



# 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:	DATE: April 10, 2025
Kade Peck	TIME: 6:00 p.m.
R2PC Planner	PLACE: 5 <sup>th</sup> Floor Commission Chambers
(517) 416-0405	Jackson County Tower Building
kpeck@mijackson.org	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 March 13, 2025, meeting minutes [ACTION] ..... 3
4. Approval of agenda  
Approval of the April 10, 2025, meeting agenda [ACTION]
5. Request(s) for review, comment, and recommendation
  - a. Consideration of township zoning amendment(s) –
    - (1) CZ | #25-05 | Henrietta Township Rezoning [ACTION] ..... 5
    - (2) CZ | #25-06 | Columbia Township Rezoning [ACTION] ..... 23
    - (3) CZ | #25-07 | Sandstone Charter Township Rezoning [ACTION] ..... 32
    - (4) CZ | #25-08 | Sandstone Charter Township Rezoning [ACTION] ..... 35
  - 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 May 8, 2025***

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# Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

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

## MEETING MINUTES

March 13, 2025

5<sup>th</sup> 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; Mr. Ted Hilleary, Education Representative; Mr. Jim Videto, Agriculture Representative.

**Members Absent:** None.

**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 6:03 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. Biddinger, to approve the February 13, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Wolcott made a motion to approve the agenda for March 13, 2025 seconded by Comm. Videto. *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 | Henrietta Township**

Staff referred to a report regarding a rezoning request for a parcel of .96 acres in Napoleon Township from Local Commercial (C-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. Minnick Jr. *Commissioners approved the motion unanimously.*

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

Staff referred to a zoning text amendment change for Parma Township event facilities mostly focusing on events that occur in agricultural settings. Staff recommended approval of the text amendment.

Conversation happened around the zoning text amendment and staff outlined a few comments to go with their recommendation. Commissioner Hawley mentioned considering limiting the amount of events per calendar year to keep the agrocltural focus of these event areas. Commissioner Kennedy pointed a possible typo with the zoning amendment in a part of the ordinance that seemed like should have the time of 12:00am but was written as 12:00pm.

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

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

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

**Other Business.**

a. **Unfinished Business.** None.

b. **New Business.** None.

c. **Notices.** None.

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

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

Item 9. **Adjournment.** Comm. Minnick Jr. made a motion to adjourn, supported by Comm. Wolcott. *Commissioners approved the motion unanimously.*

The meeting adjourned at 6:20 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



# Jackson County Planning Commission

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## COORDINATED ZONING REPORT | #25-05

**To:** County Planning Commissioners

**From:** Kade Peck, R2PC Planner

**Date:** April 10, 2025

**Proposal:** Rezoning parcel 084-04-13-229-001-00 of .327 of an acre on Plum Orchard Road, Jackson County, Henrietta Township from Local Commercial (C-1) to Residential (R-2) .

### Request

The subject property is proposed for rezoning to Residential (R-2) from Commercial (C-1).

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for construction for multi-residential units in the parcel.

### Location and Size of the Property

The parcel (083-04-13-229-001-00) proposed for rezoning is located in Section 13 of Henrietta Township. The subject parcel is .327 of an acre and is currently zoned Local Commercial (C-1).

### Land Use and Zoning

**Current Land Use** – The property is currently commercial. The North has agricultural. The East has commercial. The South and West have Residential.

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

**Current Zoning** – The property is currently zoned commercial. To the North there is Agricultural and Commercial zoning. To the East there is commercial zoning. To the South and West there is Residential zoning.

### Public Facilities and Environmental Constraints

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

**Public Road/Street Access** – Plum Orchard 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 more housing 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-2)’.

**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 Henrietta Township*

## REZONING WORKSHEET FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Henrietta Township Case #: \_\_\_\_\_  
Township official we may contact: Nancy Hawley Phone #: ( 517 ) 769 - 6925  
Applicant: \_\_\_\_\_ Phone #: ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_  
Rezoning Request: From: Commercial-1 ( C-1 ) To: Residential-2 ( R-2 )  
Property Location: Section(s): 13 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"): .327 of an acre  
This parcel is part of the Sutton's Plat of the Village of Munith Lots 1 & 2 parcel#083-04-13-229-001-00  
Please attach location map ☒ Yes ☐ No  
What is the existing use of the site? Commercial  
What is the proposed use of the site? Multi-residential (2 units)  
What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?  
North: Agricultural South: Residential  
East: Commercial-2 West: Residential  
What are the surrounding Zoning Districts?  
North: Agricultural & Commercial-2 ( AG ) South: Residential-2 ( R-2 )  
East: Commercial-2 ( C-2 ) West: Residential-2 ( R-2 )  
What is the suggested use of the site on the Township's Land Use Plan map? Commercial/Residential mixed  
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 Plum Orchard 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.

## 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 # 083-04-13-229-001-00; 9004 Plum Orchard Rd Munith; Lots 1 & 2 of Sutton's Plat;  
NE quarter of Sec. 13; .327 of an acre.

1. The above described property has a proposed zoning change FROM Commercial-1 ( C-1 )  
ZONE TO Residential-2 ( R-2 ) ZONE.
2. PURPOSE OF PROPOSED CHANGE: create a 2-unit 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 25 year 2025
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month March day 5 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 3 / 25 / 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



**NOTICE OF PUBLIC HEARING**  
**Residents of Henrietta Township**

A Public Hearing has been scheduled for Tuesday March 25 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-2 (R-2), located at 9004 Plum Orchard RD, Munith, Mi.; Lots 1 & 2 Suttons Plat, parcel number #083-04-13-299-001-00.

