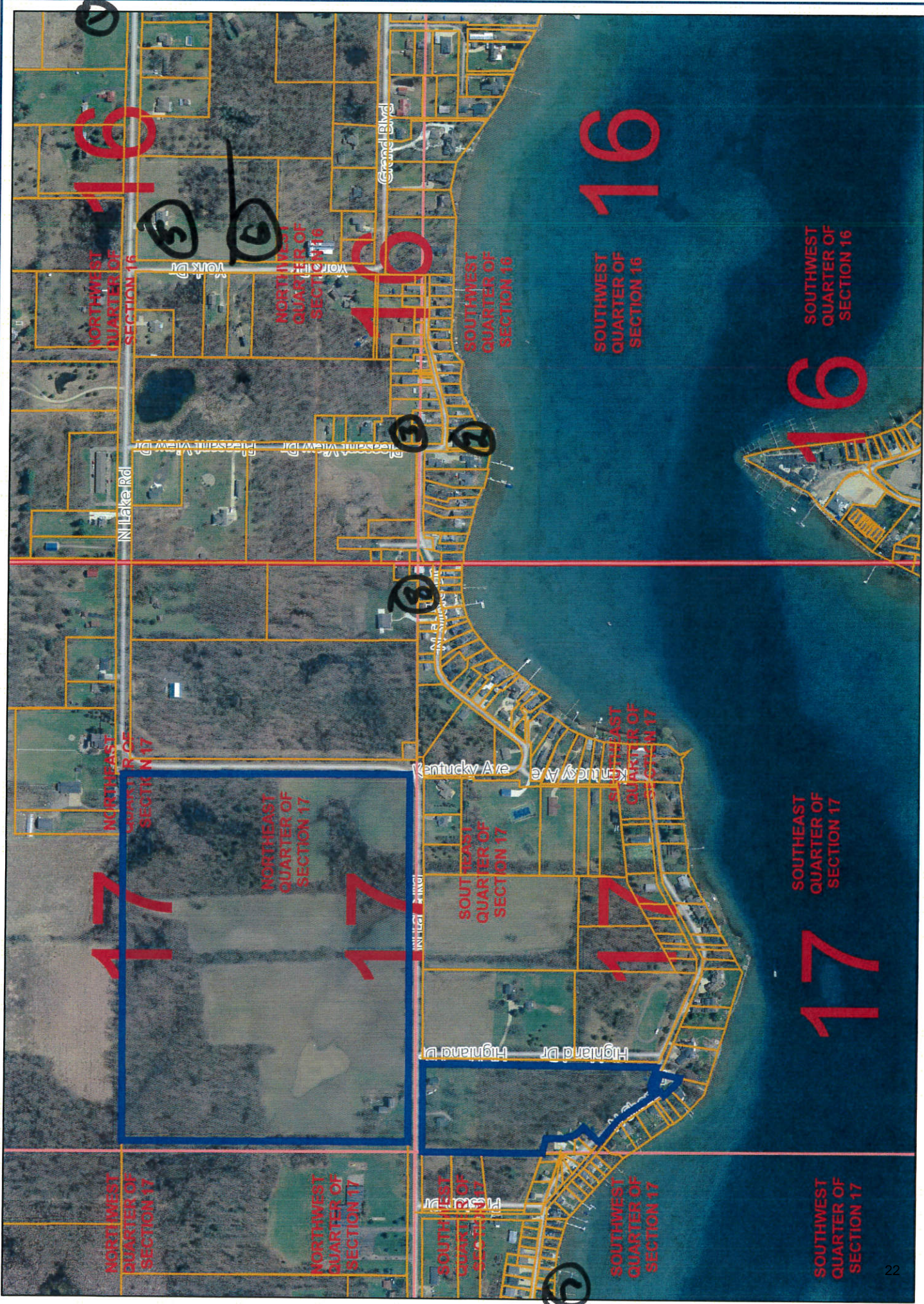
Occupied North-South 1/4 line of Section 17
N00°31'19"W 571.14'

Project No. 23583
November 01, 2023
For: Hitt Farm, Inc.

Part of 000-19-17-251-001-01
8.87 Acres



Page 2 of 2



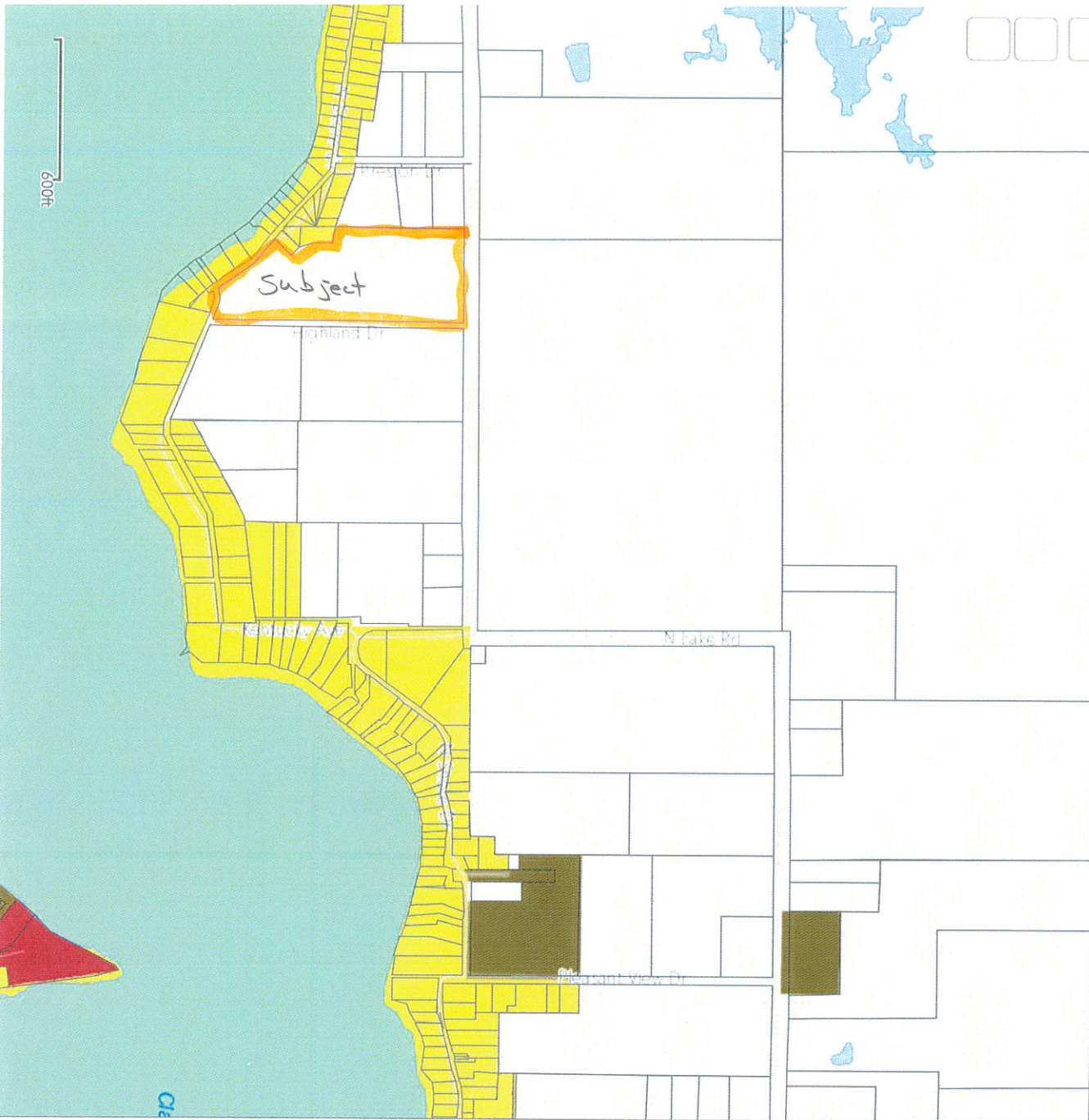
The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.

Jackson County, MI

12/18/2023



Parcel ID, Address, Owner



About

Jackson County, MI Zoning Information

Zoning Districts:

- Agricultural Districts
- Residential Districts
- High Density Residential Districts
- Commercial Districts
- Industrial Districts
- Public / Restoration Open Space Districts

Overlay Districts:

- Public Overlay

About:

Colors on this map represent a simplified version of local zoning districts in Jackson County, MI. Each township and village has their own specific [Zoning Ordinances](#).

To view a [Local Zoning Ordinance](#), click on the desired area of the map. A popup appears that shows the Municipality and Local Zoning Class in bold, followed by the Zoning Description for that class and a link to respective ordinance information.

Note: Henrietta, Pulaski and the Villages of Hanover & Brooklyn Ordinance links are currently unavailable

Search for a location by entering a Parcel ID, Property Owner Name or Address in the top left bar. Type slowly for auto-fill to populate. Owner Names are formatted Last Name then First. Parcel IDs must include dashes.

To view [Parcel outlines](#), zoom in closely. Please note that Parcel outlines are not survey grade.

County: 38- Jackson Unit: COLUMBIA TOWNSHIP

Owner's Name	Parcel Number	2024 March BOR S.E.V. Taxable	Class	Zone	* Property Address	* PRE %	Tran%
TRIMBLE MACKENZIE L	000-19-16-126-007-02	81,900	402	AG	5432 CLARKLAKE RD	0.000	0.00
MERCER MARTY H REV LIV TRUST	000-19-16-151-006-05	687,500	401	RLS	5812 N SHORE DR	0.000	0.00
RUSSELL DAVID R/ RUSSELL HEATH	000-19-16-152-006-00	135,800	401	RS	5867 PLEASANT VIEW DR	0.000	0.00
MICKELS SHAYNE D/PATRICIA J	000-19-16-176-001-08	206,300	401	RS	5251 N LAKE RD	100.000	0.00
MICKELS SHAYNE II	000-19-16-176-001-09	10,400	402	RS	5289 YORK DR	0.000	0.00
SLABY FRANCIS J/DRUSHAL KAREN	000-19-17-304-009-01	156,000	401	RLS	8916 N SHORE DR	100.000	0.00
WIETECHEA THOMAS P/RUTH E	000-19-17-304-026-03	252,100	401	RLS	8732 N SHORE DR	100.000	0.00
MAHALAK RALPH / JOAN LIFE ESTA	000-19-17-430-001-02	33,200	401	RS	6389 N SHORE DR	100.000	0.00
Totals for all Parcels: Count= 8, S.E.V.= 1,563,200,		Taxable= 1,232,185					

COLUMBIA TOWNSHIP PLANNING COMMISSION

Columbia Township Hall
8500 Jefferson Rd. Brooklyn MI 49230

Tuesday, January 23, 2024

7:00 PM

Public Hearing

Minutes

Call to order, Pledge of Allegiance: Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Mr. Trout called the roll: Present: Chairperson Todd Wanty, Vice-Chair Bob Jenson, Secretary Mike Trout, Mike McKay, Hollis Jeffreys; Absent: Krissie Barnes; Recognized Guests: Rick Church, Rick Belcher

Note: There is a vacant seat.

