



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

<p>FOR FURTHER INFORMATION CONTACT: Kade Peck R2PC Planner (517) 416-0405 kpeck@mijackson.org</p>	<p>DATE: March 13, 2025 TIME: 6:00 p.m. PLACE: 5th Floor Commission Chambers Jackson County Tower Building 120 W. Michigan Avenue Jackson, Michigan 49201</p>
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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 December 12, 2024, meeting minutes [*ACTION*] 3
4. Approval of agenda
Approval of the March 13, 2025, meeting agenda [*ACTION*]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1) CZ | #25-03 | Henrietta Charter Township Rezoning [*ACTION*] 5
 - (2) CZ | #25-04 | Parma Township Text Amendment [*ACTION*] 23
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – *None*
 - b. New business – *None*
 - c. Notices - *None*
7. Public comment [*2 MINUTE LIMIT*]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is April 10, 2025

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Jackson County Planning Commission

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MEETING MINUTES

February 13, 2025

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, Environment; Ms. Mary Wolcott, At Large; Mr. Jim Minnick Jr, Industrial and Economic Representative.; Ms. Pat Gallagher, At Large.

Members Absent: Mr. Ted Hilleary, Education Representative; Mr. Jim Videto, Agriculture Representative.

Staff Present: Mr. Kade Peck, Planner.

Others Present: None.

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

Item 2. **Public Comment.** None

Item 3. **Approval of Minutes.** Comm. Cole made a motion, seconded by Comm. Kennedy, to approve the December 12, 2024, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Kennedy made a motion to approve the agenda for December 12, 2024 seconded by Comm. Gallagher. *The motion was approved unanimously.*

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

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

(1) **CZ | #25-01 | Napoleon Township**

Staff referred to a report regarding a rezoning request for a parcel of .96 acres in Napoleon Township from Agricultural (AG-1) to Residential (R-1). Staff recommended approval of the rezoning application.

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

(2) **CZ | #25-02 | Napoleon Township**

Staff referred to a report regarding a rezoning request for a parcel of 3 acres in

Napoleon Township from Limited Industrial (LI) to Residential (R-1). Staff recommended approval of the rezoning application.

Conversation happened around the perceived issues with the rezoning and the lawyer hired for the development addressed some of the perceived issues. Commissioner Kennedy mentioned the township could face legal repercussions if they did not approve the rezoning because of the approval of permits for housing improvements previous to the disapproval to the rezoning change.

Comm. Gallagher 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).**

(1) **FA | #25-01 | Hanover Township**

Staff referred to report, #1 on PA 116s for Hanover Township, MI, recommending approval.

Comm. Cole made a motion to confirm staff recommendations and **approve** PA 116 application #25-01. Supported by Comm. Jennings. *Commissioners approved the motion unanimously.*

Item 6. **Other Business.**

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

(1) **Commissioner Elections**

Commissioner Hawley was unanimously voted as Chairperson.
Commissioner Minnick, Jr., was unanimously voted as Vice Chairperson.

- c. **Notices.** None.

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

Item 8. **Commissioner Comment.** None.

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

The meeting adjourned at 7:00 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



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COORDINATED ZONING REPORT | #25-03

To: County Planning Commissioners
From: Kade Peck, R2PC Planner
Date: March 13, 2024

Proposal: **Rezoning parcel 056-04-09-377-024-00 of .31 of an acre on Bunkerhill Road, Jackson County, Henrietta Township from Local Commercial (C-1) to Suburban Residential (R-1)**

Request

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

Purpose

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

Location and Size of the Property

The parcel (056-04-09-377-024-00) proposed for rezoning is located in Section 9 of Henrietta Township. The subject parcel is .31 of an acre and is currently zoned Local Commercial (C-1).

Land Use and Zoning

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

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

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

Public Facilities and Environmental Constraints

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

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

Environmental Constraints – There are no known environmental constraints.

Analysis and Recommendation

Township Planning Commission Recommendation – The Henrietta Township Planning Commission approved the rezoning at their March 2025 meeting.

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

<p>Suggested Actions:</p> <ul style="list-style-type: none">(1) Recommend APPROVAL(2) Recommend DISAPPROVAL(3) Recommend APPROVAL WITH COMMENTS(4) Take NO ACTION

Staff Report Attachment(s):

- *Background information provided by Henrietta 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 Henrietta 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 # 056-04-09-377-024-00; .31 of an acre; sw quarter of section 9

1. The above described property has a proposed zoning change FROM Commercial (C-1) ZONE TO Residential (R-1) ZONE.
2. PURPOSE OF PROPOSED CHANGE: Create a primary residence

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 March day 4 year 2025
- D. NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month February day 14 year 2025
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Morning Star (formerly the Salesman)
The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to APPROVE or DISAPPROVE.
Nancy Hawley Chair or Secretary March 4 / 2025 (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: Henrietta Township Case #: _____

Township official we may contact: Nancy Hawley Phone #: (517) 769 - 6925

Applicant: Christal Olds Phone #: (_____) _____ - _____

Rezoning Request: From Commercial (C-1) To: Residential (R-1)

Property Location: Section(s): 9 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"): .31 of an acre

The parcel is part of the Batteese plat, 1 of 32; non-conforming road setback; Parcel # 056-04-09-377-024-*00

Please attach location map Yes No

What is the existing use of the site? Commercial

What is the proposed use of the site? Residential

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

North: Residential single family South: Agricultural

East: Agriculture West: Residential single-family

What are the surrounding Zoning Districts?

North: Residential (R-1) South: Agricultural (AG)

East: Agricultural (AG) West: Residential (R-1)

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

Is municipal water currently available? Yes No Will it be made available? Yes No If yes, when? _____

Is municipal sewer currently available? Yes No Will it be made available? Yes No If yes, when? _____

Does the site have access to a public street or road? Yes No If yes, name Bunkerhill RD

Are there any known environmental constraints on the site? Yes No

Wetland(s) Floodplain(s) Brownfield(s) Soil(s)

Other (please specify) No environmental issues

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.

NOTICE OF PUBLIC HEARING
Residents of Henrietta Township

A Public Hearing has been scheduled for Tuesday March 4, 2025 at 7:00 pm at Henrietta Township Offices, 11732 Bunkerhill Road, Pleasant Lake, MI.

At this time all interested parties will be heard on the request to Rezone from Commercial-1 (C-1) to Residential-1 (R-1), located at 12654 Bunkerhill RD, Pleasant Lake, Mi.; Lot 32 Batteese Park, parcel number #056-04-09-377-024-00.

This rezoning will allow the property's existing use to be brought closer to conforming with the zoning district.

Henrietta Township Offices are open 9:00 am to 5:00 pm Monday through Thursday.

If you cannot attend this meeting and would like your views known, please mail comments to the Henrietta Township Planning Commission, 11732 Bunkerhill Road, Pleasant Lake, MI. 49272. Henrietta Township will provide any necessary or reasonable auxiliary aids at the meeting for persons with disabilities, upon (10) days written notice to the Township.

February 14, 2025

NOTICE OF PUBLIC HEARING

Residents of Henrietta Township a Public Hearing has been scheduled for Tuesday March 4, 2025 at 7:00 pm at Henrietta Township Offices, 11732 Bunkerhill Road, Pleasant Lake, MI.

At this time all interested parties will be heard on the request to Rezone from Commercial-1 (C-1) to Residential-1 (R-1), located at 12654 Bunkerhill RD, Pleasant Lake, Mi.: Lot 32 Batteese Park, parcel number #056-04-09-377-024-00.