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.

Henrietta Township Planning Commission

February 28, 2025

## **NOTICE OF PUBLIC HEARING Residents of Henrietta Township**

A Public Hearing has been scheduled for Tuesday March 25, 2025 at 7:00 p.m. at Henrietta Township Offices, 11732 Bunkerhill Road, Pleasant Lake, MI.

### **Item 1:**

At this time all interested parties will be heard on the request to Rezone from Commercial-1 (C-1) to Residential-2 (R-2), located at 9004 Plum Orchard Rd., Munith, MI.; Lots 1 & 2 Suttons Plat, parcel number #083-04-13-299-001-00.

### **Item 2:**

At this time all interested parties will be heard on draft updates to the Henrietta Township Master Plan 2025 - 2030. The draft Master Plan is available on the Township website: [henriettatownshipmi.gov](http://henriettatownshipmi.gov)

Makendra Krutsch, Clerk  
Henrietta Township

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

**PUBLIC HEARING**  
**7:00 PM**  
**March 25, 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 Residential21 (R-2), located at 9004 Plum Orchard RD, Munith, Mi.; Lots 1 & 2, Block 2 Sutton's Plat, Village of Munith, parcel number #083-04-13-229-001-00.

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 adjacent zoning district of multi-family and single family residences.

4. Recommendation (*action*)
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. **Yes**
2. Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area. **Yes**
3. Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning? **No**
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? **Yes**

## **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 2,730 sq. ft gross area, 1 story, and drive off Plum Orchard Rd. Residences are located to the west, and southside. Parcels to the north and east are commercial in nature.

Future Land Use – The Henrietta Township Master Plan places the subject property in an area recommended for mixed Residential and Commercial. 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 3/25/2025 PUBLIC HEARING  
(By N. Hawley, Substitute Recording Secretary)

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

**AGENDA**

1. Call to Order
  - Meeting officially called to order at 7:03p.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-2 (R-2), located at:  
9004 Plum Orchard Rd., Munith, MI.; Lots 1 & 2 of Sutton's Plat NE quarter of Section 13.
  - Commissioner comment on concern of losing commercial area. Another comment: The small parcel size may not be large enough for present zoning standards.
  - Planning Commission members considered all permitted uses in the residential-2 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-2 Rezoning Amendment to the Township Board for approval was made by R., Draeger, seconded by R. Troman, 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 R. Draeger, seconded by R. Troman, and passed unanimously by remaining members.  
Meeting adjourned at 7:19p.m.

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## Rezoning Request Fact-finding

### **Proposed Rezoning of nonconforming Commercial-1 to Residential-2.**

**Address** 9004 Plum Orchard Road, Munith. Approximately .327 acres. Lots 1 & 2 Block 2 Sutton's Plat, Village of Munith. Parcel size 132' x 108' (14,256 sq. ft.)

**Note:** Rezoning considers all permitted & conditional uses listed in the zoning district.

**Issue:** The parcel was recently used as a pizza parlor and small business.

The platted lot has nonconforming setbacks to road(s).

The owner would like to establish multi-residential use with two units in the existing building.

### **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.

The multi-residential use would fit in with the adjacent R-2 zoning district.

Zoning Ordinance:

**Residential-2 Setbacks:** 40 ft. road right-of-way; 25ft. secondary road, 10ft. side yard, 20 ft. rear yard, minimum parcel size 100 ft x 150 ft / 15,000 square feet. Land Coverage 25%.

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

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**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 VI  
R-2 RESIDENTIAL DISTRICT  
(Multiple Family)

SECTION 600 – PURPOSE

This district is designed for multiple-family residential use. The regulations are designed to protect and promote a more intensive residential character than the AG-1 or R-1 Districts and to prohibit all commercial activities. All types of residential structures are permitted, but the predominate type will be multiple-family dwellings, including apartments, townhouses and conversions of single-family dwellings into multiple uses.

SECTION 601 – 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. All uses permitted in “R-1” Residential District.
2. Schools.
3. Multiple dwellings.
4. Home occupation subject to the provisions of Article I, Section 119.
5. A single sign not exceeding four (4) square feet in area which may be illuminated with a shaded lamp, not to exceed one hundred (100) watts intensity, indicating the name and occupation of the occupant and placed thirty-five (35) feet from the street line or on the setback line when such line is less than thirty-five (35) feet from the street line.
6. Such other non-commercial uses may be allowed when such non-commercial use is found by the Board of Appeals to not be injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.
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.
8. Outdoor Wood-Fired Boiler subject to the provisions and requirements of Article XXII.
9. 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 602 – CONDITIONAL USES

1. Public swimming pools, recreation centers, parks, playgrounds, and playfields.
2. Churches and other buildings for religious worship.
3. Hospitals, convalescent or nursing homes, sanitariums and orphanages for human care.
4. Government or community-owned buildings.

- b. PLANTING, FENCES AND WALLS IN FRONT YARD: No fence, wall or hedge shall rise over thirty-six (36) inches in height on any front yard, except that open weave fence may be forty-eight (48) inches high. No fence, wall or hedge shall be allowed to interfere with visibility from a driveway or roadway. The Zoning Administrator shall cause all such obstructions to be removed in the interest of Public Safety.
- c. No fences shall contain electric current, an electric charge or barbs.
- d. A Building Permit shall be required for the construction of a fence.
- e. LAKE PROPERTY: No fence or plantings to be used as a fence or wall shall exceed three (3) feet – zero (0) inches in height.

