



Jackson County Planning Commission

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

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:
Jacob Hurt
R2PC Executive Director
(517) 768-6705
jhurt@mijackson.org

DATE: December 12, 2024
TIME: 6:00 p.m.
PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of minutes
Approval of the September 12, 2024, meeting minutes [**ACTION**] 2
4. Approval of agenda
Approval of the December 12, 2024, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
(1) CZ | #24-26 | Blackman Charter Township Rezoning [**ACTION**] 5
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – *None*
 - b. New business – *None*
 - c. Notices - *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is January 9, 2025



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MEETING MINUTES

SEPTEMBER 12, 2024, REGULAR MEETING

LOCATION:	Commission Chambers <i>Fifth Floor, Jackson County Tower Building</i>
MEMBERS PRESENT:	N. Hawley (Chairperson, <i>At-Large</i>), C. Kennedy (<i>Jackson County Commissioner Representative</i>), K. Cole (<i>At-Large</i>), M. Wolcott (<i>Environmental Representative</i>), J. Minnick (<i>Industrial & Economic Representative</i>), J. Biddinger (<i>At-Large</i>), T. Hilleary (<i>Educational Representative</i>); . Videto (<i>Agriculture Representative</i>); and P. Gallagher (<i>At-Large</i>)
MEMBERS ABSENT:	None.
STAFF:	Alissa Starling, <i>Recording Secretary</i>
OTHERS PRESENT:	John Worden, Summit Township; Allan Hooper, Summit Township; Jack Shelby, Summit Township; Rodney Partridge, Columbia Township Applicant

- | | |
|-----------------------------|--|
| I. CALL TO ORDER | Chairperson Hawley called the meeting to order at 6:05 p.m. |
| Pledge of Allegiance | Those in attendance rose and joined in the Pledge of Allegiance. |
| II. PUBLIC COMMENT | None. |
| III. REGULAR MEETING AGENDA | Commissioner Kennedy made a motion, seconded by Commissioner Cole, to approve the September 12th, 2024 , regular meeting agenda. MOTION UNANIMOUS. |
| IV. REGULAR MEETING MINUTES | Commissioner Cole made a motion to approve the agenda for July 13th, 2024 seconded by Commissioner Gallagher. MOTION UNANIMOUS. |

V. PETITIONS FOR REVIEW

A. Consideration of Township Zoning Amendment(s).

1.	CZ24-20	Text Amendment	Summit Township
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Summit Township submitted text amendments to Sections §150.331 and §150.145 of their Zoning Ordinance for review by the JCPC. The proposed amendments are intended to streamline the development review process and provide clearer guidelines for applicants and officials. Key revisions include an optional pre-application review and allowing initial reviews to be conducted administratively by a Planning Commission subcommittee, potentially reducing the number of required meetings. However, staff raised concerns about whether the language used complies with the Michigan Planning Enabling Act (MPEA) and the Open Meetings Act (OMA). Staff interpreted that the

amendments might allow decisions to be made without a public meeting or a quorum. To resolve this, staff recommended approval of the amendments, provided that all decision-making remains with the full Planning Commission during public meetings and that the pre-meeting serves only an advisory role to help streamline the process.

Vice Chairperson Kennedy made a motion to **approve** contingent on staff recommendation, of the proposed text amendment from Summit Township, seconded by my Commissioner Cole. **MOTION UNANIMOUS.**

2. CZ24-21 Petition for Rezoning Columbia Charter Township

Columbia Charter Township submitted a request to rezone a 75-acre parcel (PID: #000-19-31-151-001-07) from Highway Service Commercial (C-3) to Agricultural (AG). The parcel is located along the southern edge of the township, bordered by Meridian Road to the west and Vicary Road to the south. It is currently vacant, with approximately 45 acres being farmed. The surrounding area is predominantly agricultural, with some nearby industrial parcels. The rezoning request aligns with the existing land uses and the Township's Master Plan. The Columbia Charter Township Planning Commission recommended approval of the rezoning request at their August 27, 2024, meeting, and staff also recommended approval.