Makendra Kruttsch, Clerk
Henrietta Township

5844 202-802-2201/3728

HENRIETTA TOWNSHIP PLANNING COMMISSION
11732 Bunkerhill Road, Pleasant Lake, MI 49272
Phone: 517-769-6925
Website: henriettatownshipmi.gov

PUBLIC HEARING
7:00 PM
March 4, 2025

AGENDA

1. Call to Order
 - **Note:** A Public Hearing serves as an opportunity for people to express their opinions about the zoning text amendment & planning process.
2. Public Comment (Please state your name and address, and limit **comments to 3 minutes**)
3. PROPOSED REZONING AMENDMENT: At this time all interested parties will be heard on the following MAP Amendment revision to the Ordinance pertaining to text in the following:

A request to Rezone from Commercial-1 (C-1) to Residential-1 (R-1), located at 12654 Bunkerhill RD, Pleasant Lake, Mi.; Lot 32 Batteese Park, parcel number #056-04-09-377-024-00.

A rezoning considers all permitted uses in the zoning district. This rezoning will allow the property's existing use to be brought closer to conforming with the zoning district as a single-family residence.
4. Recommendation
5. Public Comment
6. Adjournment -

Rezoning Request Considerations:

Rezoning is when the zoning classification of a property is changed to another classification of use on an area of land or types of structures. This process is formally referred to as a map amendment.

A rezoning considers All of the uses permitted in the proposed district that could be placed on the site, not just the one proposed for the site.

Rezoning standards consider compatibility with adjacent uses of land, natural environment, and capacities of public services, and if the land use or activity is consistent with public health, safety, and welfare of the area.

The following criteria upon which a rezoning request must be considered:

1. Is the proposed rezoning consistent with the policies and uses proposed for that area in the Master Plan.
2. Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area
3. Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
4. Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning district?

Analysis:

Land Use and Zoning Current Land Use – The parcel and buildings shown in the aerial photography is nonconforming and commercial use-1, The main structure is 2,736 sq. ft gross area, 1 story, a basement, and asphalt drive in front and south side. Residences are located to the northwest, and northside. Other parcels to the south and east are agricultural in nature.

Future Land Use – The Henrietta Township Master Plan places the subject property in an area recommended for Residential and Agricultural. The Master Plan’s Goals, Policies, & Objectives, Section III Housing Choices (6) Encourage a structurally sound housing stock and the rehabilitation...

Public Facilities and Environmental Constraints – Municipal water & sewer service are not provided to the subject property. Local roads will not be impacted.

Environmental Constraints – The subject property has no known environmental constraints.

Analysis and Recommendation – The Henrietta Township Planning Commission recommends for the proposed rezoning:

HENRIETTA TOWNSHIP PLANNING COMMISSION
11732 Bunkerhill Road, Pleasant Lake, MI 49272
Phone: 517-769-6925
Website: henriettatownshipmi.gov

MINUTES FROM 3/4/2024 PUBLIC HEARING
(By N. Hawley, Substitute Recording Secretary)

Members present: R. Draeger; J. Duszynski; A. Faist; N. Hawley (Chair); T. Kinch; R. Troman;
A. Wellington

AGENDA

1. Call to Order
 - Meeting officially called to order at 7:00p.m.
 - Pledge of Allegiance was recited.
2. Public Comment (Please state your name and address, and limit **comments to 3 minutes**)
None
3. PROPOSED REZONING AMENDMENT: At this time all interested parties were heard on the following MAP Amendment revision to the Ordinance pertaining to text in the following:
A request to Rezone from Commercial-1 (C-1) to Residential-1 (R-1), located at Bunkerhill RD, Pleasant Lake, Mi.; Lot 32 Batteese Park, parcel number #056-04-09-377-024-00.

Planning Commission members considered all permitted uses in the residential-1 zoning district. They concluded the rezoning would allow the property's existing use to be brought closer to conforming with the zoning district as a single-family residence, uses proposed were consistent with the Master Plan, and public services would not be adversely impacted.

4. Recommendation:
 - A motion to recommend the C-1 to R-1 Rezoning Amendment to the Township Board for approval was made by R., Draeger, seconded by J. Duszynski, and passed unanimously by remaining commission members.
 - Process: The recommended rezoning will now be submitted to the Jackson County Planning Commission for their recommendation before being brought forth to the Township Board.
5. Public Comment
None
6. Adjournment - A motion to adjourn meeting was made by A. Wellington, seconded by T. Kinch, and passed unanimously by remaining members.
Meeting adjourned at 7:13p.m.

Rezoning Request Fact-finding

Proposed Rezoning of nonconforming Commercial-1 to Residential-1.

Address 12654 Bunkerhill Road. Approximately .31 acres. Lot 32 Batteese Park.

Note: Rezoning considers all permitted & conditional uses listed in the Ordinance.

Issue: The parcel is presently used as a hair salon.

The lot has nonconforming setbacks to road(s).

The owner would like to establish primary residential use with a home business.

Applicable zoning ordinance sections:

SECTION 106 – EXTENSION OF ANY NONCONFORMING USE The extension of any nonconforming use in any existing building or structure or any additions to or alterations of any existing building or structure for the purpose of extending such nonconforming use and the extension of a nonconforming use throughout a given lot or parcel of land existing as such unit and on public record as such unit, prior to the effective date of this Ordinance may be granted by the Board of Appeals, after a public notice of the proposed addition or extension is given in a newspaper of general circulation in the Township. Expense of such publication shall be the obligation of the Applicant for the extension of the nonconforming use and shall be paid by said Applicant at the time of the filing of the application. If, addition, alteration or extension of such nonconforming use conflicts with the provisions of Section 101 of this Ordinance or is injurious to the neighborhood wherein situated, then permissions for such addition, alteration or extension shall be denied.

SECTION 106.1 – SUBSTITUTION OF ANY NONCONFORMING USE A nonconforming use may be substituted for another nonconforming use subject to Planning Commission recommendation in accordance with the following standards:

- a. Such use is equally or more compatible with the district in which the existing nonconforming use is located.
- b. The use does not adversely impact the public health, safety, and welfare.
- c. No structural alterations are required to accommodate the substituted change.

d. Any nonconforming land use which is a listed conditional use in the respective district shall be subject to planning commission recommendation and may require conditions to accomplish the purpose of the Zoning Ordinance.

Rezone from Commercial-1 to Residential-1, then if rezoning is approved, the present business could be operated as a home occupation.

The residential use would fit in with the adjacent zoning district.

Zoning Ordinance:

Residential-1 Setbacks: 40 ft. road right-of-way; 25ft. secondary road, 10ft. side yard, 10 ft. rear yard, minimum parcel size 80 ft x 150 ft / 12,000 square feet. Land Coverage 25%.

The residence would be owner occupied and follow home occupations guidelines: Article 1, SECTION 119 – HOME OCCUPATION excerpt: including 1 employee, and 20 percent or 300 sq. ft. of floor space.

Township Master Plan: Goals, Policies, & Objectives III Housing Choices (6.)... supports rehabilitation of structures...

Process: The rezoning process would require review/recommendation by the Planning Commission, public hearing requiring 15-day notifications to all property owners within 300 feet of the parcel, and published notice. Review/recommendation by Jackson Co. Planning Commission, and final review/approval or denial by the Township Board.

ARTICLE V
R-1 RESIDENTIAL DISTRICT
(One Family)

SECTION 500 – PURPOSE

This district is established to provide suitable areas for single-family dwellings at low densities to preserve a predominately rural character in these areas fit for concentrated residential uses because of the availability of the soil to absorb sewage waste from individual septic tanks.