#### SECTION 510 – SATELLITE DISH ANTENNA

One dish antenna will be permitted per parcel.



**Owner Name** BC PROPERTY LLC  
**Owner Address** 9004 PLUM ORCHARD RD  
MUNITH, MI 49259  
**Homestead** 0  
**Parcel Address** 8987 PLUM ORCHARD RD  
MUNITH, MI 49259  
**Property Class** 201 - COMMERCIAL  
**Status** Active  
**Acreage** 0.327  
**Gov't Unit** Henrietta  
**Tax Unit** Henrietta  
**School District** STOCKBRIDGE SCHOOL  
**Liber/Page** 2171-72

	2022	2023	2024
<b>Taxable Value</b>	\$45,209	\$47,469	\$49,842
<b>Assessed Value</b>	\$49,400	\$57,100	\$54,100

**Tax Description:**

LOTS 1 AND 2 BLOCK 2 SUTTON'S PLAT OF THE VILLAGE  
OF MUNITH #



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.

This parcel data last updated: January 28, 2025

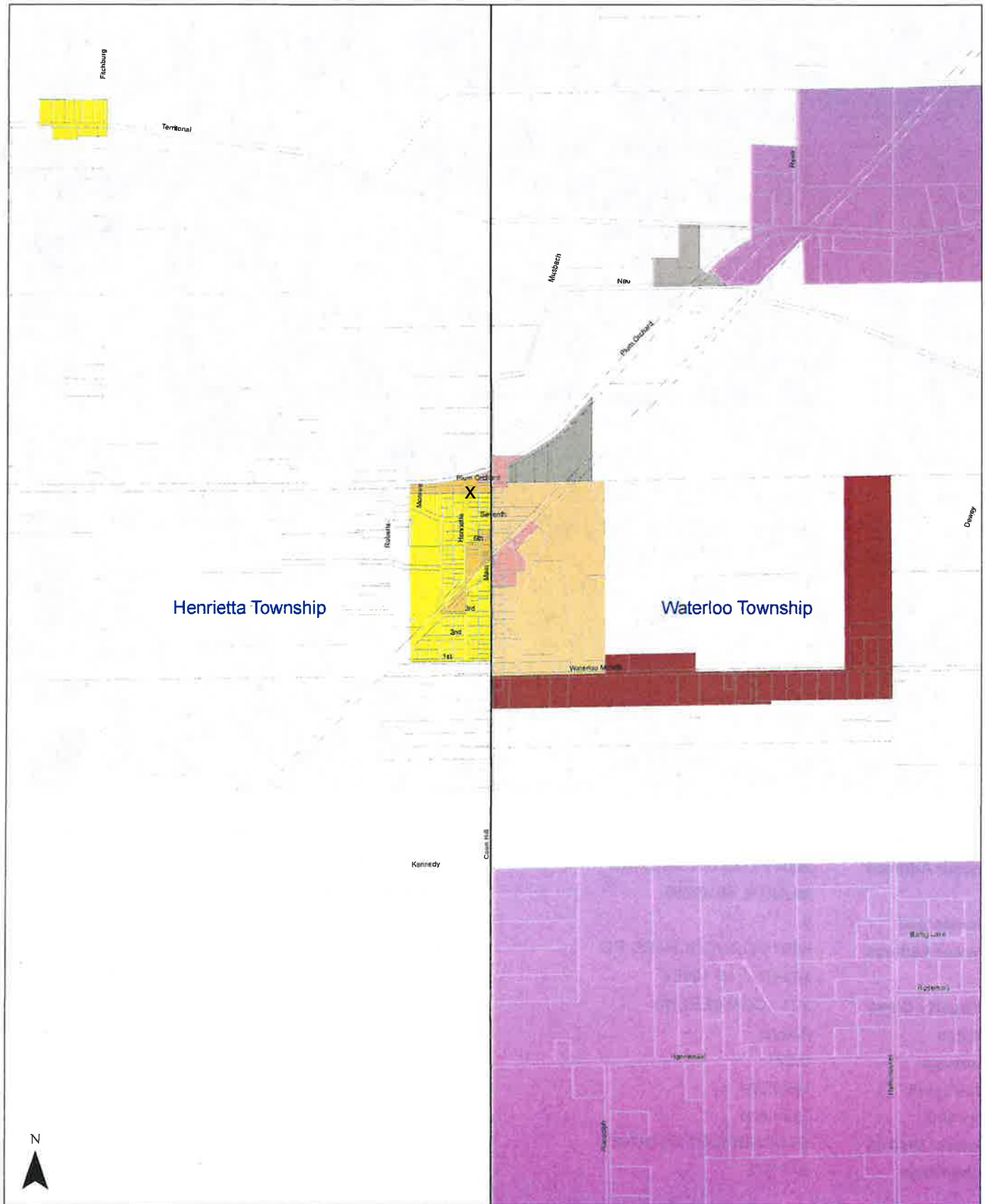
R-2 Area 15,000 sq ft  
Frontage 100'-  
Depth 150'-  
Max lot 2 2590  
Front 813-40'-  
Side 10'-  
Back 20'-  
Ryrd  
Access 10'-