Approval of Agenda: *Motion by Mr. McKay, supported by Mr. Jenson to approve the agenda. Ayes all. Motion Carried.*

Approval of Minutes from Tuesday, December 5, 2023: *Motion by Mr. McKay, supported by Mr. Jenson, to approve the minutes with the correction of required meeting date from April 26 to April 16. Ayes all. Motion Carried*

Purpose of meeting: Chair Wanty presented the purpose of the meeting.

- a. Public hearings for proposed Zoning Map Amendments; **1)** 4540 Grand Blvd, Clarklake MI 49234 Parcel # 000-19-16-277-015-01 and 000-19-16-276-003-01 (RS-Residential Suburban to RR-Residential **2)** 4561 N. Lake Rd. Clarklake MI 49234 Parcel # 000-19-17-251-001-01 (AG-Agricultural to RS Residential Suburban).

Public Comment: Chair Wanty opened the public comment period at 7:06 p.m. There was no public comment. The Chair closed the public comment period at 7:07 p.m.

Old Business:

Community Survey – No update.

Master Plan Update – No update.

New Business:

- a. Public hearing for proposed Zoning Map Amendments. Mr. Wanty opened the public hearing at 7:08 p.m. for 4540 Grand Blvd, Clarklake MI 49234, Parcel #

000-19-16-277-015-01 and 000-19-16-276-003-01. The applicant Chris Kudner presented his proposal for the property as described in his application and letter dated August 14, 2023. He also clarified the property address. Mr. Church briefly discussed the application. Mr. McKay asked if a residence was required in order for a barn to be built and Mr. Church confirmed that was the case. There were no public comments.

Mr. McKay made the motion, supported by Mr. Jenson to recommend approval of the proposed zoning map amendments (RS-Residential Suburban to RR-Residential) to the Township Board as presented, and in accordance with the correspondence from LandPlan dated November 16, 2023; and further to submit the amendments to Region II Planning Commission for comments. Ayes all. Motion Carried.

- b. Chair Wauty asked the applicant for 4561 N. Lake Rd. Clarklake MI 49234 Parcel # 000-19-17-251-001-01 to present his proposal. Rick Hitt representing Hitt Farm Inc. described the proposal. Mr. Church briefly described the application. Mr. Vincent Simonetti the proposed purchaser indicated his intention to build a garage on the property. Mr. McKay questioned whether the entire parcel needed to be rezoned in order to accomplish that objective and suggested a lesser portion of the 8.87 parcel be considered. The applicant indicated that would be acceptable. Mr. Church clarified the entirety of the property was not on the sanitary sewer system and Commissioners discussed that and the modification option. There were no public comments.

Mr. McKay made the motion, supported by Mr. Jenson to recommend approval of the proposed zoning map amendment for a portion of the property namely 108 feet +/- deep along both North Shore and F Lane from AG Agricultural to RS Residential Suburban, to the Township Board in accordance with the correspondence from LandPlan dated December 27, 2023 notably Part Three, the Summary section, conditioned on a revised survey, and further to submit the amendments to Region II Planning Commission for comments. Ayes all. Motion Carried.

Chair Wauty closed the public hearing at 7:44 p.m.

Public Comment: Chair Wauty opened the public comment period at 7:45 p.m. The Chair closed the public comment period at 7:46 p.m.

Commissioner Comments: Roger Gaede memoriam. Chair Wauty recognized the passing of former Planning Commissioner Roger Gaede and his valuable contribution to the township as a member of the commission.

Adjournment: *Chair Wauty made the motion supported by Mr. Trout to adjourn at 7:49 p.m. Ayes all. Motion Carried.*

RESPECTFULLY SUBMITTED
Mike Trout, 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 | #24-11

To: County Planning Commissioners
From: Zack Smith, R2PC Planner
Date: March 12, 2024

Proposal: **Rezoning 2 parcels of 10.6 acres on N. Lake Rd, Clarklake, Columbia Township from Residential Suburban (RS) to Residential Rural (RR)**

Request

The subject property is proposed for rezoning to Residential Rural (RR) from Residential Suburban (RS).

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to build a home and “house residential livestock.”

Location and Size of the Property

The parcels (000-19-17-277-015-01 and 000-19-16-276-003-01) proposed for rezoning are located in the north-east quarter of Section 16 on the south side of N. Lake Rd. The subject parcels are 10.6 acres and are currently zoned Residential Suburban (RS).

Land Use and Zoning

Current Land Use – The property is currently vacant. The parcel to the north is agricultural, and those to the south, east, and west are single family 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 Suburban (RS). The properties to the north is zoned agricultural and those to the south, east, and west are currently zoned Residential Suburban (RS).

Public Facilities and Environmental Constraints

Water and Sewer Availability – Municipal water is not available but municipal sewer is available at the subject parcels.

Public Road/Street Access – N. Lake Rd. provides direct access to the subject parcels.

Environmental Constraints – There are no known environmental constraints, though there is an irregularly shaped 2.5 acre wetland on the property.

Analysis and Recommendation

Township Planning Commission Recommendation – The Columbia Township Planning Commission unanimously approved the rezoning at their January 23, 2024 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other zones and uses in the surrounding area. It would be the first use of the new Rural Residential zoning, and as the property is currently vacant and is between residential and agricultural land, this is an appropriate designation. It would not adversely effect surrounding property or overly limit future development. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Columbia Township Board of the proposed rezoning to ‘Residential Suburban (RS)’.

Suggested Actions:

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

Staff Report Attachment(s):

- *Background information provided by Columbia Township*

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

Parcel # 000-19-16-277-015-01 and
parcel # 000-19-16-276-003-01

- The above described property has a proposed zoning change FROM Residential Suburban (RS) ZONE TO Residential Rural (RR) ZONE.
- PURPOSE OF PROPOSED CHANGE: Desire to build a residential home and house residential livestock (1 horse and 1 minipony)

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.) _____

- PUBLIC HEARING** on the above amendment was held on: month 01 day 23 year 2024
- NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 12 day 20 year 2023
(Notice must be provided at least fifteen days prior to the public hearing.)
- THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Brooklyn 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.
Jul Wang Chair or Secretary 03 / 11 / 2024 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk

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: Columbia Charter Township Case #: parcel #: 000-19-16-277-015-01
parcel #: 000-19-16-16-276-003-01
Township official we may contact: RICK Church (zoning Admin) Phone #: (517) 592-2000
Applicant: CHRIS Kudner 4540 Grand Blvd, Clarklake, MI 49234 Phone #: (517) 936-8419
Rezoning Request: From: Residential Suburban (RS) To: Residential Rural (RR)
Property Location: Section(s): 16 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"): 6.32 Acres

Please attach location map Yes No
What is the existing use of the site? residential

What is the proposed use of the site? Residential Rural (RR)

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

What are the surrounding Zoning Districts?
North: (AG) Agricultural South: (RS) Residential Suburban
East: (RS) Residential Suburban West: (RS) Residential Suburban

What is the suggested use of the site on the Township's Land Use Plan map? _____
Is municipal water currently available? Yes No Will it be made available? Yes No If yes, when? _____
Is municipal sewer currently available? Yes No Will it be made available? Yes No If yes, when? _____
Does the site have access to a public street or road? Yes No If yes, name _____
Are there any known environmental constraints on the site? Yes No
 Wetland(s) Floodplain(s) Brownfield(s) Soil(s) Other (please specify) _____

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

Please include any additional information or comments as an attachment.

11/6/2023

Columbia Township

Jackson County, Michigan

8500 Jefferson Road, Brooklyn, MI 49230 • Phone (517) 592-2000 • Fax (517) 592-8115

ZONING ORDINANCE AMENDMENT PETITION

This petition is for amendments to the Zoning Ordinance Text ("Text Amendment") and Zoning Map ("Map Amendment/Rezoning").

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

Important Notice to Applicants: This petition must be completed in full and 15 copies (including attachments) submitted to the Zoning Administrator. If additional space is needed, number and attach additional sheets.

1) Petitioner: Chris Kudner 4540 Grand Blvd Clarklake, MI 49234 517-936-8419
Name Street Address City/State/Zip Telephone

2) Petition For: Zoning Map Amendment or Text Amendment (Check One)

3) Petitioner's Interest in Property: Owner Lessee Buy Option Other/Specify: _____

Zoning Map Amendment / Rezoning Questions #4 - #11, and #14

4) Property Tax #: Multiple, See Attachments Property Address: Multiple, See Attachments

5) Existing Zoning: Residential Suburban Proposed Zoning: Residential Rural

6) Existing Use: Vacant Anticipated Use: Residential Home

7) Deed restrictions on property: Yes No Property Acreage: 12 total

8) Is property in a platted subd. or condominium. If "yes" to either, what is name: _____

9) Legal Description: See attached surveys and GIS parcel reports

10) Names, addresses, phone #s of all other persons/entities having legal or equitable interest in the land: None

11) Explain why the present zoning classification of the property is not adequate: See attached letter

Text Amendment Questions #12 - #14

12) This petition is to amend Section _____ of the Ordinance to make the following changes:

13) Explain why the present text is not adequate:

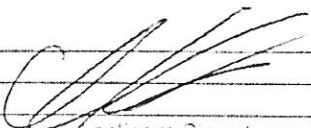
For TOWNSHIP USE Only

Petition Number:			Property Tax Number:	
Date Received:			Date of Final Action:	
Fee Paid	Date	Receipt #	Final Action Taken: (circle as appropriate)	
1)			Approved/Adopted	Denied
2)				
Notes:				

14) **SUPPORTING DOCUMENTS:**

- A. **ZONING MAP AMENDMENT / REZONING:** 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 parcel(s)/lot(s) subject to the proposed rezoning, sealed by a professional engineer or licensed land surveyor.
- B. **OPTIONAL SUBMITTAL for ZONING MAP AMENDMENT / REZONING:** The applicant is not required to, but is encouraged to submit 15 copies of a written justification for the proposed Zoning Map amendment. Factors to be considered by the Planning Commission and Township Board in evaluating a Zoning Map amendment petition are presented in Section 17.3(B)(2)(a).
- C. **OPTIONAL SUBMITTAL for TEXT AMENDMENT:** The applicant is not required to, but is encouraged to submit 15 copies of a written justification for the proposed text amendment. Factors to be considered by the Planning Commission and Township Board in evaluating a text amendment petition are presented in Section 17.3(B)(2)(b).