Commissioner Minnick made a motion to **approve with staff comments**, the proposed rezoning petition from Columbia Charter Township, seconded by my Commissioner Kennedy. **MOTION UNANIMOUS.**

3. CZ24-21 Petition for Rezoning Columbia Charter Township

Columbia Charter Township submitted a request to rezone a 45-acre portion of a 75-acre parcel at 4811 Industrial Dr. (Parcel ID#: 000-19-18-251-001-06) from Agricultural (AG) to Light Industrial (LI). This property, located along the western boundary of the township, is currently vacant but has been used as cropland. The rezoning is consistent with the future land use plan, which calls for a mix of industrial and agricultural uses in the Industrial Drive area. The Columbia Charter Township Planning Commission recommended approval at their August 27, 2024, meeting. Due to its proximity to existing industrial areas and alignment with the master plan, staff supported the rezoning request. However, staff also recommended an Environmental Impact Assessment (EIA) to address potential environmental issues, particularly concerning wetland protection and stormwater management. The applicant attended the meeting and assured that the proposed area is well within the required buffer zone set by EGLE and expressed willingness to take measures to prevent any future contamination concerns.

Vice Chairperson Kennedy made a motion to **approve** with comment, the proposed rezoning petition from Columbia Charter Township, seconded by my Commissioner Cole. **MOTION UNANIMOUS.**

B. MASTER PLAN(S)

None.

C. FARMLAND & OPEN SPACE PRESERVATION (PA 116)

1. FA24-03 3100 Eaton Rapids Road - Parma Township

Parma Township submitted a petition for a ten-year enrollment in Michigan's Farmland Preservation Program (PA 116) for two adjoining parcels located at 3100 Eaton Rapids Road. The larger parcel covers approximately 38.3 acres, while the smaller one is about

11.82 acres, for a total of 50 acres. These properties are located in the southwest quadrant of Parma Township and lack direct road frontage, with access provided via a private drive on a neighboring property. Of the 50 acres, 24 are cultivated for cash crops, 4 acres are used as pastureland, and 22 acres are untillable. There are two structures on the property: a dwelling and a pole barn. Staff recommended approval of the application.

Vice Chairperson Kennedy made a motion to **APPROVE** the proposed PA 116 application #FA24-03, from Parma Township, seconded by Commissioner Cole. **MOTION UNANIMOUS.**

VI. OTHER BUSINESS

A. OLD BUSINESS

None.

B. NEW BUSINESS

None.

C. NOTICES

None.

VII. PUBLIC COMMENT

VIII. COMMISSIONER COMMENT

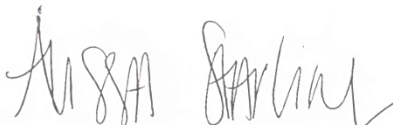
Chairperson Hawley distributed a handout explaining the Jackson County Library Millage, clarifying that it is separate from the other millages on the ballot for the November election.

Staff briefly discussed upcoming renewable energy training and emphasized the importance of Jackson County communities either attending the training or contacting R2PC for guidance if needed.

IX. ADJOURNMENT

Chairperson Hawley asked for a motion to adjourn. Vice Chairperson Kennedy made a motion, followed by Commissioner Minnick, at 6:45 pm.

Respectfully,



Jackson County Planning Commission
Recording Secretary



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

COORDINATED ZONING REPORT | #24-26

To: County Planning Commissioners

From: Jacob Hurt, R2PC Executive Director

Date: December 5, 2024

Proposal: A rezoning of property at 3055 Shirley Drive in Blackman Charter Township

Request

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

Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is that the building and property is better suited for commercial use.

Location and Size of the Property

The subject property (parcel 000-08-21-252-007-03) is located in the NE ¼ of Section 21 of Blackman Charter Township on the east side of Shirley Drive. The subject parcel has an area of approximately 4.1 acres zoned RS-1 and the applicant wishes to rezone the property to C-1.

Land Use and Zoning

Current Land Use – The property is currently a commercial use as a sports complex. The one parcel to the north is residential and the 4.7 acre parcel to the east is owned by the petitioner. The parcels to the north, south and west are commercial.

Future Land Use Plan – The suggested future land use of the subject property is Medium Density Residential on the Township's Land Use Map.

Current Zoning – The subject parcel is currently zoned Suburban Residential RS-1.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Water and sewer service is available at the subject property. .