# Henrietta and Waterloo Zoning

Munith Area

## Legend

AG-1	C-1	I-1	PC
R-1	C-2	MHD-1	R-3
R-2	C-3	AG-2	R-4
			RNF







083-04-13-229-002-00  
DINGEE JAMIE L  
3511 NASH DR  
JACKSON, MI 49201

083-04-13-229-001-00  
BC PROPERTY LLC  
9004 PLUM ORHARD RD  
MUNITH, MI 49259

082-04-13-282-019-00  
CRS PROPERTY MGMT LLC  
10360 TERRITORIAL RD  
MUNITH, MI 49259

082-04-13-282-018-00  
CRS PROPERTY MGMT LLC  
10360 TERRITORIAL RD  
MUNITH, MI 49259

083-04-13-229-003-00  
BREED STACY M  
318 N MAIN ST  
MUNITH, MI 49259

083-04-13-229-004-00  
BC PROPERTY LLC  
9004 PLUM ORCHARD RD  
MUNITH, MI 49259

082-04-13-282-020-00  
FORBES CHESTER & LISE  
414 HENRIETTA ST  
MUNITH, MI 49259

083-04-13-229-006-00  
HUGHES RICHARD B  
314 N MAIN ST  
MUNITH, MI 49259

083-04-13-229-005-00  
WRIGHT BETH M  
409 HENRIETTA ST  
MUNITH, MI 49259

082-04-13-282-021-00  
TARNASKI JAMES  
212 W SEVENTH ST  
MUNITH, MI 49259

083-04-13-229-008-00  
WRIGHT BETH M  
409 HENRIETTA ST  
MUNITH, MI 49259

083-04-13-229-007-00  
NEFF SHANE F  
308 N MAIN ST  
MUNITH, MI 49259

082-04-13-282-023-00  
HUGHES CHERYL L LIFE EST  
204 W SEVENTH ST  
MUNITH, MI 49259

082-04-13-282-024-00  
MORGAN GORDON D & MARCIA C K  
208 W SEVENTH ST  
MUNITH, MI 49259

083-04-13-229-010-00  
WORKER HARRISON F  
6991 LIMERICK  
ONSTED, MI 49265

083-04-13-229-009-00  
BROESAMLE LOWELL & KATHRYN  
PO BOX 7  
MUNITH, MI 49259

083-04-13-229-011-00  
NEFF SHANE F  
308 N MAIN ST  
MUNITH, MI 49259

083-04-13-229-012-00  
FIRST M E CHURCH  
PO BOX 189  
MUNITH, MI 49259

000-04-12-476-002-00  
DINGEE JAMIE L  
3511 NASH DR  
JACKSON, MI 49201

082-04-13-282-017-00  
CRS PROPERTY MGMT LLC  
10360 TERRITORIAL RD  
MUNITH, MI 49259

082-04-13-282-022-00  
PALMER SANDRA K  
306 W SEVENTH ST  
MUNITH, MI 49259

000-04-12-476-001-00  
KATZ FARMS LLC  
11283 MUSBACH RD  
MUNITH, MI 49259

000-05-07-352-001-00  
MUNITH N MAIN LLC  
PO BOX 708  
HOWELL, MI 48844

000-05-18-101-005-00  
WORDEN JAMES S & ROBERT S  
9440 TERRITORIAL RD  
MUNITH, MI 49259

000-05-18-101-004-00  
ANNABEL ROBERT W & KATHY E  
PO BOX 75  
MUNITH, MI 49259

000-05-18-101-006-00  
SPIESS JERRY & LORRI  
100 E SEVENTH ST  
MUNITH, MI 49259

000-05-18-101-001-00  
KOEPPGEN ERIK D  
9445 KENNEDY RD  
MUNITH, MI 49259

000-05-18-101-003-01  
BOOMER JUDY I  
321 N MAIN ST  
MUNITH, MI 49259



# 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 | #25-05

**To:** County Planning Commissioners

**From:** Kade Peck, R2PC Planner

**Date:** April 10, 2025

**Proposal:** **Rezoning parcel 000-20-30-301-002-08 of 4.2 of an acres on Brooklyn Road, Jackson County, Columbia Township from Agricultural (AG) to General Commercial (C-2) .**

### Request

The subject property is proposed for rezoning to General Commercial (C-2) from Agricultural (AG).

### Purpose

The Rezoning Worksheet Form states that the purpose of the proposed change is to allow for an indoor farm market.

### Location and Size of the Property

The parcel (083-20-30-301-002-08) proposed for rezoning is located in Section 13 of Henrietta Township. The subject parcel is 4.2 acres and is currently zoned Agricultural (AG).

### Land Use and Zoning

**Current Land Use** – The property is currently Commercial/vacant. The North and South have commercial. The East has vacant AG land and the Airport. The West is Agricultural/Residential.

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

**Current Zoning** – The property is currently zoned Agricultural. To the North there is Highway Service Commercial zoning. To the East and South there is Agricultural zoning. To West there is Residential Suburban zoning.

### Public Facilities and Environmental Constraints

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

**Public Road/Street Access** – Brooklyn Road 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 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. Many of the surrounding properties are commercial, and the farmers market 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 Columbia Township Board of the proposed rezoning to ‘General Commercial (C-2)’.