15) **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)	11/6/23 Date	_____ Property Owner's(s) Signature(s) <small>(if different than applicant)</small>	_____ Date

Chris Kudner
4540 Grand Blvd
Clarklake, MI 49234

August 14, 2023

Columbia Township Planning Commission
8500 Jefferson Rd.
Brooklyn, MI 49230

Subject: Columbia Township Parcels: 000-19-16-276-003-01, 000-19-16-277-008-00, 000-19-16-277-009-00, 000-19-16-277-010-00, 000-19-16-277-011-00, 000-19-16-277-012-00, 000-19-16-277-013-00, 000-19-16-277-014-00, 000-19-16-277-015-00

To Whom it May Concern,

We are submitting a Zoning Map Amendment petition for our 12 acre property in Columbia Township. This property is currently in the Residential Suburban District (RS), and we are applying to rezone it as Residential Rural (RR). Our desire for this property is to build a home with the ability to house residential livestock (1 horse and 1 miniature pony), within the rules set forth for the RR district in Section 20.12 (D)(1-4) but currently prohibited in the RS district. While we understand why the livestock restriction exists for the RS district, we believe it is overly prohibitive to this site due to its unique size and location. Our justification for this amendment is as follows:

1. This property was formerly an orchard, is bordered by agricultural districts, is on the corner of two rural dirt roads, and consists of unimproved woods. There is a large farm across the street to the North and another farm within 1,000 feet to the east, both of which house large livestock.
2. There will be no impact on the ability of the Township to provide adequate public services and facilities. The building restrictions between RR and RS districts are relatively minor, and in fact more restrictive for RR (setbacks, lot coverage, etc.).
3. This district change will not adversely affect the value of the surrounding property. In fact, all property to the east and west are already abutting farmland. As noted above, there are large quantities of large livestock that are visible from this property. Also, the RR district ordinance specifically does not allow livestock unless the property is at least 5 acres. This property is more than twice the minimum size.
4. The site is well suited for the RR district with rolling wooded hills, dirt roads, and nearby farms.
5. The construction of a new home on this previously vacant site will result in higher property values and increased revenue to the township through property taxes.
6. The petitioned district change is consistent with the zoning classification of surrounding land. It is by definition a rural residential area, and has agricultural farms across the street.

In closing, we respectfully request our petition be approved on the basis that it meets the requirements laid out for the planning commission in the Township Ordinance, Section 17.3(B)(2)(a).

Sincerely,

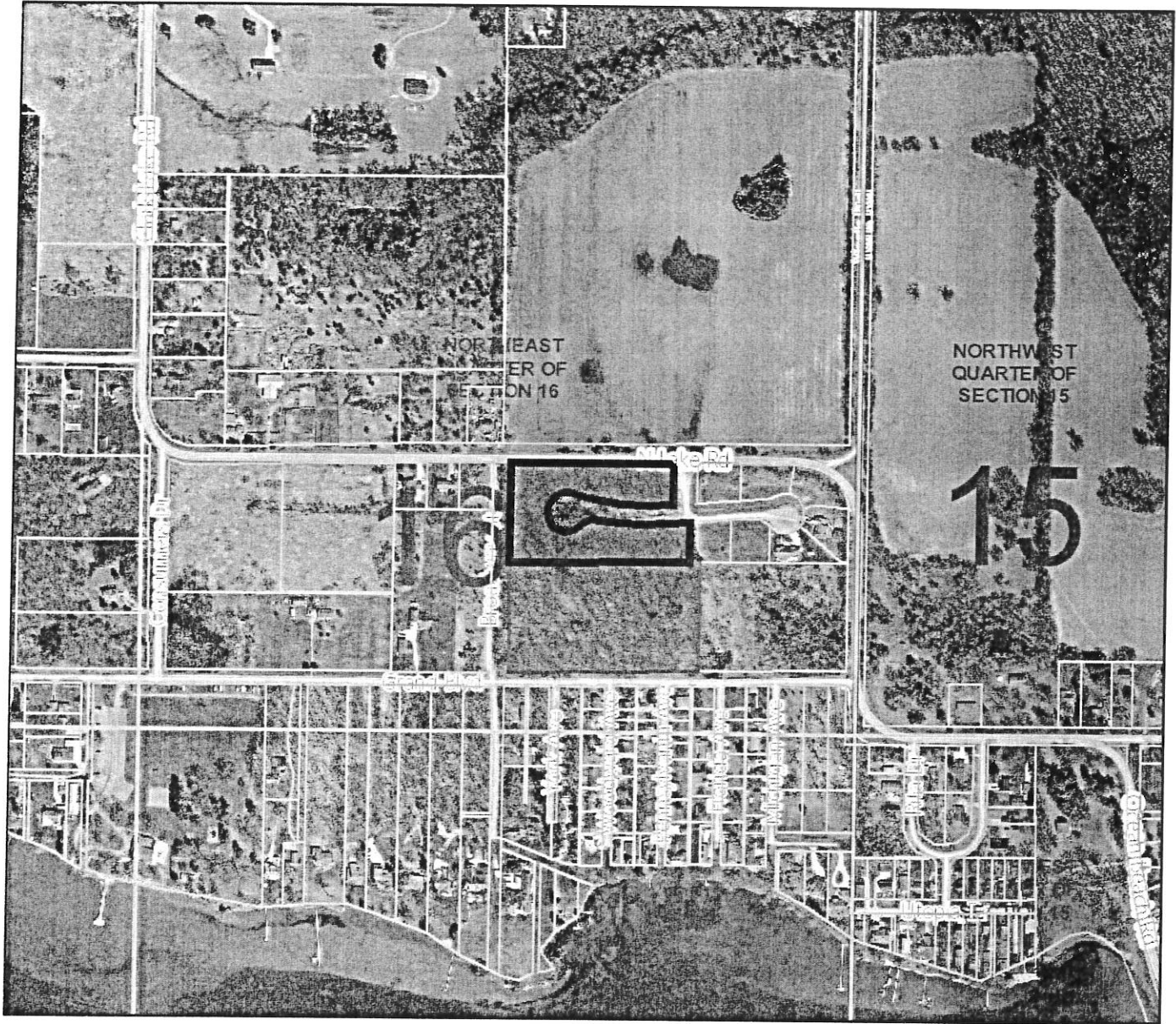

Chris Kudner

Enclosures: Justification Letter, Property Survey, Amendment to Master Deed, Parcel Reports



Parcel Report - Parcel ID: 000-19-16-277-015-01

11/6/2023



Owner Name KUDNER CHRIS M/LATISSE M
Owner Address 4540 GRAND BLVD
 CLARKLAKE, MI 49234
Homestead 0
Parcel Address N LAKE RD
 CLARKLAKE, MI 49234
Property Class 402 - RESIDENTIAL VACANT
Status Active
Acreage 4.017
Gov't Unit Columbia
Tax Unit Columbia
School District NAPOLEON SCHOOL
Liber/Page

	2021	2022	2023
Taxable Value	\$0.00	\$0.00	\$34,100
Assessed Value	\$0.00	\$0.00	\$34,100

Tax Description:

UNITS 8-15 SCOTTWOOD SITE CONDOMINIUM
 COMBINED 1-12-2023 FROM 000-19-16-277-008-00, 000-19-16-277-009-00, 000-19-16-277-010-00, 000-19-16-277-011-00, 000-19-16-277-012-00, 000-19-16-277-013-00, 000-19-16-277-014-00, 000-19-16-277-015-00



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

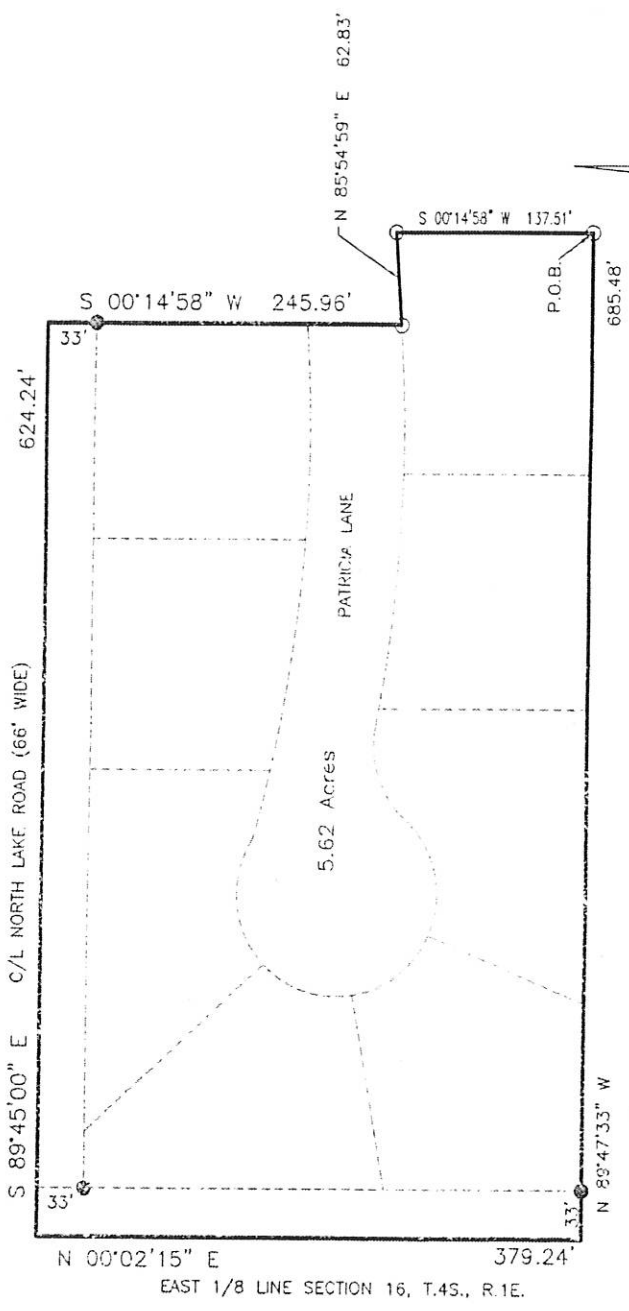
13 / 22



Certificate of Survey

PROPERTY DESCRIPTION

(SEE ATTACHED)



LEGEND

- SECTION CORNER
- F.M. — FOUND MONUMENT
- F.I. — FOUND IRON
- S.I. — SET IRON

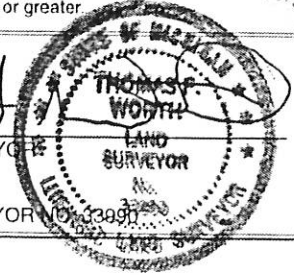


SURVEYOR'S CERTIFICATE

I, Thomas F. Worth, a Professional Surveyor in the State of Michigan, certify that I have surveyed the parcel(s) of land hereon described and that there are no encroachments except as shown and that I have complied with the survey requirements of Public Act 132 of 1970, and that the error of closure of the unadjusted field datum is 1 in 5,000 or greater.