SECTION 501 – USES PERMITTED

No land shall hereafter be used and no building or structure erected or used for other than one or more of the following uses:

1. Single family dwellings.
2. Public parks, playgrounds, churches, and gardening.
3. No farm animals, as defined in Section 201.42, except fowl and rabbits, limited to not more than ten (10) each maximum or a total of twenty (20), for noncommercial uses, provided: They are kept in facilities that are clean, healthful and inoffensive to adjoining property owners, and not less than ten (10) feet from any property line.
4. Detached garages for the storage only of not more than three (3) motor vehicles. Customarily incidental to any of the above permitted uses when located on the same parcel of land and not involving the conduct of any business.
5. Home Occupation subject to the provisions of Article I, Section 119.
6. A single sign not exceeding four (4) square feet in area which may be illuminated with a shielded lamp, not to exceed one hundred (100) watts intensity, (or the mean lumen equivalent, using “warm” or low-color-temperature lamp, directed downward to prevent off-site glare); indicating the name and occupation of the occupant, and placed thirty-five (35) feet from the centerline of the street, or on the setback line when such line is less than thirty-five (35) feet from the street centerline.
7. Accessory buildings, structures, and uses customarily incidental to any of the above permitted uses when located on the same parcel of land, and not involving the conduct of any business. Maximum side wall height shall not exceed ten (10) feet. No accessory building shall be permitted on platted subdivision lots as a primary use.
8. Accessory buildings – lakefront property, no accessory building located between a dwelling and the water’s edge shall exceed 3’ –0” in height.

A. Non-conforming Uses, Accessory Deck, or Similar Structure – Lakefront Property. See: Article 1, Section 104, Subsection 1 and Table 1.

9. A telecommunication facility no more than 10 feet in height mounted to any existing structure.
10. Outdoor Wood-Fired Boiler subject to the provisions and requirements of Article XXII.
11. Adult Foster Care Family Homes, Adult Foster Care Small Group Homes (Serving six (6) or less adults, Foster Family Homes, Foster Family Group Homes, and Family Child Care Homes pursuant to Section 206 of the Michigan Enabling Act (PA 110 of 2006, MCL 125.3206), and subject to other requirements in accordance with the applicable State standards.

SECTION 502 – CONDITIONAL USES

1. Golf courses, but not including golf driving ranges.
2. Country clubs; public swimming pools; recreation centers; and parks, playgrounds and play fields.
3. Churches and other places of worship.
4. Government or community-owned buildings.
5. Adult Foster Care Family Homes, Adult Foster Care Small Group Homes (serving more than six (6) adults, Foster Family Homes, Foster Family Group Homes and Family Child Care Homes pursuant to Section 206 of the Michigan Zoning Enabling Act (PA 110 of 2006, MCL 25.3206), and subject to other requirements in accordance with the applicable State requirements.
6. Home Occupation subject to the provisions of Article I, Section 119.

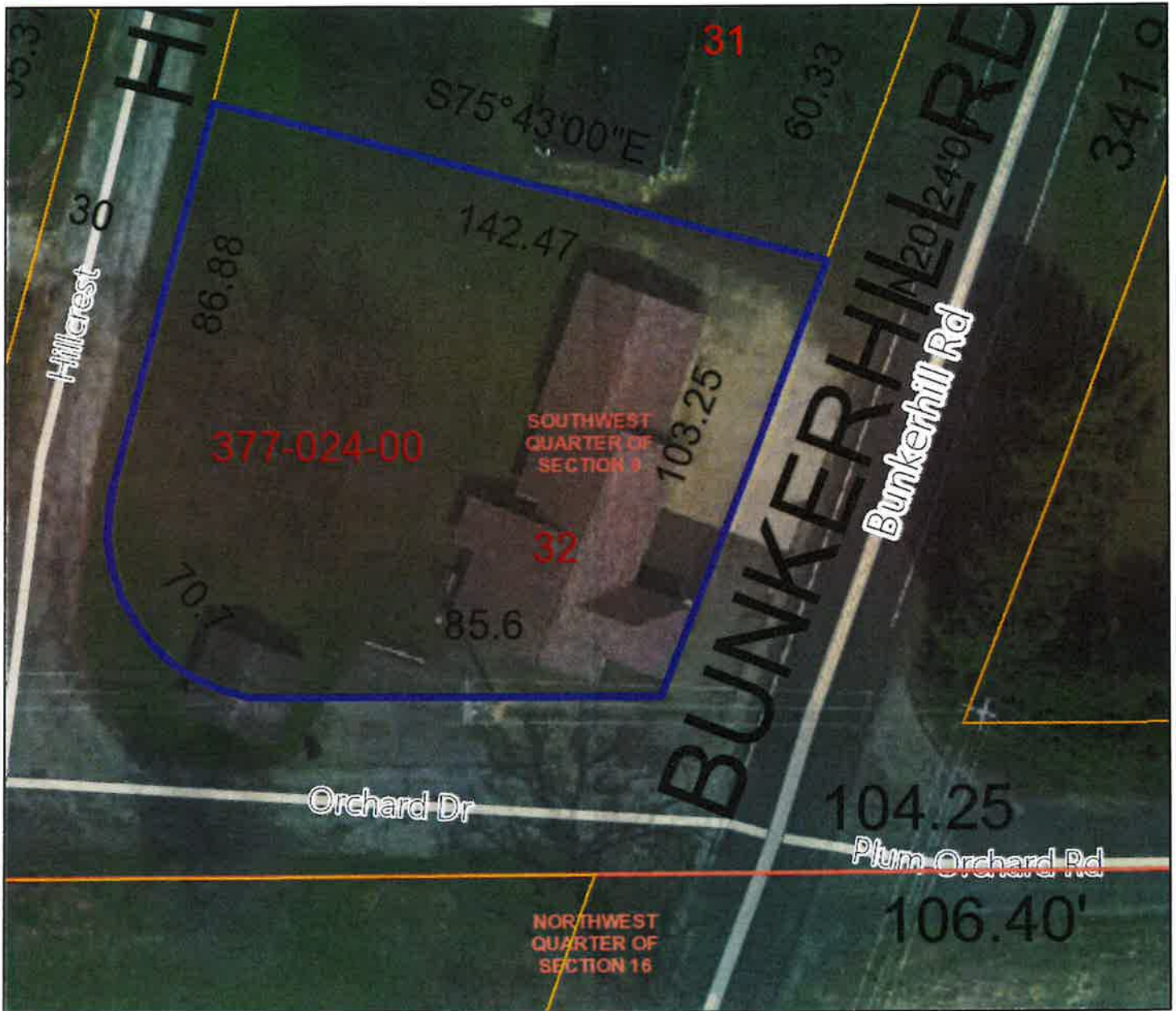
SECTION 503 – SIZE OF PREMISES

1. Every parcel of land upon which a dwelling is hereafter erected or altered shall contain not less than twelve thousand (12,000) square feet of area, exclusive of any part lying within the boundaries of a public highway. Such parcel shall be not less than eighty (80) contiguous feet in width for a depth of one hundred fifty (150) feet from the front boundary line, or the highway right-of-way line upon which it fronts. Each parcel of land shall have been duly surveyed and the description thereof recorded at the office of the Jackson County Register of Deeds. A lot occurring in a recorded subdivision shall be deemed to have met this requirement, provided, however, that these requirements shall not apply to a single unit on public record, or platted and identified as a single unit on a plat officially approved and recorded prior to the enactment of this Ordinance, and owned by an individual who has no other land contiguous thereto, from which these requirements can be met; provided, further, that no such unit shall be less than eight thousand (8,000) square in area, nor less than eighty (80) contiguous feet in width. Not more than one (1) dwelling shall be erected on any parcel of land.
2. A platted lot occurring in a subdivision and recorded before this Ordinance shall be considered conforming for single-family residential purposes provided that the overall lot shall not be less than eight thousand (8,000) square feet in area, and the width shall not be less than eighty (80) feet.
 - (a.) If a lot diminishes in width throughout its length, it shall not be less than eighty (80) feet wide at a distance of forty (40) feet measured from the front road right-of-way.
 - (b.) Prior approval must be obtained from the Jackson County Health Department for on-