**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 Henrietta Township*



## REZONING WORKSHEET FORM



### JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

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

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

Township of: Columbia Charter Township Case #: 2025-0219.8 (Zoning Ordinance # 2019-0218)  
Township official we may contact: Brittany Stein Phone #: ( 517 ) 592 - 2000  
Applicant: Mark Prielp Greenhouses + Mohr Phone #: ( 517 ) 442 - 8975  
Rezoning Request: From: Agricultural ( AG ) To: General Commercial ( C-2 )  
Property Location: Section(s): 30 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"): 4.2 acres

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Commercial/Vacant Building - Was JR's Restaurant

What is the proposed use of the site? Retail (indoor Farm Market)

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

North: Commercial (Prielp Flowers greenhouse + oil change) South: Commercial Business (Contractor/Builder)  
East: Vacant AG land + Airport West: Agriculture/Residential

What are the surrounding Zoning Districts?

North: Highway Service Commercial (C-3) South: Agricultural ( AG )  
East: Agricultural ( AG ) West: Residential Suburban ( RS )

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

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 Brooklyn Rd. (M-50)

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. (Draft 3/13/25) ☐ 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. (None Rec.) ☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

## 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.)

11551 Brooklyn Road (Parcel # 000-20-30-301-002-08)  
4.2 acres Section 30 (SW 1/4)

1. The above described property has a proposed zoning change FROM Agricultural (AG) ZONE TO General Commercial (C-2) ZONE.
2. PURPOSE OF PROPOSED CHANGE: open a Retail Business in existing Building  
(Indoor "Farm Market")

**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 13 year 2025
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month Feb. day 25 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: 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.  
Todd Wanty ☒ Chair or ☐ Secretary 3 / 13 / 25 (enter date)

**JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:**

1. Date of Meeting: month April day 10 year 2025
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

**COLUMBIA CHARTER TOWNSHIP  
PLANNING COMMISSION**

**March 13, 2025  
7:00 PM**

**Meeting held in person at Township Office**

**Minutes (DRAFT)**

**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:** Secretary Barnes called the roll: Present: Chairperson Todd Wanty, Vice-Chair Bob Jenson, Mike McKay, Hollis Jeffreys, Rick DeLand, Britt Phenicie  
Recognized Guests: Brittany Stein, Planning & Zoning Manager.

**Approval of Agenda:** *Motion by Mr. Jensen, supported by Mr. DeLand to approve the agenda as presented. Ayes all. Motion Carried*

**Approval of Minutes from February 13, 2025:** *Motion by Mr. Jensen, supported by Mr. Deland with the amended name correction "Mark Prielipp Greenhouse & Mohr, LLC". Ayes all. Motion Carried*

**Public Comment:** Chair Wanty opened the public comment period at 7:04 p.m. There were no comments, and the Chair closed the public comment period at 7:05 p.m.

**Old Business:** Discussion of Planning Commission Bylaws Mr. White attorney gave the recommendation to add 2 public comments to the agenda section: *Motion by Mr. McKay, supported by Mr. Phenicie to approve the new Bylaws as presented. Ayes all. Motion Carried*

**New Business** opened at 7:07pm

**Zoning Map Amendment (Public Hearing)**

Applicant: Mark Prielipp Greenhouse & Mohr, LLC

Location: 11551 Brooklyn Rd. Brooklyn, MI 49230

Parcel ID: 000-20-30-301-002-08

**Details:** Zoning Map Amendment to rezone the parcel from Agricultural (AG) to General Commercial (C-2).

Kathryn Mohr, speaking on behalf of the family business and as one of the owners of Mark Prielipp Greenhouse & Mohr, explained that the farm operates primarily in Britton, Michigan. The family has been involved in the Brooklyn community for the past four years with their farm stands and is eager to invest further in the area. She mentioned that vegetables are picked daily, and any unsold produce is discarded. The family has a

strong following and has contributed to the community, including cleaning up the adjacent parcel they also own.

Although the parcel is currently zoned Agricultural, it has housed a commercial business (JR's Restaurant) for 25 years. Ms. Mohr noted that the property has always been anticipated for commercial use according to the Master Plan.

Commissioner, Bob Jenson inquired about potential concerns related to pesticides, oil, or gas on the premises. Ms. Mohr clarified that all produce is grown at their Britton location, where pesticide use, and other farming activities are managed.

It was clarified that no produce will be grown at the proposed site, as the applicant operates a 110,000 sq. ft. greenhouse in Britton, Michigan, and has small greenhouses on the adjacent property. As a result, no additional greenhouses will be built at this time.

Brittany Stein, Planning & Zoning Manager, provided a detailed overview of the zoning context in the area. She explained that a significant portion of land to the south of the Village of Brooklyn along M-50, is designated for commercial use. Expanding commercial zoning to the south of the Village along M-50 is seen as a logical extension of the existing retail corridor, particularly south of M-124. Given the extensive commercial establishments already established in the Village of Brooklyn, additional commercial land in Columbia Township will likely meet the community's retail and business needs for the foreseeable future.

Ms. Stein further highlighted that the C-1 (Local Commercial), C-2 (General Commercial), and C-3 (Highway Service Commercial) zoning districts are specifically designated to support commercial land uses in this area, as indicated by the Township Master Plan. She recommended that the Planning Commission carefully review the Zoning Map Amendment under Article 17 and assess whether the proposed change aligns with the standards outlined in the Zoning Ordinance.