CERTIFIED TO CHRIS AND LATISSE KUDNER
 ADDRESS NORTH LAKE ROAD
 CITY & STATE CLARKLAKE, MI 49234
 DATE SURVEYED SEPT. 25, 2023
 SCALE 1 INCH = 100 FEET
 JOB NO. C 2023-111

TO J
 PROFESSIONAL SURVEYOR
 AS F. WORTH
 PROFESSIONAL SURVEYOR



C 2023-111

Chris and Latisse Kudner
North Lake Road
Clarklake, MI 49234

PROPERTY DESCRIPTION

Land in the Township of Columbia, Jackson County, Michigan, described as follows:

A parcel of land in the Northeast 1/4 of Section 16, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, and being more specifically described as commencing at the East 1/4 post of said Section 16; thence North 00 degrees 10' 45" East 603.88 feet, along the East line of said Section 16 and the centerline of York Road; thence North 89 degrees 47' 33" West 616.14 feet to the point of beginning of this description; thence North 89 degrees 47' 33" West 685.48 feet to the East 1/8 line of said Section 16; thence North 00 degrees 02' 15" East 379.24 feet along the East 1/8 line of said Section 16 to the centerline of North Lake Road; thence South 89 degrees 45' 00" East 624.24 feet along the centerline of North Lake Road; thence South 00 degrees 14' 58" West 245.96 feet; thence North 85 degrees 54' 59" East 62.83 feet; thence South 00 degrees 14' 58" West 137.51 feet to the point of beginning.

Containing 5.62 acres of land, more or less. Subject to easements, restrictions and other pertinent instruments of record. Bearings are based on deed record in Liber 1833, Page 1257, Jackson County Records.



Parcel Report - Parcel ID: 000-19-16-276-003-01

11/6/2023



Owner Name KUDNER CHRIS M & LATISSE M TRUST
Owner Address 4540 GRAND BLVD
 CLARKLAKE, MI 49234
Homestead 0
Parcel Address N LAKE RD
 CLARKLAKE, MI 49234
Property Class 402 - RESIDENTIAL VACANT
Status Active
Acreage 6.3
Gov't Unit Columbia
Tax Unit Columbia
School District NAPOLEON SCHOOL
Liber/Page 2194-0304

	2021	2022	2023
Taxable Value	\$0.00	\$14,728	\$15,464
Assessed Value	\$0.00	\$20,600	\$20,800

Tax Description:

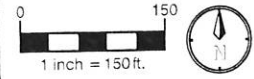
COM AT THE SE CORNER OF THE NE 1/4 OF SEC 16 TH N00°04'53"W ALG THE E LN OF THE NE 1/4 OF SD SEC ALSO BEING THE CL OF YORK RD 225.33 FT TH S89°55'00"W 575 FT TO POB TH CONT S89°55'00"W 725.68 FT TO CL OF BROADWAY ST TH N00°13'25"W ALG THE CL OF BROADWAY ST 379.23 FT TH N89°56'46"E 726.15 FT THE S00°09'13"E 378.85 FT TO BEG. SEC 16 T4S R1E 6.03A. SPLIT/COMBINED ON 03/23/2022 FROM 000-19-16-276-003-00;



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 the map and data; nevertheless, errors may occur.



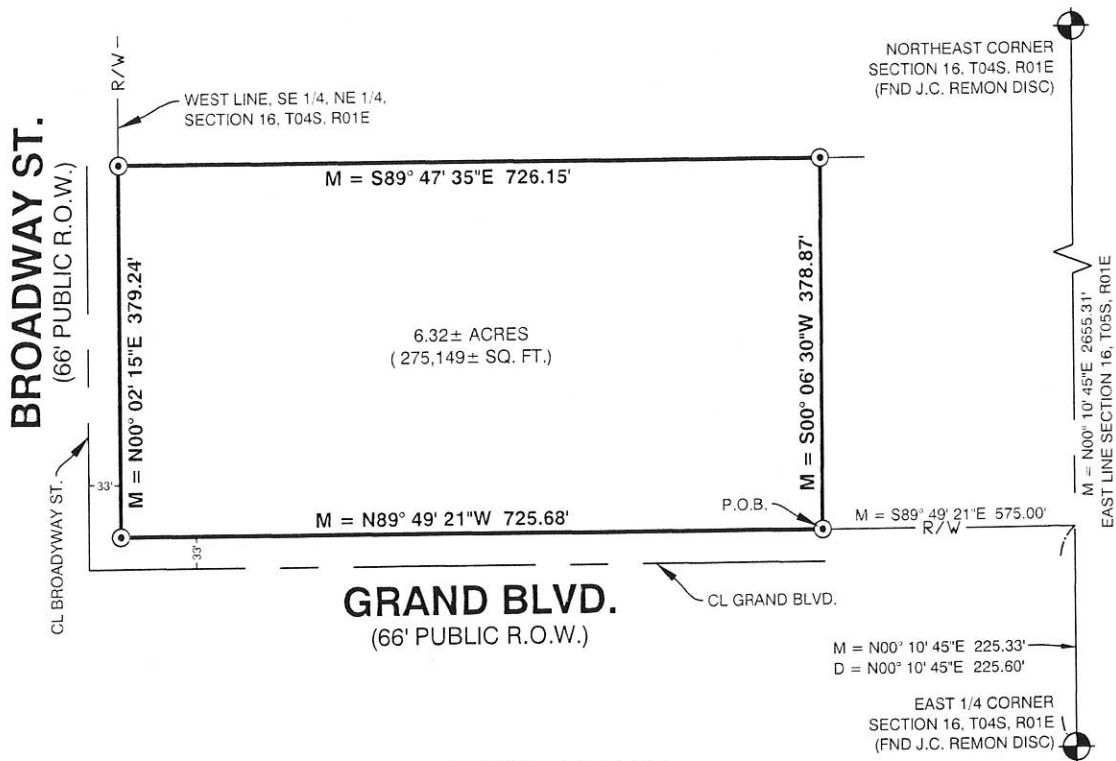
CERTIFICATE OF SURVEY



PARCEL DESCRIPTION

PART OF THE NORTHEAST 1/4, SECTION 16, TOWN 04 SOUTH, RANGE 01 EAST, COLUMBIA TOWNSHIP, JACKSON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, TOWN 04 SOUTH, RANGE 01 EAST, COLUMBIA TOWNSHIP, JACKSON COUNTY MICHIGAN; THENCE ALONG THE EAST LINE OF SAID SECTION AND THE CENTERLINE OF YORK ROAD, NORTH 00 DEGREES 10 MINUTES 45 SECONDS EAST 225.33 FEET (PREVIOUSLY DESCRIBED AS 225.60 FEET) TO THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF GRAND BOULEVARD; THENCE ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 49 MINUTES 21 SECONDS WEST (PREVIOUSLY DESCRIBED AS NORTH 89 DEGREES 50 MINUTES 06 SECONDS WEST) 575.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 49 MINUTES 21 SECONDS WEST 725.68 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION AND THE EASTERLY RIGHT OF WAY LINE OF BROADWAY STREET; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 02 MINUTES 15 SECONDS EAST 379.24 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 35 SECONDS EAST 726.15 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 30 SECONDS WEST 378.87 FEET TO SAID NORTHERLY LINE AND THE POINT OF BEGINNING; PARCEL CONTAINS 6.32± ACRES (275,149± SQ. FT.). SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY APPARENT AND OF RECORD.



- NORTHEAST CORNER, SECTION 16, T04S, R01E: LCRC RECORDED IN LIBER 1912 PAGE 0278
- CENTER OF 2" STEEL POST, NORTH 33.38'
 - LARGE TRIPLE MAPLE 40D & REMON. TAG ON NORTH SIDE, S70°E 109.14'
 - 22" WALNUT 40D & REMON. TAG ON EAST SIDE, N05°W 28.95'

- EAST 1/4 CORNER, SECTION 16, T04S, R01E: LCRC RECORDED IN LIBER 1912 PAGE 0279
- UTILITY POLE FOUND 60D ON SOUTH SIDE, WEST 21.51'
 - CONCRETE PLAT MONUMENT, SOUTH 33.04'
 - STEEL POST WITH SURVEY SIGN, NORTH 2'

LEGEND

- ⊙ SET CAPPED IRON 4001071085
- ⊕ SECTION CORNER



SURVEYORS CERTIFICATE

I, DUSTIN R. THORNTON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PARCELS HEREBY DESCRIBED. THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND MEETS THE REQUIREMENTS OF P.A. 132 OF 1970 MCL 54.213.