Parcel Report - Parcel ID: 056-04-09-377-024-00

2/11/2025

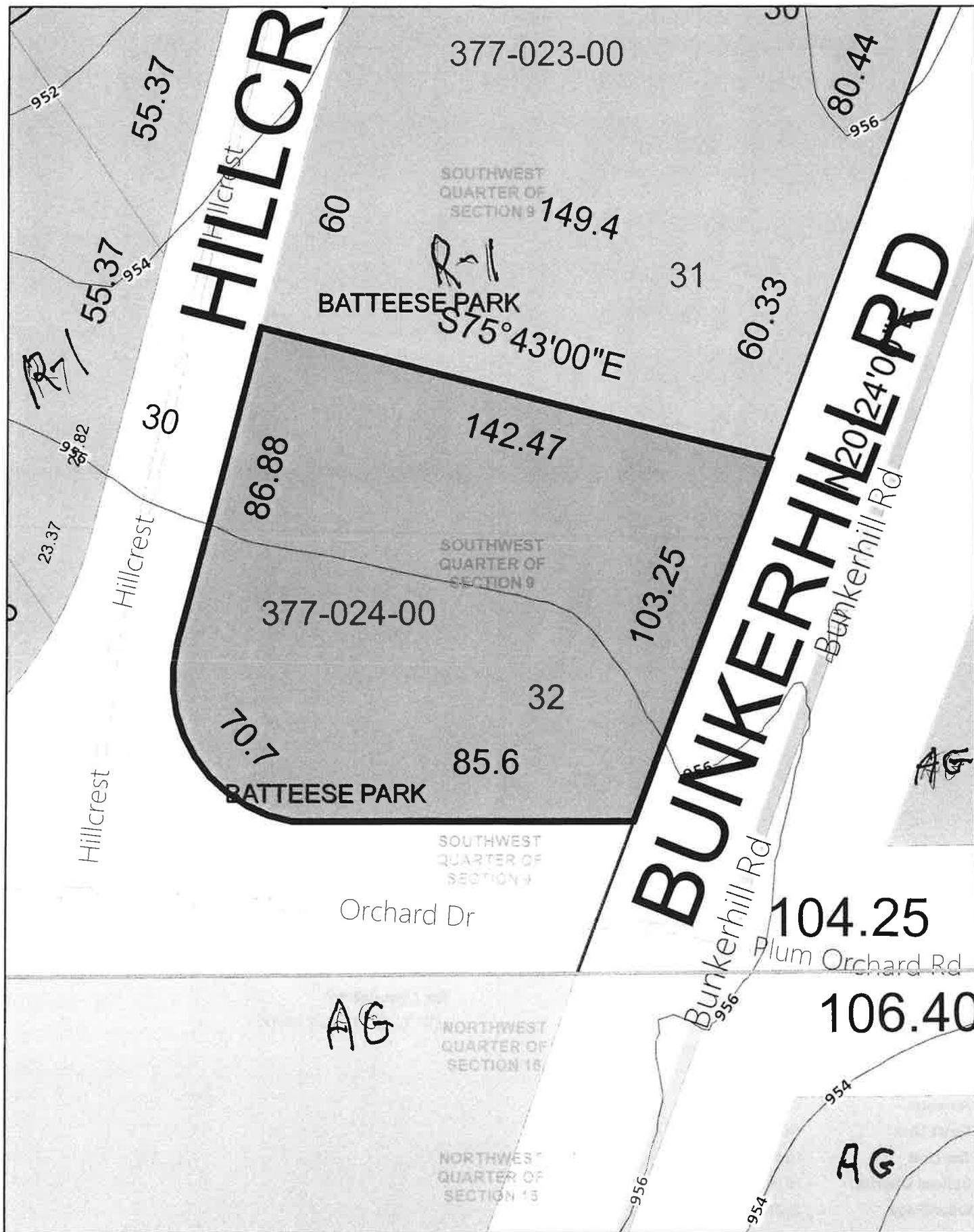


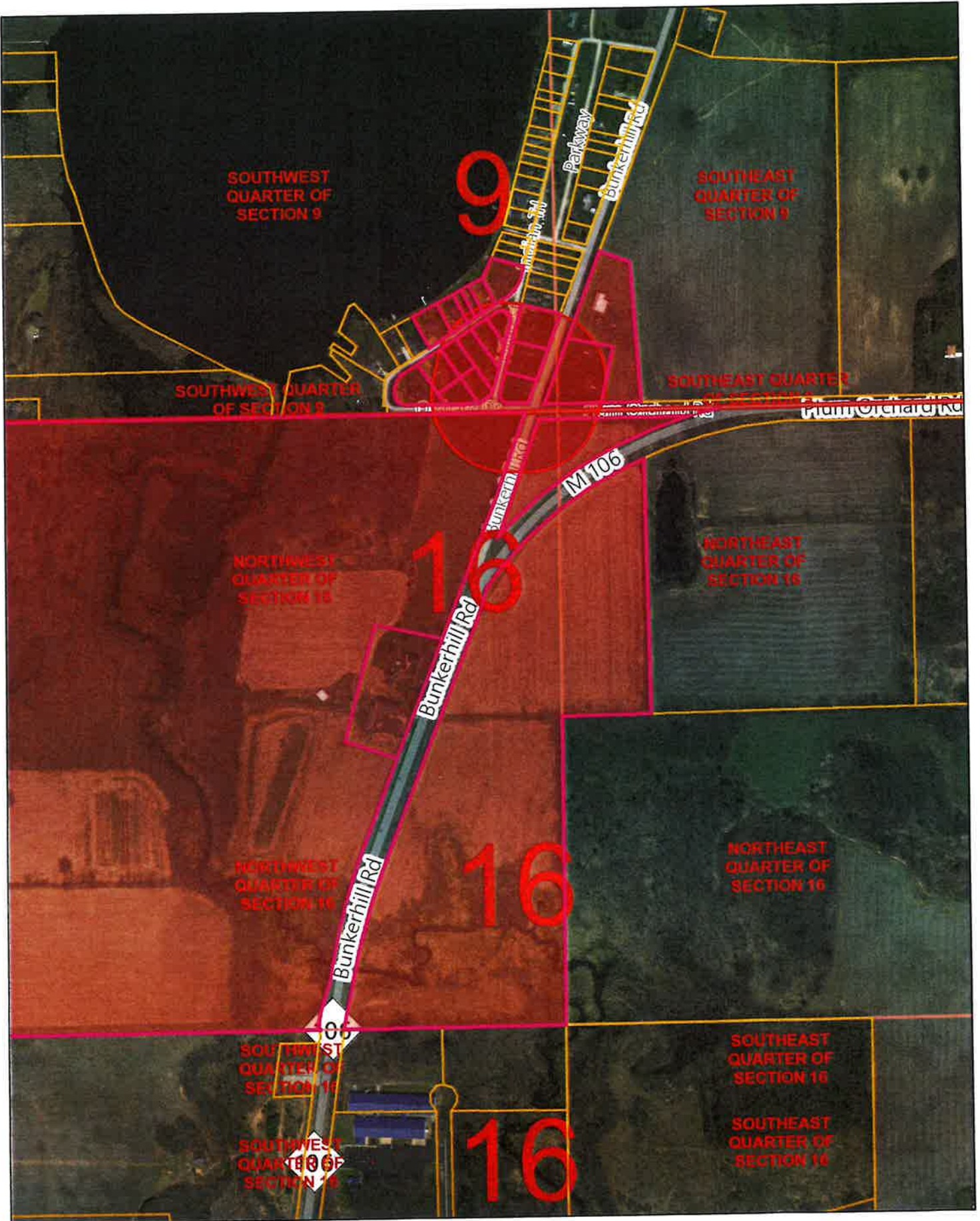
Owner Name	OLDS CRISTAL K	2022	2023	2024
Owner Address	315 N EAST ST EATON RAPIDS, MI 48827	Taxable Value	\$40,800	\$42,840
Homestead	0	Assessed Value	\$40,800	\$46,800
Parcel Address	12654 BUNKERHILL RD PLEASANT LAKE, MI 49272	Tax Description:	LOT 32 BATTEESE PARK	
Property Class	201 - COMMERCIAL			
Status	Active			
Acreage	0.31			
Gov't Unit	Henrietta			
Tax Unit	Henrietta			
School District	NORTHWEST SCHOOL			
Liber/Page	2235-1143			