Ms. Stein emphasized that the proposed zoning change would result in minimal impact on public services and facilities, consistent with the community's Master Plan. The property has been used for commercial purposes for several years, and there are no significant environmental constraints. The impact on surrounding development should be minimal, and the zoning change will not adversely affect the surrounding area.

Further, Ms. Stein recommended approval of the proposed Zoning Map Amendment to rezone the parcel located at 11551 Brooklyn Road (Parcel ID: 000-20-30-301-002-08) from Agricultural (AG) to General Commercial (C-2), with the condition that the property owner must still submit a complete application for site plan review (per ZO Article 14) or a special land use review (per ZO Article 15). She also clarified that approval of the zoning change does not guarantee approval of any site plan or special land use for the property.

Ms. Stein also noted that if the Columbia Township Planning Commission recommends approval of the zoning amendment, she will forward the information to the Jackson County Planning Commission for their meeting on April 10th. Following that, the

Jackson County Planning Commission's recommendations will be returned to her, to be presented at the Columbia Township Board meeting on April 21st.

Public Hearing Comments: Chair Wanty opened the public hearing comment period at 7:25p.m. Hearing no comments, the Chair closed the public hearing comment period.

### **Motion**

Motion by Mr. McKay, supported by Mr. Wanty, to recommend that the Township Board approve the Zoning Map Amendment to rezone the parcel (000-20-30-301-002-08) at 11551 Brooklyn Rd. from Agricultural (AG) to General Commercial (C-2) as presented. Ayes: All. Motion carried.

### **Site Plan Review**

**Applicant:** Mark Prielipp Greenhouse & Mohr, LLC

**Location:** 11551 Brooklyn Rd., Brooklyn, MI 49230

**Parcel ID:** 000-20-30-301-002-08

#### **Details:**

The applicant is requesting approval for a site plan to establish an indoor farm market (Farm Shop) on an approximately 4-acre parcel of land located on Brooklyn Road (M-50). The proposed retail business will operate within the existing 3,600 sq. ft. building, formerly known as JR's Hometown Grill & Pub, with no proposed changes to the building's footprint. The plan is to create an indoor/outdoor local shopping experience, utilizing the existing paved on-site parking area and driveway for parking requirements. The retail market will sell local seasonal produce, fresh milk and eggs, Michigan-made items, houseplants, canned goods such as jams and honey, and other local products. Kathryn Mohr, co-owner of Mark Prielipp Greenhouse & Mohr, addressed the Planning Commission as the applicant. She shared details about her contractor, Ken Meyers, who has worked on the building permit and coordinated with the building inspector, although he was not present at the meeting. Mohr described the improvements made to the building, including the installation of glass garage doors in both the front and rear of the building. She noted that the interior of the building is being updated and improved, with polished floors, and there are no concerns related to pesticides or oil storage, as all farming activities are conducted at their Britton, Michigan location. The exterior of the building will remain unchanged, and the existing paved parking area will be utilized. Mohr addressed landscaping questions, assuring the Planning Commission that landscaping is part of their family business and that they are willing to work with the Commission on any required landscaping features. She also provided details about the lighting, confirming that it will be at the entry and exit doors and directed downward, and used for security purposes and will not spill into the parking lot. The lighting will be primarily used in the early morning hours when the business prepares to open, as the market will operate during daylight hours only. Regarding signage, Mohr stated that they have already contacted a sign contractor and will work with Ms. Stein on the signage design, ensuring it aligns with existing frames and meets the required Zoning Ordinance standards.

Commissioner McKay raised concerns regarding landscaping, particularly with regard to the impact of parked cars' headlights shining on M-50. He referenced the requirement for a landscaped berm, described in the Ordinance, to prevent headlights from shining

directly onto M-50. McKay further discussed the need to avoid overly intrusive features such as a 5-foot-high fence across the front of the property. He proposed that the Planning Commission waive the berm & fence requirement but insisted that the landscaping must be sufficient, specifically recommending two trees in the front and two trees on each side of the property, based on the recommendation by Ms. Stein. Mr. McKay also noted that, while the berm might not be necessary in this instance, it might be worth revisiting the ordinance in the future to evaluate whether the berm requirement is still relevant for M-50 businesses.

Brittany Stein, Planning & Zoning Manager, reiterated that the proposed site plan must meet the standards outlined in the Zoning Ordinance. She recommended approval of the site plan with the following conditions:

Suggested Conditions of Approval:

- Township Board Approval: Approval of the site plan is contingent on Township Board approval.
- Signage Permits: Any new signage or replacement of sign faces must obtain the necessary permits.
- Loading and Unloading Zone: The loading and unloading zone must be located at the rear or side of the building.
- Landscape Modifications: The landscaping, screening, and buffer yard requirements of Article 11 may be waived or modified. Specifically:
  - Modify landscaping requirements to include 2 deciduous trees in the front yard buffer area and 2 deciduous trees in each of the side yard buffer areas.
  - Consider waiving the requirement for trees in the rear yard buffer area.
  - All trees must meet the planting standards as outlined in §11.4(A)(2).
- On-Site Lighting: All on-site lighting, both on the building and in the parking lot, must be fully shielded and directed downward to minimize light pollution.
- Parking Lot Improvements: recommendation of repainting the stripes in the existing parking lot to ensure proper parking space delineation.