Dustin R. Thornton

DUSTIN R. THORNTON # S. 4001071085

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING

MICHIGAN | INDIANA | ILLINOIS | OHIO
269.250.5991 | PHONE | 866.569.0604 | FAX
www.ARengineeringLLC.com

SHEET TITLE: GRAND BLVD BOUNDARY
PROJECT: GRAND BLVD BOUNDARY SURVEY
CLIENT: 17/22 JDNER
SITE ADDRESS:) BLVD
SITE SECTION: SECTION 16 TOWNSHIP 04S RANGE 01E

JOB NUMBER: 23300002
DATE: 10/10/2023
DRAWN BY: BCD
SHEET NUMBER: 1 of 1

Date: November 16, 2023

To: Columbia Township Planning Commission Eric White, Township Attorney
 Columbia Township Board Chris Kudner, Petitioner
 Rick Church, Zoning Administrator

From: Mark A. Eidelson, AICP

Re: *Chris Kudner Rezoning Petition – Multiple Properties – RS District to RR District*

Part One OVERVIEW

- A. Purpose of Report / Material Reviewed:** This report presents my findings regarding the rezoning petition submitted by Chris Kudner. Part Two of this report (page 2) identifies minimum factors to be considered as part of an evaluation of a rezoning petition and includes information relevant to each along with my conclusions. Part Three (page 5) presents summary comments. The principal application materials I reviewed were limited to: 1) a completed amendment application form dated 11-6-23; 2) a two-page certificate of survey drawing of the subject properties prepared by AR Engineering (dated 10-10-23) and Thomas Worth (dated 9-23-23); 3) a letter dated 8-14-23 presenting a justification for the proposed rezoning; and 4) parcel tax maps identifying the parcels proposed for rezoning and their location within the surrounding area, along with various supporting factual information about the parcels (sourced from Jackson County GIS).
- B. Petition Overview:** The applicant has submitted a rezoning petition to rezone two adjacent parcels of a total of 10.3 acres, from their current RS District zoning to the RR District. Parcel 000-19-16-277-015-01 covers 4.0 acres and is comprised of the withdrawn portion (west half) of the Scottwood Site Condominium. This withdrawn acreage is no longer divided into individual condo units. The remaining 6.3 acres comprises Parcel 000-19-16-276-003-01, directly south of the withdrawn portion of the site condominium. The basic site development features of the two districts are as follows:

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Heights	Maximum Lot Coverage	Minimum Yard Setback ⁴		
					Front ⁴	Side ⁴ (each)	Rear ⁴
RS Residential Suburban	10,000 sq. ft.; 15,000 sq. ft. without sewer	80 ft.; 110 ft. for TFD	35 ft. and 2.5 stories	30%	25 ft.	10 ft.	25 ft.
RR Residential Rural	20,000 sq. ft.; 35,000 sq. ft. for TFD	90 ft.	35 ft. ³ and 2.5 stories	20%	35 ft.	20 ft.	50 ft.

Note: Table footnotes are not included and are not pertinent to this petition review.

According to Table 3-1 (Art. 3) of the Zoning Ordinance, the RS District is principally intended to provide opportunities for single and two-family residential lifestyles of a more suburban character. The RR District is principally intended to encourage and provide opportunities for single and two-family residential lifestyles of a more rural character.

Special Note: The applicant has submitted this petition because of his desire to establish a single residence in an RR District to accommodate the keeping of livestock. It must be recognized that should an RR rezoning be approved, the applicant or a future landowner may subsequently decide to develop the property based on the minimum 20,000 sq. ft. lots authorized by the RR District. For this reason, this review makes references to the potential densities and impacts of an RR rezoning though recognizing this is not the applicant's stated purpose for the RR petition.

- C. **Site Overview / Surrounding Conditions:** The subject 10.3 acres proposed for rezoning is in the northeast quarter of Section 16 and bounded by N. Lake Rd. to the north, Broadway St. to the east, and Grand Blvd. to the south. To the east is the developing portion of the Scottwood Site Condominium and vacant land just south of the site condo. The 10.3 acres is generally rectangular in shape as are each of the two parcels comprising the acreage. The 10.3 acres includes more than 600' of frontage along each of the abutting three roads.

The subject acreage is principally of a wooded character and no structures are present. The National Wetlands Inventory (USF&WS) identifies an irregularly shaped 2.5-acre wetland that occupies about half of the north half of the 10.3 acres and extends south to occupy a small portion of the south half. Grades on the site are comparatively limited, typically ranging from 0% to 4%. On-site surficial soils are principally of a loam character including sandy and clay loam (NRCS). The 10.3 acres is within the township's sewer district.

The general surrounding area is comprised principally of residences, farmland, and woodlands, with lot sizes ranging from about ¼ acre and less to 5 acres and more including a 50-acre adjacent parcel to the north. Those home sites in the immediately surrounding area to the south along or near Clark Lake are typically between 1/6 to 2 ½ acres, while parcels to the immediate east and west typically range between 1/2 and 5 acres.

- D. **Review / Approval Process:** Rezoning petitions are subject to Planning Commission review and public hearing, and the forwarding of a recommendation to the Township Board for final action. Township Board action may not be taken prior to the state-mandated County/Regional Planning Commission advisory review or the passing of the 30-day review period following receipt by the County of the petition and the Planning Commission's recommendation, whichever occurs first.

Part Two Relevant Factors

Section 17.3(B) of the Zoning Ordinance identifies minimum factors to be considered as part of an evaluation of a rezoning petition. These factors are noted below in italics and are followed by information relevant to each along with my conclusions.

- 1) *What, if any, identifiable conditions related to the petition have changed which justify the proposed zoning district change?*
 - The applicant has submitted the rezoning petition to establish a single dwelling along with the keeping of livestock, an accessory use that is prohibited in the RS District.
 - If approved, the rezoning petition will lessen the potential development intensity of the subject acreage, from 10,000 to 20,000 sq. ft. lots.
 - Unlike typical residential rezoning petitions, the applicant is not seeking to develop the subject acreage at a higher density than permitted by the current RS zoning.

Conclusion: This criterion of review does not readily lend itself to the specific situation at hand given the applicant's purpose for the rezoning and the lower permitted densities available under the proposed RR District. Any changed conditions regarding development trends, public services, and similar considerations are not substantially relevant to this petition.

2) *What is the impact of the zoning district change 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 zoning district change is adopted?*

- The applicant intends to use the rezoned acreage for a single dwelling along with the keeping of livestock, which is prohibited in the current RS District.
- Whether the subject acreage is used as a single home site or subsequently developed for multiple home sites under the proposed RR zoning, any increase in demand for public services or facilities will be less than what an RS development could generate.

Conclusion: Approval of the RR District petition will not negatively impact the ability of the township and other governmental agencies to provide the same level of public services, facilities, and programs to the subject parcel and the community as a whole, and will lessen any potential impact that may occur under the current RS zoning.

3) *Will the petitioned district change adversely affect the value of the surrounding property?*

- Immediately surrounding area is comprised principally of open space and somewhat dispersed dwellings except higher-density lakefront development to the south and the incremental development of the remaining portion of the site condominium to the east.
- Predominant parcel sizes in the immediate area range from less than ¼ acre to 5 acres and more.
- Approval of an RR rezoning will result in a lower density of development compared to the RS District, and the keeping of livestock on the subject acreage is in keeping with opportunities available along all interfaces between the AG District and the RS District further north.

Conclusion: I am familiar with no conditions that suggest a likely decrease in surrounding property values should the RR petition be approved.

4) *Is the site's environmental features compatible with the host of uses permitted in the proposed district, and will development under the petitioned district change be likely to adversely affect environmental conditions?*

- Except for the RR District's allowance of farming, the general range of permitted uses within the RR and RS Districts is very similar.
- Permitted development densities under the RR District, and corresponding site disturbances associated with development, can be expected to be equal to or less than under the current RS District.

Conclusion: An RR District rezoning would place greater restrictions on development densities than the current RS District, which commonly lead toward the same or lesser environmental impacts.

5) *Can the subject parcel comply with all requirements of the proposed zoning classification?*

- Basic site development requirements for the proposed RR District are specified in Table 3-4 of Article 3 of the Zoning Ordinance and include, in part, minimum 20,000 to 35,000 sq. ft. lots (depending on single or two-family dwellings) and minimum lot widths of 90'.
- The subject 10.3 acres and each of the two individual parcels comprising the acreage exceed the minimum RR District requirements and can accommodate additional divisions that comply with the requirements.

Conclusion: The subject 10.3 acres and each of the two individual parcels comprising the acreage comply with the basic standards of the RR District.

6) *Is the subject property able to be put to reasonable economic use in the zoning district in which it is presently located?*

- The principal intended uses in the RS District according to Table 3-2 of the Zoning Ordinance are single and two-family dwellings.
- The physical character of the subject property reasonably lends itself to single and two-family dwellings, with the subject acreage available as a single home site or up to approximately 14 to 17 individual single-family home sites of about 20,000 sq. ft. each.

Conclusion: Conditions suggest that the subject acreage can be put to reasonable economic use under the current RS zoning, recognizing though that the applicant alleges no interest in using the acreage for development purposes but only as a single home site and the keeping of livestock.

7) *Is the petitioned district change consistent with the zoning classification of surrounding land?*

- The proposed RR District is a new district as of the adoption of the new 2019 Zoning Ordinance, the district does not yet exist on the Zoning Map (other than legend), and this is the first petition submitted for a RR rezoning.
- The subject property is adjacent to the RS District to the east, south, and west, and is adjacent to the AG District to the north.

Conclusion: An RR rezoning of the subject property is reasonably consistent with the zoning of the surrounding area given that the RR District is a wholly new district and yet to be established on the Zoning Map, and the RR District provides for densities less than the RS District but greater than the AG District – functioning as a buffer district between the currently surrounding RS and AG Districts.

8) *Does the petitioned district change generally comply with the Master Plan?*

The current Columbia Township Master Plan was adopted in 2009 and embodies the planning initiatives of the township, most particularly the goals, objectives and policies presented in Chapters 1 and 2 of Part 1 of the Plan.

- The subject property is in the planned *Low-Density Residential* area, which provides for residential development densities of about two dwellings per acre.
- The proposed RR District provides for development densities of about 2 dwellings per acre.
- Given the unique nature of the basis for the rezoning petition, the Chapter 1 goals, objectives, and strategies are not particularly pertinent in this case other than to note:
 - ✓ The rezoning can be viewed as supporting the farming preservation theme.
 - ✓ The rezoning can be viewed as not supporting the coordination of residential densities with available utilities in that limiting the use of a 10-acre lot for a single home site can be viewed as undermining the efficient use of available sewer infrastructure. However, there are numerous RS parcels of 5 to 10 acres currently used as single home sites.

Conclusion: The proposed RR rezoning is reasonably consistent with the Master Plan.

9) *What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?*

The precedents that may be set by action on this petition may be largely a function of the stated basis for the township's decision. Approval of the petition would likely set a precedent for future approvals where conditions are very similar and the basis for the approval equally applies. The same can be said in the case of a denial of the rezoning.

Setting of a precedent is particularly relevant regarding the Master Plan, which should play a particularly key role in evaluating a rezoning petition. Disregarding the Master Plan without a rational basis may well set a precedent that will jeopardize the ability of the township to defend future decisions that are allegedly based on the Plan. Similarly, giving careful consideration to the

Master Plan in making a decision will strengthen the significance of the Plan when considering future petitions and the management of growth and development.

In this instance, the Master Plan places the subject property in the Low-Density Residential area that provides for densities up to one to two dwellings per acre, in coordination with the proposed RR District zoning.

The basis for the approval or denial should be documented to minimize unintended precedents including within the context of the Master Plan.

Part Three Summary

This rezoning petition provides for the rezoning of 10.3 acres from the current RS District to the new RR District.