Public Road/Street Access – Shirley Drive provides direct access to the subject parcel.

Environmental Constraints – The property has no known environmental constraints according to the Township.

Analysis and Recommendation

Township Planning Commission Recommendation – The Blackman Charter Township Planning Commission approved the rezoning at their December 3, 2024 meeting.

JCPC Staff Analysis and Advisement – The proposed rezoning is compatible with other uses in the surrounding area. Based upon this analysis, staff advises the Planning Commission to recommend **APPROVAL** to the Blackman Charter Township Board of the proposed rezoning to 'Local Commercial (C-1)'.

Staff Report Attachment(s):

- Background information provided by Blackman Charter Township

Suggested Actions:

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

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

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

THE BLACKMAN CHARTER TOWNSHIP 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.)

3055 SHIRLEY DR JACKSON MI 49201. PARCEL#000-08-21-252-007-03. 4.1 ACRES.

1. The above described property has a proposed zoning change FROM SUBURBAN RESIDENTIAL (RS-1)
ZONE TO LOCAL COMMERCIAL (C-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: BUILDING BETTER SUITED FOR COMMERCIAL USE

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 _____ day _____ year _____
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month _____ day _____ year _____
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: 12/3/2024

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.

[Signature] ☒ Chair or ☐ Secretary 12 / 3 / 24 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

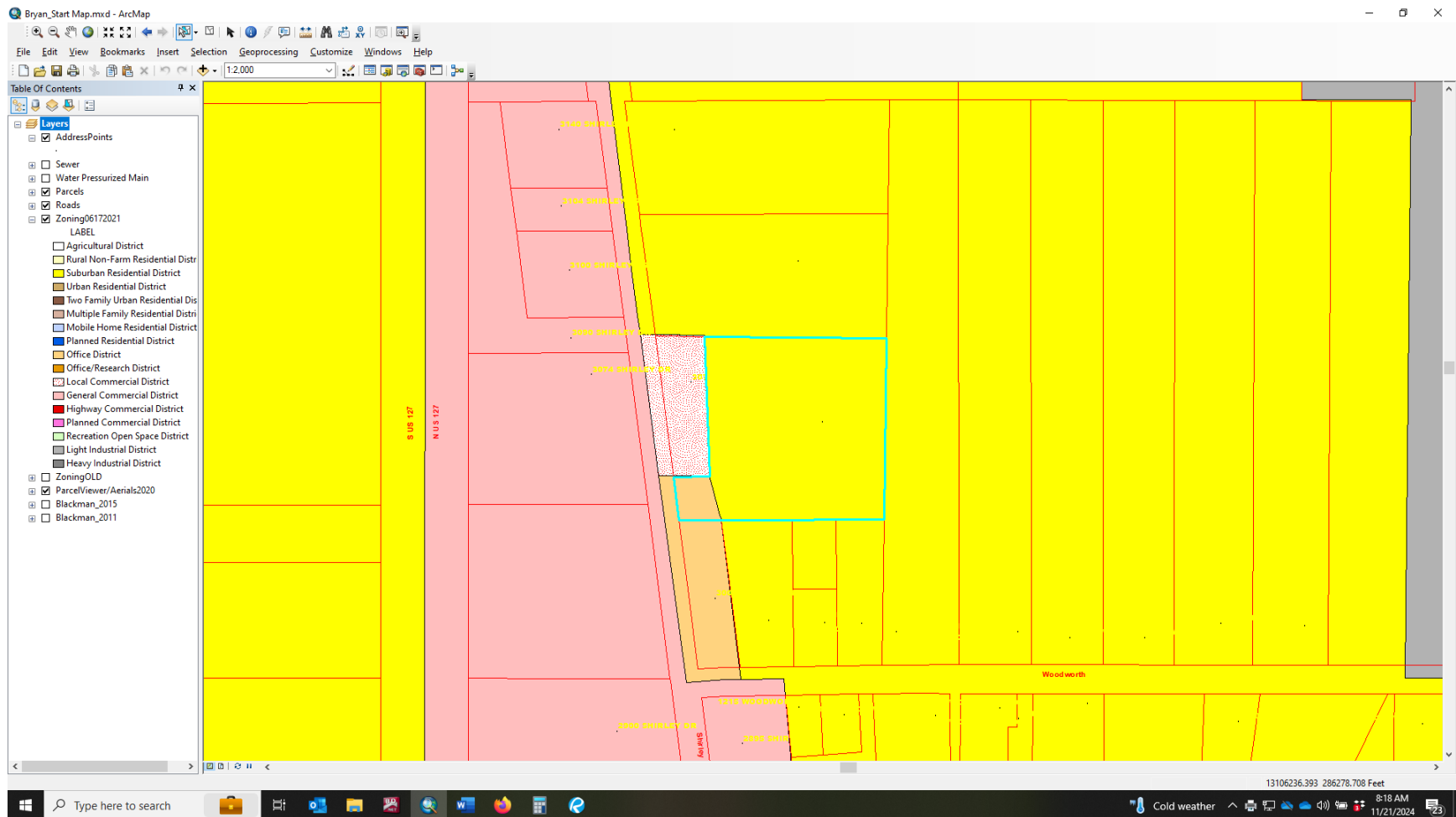
1. Date of Meeting: month _____ day _____ year _____
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:
- ☐ Recommends APPROVAL of the zoning change
- ☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- ☐ Recommends APPROVAL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