**Motion:**

Motion by Mr. McKay, supported by Mr. Wanty, to approve the final site plan for the establishment of an indoor farm market (Farm Shop) at 11551 Brooklyn Road, as presented, with the addition of the following modifications:

- Site Plan approval is contingent upon final approval and effective Zoning Map Amendment to rezone the property as C-2.
- Modify the landscaping requirements for the property:
  - Waive the berm requirement as requested.
  - Waive the requirement for trees in the rear yard buffer area.
  - Include two deciduous trees in the front yard buffer and two deciduous trees on each side yard buffer. Planted to the standards as indicated in the Zoning Ordinance.
- Ensure all lighting is directed downward, applicant shall submit lighting plan prior to Township Board review.
- Applicants shall show the loading zone on the site plan prior to the Township Board review.

- All signage and any parking lot improvements shall comply with the Zoning Ordinance.

Ayes all. Motion carried.

**Public Comments:**

Public comments were opened at 8:03 PM. Mrs. Mohr expressed her gratitude toward Brittany Stein, praising her work ethic, patience, and professionalism throughout the process. She stated that Stein is an asset to Columbia Township and a pleasure to work with.

Public comments were closed at 8:04 PM.

**Commissioner Comments:**

- The next regularly scheduled Planning Commission meeting will be held on **Thursday, May 15th** at 7:00 PM.
- There will be a training session hosted by the Michigan Association of Planning at the Township on **Thursday, April 24th** from 9:00 AM to 11:30 AM.

RESPECTFULLY SUBMITTED

*Krissie Barnes, Secretary*



# 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 | #25-07

**To:** County Planning Commissioners

**From:** Kade Peck, R2PC Planner

**Date:** April 10, 2025

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

### Background Information

The township is proposing a zoning amendment for minimum design standards in commercial districts.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Sandstone Charter Township Planning Commission approved the zoning text amendment at their January 2025 meeting. The zoning changes appear reasonable.

**Township Planning Commission Recommendation** – The Sandstone Charter Township Planning Commission approved the amendment at their January 10, 2025 meeting.

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

#### *Staff Report Attachment(s):*

- *Background information provided by Sandstone 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 SANDSTONE 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 5 SECTION 20

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) see attached  
changes including Minimum Design Standards  
for Commercial districts C-1 & C-2

- C. **PUBLIC HEARING** on the above amendment was held on: month 1 day 7 year 2025
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month 12 day 20 year 24  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** (having general circulation in Township) carrying the NOTICE: Recorder/Morningstar

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.

Nicole A. Cantrell ☒ Chair or ☐ Secretary 1 / 10 / 25 (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 33

## Section 5.20 Minimum Design Standards for Districts C-1 and C-2

**Purpose.** The following regulations ensure conservation of property value through optimum utilization of areas devoted to commercial use together with protection of the immediate environment. Signage, lighting, landscaping, building materials for the exterior of all structures, and other features of the project shall be designed and completed with the objective of achieving development harmonious with adjacent uses and consistent with the character of the community and natural features of the area. Developers are encouraged to consider the architectural design of surrounding areas before submitting a site plan.

Deviation from the following requires approval from Planning Commission.

The type and amount of building materials utilized shall comply with the following table:

Material	Maximum Percent of Wall to be Covered by Certain Building Materials			
	90	75	50	25
Brick	✓			
Glass		✓		
Decorative masonry		✓		
Stone		✓		
Metal composite material panel		✓		
Wood, vinyl and metal siding				✓
Finishes*				✓
* Includes dryvit, plaster, stucco or similar materials. Such materials shall not be used where contact with vehicles may occur such as parking areas and traffic ways.				



# 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 | #25-08

**To:** County Planning Commissioners

**From:** Kade Peck, R2PC Planner

**Date:** April 10, 2025

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

### Background Information

The township is proposing a zoning amendment for landscaping requirements.

### Analysis and Recommendation

**Township Planning Commission Recommendation** – The Sandstone Charter Township Planning Commission approved the zoning text amendment at their January 2025 meeting. The zoning changes appear reasonable.

**Township Planning Commission Recommendation** – The Parma Township Planning Commission approved the amendment at their January 10, 2025 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 Sandstone 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 SANDSTONE 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 5 SECTION 2.1  
The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) See attached  
landscaping requirements

- C. PUBLIC HEARING on the above amendment was held on: month 1 day 7 year 25
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 12 day 20 year 24  
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Register / Morningstar  
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.

Nicole CANTRELL ☒ Chair or ☐ Secretary 1 / 10 / 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 \_\_\_\_\_  
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## **Section 5.2 Landscaping, Greenbelts and Buffers, and Screening.**

**5.2.1. Intent.** The intent of this section is to promote the public health, safety, and welfare and improve the visual appearance of the Township by requiring landscaping for each proposed development. No site plan, site condominium plan, or subdivision plat shall be approved unless a landscape plan is provided which meets the requirements set forth herein.

The landscape plan shall demonstrate that all requirements of this Section are met and shall include, but not necessarily be limited to, the following items:

A. Location, spacing, size, root type, and descriptions for each proposed plant type.

**Recommended Species: Native tree, shrub, and perennials hardy to Southeast Michigan are encouraged. The use of invasive or other problematic species is prohibited.**

**Recommended Sizes:**

**Evergreen Trees- 6 foot minimum height**

**Arrow Evergreens- 5 foot minimum height**

**Deciduous/Canopy- 2.5 inch minimum caliper**

**Ornamental Trees- 2 inch caliper**

B. Maximum scale: 1" = 50' for property less than three (3) acres or 1" = 100' for property three acres or more.

C. On parcels of more than one (1) acre, existing and proposed contours on-site and fifty (50) feet beyond the site at intervals not to exceed two (2) feet.