Based on the review considerations presented in the previous pages, the only factor that may be viewed as not supporting the proposed RR rezoning is that conditions suggest that the subject property can be put to reasonable economic use under the present RS District zoning (see #6 on page 4).

However, unlike typical rezoning petitions where the applicant desires to establish a more intensive use (higher density) of property, the applicant alleges that the rezoning petition is fueled by his desire to establish a single home site and keep livestock on the property. The keeping of livestock as an accessory residential use is not permitted in the RS District.

I find it reasonable for this petition to be approved.

Please contact me if there are any questions about my comments.

COLUMBIA TOWNSHIP PLANNING COMMISSION

Columbia Township Hall
8500 Jefferson Rd. Brooklyn MI 49230

Tuesday, January 23, 2024

7:00 PM

Public Hearing

Minutes

Call to order, Pledge of Allegiance: Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Mr. Trout called the roll: Present: Chairperson Todd Wanty, Vice-Chair Bob Jenson, Secretary Mike Trout, Mike McKay, Hollis Jeffreys; Absent: Krissie Barnes; Recognized Guests: Rick Church, Rick Belcher

Note: There is a vacant seat.

Approval of Agenda: *Motion by Mr. McKay, supported by Mr. Jenson to approve the agenda. Ayes all. Motion Carried.*

Approval of Minutes from Tuesday, December 5, 2023: *Motion by Mr. McKay, supported by Mr. Jenson, to approve the minutes with the correction of required meeting date from April 26 to April 16. Ayes all. Motion Carried*

Purpose of meeting: Chair Wanty presented the purpose of the meeting.

- a. Public hearings for proposed Zoning Map Amendments; **1)** 4540 Grand Blvd, Clarklake MI 49234 Parcel # 000-19-16-277-015-01 and 000-19-16-276-003-01 (RS-Residential Suburban to RR-Residential **2)** 4561 N. Lake Rd. Clarklake MI 49234 Parcel # 000-19-17-251-001-01 (AG-Agricultural to RS Residential Suburban).

Public Comment: Chair Wanty opened the public comment period at 7:06 p.m. There was no public comment. The Chair closed the public comment period at 7:07 p.m.

Old Business:

Community Survey – No update.

Master Plan Update – No update.

New Business:

- a. Public hearing for proposed Zoning Map Amendments. Mr. Wanty opened the public hearing at 7:08 p.m. for 4540 Grand Blvd, Clarklake MI 49234, Parcel #

000-19-16-277-015-01 and 000-19-16-276-003-01. The applicant Chris Kudner presented his proposal for the property as described in his application and letter dated August 14, 2023. He also clarified the property address. Mr. Church briefly discussed the application. Mr. McKay asked if a residence was required in order for a barn to be built and Mr. Church confirmed that was the case. There were no public comments.

Mr. McKay made the motion, supported by Mr. Jenson to recommend approval of the proposed zoning map amendments (RS-Residential Suburban to RR-Residential) to the Township Board as presented, and in accordance with the correspondence from LandPlan dated November 16, 2023; and further to submit the amendments to Region II Planning Commission for comments. Ayes all. Motion Carried.

- b. Chair Wauty asked the applicant for 4561 N. Lake Rd. Clarklake MI 49234 Parcel # 000-19-17-251-001-01 to present his proposal. Rick Hitt representing Hitt Farm Inc. described the proposal. Mr. Church briefly described the application. Mr. Vincent Simonetti the proposed purchaser indicated his intention to build a garage on the property. Mr. McKay questioned whether the entire parcel needed to be rezoned in order to accomplish that objective and suggested a lesser portion of the 8.87 parcel be considered. The applicant indicated that would be acceptable. Mr. Church clarified the entirety of the property was not on the sanitary sewer system and Commissioners discussed that and the modification option. There were no public comments.

Mr. McKay made the motion, supported by Mr. Jenson to recommend approval of the proposed zoning map amendment for a portion of the property namely 108 feet +/- deep along both North Shore and F Lane from AG Agricultural to RS Residential Suburban, to the Township Board in accordance with the correspondence from LandPlan dated December 27, 2023 notably Part Three, the Summary section, conditioned on a revised survey, and further to submit the amendments to Region II Planning Commission for comments. Ayes all. Motion Carried.

Chair Wauty closed the public hearing at 7:44 p.m.

Public Comment: Chair Wauty opened the public comment period at 7:45 p.m. The Chair closed the public comment period at 7:46 p.m.

Commissioner Comments: Roger Gaede memoriam. Chair Wauty recognized the passing of former Planning Commissioner Roger Gaede and his valuable contribution to the township as a member of the commission.

Adjournment: *Chair Wauty made the motion supported by Mr. Trout to adjourn at 7:49 p.m. Ayes all. Motion Carried.*

RESPECTFULLY SUBMITTED
Mike Trout, Secretary



Jackson County Planning Commission

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

PA 116 FARMLAND AGREEMENT | #24-02

Applicant: Peter L. Ford
9951 Huttenlocker Rd
Munith, MI 48158

Date: January 24, 2024

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

Location: An application was filed for the subject properties—Property IDs #000-05-17-351-002-00 and 000-05-20-100-005-00—situated in SW 1/4 SEC 17 T1S R2E and NW ¼ of SEC 20 SEC 17 T1S R2E of Waterloo Township. It is located on the east side of Huttenlocker Road.

Description: The subject property has an area of approximately 56 acres of which 36 acres (approximately) are cultivated for cash crops. There is six buildings, including a residence, barns, and grain storage located on the subject property.

Term: A term length of 20 years is requested.

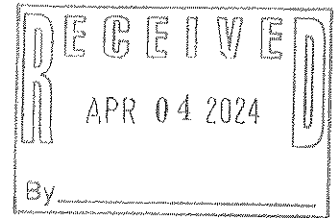
Future Land Use: The land use map for Waterloo Township places the property in an area designated as "Agricultural."

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



Farmland Development Rights New Agreement Application Checklist

January 2024



To ensure your application is reviewed in a timely manner, all items listed below must be included with the new application packet, prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the landowner.

- All sections of application complete. Page 3, "Reserved for Local Government Use" must be completed by the local governing body.
- Copy of complete, recorded deed(s) or land contract(s), including signature page(s). Do not include original documents.
 - If providing more than one deed/land contract, current ownership must be in the same name to be combined under one agreement. If ownership is different, separate applications must be completed or obtain a Quit Claim Deed in same ownership.
 - If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
 - All vendors/sellers listed on a land contract must sign and date bottom of Page 1, acknowledging enrollment.
- Copy of most recent tax bill with complete legal description of property and State Equalized Value (SEV).
- Map of farm with structures and natural features. See instructions on Page 4 of application.
- Copy of current appraisal record. If a current appraisal record is not available, the most recent tax bill must include the SEV. The local assessor must provide property appraisal value on Page 3, in section "Reserved for Local Government Use".
- Submit complete application and checklist to the clerk of the local governing body. *(See below.) Maintain a copy of your application until you have received a new agreement.

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- If the application is approved, the applicant is notified by the local governing body. The local governing body will forward the entire application packet to the Michigan Department of Agriculture and Rural Development (MDARD), Farmland Preservation Office.
- If the application is rejected by the local governing body, the applicant is notified within 10 days, stating the reason for rejection. The original application and all supporting documentation are returned to the applicant. The applicant has 30 days to appeal to the MDARD, Farmland Preservation Office.

The MDARD, Farmland Preservation Office has 60 days from date of receipt to review the application.

***Local governing body means 1 of the following:**

- i. Farmland located in a city or village, the legislative body of the city or village.
- ii. Farmland not located in a city or village, but in a township having a zoning ordinance in effect as provided by law, the township board of the township.
- iii. Farmland not described in i or ii above, the county board of commissioners.

New applications, eligibility requirements, and instructions for completing a new application can be found online at www.Michigan.gov/Farmland.

Return completed applications to the MDARD, Farmland Preservation Office:

Email: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

Mail: MDARD – Farmland, PO Box 30449, Lansing MI 48909

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

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

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

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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

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

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

Livestock, Cash crop

b. Total number of acres on this farm: 56

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

d. Acreage in cultivation: 36

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____

f. All other acres (swamp, woods, etc.) 20

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

No. of Buildings: 5 Residence: 1 Barn: 2 Tool Shed: 2

Silo: _____ Grain Storage Facility: 2 Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: 1

Other: (Indicate) _____

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

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

\$ _____ / _____ = \$ _____ (per acre)
total income total acres of tillable land

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

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



STATE OF MICHIGAN - JACKSON COUNTY
Received 05/31/2011 09:38:47 AM 2593677
Processed 05/31/2011 09:39:51 AM DQC
Kindy Reilly, REGISTER OF DEEDS

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENCE that Shannon M. Ford, a female, quit claims to Peter L. Ford, a single man, whose address is 9951 Huttenlocker Rd., Munith, MI 49259, the following described property situated in the Township of Waterloo, County of Jackson, State of Michigan, to-wit:

A parcel of land in the Northwest 1/4 of § 20, Town 1 South, Range 2 East, Waterloo Township, Jackson County, Michigan, the surveyed boundary of said parcel being described as beginning at the Northwest corner of § 20, Town 1 South, Range 2 East, Michigan Meridian thence North 89°26'09" East along the North Section line, 1357.52 feet, thence South 00°26'22" East along the East line of the Northwest 1/4 of the Northwest 1/4, 519.54 feet, thence South 89°15'08" West 1353.31 feet, thence North 00°54'04" West along the West Section line, 523.89 feet to the Point of Beginning.

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.

The Grantor grants to the Grantee the right to make all divisions allowed under Section 108 of the Land Division Act, Act. No. 288, of the Public Acts of 1967.

NOTE: This deed is being executed and recorded to implement the terms of a Judgment of Divorce entered in connection with Jackson County Circuit Court Case No. 10-2524-DM.

This deed is exempt from the payment of transfer tax pursuant to MCL 207.526(i) and MCLA 207.505 (i).

Dated this 21th day of May, 2011.

Shannon M. Ford

State of Michigan)
)ss.
County of Jackson)

The foregoing instrument was acknowledged before me this 21th day of May, 2011, by Shannon M. Ford, who acknowledged that the same was executed of her own free will and voluntary act.