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

TOWNSHIP BOARD ACTION:

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

Township Clerk





MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
Tuesday November 19, 2024
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Tuesday, November 19, 2024 at the Blackman Township Office.

Members Present: Decker, Preston, Schroeder, Frohm
Members Absent: Grabert

Sign-in list of names present: In file

MINUTES APPROVAL: October 29, 2024

Motion by: **Preston**, supported by: **Frohm** to approve Minutes for Planning Commission meeting held 10/29/2024.

Roll Call: Ayes 4 , Nays 0. Motion Carried.

OTHER MATTERS REVIEWED:

Zoning Ordinance Update:

- Reviewed updated ordinance thru Section 4.4 b
- Preston to research Wind Farm ordinance.
- Powers to contact MTA about Mobile Home Park jurisdiction by State of Michigan.
- Continue review over the next few meetings.

Master Plan Update:

- No Discussion

PUBLIC COMMENT: None

TRUSTEE REPORT: Master Plan Survey was presented to Board

ZBA REPORT: None

OPEN DISCUSSION: None

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 8:19 pm

Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved: 12/03/2024 as amended

A handwritten signature in black ink, appearing to be 'B. Schroeder', with a long horizontal flourish extending to the right.

Byron P. Schroeder, Secretary

Dep Clerk

From: legalads@support.mlivemailhub.com
Sent: Thursday, November 14, 2024 11:47 AM
To: Dep Clerk
Subject: Confirmation [#44-114-852] Public Notice

The MLive Media Group has received your request. Please do not reply to this email as the inbox is unattended.

The MLive Media Group makes every effort to process each request received as soon as possible. During periods of peak volume, requests are prioritized based on time received and publication date. Celebration ads will be confirmed by email or phone prior to publication. Our hours are Monday through Friday, 8 AM to 5PM. The deadline for placing a Celebration ad is two weeks prior to publication deadline. All major holidays are subject to deadline changes and those deadlines are published in the paper and MLive.com. Date:

MLive Media Group powered by The Grand Rapids Press, Muskegon Chronicle, Kalamazoo Gazette, Flint Journal, Bay City Times, Saginaw News, Jackson Citizen Patriot, and the Ann Arbor News

Ticket Summary:

MLive,
Please publish online and in print this Public Notice for Blackman Charter Township in the Sunday November 17, 2024, edition of the Jackson Citizen Patriot.
I have attached the .pdf and the word document.

Thank you,

Janet Hayward
Deputy Clerk
Blackman Charter Township
1990 W. Parnall Rd.
Jackson, MI 49201
depclerk@blackmantwp.com<mailto:depclerk@blackmantwp.com>
Phone (517) 990-8228
Fax (517) 788-4689



BLACKMAN CHARTER TOWNSHIP

1990 W. Parnall Road • Jackson, Michigan 49201-8612 • Phone (517) 788-4345 • Fax (517) 788-4689

NOTICE

PLANNING COMMISSION MEETING

BLACKMAN CHARTER TOWNSHIP

Notice is hereby given that the Blackman Charter Township Planning Commission, located at 1990 West Parnall Road, will hold a Public Meeting on

December 3rd, 2024, at 6:00 p.m. to consider the following:

CASE# 1584

PARCEL REZONE

Request for parcel rezone from RS-1 Suburban Residential to C-1 Local Commercial

Location. 3055 Shirley Dr.