D. Significant construction details to resolve specific site conditions and to ensure proper installation and establishment of proposed plant materials.

E. Identification of existing trees and vegetative cover to be preserved.

F. Identification of landscape maintenance program including statement that all diseased, damaged, or dead materials shall be replaced in accordance with standards of this Ordinance.

**G. Irrigation Required. All landscape areas shall be provided with an automatic underground irrigation system. The Planning Commission may approve an alternate form of irrigation for a particular area, or may waive the irrigation requirement in an area upon determining that the underground irrigation is not necessary to maintain site landscaping in good condition due to the characteristics of the proposed plant materials.**

### 5.2.2. *Screening Between Land Uses.*

A. Whenever a non-residential land use abuts a residentially zoned or used property, a landscape buffer shall be constructed to create a visual screen at least six (6) feet in height along all adjoining boundaries. A landscape buffer may consist of earthen berms and/or living materials so as to maintain a minimum opacity of at least eighty (80) percent. Opacity shall be measured by observation of any two (2) square yard area of landscape screen between one (1) foot above the established grade of the area to be concealed and the top or the highest point of the required screen. The plantings must meet this standard based upon reasonably anticipated growth over a period of three (3) years.

B. Where there is a need to provide a greater noise or dust barrier or to screen more intense development, a solid wall or fence shall be required by the Planning Commission. Such wall or fence shall be a minimum of six (6) feet in height as measured on the side of the proposed wall having the higher grade.

C. The Planning Commission and the Building Official shall approve the construction materials of the wall or fence which may include face brick, poured-in-place simulated face brick, precast brick face panels having simulated face brick, stone or wood.

D. Planning Commission Modification. Any of the requirements of this section may be waived or modified through Site Plan approval, provided the Planning Commission first makes a finding:

(1) That the topographic features or special characteristics of the site create conditions so that the strict application of the provision of this section will result in less effective screening and landscaping than alternative landscape designs.

(2) That the public benefit intended to be secured by this section will exist with less than the required landscaping or screening.

5.2.3. *Greenbelts.* Greenbelts shall be provided in accordance with the following requirements:

A. The depth of the greenbelt shall equal the required front yard of the zoning district in which the proposed use is located.

B. The greenbelt shall be landscaped with a minimum of one (1) tree not less than twelve (12) feet in height or a minimum caliper of two and a

half (2 1/2) inches (whichever is greater at the time of planting) **and 4 evergreen trees or shrubs** for each fifty (50) lineal feet, or major portion thereof, of frontage. The remainder of the greenbelt shall be landscaped in grass, ground cover, shrubs and other natural landscape materials.

**Recommended Species: Native tree, shrub, and perennials hardy to Southeast Michigan are encouraged. The use of invasive or other problematic species is prohibited.**

**Recommended Tree Sizes:**

**Evergreen Trees- 6 foot minimum height**

**Arrow Evergreens- 5 foot minimum height**

**Deciduous/Canopy- 2.5 inch minimum caliper**

**Ornamental Trees- 2 inch caliper**

C. Access drives from public rights-of-way through required greenbelts shall be permitted.

5.2.4. *Subdivision and Site Condominium Landscaping.* Landscaping for single family residential subdivisions and site condominiums shall be provided in accordance with the following requirements:

A. Screening From Public Roads. Where a subdivision or site condominium abuts a public road right-of-way located outside of the proposed subdivision or site condominium, the screening requirements set forth in Section 5.2.2. shall be met.

B. Other Site Improvements. A landscape plan for a subdivision or site condominium development shall also include landscaping details of the entrance to the development, stormwater retention and/or detention areas, community buildings and other recreational areas, and any other site improvements which would be enhanced through the addition of Landscaping.

**5.2.7 Parking Lot Landscaping for Districts C-1, C-2, and L-1**

**All parking areas and other paved ground surface areas used for vehicular parking shall have perimeter and internal landscaping to provide visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian and vehicular circulation.**

**A. Screening. Where parking lots are adjacent to sidewalks, streets, and other public rights-of-way, landscaped screening shall be provided between the public right-of-way and the parking lot area. Such screening shall consist of one or a combination of the following:**

**(1) Landscaped Screening. Landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping (evergreen or deciduous hedge).**

**(2) Screening Wall or Fence.**

**B. Interior Landscaping.** All off-street parking areas shall have internal landscaping to provide visual and climatic relief from broad expanses of pavement, improve aesthetics, and define areas for pedestrian and vehicular circulation.

Parking lots greater than 5000 square feet shall provide interior landscaping equal to a minimum of five percent (5%) of all paved parking areas, including parking and loading spaces, driveways, and aisles. Sidewalks shall be excluded from the calculation of paved area.

Parking lot islands may contain canopy trees, ground cover, perennials, shrubs, hardwood mulch, and native plantings to meet the minimum landscaping requirements of this Section.

Canopy trees are encouraged but not required as follows:

- a) A minimum of one (1) canopy tree per 10 parking spaces or fraction thereof.
- b) A minimum of one (1) canopy tree per 40 linear feet around the perimeter of the lot.