Ryan L. Phillips, Notary Public
Jackson County, Michigan
My commission expires: December 18, 2017
Acting in Jackson County, Michigan

PREPARED WITHOUT OPINION BY:
Ronald J. Fabian
Attorney at Law
P.O. Box 1363
Jackson, MI 49204-1363

WHEN RECORDED, RETURN TO:
Peter L. Ford
9951 Huttenlocker Road
Munith, MI 49259

SUBSEQUENT TAX BILLS TO:
Peter L. Ford
9951 Huttenlocker Road
Munith, MI 49259



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENCE that Shannon M. Ford, a female, quit claims to Peter L. Ford, a single man, whose address is 9951 Huttenlocker Rd., Munith, MI 49259, the following described property situated in the Township of Waterloo, County of Jackson, State of Michigan, to-wit:

Unimproved land (approximately 40 acres) in the Township of Waterloo, County of Jackson, State of Michigan, to-wit:
The Southwest 1/4 of the Southwest 1/4 of §17, Town 1 South, Range 2 East, Waterloo Township, Jackson County Michigan, ALSO the Northwest 1/4 of the Northwest 1/4 of § 20, Town1 South, Rage 2 East, Waterloo Township, Jackson County, Michigan.

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.

The Grantor grants to the Grantee the right to make all divisions allowed under Section 108 of the Land Division Act, Act. No. 288, of the Public Acts of 1967.

NOTE: This deed is being executed and recorded to implement the terms of a Judgment of Divorce entered in connection with Jackson County Circuit Court Case No. 10-2524-DM.

This deed is exempt from the payment of transfer tax pursuant to MCL 207.528(i) and MCLA 207.505 (i).

Dated this 24th day of May, 2011.

Shannon M. Ford

State of Michigan)
)ss.
County of Jackson)

The foregoing instrument was acknowledged before me this 24th day of May, 2011, by Shannon M. Ford, who acknowledged that the same was executed of her own free will and voluntary act.

Ryan L. Phillips, Ryan L. Phillips, Notary Public
Jackson County, Michigan
My commission expires: December 11 2017
Acting in Jackson County, Michigan

PREPARED WITHOUT OPINION BY:
Ronald J. Fabian
Attorney at Law
P.O. Box 1363
Jackson, MI 49204-1363

WHEN RECORDED, RETURN TO:
Peter L. Ford
9951 Huttenlocker Road
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SUBSEQUENT TAX BILLS TO:
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<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>A 3% PENALTY AND 1% INTEREST WILL BE ADDED ON FEBRUARY 15, 2024 (UNLESS WAIVED)</p> <p>WATERLOO TOWNSHIP OFFICE HOURS: MON, TUES, THURS 9 AM - 1 PM AND WED 1 PM - 5 PM</p> <p>***EXTRA HOURS*** TREASURER WILL BE IN THE OFFICE 9 AM - 5 PM ON DECEMBER 28, 2023 AND FEBRUARY 29, 2024</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p style="text-align: center;">This tax is due by: 02/14/2024</p> <p>Pay by mail to: WATERLOO TOWNSHIP WENDY WALZ, TREASURER 9773 MT HOPE RD MUNITH MI 49259 PHONE 1-517-596-8300</p> <p style="text-align: center;">**See reverse side for additional information**</p>																																																																											
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: FORD PETER L 9951 HUTTENLOCKER RD MUNITH, MI 49259</p> <p>Prop #: 000-05-20-100-005-00 School: STOCKBRIDGE CO Prop Addr: 9951 HUTTENLOCKER RD Legal Description: PART OF THE NW 1/4 OF SEC 20 T1S R2E WATERLOO TWP DESC AS BEG AT THE NW CORNER OF SEC 20; TH N89D26'9"E ALNG THE N SEC LN 1357.2 FT; TH S0D26'22"E ALNG THE E LN OF THE NW 1/4 OF THE NW 1/4 519.54 FT; TH S89D15'8"W 1353.31 FT; TH N0D54'4" W ALNG THE W SEC LN 523.89 FT TO POB SEC 17 16.23 AC T1S R2E (SPLIT 9/05 FROM 000-05-17-351-001-00)</p>	<p style="text-align: center;">TAX DETAIL</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Taxable Value:</td> <td style="width:20%; text-align: right;">57,735</td> <td style="width:20%; text-align: right;">RESIDENTIAL-IMPROV</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">149,600</td> <td style="text-align: right;">Class: 401</td> </tr> <tr> <td>PRE/MBT %:</td> <td style="text-align: right;">100.0000</td> <td></td> </tr> <tr> <td>Bill #</td> <td colspan="2">Mortgage Co: LERETA, LLC</td> </tr> </table> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">DESCRIPTION</th> <th style="width:20%;">MILLAGE</th> <th style="width:20%;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>STOCKBRIDGE OPER</td><td style="text-align: right;">18.00000</td><td style="text-align: right;">EXEMPT</td></tr> <tr><td>STOCKBRIDGE DEBT</td><td style="text-align: right;">1.88000</td><td style="text-align: right;">108.54</td></tr> <tr><td>STCKBRDG DEBT</td><td style="text-align: right;">1.62000</td><td style="text-align: right;">93.53</td></tr> <tr><td>STCKBRDG DEBT 2</td><td style="text-align: right;">0.40000</td><td style="text-align: right;">23.09</td></tr> <tr><td>MED CARE</td><td style="text-align: right;">0.24760</td><td style="text-align: right;">14.29</td></tr> <tr><td>SENIOR SERVICES</td><td style="text-align: right;">0.59660</td><td style="text-align: right;">34.44</td></tr> <tr><td>LIFEWAYS</td><td style="text-align: right;">0.49470</td><td style="text-align: right;">28.56</td></tr> <tr><td>PARKS</td><td style="text-align: right;">0.49540</td><td style="text-align: right;">28.60</td></tr> <tr><td>ANIMAL CONTROL</td><td style="text-align: right;">0.24760</td><td style="text-align: right;">14.29</td></tr> <tr><td>JACKSON COLLEGE</td><td style="text-align: right;">1.13270</td><td style="text-align: right;">65.39</td></tr> <tr><td>LIBRARY</td><td style="text-align: right;">1.74110</td><td style="text-align: right;">100.52</td></tr> <tr><td>INGHAM ISD</td><td style="text-align: right;">6.22900</td><td style="text-align: right;">359.63</td></tr> <tr><td>SAESA</td><td style="text-align: right;">1.60000</td><td style="text-align: right;">92.37</td></tr> <tr><td>WATERLOO TWP</td><td style="text-align: right;">0.70690</td><td style="text-align: right;">40.81</td></tr> <tr><td>WATERLOO POLICE</td><td style="text-align: right;">0.99450</td><td style="text-align: right;">57.41</td></tr> <tr><td colspan="2" style="text-align: right;">Total Tax</td><td style="text-align: right;">36.38610</td></tr> <tr><td colspan="2" style="text-align: right;">Administration Fee</td><td style="text-align: right;">10.61</td></tr> <tr><td colspan="2" style="text-align: right;">TOTAL AMOUNT DUE</td><td style="text-align: right;">1,072.08</td></tr> <tr><td colspan="2" style="text-align: right;">PREV. PAYMENTS</td><td style="text-align: right;">1,072.08</td></tr> <tr><td colspan="2" style="text-align: right;">BALANCE DUE</td><td style="text-align: right;">.</td></tr> </tbody> </table>	Taxable Value:	57,735	RESIDENTIAL-IMPROV	State Equalized Value:	149,600	Class: 401	PRE/MBT %:	100.0000		Bill #	Mortgage Co: LERETA, LLC		DESCRIPTION	MILLAGE	AMOUNT	STOCKBRIDGE OPER	18.00000	EXEMPT	STOCKBRIDGE DEBT	1.88000	108.54	STCKBRDG DEBT	1.62000	93.53	STCKBRDG DEBT 2	0.40000	23.09	MED CARE	0.24760	14.29	SENIOR SERVICES	0.59660	34.44	LIFEWAYS	0.49470	28.56	PARKS	0.49540	28.60	ANIMAL CONTROL	0.24760	14.29	JACKSON COLLEGE	1.13270	65.39	LIBRARY	1.74110	100.52	INGHAM ISD	6.22900	359.63	SAESA	1.60000	92.37	WATERLOO TWP	0.70690	40.81	WATERLOO POLICE	0.99450	57.41	Total Tax		36.38610	Administration Fee		10.61	TOTAL AMOUNT DUE		1,072.08	PREV. PAYMENTS		1,072.08	BALANCE DUE		.
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Please detach along perforation. Keep the top portion.

Mortgage Co: LERETA, LLC

Bill #

Pay this tax to:

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

<p>PLEASE RETURN THIS PORTION WITH PAYMENT OR ENTIRE BILL FOR A "STAMPED PAID" RECEIPT</p>
<p>This tax is due by: 02/14/2024 After 02/14/2024 additional interest and fees apply</p>
<p>2023 Winter Tax for Prop #: 000-05-20-100-005-00</p>

TAXPAYER NOTE: Are your name & mailing address correct?
If not, please make corrections below. Thank You.
Property Addr: 9951 HUTTENLOCKER RD

Make Check Payable To: WATERLOO TOWNSHIP

TOTAL AMOUNT DUE: 0.00

Amount Remitted: _____

To: FORD PETER L
9951 HUTTENLOCKER RD
MUNITH MI 49259

Ck# _____
Cash _____



<p align="center">MESSAGE TO TAXPAYER</p> <p>A 3% PENALTY AND 1% INTEREST WILL BE ADDED ON FEBRUARY 15, 2024 (UNLESS WAIVED)</p> <p>WATERLOO TOWNSHIP OFFICE HOURS: MON, TUES, THURS 9 AM - 1 PM AND WED 1 PM - 5 PM</p> <p>***EXTRA HOURS*** TREASURER WILL BE IN THE OFFICE 9 AM - 5 PM ON DECEMBER 28, 2023 AND FEBRUARY 29, 2024</p>	<p align="center">PAYMENT INFORMATION</p> <p>This tax is due by: 02/14/2024</p> <p>Pay by mail to: WATERLOO TOWNSHIP WENDY WALZ, TREASURER 9773 MT HOPE RD MUNITH MI 49259 PHONE 1-517-596-8300</p> <p align="center">**See reverse side for additional information**</p>																																																																														
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Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

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

<p>PLEASE RETURN THIS PORTION WITH PAYMENT OR ENTIRE BILL FOR A "STAMPED PAID" RECEIPT</p>
<p>This tax is due by: 02/14/2024 After 02/14/2024 additional interest and fees apply</p>
<p>2023 Winter Tax for Prop #: 000-05-17-351-002-00</p>

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

Property Addr: HUTTENLOCKER RD

Make Check Payable To: WATERLOO TOWNSHIP

TOTAL AMOUNT DUE: 1,257.34

Amount Remitted: _____

To: FORD PETER L
9951 HUTTENLOCKER RD
MUNITH MI 49259

Ck# _____
Cash _____



Map of Farm with Structures and Natural Features:

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

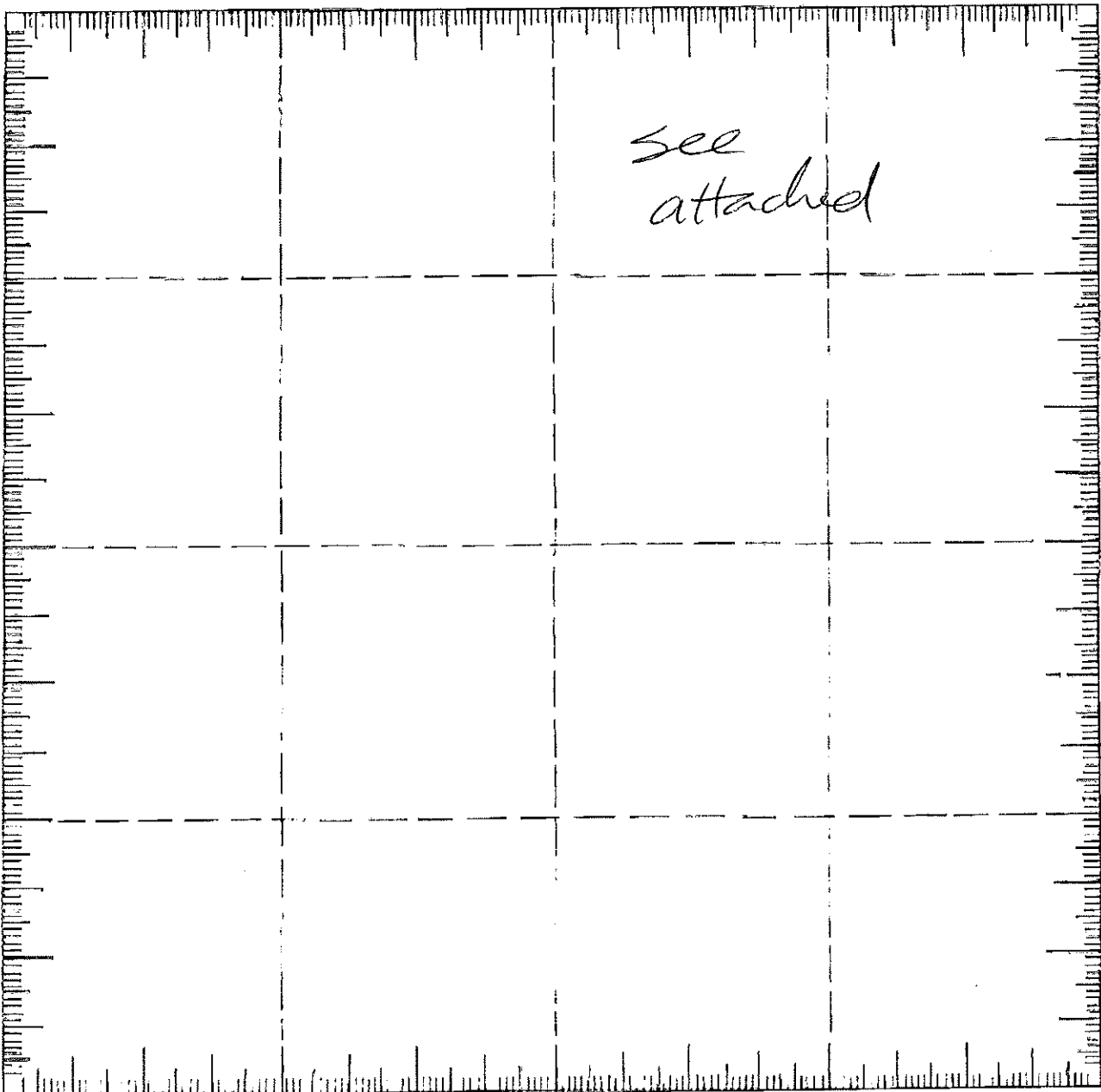
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

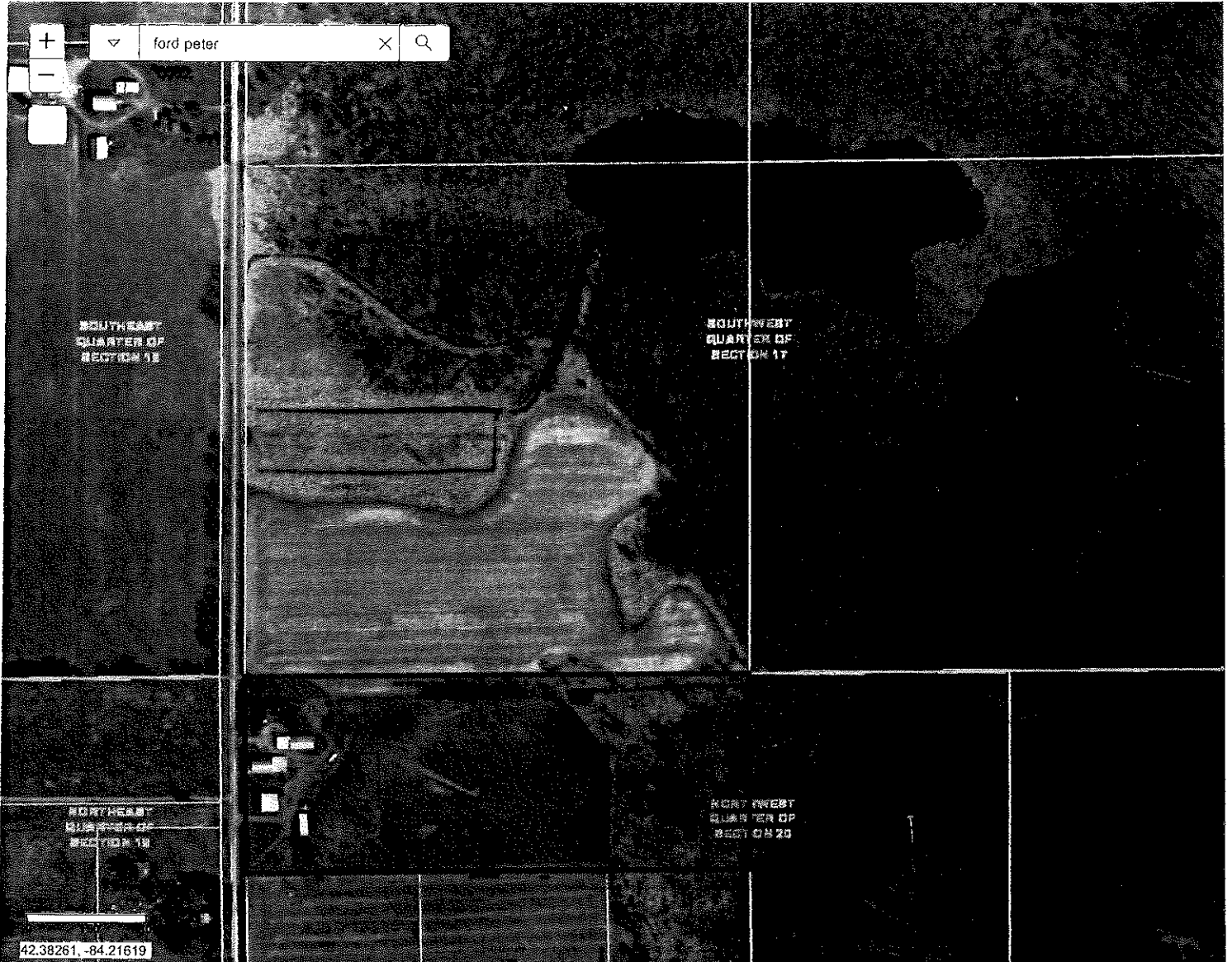
County Jackson

Township Waterloo

T _____ R _____ Section _____

↑ North







+

9951

X

Q

42.37987, -84.22615

0 100 200ft

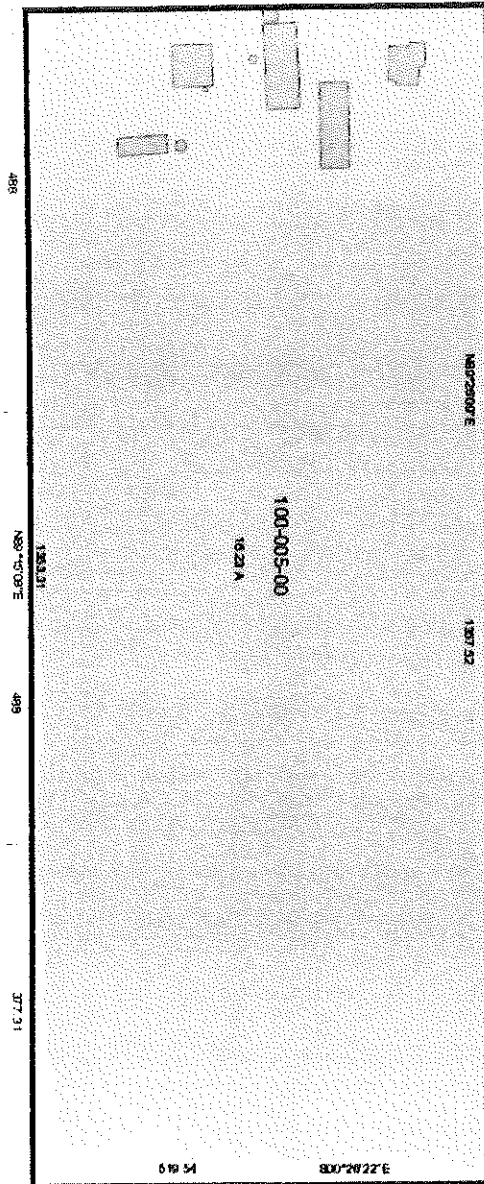
226-002-04

334A

HUTTENLOCKER RD

N20°54'04"W

523.00



N89°29'09"E

1307.32

100-005-00

1021A

488

100-004-03

602A

252.33

N00°40'44"W

N89°29'09"E

489

100-004-04

602A

N20°54'04"W

454.24

100-004-05

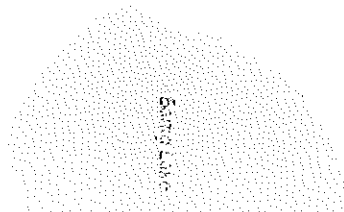
282A

S77°31'

619.54

S00°26'22"E

S00°26'22"E 454.24



6021A



+

9951

X

Q

ADDITIONAL

0 150 300ft
42.38036, -84.22286