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







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056-04-09-377-051-00
PIDD GARY & RENEA
1617 KANE RD
STOCKBRIDGE, MI 49285

056-04-09-377-048-00
GARFIELD GAYNARD D ETAL
111 INDIAN TR
MUNITH, MI 49259

X 056-04-09-377-047-00
HORA PHILLIP
35 INDIAN TRL
MUNITH, MI 49259

056-04-09-377-046-00
HORA PHILLIP
35 INDIAN TRL BATTEESE LAKE
MUNITH, MI 49259

056-04-09-377-045-01
REASONER KENNETH
33 INDIAN TRL
MUNITH, MI 49259

056-04-09-377-042-01
SHROSBREE ROBERT & SUSAN
33742 YORKRIDGE
FARMINGTON, MI 48331

056-04-09-377-021-00
DAVID KATHERINE & SIMONS CHELSEA
46 HILLCREST DR
MUNITH, MI 49259

056-04-09-377-025-00
PRYCE JOHN EDWARD
34 HILLCREST DR
MUNITH, MI 49259

056-04-09-377-026-00
CAMPBELL MICHAEL D REV TRS
32 HILLCREST DR
MUNITH, MI 49259

056-04-09-377-027-00
GRIEHS JOSEPH J
28 HILLCREST DR
MUNITH, MI 49259

056-04-09-377-029-00
BERGMAN DIANE TRUST
PO BOX 192
PLEASANT LAKE, MI 49272

056-04-09-377-023-00
ALLEN NATHAN
33 HILLCREST DR
PLEASANT LAKE, MI 49272

056-04-09-377-030-01
BIEHN-BECK RENEE
20 INDIAN TRL
MUNITH, MI 49259

056-04-09-377-034-01
BLACKMORE CORRINE
44 ORCHARD RD
MUNITH, MI 49259

056-04-09-377-028-00
GLASER CORBIN B & CHELSEY E
22 HILLCREST DR
MUNITH, MI 49259

056-04-09-377-024-00
OLDS CHRISTAL K
315 N EAST ST
EATON RAPIDS, MI 48827

056-04-09-377-031-00
BUNKER LISA G
24 ORCHARD RD
MUNITH, MI 49259

000-04-09-426-001-05
BAILEY GROVER C & MARILYN LIFE EST
3426 E TERRITORIAL RD
LESLIE, MI 49251

000-04-09-451-001-00
DAY RICHARD A & CHARLENE T
12723 BUNKERHILL RD
PLEASANT LAKE, MI 49272

000-04-16-101-003-03
FLEMING FARMS LLC
110 HUNTERS LN
BOYNE CITY, MI 49712

000-04-16-101-003-04
KINCH TED J & SANDY K
12430 BUNKERHILL RD
PLEASANT LAKE, MI 49272

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Jackson County Planning Commission

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

COORDINATED ZONING REPORT | #25-03

To: County Planning Commissioners
From: Kade Peck, R2PC Planner
Date: March 13, 2024

Proposal: **Zoning text amendment for event facilities.**

Background Information

The township is proposing a zoning amendment for event facilities as well as allowing this use in certain zoning districts.

Analysis and Recommendation

Township Planning Commission Recommendation – The Henrietta Township Planning Commission approved the zoning text amendment at their February 2025 meeting. The zoning changes appear reasonable.

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

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

Staff Report Attachment(s):

- *Background information provided by Henrietta Township*

Suggested Actions:

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

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

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

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

1. The above described property has a proposed zoning change FROM _____ (_____) ZONE TO _____ (_____) ZONE.
2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

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

- C. PUBLIC HEARING on the above amendment was held on: month February day 5 year 2025
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Jan day 19 year 2025
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Morning Star

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.
Tammy Bates Chair or Secretary 2 / 5 / 2025 (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

**PARMA TOWNSHIP
JACKSON COUNTY, MICHIGAN**

EVENT FACILITIES ZONING ORDINANCE AMENDMENT

ORDINANCE NO. _____

At a meeting of the Township Board of the Township of Parma, Jackson County, Michigan, held at the Parma Township Hall at 16407 Comdon Rd. Albion, MI 49224 on _____, 2024, at _:00 p.m., Township Board Member _____ moved to adopt the following ordinance amendment, which motion was seconded by Township Board Member _____:

An ordinance to amend the Parma Township Zoning Ordinance, to, among other things, replace current regulations on the Large Gatherings land use with regulations for Agritourism, Special Events, Event Centers, and Wedding Barn land uses for the public health, safety, and general welfare.

THE TOWNSHIP OF PARMA ORDAINS:

Section 1. AMENDMENT TO DEFINITIONS, SECTION 2.1 OF THE ZONING ORDINANCE: The Parma Township Zoning Ordinance shall be amended to include the following definitions within Section 2.1. The remainder of definitions shall be re-numbered (and maintain the same) to accommodate the addition of the following land uses:

Agritourism: Any activity conducted on a farm or agricultural property for the recreational enjoyment, education, or involvement of visitors, including but not limited to farm tours, festivals, corn mazes, and other recreational activities excluding Wedding Barns.

Special Events: Any event or gathering, conducted on private property that may generate or invite public attendance, participation, or spectators for a particular and limited purpose and time, including but not limited to for-profit parties, festivals, concerts, shows, exhibitions, carnivals, circuses, fundraisers, fairs, or any similar events or activities. Special Events shall exclude accessory incidental events that may infrequently occur with principal land use such as graduation parties and garage sales.

Wedding Barns: A barn on a farm or in a rural area that is used for weddings and other events. Wedding barns in Parma Township are meant to be historic, and not newly constructed for the primary purpose of holding events and to promote the rural character of the Township.

Event Centers: Multi-purpose facilities with the primary purpose accommodate meetings, seminars, social and civic events, and conferences. Short term overnight stays during an event are allowed if licensed/permitted such as cabin or campgrounds.