Parcel# 000-08-21-252-007-03

Zoned: RS-1 Suburban Residential

Requested by: Bruce Freshcorn

At which time any person interested in the Township, or their duly appointed representative, will be heard. Requested by: **BLACKMAN TOWNSHIP**

BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION

David K Elwell, Clerk

000-08-21-251-004-00
EVANS PAULA D
3100 SHIRLEY DR
JACKSON, MI 49201-8679

000-08-21-251-005-01
SERCOMBE TRUCKING INC
3001 SHIRLEY DR
JACKSON, MI 49201-7010

000-08-21-251-005-02
SHEDS BREWING LLC
4457 HENDEE RD
JACKSON, MI 49201

000-08-21-251-005-03
SERCOMBE TRUCKING INC
3001 SHIRLEY DR
JACKSON, MI 49201-7010

000-08-21-252-001-03
PIOTROWSKI KATHRYN F
3123 SHIRLEY DR
JACKSON, MI 49201-8679

000-08-21-252-002-00
MALONEY ELSIE ETAL
3095 SHIRLEY DR
JACKSON, MI 49201-7010

000-08-21-252-003-01
3 AMIGOS HOLDINGS LLC
113 S EAT AVE
JACKSON, MI 49201

000-08-21-252-004-03
SERCOMBE TRUCKING INC
3001 SHIRLEY DR
JACKSON, MI 49201-7010

000-08-21-252-007-00
COMPERCHIO ANTONIO & BROCKWELL K
1220 WOODWORTH RD
JACKSON, MI 49202-1520

000-08-21-252-007-01
AUNGST GERALD L & HAND JACKIE L
1222 WOODWORTH RD
JACKSON, MI 49202-1520

000-08-21-252-007-03
MICHIGAN SPORTS FACILITIES LLC
351 N MAIN STREET
ONSTED, MI 49265

000-08-21-252-008-00
COMPERCHIO ANTONIO T
1220 WOODWORTH RD
JACKSON, MI 49202-1520

000-08-21-252-009-03
BLALOCK ANDREW & ASHLEY K
1200 WOODWORTH RD
JACKSON, MI 49202

000-08-21-252-010-01
BARRERA CRUZ A & PERALES-MARQUEZ
1146 WOODWORTH RD
JACKSON, MI 49202

000-08-21-276-001-00
BOLINGER DOUGLAS R
1118 WOODWORTH RD
JACKSON, MI 49202

000-08-21-252-010-02
MICHIGAN SPORTS FACILITIES LLC
351 N MAIN STREET
ONSTED, MI 49265



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2025 MEETING & SUBMITTAL DEADLINE SCHEDULE

The Jackson County Planning Commission meets on the **second (2nd) Thursday** of each month at 6:00 p.m. at the **Jackson County Tower Bldg., 120 W. Michigan Ave., 5th Floor, Jackson, MI 49201**, unless otherwise indicated.

<u>JCPC Meeting Date</u>	<u>Submittal Deadline</u>
January 9, 2025	December 31, 2024
February 13, 2025	February 5, 2025
March 13, 2025	March 5, 2025
April 10, 2025	April 2, 2025
May 8, 2025	April 30, 2025
June 12, 2025	June 4, 2025
July 10, 2025	July 2, 2025
August 14, 2025	August 6, 2025
September 11, 2025	September 3, 2025
October 9, 2025	October 1, 2025
November 13, 2025	November 5, 2025
December 11, 2025	December 3, 2025

If the regular meeting coincides with a legal holiday, the Commission will choose an appropriate alternative date within the same month. Special meetings, if any, will be announced in accordance with the Zoning Enabling Act, ensuring a minimum of 72 hours' notice. To have your submission included on the meeting agenda, please send it before noon (12:00 pm) on the Wednesday preceding the meeting, as specified in the Submission Deadline dates.

www.region2planning.com/jackson-county-planning-commission