Section 2. AMENDMENT TO ARTICLE VIII OF THE ZONING ORDINANCE (AGRITOURISM): A Section 8.20 (or appropriate additional section number) shall be added to

the Parma Township Zoning Ordinance to contain the following supplemental regulations for the Agritourism land use:

Section 8.20: **AGRITOURISM:** It is the intent and purpose of the Township to allow, through a conditional use permit, uses of a commercial nature that are incidental and accessory to farms or agricultural land uses in permitted zoning districts. These businesses are intended to promote and support local farming and allow for interactions and relationships of the general public with the agricultural traditions and agricultural heritage. These businesses will contribute to the general economic conditions of the Township and support the Township's rural character by operating consistent with the requirements contained within the Ordinance.

A. Agritourism land uses must comply with the following supplemental regulations.

1. The principal use of the property must be a farm or other similar agricultural use, which must remain in operation for the duration of the agricultural tourism business and ancillary related uses.
2. The use shall operate on a property with a minimum area of ten (10) acres.
3. The use shall operate only during the hours of operation and days, weeks, months or seasons of the year specified in the conditional use permit.
4. Such land uses may have access abutting on any public road within the Township, provided that the increase in traffic shall not create a nuisance to nearby residents by way of traffic or noise or increase the public cost in maintaining the roadway. The Township may require a traffic study.
5. A 200-foot green space buffer shall be provided on all sides of the property not abutting a roadway. Such land uses shall not be allowed within this buffer area. Where possible, crops and natural vegetation shall remain within this buffer area to help maintain the agricultural character of the site.
6. Buffer plantings shall be provided along the property line where there is an abutting residence. Greenbelt plantings shall screen views of the proposed operation from the adjacent home or property.
7. Such land uses must provide adequate off-street parking as required in the Zoning Ordinance or by the Township in a conditional use permit and adhere to the following parking requirements.
 - a. Parking facilities may be located on a grass or gravel area for seasonal uses such as roadside stands, u-pick operations, and agricultural mazes. All parking areas shall be defined by either gravel, cut lawn, sand, or other visible marking.
 - b. All parking areas shall be arranged in such a manner to avoid traffic hazards associated with entering and exiting a public roadway.

- c. Paved or unpaved parking areas shall not be in required setback or buffer areas. Paved parking areas must meet all design, and landscape screening requirements as set forth in this Ordinance.
8. All amplified music and entertainment-related sounds shall be conducted inside a fully enclosed structure, or approved outdoor area, and shall be confined to the hours of 8:00 a.m. to 12:00 p.m. At no time shall sound levels exceed 65 decibels at the property line. The Township may require sound readings to be conducted, at the expense of owner, to determine that these standards will be met and are being maintained.
 9. No candles, smoking or other open flame are permitted in or within twenty (20) feet of barns. No sky lanterns or fireworks may be used on the property, except for consumer fireworks not used in connection with the land use as expressly permitted by Michigan law.
 10. Contact information for the land use owner and/or owner representative shall be supplied to the Township Building Inspector.
 11. The land use must be consistent with and maintain the general agricultural character of the farm or agricultural land use shared on the property hosting the agritourism land use.
 12. The owner or operator of the agritourism land use must identify the following information for consideration by the Township for a conditional use permit:
 - a. The types of activities to be conducted on the property and how those activities are related to current agricultural land use and preserve the rural and agricultural land use of the property.
 - b. Proposed hours and days of operation.
 - c. A maintenance plan for the disposal of waste.
 - d. Any proposed signs or lighting.
 - e. Number of employees to be employed at the land use.
 - f. How the land use will provide adequate restroom facilities, parking, and screening of adjacent land uses.
 - g. Any further information requested by the Township necessary to determine whether a conditional use permit should be granted.
 - h. Verification that any other applicable permits have been obtained including federal, state, or other local permits as well as verification of compliance with any applicable local, state, and/or federal laws and regulations.

Section 3. AMENDMENT TO ARTICLE VIII OF THE ZONING ORDINANCE (WEDDING BARNS): A Section 8.21 (or appropriate additional section number) shall be added to the Parma Township Zoning Ordinance to contain the following supplemental regulations for the Wedding Barns land use:

Section 8.21: **WEDDING BARNS:** It is the intent and purpose of the Township to allow, through a conditional use permit, Wedding Barns, on farms or existing agricultural properties that are meant to be historic and not newly constructed solely for the purpose of hosting weddings. Such Wedding Barns are intended to promote and preserve the current rural character of agricultural properties; while providing venues, in areas where appropriate, to host weddings or other similar events. This contrasts with the Event Center land use that more broadly authorizes event venues regardless of agricultural preservation.

A. Wedding Barn land uses must follow the following supplemental regulations.

1. The principal use of the property must be a farm or other similar agricultural use, which must remain in operation for the duration of the Wedding Barn land use.
2. The use(s) shall operate on a property with a minimum area of ten (10) acres.
3. The use shall operate only during the hours of operation and days, weeks, months or seasons of the year specified in the conditional use permit.
4. Such land uses may have access abutting on any public road within the Township, provided that the increase in traffic shall not create a nuisance to nearby residents by way of traffic or noise or increase the public cost in maintaining the roadway. The Township may require a traffic study.
5. A 200-foot green space buffer shall be provided on all sides of the property not abutting a roadway and properties. Such land uses shall not be allowed within this buffer area. Where possible, crops and natural vegetation shall remain within this buffer area to help maintain the agricultural character of the site.
6. Buffer plantings shall be provided along the property line where there is an abutting residence. Greenbelt plantings shall screen views of the proposed operation from the adjacent home or property.
7. Such land uses must provide adequate off-street parking as required in the Zoning Ordinance or by the Township in a conditional use permit and adhere to the following parking requirements.
 - d. All parking areas shall be arranged in such a manner to avoid traffic hazards associated with entering and exiting a public roadway.
 - e. Paved or unpaved parking areas shall not be in required setback or buffer areas. Paved parking areas must meet all design, and landscape screening requirements as set forth in this Ordinance.

8. All amplified music and entertainment related sounds shall be conducted inside a Wedding Barn or in an approved outdoor area and shall cease at 12:00 a.m (10:00 p.m., for any approved outdoor sounds). At no time shall sound levels exceed 65 decibels at the property line or violate the Township Noise Ordinance. The Township may require sound readings to be conducted, at the expense of owner, to determine that these standards will be met and are being maintained.
9. No candles, smoking or other open flame are permitted in or within twenty (20) feet of barns. No sky lanterns or fireworks may be used on the property, except for consumer fireworks not used in connection with the land use as expressly permitted by Michigan law.
10. Contact information for the land use owner and/or owner representative shall be supplied to the Township.
11. Properties hosting Wedding Barns shall be designed with adequate driveways and/or other access to allow response by first responders including fire protection and rescue vehicles. An owner or operator of the Wedding Barn shall solicit input on an application from the local responding fire department for any concerns with the proposed land use and ability for such access.
12. Overnight guests are allowed on Wedding Barn properties provided that an applicant identifies which buildings will be used for overnight guests and how accommodations for overnight guests are intended to not disturb neighboring properties.
13. Waiver. An applicant for a Wedding Barn land use in the Township may request and be granted waivers from any supplemental provisions within this Ordinance should they provide reasonable alternative methods of meeting the intent of ordinance requirements (e.g., screening and limitations of nuisances to adjacent land uses). For the purposes of considering reasons to grant any waivers, the Township may consider the existence of the Wedding Barn prior to enactment of this Zoning Ordinance provision.
14. The owner or operator of the Wedding Barn land use must identify the following information for consideration by the Township for a conditional use permit:
 - a. The types of activities to be conducted on the property and how those activities are related to current agricultural land use and preserve the rural and agricultural land use of the property.
 - b. Proposed hours and days of operation.
 - c. A maintenance plan for the disposal of waste.
 - d. Any proposed signs or lighting.
 - e. Maximum number of employees to be employed at the land use.

- f. How the land use will provide adequate restroom facilities, parking, and screening of adjacent land uses.
- g. How the proposed land use will ensure, to the extent legally required, barrier free access and accessibility to those with disabilities.
- h. If alcohol is to be authorized on a Wedding Barn, a plan to manage the disbursement of alcohol including but not limited to: (1) plans to limit the overserving of guests; (2) plans to avoid intoxicated guests from driving after an event; and (3) proof of adequate insurance of liability for the Wedding Barn owners for liability associated with permitting alcohol on the premises.
- i. Any further information requested by the Township necessary to determine whether a conditional use permit should be granted.
- j. Verification that any other applicable permits have been obtained including federal, state, or other local permits. Further, applicants must demonstrate compliance with all applicable state construction code regulations and national fire protection association regulations. All owners and operators of a Wedding Barn must also comply with all local, state, and federal laws and regulations.

Section 4. AMENDMENT TO ARTICLE VIII OF THE ZONING ORDINANCE (EVENT CENTERS): A Section 8.22 (or appropriate additional section number) shall be added to the Parma Township Zoning Ordinance to contain the following supplemental regulations for the Event Center land use:

Section 8.22: **EVENT CENTERS:** It is the intent and purpose of the Township to allow, through a conditional use permit, Event Centers to provide for a principal land uses to provide for places to host meetings, seminars, social and civic events, and conferences regardless of preservation of agricultural character as contemplated in the Wedding Barn and Agritourism land uses.

A. Event Center land uses must comply with the following supplemental regulations.

1. The use shall operate only during the hours of operation and days, weeks, months or seasons of the year specified in the conditional use permit.
2. Such land uses may have access abutting on any public road within the Township, provided that the increase in traffic shall not create a nuisance to nearby residents by way of traffic or noise or increase the public cost in maintaining the roadway. The Township may require a traffic study.
3. Such land uses must provide adequate off-street parking as required in the Zoning Ordinance or by the Township in a conditional use permit and adhere to the following parking requirements.

- f. All parking areas shall be arranged in such a manner to avoid traffic hazards associated with entering and exiting a public roadway.
 - g. Paved or unpaved parking areas shall not be in required setback or buffer areas. Paved parking areas must meet all design, and landscape screening requirements as set forth in this Ordinance.
4. All amplified music and entertainment related sounds shall be conducted inside or in an approved outdoor area, and shall cease at 12:00 a.m (10:00 p.m., for any approved outdoor sounds). At no time shall sound levels exceed 65 decibels at the property line or violate the Township Noise Ordinance. The Township may require sound readings to be conducted, at the expense of owner, to determine that these standards will be met and are being maintained.
 5. No sky lanterns or fireworks may be used on the property, except for consumer fireworks not used in connection with the land use except as expressly permitted by Michigan law.
 6. Contact information for the land use owner and/or owner representative shall be supplied to the Township Building Inspector.
 7. The owner or operator of the agritourism land use must identify the following information for consideration by the Township for a conditional use permit:
 - a. Proposed hours and days of operation.
 - b. A maintenance plan for the disposal of waste.
 - c. Any proposed signs or lighting.
 - d. Maximum number of employees to be employed at the land use.
 - e. How the land use will provide adequate restroom facilities, parking, and screening of adjacent land uses.
 - f. How the proposed land use will ensure, to the extent legally required, barrier free access and accessibility to those with disabilities.
 - g. If alcohol is to be authorized at an Event Center, a plan to manage the disbursement of alcohol including but not limited to: (1) plans to limit the overserving of guests; (2) plans to avoid intoxicated guests from driving after an event; and (3) proof of adequate insurance of liability for the owners for liability associated with permitting alcohol on the premises.
 - h. Any further information requested by the Township as necessary to determine whether a conditional use permit should be granted.
 - i. Verification that any other applicable permits have been obtained including federal, state, or other local permits. Further, applicants must

demonstrate compliance with all applicable state construction code regulations and national fire protection association regulations. All owners and operators of an Event Center must also comply with all local, state, and federal laws and regulations.

Section 5. AMENDMENT TO ARTICLE VIII OF THE ZONING ORDINANCE (SPECIAL EVENTS) Section 8.16 (or appropriate additional section number) shall amended of the Parma Township Zoning Ordinance to regulate Special Events:

Section 8.16: **SPECIAL EVENTS:** It is the intent and purpose of the Township to allow, through a conditional use permit, Special Events, on properties for infrequent large events conducted on private property that may generate or invite public attendance, participation, or spectators for a particular and limited purpose and time, including but not limited to for profit parties', festivals, concerts, shows, exhibitions, carnivals, circuses, fundraisers, fairs, or any similar events or activities. Special Events shall exclude accessory incidental events that may infrequently occur with principal land use such as graduation parties and garage sales.

B. Special Event land uses must comply with the following supplemental regulations.

1. Attendance of a Special Event, unless occurring on a permanent principal land use that would authorize regular large gatherings, is limited to 100 persons.
2. A Special Event conditional use permit may be authorized for reoccurring events, but for periods to not exceed five years. Conditional use permits for Special Events may be revoked at any time or the Township may issue temporary orders to cease all event activities in the event of Zoning Ordinance or zoning approval violations. Such temporary orders to cease all activities may be issued and require immediate compliance if intended to protect the immediate health, safety, and general welfare. A permit holder of a Special Event conditional use permit that is required to cease activities or has their permit revoked, may request a public hearing before the Township Board on any such decision and request re-instatement of the permit or resuming activities after any violations are corrected and a plan is provided to ensure no further violations. Repeat violations can result in permanent revocation of a Special Event approval.
3. Indoor activities associated with a Special Event must cease as midnight and any outdoor activities must cease at 10:00PM.
4. The use shall operate only during the hours of operation and days, weeks, months or seasons of the year specified in the conditional use permit.
5. Such land uses may have access abutting on any public road within the Township, provided that the increase in traffic shall not create a nuisance to nearby residents by way of traffic or noise or increase the public cost in maintaining the roadway. The Township may require a traffic study.

6. Such land uses must provide adequate off-street parking as required in the Zoning Ordinance or by the Township in a conditional use permit and adhere to the following parking requirements.
 - h. All parking areas shall be arranged in such a manner to avoid traffic hazards associated with entering and exiting a public roadway.
 - i. Paved or unpaved parking areas shall not be in required setback or buffer areas. Paved parking areas must meet all design, and landscape screening requirements as set forth in this Ordinance.
7. No sky lanterns or fireworks may be used on the property, except for consumer fireworks not used in connection with the land use except as expressly permitted by Michigan law.
8. Contact information for the land use owner and/or owner representative shall be supplied to the Township Building Inspector.
9. Properties hosting Special Events shall be designed with adequate driveways and/or other access to allow response by first responders including fire protection and rescue vehicles. An owner or operator of the Special Event shall solicit input on an application from the local responding fire department for any concerns with the proposed land use and ability for such access.
10. Properties hosting Special Events must prepare a public safety plan to ensure safety of all guests and demonstrate adequate police protection by the Jackson County Sheriff's Department or other law enforcement agencies.
11. Overnight guests are allowed for Special Events provided that an applicant identifies which areas will be used for overnight guests and how accommodations for overnight guests are intended to not disturb neighboring properties.
12. The owner or operator of the Special Event land use must identify the following information for consideration by the Township for a conditional use permit:
 - a. Proposed hours and days of operation.
 - b. A maintenance plan for the disposal of waste.
 - c. Any proposed signs or lighting.
 - d. How the land use will provide adequate restroom facilities, parking, and screening of adjacent land uses.
 - e. How the proposed land use will ensure, to the extent legally required, barrier free access and accessibility to those with disabilities.
 - f. If alcohol is to be authorized at a Special Event, a plan to manage the disbursement of alcohol including but not limited to: (1) plans to limit the

overserving of guests; (2) plans to avoid intoxicated guests from driving after an event; and (3) proof of adequate insurance of liability for the Wedding Barn owners for liability associated with permitting alcohol on the promises.

- g. A security plan to manage any crowds and ensure the safety of all guests.
- h. A plan to provide potable water to all guests.
- i. Any further information requested by the Township necessary to determine whether a conditional use permit should be granted.
- j. Verification that any other applicable permits have been obtained including federal, state, or other local permits. Further, applicants must demonstrate compliance with all applicable state construction code regulations and national fire protection association regulations.

Section 6. AMENDMENT TO ARTICLE VI, SECTION 4.1 of ZONING ORDINANCE: Article IV, Section 4.1(C) of the Zoning Ordinance shall be amended to authorize the following land uses by conditional use permit in the AG-1, Agricultural Zoning District. The land uses may be inserted in alphabetical order with all existing land uses currently authorized in the zoning district.

Agritourism

Special Events

Wedding Barns

Event Centers

Section 7. AMENDMENT TO ARTICLE VI, SECTION 4.1 of ZONING ORDINANCE: Article IV, Section 4.3(C) of the Zoning Ordinance shall be amended to authorize the following land uses by conditional use permit in the C-1, General Commercial Zoning District. The land uses may be inserted in alphabetical order with all existing land uses currently authorized in the zoning district

Event Centers

Special Events

Section 8. AMENDMENT TO ARTICLE VI, SECTION 4.1 of ZONING ORDINANCE: Article IV, Section 4.4(C) of the Zoning Ordinance shall be amended to authorize the following land uses by conditional use permit in the C-2, Highway Service Zoning District. The land uses may be inserted in alphabetical order with all existing land uses currently authorized in the zoning district:

Event Centers

Special Events

Section 9. SEVERABILITY: If any clause, sentence, word, section, or provision of this Ordinance is found to be invalid or unenforceable for any reason, the remaining portions of this Ordinance shall remain enforceable.

Section 10. SAVINGS CLAUSE: Except as expressly amended by this Zoning Ordinance Amendment, the balance of the Parma Township Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

Section 11. REPEAL AND FORM: All parts of this Ordinance in conflict with this Amendment are hereby repealed. Further, the Township may use the content of this Ordinance and compile/insert it into the existing Parma Township Zoning Ordinance document including making any technical provision numbering or clerical revisions as necessary for the compilation.

Section 12. EFFECTIVE DATE: This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

Bobbie Norman, Parma Township Supervisor

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Parma Township Board at a duly scheduled and noticed meeting of that Township Board held on _____, 2024, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the _____ newspaper, a newspaper that circulates within Parma Township, on _____, 2024.
3. Within 1 week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the township board voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Jackson County Clerk on _____, 2024.

ATTESTED:

Sarah Stanham, Parma Township Clerk

PARMA TOWNSHIP
JACKSON COUNTY, MICHIGAN

NOTICE OF ZONING ORDINANCE AMENDMENT

ORDINANCE NO. __

On _____, 2024, the Parma Township Board adopted Ordinance No. __, which amends the Parma Township Zoning Ordinance to, among other things, amend the Parma Township Zoning Ordinance, to, among other things, replace current regulations on the Large Gatherings land use with regulations for Agritourism, Special Events, Event Centers, and Wedding Barn land uses for the public health, safety, and general welfare. Copies of the complete text of the Ordinance were and are available at the Parma Township Hall 16407 Comdon Rd. Albion, MI 49224.

The Ordinance has the following sections and catch lines: Section 1: Amendment of Section 2.1 of the Zoning Ordinance (Amend Definitions); Section 2: Amendment to Article VIII of the Zoning Ordinance (Add Agritourism Land Use); Section 3: Amendment to Article VIII of the Zoning Ordinance (Add Wedding Barn Land Use); Section 4: Amendment to Article VIII of the Zoning Ordinance (Add Event Centers Land Use); Section 5: Amendment to Article VIII of the Zoning Ordinance (Special Event Land Use); Section 6: Amendment to Section 4.1(C) of the Zoning Ordinance (AG-1 Conditional Uses); Section 7: Amendment to Section 4.3(C) of the Zoning Ordinance (C-1 Conditional Uses); Section 8: Amendment to Section 4.4(C) of the Zoning Ordinance (C-2 Conditional Uses); Section 9: Severability; Section 10: Savings Clause; Section 11: Repeal and Form; Section 12: Effective Date, which is seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402.

Sarah Stanham
Parma Township Clerk
16407 Comdon Road
Albion, MI 49224
(517) 629-8277
Web: www.parmatwp.gov

Publication Date: _____, 2024

PUBLIC HEARING NOTICE

Pursuant to PA 267 of 1976 as amended; The Parma Township Planning Commission will hold a Public Hearing at 5:30 P.M., on February 5th, 2025 at the Parma Township Hall, 16407 Comdon Rd. Albion MI. The purpose of the hearing is to review and discuss the Event Facilities Zoning Ordinance Amendment. All questions and concerns will be heard at this time. Written comments/ concerns can be mailed to Parma Township P.O. Box 51, Albion, MI 49224 or placed in the Township dropbox located at 16407 Comdon Road, North side of the Township Hall. Emails can be sent to clerk@parmatwp.net. In compliance with the American Disabilities Act, please notify us at least four business days in advance of the hearing if you require ADA aids or special assistance.

Sarah Stanham

Parma Township Clerk

*Published 1/19/25
Morning Star*

Parma Township Planning Commission

Meeting Minutes

Feb 5, 2025, 6:00pm

1. **Call to Order** – Meeting called to order at 6:05pm by Tammy Bates, Chair.
2. **Roll Call** – Doug Harris, James Slone, Tammy Bates, Scott Martin, Scott Penrod and Brian Boyer in attendance. All present.
3. **Pledge of Allegiance**
4. **Approval of Minutes** – Motion by Doug Harris to approve minutes of the Jan 7th Regular Monthly Meeting, second by Scott Martin. Voted/approved.
5. **Old Business**
 - a. **Battery Storage Ordinance Review** – This draft copy was received yesterday afternoon from Twp attorney. Not all have had time to properly review. Please review for discussion at our next meeting.
6. **New Business**
 - a. **Event Facilities Zoning Ordinance Amendment** – Reviewed and discussed. Based upon previous Public Hearing this evening the approved changes are being sent to Region 2.
 - b. 2025 PC meetings will continue to be held on the 1st Wednesday of the month. Motion to accept by Tammy Bates, second by Doug Harris. Voted/approved.
 - c. Master Plan review and updates of Ordinances needs to happen this year. A suggestion was made to start this process incrementally in April. Motion to accept by Tammy Bates, second by Scott Martin. Voted/approved.
7. **Public Comment** – none.
8. **Next Meeting** – Mar 5th at 6:00pm.
9. **Adjournment** – Meeting adjourned at 6:18pm.

Respectfully Submitted by: Brian Boyer